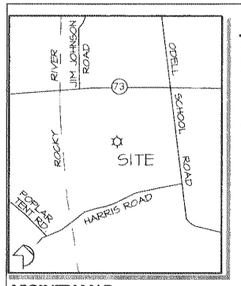
Recorded 3-4-04 9:10 AM Bk 49 pg 95 (LM)



VICINITY MAP

LEGEND

SDE	STORM DRAINAGE EASEMENT (PRIVATE)
R/W	RIGHT OF WAY
SS	SANITARY SEWER
M.B.L.	MINIMUM BUILDING LINE
STE	SIGHT TRIANGLE ESM'T
RY	REAR YARD
COS	COMMON OPEN SPACE
	LOT LINE/PROPERTY LINE
	RIGHT-OF-WAY LINE
	CURB/PAVEMENT LINE
	ZONING MBL/YARD LINE
PSDE	PUBLIC STORM DRAIN ESM'T

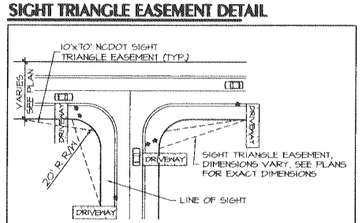
LINE TABLE

LINE	LENGTH	BEARING
L-1	7.93'	N61-10-40W
L-2	8.93'	N36-04-22W
L-3	32.85'	N77°29'27W

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-42	800.00'	226.71'	114.12'	225.95'	S62°02'45W	16°14'14"
C-43	25.00'	42.05'	27.95'	37.26'	N69°39'03W	96°22'10"
C-44	975.00'	581.31'	299.58'	572.74'	N03°36'50"E	34°09'38"
C-45	25.00'	39.27'	25.00'	35.36'	N65°41'39"E	90°00'00"
C-46	175.00'	83.98'	42.81'	83.18'	S55°33'29"E	27°29'43"
C-47	25.00'	37.70'	23.48'	34.23'	S01°23'30W	86°24'16"
C-48	270.00'	30.89'	15.46'	30.88'	N41°18'58"E	06°33'20"
C-49	270.00'	46.55'	23.33'	46.49'	N33°05'57"E	09°52'43"
C-50	270.00'	46.55'	23.33'	46.49'	N23°13'14"E	09°52'43"
C-51	270.00'	39.36'	19.71'	39.32'	N14°06'18"E	08°21'08"
C-52	270.00'	30.40'	15.21'	30.38'	N06°51'10"E	06°27'01"
C-53	270.00'	46.55'	23.33'	46.49'	N0°18'42"W	09°52'43"
C-54	270.00'	46.55'	23.33'	46.49'	N11°11'25"W	09°52'43"
C-55	270.00'	23.85'	11.93'	23.84'	N18°39'35"W	05°03'37"
C-56	40.00'	13.43'	6.78'	13.37'	N30°48'37"W	19°14'18"
C-57	40.00'	28.57'	14.93'	27.97'	N60°53'28"W	40°55'32"
C-58	40.00'	28.57'	14.93'	27.97'	S78°11'00"W	40°55'32"
C-59	40.00'	28.57'	14.93'	27.97'	S37°15'28"W	40°55'32"
C-60	40.00'	2.91'	1.24'	2.64'	S01°06'13"W	3°22'59"
C-61	40.00'	21.02'	10.76'	20.78'	S29°58'28"E	30°06'24"
C-62	40.00'	25.25'	13.06'	24.83'	S62°46'33"E	36°09'46"
C-63	25.00'	32.97'	19.37'	30.63'	N43°04'56"W	75°33'01"
C-64	230.00'	61.76'	31.07'	61.57'	N0°27'03"E	15°23'06"
C-65	230.00'	34.44'	17.25'	34.41'	N14°13'09"E	08°34'49"
C-66	230.00'	97.85'	49.67'	97.11'	N30°41'47"E	24°22'28"
C-67	25.00'	44.08'	30.34'	38.59'	S86°36'08"E	101°01'40"
C-68	25.00'	39.27'	25.00'	35.36'	S08°55'38"W	90°00'00"
C-69	750.00'	212.54'	106.99'	211.83'	S62°02'45"W	16°14'14"
C-70	25.00'	39.27'	25.00'	35.36'	N81°04'22"W	90°00'00"
C-71	225.00'	22.52'	11.27'	22.51'	S38°56'23"E	05°44'01"
C-72	225.00'	1.51'	0.76'	1.51'	S41°59'55"E	00°23'04"
C-73	225.00'	32.03'	16.04'	32.00'	S46°16'09"E	08°09'23"
C-74	225.00'	51.14'	25.68'	51.03'	S56°51'31"E	13°01'21"
C-75	225.00'	23.91'	11.97'	23.90'	S66°20'16"E	05°56'09"
C-76	25.00'	5.03'	2.53'	5.03'	S63°32'14"E	11°32'13"
C-77	25.00'	34.24'	20.41'	31.62'	N18°32'14"W	78°27'47"
C-78	1025.00'	272.44'	137.03'	271.64'	N13°04'47"E	15°13'44"

SIGHT TRIANGLE EASEMENT DETAIL



SIGHT TRIANGLE EASEMENTS

1. DETAIL SHOWN FOR INTERNAL INTERSECTIONS ONLY, SEE PLANS FOR RADIUS ON CURB & R/W ON MAIN ROADS AND THOROUGHFARES
2. SIGHT TRIANGLES AS SHOWN AT INTERSECTIONS, FOR COMBINATION NCDOT/CITY OF CONCORD STDS.

KENNEY DESIGN GROUP, PA

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

E:\DWGS\4399\SUBDIVISION\PLAT-MASTER.DWG

CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE RIVER GLEN AT MOSS CREEK VILLAGE, MAP 1 (PHASE 3) HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

3/2/04 Joyce Allman
DATE FINANCE DIRECTOR

OFFICE REGISTER OF DEEDS

CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE _____DAY OF_____20____
AT _____O'CLOCK ____M
AND REGISTERED IN RECORD BOOK
_____ NO. _____ PAGE_____

REGISTER OF DEEDS

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.

3/2/04 William A Beaman
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 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 BK_____ PG_____, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.
WITNESS MY HAND AND SEAL THIS 16TH DAY OF FEBRUARY, AD 2004

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

PROFESSIONAL LAND SURVEYOR - L3208

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.

2-18-2004 _____
DATE OWNER

3/19/2004 RJ MOSS FARMS by Farrar Griggs Jr. A/IF
DATE OWNER
BY FARRAR GRIGGS, JR. ESQ GRANTED POWER OF ATTORNEY FOR RJ 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.

3/2/04 V. Jeffrey Young
DATE DIR. OF PLANNING

3/3/04 Albert J. Benshoff
DATE CITY ATTORNEY

PLAT REVIEW OFFICERS CERTIFICATE

(as required by G.S. 47-30.2)

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, Rob Munge, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THE 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.

3-1-04 _____
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.

3/2/04 _____
DATE DIR. OF ENGINEERING

Street Blades:

[1] 1500 Duckhorn St NW at 9600 Moss Plantation Av NW

[2] 1500 Moss Farm St NW at 9570 Moss Plantation Av NW

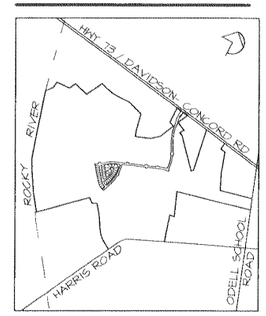
[3] 1450 Moss Farm St NW at 1450 Anastasi St NW

[4] 9600 Bellamy Pl NW at 1430 Duckhorn St NW at

[5] 1400 Duckhorn St NW at 1400 Moss Farm St NW at

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.

SITE MAP



DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2
AREA OF PLAT: 8.96 AC.
AREA OF COMMON OPEN SPACE: 0.65 AC.
ACREAGE IN LOTS: 5.67 AC.
ACREAGE IN STREET R/W: 2.64 AC.
TOTAL LOTS: 38
LINEAR FEET OF STREET:
MOSS PLANTATION AVENUE NW: 650 LF
DUCKHORN STREET NW: 711 LF
BELLAMY PLACE NW: 460 LF
MOSS FARM STREET NW: 563 LF
LOT DATA:
FRONT SETBACK: 20'(31 LOTS) 30' (7 LOTS)
SIDEYARD: 3'
REARYARD: 20' INTERNAL/25' EXTERNAL

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 ENVIROMENTAL INVESTIGATION BY KENNEY DESIGN GROUP, P.A.
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. 4681-18-7411 & 4681-17-5234
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*$442,560X7.001) - $885,912.00 MINIMUM FINANCIAL INVESTMENT FOR ACTIVE 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. AN 8' 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. ALL AREAS CALCULATED BY COORDINATE METHOD.
14. ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.

GRAPHIC SCALE

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

2. 2/16/2004 REVISED PER REVIEW OFFICER COMMENTS
1. 12/30/03 REVISED PER ENGINEERING & TRANSPORTATION REVIEW
REVISION SUMMARY

FINAL PLAT

MOSS CREEK VILLAGE (Ph. 3)

River Glen 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:	MJK
Date:	12/4/2003	Job No.:	4399