

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.

James M. G...
 REGISTERED PROFESSIONAL ENGINEER
 16741 4/22/2009
 REGISTRATION NO. DATE



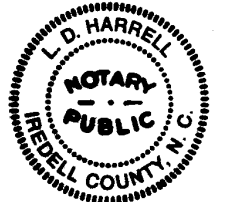
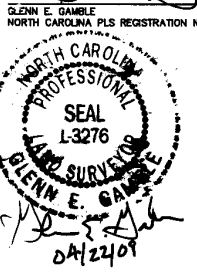
- NOTES:
- TRaverse ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD.
 - AREAS DETERMINED BY COORDINATE COMPUTATIONS.
 - ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCE UNLESS OTHERWISE NOTED.
 - AREA IS LOCATED IN ZONE X (AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN) AS SHOWN ON F.I.R.M. PANEL 3710487100K AND ZONE AE AREAS OF 100 YEAR FLOOD; REVISED EFFECTIVE DATE MARCH 2, 2009. ALSO SUBJECT TO CONWR-F CASE NO 06-04-048BC, DATED FEBRUARY 16, 2006 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 CONWR-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 09-30-04.
 - 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, 2008 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
 5-05-09 Robert J. Pate, Jr.
 DIRECTOR OF ELECTRIC SYSTEMS

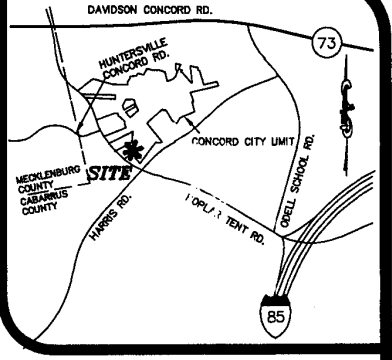
CERTIFICATE OF SURVEY AND ACCURACY

GLENN E. GAMBLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (D.M.K. AND P.G. AS SHOWN); THAT THE ERROR OF CLOSURE BY LATITUDES AND DEPARTURES EXCEEDS 1:20000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK AND AS REFERRED ON THIS PLAT; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
 WITNESS MY ORIGINAL SIGNATURE, SEAL, THIS THE 22 DAY OF April 2009.
 Glenn E. Gamble
 NORTH CAROLINA PLS REGISTRATION NO. L-3276



NORTH CAROLINA CABARRUS COUNTY

L.D. Harrell, A NOTARY PUBLIC OF SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT James Carpenter PERSONALLY APPEARED BEFORE ME THIS DAY ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
 WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 22 DAY OF April 2009.
 L.D. Harrell
 MY COMMISSION EXPIRES 06/24/09



VICINITY MAP NTS

PLAT REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA
 COUNTY OF CABARRUS
 BY JEFF HUSS
 I, 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 5/16/09
 REVIEW OFFICER DATE

CERTIFICATE OF FINAL PLAT APPROVAL

IT IS HEREBY CERTIFIED THAT FULLERTON PLACE PHASE 2 MAP 1 IS IN COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES. THIS FINAL PLAT FOR THE FULLERTON SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING AND ZONING COMMISSION/ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 4/23/09.
 5/6/09 Margaret Pearson (Ker)
 DATE DEVELOPMENT SERVICES DIRECTOR

CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE FULLERTON SUBDIVISION PHASE 2 MAP 1 HAVE BEEN PAID OR THAT THE FEES ARE NOT APPLICABLE.
 [Signature] 5/14/09
 FINANCE DIRECTOR 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 August 14, 2008.
 5/14/09 [Signature]
 DATE 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 TH/ 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.
 [Signature] 4/22/09
 OWNER

LINE	LENGTH	BEARING
L1	25.78	S41°05'43"E
L2	93.92	N58°00'06"W
L3	60.78	N38°20'00"E
L4	60.00	N82°43'00"W
L5	17.35	N48°48'43"E
L6	26.49	N41°11'15"W
L7	30.26	N27°23'26"W
L8	36.89	N27°23'26"W
L9	44.53	S10°15'01"E
L10	33.84	S09°10'50"W
L11	56.08	S47°28'26"W
L12	50.00	N27°23'26"W
L13	28.88	N27°23'26"W

Street Blades:
 [1] 10360 Wesson Hunt Rd NW at 10370 Dowling St NW

Street Key #'s
 Wesson Hunt Rd NW - 2954
 Dowling St NW - 2918

ZONING: AYA (COMBINED)

ZONING DISTRICT: RM-2 (CLUSTER OPTION)
 PARCEL NUMBER: (PART OF) 4871-94-5080
 TOTAL NUMBER OF LOTS SHOWN: 14
 WESSON HUNT RD.: 230.8 FEET
 DOWLING ST.: 180.2 FEET
 TOTAL GROSS PHASE 2 MAP 1 AREA: 4.406 ACRES
 TOTAL OPEN SPACE SHOWN: 1.344 ACRES
 TOTAL PUBLIC R/W SHOWN: 0.487 ACRES

OVERALL PROJECT DATA:

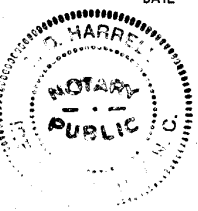
ZONING	RM-2 (CLUSTER OPTION)
LOT AREA FOR PROJECT	66.78 ACRES
NO. OF LOTS BEFORE SUBDIVISION	1
OPEN SPACE REQUIRED	20.03 ACRES (30X)
OPEN SPACE PROVIDED	20.16 ACRES
FLOODWAY AREA	0.00 ACRES
(NOTE: FLOODWAY AREA NOT INCLUDED IN OPEN SPACE)	
AREA IN LOTS	33.35 ACRES
RIGHT-OF-WAY AREA	13.25 ACRES
TOTAL LOT COUNT	201
PHASE I LOT COUNT	53
PHASE II LOT COUNT	39
PHASE III LOT COUNT	89
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.

NCGS "M018"
 N: 608,052.4912 FT (NAD 83)
 E: 477,032.5708 FT (NAD 83)
 ELEV: 705.10 FT (NGVD 29)

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.
 5/1/09 M. Steve Hyde
 DATE DIRECTOR OF ENGINEERING



NO.	DATE	BY	REVISION
1	03/17/09	GEG	PRELIMINARY SUBMITTAL

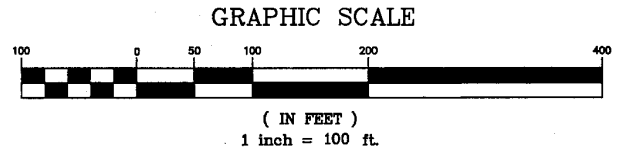
FINAL SUBDIVISION PLAT OF:
FULLERTON PLACE SUBDIVISION
PHASE 2 MAP 1

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: 2880 PG. 66
 DATE: 03/17/2009 CADD # 766PH2MAP1.DWG
 CITY: CONCORD, NORTH CAROLINA SCALE: 1" = 100'

MEADE GUNNELL
 engineering + surveying, p.c.
 18810-A West Catawba Avenue
 Cornelius, N.C. 28031
 704-655-7290 704-655-7291 (fax)

DRAWN BY: GEG
 CHECKED BY: GEG
 SHEET 1 OF 1



CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	47.33'	340.00'	47.30'	N43°31'38"E
C2	48.88'	340.00'	48.80'	N32°27'23"E
C3	49.01'	340.00'	48.98'	N27°12'41"E
C4	48.52'	340.00'	48.48'	N18°59'39"E
C5	48.39'	340.00'	48.34'	N10°48'48"E
C6	48.89'	340.00'	48.84'	N02°39'01"E
C7	48.39'	340.00'	48.34'	N95°31'49"W
C8	21.89'	280.00'	21.88'	N25°04'17"W
C9	72.22'	280.00'	72.05'	N15°28'56"W
C10	70.08'	280.00'	69.88'	N00°31'48"W
C11	89.70'	280.00'	89.17'	N18°50'22"E
C12	28.44'	280.00'	28.43'	N28°37'00"E
C13	54.61'	30.00'	47.50'	N85°12'16"E
C14	24.00'	303.38'	53.83'	S172°10'7"E
C15	28.72'	303.38'	28.74'	S28°48'10"E
C16	22.10'	280.40'	22.10'	S74°44'47"E
C17	1.00'	280.00'	1.00'	N08°00'17"W
C18	1.00'	280.00'	1.00'	N07°48'01"W