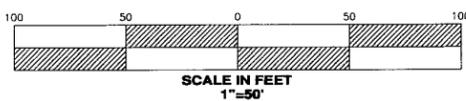


- NOTES
1. IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
2. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD...
3. THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA...
4. TAX PARCEL NO. 4671975792
5. REFERENCES: DB 2430 PG 224, DB 1439 PG 194, DB 1104 PG 176, DB 232 PG 218
6. THIS 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.
7. CITY OF CONCORD WATER AND SEWER IS AVAILABLE TO ALL LOTS.
8. ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE.
9. ALL AREAS CALCULATED BY COORDINATE METHOD. ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.
10. CENTERLINE STREET DISTANCES MOSS PLANTATION AVENUE NW = 765', DARTMOOR AVENUE NW = 244'
11. COMMON OPEN SPACE (COS) IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. NO NCGS CONTROL MONUMENT LOCATED WITHIN 2000' OF SUBJECT PROPERTY
13. MINIMUM LOT SIZE 6967 SQ.FT.



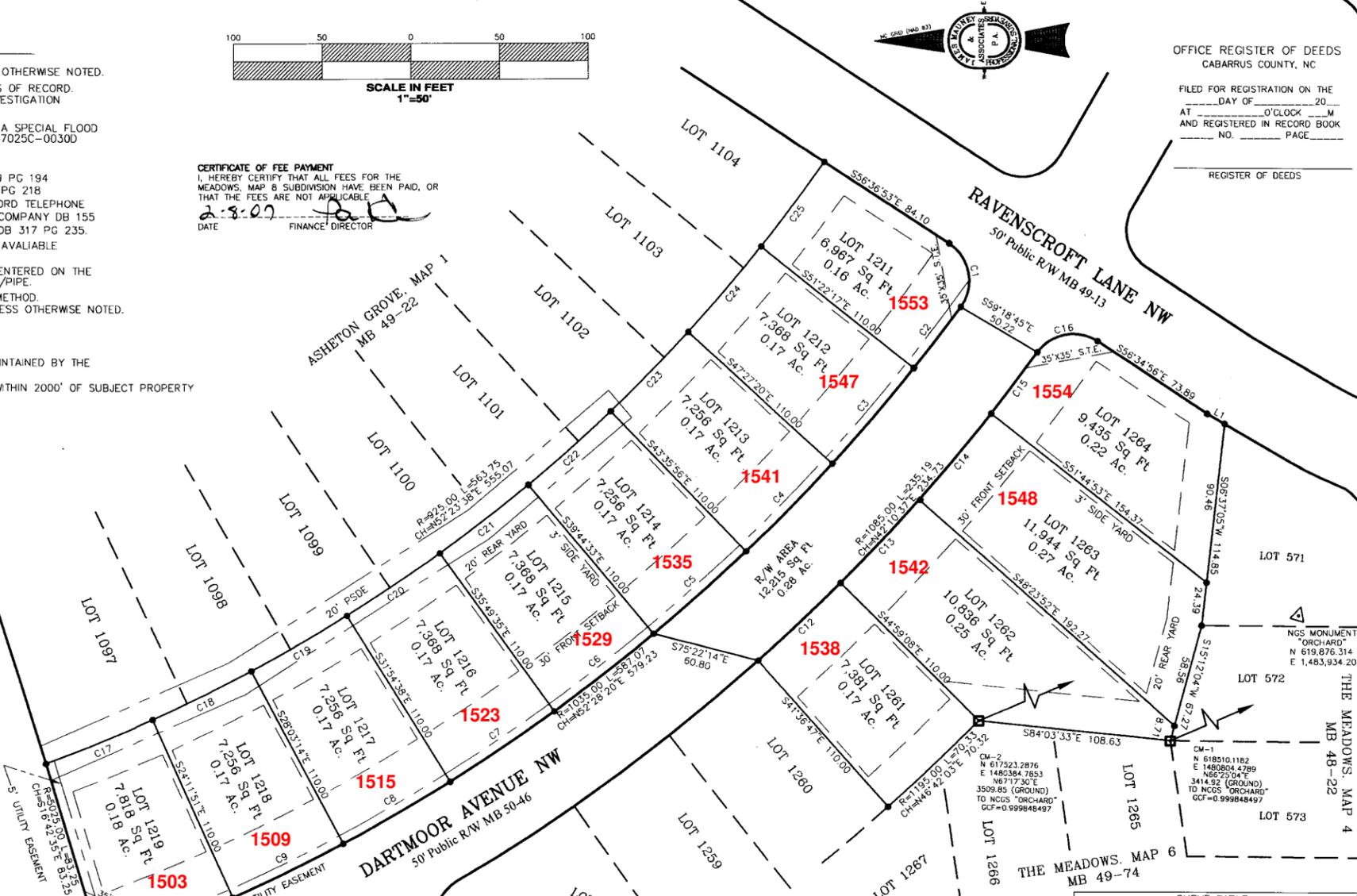
CERTIFICATE OF FEE PAYMENT
I, HEREBY CERTIFY THAT ALL FEES FOR THE MEADOWS, MAP 8 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.
2-8-07 DATE FINANCE DIRECTOR



OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, NC
FILED FOR REGISTRATION ON THE DAY OF 20 AT O'CLOCK AND REGISTERED IN RECORD BOOK NO. PAGE
REGISTER OF DEEDS

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS
CITY OF CONCORD
MOSS CREEK VILLAGE, THE MEADOWS, PHASE 3, MAP 8
NAME OF SUBDIVISION
DARTMOOR AVE NW
NAME OF STREETS IN SUBDIVISION
J & B DEVELOPMENT AND MANAGEMENT, INC.
SUBDIVIDER
I HEREBY, TO THE BEST OF MY KNOWLEDGE, ABILITY AND BELIEF, CERTIFY THAT ALL WATER AND SEWER WORK TO BE PERFORMED ON THIS SUBDIVISION HAS BEEN CHECKED BY ME OR MY AUTHORIZED REPRESENTATIVE AND WILL CONFORM WITH LINES, GRADES, CROSS-SECTIONS, DIMENSIONS, AND MATERIAL REQUIREMENTS WHICH ARE SHOWN ON AND INDICATED IN THE PLANS WHICH HAVE BEEN REVIEWS AND APPROVED BY THE CONCORD SUBDIVISION ADMINISTRATOR OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
I ALSO ACKNOWLEDGE THAT FALSIFICATION OF THE ABOVE CERTIFICATIONS MAY SUBJECT ME TO CIVIL SUIT AND/OR CRIMINAL PROSECUTION UNDER THE GENERAL STATUTES INCLUDING BUT NOT LIMITED TO, GS 14-100 AND 136-102.6 AND THE CODE OF ORDINANCES OF THE CITY OF CONCORD.
REGISTERED PROFESSIONAL ENGINEER
2/9/2007 DATE
1/29/2007 DATE

PLAT REVIEW OFFICERS CERTIFICATE
(as required by N.C.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 THE CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
2/9/2007 Jonathan Marshall by David Whaley DATE REVIEW OFFICER



LINE TABLE
LINE BEARING DISTANCE
L1 N59°54'06"W 11.45

CURVE TABLE
CURVE RADIUS LENGTH CHORD
C1 25.00 40.51 N10°11'46"W 36.22
C2 1035.00 43.46 N37°25'32"E 43.45
C3 1035.00 70.74 N40°35'11"E 70.72
C4 1035.00 69.67 N44°28'22"E 69.65
C5 1035.00 69.67 N48°19'45"E 69.65
C6 1035.00 70.74 N52°12'56"E 70.72
C7 1035.00 70.74 N56°07'53"E 70.72
C8 1035.00 69.67 N60°01'04"E 69.65
C9 1035.00 69.67 N63°52'27"E 69.65
C10 1035.00 52.73 N67°15'44"E 52.73
C11 25.00 41.47 S63°45'24"E 36.88
C12 1085.00 63.86 N46°42'03"E 63.85
C13 1085.00 64.62 N43°18'30"E 64.61
C14 1085.00 63.44 S39°55'38"W 63.43
C15 1085.00 43.27 N37°06'34"E 43.27
C16 25.00 38.14 S79°40'34"W 34.55
C17 925.00 65.40 N67°49'41"E 65.39
C18 925.00 62.26 N63°52'27"E 62.25
C19 925.00 62.26 N60°01'04"E 62.25
C20 925.00 63.22 N56°07'53"E 63.21
C21 925.00 63.22 N52°12'56"E 63.21
C22 925.00 62.26 N48°19'45"E 62.25
C23 925.00 62.26 N44°28'22"E 62.25
C24 925.00 63.22 N40°35'11"E 63.21
C25 925.00 59.65 N36°46'52"E 59.64

DEVELOPMENT DATA
ZONING CLASSIFICATION: CURM-2
AREA OF LOT: 2.42 ACRES
AREA OF RIGHT-OF-WAY: 0.28 ACRES
TOTAL AREA PLAT: 2.70 ACRES
TOTAL LOTS: 13
LOT DATA:
FRONT SETBACK: 30'
SIDEYARD: 3'
REAR YARD: 20' INTERNAL/25' EXTERNAL
SIDEYARD STREET SIDE: 10'

- LEGEND
PSDE PRIVATE STORM DRAINAGE EASEMENT
SDE PUBLIC STORM DRAINAGE EASEMENT
R/W RIGHT OF WAY
SS SANITARY SEWER
M.B.L. MINIMUM BUILDING LINE
S.T.E. SIGHT TRIANGLE EASEMENT
RY REAR YARD
COS COMMON OPEN SPACE
CM CONTROL CORNER
LOT LINE/PROPERTY LINE
RIGHT-OF-WAY LINE
SETBACK/YARD LINE
PROPERTY CORNER
CONCRETE MONUMENT
NCGS MONUMENT

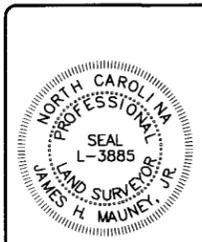
CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION
I, HEREBY CERTIFY THAT THE CITY COUNCIL ACCEPTED THE OFFERS OF DEDICATION SHOWN ON THIS PLAT BY AT A MEETING OF THE CITY COUNCIL HELD ON 2/8/07 AT 2:08 PM.
2/8/07 DATE
Jui Chuan CITY CLERK

CERTIFICATE OF FINAL PLAT APPROVAL
I, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES. THIS FINAL PLAT FOR THE MOSS CREEK VILLAGE, THE MEADOWS, PHASE 3, MAP 8 SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 2-8-2007.
2-8-07 DATE
Development Services Director

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION 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 FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS.

CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS
I, HEREBY CERTIFY THAT ALL STREETS PUBLIC AND/OR PRIVATE 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 SPECIFICATION AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA.
2/9/07 DATE
Director of Engineering

I, James H. Mauney, Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision (description recorded in Book 4971, Page 220, of the Cabarrus County Public Registry); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 4971, Page 220; that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 29th day of November, A.D., 2004.
James H. Mauney, Jr.
Professional Land Surveyor
Registration # L-3885



REVISIONS
01-15-07 PER PLANNING COMMENTS
01-23-07 PER CLIENT COMMENTS

FINAL MAJOR PLAT
MOSS CREEK VILLAGE
THE MEADOWS, PHASE 3, MAP 8
TOWNSHIP #3, CITY OF CONCORD
CABARRUS COUNTY, NC
J&B DEVELOPMENT AND MANAGEMENT, INC
9179 DAVIDSON HWY., CONCORD, NC 28027
PHONE 704-782-7800
JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL SURVEYORS
18627-A NORTHLINE DRIVE - CORNELIUS, NC 28031
TEL: 704-987-3862 - FAX: 704-987-3863

OWNER
ROBERT BURKETT
DATE
1/29/07