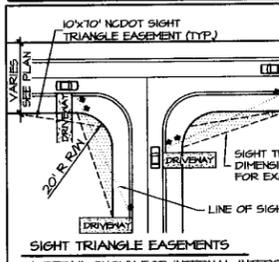


VICINITY MAP

LEGEND

- SIDE - STORM DRAINAGE EASEMENT (PRIVATE) 10/10'
- R/W - RIGHT OF WAY
- SS - SANITARY SEWER
- M.B.L. - MINIMUM BUILDING LINE
- STE - SIGHT TRIANGLE ESMT
- RY - REAR YARD
- COS - COMMON OPEN SPACE
- LOT LINE/PROPERTY LINE
- RIGHT-OF-WAY LINE
- CURB/PAVEMENT LINE
- ZONING REAR YARD LINE

SIGHT TRIANGLE EASEMENT DETAIL



NOTES

- THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- 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 KENNEY DESIGN GROUP, PA.
- 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. 4681-7-5234, E 4681-26-9904
- REFERENCES: DB 2430 PG 224, DB 1439 PG 194, DB 104 PG 176, DB 232 PG 283
- THIS PLAT IS SUBJECT TO RAW OF CONCORD TELEPHONE COMPANY DB 214 PG 37, DUKE POWER COMPANY DB 165 PG 377, NC DEPT. OF TRANSPORTATION DB 317 PG 235.
- PUBLIC WATER SUPPLY PROVIDED BY THE CITY OF CONCORD. SANITARY SEWER SHALL BE DISCHARGED TO THE CITY OF CONCORD SANITARY SEWER COLLECTION SYSTEM. OPEN SPACE IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION DEVELOPER OR HIS ASSIGNS.
- ACTIVE OPEN SPACE - (U0544256020001) - \$88,512.00 MINIMUM FINANCIAL INVESTMENT FOR ACTIVE OPEN SPACE. *NOTE - PER 65.3.6.4 THE ACTUAL CONTRIBUTION SHALL BE DETERMINED BY THE TAX VALUE OF THE PARCEL AT THE TIME OF FINAL PLAT APPROVAL IS GRANTED.
- A 4' SIDEWALK EASEMENT EXISTS AROUND THE BULB OF ALL CUL-DE-SACS ON THIS PLAT.
- ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE.
- THE PURPOSE OF THIS REVISION IS TO CHANGE THE SIDEYARD FROM 5' TO 3' AND ADJUST THE REAR PROPERTY LINES ON LOTS 66-83. THIS MAP WAS PREVIOUSLY RECORDED IN MB 42 PG 54.
- ALL AREAS CALCULATED BY COORDINATE METHOD.
- ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.

LINE TABLE (EASEMENTS)

LINE	LENGTH	BEARING
L-1	68.24'	N03°11'58"E
L-2	89.79'	N36°32'15"W
L-3	105.80'	N72°06'03"W
L-4	34.92'	S72°10'24"W (TIE)

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE 15th DAY OF MARCH 2004 AT 11:50 O'CLOCK A.M. AND REGISTERED IN RECORD BOOK 45 NO. PAGE 109

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.

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.

CERTIFICATE OF SURVEY AND ACCURACY

I, MICHAEL J. KENNEY, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION ON AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____) THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10000", 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.

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 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.

DATE: 2-18-2004
OWNER: JOHN CASSELL, ADDITIONAL TREASURER, MDC HOMES- CHARLOTTE, LLC

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.

DATE: 3/9/04
DR. OF PLANNING: J. Jeffrey Young
CITY ATTORNEY: Allan B. Besshoff

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

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS
REVIEW OFFICER OF CABARRUS COUNTY: Rob Mundt
I CERTIFY THAT THE MAP OR PLAT WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING. THIS DOES NOT CONSTITUTE CERTIFICATION AS TO COMPLIANCE WITH ANY OR ALL LOCAL ORDINANCES OF ALL APPLICABLE LOCAL JURISDICTIONS.

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.

DATE: 3-4-04
REVIEW OFFICER: [Signature]

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	180.0'	108.7'	54.39'	108.67'	N63°32'36"E	05°16'27"
C-2	36.00'	54.71'	34.73'	49.31'	N22°48'17"E	69°33'38"
C-3	475.00'	168.45'	79.97'	157.71'	N32°41'20"W	19°06'45"
C-4	170.00'	0.51'	0.25'	0.51'	N5°26'56"W	00°10'15"
C-5	170.00'	51.39'	25.89'	51.91'	N24°11'39"W	17°19'10"
C-6	170.00'	50.11'	25.24'	49.92'	N41°17'50"W	16°53'14"
C-7	170.00'	51.00'	25.69'	50.81'	N58°20'07"W	17°11'19"
C-8	170.00'	51.00'	25.69'	50.81'	N75°31'26"W	17°11'19"
C-9	170.00'	51.00'	25.69'	50.81'	S67°11'14"W	17°11'19"
C-10	170.00'	20.49'	10.26'	20.48'	S75°14'24"W	06°54'20"
C-11	20.00'	12.81'	6.63'	12.59'	N89°52'05"W	36°41'21"
C-12	40.00'	28.33'	14.79'	27.74'	S88°11'08"W	40°34'54"
C-13	40.00'	12.06'	6.07'	12.01'	S99°5'33"W	17°16'16"
C-14	40.00'	30.15'	15.83'	29.44'	S29°01'51"W	43°11'08"
C-15	40.00'	33.75'	17.95'	32.76'	S16°43'58"E	48°20'29"
C-16	40.00'	35.34'	18.92'	34.20'	S66°12'55"E	50°37'26"
C-17	40.00'	34.45'	18.38'	33.40'	N63°47'57"E	49°20'50"
C-18	40.00'	17.62'	8.95'	17.48'	N26°30'29"E	25°14'06"
C-19	20.00'	20.21'	10.06'	19.36'	S42°50'20"W	57°33'49"
C-20	130.00'	80.63'	40.66'	79.34'	N89°33'21"E	35°32'13"
C-21	130.00'	128.57'	70.10'	123.40'	S44°20'32"E	56°40'03"
C-22	130.00'	146'	0.73'	146'	S5°41'09"E	00°38'42"
C-23	25.00'	38.03'	23.79'	34.47'	S28°12'43"W	87°09'03"
C-24	250.00'	53.20'	26.70'	53.10'	S65°41'27"W	12°11'35"
C-25	250.00'	41.45'	20.77'	41.40'	S54°50'40"W	09°29'58"
C-26	30.00'	13.30'	6.76'	13.19'	S62°47'44"W	25°24'05"
C-27	30.00'	32.60'	18.12'	31.02'	N73°22'28"W	62°15'31"
C-28	200.00'	75.72'	38.32'	75.27'	S60°56'28"W	21°41'33"
C-29	30.00'	44.15'	27.16'	40.27'	S07°56'18"W	84°18'46"
C-30	525.00'	12.16'	56.29'	11.95'	S28°05'57"E	12°14'26"
C-31	36.00'	55.25'	35.27'	49.69'	S67°11'49"E	90°26'22"

- Street Blades:
- [1] 9410 Pepperidge Ave NW at 1280 Gambel Dr NW
 - [2] 9450 Pepperidge Ave NW at 1280 Emory Ln NW
 - [3] 9400 Pepperidge Ave NW at 1280 Anastasi St NW
 - [4] 9400 Harris Road at 1200 Anastasi St NW
 - [5] 9400 Leverwood Ave NW at 1250 Anastasi St NW
 - [6] 9400 Grand Oaks St NW at 1300 Anastasi St 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.

DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2
AREA OF PLAT: 10.71 AC.
AREA OF COMMON OPEN SPACE: 193 AC.
ACREAGE IN LOTS: 587 AC.
ACREAGE IN STREET R/W: 291 AC.
TOTAL LOTS: 37
LINEAR FEET OF STREET:
EMORY LN. NW: 709 LF
PEPPERIDGE AVE. NW: 604 LF
ANASTASI ST. NW: 127 LF
LOT DATA:
FRONT SETBACK: 20' (37 LOTS)
SIDEYARD: 3'
REAR YARD: 20' INTERNAL/25' EXTERNAL

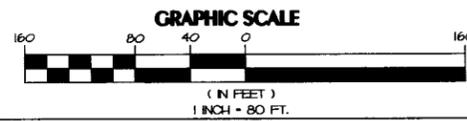
FINAL PLAT
Revision To MOSS CREEK VILLAGE (Ph. 1a)

Willow Glen at Moss Creek, Map 1
City of Concord, Township 3, Cabarrus Co., North Carolina
OWNER: J & B Development & Management, Inc.
9179 Davidson Highway
Concord, NC 28227

Scale:	1" = 80'	Drawn By:	MIK
Date:	2/16/2004	Job No.:	4399



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



1. 2/16/2004 REVISED PER REVIEW OFFICER COMMENTS
REVISION SUMMARY