Book 55 Page 104

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 1.589 ACRES.

TOTAL AREA MINUS RIGHT-OF-WAY FOR THIS MAP IS 1.022 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 # 4599-86-2606

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. 37025C0080 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. 6333 PG. 0216

SUBJECT TRACT DEED REFERENCES: DB. 6333 PG. 0216

THIS PROPERTY IS ZONED RV.

NUMBER OF LOTS CREATED BY THIS PLAT: 9 BUILDABLE

NUMBER OF LOTS EXISTING BEFORE THE SUBDIVISION: 5

COMMON OPEN SPACE ON THIS PLAT – ACTIVE AREA #1 = 0.436 ACRES
ACTIVE AREA #2 = 0.130 ACRES
TOTAL ACTIVE = 0.566 ACRES
PASSIVE AREA #1 = 0.049 ACRES
TOTAL PASSIVE = 0.503 ACRES
TOTAL ACTIVE & PASSIVE COS = 1.069 ACRES

ERROR OF CLOSURE: 1: 21,899

CERTIFICATE OF FEE PAYMENT

I hereby certify that all fees for the Final Plat of Oxford Commons Map 4, Buildings 202 & 207 have been paid, or that the fees are not applicable.

5/14/08 Date — Pam Hinson 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.

5/15/08 Date — M. Sue Hyde 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 AT A MEETING OF THE CITY COUNCIL HELD ON:

May 5 2008.

5/14/08 DATE — Kim J. Season CITY CLERK

CITY OF CONCORD, NORTH CAROLINA

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 OF THE CITY OF CONCORD.
SIGNED:

Robert E Zopp Jr — REGISTERED PROFESSIONAL ENGINEER — NC23505 REGISTRATION NO. — 4/24/08 DATE

NORTH CAROLINA
CABARRUS COUNTY
I, MARILYN L. McKINLEY A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY
THAT ROBERT E. ZOPP JR. PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 24TH DAY OF APRIL, 2008
MY COMMISSION EXPIRES: 11-18-09
Marilyn L. McKinley NOTARY PUBLIC

MARILYN L. McKINLEY NOTARY PUBLIC CABARRUS COUNTY, N.C.

PLAT REVIEW OFFICER CERTIFICATION
STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

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

Jonathan Marshall REVIEW OFFICER — 5/15/08 DATE — by: Kassie Davis

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:

5-15, 2008.

5-16-2008 DATE — Kenneth Pennington DEVELOPMENT SERVICES DIRECTOR

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: Scott Sakoloski
Its: Manager
Date: 4/23/08

NORTH CAROLINA
MECKLENBURG COUNTY
I, Shirley B. Vick A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY
THAT Scott Sakoloski PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 22 DAY OF April 2008
MY COMMISSION EXPIRES: 12-22-09
Shirley B. Vick NOTARY PUBLIC

SHIRLEY B. VICK NOTARY PUBLIC MECKLENBURG COUNTY, NC

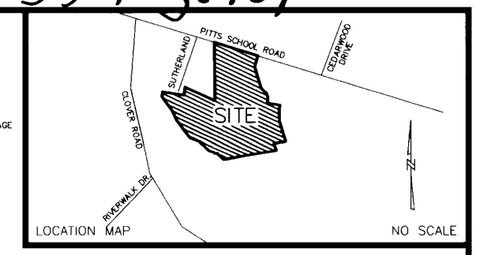
LEGEND
PCU/AE – PUBLIC COMMON UTILITY ACCESS EASEMENT (SEE NOTES)
(SN) – SEE NOTES
R/W – RIGHT-OF-WAY
COS – COMMON OPEN SPACE
SS – SANITARY SEWER
– FIRE HYDRANT
FD – FOUND
C.O.C. – CITY OF CONCORD
EX. – EXISTING
PSDE – PRIVATE STORM DRAINAGE EASEMENT
TOB – TOP OF BANK
℄ – CENTERLINE
CM – CONCRETE MONUMENT
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
SS – SANITARY SEWER LINE
ST – SIGHT TRIANGLE
– EXISTING TRACT BOUNDARY LINE
SDE – PUBLIC STORM DRAINAGE EASEMENT
PSDE – PRIVATE 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 _____

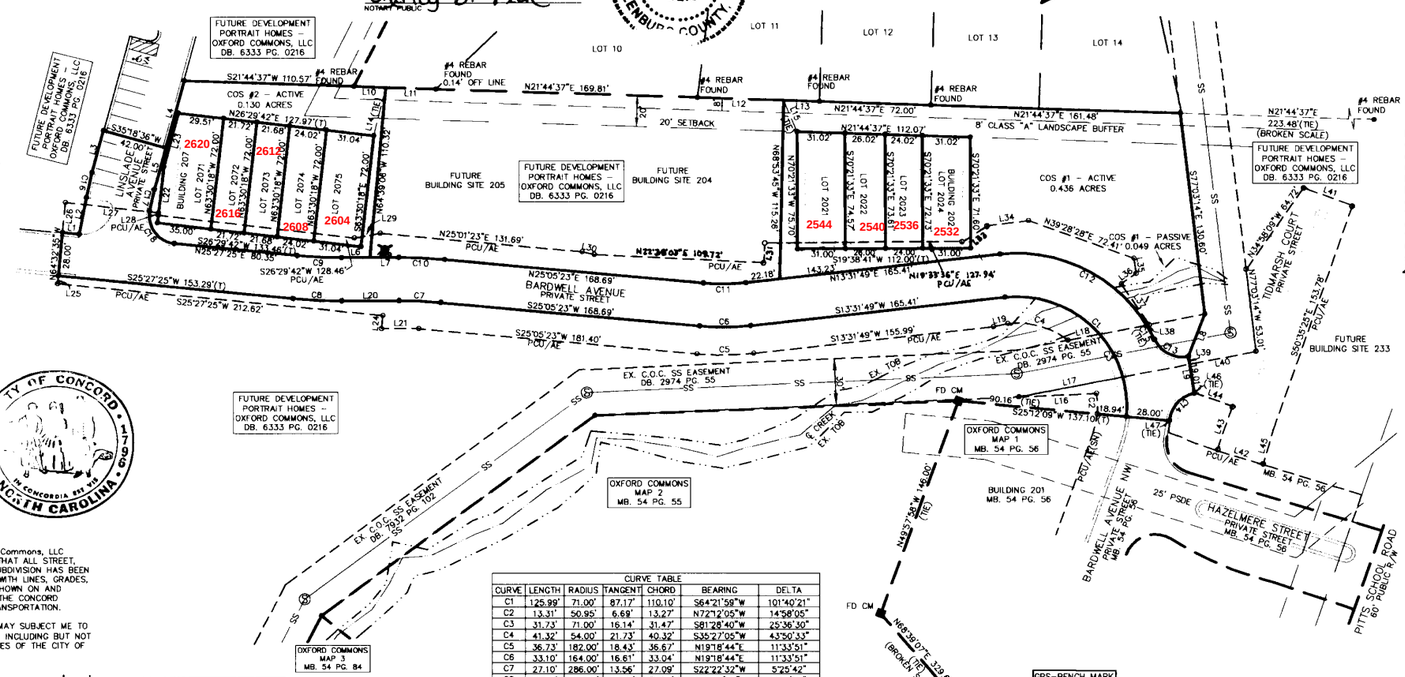
_____
REGISTER OF DEEDS



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 6745 page 307 on May 18, 2006, and which said Declaration is hereby made a part of this plat and incorporated herein.

LOT AREA TABLE – BUILDING 202				
LOT	ADDRESS	LOT AREA(SF)	LOT AREA(AC)	POS(SF)
2021	2544	2329.1 SF	0.053 AC	1116 SF
2022	2540	1926.3 SF	0.044 AC	776 SF
2023	2536	1756.1 SF	0.040 AC	730 SF
2024	2532	2237.1 SF	0.051 AC	1024 SF

LOT AREA TABLE – BUILDING 207				
LOT	ADDRESS	LOT AREA(SF)	LOT AREA(AC)	POS(SF)
2071	2604	2422.8 SF	0.056 AC	1215 SF
2072	2608	1564.0 SF	0.036 AC	709 SF
2073	2612	1560.8 SF	0.036 AC	781 SF
2074	2616	1729.6 SF	0.040 AC	705 SF
2075	2620	2234.6 SF	0.051 AC	1085 SF



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	125.99'	71.00'	87.17'	110.10'	S64°21'59"W	101°40'21"
C2	13.31'	50.95'	6.69'	13.27'	N72°12'05"W	14°58'05"
C3	31.73'	71.00'	16.14'	31.47'	S81°28'40"W	25°36'30"
C4	41.32'	54.00'	21.73'	40.32'	S35°27'05"W	43°50'33"
C5	36.73'	182.00'	18.43'	36.67'	N19°18'44"E	11°33'51"
C6	33.10'	164.00'	16.61'	33.04'	N19°18'44"E	11°33'51"
C7	27.10'	286.00'	13.56'	27.09'	S22°22'32"W	5°25'42"
C8	31.76'	314.00'	15.89'	31.75'	N22°33'33"E	5°47'45"
C9	28.93'	286.00'	14.48'	28.92'	N22°33'33"E	5°47'45"
C10	29.75'	314.00'	14.89'	29.74'	S22°22'32"W	5°25'42"
C11	27.45'	136.00'	13.77'	27.41'	N19°18'46"E	11°33'55"
C12	121.77'	99.00'	69.93'	114.24'	S48°45'59"W	70°28'21"
C13	26.16'	20.00'	15.33'	24.33'	N46°31'52"E	74°56'36"
C14	25.78'	20.00'	15.03'	24.03'	S27°52'09"E	73°51'24"
C15	10.74'	99.00'	5.37'	10.73'	S80°53'46"W	6°12'47"
C16	16.89'	180.00'	8.45'	16.88'	S57°22'41"E	5°22'33"
C17	14.14'	138.00'	7.08'	14.13'	S57°37'33"E	5°52'16"
C18	29.53'	18.00'	19.30'	26.32'	N72°28'52"E	93°58'54"

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.94'	N25°27'25"E
L2	23.82'	S59°06'37"E
L3	28.02'	S54°41'24"E
L4	44.90'	N54°41'24"W
L5	28.01'	S54°41'24"E
L6	18.42'	S19°39'41"W
L7	19.02'	S19°39'41"W
L8	29.51'	S48°51'03"E
L9	24.01'	S79°29'31"E
L10	20.83'	N21°44'37"E
L11	32.61'	N21°44'37"E
L12	55.85'	N21°44'37"E
L13	23.25'	N21°44'37"E
L14	32.30'	N55°56'24"W
L15	22.04'	S86°53'48"W
L16	50.28'	S17°22'18"W
L17	68.49'	N09°03'33"E
L18	20.92'	N09°03'33"E
L19	9.48'	S07°28'22"W
L20	37.44'	S19°39'41"W
L21	24.21'	S19°39'41"W
L22	36.61'	N63°30'18"W

LINE TABLE		
LINE	LENGTH	BEARING
L23	35.82'	S54°41'24"E
L24	8.68'	S64°31'35"E
L25	5.00'	S64°32'39"E
L26	19.47'	S64°32'39"E
L27	60.85'	S26°11'40"W
L28	1.56'	N63°30'18"W
L29	17.13'	S09°48'15"W
L30	8.13'	S32°43'21"W
L31	13.78'	N67°11'57"W
~~L32~~	~~26.13'~~	~~N16°33'06"W~~
L33	18.91'	N13°33'57"W
L34	27.18'	S12°33'58"W
L35	9.84'	N78°03'59"W
L36	11.68'	N15°28'43"W
L37	31.93'	S75°21'24"W
L38	1.79'	S09°03'33"W
L39	5.00'	N79°29'31"W
L40	43.83'	S09°03'33"W
L41	33.60'	S39°24'35"W
L42	31.34'	N36°47'51"E
L43	30.26'	S50°35'25"E
L44	25.14'	S39°24'35"W
L45	23.37'	N53°47'56"W
L46	0.96'	S21°37'33"W
L47	0.66'	N66°09'37"E

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

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 24th day of APR., A.D., 2008.

Michael S. Miller
L-3677

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

BAR SCALE 1"=60'
0 10 30 60 120

NO.	DATE	REVISION	BY

FINAL PLAT OF OXFORD COMMONS
MAP 4 – BUILDINGS 202 & 207
OWNER: PORTRAIT HOMES-OXFORD COMMONS, LLC
LOCATED IN CITY OF CONCORD
NO. 2 TOWNSHIP
CABARRUS COUNTY, NORTH CAROLINA

PROJECT NO. TE45.810
SCALE 1"=60'
DATE 4/21/2008
DRAWN BY WCF
CHECKED BY MSM
DRAWING NO. TE45-RM4

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

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ESP ASSOCIATES, P.A.