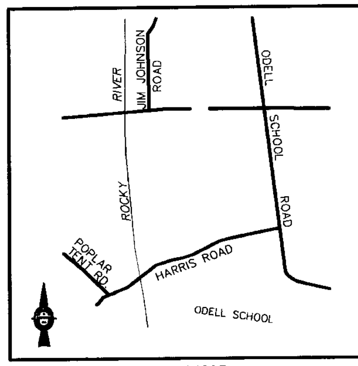
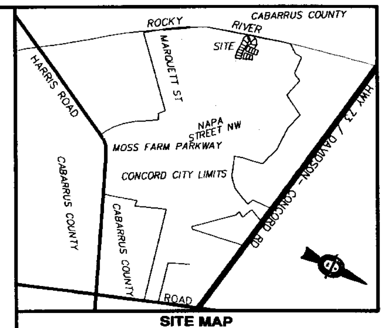
Book 53 Page 20



VICINITY MAP

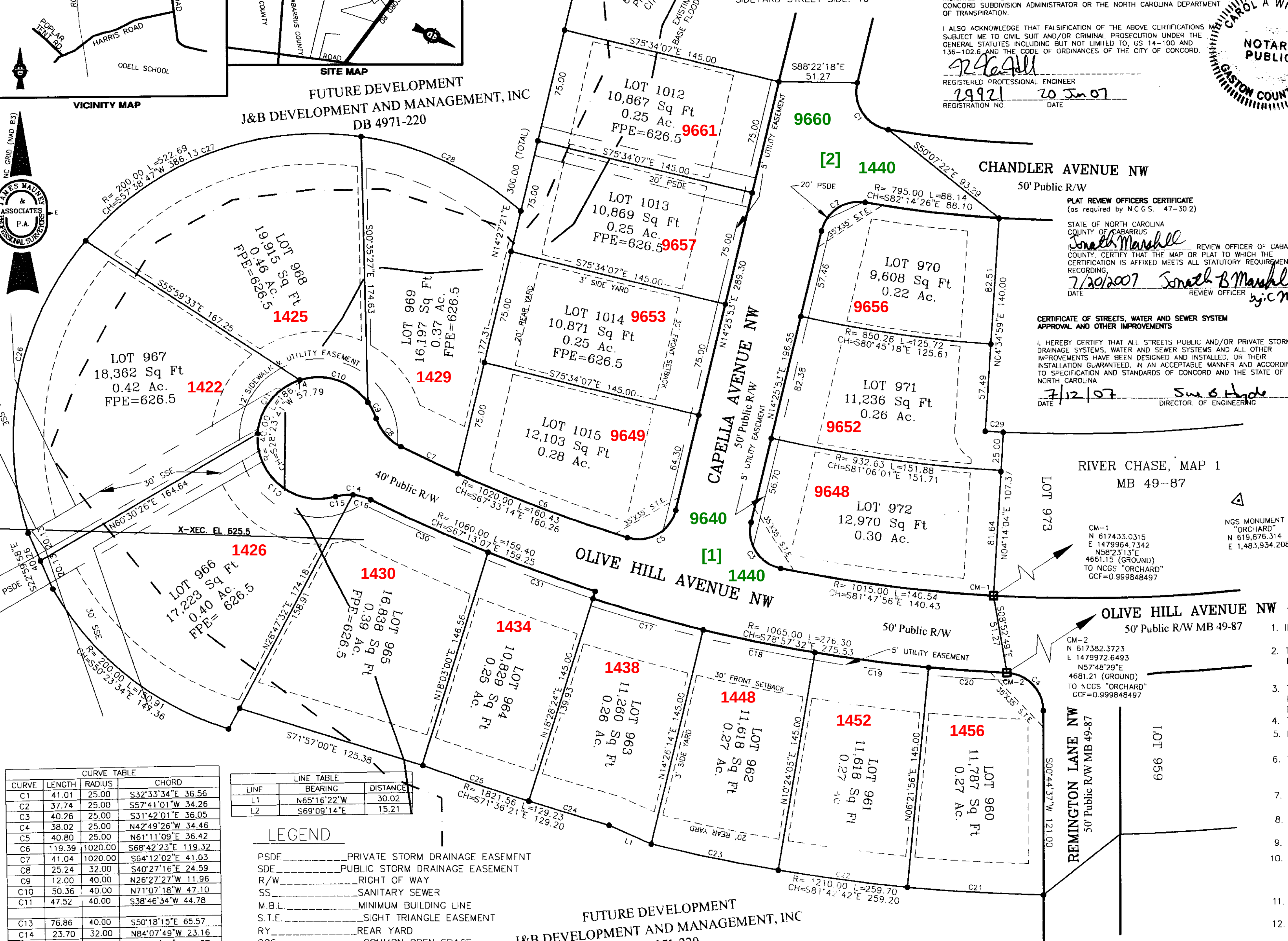


SITE MAP

DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2
AREA OF LOT: 2.51 ACRES
AREA OF RIGHT-OF-WAY: 0.18 ACRES
AREA OF COS: 0.10 ACRES
TOTAL AREA PLAT: 2.79 ACRES
TOTAL LOTS: 17

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



CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

CITY OF CONCORD

MOSS CREEK VILLAGE, THE PRESERVE, MAP 3
NAME OF SUBDIVISION

OLIVE HILL AVE, CAPELLA AVE
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 REVIEWS AND APPROVED BY THE CONCORD SUBDIVISION ADMINISTRATOR OR THE NORTH CAROLINA DEPARTMENT OF TRANSPIRATION.

I ALSO ACKNOWLEDGE THAT FALSIFICATION OF THE ABOVE CERTIFICATIONS MAY SUBJECT ME TO CIVIL SUIT 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.

(signature)
REGISTERED PROFESSIONAL ENGINEER

29921 — 20 Jun 07
REGISTRATION NO. — DATE

NORTH CAROLINA
Cabarrus COUNTY

I, Carol A. Wingate A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HERBYCERTIFY THAT Robert W Burkett + RONALD KEVIN HALL PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INDTRUMENT.
WITNESS MY HANE AND OFFICAL SEAL, THIS THE 20 DAY OF JUNE, ~~2006~~ 2007

MY COMMISSION EXPIRES: 9-17-2011

Carol A. Wingate

CAROL A WINGATE NOTARY PUBLIC GASTON COUNTY, NC

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE
_____DAY OF_________20__
AT __________O'CLOCK ___M
AND REGISTERED IN RECORD BOOK
_____ NO. ______ PAGE_____

REGISTER OF DEEDS

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.

(signature) 6-20-07
OWNER — DATE
ROBERT BURKETT

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

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

7/30/2007 — Jonath B Marshall by: C Moore
DATE — REVIEW OFFICER

CERTIFICATE OF FINAL PLAT APPROVAL

I, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES. THIS FINAL PLAT FOR THE MOSS CREEK VILLAGE, THE PRESERVE, MAP 3 SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON July 19, 2007

7/21/07 — (signature)
DATE — DEVELOPMENT SERVICES DIRECTOR

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

I, HEREBY CERTIFY THAT ALL STREETS PUBLIC AND/OR PRIVATE STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND ALL OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATION AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA

7/12/07 — Sue G Hyde
DATE — DIRECTOR. OF ENGINEERING

CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION

I, HEREBY CERTIFY THAT THE CITY COUNCIL ACCEPTED THE OFFERS OF DEDICATION SHOWN ON THIS PLAT BY RESOLUTION AT A MEETING OF THE CITY COUNCIL HELD ON Dec. 14, 2006

Kimberly J. Deason
DATE 7/12/07 Deputy CITY CLERK

CERTIFICATE OF FEE PAYMENT
I, HEREBY CERTIFY THAT ALL FEES FOR THE MOSS CREEK VILLAGE, THE PRESERVE, MAP 3 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE

07/11/07 — Pam Hinson
DATE — FINANCE DIRECTOR

Street Blades:
[1] 1440 Olive Hill Ave NW at 9640 Capella Ave NW

[2] 1440 Chandler Ave NW at 9660 Capella Ave NW

NOTES

1. IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE
2. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD. NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION BY JAMES MAUNEY & ASSOCIATES, P.A.
3. THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FIRM MAP 37025C-0030D EFFECTIVE DATE: 11/2/94.
4. TAX PARCEL NOS. 4671975792
5. REFERENCES: DB 2430 PG 224, DB 1439 PG 194
   DB 1104 PG 176, DB 232 PG 218
6. 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.
7. CITY OF CONCORD WATER AND SEWER IS AVALIABLE TO ALL LOTS.
8. ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE.
9. ALL AREAS CALCULATED BY COORDINATE METHOD.
10. CENTERLINE STREET DISTANCES
    OLIVE HILL AVE= 470'
    CAPELLA AVE = 340'
    CHANDLER AVE = 85'
11. PROPERTY IS NOT LOCATED WITHIN 2000' OF A NCGS CONTROL MONUMENT.
12. IMPERVIOUS AREA FOR EACH LOT TO BE BETWEEN 1890 SQFT AND 5507 SQ FT

Street Key #'s
Capella Ave NW - 2720
Chandler Ave NW- 2751
Olive Hill Ave NW - 2783

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD
C1	41.01	25.00	S32°33'34"E 36.56
C2	37.74	25.00	S57°41'01"W 34.26
C3	40.26	25.00	S31°42'01"E 36.05
C4	38.02	25.00	N42°49'26"W 34.46
C5	40.80	25.00	N61°11'09"E 36.42
C6	119.39	1020.00	S68°42'23"E 119.32
C7	41.04	1020.00	S64°12'02"E 41.03
C8	25.24	32.00	S40°27'16"E 24.59
C9	12.00	40.00	N26°27'27"W 11.96
C10	50.36	40.00	N71°07'18"W 47.10
C11	47.52	40.00	S38°46'34"W 44.78
C13	76.86	40.00	S50°18'15"E 65.57
C14	23.70	32.00	N84°07'49"W 23.16
C15	11.64	32.00	S85°04'02"W 11.57
C16	12.07	32.00	N73°42'47"W 12.00
C17	75.02	1065.00	S73°32'41"E 75.01
C18	75.02	1065.00	S77°34'51"E 75.00
C19	75.02	1065.00	S81°36'59"E 75.00
C20	51.25	1065.00	S85°00'46"E 51.24
C21	89.24	1210.00	S85°44'50"E 89.22
C22	85.23	1210.00	S81°36'59"E 85.21
C23	85.23	1210.00	S77°34'51"E 85.21
C24	55.35	1821.56	S72°46'04"E 55.34
C25	73.88	2024.17	S70°40'46"E 73.88
C26	203.96	200.00	S11°59'32"W 195.24
C27	201.39	200.00	S70°03'14"W 192.99
C28	117.34	200.00	N64°17'30"W 115.67
C29	11.85	948.01	S85°56'43"E 11.85
C30	84.38	1060.00	S65°11'28"E 84.36
C31	75.02	1060.00	S69°29'57"E 75.00

LINE TABLE

LINE	BEARING	DISTANCE
L1	N65°16'22"W	30.02
L2	S69°09'14"E	15.21

LEGEND

PSDE__________PRIVATE STORM DRAINAGE EASEMENT
SDE__________PUBLIC 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
FEMA FLOOD LINE PER FLOOD PANEL
FIELD LOCATED FLOOD LINE

100 50 0 50 100
SCALE IN FEET
1"=50'

I, James H. Mauney, Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision (description recorded in Book 4971, Page 220, of the Cabarrus County Public Registry); that the boundaries not surveyed are clearly indicated as drawn from information found in Book ___, Page ___; that the ratio of precision as calculated is 1: 10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 29th day of November, A.D., 2004.

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

This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

NORTH CAROLINA PROFESSIONAL SEAL L-3885 LAND SURVEYOR JAMES H. MAUNEY, JR.

REVISIONS
01-15-07 PER PLANNING COMMENTS
01-23-07 PER CLIENT COMMENTS
05-18-07 TO CORRECT EASEMENT AND CHANGE LOT LINE ON LOTS 966 & 967
06-19-07 TO REVISE FLOOD LINE AND REMOVE OWNER NAME

FINAL MAJOR PLAT

MOSS CREEK VILLAGE
THE PRESERVE, MAP 3
TOWNSHIP #3, CITY OF CONCORD
CABARRUS COUNTY, NC

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

CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
AP	JM		1"=50'	11-29-2006	2477	F332