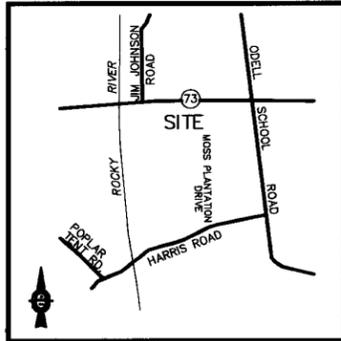


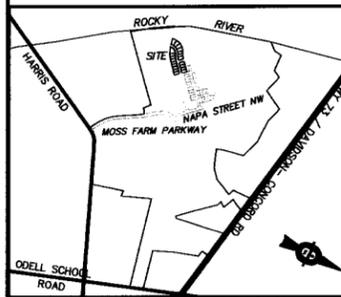
OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE
DAY OF 11 2005
AT 10 O'CLOCK AM
AND REGISTERED IN RECORD BOOK
NO. 48 PAGE 3

REGISTER OF DEEDS



VICINITY MAP



SITE MAP



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

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 FOR RECORDING.
DATE 11-14-05 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
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
SUBDIVISION.
DATE 11/10/05 DIR. OF ENGINEERING

CERTIFICATE OF FEE PAYMENT

I, HEREBY CERTIFY THAT ALL FEES FOR MOSS CREEK, THE OAKS, PHASE 6,
MAP 2 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.
DATE 11/10/05 FINANCE DIRECTOR

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.
DATE 10/24/05 OWNER

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 10-1-05 CITY ATTORNEY

Street Key #'s
Haverford Rd NW NW - 2702
Evanston St NW - 2717
Remington Ln NW - 2718

Street Blades:
[1] 1400 Haverford Rd NW at
9630 Evanston St NW
[2] 1400 Remington Ln NW at
9650 Evanston St NW

DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2
AREA OF LOT: 3.02 ACRES
AREA OF RIGHT-OF-WAY: 1.12 ACRES
TOTAL AREA PLAT: 4.14 ACRES
TOTAL LOTS: 20
LOT DATA:
FRONT SETBACK: 20'
SIDEYARD: 3'
REARYARD: 20' INTERNAL/25' EXTERNAL
SIDEYARD STREET SIDE: 10'

CURVE	LENGTH	RADIUS	CHORD	DIST.
C1	39.27	25.00	N02°48'32"E	35.36
C2	39.27	25.00	S87°11'28"E	35.36
C3	40.56	25.00	N04°17'01"E	36.25
C4	48.86	715.00	N52°42'58"E	48.85
C5	52.01	715.00	N56°45'28"E	52.00
C6	35.71	715.00	N80°16'21"E	35.71
C7	16.40	175.00	S59°01'07"W	16.40
C8	52.80	175.00	S47°41'26"W	52.80
C9	52.80	175.00	S30°24'16"W	52.80
C10	52.80	175.00	S13°07'06"W	52.80
C11	52.80	175.00	S04°10'04"E	52.80
C12	89.00	295.00	S04°10'04"E	88.66
C13	89.00	295.00	S13°07'06"W	88.66
C14	89.00	295.00	S30°24'16"W	88.66
C15	10.32	295.00	S40°03'00"W	10.32
C16	13.13	626.05	N59°53'56"E	13.13
C17	52.02	612.04	N56°49'51"E	52.00
C18	59.54	610.71	N51°35'25"E	59.52
C19	17.95	765.00	N61°01'53"E	17.95
C20	52.94	765.00	N58°22'36"E	52.93
C21	52.05	765.00	N54°26'41"E	52.04
C22	52.07	765.00	N50°32'44"E	52.06
C23	10.50	765.00	N48°12'08"E	10.50
C24	39.27	25.00	N87°11'29"W	35.36
C25	16.29	870.50	N47°58'24"E	16.29
C26	60.02	906.20	N50°32'15"E	60.01
C27	59.83	861.06	N54°25'25"E	59.82
C28	60.21	869.54	N58°22'36"E	60.20
C29	142.51	870.73	N65°03'06"E	142.35

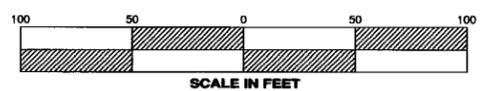
On corner lots, the address will be issued at the time the zoning permit is issued. Just indicate the name of the plat and the lot number on the zoning application.

NOTES

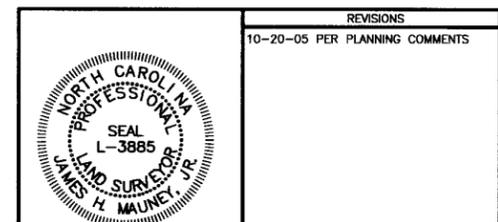
- THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD. NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION BY JAMES MAUNEY & ASSOCIATES, P.A.
- THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FIRM MAP 37025C-00300 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.

- 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
REMININGTON LANE = 105'
EVANSTON STREET = 636'
HAVERFORD ROAD = 225'

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, 1994
FEMA PANEL 37025C00300



SCALE IN FEET
1"=50'



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. 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

RECORD PLAT SHOWING
MOSS CREEK VILLAGE
THE OAKS, PHASE 6, MAP 2
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	1239	F187