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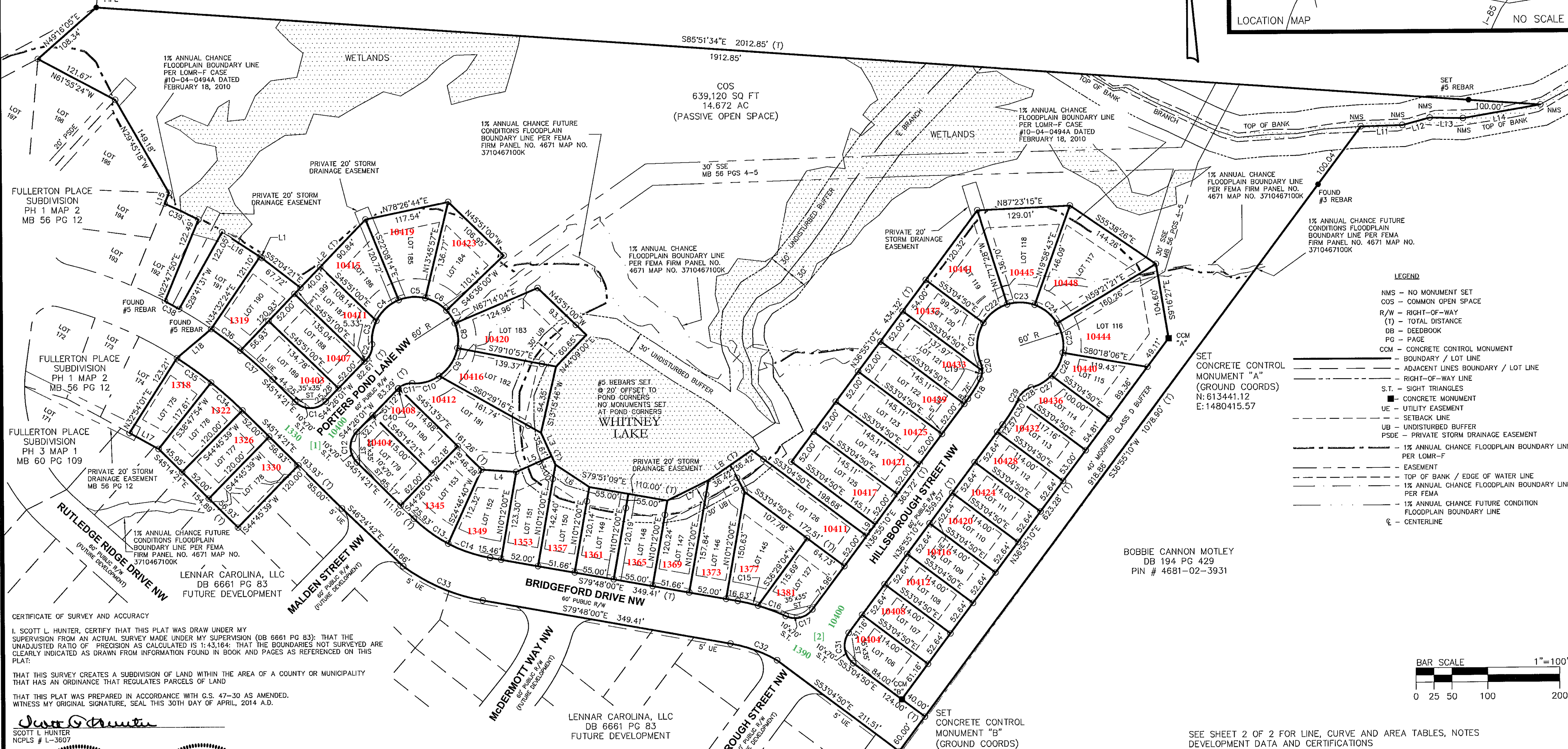
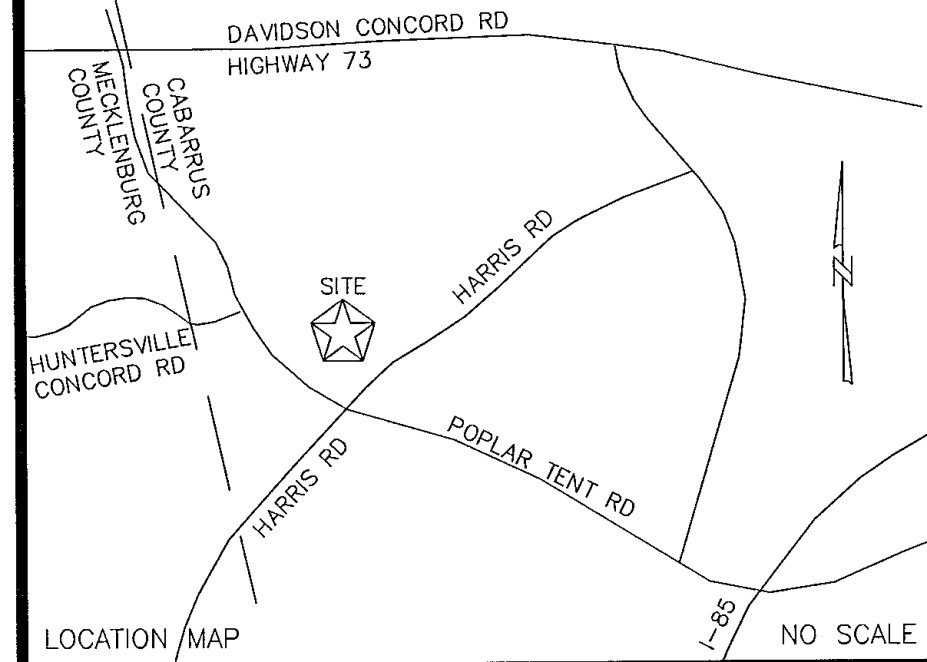
PLAT REVIEW OFFICER CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, Greg Bell 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.

Greg Bell (AB) 5/16/14
REVIEW OFFICER DATE

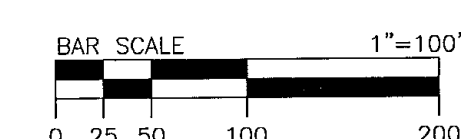
MOORECREST HOMEOWNERS ASSOCIATION INC. DB 7815 PG 265 PIN #4671-84-6232

M/I HOMES OF CHARLOTTE, LLC DB 10639 PG 208 PIN # 4671-75-5121



- LEGEND
- NMS - NO MONUMENT SET
 - COS - COMMON OPEN SPACE
 - R/W - RIGHT-OF-WAY
 - (T) - TOTAL DISTANCE
 - DB - DEEDBOOK
 - PG - PAGE
 - CCM - CONCRETE CONTROL MONUMENT
 - BOUNDARY / LOT LINE
 - - - ADJACENT LINES BOUNDARY / LOT LINE
 - - - RIGHT-OF-WAY LINE
 - - - SETBACK LINE
 - - - EASEMENT
 - - - UNDISTURBED BUFFER
 - - - PRIVATE STORM DRAINAGE EASEMENT
 - - - 1% ANNUAL CHANCE FLOODPLAIN BOUNDARY LINE PER LOMR-F
 - - - EASEMENT
 - - - TOP OF BANK / EDGE OF WATER LINE
 - - - 1% ANNUAL CHANCE FLOODPLAIN BOUNDARY LINE PER FEMA
 - - - 1% ANNUAL CHANCE FUTURE CONDITION FLOODPLAIN BOUNDARY LINE
 - ⊕ - CENTERLINE

BOBBIE CANNON MOTLEY DB 194 PG 429 PIN # 4681-02-3931



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;

THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, SEAL THIS 30TH DAY OF APRIL, 2014 A.D.

SCOTT L. HUNTER
NCLS # L-3607

SCOTT L. HUNTER
NORTH CAROLINA LAND SURVEYOR
SEAL L-3607

ESP ASSOCIATES, P.A.
LICENSE NO. C-0587

SEE SHEET 2 OF 2 FOR LINE, CURVE AND AREA TABLES, NOTES DEVELOPMENT DATA AND CERTIFICATIONS

FINAL PLAT OF
FULLERTON PLACE SUBDIVISION
PHASE 1 MAP 3
LOCATED IN CITY OF CONCORD
TOWNSHIP NO. 3, CABARRUS COUNTY
NORTH CAROLINA

OWNER/CLIENT:
LENNAR CAROLINAS, LLC
11230 CARMEL COMMONS BOULEVARD
CHARLOTTE, NC 28226

PROJECT NO. Z106.801.002
SCALE 1" = 100'
DATE 4/30/2014
DRAWN BY CEC
CHECKED BY SLH
DATE OF SURVEY: APRIL 2014
DRAWING NO. Z106 PH1 MAP 3.DWG

1 OF 2 SHT

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

Street Blades: [1] 1330 Bridgefords Dr NW & 10400 Porters Pond Ln NW
[2] 1390 Bridgefords Dr NW & 10400 Hillsborough St NW

Street Keys: Bridgefords Dr NW - 2917
Porters Pond Ln NW - 3041
Hillsborough St NW - 3042

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ESP Associates, P.A.

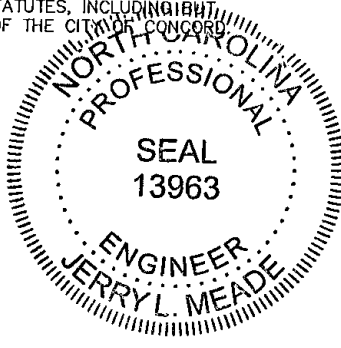
CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

CITY OF CONCORD, FULLERTON PLACE SUBDIVISION, PHASE 1 MAP 3 LOTS 106-127, LOTS 145-153 AND LOTS 175-190, BRIDGEFORD DRIVE NW, PORTERS POND LANE NW AND HILLSBOROUGH 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 OR 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, NORTH CAROLINA.

My Commission Expires Jan 24, 2015



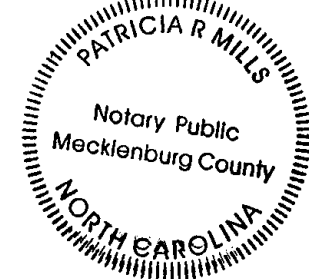
CERTIFICATE OF OWNERSHIP AND DEDICATION

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.

THOMAS D. SHAWEN, LENNAR CAROLINAS, LLC, 5/6/14 DATE

NOTARY CERTIFICATION - OWNER

NORTH CAROLINA, CABARRUS COUNTY. I, Patricia R Mills, A NOTARY PUBLIC OF MECKLENBURG COUNTY, DO HEREBY CERTIFY THAT THOMAS D. SHAWEN PERSONALLY APPEARED BEFORE ME THIS DAY ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 6th DAY OF May, 2014 A.D.

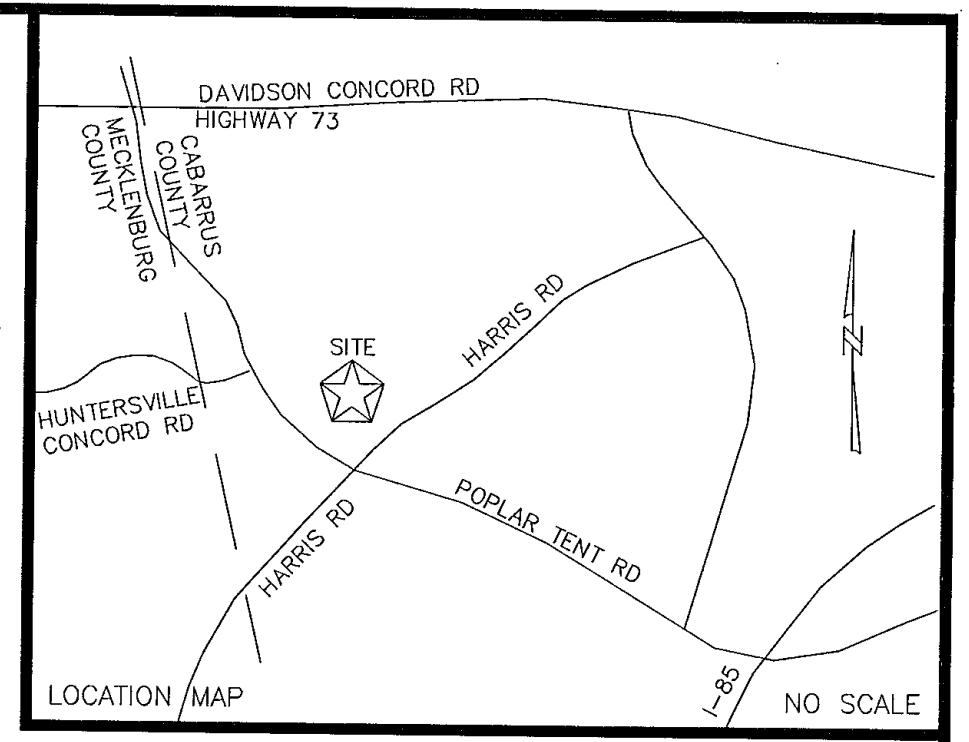


REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA COUNTY OF CABARRUS. I, Greg Belk, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

My Commission Expires 5/16/14 DATE

Table with 3 columns: LOT #, SQUARE FOOT, ACRES. Lists lots 106 through 190 with their respective areas.



CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE FULLERTON SUBDIVISION PHASE 1 MAP 3 HAVE BEEN PAID. FINANCE DIRECTOR: [Signature], DATE: 5/16/14

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, LOTS 106-127, LOTS 145-153 AND LOTS 175-190.

My Commission Expires 5/15/14 DATE

CERTIFICATE OF FINAL PLAT APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT IS IN COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES. THIS FINAL PLAT FOR THE FULLERTON PLACE SUBDIVISION PHASE 1 MAP 3, LOTS 106-127, LOTS 145-153 AND LOTS 175-190 WAS APPROVED BY THE CONCORD PLANNING AND ZONING COMMISSION ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 5/17/14.

DATE: 5/17/14, DEVELOPMENT SERVICES DIRECTOR: Margaret Pearson (PV)

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 5/16/14.

DATE: 5/16/14, CITY CLERK: Kim G. Pearson

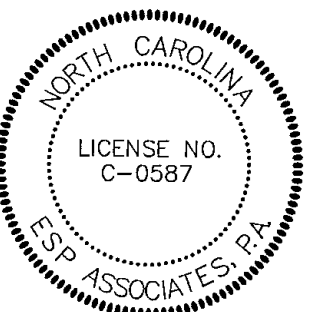
CERTIFICATE OF SURVEY AND ACCURACY

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.

THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, SEAL THIS 30TH DAY OF APRIL, 2014 A.D.

DATE: 4/30/2014, SIGNATURE: Scott L. Hunter



- 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. (10) 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. (11) A FLOOD PLAIN DEVELOPMENT CERTIFICATE MUST BE COMPLETED WITH ANY DISTURBANCE WITHIN A SPECIAL FLOOD HAZARD AREA FOR HABITAT STRUCTURES WITHIN A FLOOD PLAIN, AN ELEVATION CERTIFICATE IS REQUIRED. NOTE: FLOOD-PROOFING CERTIFICATE IS REQUIRED WITHIN THE 100-YEAR FLOOD PLAIN THAT IS BELOW BASE-FLOOD ELEVATION TO REMOVE PROPERTY FROM FEMA FLOODPLAIN A LETTER OF MAP REVISION IS REQUIRED. (12) DATE OF SURVEY: APRIL 2014 (13) A 5' UTILITY EASEMENT APPLIES TO ALL LOTS MEASURED FROM THE R/W.

Curve Table with columns: Curve #, Radius, Length, Chord Direction, Chord Length. Lists curves C1 through C20.

Curve Table with columns: Curve #, Radius, Length, Chord Direction, Chord Length. Lists curves C21 through C40.

BUILDING SETBACKS

- 25' FRONT BUILDING SETBACK
5' SIDE BUILDING SETBACK
5' SIDE STREET BUILDING SETBACK
25' REAR BUILDING SETBACK

ZONING DATA (CONCORD)

ZONING DISTRICT: RM-2 (CLUSTER OPTION)
PARCEL NUMBER: (PART OF) 4671-93-8254
TOTAL NUMBER OF LOTS SHOWN: 47
TOTAL LINEAR FEET OF STREETS SHOWN: BRIDGEFORD DRIVE NW (981 LF), PORTERS POND LANE NW (208 LF), HILLSBOROUGH STREET NW (523 LF)

TOTAL GROSS AREA PHASE 1 MAP 3: 25,908 AC.
TOTAL OPEN SPACE SHOWN: 14,672 AC.
PASSIVE OPEN SPACE SHOWN: 14,672 AC.
ACTIVE OPEN SPACE SHOWN: 0.000 AC.
TOTAL PUBLIC R/W SHOWN: 2,914 AC.

OVERALL PROJECT DATA

ZONING: RM-2 (CLUSTER OPTION)
LOT AREA FOR PROJECT: 66.76 AC.
NO. OF LOTS BEFORE SUBDIVISION: 1
OPEN SPACE REQUIRED: 20.03 ACRES (30%)
OPEN SPACE PROVIDED: 0.00 ACRES
FLOODWAY AREA: 33.35 ACRES
AREA IN LOTS: 13.25 ACRES
TOTAL LOT COUNT: 47
PHASE I LOT COUNT: 93
PHASE II LOT COUNT: 39
PHASE III LOT COUNT: 89
LOT DENSITY: 3.01 UNITS/ACRE
ACTIVE OPEN SPACE: 1.33 ACRE
INACCESSIBLE OPEN SPACE (WETLANDS): 3.01 ACRE
POND AREA: 1.09 ACRE
PASSIVE OPEN SPACE: 15.82 ACRE
WALKING/BIKE TRAILS: +4,200 LF
MINIMUM LOT SIZE: 6,000 SF

IMPERVIOUS AREA CALCULATIONS

STREETS & SIDEWALKS = 351,338 S.F.
201 LOTS: 1,600 S.F. HOUSE = 321,600 S.F.
998 S.F. DRIVEWAY = 133,866 S.F.
CLUBHOUSE PARKING = 8,648 S.F.
CLUBHOUSE & POOL = 8,076 S.F.
TOTAL IMPERVIOUS AREA = 823,528 S.F.
SITE AREA (MINUS POPLAR TENT) = 2,846,723 S.F.
% IMPERVIOUS = 28.93%



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FINAL PLAT OF FULLERTON PLACE SUBDIVISION PHASE 1 MAP 3. LOCATED IN CITY OF CONCORD TOWNSHIP NO. 3, CABARRUS COUNTY NORTH CAROLINA. OWNER/CLIENT: LENNAR CAROLINAS, LLC. 11230 CARMEL COMMONS BOULEVARD CHARLOTTE, NC 28226

Table with project details: PROJECT NO. Z106.801.002, SCALE NO SCALE, DATE 4/30/2014, DRAWN BY CEC, CHECKED BY SLH, DATE OF SURVEY: APRIL 2014, DRAWING NO. Z106 PH1 MAP 3.DWG, 2 OF 2 SHT