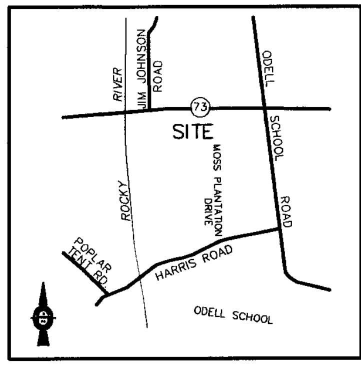
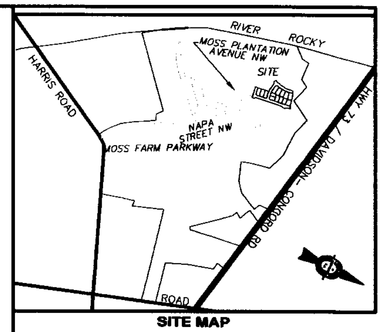
Book 49 Page 41



VICINITY MAP



SITE MAP

NOTES

1. IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
2. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD. NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION BY JAMES MAUNEY & ASSOCIATES, P.A.
3. THIS PROPERTY IS PARTLY LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FIRM MAP 37025C-0030D EFFECTIVE DATE: 11/2/94.
4. TAX PARCEL NOS. PART 4671975792
5. REFERENCES: DB 2430 PG 224, DB 1439 PG 194 DB 1104 PG 176, DB 232 PG 218
6. 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.
7. CITY OF CONCORD WATER AND SEWER IS AVALIABLE TO ALL LOTS.
8. ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE.
9. ALL AREAS CALCULATED BY COORDINATE METHOD. ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.
10. CENTERLINE STREET DISTANCES
MOSS PLANTATION AVENUE NW =765'
CAPELLA = 389'
CHANDLER AVENUE=223'
CHASE PRAIRIE AVENUE =380'

Street Blades:
[1] 1500 Chandler Ave NW at 9660 Moss Plantation Ave NW
[2] 9680 Moss Plantation Ave NW at 1500 Chase Prairie Ave NW
[3] 9680 Capella Ave NW at 1440 Chase Prairie Ave NW

Street Key #'s
Moss Plantation Ave NW - 2639
Chase Prairie Ave NW - 2750
Capella Ave NW - 2720
Chandler Ave NW- 2751

CERTIFICATE OF FINAL PLAT APPROVAL

I, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES. THIS FINAL PLAT FOR THE MOSS CREEK VILLAGE, THE PRESERVE, MAP 1 SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON April 20, 2006 Case 1077

4-20-06 Margaret Pearson
DATE DEVELOPMENT SERVICES DIRECTOR

PLAT REVIEW OFFICERS CERTIFICATE
(as required by N.C.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.

4-20-2006 Jonathan Marshall by David Whitley
DATE REVIEW OFFICER

CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION

I, HEREBY CERTIFY THAT THE CITY COUNCIL ACCEPTED THE OFFERS OF DEDICATION SHOWN ON THIS PLAT BY ~~RESOLUTION~~ motion AT A MEETING OF THE CITY COUNCIL HELD ON April 13, 2006

4/19/06 Jim B. Chunn
DATE CITY CLERK

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

CITY OF CONCORD

MOSS CREEK VILLAGE, THE PRESERVE, MAP 1
NAME OF SUBDIVISION

MOSS PLANTATION AVE. NW, CAPELLA AVE., CHANDLER AVE., CHASE PRARIE AVE.
NAME OF STREETS IN SUBDIVISION

J & B DEVELOPMENT AND MANAGEMENT, INC.
SUBDIVIDER

I HEREBY, TO THE BEST OF MY KNOWLEDGE, ABILITY AND BELIEF, CERTIFY THAT ALL STREET, STORM DRAINAGE, WATER AND SEWER WORK TO BE PERFORMED ON THIS SUBDIVISION HAS BEEN CHECKED BY ME OR MY AUTHORIZED REPRESENTATIVE AND WILL CONFORM WITH LINES, GRADES, CROSS-SECTIONS, DIMENSIONS, AND MATERIAL REQUIREMENTS WHICH ARE SHOWN ON AND INDICATED IN THE PLANS WHICH HAVE BEEN REVIEWS AND APPROVED BY THE CONCORD SUBDIVISION ADMINISTRATOR OR THE NORTH CAROLINA DEPARTMENT OF TRANSPIRATION.

I ALSO ACKNOWLEDGE THAT FALSIFICATION OF THE ABOVE CERTIFICATIONS MAY SUBJECT ME TO CIVIL SUIT AND/OR CRIMINAL PROSECUTION UNDER THE GENERAL STATUTES INCLUDING BUT NOT LIMITED TO, GS 14-100 AND 136-102.6 AND THE CODE OF ORDINANCES OF THE CITY OF CONCORD.

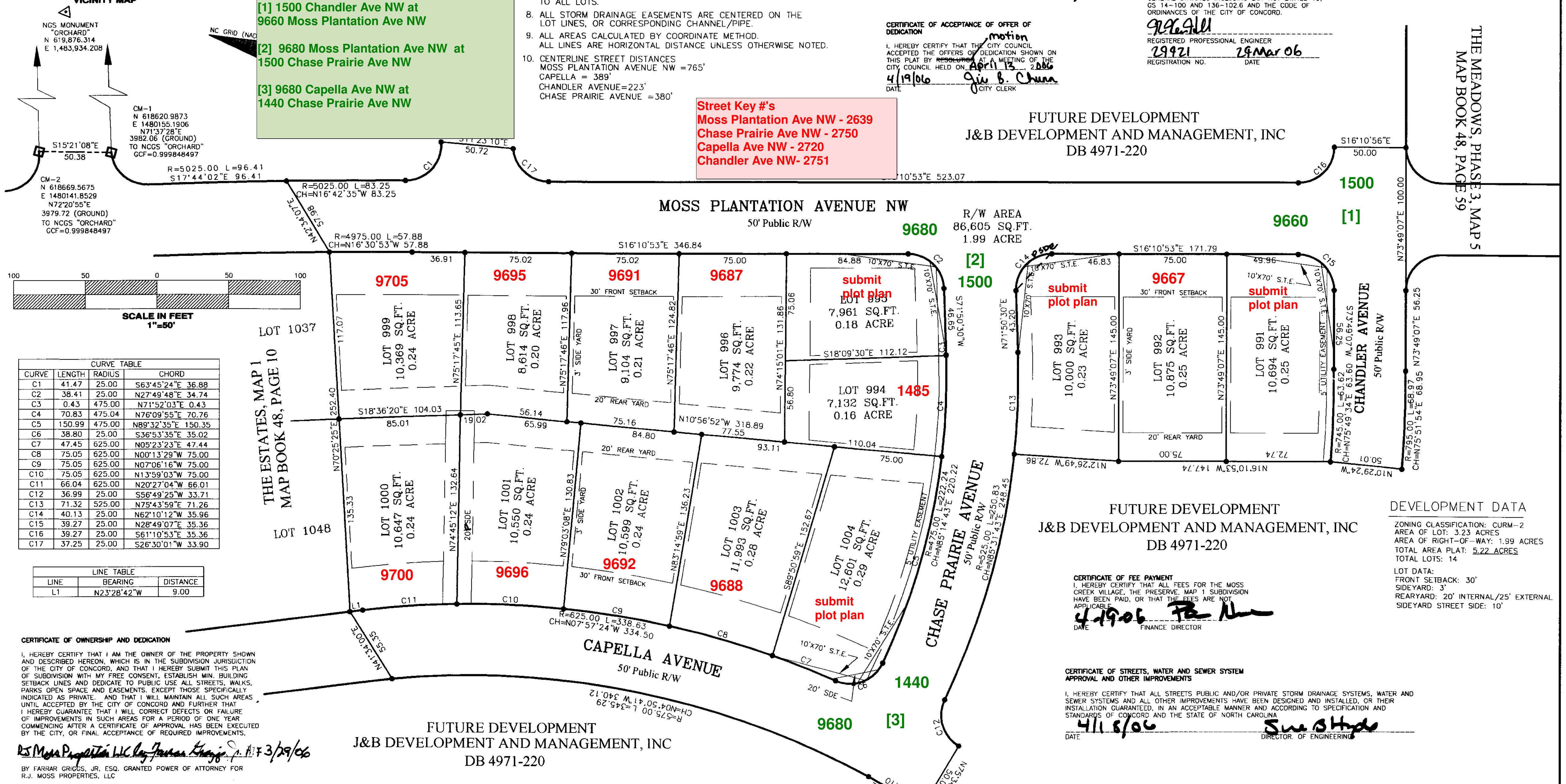
[signature]
REGISTERED PROFESSIONAL ENGINEER

29921 29Mar06
REGISTRATION NO. DATE

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE 20th DAY OF April 2006 AT 4:10 O'CLOCK P M AND REGISTERED IN RECORD BOOK — NO. 49 PAGE 41

By: S Williamson, Deputy
REGISTER OF DEEDS



CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	41.47	25.00	S63°45'24"E 36.88
C2	38.41	25.00	N27°49'48"E 34.74
C3	0.43	475.00	N71°52'03"E 0.43
C4	70.83	475.04	N76°09'55"E 70.76
C5	150.99	475.00	N89°32'35"E 150.35
C6	38.80	25.00	S36°53'35"E 35.02
C7	47.45	625.00	N05°23'23"E 47.44
C8	75.05	625.00	N00°13'29"W 75.00
C9	75.05	625.00	N07°06'16"W 75.00
C10	75.05	625.00	N13°59'03"W 75.00
C11	66.04	625.00	N20°27'04"W 66.01
C12	36.99	25.00	S56°49'25"W 33.71
C13	71.32	525.00	N75°43'59"E 71.26
C14	40.13	25.00	N62°10'12"W 35.96
C15	39.27	25.00	N28°49'07"E 35.36
C16	39.27	25.00	S61°10'53"E 35.36
C17	37.25	25.00	S26°30'01"W 33.90

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N23°28'42"W	9.00

SCALE IN FEET 1"=50'

DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2
AREA OF LOT: 3.23 ACRES
AREA OF RIGHT-OF-WAY: 1.99 ACRES
TOTAL AREA PLAT: 5.22 ACRES
TOTAL LOTS: 14

LOT DATA:
FRONT SETBACK: 30'
SIDEYARD: 3'
REARYARD: 20' INTERNAL/25' EXTERNAL
SIDEYARD STREET SIDE: 10'

CERTIFICATE OF FEE PAYMENT

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

4-19-06 [signature]
DATE FINANCE DIRECTOR

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

I, HEREBY CERTIFY THAT ALL STREETS PUBLIC AND/OR PRIVATE STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND ALL OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATION AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA

4/18/06 Sue B Hyde
DATE DIRECTOR 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 FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS.

RJ Moss Properties LLC by Farrar Griggs Jr. AIF 3/29/06
BY FARRAR GRIGGS, JR, ESQ. GRANTED POWER OF ATTORNEY FOR R.J. MOSS PROPERTIES, LLC

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.

LEGEND

PSDE — 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
NCGS MONUMENT

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 37025C0030D

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; at this survey is 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

NORTH CAROLINA PROFESSIONAL SEAL L-3885 LAND SURVEYOR JAMES H. MAUNEY, JR.

REVISIONS
03-29-06 TO CORRECT CERTIFICATION AND ADD NEW CERTIFICATIONS

FINAL MAJOR PLAT

MOSS CREEK VILLAGE
THE PRESERVE, MAP 1
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
	JM		1"=50'	02-07-2006	1579	F223