

**VICINITY MAP**

**LEGEND**

M.B.L. \_\_\_\_\_ MINIMUM BUILDING LINE  
 S.D.E. \_\_\_\_\_ STORM DRAINAGE EASEMENT  
 R/W \_\_\_\_\_ RIGHT OF WAY  
 S.S. \_\_\_\_\_ SANITARY SEWER  
 S.T. \_\_\_\_\_ SIGHT TRIANGLE ESMT  
 R.Y. \_\_\_\_\_ REAR YARD  
 C.O.S. \_\_\_\_\_ COMMON OPEN SPACE

**SIGHT TRIANGLE EASEMENTS**

R/W WIDTH	ESMT (FEET)
40' & 50'	25'
60'	30'
70'	35'
80'	40'
90'	45'
100' (OR GREATER)	50'

**REVIEW OFFICERS CERTIFICATE**

STATE OF NORTH CAROLINA  
 COUNTY OF CABARRUS

**Rab Mundt**  
 REVIEW OFFICER OF CABARRUS COUNTY,  
 CERTIFY THAT THE MAP OR PLAT TO WHICH THE CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 12-11-03  
 REVIEW OFFICER: *[Signature]*

**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: 12/11/03  
 DIR. OF ENGINEERING: *[Signature]*

**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: 12/11/03  
 DIR. OF PLANNING: *[Signature]*

DATE: 12/11/2003  
 CITY ATTORNEY: *[Signature]*

**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 DESCRIPTION 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 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-20, AS AMENDED.

WITNESS MY HAND AND SEAL THIS 1ST DAY OF JUNE, AD 2003



**CERTIFICATE OF FEE PAYMENT**

I HEREBY CERTIFY THAT ALL FEES FOR MOSS CREEK VILLAGE THE RESERVE, PHASE II HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

DATE: 12/11/03  
 FINANCE DIRECTOR: *[Signature]*

**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.

DATE: 12/11/03  
 DIR. OF ELECTRIC SYSTEM: *[Signature]*

**LINE TABLE (EASEMENTS)**

LINE	LENGTH	BEARING
L1	39.01	S76°30'26"E(ETI)
L2	49.97	S68°36'46"E
L3	152.05	N68°1'46"E
L4	42.79	N03°36'32"E
L5	71.40	N1°00'25"W
L6	136.52	N70°54'26"E
L7	50.70	S68°09'57"W
L8	50.34	N64°16'57"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-252	87.21	270.00	28.72	57.1	N64°37'27"W	120°8'29"
C-253	12.99	455.00	56.79	127.0	N77°48'32"W	143°3'40"
C-254	36.15	250.00	22.06	32.06	S43°23'02"E	62°30'47"
C-255	544.29	125.00	276.71	539.83	N44°41'26"E	26°17'28"
C-256	12.69	825.00	56.43	126.0	S23°30'23"E	07°49'34"
C-257	47.04	325.00	23.56	47.00	S5°26'49"E	87°1'34"
C-258	48.76	310.00	24.43	48.71	S15°05'15"E	09°00'43"
C-259	54.31	310.00	27.16	54.30	S2°30'51"E	03°50'29"
C-260	56.33	310.00	28.16	56.32	S2°25'38"E	03°59'05"
C-261	73.08	1240.00	36.55	73.07	N25°43'52"W	03°22'36"
C-262	28.75	25.00	16.20	27.19	S58°02'43"E	65°53'44"
C-263	9.52	25.00	4.82	9.46	N78°06'04"E	21°48'43"
C-264	48.65	275.00	24.39	48.59	N62°07'36"E	10°08'19"
C-265	41.49	275.00	20.79	41.45	N62°44'09"E	08°38'41"
C-266	39.27	25.00	25.00	36.36	N03°24'48"E	90°00'00"
C-267	34.43	550.00	25.73	34.40	S38°45'12"E	06°39'59"
C-268	31.80	550.00	6.90	31.79	S34°23'07"E	03°30'12"
C-269	15.98	20.00	8.44	15.56	N65°18'09"E	45°46'15"
C-270	31.65	40.00	16.70	30.83	S55°31'15"E	45°20'00"
C-271	36.77	40.00	19.80	35.49	S06°31'09"E	52°40'14"
C-272	29.25	40.00	5.31	28.60	S40°45'51"W	47°51'46"
C-273	29.92	40.00	5.70	29.23	S83°08'25"W	42°51'22"
C-274	65.29	40.00	42.54	58.28	N28°40'17"W	93°31'14"
C-275	18.16	50.00	9.09	18.15	N38°07'08"W	06°56'08"
C-276	17.77	20.00	9.52	17.19	S07°22'12"E	50°55'04"
C-277	61.02	480.00	30.95	60.98	S36°28'15"E	07°17'01"
C-278	12.35	480.00	6.18	12.35	S40°50'58"E	01°28'27"
C-282	12.10	20.00	6.06	12.01	N40°18'38"W	03°28'03"
C-283	67.17	200.00	33.90	66.85	N28°47'20"W	19°11'33"
C-284	68.23	200.00	34.45	67.90	N09°23'38"W	17°32'50"
C-285	66.06	200.00	33.33	65.76	N09°50'32"E	18°56'32"
C-286	9.67	25.00	4.90	9.61	S06°48'46"W	22°10'18"
C-287	28.98	25.00	16.37	27.39	S37°29'03"E	66°25'21"
C-288	69.93	330.00	35.10	69.80	N64°37'27"W	12°08'29"
C-289	28.98	25.00	16.37	27.39	N76°05'39"E	66°25'19"
C-290	10.29	25.00	5.22	10.22	N30°05'39"E	23°34'41"
C-291	39.27	25.00	25.00	36.36	N25°41'42"W	90°00'00"
C-292	16.82	20.00	8.94	16.33	S85°12'37"W	48°11'23"
C-293	49.18	40.00	28.24	46.14	S83°39'56"E	70°26'17"
C-294	35.46	40.00	18.59	34.31	S23°02'49"E	50°47'58"
C-295	34.09	40.00	18.16	33.07	S33°46'07"W	48°39'53"
C-296	74.22	40.00	53.38	64.02	N75°39'38"W	105°18'38"
C-297	4.90	40.00	2.45	4.90	N26°00'56"W	07°01'14"
C-298	16.82	20.00	8.94	16.33	S46°36'00"E	48°11'23"
C-299	39.27	25.00	25.00	36.36	N64°18'18"E	90°00'00"
C-300	141.26	50.00	76.36	136.09	N74°00'23"W	53°57'22"
C-301	39.27	25.00	25.00	36.36	N86°35'12"W	90°00'00"
C-302	19.18	325.00	9.59	19.13	N50°06'15"E	03°22'53"
C-303	74.89	325.00	37.61	74.73	N58°23'48"E	13°12'13"
C-304	12.46	325.00	6.23	12.46	N66°05'48"E	02°11'48"
C-305	9.52	25.00	4.82	9.46	S66°17'21"W	21°48'43"
C-306	28.75	25.00	16.20	27.19	S27°06'07"W	65°53'44"
C-307	147.88	1240.00	74.03	147.79	N87°09'02"W	06°49'58"
C-308	85.48	1240.00	43.26	85.47	N24°44'10"W	03°59'46"
C-309	189.94	1240.00	95.15	189.75	N06°21'00"W	08°46'35"
C-310	7.77	10.00	4.09	7.57	S24°12'38"E	44°29'52"
C-311	6.69	10.00	3.48	6.57	S68°38'02"E	38°20'56"
C-312	125.63	50.00	63.13	125.31	N77°45'06"W	140°6'48"

**Street Blades:**

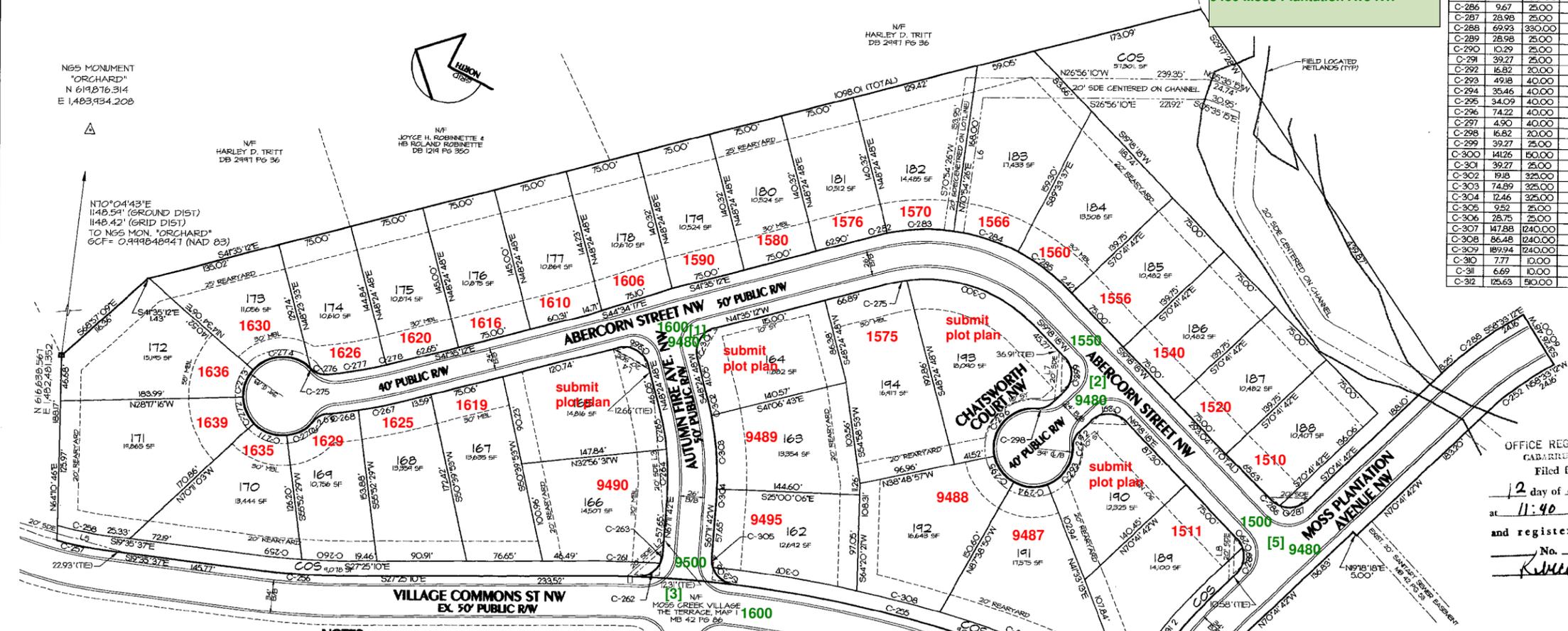
[1] 1600 Abercorn St NW at 9480 Autumn Fire Ave NW

[2] 1550 Abercorn St NW at 9480 Chatsworth Ct NW

[3] 1600 Village Commons St NW at 9500 Autumn Fire Ave NW

[4] 1500 Village Commons St NW at 9500 Moss Plantation Ave NW

[5] 1500 Abercorn St NW at 9480 Moss Plantation Ave NW



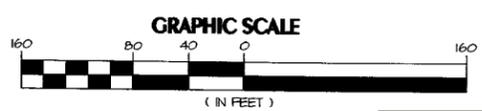
**NOTES**

- 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: 11/21/94.
- TAX PARCEL NOS. 4681-48-531 & 4681-48-741
- 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 24 PG 37, DUKE POWER COMPANY DB 55 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 - (U=44256012001) - \$88,512.00 MINIMUM FINANCIAL INVESTMENT FOR ACTIVE OPEN SPACE. \*NOTE: PER 65.36.4 THE ACTUAL CONTRIBUTION SHALL BE DETERMINED BY THE TAX VALUE OF THE PARCEL AT THE TIME OF FINAL PLAT APPROVAL IS GRANTED.
- AN 8' 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.

2. 11/24/03 REVISED PER CONCORD REVIEW  
 1. 11/21/03 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



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: 1411 AC.  
 AREA OF COMMON OPEN SPACE: 173 AC.  
 AREA IN LOTS: 9.95 AC.  
 AREA IN STREET R/W: 243 AC.  
 TOTAL LOTS: 33

LINEAR FEET OF STREET:  
 MOSS PLANTATION AVE. NW: 527 LF  
 AUTUMN FIRE AVE. NW: 296 LF  
 ABERCORN ST. NW: 1558 LF  
 CHATSWORTH CT. NW: 11 LF

LOT DATA:  
 FRONT SETBACK: 30'  
 SIDEYARD: 5'  
 REARYARD: 20' INTERNAL/25' EXTERNAL

**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 SANITARY SEWER 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, WHOEVER OCCURS LATER.

DATE: 12/11/03  
 OWNER: *[Signature]*

**FINAL PLAT**

**MOSS CREEK VILLAGE (Ph. 1b)**  
 THE RESERVE AT MOSS CREEK VILLAGE, MAP 1  
 City of Concord, Township 3, Cabarrus Co., North Carolina

Owner: J & B Development & Management, Inc.  
 9179 Davidson Highway  
 Concord, NC 28027

Scale: 1" = 80'  
 Date: 10/28/2003  
 Drawn By: DDK  
 Job No.: 4399

OFFICE REGISTER OF DEEDS  
 CABARRUS COUNTY, NC

Filed for Registration on the  
12 day of December, 2003  
 at 11:40 o'clock A.M.

and registered in Record Book  
 No. 43 Page 31  
*[Signature]*  
 Register of Deeds