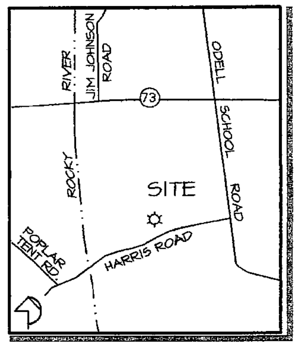
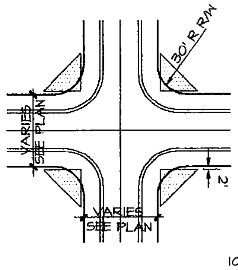
Book 43 PAGE 9



VICINITY MAP



SIGHT TRIANGLE EASEMENTS

R/W WIDTH	ESM'T (FEET)
40' & 50'	25'
60'	30'
70'	35'
80'	40'
90'	45'
100' (OR GREATER)	50'

LEGEND

M.B.L.______MINIMUM BUILDING LINE
SDE______STORM DRAINAGE EASEMENT
R/W______RIGHT OF WAY
SS______SANITARY SEWER
ST______SIGHT TRIANGLE ESM'T
RY______REAR YARD
COS______COMMON OPERN SPACE

Street Blades:
[1] 1300 Anatasi St NW at 9400 Grand Oaks St NW

[2] 1280 Anastasi St NW at 9400 Pepperidge Ave NW

[3] 1250 Anastasi St NW at 9400 Leverwood Ave NW

[4] 1200 Anastasi St NW at 9400 Harris Road

[5] 1300 Turning Leaf St NW at 9410 Grand Oaks St NW

[6] 1250 Turning Leaf St NW at 9410 Leverwood Ave NW

On corner lots, the address will be issued at the time the zoning permit is issued. Just indicate the name of the plat and the lot number on the zoning application.

3. 10/20/03 ADDED ADDL OWNERSHIP SIGNATURE LINE
2. 7/23/03 REVISED PER CONCORD REVIEW
1. 7/3/03 REVISED PER CONCORD REVIEW

REVISION SUMMARY

KENNEY DESIGN GROUP, PA
1316 GREENWOOD CLIFF
CHARLOTTE, NORTH CAROLINA 28204
PH: 704/377-6099 FAX: 704/377-6097
EMAIL: KENNEY@VNET.NET

GRAPHIC SCALE
160 80 40 0 160
(IN FEET)
1 INCH = 80 FT.

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, N. C.
Filed for Registration on the 23 day of October 2003
at 2:00 o'clock P M
and registered in Record Book No. 43 Page 9
Rebecca M Lemmi
Register of Deeds
Deputy

NOTES

1. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
2. IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
3. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD. NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION BY KENNEY DESIGN GROUP, PA
4. THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FIRM MAP 37025C-0030D EFFECTIVE DATE: 11/2/94.
5. TAX PARCEL NOS. 4681-17-5234 & 4681-26-9304
6. REFERENCES: DB 2430 PG 224, DB 1439 PG 194 DB 1104 PG 176, DB 232 PG 218
7. 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.
8. PUBLIC WATER SUPPLY PROVIDED BY THE CITY OF CONCORD. SANITARY SEWER SHALL BE DISCHARGED TO THE CITY OF CONCORD SANITARY SEWER COLLECTION SYSTEM.
9. OPEN SPACE IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, DEVELOPER OR HIS ASSIGNS.
10. ACTIVE OPEN SPACE - (.10*$442,560X200%) = $88,512.00 MINIMUM FINANCIAL INVESTMENT FOR ACTVE OPEN SPACE. *NOTE* - PER 6.5.3.6.4 THE ACTUAL CONTRIBUTION SHALL BE DETERMINED BY THE TAX VALUE OF THE PARCEL AT THE TIME OF FINAL PLAT APPROVAL IS GRANTED.
11. A 4' SIDEWALK EASEMENT EXISTS AROUND THE BULB OF ALL CUL-DE-SACS ON THIS PLAT.
12. ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE.
13. THE PURPOSE OF THIS REVISION IS TO ALLOW FOR THE SIGNATURE OF RALPH MOSS ON THE PLAT, THIS MAP WAS PREVIOUSLY RECORDED MB 42 PG 55.

LINE TABLE (EASEMENTS)

LINE	LENGTH	BEARING
L-1	76.00'	N56°32'36"W
L-2	76.07'	N19°52'07"E
L-3	56.63'	N22°47'07"E
L-4	43.74'	S68°07'18"E
L-5	92.01'	N51°00'39"E
L-6	39.04'	S30°27'50"W
L-7	109.68'	S80°21'08"W

DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2
AREA OF PLAT: 8.18 AC.
AREA OF COMMON OPEN SPACE: 1.74 AC.
AREA IN LOTS: 5.04 AC.
AREA IN STREET R/W: 1.40 AC.
TOTAL LOTS: 37

LINEAR FEET OF STREET:
GRAND OAKS ST. NW: 361 LF
TURNING LEAF ST. NW.: 752 LF
LEVERWOOD AVE. NW.: 304 LF

LOT DATA:
FRONT SETBACK: 20'
SIDEYARD: 5'
REARYARD: 20' INTERNAL/25' EXTERNAL

CERTIFICATE OF FEE PAYMENT

I, HEREBY CERTIFY THAT ALL FEES FOR THE VILLAGES AT MOSS CREEK SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

10/22/03 Joyce A. Allman
DATE FINANCE DIRECTOR

CERTIFICATE OF ELECTRIC DISTRIBUTION SYSTEM APPROVAL

I, HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION SYSTEM HAS BEEN DESIGNED AND INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD IN THE VILLAGES AT MOSS CREEK SUBDIVISION.

10/22/03 [signature]
DATE DIR. OF ELECTRIC SYSTEM

CERTIFICATE OF SURVEY AND ACCURACY

I, MICHAEL J. KENNEY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DISCRIPTION RECORDED IN BOOK ____ PAGE ____, THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+ , THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BK____ PG____, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.
WITNESS MY HAND AND SEAL THIS 1ST DAY OF JUNE, AD 2003

[signature]
PROFESSIONAL LAND SURVEYOR - L3208

NORTH CAROLINA PROFESSIONAL SEAL L-3208 LAND SURVEYOR MICHAEL J. KENNEY

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 AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.

10/21/03 [signature]
DATE OWNER

10/21/03 R.J. Moss Farms By Farrar Griggs Jr. AIF
DATE OWNER
BY FARRAR GRIGGS, JR, ESQ. GRANTED POWER OF ATTORNEY FOR R. J. MOSS FARMS AS RECORDED IN BOOK 4842 PG 41

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.

10/21/03 J. Jeffrey Young
DATE DIR. OF PLANNING

10/23/03 Albert M Benshoff
DATE CITY ATTORNEY

REVIEW OFFICERS CERTIFICATE

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

10-22-03 [signature]
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 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 SUBDIVISION.

10/22/03 [signature]
DATE DIR. OF ENGINEERING

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	30.00'	36.93'	21.21'	34.64'	N06°58'51"W	70°31'44"
C-2	30.00'	10.20'	5.15'	10.15'	N38°01'09"E	19°28'16"
C-3	170.00'	44.74'	22.50'	44.61'	S40°12'57"W	15°04'40"
C-4	170.00'	46.53'	23.41'	46.38'	S24°50'12"W	15°40'51"
C-5	170.00'	46.53'	23.41'	46.38'	S09°09'20"W	15°40'51"
C-6	130.00'	71.77'	36.82'	70.86'	S31°56'22"W	31°37'52"
C-7	25.00'	39.27'	25.00'	35.36'	N87°14'43"W	90°00'00"
C-8	315.00'	26.84'	13.43'	26.83'	N39°48'14"W	04°52'57"
C-9	315.00'	80.27'	40.35'	80.05'	N30°03'45"W	14°36'02"
C-10	25.00'	39.61'	25.34'	35.60'	N22°37'49"E	90°47'06"
C-11	475.00'	36.60'	18.31'	36.60'	N70°13'49"E	04°24'55"
C-12	475.00'	18.91'	9.46'	18.91'	N73°34'42"E	02°16'51"
C-13	525.00'	32.75'	16.38'	32.75'	N72°55'54"E	03°34'28"
C-14	525.00'	28.60'	14.31'	28.60'	N69°35'01"E	03°07'18"
C-15	25.00'	39.27'	25.00'	35.36'	N66°58'38"W	90°00'00"
C-16	30.00'	33.84'	18.97'	32.07'	N10°20'03"E	64°37'23"
C-17	40.00'	42.63'	23.59'	40.64'	S12°06'41"W	61°04'07"
C-18	40.00'	29.65'	15.55'	28.98'	S39°39'39"E	42°28'32"
C-19	40.00'	30.13'	15.82'	29.42'	S82°28'29"E	43°09'09"
C-20	40.00'	32.46'	17.19'	31.58'	N52°41'55"E	46°30'03"
C-21	40.00'	30.65'	16.12'	29.90'	N07°29'58"E	43°53'51"
C-22	40.00'	5.26'	2.63'	5.25'	N18°12'48"W	07°31'41"
C-23	25.00'	39.27'	25.00'	35.36'	S23°01'22"W	90°00'00"
C-24	30.00'	10.20'	5.15'	10.15'	S77°45'30"W	19°28'16"
C-25	30.00'	36.93'	21.21'	34.64'	N57°14'30"W	70°31'44"
C-26	30.00'	37.88'	21.93'	35.41'	N13°02'14"E	72°20'23"
C-27	30.00'	9.85'	4.97'	9.81'	N58°36'53"E	18°48'56"
C-28	25.00'	39.01'	24.74'	35.17'	S67°16'37"E	89°24'03"
C-29	355.00'	29.99'	15.00'	29.98'	N24°59'48"W	04°50'25"
C-30	355.00'	49.23'	24.65'	49.19'	N31°23'22"W	07°56'42"
C-31	355.00'	42.65'	21.35'	42.62'	N38°48'13"W	06°53'00"
C-32	355.00	62.63'	31.36'	62.58'	N23°28'26"W	07°53'10"
C-33	455.00'	63.09'	31.60'	63.04'	N31°23'21"W	07°56'42"
C-34	455.00'	54.66'	27.36'	54.63'	N38°48'12"W	06°53'00"
C-35	25.00'	39.27'	25.00'	35.36'	S02°45'17"W	90°00'00"
C-36	30.00'	10.20'	5.15'	10.15'	S57°29'26"W	19°28'16"
C-37	30.00'	36.93'	21.21'	34.64'	N77°30'34"W	70°31'44"
C-38	475.00'	158.45'	79.97'	157.71'	N32°41'20"W	19°06'45"
C-39	35.00'	54.71'	34.73'	49.31'	N22°48'11"E	89°33'38"
C-40	1181.00'	108.71'	54.39'	108.67'	S63°32'36"W	05°16'27"

FINAL PLAT
MOSS CREEK VILLAGE (PH. 1A)
THE PARK AT MOSS CREEK, MAP 1
City of Concord, Township 3, Cabarrus Co., North Carolina
Owner: J & B Development & Management, Inc./RJ Moss Farms
9179 Davidson Highway
Concord, NC 28227

Scale: 1" = 80'	Drawn By: DDK
Date: 5/15/2003	Job No.: 4399