

LEGEND

- PSDE _____ PRIVATE STORM DRAINAGE EASEMENT
- SDE _____ 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
- _____ NCGS MONUMENT

NORTH CAROLINA
 STATE OF NORTH CAROLINA
 COUNTY OF CABARRUS
 I, Carol A. Wingate, a Notary Public for said County and State, DO HEREBY CERTIFY THAT Robert W. Burkett PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
 WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 13th DAY OF December, 2006.
 MY COMMISSION EXPIRES: My Commission Expires 9-17-2011
Carol A. Wingate

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 THE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THE FOREGOING INSTRUMENT REFERS MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 DATE: 1/24/2007 Jonathan Marshall by David Whitley
 REVIEW OFFICER



CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS
 CITY OF CONCORD
 MOSS CREEK VILLAGE THE PRESERVE MAP 2
 NAME OF SUBDIVISION
 CHANDLER AVE. CAPELLA 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 GREEN 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 REVIEWED AND APPROVED BY THE CONCORD SUBDIVISION ADMINISTRATOR OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
 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.

CERTIFICATE OF FEE PAYMENT
 I HEREBY CERTIFY THAT ALL FEES FOR THE MOSS CREEK VILLAGE, THE PRESERVE, MAP 2 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.
 DATE: 1-25-07 Joe Mc
 FINANCE DIRECTOR

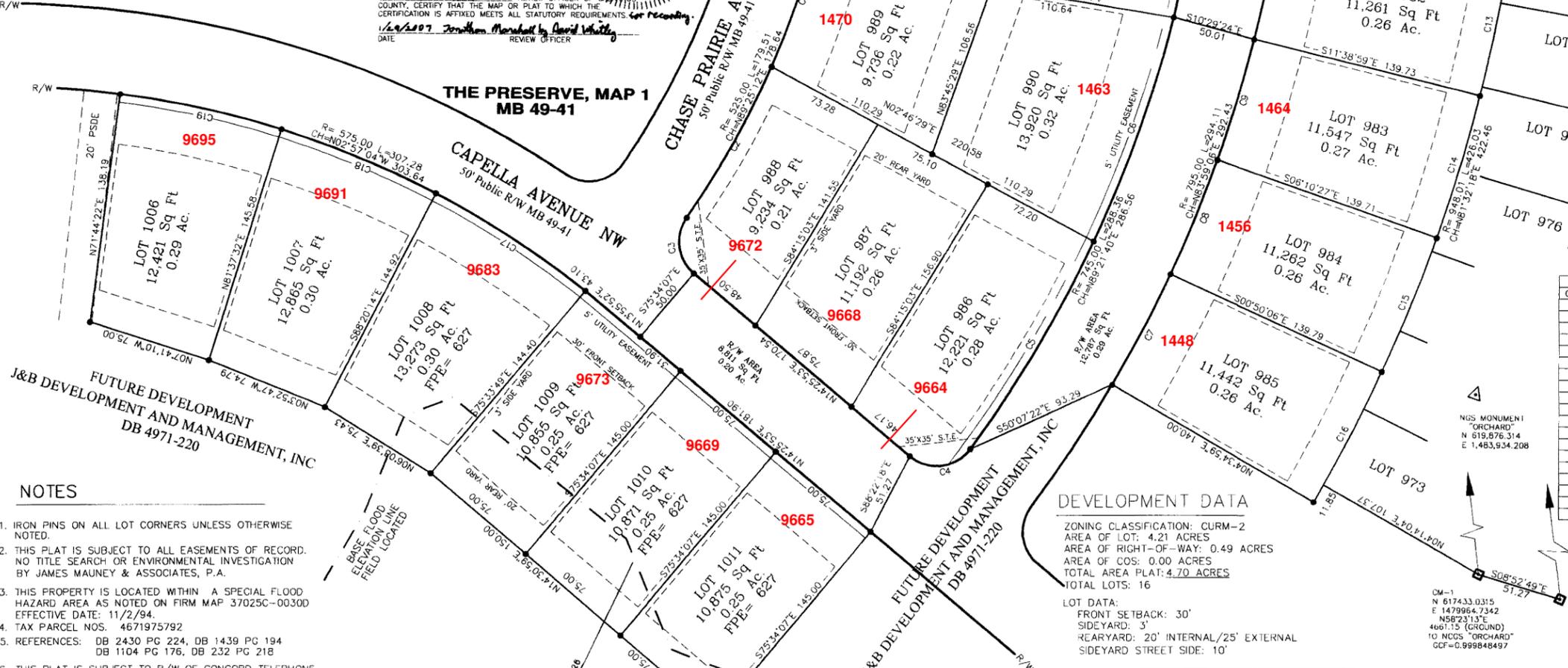
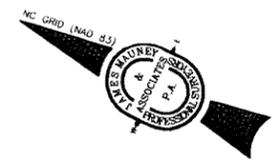
CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS
 I HEREBY CERTIFY THAT ALL STREETS PUBLIC AND/OR PRIVATE STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND ALL OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATION AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA.
 DATE: 1/10/07 Sw B Hdo
 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.
 OWNER: R. J. MOSS PROPERTIES, LLC
 BY: FARRAR GRIGGS, JR., ESQ. GRANTED POWER OF ATTORNEY FOR R.J. MOSS PROPERTIES, LLC
Robert Burkett DATE: 12-19-06

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 2 SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 1-26-07
 DATE: 1-26-07 Monte Ragan
 DEVELOPMENT SERVICES DIRECTOR

OFFICE REGISTER OF DEEDS
 CABARRUS COUNTY, NC
 FILED FOR REGISTRATION ON THE
29 DAY OF Jan, 2007
 AT _____ O'CLOCK _____ M
 AND REGISTERED IN RECORD BOOK
 NO. 51 PAGE 71
 REGISTER OF DEEDS

CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION
 I HEREBY CERTIFY THAT THE CITY COUNCIL ACCEPTED THE OFFERS OF DEDICATION SHOWN ON THIS PLAT AT A MEETING OF THE CITY COUNCIL HELD ON Dec 14, 2006
 DATE: 1/25/07 Joe B. Chunn
 CITY CLERK



CURVE TABLE

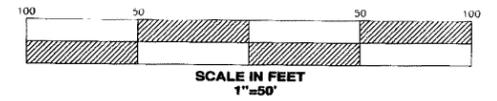
CURVE	LENGTH	RADIUS	CHORD
C1	75.06	525.00	N83°43'14"E 75.00
C2	104.45	525.00	S86°29'02"E 104.28
C3	36.99	25.00	S56°49'25"W 33.71
C4	41.01	25.00	S32°33'34"E 36.56
C5	145.19	745.00	S85°08'02"E 144.96
C6	143.17	745.00	N83°46'40"E 142.95
C7	75.18	795.00	S88°07'33"E 75.15
C8	74.08	795.00	N86°29'43"E 74.06
C9	75.97	795.00	N81°05'17"E 75.94
C10	68.78	794.67	N75°52'17"E 68.76
C11	39.27	25.00	N61°10'53"W 35.36
C12	75.11	948.01	N70°56'02"E 75.10
C13	86.08	948.01	N75°48'19"E 86.05
C14	89.32	948.01	N81°06'21"E 89.29
C15	87.10	948.01	N86°26'14"E 87.07
C16	88.41	948.01	S88°15'32"E 88.38
C17	107.34	575.00	N07°00'38"E 107.18
C18	100.73	575.00	N03°21'21"W 100.60
C19	99.21	575.00	N13°19'03"W 99.09

DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2
 AREA OF LOT: 4.21 ACRES
 AREA OF RIGHT-OF-WAY: 0.49 ACRES
 AREA OF COS: 0.00 ACRES
 TOTAL AREA PLAT: 4.70 ACRES
 TOTAL LOTS: 16
 LOT DATA:
 FRONT SETBACK: 30'
 SIDEYARD: 3'
 REARYARD: 20' INTERNAL/25' EXTERNAL
 SIDEYARD STREET SIDE: 10'

NOTES

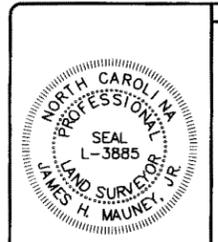
1. IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
2. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD. NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION BY JAMES MAUNEY & ASSOCIATES, P.A.
3. THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FIRM MAP 37025C-00300 EFFECTIVE DATE: 11/2/84.
4. TAX PARCEL NOS. 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 AVAILABLE 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.
10. CENTERLINE STREET DISTANCES
 CAPELLA AVENUE = 176'
 CHANDLER AVENUE = 255'
11. PROPERTY IS NOT LOCATED WITHIN 2000' OF A NCGS CONTROL MONUMENT.
12. IMPERVIOUS AREA FOR EACH LOT TO BE BETWEEN 1890 SQ FT AND 5507 SQ FT



I, James H. Mauney, Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision (description recorded in Book 4971, Page 220, of the Cabarrus County Public Registry); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 4971, Page 220; that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 29th day of November, A.D., 2004.

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

This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.



REVISIONS
 12-19-06 PER PLANNING COMMENTS

FINAL MAJOR PLAT
MOSS CREEK VILLAGE THE PRESERVE, 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
AP	JM		1"=50'	11-30-2006	2481	F333