

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.

- NOTES: (1) AREAS DETERMINED BY COORDINATE COMPUTATIONS. (2) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCE UNLESS OTHERWISE NOTED. (3) #5 REBARS SET AT ALL CORNERS UNLESS OTHERWISE NOTED. (4) SUBJECT TRACT DEED/PLAT REFERENCE: DB 6661 PG 83, MB 56 PG 4-5. (5) ANY DWELLING UNITS ON LOTS LESS THAN 45' WIDE MUST HAVE A HEATED SECOND FLOOR LIVING SPACE EQUIVALENT TO ONE BEDROOM. (6) A HOME OWNERS ASSOCIATION WILL HAVE OWNERSHIP OF THE BUFFERS AND ALL DEDICATED OPEN SPACE. (7) THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY. (8) ANY LOT LINE CLOSER THAN 50 FEET FROM ACTIVE OPEN SPACE MUST BE SCREENED. THIS REQUIREMENT INCLUDES OPEN SPACE WITH TRAILS. (9) A PORTION OF SUBJECT TRACT IS GRAPHICALLY LOCATED WITHIN THE 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN PER FEMA/FIRM PANEL 4671, MAP NUMBER 3710467100K REVISED MARCH 2, 2009. NONE OF THE LOTS SHOWN HEREON ARE LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER LOMR-F CASE #10-04-0494A DATED FEBRUARY 18, 2010. (10) THE FILL REQUIRED FOR LOTS SHOWN IN THE 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. (11) A FLOOD PLAIN DEVELOPMENT CERTIFICATE MUST BE COMPLETED WITH ANY DISTURBANCE WITHIN A SPECIAL FLOOD HAZARD AREA FOR HABITAT STRUCTURES WITHIN A FLOOD PLAN, AN ELEVATION CERTIFICATE IS REQUIRED. NOTE: FLOOD-PROOFING CERTIFICATE IS REQUIRED WITHIN THE 100-YEAR FLOOD PLAN THAT IS BELOW BASE-FLOOD ELEVATION TO REMOVE PROPERTY FROM FEMA FLOODPLAIN A LETTER OF MAP REVISION IS REQUIRED. (12) DATE OF SURVEY: JANUARY 2015. (13) A 5' UTILITY EASEMENT APPLIES TO ALL LOTS MEASURED FROM THE R/W. (14) 35' WALL EASEMENT TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

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 PLAN 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.

NOTARY CERTIFICATION - OWNER I, Thomas J. Patania, Jr., a Notary Public of Lancaster County, North Carolina, do hereby certify that I personally appeared before me this day acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the 1st day of January, 2015.

REVIEW OFFICER CERTIFICATION I, Greg Bell, Review Officer of Cabarrus County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS CITY OF CONCORD, FULLERTON PLACE SUBDIVISION, PHASE 3 MAP 2 LOTS 75-83, AND LOTS 159-170, RUTLEDGE RIDGE DRIVE NW, MALDEN STREET NW, LENNAR CAROLINAS, LLC.

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 VIOLATION OF ORDINANCES OF THE CITY OF CONCORD.

REGISTERED PROFESSIONAL ENGINEER 25775 DATE 2-24-15 For ESP Associates, P.A.

NOTARY CERTIFICATION - ENGINEER I, Thomas J. Patania, Jr., a Notary Public of Lancaster County, North Carolina, do hereby certify that I personally appeared before me this day acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the 24th day of February, 2015.

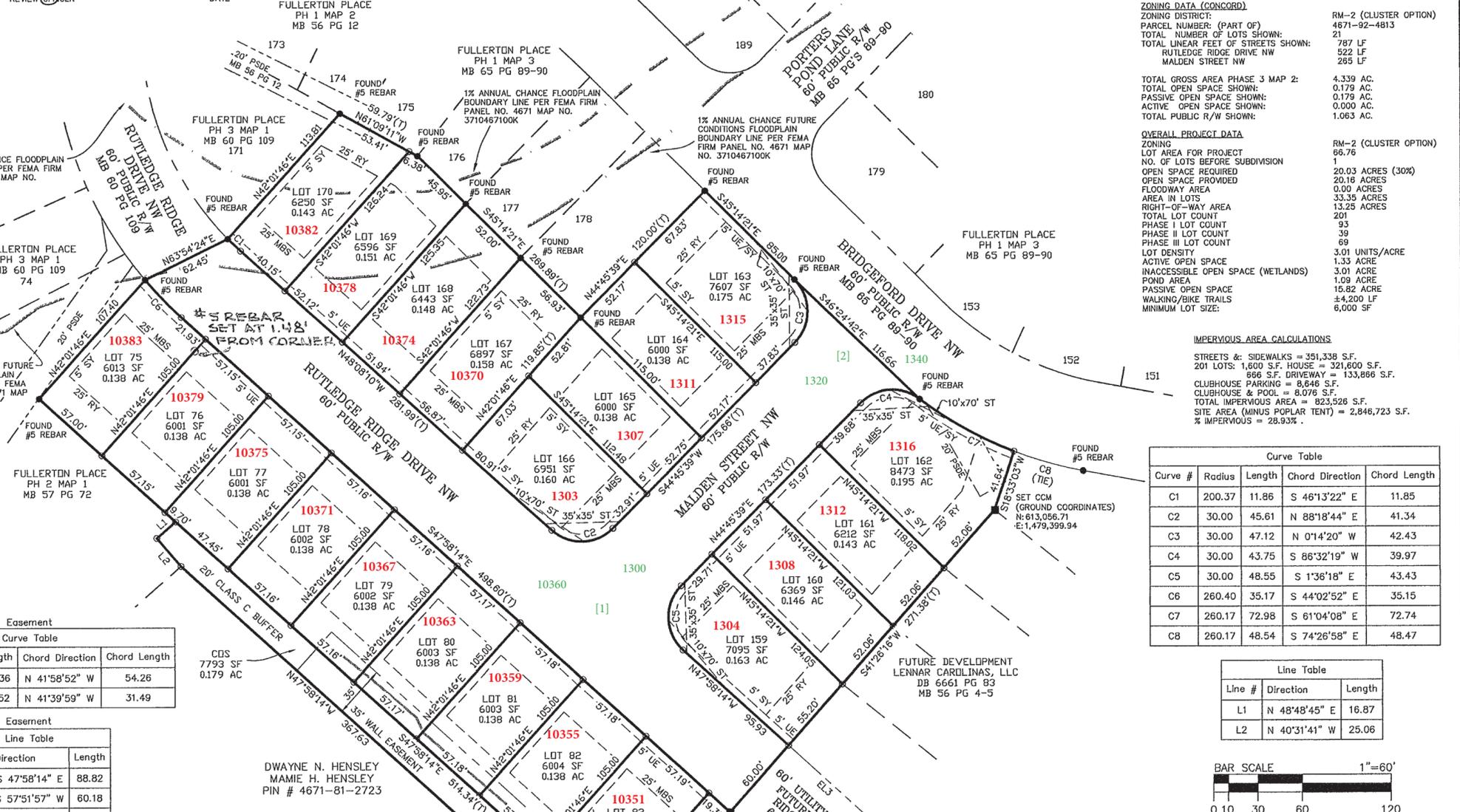
CERTIFICATE OF ELECTRIC DISTRIBUTION I HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION SYSTEM HAS BEEN DESIGNED AND INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF CONCORD FOR THE SUBDIVISION OF FULLERTON PLACE SUBDIVISION PHASE 3 MAP 2, LOTS 75-83, AND LOTS 159-170.

CERTIFICATE OF FEE PAYMENT I HEREBY CERTIFY THAT ALL FEES FOR THE FULLERTON SUBDIVISION PHASE 3 MAP 2 LOTS 75-83, AND LOTS 159-170 HAVE BEEN PAID OR THAT THE FEES ARE NOT APPLICABLE.

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 NORTH CAROLINA FOR FULLERTON PLACE SUBDIVISION PHASE 3 MAP 2, LOTS 75-83, AND LOTS 159-170.

CERTIFICATE OF FINAL PLAT APPROVAL IT IS HEREBY CERTIFIED THAT THIS PLAN IS IN COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES. THIS FINAL PLAT FOR THE FULLERTON PLACE SUBDIVISION PHASE 3 MAP 2, LOTS 75-83, AND LOTS 159-170 WAS APPROVED BY THE CONCORD PLANNING AND ZONING COMMISSION/ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 2/26/15, 2015.

CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION I HEREBY CERTIFY THAT THE CITY COUNCIL ACCEPTED THE OFFERS OF DEDICATION SHOWN ON THIS PLAN BY RESOLUTION AT A MEETING OF THE CITY COUNCIL HELD ON 3/2/15, 2015.



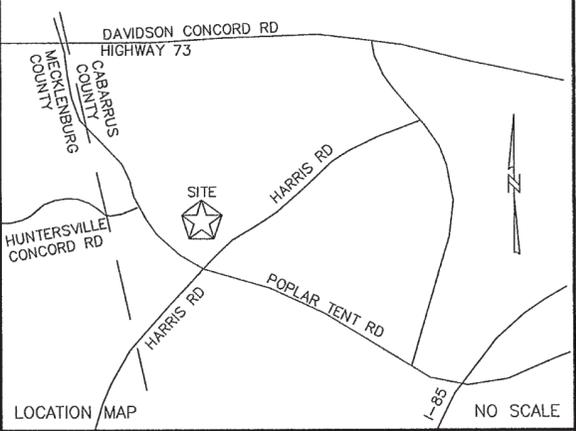
Easement Curve Table with columns: Curve #, Radius, Length, Chord Direction, Chord Length. Rows: EC9, EC10.

Easement Line Table with columns: Line #, Direction, Length. Rows: EL3, EL4, EL5.

Street blades: [1] 10360 Rutledge Ridge Dr NW & 1300 Malden St NW [2] 1320 Malden St NW & 1340 Bridgeford Dr NW

CERTIFICATE OF SURVEY AND ACCURACY I, SCOTT L. HUNTER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DB 6661 PG 83); THAT THE UNADJUSTED RATIO OF PRECISION AS CALCULATED IS 1:43,164; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGES AS REFERENCED ON THIS PLAT.

- LEGEND: MBS - MINIMUM BUILDING SETBACK, SY - REAR YARD, COS - COMMON OPEN SPACE, R/W - RIGHT-OF-WAY, (T) - TOTAL DISTANCE, DB - DEEDBOOK, PG - PAGE, CCM - CONCRETE CONTROL MONUMENT, BOUNDARY / LOT LINE, ADJACENT BOUNDARY / LOT LINE, RIGHT-OF-WAY LINE, ST - SIGHT TRIANGLES, CONCRETE MONUMENT, UE - UTILITY EASEMENT, SETBACK LINE, PSDE - PRIVATE STORM DRAINAGE EASEMENT, EASEMENT, 1% ANNUAL CHANCE FLOODPLAIN BOUNDARY LINE PER FEMA, 1% ANNUAL CHANCE FUTURE CONDITION FLOODPLAIN BOUNDARY LINE.



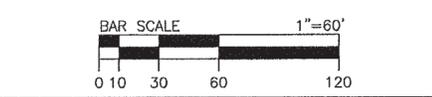
ZONING DATA (CONCORD) showing zoning district, parcel number, total number of lots shown, total linear feet of streets shown, total gross area phase 3 map 2, total open space shown, passive open space shown, active open space shown, total public R/W shown.

OVERALL PROJECT DATA showing lot area for project, no. of lots before subdivision, open space required, open space provided, floodway area, area in lots, right-of-way area, total lot count, phase I lot count, phase II lot count, phase III lot count, lot density, active open space, inaccessible open space (wetlands), pond area, passive open space, walking/bike trails, minimum lot size.

IMPERVIOUS AREA CALCULATIONS showing streets & sidewalks, 201 lots, 866 S.F. driveway, clubhouse & pool, total impervious area, site area (minus poplar tent), % impervious.

Curve Table with columns: Curve #, Radius, Length, Chord Direction, Chord Length. Rows: C1 through C8.

Line Table with columns: Line #, Direction, Length. Rows: L1, L2.



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

FINAL PLAT OF FULLERTON PLACE SUBDIVISION PHASE 3 MAP 2 LOCATED IN CITY OF CONCORD TOWNSHIP NO. 3, CABARRUS COUNTY NORTH CAROLINA OWNER/CLIENT: LENNAR CAROLINAS, LLC 11230 CARMEL COMMONS BOULEVARD CHARLOTTE, NC 28226

Professional seals for Scott L. Hunter (North Carolina Professional Land Surveyor, License No. L-3607) and Thomas J. Patania, Jr. (North Carolina Notary Public, License No. C-0587).

PROJECT NO. Z106.803.004 SCALE 1" = 60' DATE 1-6-15 DRAWN BY CJM CHECKED BY SLH DATE OF SURVEY: JANUARY 2015 DRAWING NO. Z106PH3 MAP2-REV.DWG 1 OF 1 SHT