

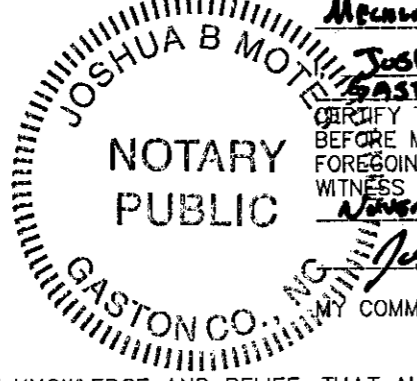
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ESP Associates, P.A.

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

CITY OF CONCORD
 NAME OF SUBDIVISION
 FULLERTON PLACE SUBDIVISION
 NAME OF STREETS IN SUBDIVISION
 MARTHA'S VIEW DR. NW
 BRIDGEFORD DR. NW
 RUTLEDGE RIDGE DRIVE NW
 DOWLING ST. NW
 FULLERTON PL. NW
 WESSON HUNT DR. NW
 PORTERS POND LANE NW
 HILLSBOROUGH ST. NW

North Carolina (STATE)
 Mecklenburg County



JOSHUA B. MOTER, A NOTARY PUBLIC OF GASTON COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT JOSHUA B. MOTER PERSONALLY APPEARED BEFORE ME THIS DAY ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 9th DAY OF November, 2011 A.D.

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.

M. Smith DIRECTOR OF ENGINEERING DATE 11/17/11

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	200.40	159.25	45°31'46"	S 21°45'47" E	155.09
C2	260.40	22.10	4°51'48"	S 37°44'47" E	22.10
C3	260.40	51.95	11°25'53"	S 29°35'56" E	51.87
C4	260.40	51.79	11°23'45"	S 18°11'07" E	51.71
C5	260.40	51.84	11°24'21"	S 6°47'04" E	51.75



SUBDIVIDER
 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 THE CODE OF ORDINANCES OF THE CITY OF CONCORD.

B. C. [Signature]
 REGISTERED PROFESSIONAL ENGINEER
 028314 11/13/11
 REGISTRATION NO. DATE



- NOTES:
- AREAS DETERMINED BY COORDINATE COMPUTATIONS.
 - ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCE UNLESS OTHERWISE NOTED.
 - THESE LOTS ARE OUTSIDE THE 100 YEAR FLOODLINE PER LOMR-F, CASE NO. 10-04-0494A, DATED FEBRUARY 18, 2010.
 - 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 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.
 - 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.
 - A FLOOD PLAIN DEVELOPMENT CERTIFICATE MUST BE COMPLETED WITH ANY DISTURBANCE WITHIN A SPECIAL FLOOD HAZARD AREA FOR HABITAT STRUCTURES WITHIN 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 MSP REVISION IS REQUIRED.
 - DATE OF SURVEY: 10-24-11

REFERENCES:

- DEEDS SHOWN HEREON
- CABARRUS COUNTY GIS SYSTEM
- PLAT ENTITLED "FINAL SUBDIVISION PLAT OF FULLERTON PLACE SUBDIVISION, PHASE 1, MAP 2" BY MEADE GUNNELL ENGINEERING AND SURVEYING, PC, DATED MAY 29, 2008 AND RECORDED IN MB 56 PG 2 CABARRUS COUNTY REGISTER OF DEEDS
- PLAT ENTITLED "FINAL SUBDIVISION PLAT OF FULLERTON PLACE SUBDIVISION, PHASE 2, MAP 1" BY MEADE GUNNELL ENGINEERING AND SURVEYING, PC, DATED APRIL 12, 2009 AND RECORDED IN MB 57 PG 22 CABARRUS COUNTY REGISTER OF DEEDS

LEGEND

- FD - FOUND
- SF - SQUARE FEET
- AC - ACRES
- SDE - STORM DRAIN EASEMENT
- COS - COMMON OPEN SPACE
- FS - FRONT SETBACK
- RY - REAR YARD
- SY - SIDEYARD
- R/W - RIGHT-OF-WAY
- (T) - TOTAL DISTANCE
- DB - DEEDBOOK
- PQ - PAGE
- CCM - CONCRETE CONTROL MONUMENT
- MBS - MINIMUM BUILDING SETBACK
- BOUNDARY LINE
- ADJACENT LINES
- RIGHT-OF-WAY LINES
- S.T. - SIGHT TRIANGLES
- CONCRETE MONUMENT
- SETBACK LINE

IMPERVIOUS AREA CALCULATIONS

STREETS & SIDEWALKS = 351,338 S.F.
 201 LOTS: 1,600 S.F. HOUSE = 321,600 S.F.
 666 S.F. DRIVEWAY = 133,866 S.F.
 CLUBHOUSE PARKING = 8,646 S.F.
 CLUBHOUSE & POOL = 8,076 S.F.
 TOTAL IMPERVIOUS AREA = 823,526 S.F.
 SITE AREA (MINUS POPLAR TENT) = 2,846,723 S.F.
 % IMPERVIOUS = 28.93%

BUILDING SETBACKS

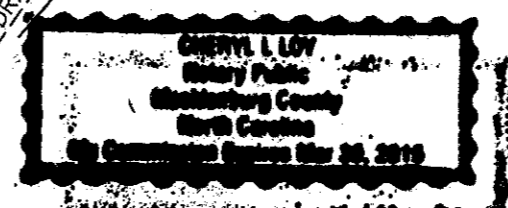
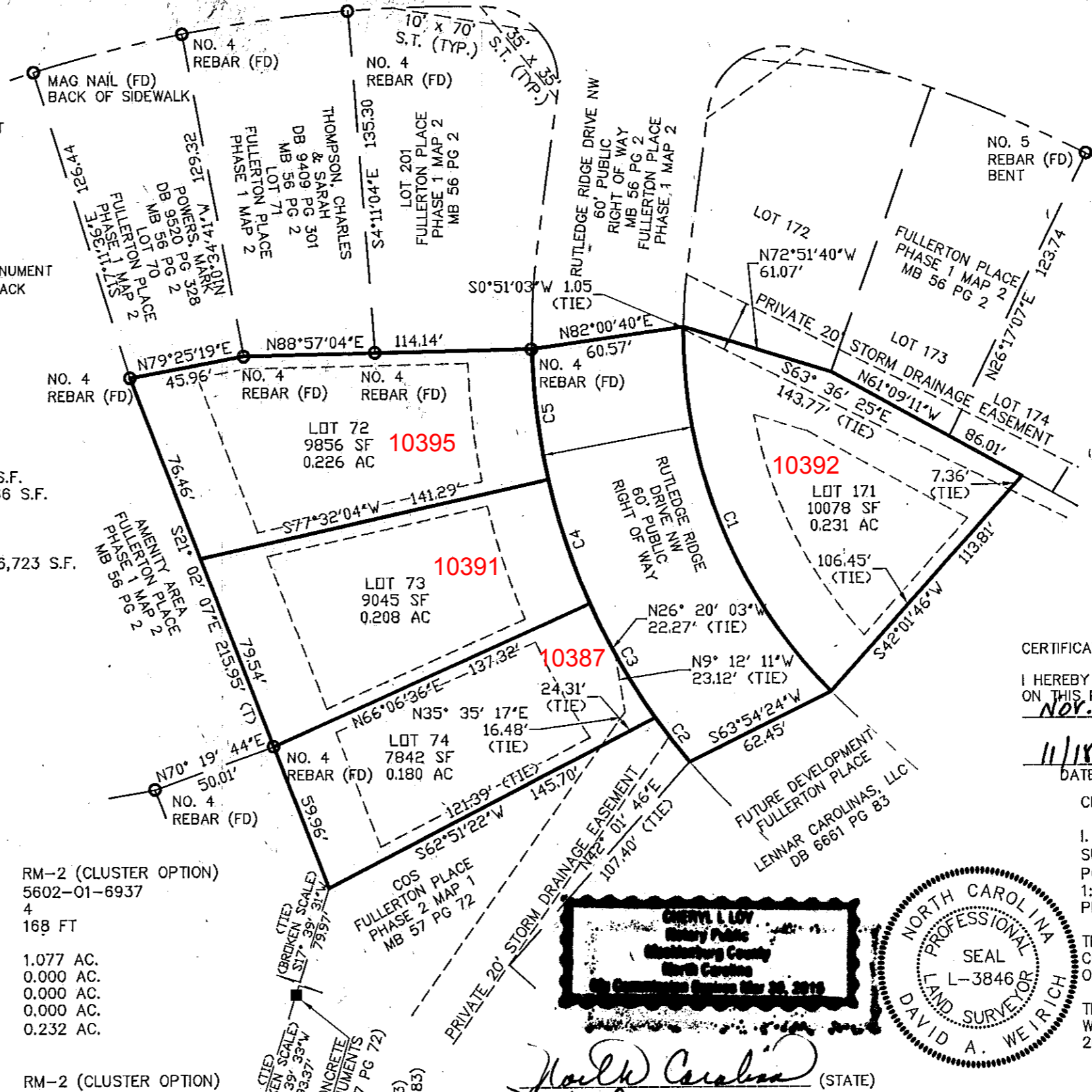
- 25' FRONT BUILDING SETBACK
- 5' SIDE BUILDING SETBACK
- 5' SIDE STREET BUILDING SETBACK
- 25' REAR BUILDING SETBACK

ZONING DATA (CONCORD)

ZONING DISTRICT: RM-2 (CLUSTER OPTION)
 PARCEL NUMBER: (PART OF) 5602-01-6937
 TOTAL NUMBER OF LOTS SHOWN: 1
 TOTAL LINEAR FEET OF STREETS SHOWN: 168 FT
 TOTAL GROSS AREA PHASE 3 MAP 1: 1.077 AC.
 TOTAL OPEN SPACE SHOWN: 0.000 AC.
 PASSIVE OPEN SPACE SHOWN: 0.000 AC.
 ACTIVE OPEN SPACE SHOWN: 0.000 AC.
 TOTAL PUBLIC R/W SHOWN: 0.232 AC.

OVERALL PROJECT DATA

ZONING: RM-2 (CLUSTER OPTION)
 LOT AREA FOR PROJECT: 66.76
 NO. OF LOTS BEFORE SUBDIVISION: 1
 OPEN SPACE REQUIRED: 20.03 ACRES (30%)
 OPEN SPACE PROVIDED: 20.18 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: 93
 PHASE II LOT COUNT: 39
 PHASE III LOT COUNT: 69
 LOT DENSITY: 3.01 UNITS/ACRE
 ACTIVE OPEN SPACE: 1.53 ACRE
 INACCESSIBLE OPEN SPACE (WETLANDS): 25.01 ACRE
 POND AREA: 1.09 ACRE
 PASSIVE OPEN SPACE: 15.82 ACRE
 WALKING/BIKE TRAILS: ±4,200 LF
 MINIMUM LOT SIZE: 6,000 SF

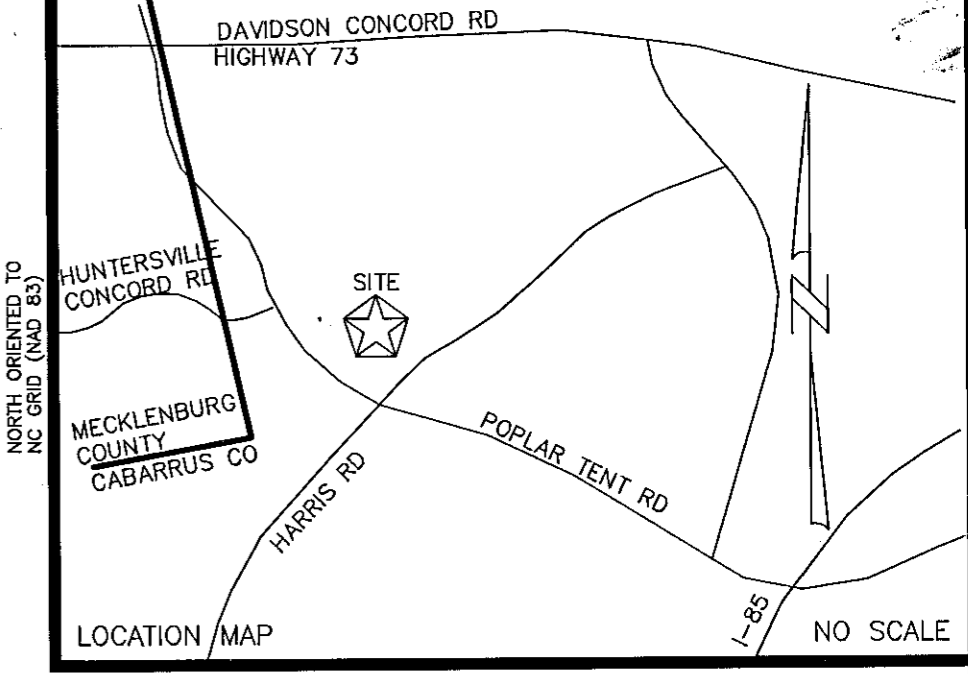


Cheryl L. Lov A NOTARY PUBLIC OF MECKLENBURG COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT Cheryl L. Lov PERSONALLY APPEARED BEFORE ME THIS DAY ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 11th DAY OF November, 2011 A.D. MY COMMISSION EXPIRES 3/20/2015

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 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 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.

Cheryl L. Lov OWNER DATE 11-9-11



CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE FULLERTON SUBDIVISION PHASE 3 MAP 1 HAVE BEEN PAID OR THAT THE FEES ARE NOT APPLICABLE

Paul [Signature] FINANCE DIRECTOR DATE 11/18/11

PLAT REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA COUNTY OF CABARRUS
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 REVIEW OFFICER DATE 11/16/11

CERTIFICATE OF FINAL PLAT APPROVAL

IT IS HEREBY CERTIFIED THAT FULLERTON PLACE PHASE 3 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 Nov 7, 2011.

Margaret Pearson DEVELOPMENT SERVICES DIRECTOR DATE 11/18/11

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 Nov 10, 2011

Kim J. Deason CITY CLERK DATE 11/18/11

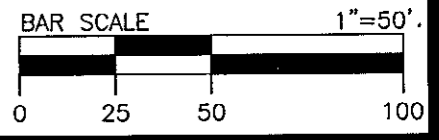
CERTIFICATE OF SURVEY AND ACCURACY

I, DAVID A. WEIRICH, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DB 6661 PG 83); THAT THE ERROR OF CLOSURE BY LATITUDES AND DEPARTURES IS 1:43,164; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK AND AS REFERENCE ON THIS PLAT:

THAT THIS SURVEY CREATES A SUBDIVISION OF 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 DAY OF Nov 7, 2011 A.D.

David A. Weirich
 DAVID A. WEIRICH
 NCPLS # L-3846



FINAL MAJOR SUBDIVISION PLAT OF FULLERTON PLACE SUBDIVISION PHASE 3 MAP 1 LOCATED IN CITY OF CONCORD CABARRUS COUNTY NORTH CAROLINA	
OWNER: LENNAR CAROLINAS, LLC 14120 BALLANTYNE CORPORATE PLACE SUITE 475 CHARLOTTE, NC 28277	PROJECT NO. Z106 SCALE 1" = 50' DATE 10-20-2011 DRAWN BY LJK CHECKED BY DAW DRAWING NO. Z106 PH3 MAP 1.DWG



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