

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 PARTLY LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FIRM MAP 37025C-00300 EFFECTIVE DATE: 11/2/94.
- TAX PARCEL NOS. PART 4671975792
- 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
REVENSCROFT = 560
CAPELLA = 792
MOSS PLANTATION AVE NW = 786
BAY MEADOWS = 370'

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

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.

11-18-2005 Jonathan Marshall by David Whitley
DATE REVIEW OFFICER

CERTIFICATE OF FEE PAYMENT

I, HEREBY CERTIFY THAT ALL FEES FOR MOSS CREEK VILLAGE, THE ESTATES,
MAP 1, SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

11/18/05 J. G. Allen
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.

11-1-05 Margaret Pearson
DATE DIRECTOR OF DEVELOPMENT SERVICES

11/16/05 Albert M. Bessell
DATE CITY ATTORNEY

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.

11-10-05 Steve B. Hyde
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
COMMENTING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED
BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS,

7/26/05 RJ Moss Farms by James 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

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.

DATE DIR. OF ELECTRIC SYSTEMS

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

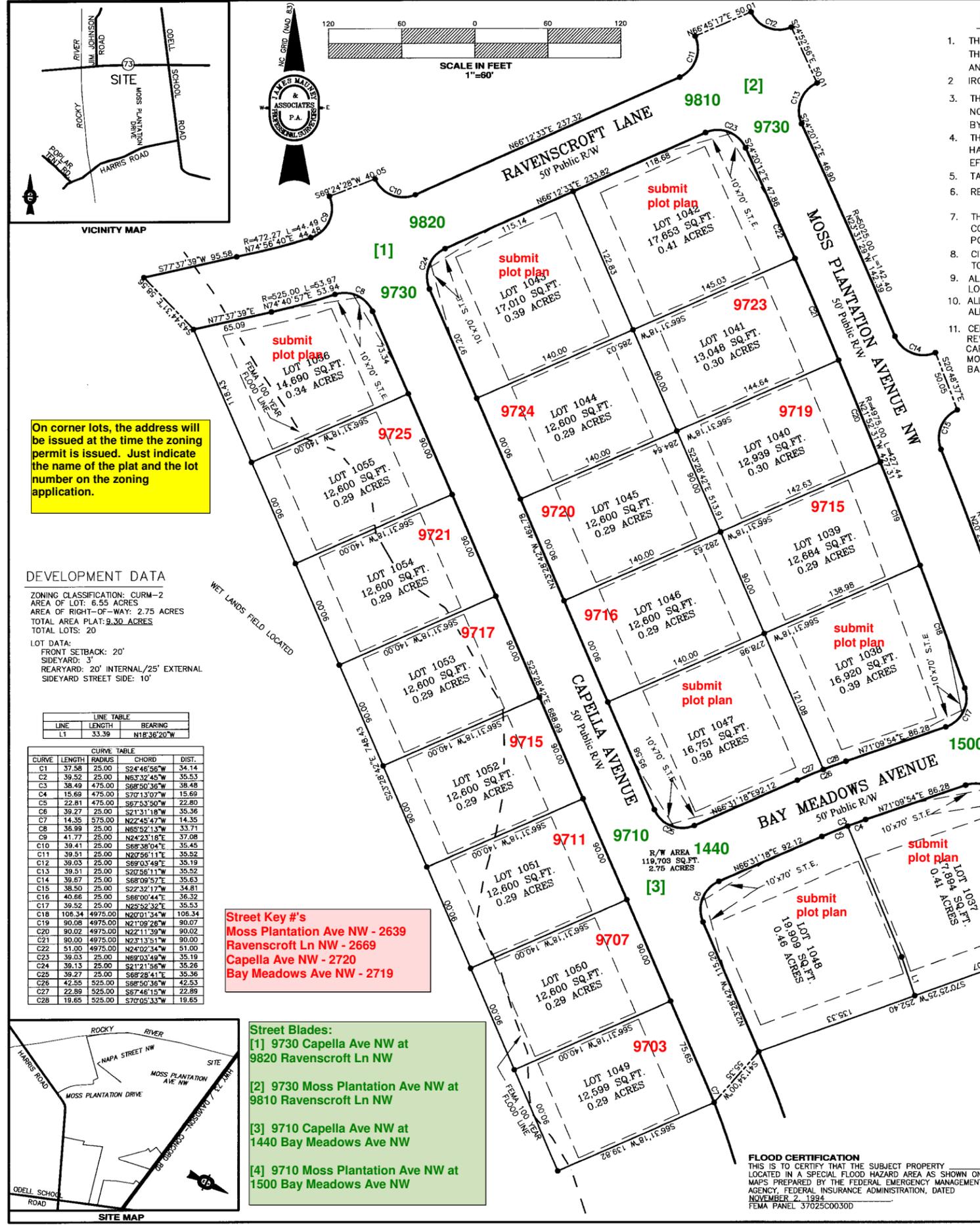
LEGEND

- 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

CM-2
N 618668.5675
E 1480141.8529
N77207955E
3978.72 (GROUND)
TO NGCS "ORCHARD"
GCS=0.999848497

CM-1
N 618620.9873
E 1480155.1906
N71737255E
3982.06 (GROUND)
TO NGCS "ORCHARD"
GCS=0.999848497

NGS MONUMENT
"ORCHARD"
N 619,876.314
E 1,483,934.208



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.

DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2
AREA OF LOT: 6.55 ACRES
AREA OF RIGHT-OF-WAY: 2.75 ACRES
TOTAL AREA PLAT: 9.30 ACRES
TOTAL LOTS: 20

LOT DATA:
FRONT SETBACK: 20'
SIDEYARD: 3'
REARYARD: 20' INTERNAL/25' EXTERNAL
SIDEYARD STREET SIDE: 10'

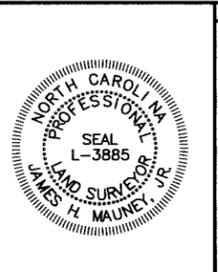
LINE TABLE	
LINE	BEARING
L1	N18°38'20"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DIST.
C1	37.58	25.00	S24°46'56"W	34.14
C2	39.52	25.00	N63°32'45"W	35.53
C3	38.49	475.00	S68°50'36"W	38.48
C4	15.69	475.00	S70°13'07"W	15.69
C5	22.81	475.00	S67°53'50"W	22.80
C6	39.27	25.00	S21°31'18"W	35.36
C7	14.35	575.00	N22°45'47"W	14.35
C8	36.99	25.00	N65°52'13"W	33.71
C9	41.77	25.00	N24°23'18"E	37.08
C10	39.41	25.00	S68°38'04"E	35.45
C11	39.51	25.00	N20°56'11"E	35.52
C12	39.03	25.00	S69°03'49"E	35.19
C13	39.51	25.00	S20°58'11"W	35.52
C14	39.67	25.00	S68°09'57"E	35.63
C15	38.50	25.00	S22°32'17"W	34.81
C16	40.66	25.00	S68°00'44"E	36.32
C17	39.52	25.00	N25°52'32"E	35.53
C18	106.34	4975.00	N20°01'34"W	106.34
C19	90.08	4975.00	N21°09'28"W	90.07
C20	90.02	4975.00	N22°11'39"W	90.02
C21	90.00	4975.00	N23°13'51"W	90.00
C22	51.00	4975.00	N24°02'34"W	51.00
C23	39.03	25.00	N69°03'49"W	35.19
C24	39.13	25.00	S21°21'58"W	35.26
C25	39.27	25.00	S68°28'41"E	35.36
C26	42.55	525.00	S68°50'36"W	42.53
C27	22.89	525.00	S67°46'15"W	22.89
C28	19.65	525.00	S70°05'33"W	19.65

Street Key #'s
Moss Plantation Ave NW - 2639
Ravenscroft Ln NW - 2669
Capella Ave NW - 2720
Bay Meadows Ave NW - 2719

Street Blades:
[1] 9730 Capella Ave NW at
9820 Ravenscroft Ln NW
[2] 9730 Moss Plantation Ave NW at
9810 Ravenscroft Ln NW
[3] 9710 Capella Ave NW at
1440 Bay Meadows Ave NW
[4] 9710 Moss Plantation Ave NW at
1500 Bay Meadows Ave NW

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY
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 37025C00300



REVISIONS		RECORD PLAT SHOWING				
07-21-05 PER PLANNING COMMENTS		<p>MOSS CREEK VILLAGE THE ESTATES, MAP 1 TOWNSHIP #3, CITY OF CONCORD CABARRUS COUNTY, NC</p> <p>OWNER: J&B DEVELOPMENT AND MANAGEMENT, INC 9179 DAVIDSON HWY., CONCORD, NC 28027 PHONE 704-782-7800</p> <p>JAMES MAUNEY & ASSOCIATES, P.A. PROFESSIONAL SURVEYORS 18627-A NORTHLINE DRIVE - CORNELIUS, NC 28031 TEL: 704-987-3862 - FAX: 704-987-3863</p>				
CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
DP	JM		1"=80'	06-21-2005	1017	F180

