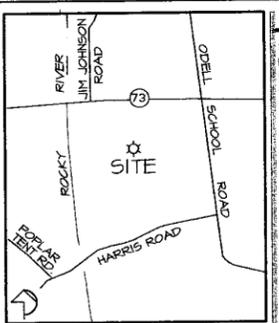


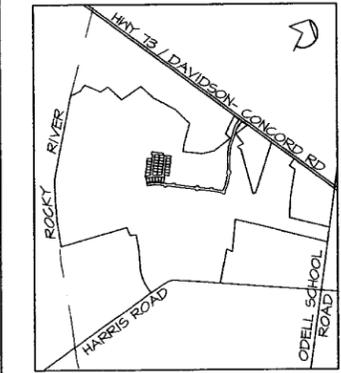
BK 45 Pg 25



VICINITY MAP

Table with 5 columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD, BEARING, DELTA. Lists curve data for various lot boundaries.

SITE MAP



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

CERTIFICATE OF FEE PAYMENT
I HEREBY CERTIFY THAT ALL FEES FOR THE MEADOWS AT VILLAGES AT MOSS CREEK MAP 2 PH 3 HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.
DATE 9/15/04
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 MAP 2.
DATE 9-14-04
DIR. OF ELECTRIC SYSTEM

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, NC
FILED FOR REGISTRATION ON THE 17th DAY OF SEP 2004
AT 11:20 O'CLOCK P.M.
AND REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS, CABARRUS COUNTY, NORTH CAROLINA. BOOK PAGE
LINDA F. McABEE REGISTER OF DEEDS
BY ASSISTANT/ DEPUTY

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 IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAT 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 RECORDING HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHOEVER OCCURS LATER.
DATE 9-8-04
OWNER
9/9/04 R.T. Moss Farms by James King Jr. III
DATE 9/17/04
CITY ATTORNEY



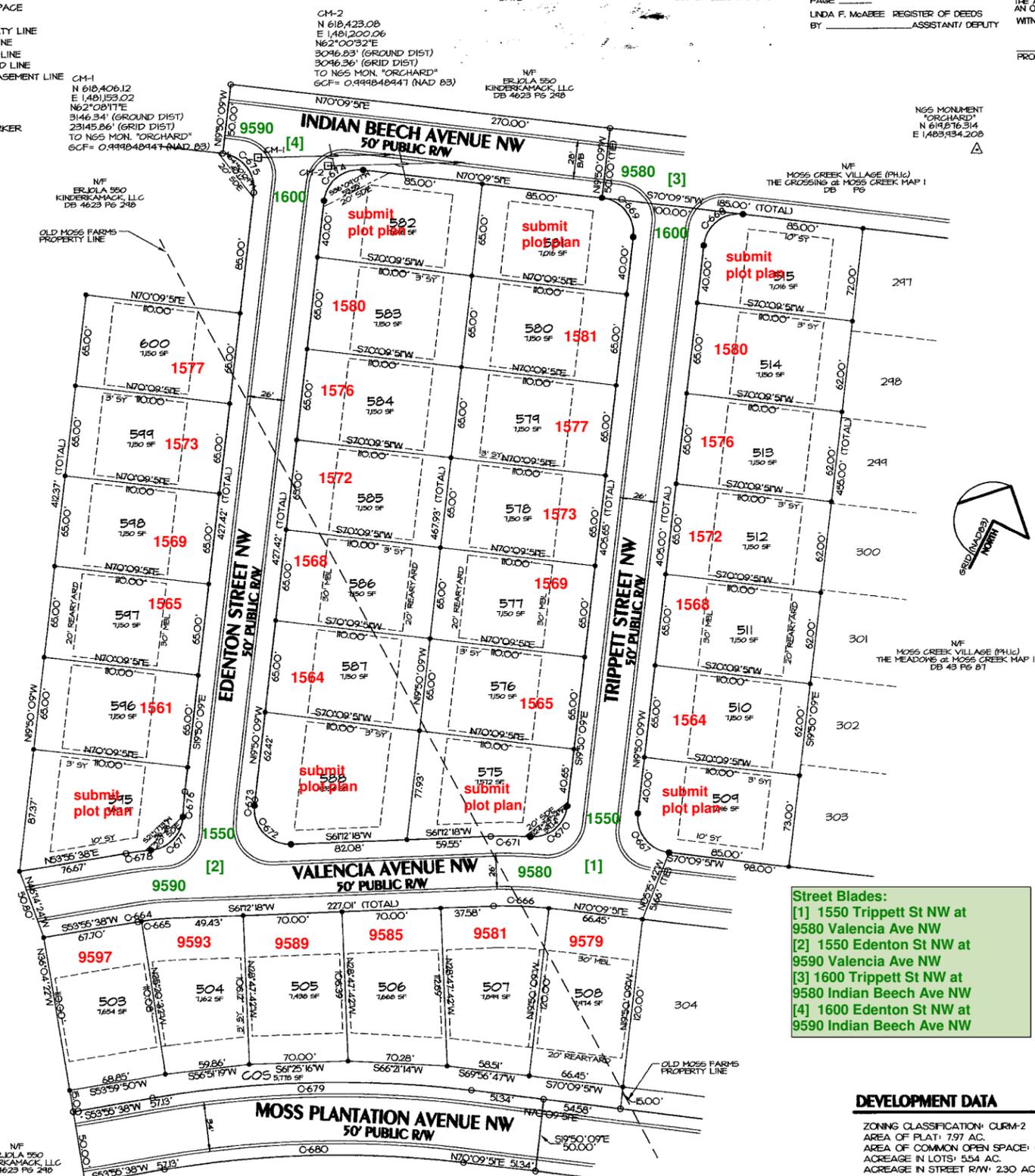
CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MIN. BUILDING SETBACK LINES, AND 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 RECORDING HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHOEVER OCCURS LATER.
DATE 9-8-04
OWNER
9/9/04 R.T. Moss Farms by James King Jr. III
DATE 9/17/04
CITY ATTORNEY

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 90 DAYS OF THE DATE BELOW.
DATE 9/17/04
CITY ATTORNEY

PLAT REVIEW OFFICERS CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF CABARRUS
I, Jonathan Marshall, 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.
DATE 9-17-2004
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 THAT THE 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 VILLAGE (THE MEADOWS AT MOSS CREEK MAP 2).
DATE 9/17/04
DIR. OF ENGINEERING

NOTES
1. IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
2. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD. NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION BY KENNEY DESIGN GROUP, PA.
3. THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FIRM MAP 37025C-00300 EFFECTIVE DATE: 11/2/94.
4. TAX PARCEL NOS. 46818-748 E 46817-5234
5. REFERENCES: DB 2430 PG 224, DB 1439 PG 194
6. THIS PLAT IS SUBJECT TO R/W OF CONCORD TELEPHONE COMPANY DB 24 PG 37, DUKE POWER COMPANY DB 65 PG 377, NC DEPT. OF TRANSPORTATION DB 37 PG 235.
7. CITY OF CONCORD WATER AND SEWER IS AVAILABLE TO ALL LOTS.
8. OPEN SPACE IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION DEVELOPER OR HIS ASSIGNS.
9. ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PPE.
10. ALL AREAS CALCULATED BY COORDINATE METHOD. ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.

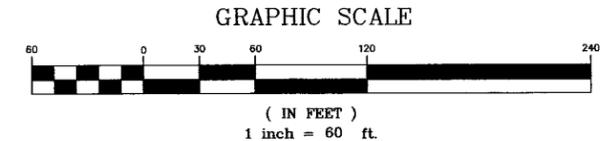


Street Blades:
[1] 1550 Trippett St NW at 9580 Valencia Ave NW
[2] 1550 Edenton St NW at 9590 Valencia Ave NW
[3] 1600 Trippett St NW at 9580 Indian Beech Ave NW
[4] 1600 Edenton St NW at 9590 Indian Beech Ave NW

DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2
AREA OF PLAT: 797 AC.
AREA OF COMMON OPEN SPACE: 0.13 AC.
ACREAGE IN LOTS: 554 AC.
ACREAGE IN STREET R/W: 230 AC.
TOTAL LOTS: 33
LINEAR FEET OF STREET:
MOSS PLANTATION AVE NW: 330 LF
VALENCIA AVE NW: 435 LF
INDIAN BEECH AVENUE NW: 270 LF
TRIPPETT STREET NW: 505 LF
EDENTON STREET NW: 538 LF
LOT DATA:
FRONT SETBACK: 30' (33 LOTS)
SIDEYARD: 3'
REARYARD: 20' INTERNAL / 25' EXTERNAL

FINAL PLAT
MOSS CREEK VILLAGE (PH. 3)
The Meadows at Moss Creek Map 2
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" = 60'
Drawn By: MIK
Date: 4/27/2004
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

2. 9/8/04 REVISED PER DEVELOPMENT SERVICES REVIEW
1. 8/30/04 REVISED PER DEVELOPMENT SERVICES REVIEW
REVISION SUMMARY