Bk 54 Pg 84

NOTES

THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY.

IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

AREAS COMPUTED BY COORDINATE METHOD.

TOTAL ACREAGE FOR THE AREA ENCOMPASSED BY THIS MAP IS 3.609 ACRES.

TOTAL AREA MINUS RIGHT-OF-WAY FOR THIS MAP IS 2.380 ACRES

NO DEVELOPMENTAL STUMP HOLES REPORTED TO THIS FIRM WITHIN THE LOTS WHICH MAKE UP THIS MAP.

NO NGS OR NCGS HORIZONTAL TRAVERSE WITHIN 2000 FEET.

TAX PARCEL # 4599-76-9930

MAINTENANCE OF MEDIANS AND COMMON AREA, IF ANY, WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR ASSIGNS.

PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PRIVATE STORM DRAINAGE EASEMENTS ARE THE MAINTENANCE AND RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.

SUBJECT TRACTS ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 3702500080 D WITH AN EFFECTIVE DATE NOV. 02, 1994.

NORTH ORIENTATION BASED ON GPS SURVEYED POINTS USING NC GRID NAD 83. (2001 CORRECTION)

NO DEVELOPMENTAL STUMP HOLES, SUMP, OR SANITARY LANDFILL REPORTED TO THIS FIRM WITHIN THE LOTS WHICH MAKE UP THIS MAP.

FUTURE BUILDING SITES AND DEVELOPMENT AREAS RECORDED IN DB. 6318-0246, 0249 & 0252.

SUBJECT TRACT DEED REFERENCES: DB. 6318-0246, 0249 & 0252.

THIS PROPERTY IS ZONED RV.

NUMBER OF LOTS CREATED BY THIS PLAT: 24 BUILDABLE

NUMBER OF LOTS EXISTING BEFORE THE SUBDIVISION: 5

COMMON OPEN SPACE ON THIS PLAT - ACTIVE = 1.895 ACRES

ERROR OF CLOSURE: 1: 21,899

REFERENCE FINAL PLAT OF OXFORD COMMONS MAP 1, MB. 54 PG. 56 FOR PCU/AE (PUBLIC COMMON UTILITY/ACCESS EASEMENT) LOCATION.

DEDICATION OF COMMON OPEN AREA

Portrait Homes-Oxford Commons, LLC in recording this plat as a portion of OXFORD COMMONS has designated certain parts as "COMMON AREA" for use by the homeowners or tenants of OXFORD COMMONS not for the use by the general public but for parking, recreational and other related activities as more fully provided for the Declaration of Covenants, Conditions, and Restrictions applicable to OXFORD COMMONS which Declarations recorded in the Cabarrus County Registrar of Deeds in book 8745 page 307 on May 18, 2006 and which said Declaration is hereby made a part of this plat and incorporated herein.

CERTIFICATE OF FEE PAYMENT

I hereby certify that all fees for Oxford Commons Subdivision have been paid, or that the fees are not applicable.

10/30/07 — 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 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 in the Oxford Commons Subdivision.

12/20/07 — Date — Director of Engineering

CERTIFICATE OF ACCEPTANCE AND 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:

_____ 2008.

N/A

DATE — CITY CLERK

PLAT REVIEW OFFICER CERTIFICATION
STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, Jonathan B. Marshall REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER — 12-21-07 DATE

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 OXFORD COMMONS SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON:

12/20, 2007.

12/20/07 — DATE — DEVELOPMENT SERVICES DIRECTOR

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

CITY OF CONCORD, OXFORD COMMONS SUBDIVISION, Portrait Homes-Oxford Commons, LLC
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 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, CITY OF CONCORD.
SIGNED:

Robert E Tripp IV — REGISTERED PROFESSIONAL ENGINEER — NC23505 REGISTRATION NO. — 13 DEC 2007 DATE

NORTH CAROLINA PROFESSIONAL SEAL 23505 ENGINEER ROBERT E TRIPP IV

NORTH CAROLINA
MECKLENBURG COUNTY

I, BRYAN C METZLER, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT ROBERT E TRIPP IV PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 13 DAY OF DEC, 2007.
MY COMMISSION EXPIRES: 3/17/2012
NOTARY PUBLIC

BRYAN C. METZLER NOTARY PUBLIC MECKLENBURG COUNTY, NC

Certificate of Ownership and Dedication

I hereby certify that Portrait Homes-Oxford Commons, LLC is the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the City of Concord, and that Portrait Homes-Oxford Commons, LLC hereby submits this plan of subdivision with its free consent, establishes minimum building set back lines, and dedicates to public or private use as noted all areas shown on this plat as streets, walks, parks, open space and easements (except that areas designated "COS" or the like are private whether or not indicated as private). Ownership control and maintenance of private areas shall be and remain in Portrait Homes-Oxford Commons, LLC or its successor or an owners association. Areas dedicated to public use shall be maintained by Portrait Homes-Oxford Commons, LLC or its successor or an owners association until such publicly dedicated areas are accepted for maintenance by the City of Concord; and correction of defects or failures of improvements in such publicly dedicated areas is guaranteed by Portrait Homes-Oxford Commons, LLC or its successor or an owners association for a period of one (1) year commencing after the later of (i) the date a certificate of approval is issued by the City of Concord or (ii) the date of final acceptance of required improvements by the City of Concord.

Portrait Homes-Oxford Commons, LLC
By:
Its: Member
Date: 12/13/07

NORTH CAROLINA
MECKLENBURG COUNTY

I, Shirley B. Vick, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT John J. Brunner PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 13 DAY OF December, 2007.
MY COMMISSION EXPIRES: 12-22-09
NOTARY PUBLIC

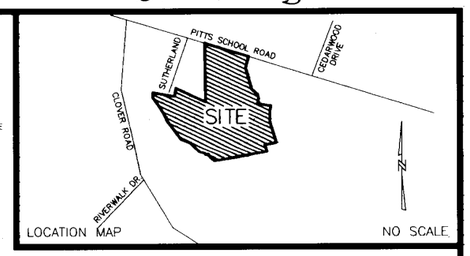
SHIRLEY B VICK NOTARY PUBLIC MECKLENBURG COUNTY, NC

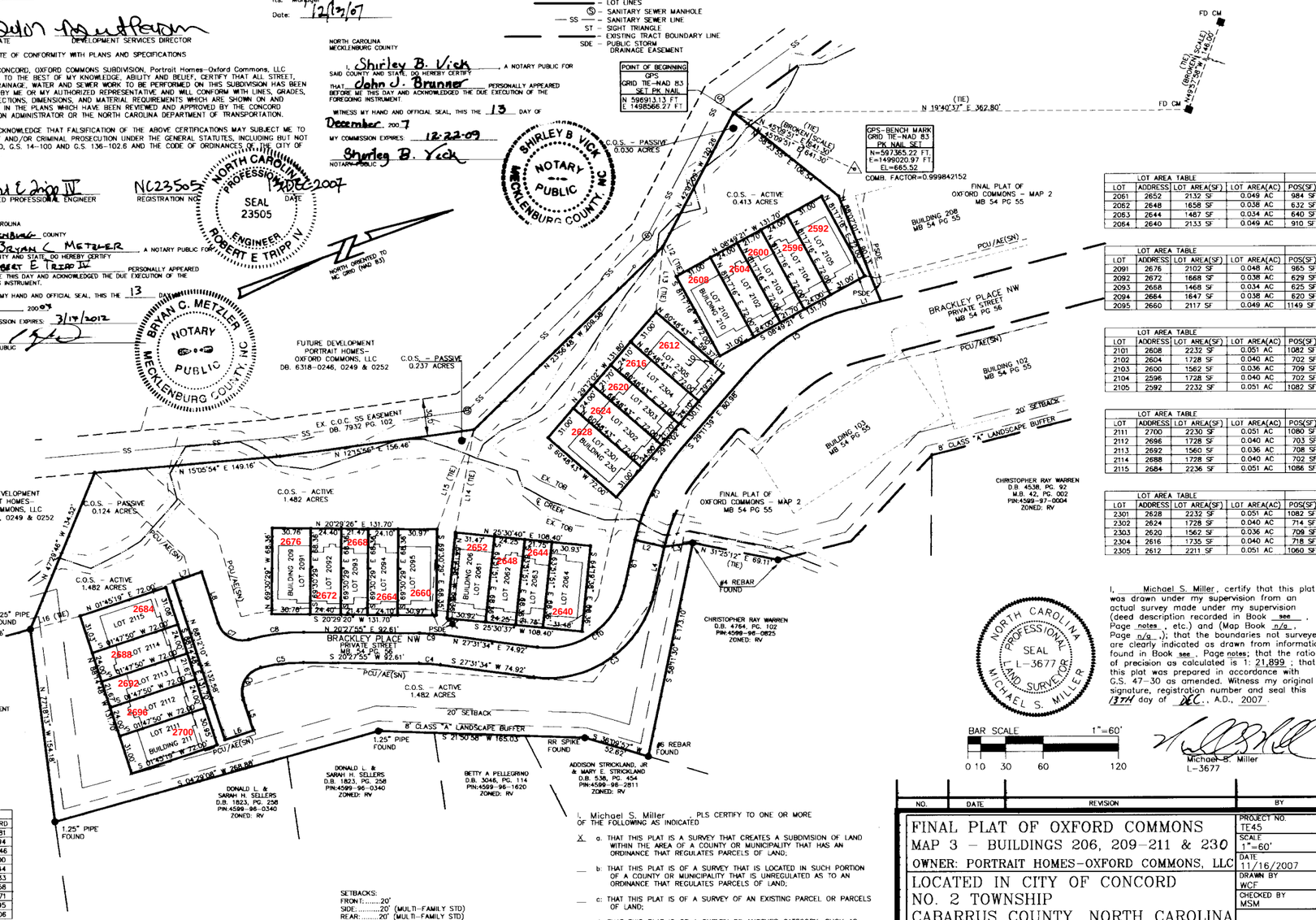
LEGEND
PCU/AE - PUBLIC COMMON UTILITY ACCESS EASEMENT (SEE NOTES)
(SN) - SEE NOTES
R/W - RIGHT-OF-WAY
COS - COMMON OPEN SPACE
SS - SANITARY SEWER
- FIRE HYDRANT
FD - FOUND
C.O.C. - CITY OF CONCORD
EX - EXISTING
PSDE - PRIVATE STORM DRAINAGE EASEMENT
TOB - TOP OF BANK
℄ - CENTERLINE
CM - CONCRETE MONUMENT
AC - ACRES
- PUBLIC COMMON UTILITY ACCESS EASEMENT
- PUBLIC COMMON UTILITY ACCESS EASEMENT(FUTURE DEVELOPMENT)
- 20' SETBACK
- 8' CLASS "A" LANDSCAPE BUFFER
- CENTERLINE CREEK
- EXISTING TOP OF BANK
- PRIVATE STORM DRAINAGE EASEMENT
- LOT LINES
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
ST - SIGHT TRIANGLE
- EXISTING TRACT BOUNDARY LINE
SDE - PUBLIC STORM DRAINAGE EASEMENT

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE ____ DAY OF _____ AT _____ O'CLOCK_____
AND REGISTERED IN RECORD BOOK NO. _____ PAGE _____

REGISTER OF DEEDS





LINE TABLE		
LINE	BEARINGS	LENGTH
L1	S05°33'57"W	25.85
L2	N32°36'16"E	24.00
L3	N12°29'18"E	22.70
L4	S57°23'44"E	37.35
L5	S88°12'10"E	25.69
L6	S01°47'50"W	24.00
L7	N01°47'50"E	24.00
L8	S88°12'10"E	42.77
L9	N57°23'44"W	37.35
L10	S29°12'05"E	1.70
L11	N60°47'55"E	12.63
L12 (TIE)	N85°44'43"E	25.93
L13 (TIE)	S63°51'26"E	52.36
L14 (TIE)	S59°38'32"E	82.78
L15 (TIE)	S49°25'38"E	84.17
L16 (TIE)	N05°07'00"E	41.20

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	98.31	162.00	34°46'09"	50.72	S11°48'51"E	96.81
C2	79.74	162.00	28°12'05"	40.69	S43°17'41"E	78.94
C3	126.95	87.00	84°55'18"	79.61	S14°56'05"E	117.46
C4	17.01	138.00	7°03'39"	8.51	S23°59'45"W	17.00
C5	34.53	138.00	14°20'18"	17.36	S13°17'46"W	34.44
C6	32.93	20.00	94°19'48"	21.57	S41°02'16"E	29.33
C7	30.44	20.00	87°11'39"	19.04	N48°12'00"E	27.58
C8	44.85	162.00	15°51'45"	22.57	N12°32'03"E	44.71
C9	19.96	162.00	7°03'39"	9.99	N23°59'45"E	19.95
C10	93.38	63.00	84°55'18"	57.65	N14°56'05"W	85.06

SETBACKS:
FRONT:.....20'
SIDE:.....20' (MULTI-FAMILY STD)
REAR:.....20' (MULTI-FAMILY STD)

MAX. BUILDING HEIGHT: 35'

MINIMUM BUILDING SEPARATION:
20' + 1' FOR EVERY 1' IN EXCESS OF 30'

IMPERVIOUS AREA THIS PHASE: 4.1 ACRES

TOTAL UNITS IN THIS PHASE: 92

I, Michael S. Miller, PLS CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED

X a. THAT THIS PLAT IS A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

___ b: THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;

___ c: THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND;

___ d: THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

___ e: THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS IN (a) THROUGH (d) ABOVE.

MICHAEL S. MILLER
L-3677

LOT AREA TABLE				
LOT	ADDRESS	LOT AREA(SF)	LOT AREA(AC)	POS(SF)
2061	2652	2132 SF	0.049 AC	984 SF
2062	2648	1658 SF	0.038 AC	632 SF
2063	2644	1487 SF	0.034 AC	640 SF
2064	2640	2133 SF	0.049 AC	910 SF

LOT AREA TABLE				
LOT	ADDRESS	LOT AREA(SF)	LOT AREA(AC)	POS(SF)
2091	2676	2102 SF	0.048 AC	965 SF
2092	2672	1668 SF	0.038 AC	629 SF
2093	2668	1468 SF	0.034 AC	625 SF
2094	2664	1647 SF	0.038 AC	620 SF
2095	2660	2117 SF	0.049 AC	1149 SF

LOT AREA TABLE				
LOT	ADDRESS	LOT AREA(SF)	LOT AREA(AC)	POS(SF)
2101	2608	2232 SF	0.051 AC	1082 SF
2102	2604	1728 SF	0.040 AC	702 SF
2103	2600	1562 SF	0.036 AC	709 SF
2104	2596	1728 SF	0.040 AC	702 SF
2105	2592	2232 SF	0.051 AC	1082 SF

LOT AREA TABLE				
LOT	ADDRESS	LOT AREA(SF)	LOT AREA(AC)	POS(SF)
2111	2700	2230 SF	0.051 AC	1080 SF
2112	2696	1728 SF	0.040 AC	703 SF
2113	2692	1560 SF	0.036 AC	708 SF
2114	2688	1728 SF	0.040 AC	702 SF
2115	2684	2236 SF	0.051 AC	1086 SF

LOT AREA TABLE				
LOT	ADDRESS	LOT AREA(SF)	LOT AREA(AC)	POS(SF)
2301	2628	2232 SF	0.051 AC	1082 SF
2302	2624	1728 SF	0.040 AC	714 SF
2303	2620	1562 SF	0.036 AC	709 SF
2304	2616	1735 SF	0.040 AC	718 SF
2305	2612	2211 SF	0.051 AC	1060 SF

NORTH CAROLINA PROFESSIONAL SEAL L-3677 LAND SURVEYOR MICHAEL S. MILLER

I, Michael S. Miller, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book see, Page notes, etc.) and (Map Book n/a, Page n/a.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book see, Page notes; that the ratio of precision as calculated is 1: 21,899; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 13TH day of DEC., A.D., 2007.

BAR SCALE 1"=60' — 0 10 30 60 120

Michael S. Miller
L-3677

NO.	DATE	REVISION	BY

FINAL PLAT OF OXFORD COMMONS
MAP 3 - BUILDINGS 206, 209-211 & 230
OWNER: PORTRAIT HOMES-OXFORD COMMONS, LLC
LOCATED IN CITY OF CONCORD
NO. 2 TOWNSHIP
CABARRUS COUNTY, NORTH CAROLINA

PROJECT NO. TE45
SCALE 1"=60'
DATE 11/16/2007
DRAWN BY WCF
CHECKED BY MSM
DRAWING NO. TE45-RM3

PORTRAIT HOMES-OXFORD COMMONS, LLC
9111 MONROE ROAD
SUITE 100
CHARLOTTE, NC 28270
(704) 849-2221

ESP
ESP Associates, P.A.
P.O. Box 7030 3475 Lakemont Blvd.
Charlotte, NC 28241 Fort Mill, SC 29708
704-583-4949 (NC)
803-802-2440 (SC)
www.espassociates.com

THIS DRAWING AND/OR THE DESIGN SHOWN ARE THE PROPERTY OF ESP ASSOCIATES, P.A. THE REPRODUCTION, ALTERATION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

ESP ASSOCIATES, P.A.