

**CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS**

CITY OF CONCORD  
FULLERTON PLACE SUBDIVISION  
NAME OF SUBDIVISION  
MARTHA'S VIEW DR. NW  
BRIDGEFORD DR. NW  
RUTLEDGE RIDGE DR. NW  
DOWLING ST. NW  
FULLERTON PLACE DR. NW  
WESSON HUNT DR. NW  
PORTERS POND LANE NW  
HILLSBOROUGH ST. NW  
NAME OF STREETS IN SUBDIVISION  
LENNAR CAROLINAS, LLC  
SUBDIVIDER  
I HEREBY STATE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, 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 IS IN SUBSTANTIAL COMPLIANCE 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 G.S. 14-100 AND G.S. 136-102.6 AND THE CODE OF ORDINANCES OF THE CITY OF CONCORD.

*J.M. G*  
REGISTERED PROFESSIONAL ENGINEER  
16741 7/21/2010  
REGISTRATION NO. DATE

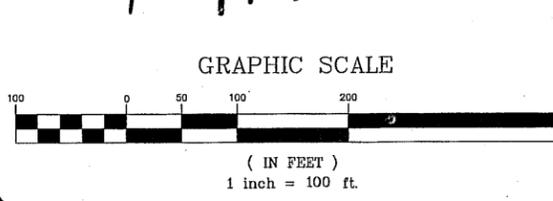


- NOTES:
- TRaverse ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD.
  - AREAS DETERMINED BY COORDINATE COMPUTATIONS.
  - ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCE UNLESS OTHERWISE NOTED.
  - AREA IS LOCATED IN ZONE X (AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN) AS SHOWN ON F.I.R.M. PANEL 3710487100K AND ZONE AE AREAS OF 100 YEAR FLOOD; REVISED EFFECTIVE DATE MARCH 2, 2009, ALSO SUBJECT TO CLOMR-F CASE NO 06-04-0489C, DATED FEBRUARY 16, 2009 THE SPECIAL FLOOD HAZARD IS AN AREA THAT WOULD BE INUNDED BY THE FLOOD HAVING A 1 PERCENT CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR (BASE FLOOD), 1 PERCENT CHANCE FLOOD ELEVATION (NGVD 29) 623.1
  - ALL DEDICATED SIGHT TRIANGLE EASEMENTS SHOWN WITHIN THESE DOCUMENTS SHALL BE SHOWN ON THE FINAL PLAT.
  - ALL SIDEWALKS NOT CONTAINED WITHIN THE RIGHT-OF-WAY SHALL BE WITHIN A DEDICATED SIDEWALK EASEMENT AND SHOWN ON THIS FINAL PLAT.
  - ANY DWELLING UNITS ON LOTS LESS THAN 45' WIDE MUST HAVE A HEATED SECOND FLOOR LIVING SPACE EQUIVALENT TO ONE BEDROOM.
  - A HOME OWNERS ASSOCIATION WILL HAVE OWNERSHIP OF THE BUFFERS AND ALL DEDICATED OPEN SPACE.
  - THE DEVELOPER WILL MAKE A MINIMUM FINANCIAL INVESTMENT OF 200% OF THE PRE-DEVELOPMENT TAX VALUE OF LAND DEDICATED FOR ACTIVE OPEN SPACE.
  - ANY LOT LINE CLOSER THAN 50 FEET FROM ACTIVE OPEN SPACE MUST BE SCREENED. THIS REQUIREMENT INCLUDES OPEN SPACE WITH TRAILS.
  - THE AREA WITHIN THE FEMA FLOODWAY SHALL NOT BE INCLUDED AS OPEN SPACE.
  - THE FILL REQUIRED FOR LOTS SHOWN IN THE FEMA FLOODWAY FRINGE (AS DETERMINED BY THE APPROVED CLOMR-F) WILL BE OFFSET BY REMOVING AN EQUAL VOLUME OF CUT FROM THE FLOODWAY FRINGE TO CONSTITUTE NO NET LOSS TO THE FLOOD STORAGE CAPACITY OF THE FLOODWAY FRINGE. TREES GREATER THAN 12" IN DIAMETER WILL BE PRESERVED AND NOT BE CLEARED, GRUBBED OR EXCAVATED.
  - STUB STREETS SHOWN ON PLAT ARE INTENDED FOR FUTURE ROADWAY CONNECTIONS.
  - THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

- REFERENCES:
- DEEDS SHOWN HEREON.
  - CABARRUS COUNTY GIS SYSTEM.
  - PLAT ENTITLED "SUBDIVISION PLAT OF MOORECREST SUBDIVISION PHASE 1 MAP 1" BY MEADE GUNNELL ENGINEERING AND SURVEYING, PC DATED 05-27-04 AND RECORDED IN MAP BOOK 45 PAGE 35 CABARRUS COUNTY REGISTER OF DEEDS.
  - PLAT ENTITLED "FINAL PLAT OF MOORECREST SUBDIVISION PHASE 2 MAP 1" BY MEADE GUNNELL ENGINEERING AND SURVEYING, PC DATED 05-13-05 AND RECORDED IN MAP BOOK 46 PAGE 95 CABARRUS COUNTY REGISTER OF DEEDS
  - UNRECORDED PLAT ENTITLED "BOUNDARY SURVEY FOR: AMBASSADOR DEVELOPMENT, LLC" BY MEADE GUNNELL ENGINEERING AND SURVEYING, PC DATED 04-12-05.
  - UNRECORDED PLAT ENTITLED "FLOOD MAP FOR: AMBASSADOR DEVELOPMENT, LLC" BY MEADE GUNNELL ENGINEERING AND SURVEYING, PC DATED 04-12-05.
  - UNRECORDED PLAT ENTITLED "BOUNDARY SURVEY FOR: AMBASSADOR DEVELOPMENT, LLC" BY MEADE GUNNELL ENGINEERING AND SURVEYING, PC DATED 11-11-04
  - UNRECORDED PLAT ENTITLED "REVISED BOUNDARY SURVEY SHOWING A PORTION OF THE PROPERTY OF LENNAR CAROLINAS, LLC" BY MEADE GUNNELL ENGINEERING AND SURVEYING, PC DATED 08-18-06.
  - PLAT ENTITLED "SANITARY SEWER/UTILITY RIGHT OF WAY PLAT OF: FULLERTON PLACE SUBDIVISION" BY MEADE GUNNELL ENGINEERING AND SURVEYING, PC DATED MAY 16, 2009 RECORDED IN CABARRUS COUNTY REGISTER OF DEEDS IN MAP BOOK 56 PAGES 4 AND 5.

**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 CODE OF ORDINANCES OF THE CITY OF CONCORD.

DATE \_\_\_\_\_ DIRECTOR OF ELECTRIC SYSTEMS



**CERTIFICATE OF SURVEY AND ACCURACY**

I, GLENN E. GAMBLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (D.B.K. AND PG. AS SHOWN); THAT THE ERROR OF CLOSURE BY LATITUDES AND DEPARTURES EXCEEDS 1:200000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK AND AS REFERENCED ON THIS PLAT; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL, THIS THE 19TH DAY OF JULY, 2010 A.D.



Street Blades:  
[1] 10340 Wesson Hunt Rd NW at  
560 Martha's View Dr NW

Street Key #'s  
Wesson Hunt Rd NW - 2954  
Martha's View Dr NW - 2916

LINE	LENGTH	BEARING
L1	47.65	S69°12'34"E
L2	8.04	S69°12'34"E
L3	33.66	S67°24'17"E
L4	52.13	S65°20'47"E
L5	33.88	S60°39'01"E
L6	21.54	S60°39'01"E
L7	41.72	S57°43'40"E
L8	6.71	S57°43'40"E
L9	47.95	S54°04'56"E
L10	7.60	S50°53'49"E
L11	36.17	S50°53'49"E
L12	26.89	S43°40'40"E
L13	60.12	S42°42'45"W
L14	45.51	S06°35'12"W
L15	46.96	S50°53'49"E
L16	50.03	S54°04'56"E
L17	50.44	S57°43'40"E
L18	48.30	S60°39'01"E
L19	52.33	S63°56'04"E
L20	4.95	S68°40'38"E
L21	42.14	S67°14'34"E
L22	65.21	S69°21'32"E
L23	52.41	S50°53'49"E
L24	53.61	S54°04'56"E
L25	53.88	S57°43'40"E
L26	51.55	S60°39'01"E
L27	54.05	S63°56'04"E
L28	50.72	S67°24'15"E
L29	35.03	S69°12'34"E

**ZONING DATA (CONCORD)**

ZONING DISTRICT: RM-2 (CLUSTER OPTION)  
PARCEL NUMBER: (PART OF) 4671-94-5080  
TOTAL NUMBER OF LOTS SHOWN: 14  
TOTAL LINEAR FEET OF STREETS SHOWN: 430.7 FEET  
WESSON HUNT RD.: 260.2 FEET  
MARTHA'S VIEW DR.: 170.5 FEET  
TOTAL GROSS PHASE 2 MAP 2 AREA: 4.203 ACRES  
TOTAL OPEN SPACE SHOWN: 0.502 ACRES  
TOTAL PUBLIC R/W SHOWN: 1.164 ACRES

**OVERALL PROJECT DATA:**

ZONING: RM-2 (CLUSTER OPTION)  
LOT AREA FOR PROJECT: 66.76 ACRES  
NO. OF LOTS BEFORE SUBDIVISION: 1  
OPEN SPACE REQUIRED: 20.03 ACRES (30%)  
OPEN SPACE PROVIDED: 20.18 ACRES  
FLOODWAY AREA: 0.00 ACRES  
(NOTE: FLOODWAY AREA NOT INCLUDED IN OPEN SPACE)  
AREA IN LOTS: 33.35 ACRES  
RIGHT-OF-WAY AREA: 13.25 ACRES  
TOTAL LOT COUNT: 201  
PHASE I LOT COUNT: 93  
PHASE II LOT COUNT: 39  
PHASE III LOT COUNT: 69  
LOT DENSITY: 3.01 UNITS/ACRE

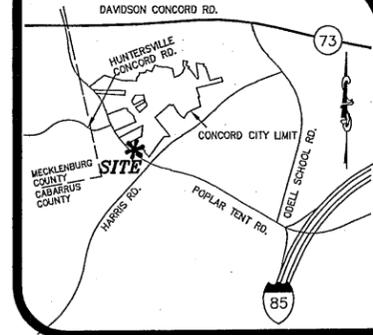
ACTIVE OPEN SPACE: 1.33 ACRES  
INACCESSIBLE OPEN SPACE (WETLANDS): 3.01 ACRES  
POND AREA: 1.09 ACRES  
PASSIVE OPEN SPACE: 15.82 ACRES  
WALKING/BIKE TRAILS: ± 4,200 LF  
MINIMUM LOT SIZE: 6000 SQ. FT.

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	47.12'	30.00'	42.43'	N02°32'56"E
C2	41.72'	30.00'	38.44'	N87°23'32"E
C3	32.08'	598.38'	32.08'	S51°13'42"E
C4	52.01'	658.38'	52.00'	S49°31'13"E
C5	11.27'	658.38'	11.27'	S52°16'26"E
C6	21.68'	25.00'	21.00'	N27°55'28"W
C7	50.78'	60.00'	49.28'	S27°19'43"E
C8	45.37'	60.00'	44.29'	S73°14'01"E
C9	38.67'	60.00'	38.00'	N66°38'39"E
C10	56.88'	60.00'	54.77'	N21°01'35"E
C11	4.52'	25.00'	4.52'	S00°56'46"E
C12	18.90'	25.00'	18.45'	S25°53'56"W

NORTH CAROLINA  
CABARRUS COUNTY  
I, Lori D. Harrell, A NOTARY PUBLIC OF SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT James M. Carpenter PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 21 DAY OF July 2010.

Lori D. Harrell  
MY COMMISSION EXPIRES 7/22/14



VICINITY MAP  
NTS

**PLAT REVIEW OFFICER CERTIFICATE**  
STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

Jonathan Marshall  
REVIEW OFFICER OF THE COUNTY OF CABARRUS.  
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEET ALL STATUTORY REQUIREMENTS FOR RECORDING.  
Jonathan Marshall  
REVIEW OFFICER 9/20/10  
DATE

**CERTIFICATE OF FINAL PLAT APPROVAL**

I HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES. THE FINAL PLAT FOR FULLERTON PLACE PHASE 2 MAP 2 SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING AND ZONING COMMISSION ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON Sept. 16, 2010.  
9/20/10  
DATE Margaret Pearson (KIA)  
DEVELOPMENT SERVICES DIRECTOR

**CERTIFICATE OF FEE PAYMENT**

I HEREBY CERTIFY THAT ALL FEES FOR THE FULLERTON SUBDIVISION PHASE 2 MAP 2 HAVE BEEN PAID OR THAT THE FEES ARE NOT APPLICABLE.  
Patricia O'Keefe  
FINANCE DIRECTOR 9/20/10  
DATE

**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 AT A MEETING OF THE CITY COUNCIL HELD ON Dec 10, 2009.  
9/20/10  
DATE Kim J. Deason  
CITY CLERK

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE TO THE PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, SIDEWALKS, GREENWAYS, RIGHTS OF WAY, EASEMENTS, OPEN SPACE AND/OR PARKS 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 FINAL ACCEPTANCE OF THE REQUIRED IMPROVEMENTS.

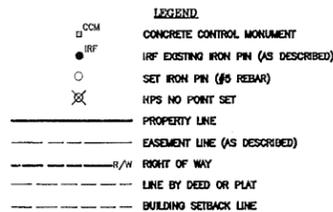
James M. Carpenter  
OWNER 9/19/10  
DATE

NORTH CAROLINA  
CABARRUS COUNTY  
I, Chelsea L. Bell, A NOTARY PUBLIC OF SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT James M. Carpenter PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.  
WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 19 DAY OF August 2010.  
Chelsea L. Bell  
MY COMMISSION EXPIRES 4-1-12

**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 OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA.

9/17/10  
DATE M. Sue Hilde  
DIRECTOR OF ENGINEERING



**FINAL (MAJOR) SUBDIVISION PLAT OF :**  
**FULLERTON PLACE SUBDIVISION**  
**PHASE 2 MAP 2**

FOR:  
**LENNAR CAROLINAS, LLC**  
14120 BALLANTYNE CORPORATE PLACE SUITE 475  
CHARLOTTE, NORTH CAROLINA 28277

JOB NUMBER: 766.00 PARCEL ID: 4671-94-5080

COUNTY/TWP: CABARRUS/TOWNSHIP NO. 3 REF: DB: 2890 PG. 66

DATE: 11/06/2009 CADD: # 766PH2MAP2.DWG

CITY: CONCORD, NORTH CAROLINA SCALE: 1" = 100'

**MEADE GUNNELL**  
engineering + surveying, p.c.  
1950-A West Catawba Avenue  
Cornelius, NC 28031  
704-655-7290 704-655-7291 (fax)

DRAWN BY: GEC  
CHECKED BY: GEC  
SHEET 1 OF 1

NO.	DATE	BY	REVISION
2	11/20/09	GEC	ADDRESS COMMENTS
1	11/06/09	GEC	PRELIMINARY SUBMITTAL