

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

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

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

8-17-2006 Jonathan Marshall by David Whitley
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 TERRACE, MAP 5 SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 8/11/06.

8/15/06 Mandi Reaver
DATE DEVELOPMENT SERVICES DIRECTOR

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 August 10, 2006

8-14-06 Jui B. Churn
DATE CITY CLERK

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE 18 DAY OF August 2006 AT 8:25 O'CLOCK P.M. AND REGISTERED IN RECORD BOOK NO. 50 PAGE 41

Pam Davis
REGISTER OF DEEDS

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-0030D 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
INDIAN BEECH AVENUE NW = 773'
RYAN STREET NW = 137'
- ASSUMED IMPERVIOUS PER AREA LOT = 2568 SQ. FT.

CERTIFICATE OF FEE PAYMENT

I, HEREBY CERTIFY THAT ALL FEES FOR THE MOSS CREEK VILLAGE, THE TERRACE, MAP 5 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

8/4/06 [Signature]
DATE FINANCE 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.

8/15/06 [Signature]
DATE DIRECTOR OF ENGINEERING

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

CITY OF CONCORD
MOSS CREEK VILLAGE, THE TERRACE, MAP 5
INDIAN BEECH AVENUE NW, RYAN STREET NW
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 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 18 Jul 06
REGISTRATION NO. DATE

NOTE
BLADES ALREADY POSTED ON MOSS CREEK VILLAGE PHASE 3 THE CROSSING MAP 1

Street Blades:
[1] 9560 Indian Beech Ave NW at 1600 Broderick Dr NW
[2] 9570 Indian Beech Ave NW at 1600 Ryan St NW

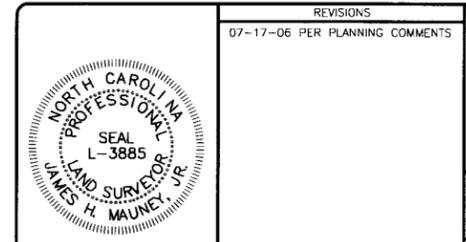
Street Key #'s
Broderick Dr NW - 2654
Indian Beech Ave NW - 2666
Ryan St NW - 2667

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] 7-18-06
OWNER DATE
ROBERT BURKETT

NORTH CAROLINA COUNTY
[Signature] A NOTARY PUBLIC FOR SAID COUNTY AND STATE.
DO HEREBY CERTIFY THAT Robert Burkett PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HANE AND OFFICAL SEAL, THIS 18 DAY OF July, 2006
MY COMMISSION EXPIRES: 01-09-2010 [Signature]



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, 2006.

[Signature]
Professional Land Surveyor
Registration Number L-3885

LEGEND

- PSDE PRIVATE STORM DRAINAGE EASEMENT
- SD 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
- EASEMENT
- PROPERTY CORNER
- CONCRETE MONUMENT
- NCGS MONUMENT

FLOOD CERTIFICATION IS NOT
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, 1988.

FEMA PANEL 37025C0030D

LINE TABLE

LINE	BEARING	DISTANCE
L1	N83°16'27"E	26.94
L2	N19°50'09"W	4.96

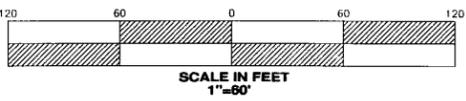
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD
C1	33.38	20.00	N35°27'55"E 29.64
C2	41.19	525.00	S81°01'39"W 41.18
C3	66.22	525.01	S75°10'01"W 66.17
C4	6.61	525.00	S71°11'35"W 6.61
C5	9.62	825.00	S70°29'55"W 9.62
C6	39.27	25.00	S64°50'08"E 39.36
C7	39.27	25.00	N25°09'51"E 35.36
C8	39.24	25.00	S22°07'43"W 35.33
C9	9.05	775.00	S70°29'54"W 9.05
C10	2.26	475.00	S70°58'07"W 2.26

DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2
AREA OF LOT: 1.75 ACRES
AREA OF RIGHT-OF-WAY: 0.37 ACRES
COMMON OPEN SPACE: 0.0 ACRES
TOTAL AREA PLAT: 2.12 ACRES
EXISTING LOT BEFORE SUBDIVISION (1)
TOTAL LOTS THIS MAP: 16

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



REVISIONS					
07-17-06	PER PLANNING COMMENTS				

FINAL MAJOR PLAT
MOSS CREEK VILLAGE, THE TERRACE, MAP 5 TOWNSHIP #3, CITY OF CONCORD CABARRUS COUNTY, NC
TAX PARCEL 4681052879
OWNER: J&B DEVELOPMENT AND MANAGEMENT, INC. 9179 DAVIDSON HWY., CONCORD, NC 28027

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"=60'	06-15-2006	1917	F269