



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.
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. 03-016-0008.12
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. CITY OF CONCORD WATER AND SEWER IS AVAILABLE TO ALL LOTS.
9. ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE.
10. ALL AREAS CALCULATED BY COORDINATE METHOD. ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.
11. CENTERLINE STREET DISTANCES MOSS AVE PLANTATION NW = 791' LAURIE AVE NW = 498' NAPA STREET NW = 285' TRAMACERA COURT NW = 177'
12. LOTS 228-237 WILL NOT BE ALLOWED DIRECT ACCESS TO MOSS PLANTATION DRIVE.

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 THE CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING. DATE 1/10/06 Jonathan Marshall by David White REVIEW OFFICER

OFFICE REGISTER OF DEEDS

CABARRUS COUNTY, NC FILED FOR REGISTRATION ON THE 10th DAY OF January 2006 AT 1:00 O'CLOCK P.M. AND REGISTERED IN RECORD BOOK NO. 48 PAGE 59 By Williamson REGISTER OF DEEDS Deputy

CERTIFICATE OF FEE PAYMENT

I, HEREBY CERTIFY THAT ALL FEES FOR MOSS CREEK, THE MEADOWS PHASE 3, MAP 5, SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE. DATE 1/9/06 Finance Director

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 1/10/06 Albert M. Brumhoff CITY ATTORNEY

DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2 AREA OF LOT: 8.40 ACRES AREA OF RIGHT-OF-WAY: 2.13 ACRES TOTAL AREA PLAT: 6.27 ACRES TOTAL LOTS: 28 LOT DATA: FRONT SETBACK: 20' SIDEYARD: 3' REARYARD: 20' INTERNAL/25' EXTERNAL SIDEYARD STREET SIDE: 10'

Table with 3 columns: LINE, BEARING, DISTANCE. Contains data for lines L1 and L2.

CURVE TABLE

Table with 4 columns: CURVE, LENGTH, RADIUS, CHORD. Lists curve data for C1 through C49.

LEGEND

- PSOE - PRIVATE 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
NGCS MONUMENT

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 MANNER AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF CONCORD AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE AND THE STATE OF NORTH CAROLINA IN THE VILLAGES AT MOSS CREEK. DATE 1/9/06 Sue B. Hilde DIR. OF ENGINEERING

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, BY THE CITY.

By James J. Mauney, Jr. A.P. BY FARRAR GRIGGS, JR., ESQ. GRANTED POWER OF ATTORNEY FOR R.J. MOSS FARMS AS RECORDED IN BOOK 4842 PG 41



REVISIONS

12-01-05 PER PLANNING COMMENTS

RECORD PLAT SHOWING

MOSS CREEK VILLAGE THE MEADOWS, PHASE 3, MAP 5 TOWNSHIP #3, CITY OF CONCORD CABARRUS COUNTY, NC TAX PARCEL 4681187411 PART OWNER: 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

Table with 6 columns: CREW, DRAWN, REVISED, SCALE, DATE, JOB, FILE. Shows drawing details for job 1256.

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.

Street Key #'s Duckhorn St NW - 2658 Tramacera Ct NW - 2724 Napa St NW - 2644 Laurie Ave NW - 2723

Street Blades: [1] 1570 Duckhorn St NW at 9600 Tramacera Ct NW [2] 1510 Napa St NW at 9620 Laurie Ave NW

I, James H. Mauney, Jr. certify that this map was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated exceeds 1:10,000; that the boundaries not surveyed are shown by broken lines plotted from information found in documents of record as shown hereon; that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land; that this map was prepared in accordance with G.S. 47-30, as amended. Witness my original signature, registration number and seal this 29th day of NOVEMBER, 2004. James H. Mauney, Jr. Professional Land Surveyor Registration Number L-3885

FLOOD CERTIFICATION THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED NOVEMBER 2, 1984 FEMA PANEL 37025C0030D

