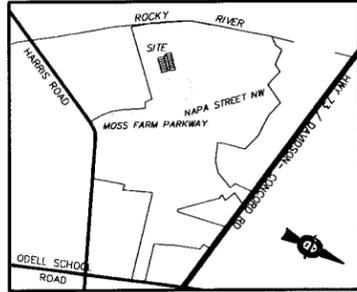


VICINITY MAP



SITE MAP

LEGEND

- PSDE-----PRIVATE STORM DRAINAGE EASEMENT
- R/W-----RIGHT OF WAY
- SS-----SANITARY SEWER
- M.B.L-----MINIMUM BUILDING LINE
- S.T.E-----SIGHT TRIANGLE EASEMENT
- RY-----REAR YARD
- COS-----COMMON OPEN SPACE
- CM-----CONTROL CORNER
- LOT LINE/PROPERTY LINE
- RIGHT-OF-WAY LINE
- SETBACK/YARD LINE
- PROPERTY CORNER
- CONCRETE MONUMENT
- NCGS MONUMENT

PLAT REVIEW OFFICERS CERTIFICATE
(as required by G.S. 47-30.2)

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, Jonathan Marshall, REVIEW OFFICER OF CABARRUS COUNTY, NORTH CAROLINA CERTIFY THAT THE MAP OR PLAT TO WHICH THE CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

5-15-2006 Jonathan Marshall by David Leitch
DATE REVIEW OFFICER

CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS

I, HEREBY CERTIFY THAT ALL STREETS, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND ALL OTHER IMPROVEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF CONCORD AND THE STATE OF NORTH CAROLINA IN THE VILLAGES AT MOSS CREEK AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA IN THE VILLAGES AT MOSS CREEK.

5/15/06 Steve B. Hyde
DATE DIR. OF ENGINEERING

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MIN. BUILDING SETBACK LINES AND DEDICATE TO PUBLIC USE ALL STREETS, WALKS, PARKS OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURE OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS.

RS Moss Properties LLC by James Mauney, Jr. for AIF 4/7/06
OWNER
BY FARRAR GRIGGS, JR. ESQ. GRANTED POWER OF ATTORNEY FOR R.S. MOSS PROPERTIES, LLC
Robert Burkett 4-7-06
OWNER DATE
ROBERT BURKETT

NORTH CAROLINA COUNTY

I, _____ A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF _____, 2006
MY COMMISSION EXPIRES: _____

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE
15 DAY OF May 20 06
AT 3:56 O'CLOCK P.M.
AND REGISTERED IN RECORD BOOK
NO. 44 PAGE 52

REGISTER OF DEEDS

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

CITY OF CONCORD
MOSS CREEK VILLAGE
NAPA VALLEY, PHASE 5, MAP 4
NAME OF SUBDIVISION

MARQUETTE STREET
NAME OF STREETS IN SUBDIVISION

J & B DEVELOPMENT AND MANAGEMENT, INC.
SUBDIVIDER

I HEREBY, TO THE BEST OF MY KNOWLEDGE, ABILITY AND BELIEF, CERTIFY THAT ALL STREET, STORM DRAINAGE, WATER AND SEWER WORK TO BE PERFORMED ON THIS SUBDIVISION HAS BEEN CHECKED BY ME OR MY AUTHORIZED REPRESENTATIVE AND WILL CONFORM WITH LINES, GRADES, CROSS-SECTIONS, DIMENSIONS, AND MATERIAL REQUIREMENTS WHICH ARE SHOWN ON AND INDICATED IN THE PLANS WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CONCORD SUBDIVISION ADMINISTRATOR OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

I ALSO ACKNOWLEDGE THAT FALSIFICATION OF THE ABOVE CERTIFICATIONS MAY SUBJECT ME TO CIVIL AND/OR CRIMINAL PROSECUTION UNDER THE GENERAL STATUTES INCLUDING BUT NOT LIMITED TO, GS 14-100 AND 136-102.6 AND THE CODE OF ORDINANCES OF THE CITY OF CONCORD.

James Mauney, Jr.
REGISTERED PROFESSIONAL ENGINEER
29921 10 Apr 06
REGISTRATION NO. DATE

NGS MONUMENT
"ORCHARD"
N 619.876.314
E 1,483.934.208

DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2
AREA OF LOT: 1.75 ACRES
AREA OF RIGHT-OF-WAY: 0.37 ACRES
TOTAL AREA PLAT: 21.2 ACRES
EXISTING LOT BEFORE SUBDIVISION (1)
TOTAL LOTS THIS MAP: 15

LOT DATA:
FRONT SETBACK: 20' & 30'
SIDEYARD: 3'
REARYARD: 20' INTERNAL/25' EXTERNAL
SIDEYARD STREET SIDE: 10'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	10.04	1029.75	N48°05'56"E 10.04
C2	42.10	1029.75	N49°32'59"E 42.10
C3	51.33	975.00	N52°40'00"E 51.33
C4	51.49	975.00	N49°38'43"E 51.49
C5	5.50	975.00	N47°58'14"E 5.50
C6	45.34	870.50	N49°40'22"E 45.34
C7	45.81	870.50	N52°40'21"E 45.80
C8	39.27	25.00	N02°48'32"E 35.36

CERTIFICATE OF FINAL PLAT APPROVAL
I, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CONCORD CITY COUNCIL, OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.

5-15-06 James Mauney, Jr.
DATE DIR. OF DEVELOPMENT SERVICES

CERTIFICATE OF FEE PAYMENT
I, HEREBY CERTIFY THAT ALL FEES FOR MOSS CREEK, NAPA VALLEY, PHASE 5, MAP 4 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

5/15/06 James Mauney, Jr.
DATE FINANCE DIRECTOR

NOTES

- IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD. NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION BY JAMES MAUNEY & ASSOCIATES, P.A.
- THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FIRM MAP 37025C-00300 EFFECTIVE DATE: 11/2/94.
- TAX PARCEL NOS. 4681052879
- REFERENCES: DB 2430 PG 224, DB 1439 PG 194, DB 1104 PG 176, DB 232 PG 218
- THIS PLAT IS SUBJECT TO R/W OF CONCORD TELEPHONE COMPANY DB 214 PG 37., DUKE POWER COMPANY DB 155 PG 377, NC DEPT. OF TRANSPORTATION DB 317 PG 235.
- CITY OF CONCORD WATER AND SEWER IS AVAILABLE TO ALL LOTS.
- ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE.
- ALL AREAS CALCULATED BY COORDINATE METHOD. ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.
- CENTERLINE STREET DISTANCES
MARQUETTE STREET = 318'

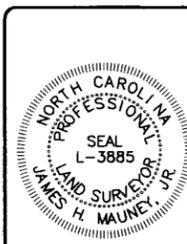
FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED NOVEMBER 2, 1984, FEMA PANEL 37025C00300

State of North Carolina
County of CABARRUS

I, James H. Mauney, Jr. certify that this map was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated exceeds 1:10,000; that the boundaries not surveyed are shown by broken lines plotted from information found in documents of record as shown hereon; that this is a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land; that this map was prepared in accordance with G.S. 17-30, as amended; Witness my original signature, registration number and seal this 29TH day of NOVEMBER, 2004.

James H. Mauney, Jr.
Professional Land Surveyor
Registration Number L-3885



REVISIONS
03-09-06 TO SHOW UTILITY EASEMENT AND CHANGE TO FINAL MAJOR PLAT
04-05-06 PER PLANNING COMMENTS

FINAL MAJOR PLAT
MOSS CREEK VILLAGE,
NAPA VALLEY, PHASE 5, MAP 4
TOWNSHIP #3, CITY OF CONCORD
CABARRUS COUNTY, NC
TAX PARCEL 4681052879
OWNER:
J&B DEVELOPMENT AND MANAGEMENT, INC
9179 DAVIDSON HWY., CONCORD, NC 28027
PHONE 704-782-7800

JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL SURVEYORS
18627-A NORTHLINE DRIVE - CORNELIUS, NC 28031
TEL: 704-987-3862 - FAX: 704-987-3863

CHK'D BY	DRAWN	REVISED	SCALE	DATE	JOB	FILE
DP	JM		1"=40'	03-02-2006	1653	F233

