

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	39.17	25.00	S02°41'49"W 35.29
C2	39.37	25.00	N87°18'11"W 35.42
C3	39.17	25.00	S02°41'49"W 35.29
C4	39.37	25.00	S87°18'11"W 35.42
C5	39.17	25.00	N02°41'49"W 35.29
C6	39.37	25.00	S87°18'11"W 35.42
C7	40.52	25.00	N01°09'19"E 36.23
C8	33.19	780.03	S44°03'18"E 33.19
C9	51.58	780.03	S40°56'30"E 51.57
C10	6.80	780.03	S38°47'51"E 6.80
C11	19.50	25.00	N60°53'53"W 19.01
C12	44.38	40.00	S51°27'38"E 42.14
C13	31.63	40.00	S02°58'59"W 30.82
C14	28.12	40.00	S45°46'35"W 27.54
C15	36.10	40.00	N88°13'43"W 34.89
C16	49.89	40.00	N26°38'35"W 46.72
C17	13.77	25.00	S06°41'46"E 13.60
C18	7.09	25.00	S30°36'17"E 7.07
C19	52.01	740.03	S40°44'45"E 52.00
C20	37.13	740.03	S44°11'49"E 37.13
C21	37.77	25.00	S88°54'46"E 34.28
C22	59.91	890.00	S44°41'07"E 59.90
C23	57.62	890.00	S40°54'07"E 57.61
C24	96.96	890.00	S35°55'35"E 96.91
C25	94.96	890.00	S29°44'56"E 94.92
C26	44.85	375.00	N88°10'25"E 44.82
C27	88.27	375.00	N78°00'15"E 88.07
C28	4.72	375.00	S48°10'11"W 4.72
C29	20.86	25.00	S14°49'25"E 20.26

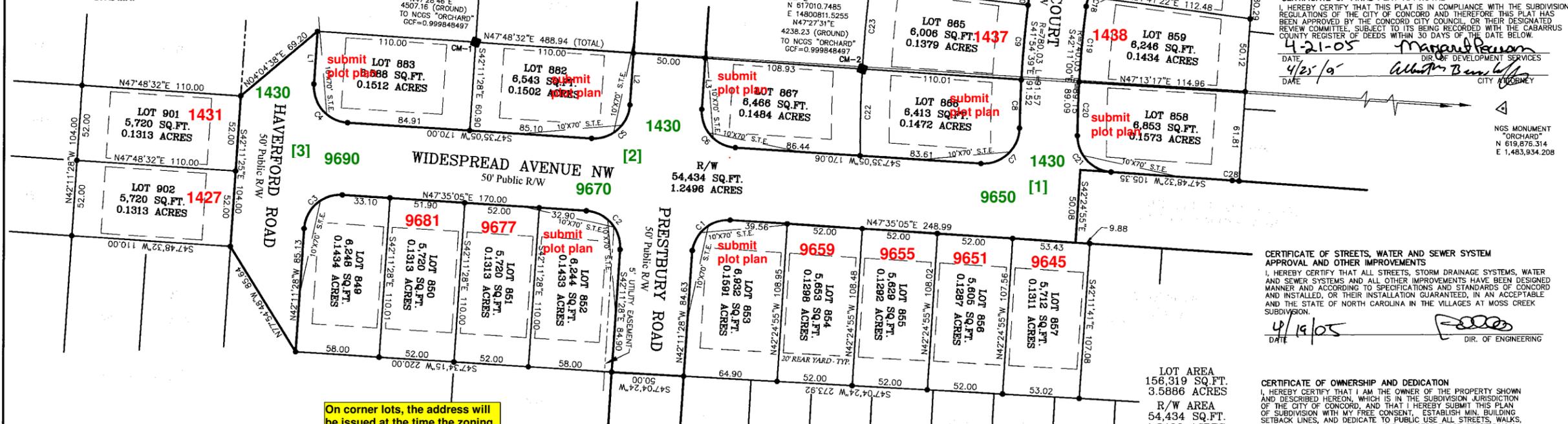
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S42°11'28"E	36.24
L2	S42°11'28"E	35.57
L3	S42°11'28"E	35.18

- LEGEND**
- PSDE 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
 - NGCS MONUMENT

DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2
 AREA OF LOT: 3.5886 ACRES
 AREA OF RIGHT-OF-WAY: 1.2496 ACRES
 TOTAL AREA PLAT: 4.8382 ACRES
 TOTAL LOTS: 23

LOT DATA:
 FRONT SETBACK: 20'
 SIDEYARD: 5'
 REARYARD: 20' INTERNAL/25' EXTERNAL
 SIDEYARD STREET SIDE: 10'



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 JAMES MAUNEY & ASSOCIATES, P.A.
- THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FIRM MAP 37025C-0030D EFFECTIVE DATE: 11/2/94.
- TAX PARCEL NOS. 4681-18-7411 & 4681-17-5234
- REFERENCES: DB 2430 PG 224, DB 1439 PG 194, DB 1104 PG 176, DB 232 PG 218
- 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.

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.

- CITY OF CONCORD WATER AND SEWER IS AVAILABLE TO ALL LOTS.
- ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE.
- ALL AREAS CALCULATED BY COORDINATE METHOD. ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.
- CENTERLINE STREET DISTANCES
 HAVERFORD = 163'
 WIDESPREAD AVENUE NW = 559'
 PRESTSBURY ROAD = 220'
 LARAWAY COURT = 187'

Street Blades:
 [1] 1430 Laraway Ct NW at 9650 Widespread Av NW
 [2] 1430 Prestsbury Rd NW at 9670 Widespread Av NW
 [3] 1430 Haverford Rd NW at 9690 Widespread Av NW

State of North Carolina County of CABARRUS

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, with my original signature, registration number and seal this 29TH day of NOVEMBER, 2004.

James H. Mauney, Jr.
 Professional Land Surveyor
 Registration Number L-3885

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.

4/20/05 *William D. Simpson*
 DATE DIR. OF ELECTRIC SYSTEM

CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS

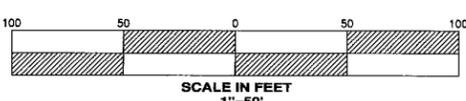
I HEREBY CERTIFY THAT ALL STREETS, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND ALL OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF CONCORD AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD IN THE VILLAGES AT MOSS CREEK SUBDIVISION.

4/19/05 *[Signature]*
 DATE 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.

4/19/05 *RJ Moss Farms by Farrar Griggs, Jr. AIF*
 DATE OWNER
 BY FARRAR GRIGGS, JR. ESQ. GRANTED POWER OF ATTORNEY FOR R.J. MOSS FARMS AS RECORDED IN BOOK 4842 PG 41
 4-15-05 *Robert Burckett*
 DATE ROBERT BURCKETT OWNER



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

PLAT REVIEW OFFICERS CERTIFICATE
 (as required by G.S. 47-30.2)

STATE OF NORTH CAROLINA
 COUNTY OF CABARRUS

I, *James Mauney*, 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. ~~THE OFFICER HAS CONDUCTED A VISUAL INSPECTION OF THE PLAT AND IS NOT PROVIDING ANY GUARANTEE OF THE ACCURACY OF THE INFORMATION THEREON.~~

4-22-2005 *[Signature]*
 DATE REVIEW OFFICER

CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR MOSS CREEK, PHASE 3, MAP 3 SUBDIVISION HAVE BEEN PAID OR THAT THE FEES ARE NOT APPLICABLE.

4/21/05 *[Signature]*
 DATE 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.

4-21-05 *[Signature]*
 DATE DIR. OF DEVELOPMENT SERVICES
 4/25/05 *[Signature]*
 DATE CITY CLERK

NGS MONUMENT ORCHARD
 N 618,875.314
 E 1,483,934.208

RECORD PLAT SHOWING
MOSS CREEK VILLAGE THE OAKS, PHASE 6, MAP 1 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

CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
DP	JM		1"=50'	03-10-2005	767	F133