

VICINITY MAP



OFFICE REGISTER OF DEEDS  
CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE  
26 DAY OF December 2005  
AT 10:59 O'CLOCK A.M.  
AND REGISTERED IN RECORD BOOK  
84 NO. 48 PAGE 47

*Stephanie Sheppard, Deputy*  
REGISTER OF DEEDS

DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2  
AREA OF LOT: 3.60 ACRES  
AREA OF RIGHT-OF-WAY: 0.29 ACRE  
AREA OF COS: 0.19 ACRE  
TOTAL AREA PLAT: 4.08 ACRES  
TOTAL LOTS: 9

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

**R. MARKET**  
DB 0194 - 310  
DB 1439 - 194

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.

12-21-2005 *Jonathan Marshall by David Volzky*  
DATE REVIEW OFFICER

CERTIFICATE OF FEE PAYMENT

I, HEREBY CERTIFY THAT ALL FEES FOR MOSS CREEK VILLAGE, THE ESTATES,  
MAP 2, SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

12/20/05 *[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.

12-21-05 *[Signature]*  
DATE DIR. OF DEVELOPMENT SERVICES

12/21/05 *[Signature]*  
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.

12/20/05 *[Signature]*  
DATE DIR. OF ENGINEERING

CERTIFICATE OF OWNERSHIP AND DEDICATION

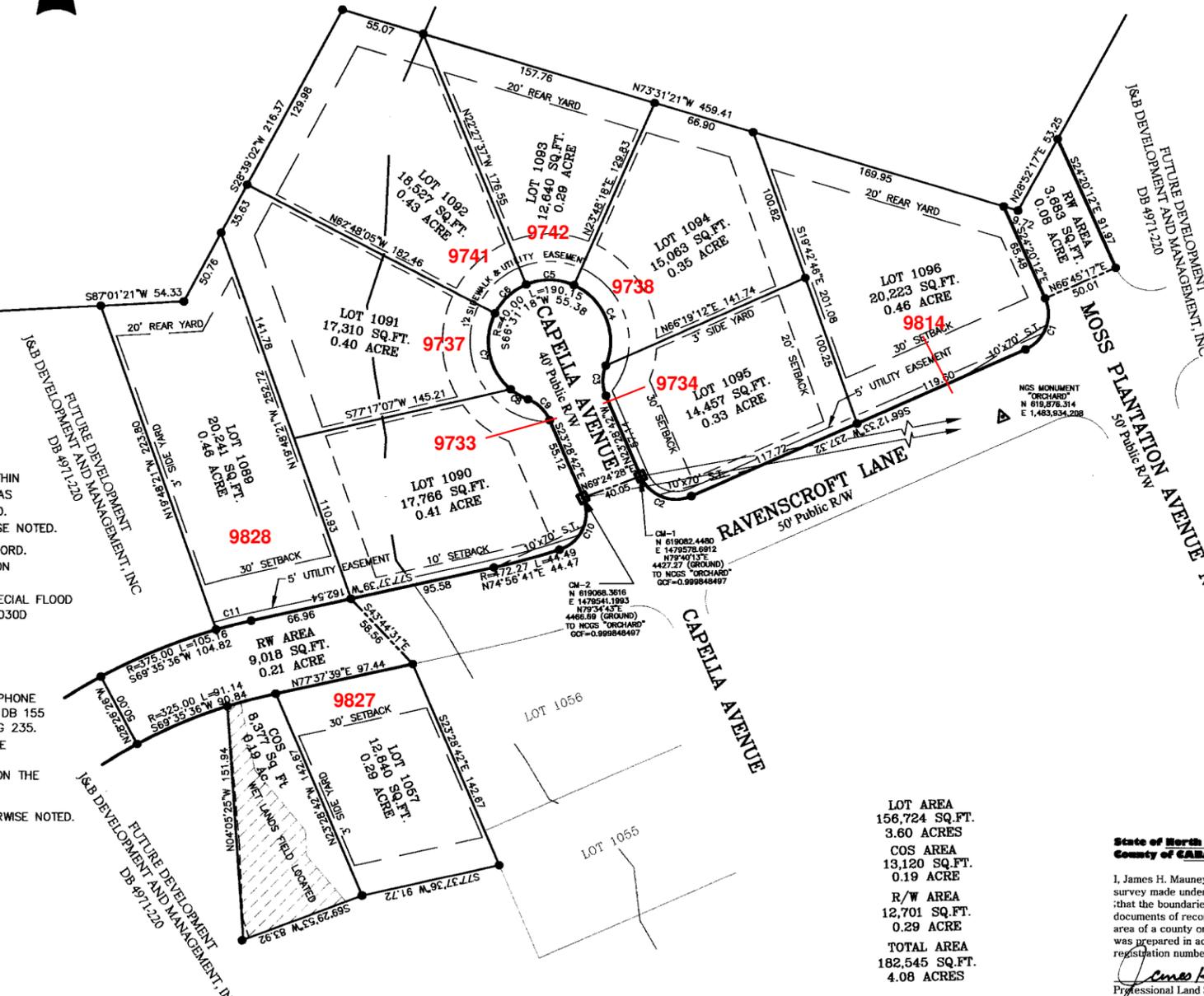
I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN  
AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION  
OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN  
OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MIN. BUILDING  
SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL STREETS, 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,

12/20/05 *[Signature]* OWNER  
DATE BY FARRAR GRIGGS, JR., ESQ. GRANTED POWER OF ATTORNEY FOR  
R.J. MOSS PROPERTIES, LLC AS RECORDED IN BOOK 4842 PG 41

CURVE	LENGTH	RADIUS	CHORD	DIST.
C1	39.51	25.00	N20°56'11"E	35.52
C2	39.41	25.00	S68°38'04"E	35.45
C3	20.15	25.00	S00°23'05"E	19.61
C4	62.07	40.00	N21°44'35"W	56.02
C5	32.30	40.00	N89°19'39"W	31.43
C6	28.16	40.00	S47°22'09"W	27.59
C7	54.49	40.00	S11°49'39"E	50.37
C8	13.13	40.00	S80°15'34"E	13.07
C9	20.15	25.00	N46°34'18"W	19.61
C10	41.77	25.00	N24°23'18"E	37.08
C11	23.72	375.00	S75°48'54"W	23.72

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  
RAVENSCROFT = 180'  
CAPELLA = 143'  
MOSS PLANTATION AVE NW = 73'



LOT AREA  
156,724 SQ.FT.  
3.60 ACRES  
COS AREA  
13,120 SQ.FT.  
0.19 ACRE  
R/W AREA  
12,701 SQ.FT.  
0.29 ACRE  
TOTAL AREA  
182,545 SQ.FT.  
4.08 ACRES

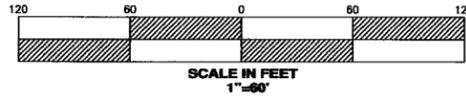
State of North Carolina  
County of CABARRUS

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.

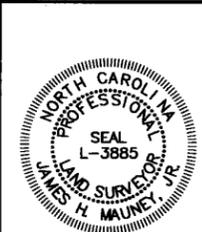
*James H. Mauney, Jr.*  
Professional Land Surveyor  
Registration Number L-3885

LEGEND

- 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



FLOOD CERTIFICATION  
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS 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



REVISIONS				
10-25-05	PER PLANNING COMMENTS			
11-21-05	TO ADD ADDITIONAL SIGNATURE LINE FOR OWNER DEDICATION			

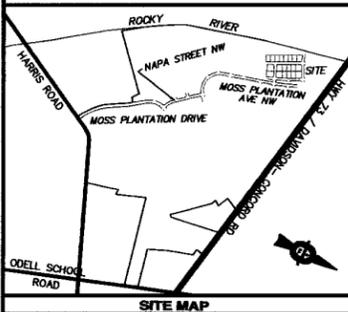
RECORD PLAT SHOWING

**MOSS CREEK VILLAGE  
THE ESTATES, MAP 2  
TOWNSHIP #3, CITY OF CONCORD  
CABARRUS COUNTY, NC**

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"=60'	09-10-2005	1231	F185



SITE MAP