



LEGEND

- MBL MINIMUM BUILDING LINE
- SD STORM DRAINAGE ESMT (PRIVATE)
- R/W RIGHT OF WAY
- SS SANITARY SEWER
- STE SIGHT TRIANGLE ESMT
- RY REAR YARD
- COS COMMON OPEN SPACE
- CC CONTROL CORNER
- LOT LINE/PROPERTY LINE
- RIGHT-OF-WAY LINE
- CURB/PAVEMENT LINE
- ZONING MBL/YARD LINE
- STORM/SEWER EASEMENT LINE
- WETLANDS LINE
- IRON SET

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE
20th DAY OF January, 2005
AT 11:05 O'CLOCK A.M.
AND REGISTERED IN THE OFFICE OF
THE REGISTER OF DEEDS, CABARRUS
COUNTY, NORTH CAROLINA, BOOK 46
PAGE 26

LINDA F. ACARIE REGISTER OF DEEDS
DEPUTY

CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE TERRACE AT MOSS CREEK VILLAGE MAP 3 (PH I) HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

03/22/05 Grace A. Adelman
DATE FINANCE DIRECTOR

PLAT REVIEW OFFICERS CERTIFICATE
(as required by 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 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.

3-22-2005 Jonathan Marshall by David LeVine
DATE REVIEW OFFICER

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 46:26, PAGE 26...) THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/100000". 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.

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. WITNESS MY HAND AND SEAL THIS 25TH DAY OF JANUARY, AD 2005.

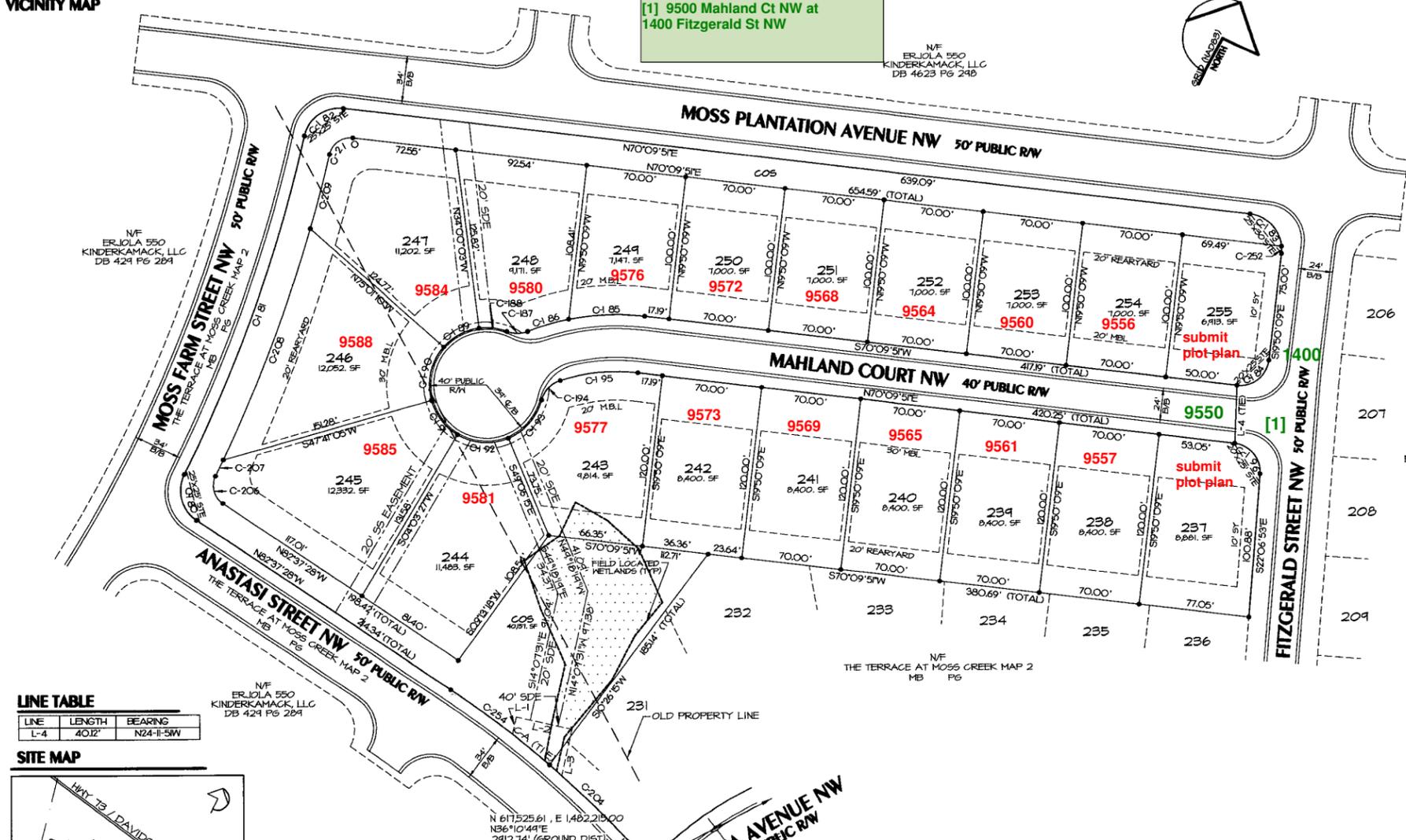
Michael J. Kenney
PROFESSIONAL LAND SURVEYOR - LICENSE



BRODERICK STREET NW
50' PUBLIC R/W

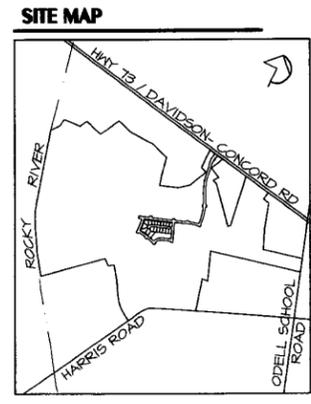
Street Blade:
[1] 9500 Mahland Ct NW at
1400 Fitzgerald St NW

NF ERJOLA 550
KINDERKAMACK, LLC
DB 423 PG 248



LINE TABLE

LINE	LENGTH	BEARING
L-4	40.12'	N24-11-5W



CURVE TABLE

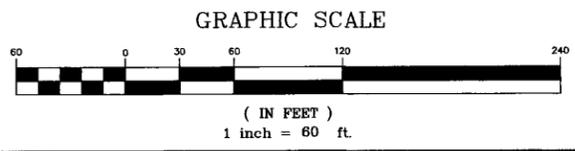
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-180	36.05	25.00	21.97	33.00	S41°09'05"E	82°36'46"
C-181	25.59	1025.00	126.43	250.96	N07°02'36"W	14°03'48"
C-182	36.76	25.00	22.60	33.53	S28°02'40"W	84°14'22"
C-183	34.24	25.00	20.41	31.62	N70°36'15"W	78°27'47"
C-184	31.42	20.00	20.00	28.28	N28°09'51"E	90°00'00"
C-185	53.69	170.00	27.07	53.47	S67°06'37"W	18°05'46"
C-186	30.13	170.00	6.81	30.10	S46°59'22"W	10°09'23"
C-187	14.86	20.00	7.79	14.52	N63°11'27"E	42°33'33"
C-188	19.88	40.00	10.15	19.67	S70°14'05"W	28°28'17"
C-189	28.64	40.00	14.96	28.03	S35°29'23"W	41°01'07"
C-190	40.00	40.00	21.85	38.35	S13°40'03"E	57°17'45"
C-191	30.46	40.00	16.01	29.73	S64°07'44"E	43°37'38"
C-192	37.11	40.00	20.01	36.80	N67°28'36"E	53°09'43"
C-193	36.34	40.00	19.50	35.10	N45°21'27"E	52°03'05"
C-194	19.87	20.00	10.84	19.06	S17°18'04"W	55°54'48"
C-195	55.38	180.00	28.11	54.96	S57°57'40"W	24°24'23"
C-196	30.62	20.00	19.22	27.72	N65°58'31"W	87°43'15"
C-206	25.00	15.00	13.07	19.71	S41°33'21"E	82°08'15"
C-207	12.61	1045.00	6.31	12.61	N00°49'58"W	00°41'29"
C-208	172.47	1045.00	86.43	172.28	N05°54'24"W	09°27'24"
C-209	53.83	1045.00	26.92	53.82	N27°06'38"W	02°57'04"
C-210	21.93	15.00	13.45	20.03	S28°17'21"W	83°45'01"
C-252	50.9	25.00	25.5	50.9	S25°36'25"E	11°32'19"
C-254	86.84	775.00	43.47	86.80	S79°24'32"E	06°23'14"
C-204	72.84	775.00	36.45	72.81	N79°30'41"W	72.84

SDE LINE TABLE

LINE	LENGTH	BEARING
L-1	12.29'	N4°07'31"W
L-2	40.00'	N75°52'29"E
L-3	32.76'	S14°07'31"E

SDE CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-A	33.57'	775.00'	16.79'	33.57'	N77°25'42"W	02°28'54"



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 MAIN 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, WHOEVER OCCURS LATER.

2-28-05 Grace A. Adelman OWNER
DATE

3/15/05 RT Moss Farms by James King, J. AIF OWNER
DATE
R.L. 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.

3-22-2005 Monica Roseberry DR. OF DEVELOPMENT SERVICES
DATE

3/22/2005 William R. Beardsley CITY ATTORNEY
DATE

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.

Shelton DATE
RecorDED DATE OF ENGINEERING

- 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: 1/2/94.
 - TAX PARCEL NOS. 4681-17-5234 & 4681-18-7411
 - REFERENCES: DB 2430 PG 224, DB 1439 PG 194, DB 1104 PG 176, DB 232 PG 268
 - THIS PLAT IS SUBJECT TO R/W OF CONCORD TELEPHONE COMPANY DB 214 PG 37, DUKE POWER COMPANY DB E5 PG 377, NC DEPT. OF TRANSPORTATION DB 317 PG 235.
 - OPEN SPACE IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, DEVELOPER OR HIS ASSIGNS.
 - ALL AREAS CALCULATED BY COORDINATE METHOD. ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.
 - 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/PPE.
 - CITY OF CONCORD WATER AND SEWER IS AVAILABLE TO ALL LOTS.

1/25/05 REVISED PER PLANNING REVIEW.
REVISION SUMMARY

FINAL PLAT
MOSS CREEK VILLAGE (Ph. 1c)
The Terrace at Moss Creek Map 3
City of Concord, Township 3, Cabarrus County, North Carolina
Owner: J & B Development & Management, Inc./RT Moss Farms
9179 Davidson Highway
Concord, NC 28227

Scale: 1" = 60' Drawn By: DDK
Date: 12/20/2004 Job No.: 4399

KENNEY DESIGN GROUP, PA

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