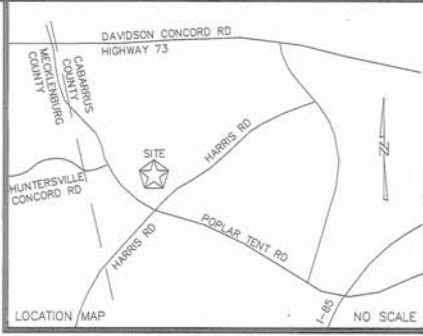
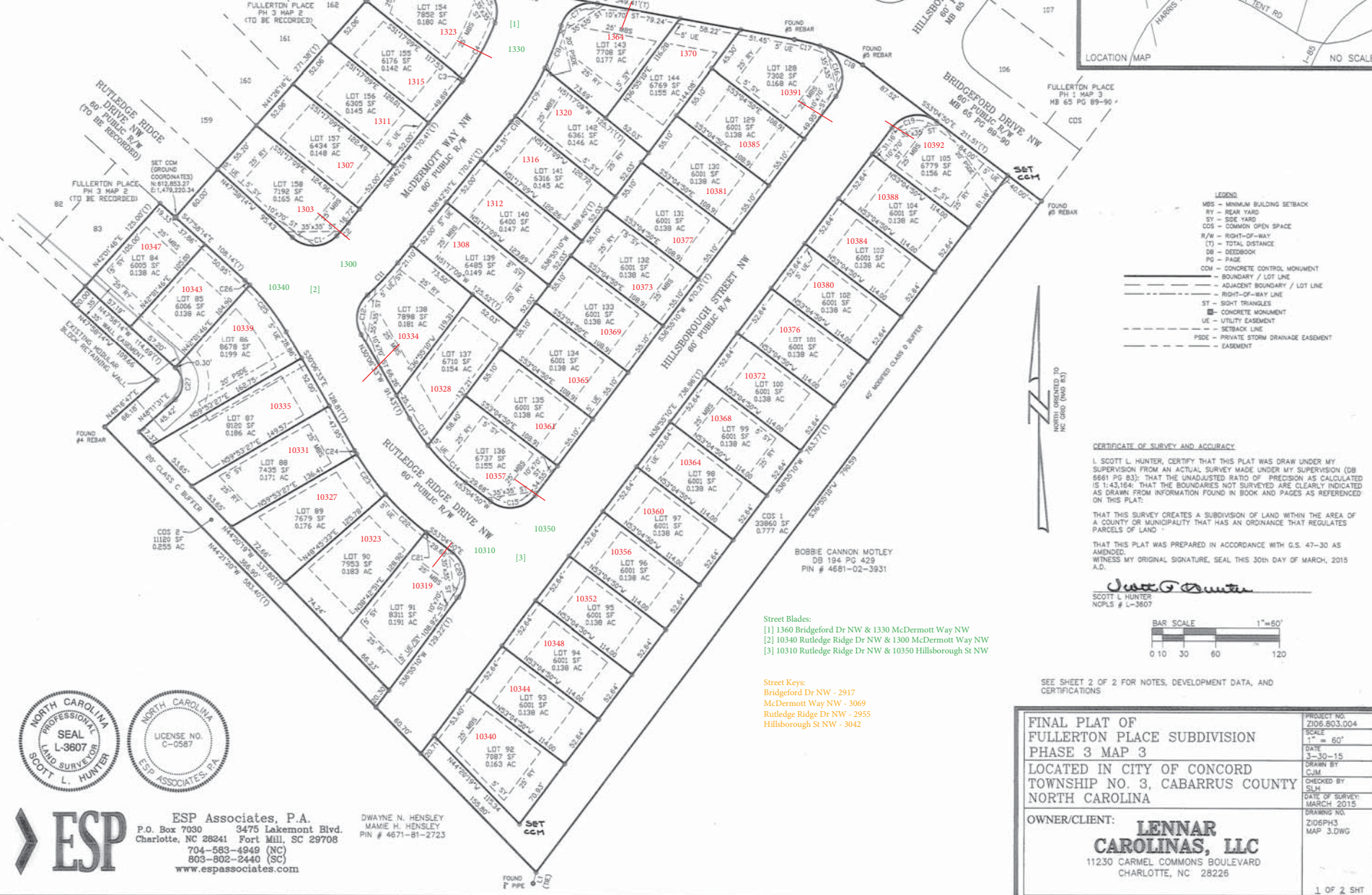


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ESP Associates, P.A.

PLAT REVIEW OFFICER CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, **Greg Balk** 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 Balk (PDG) 06/12/2015
REVIEW OFFICER DATE



- LEGEND**
- MBS - MINIMUM BUILDING SETBACK
 - RY - REAR YARD
 - SY - SIDE YARD
 - COS - COMMON OPEN SPACE
 - R/W - RIGHT-OF-WAY
 - IT3 - TOTAL DISTANCE
 - DB - DEEDBOOK
 - PG - PAGE
 - CCM - CONCRETE CONTROL MONUMENT
 - BOUNDARY / LOT LINE
 - - - ADJACENT BOUNDARY / LOT LINE
 - - - RIGHT-OF-WAY LINE
 - ST - RIGHT TRIANGLES
 - CONCRETE MONUMENT
 - - - UTILITY EASEMENT
 - - - SETBACK LINE
 - - - PRIVATE STORM DRAINAGE EASEMENT
 - - - EASEMENT

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 MARCH, 2015 A.D.

Scott L. Hunter
SCOTT L. HUNTER
NOPLS # L-3607



- Street Blades:**
- [1] 1360 Bridgefjord Dr NW & 1330 McDermott Way NW
 - [2] 10340 Rutledge Ridge Dr NW & 1300 McDermott Way NW
 - [3] 10310 Rutledge Ridge Dr NW & 10350 Hillsidebrough St NW

- Street Keys:**
- Bridgefjord Dr NW - 2917
 - McDermott Way NW - 3069
 - Rutledge Ridge Dr NW - 2955
 - Hillsidebrough St NW - 3042

SEE SHEET 2 OF 2 FOR NOTES, DEVELOPMENT DATA, AND CERTIFICATIONS



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803-802-2440 (SC)
www.espassociates.com

DWAYNE N. HENSLEY
MAMIE H. HENSLEY
PIN # 4671-81-2723

FINAL PLAT OF FULLERTON PLACE SUBDIVISION PHASE 3 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. Z106.803.004
SCALE 1" = 60'
DATE 3-30-15
DRAWN BY C.J.M.
CHECKED BY S.L.H.
DATE OF SURVEY MARCH 2015
DRAWING NO. Z106PH3 MAP 3.DWG

1 OF 2 SHT

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- NOTES:**
- AREAS DETERMINED BY COORDINATE COMPUTATIONS.
 - ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCE UNLESS OTHERWISE NOTED.
 - AS BEARS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - SUBJECT TRACT DEED/PLAT REFERENCE: DB 6661 PG 83, MB 56 PG 4-5.
 - 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.
 - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY.
 - ANY LOT LINE CLOSER THAN 50 FEET FROM ACTIVE OPEN SPACE MUST BE SCREENED. THIS REQUIREMENT INCLUDES OPEN SPACE WITH TREES.
 - SUBJECT TRACT IS NOT GRAPHICALLY LOCATED WITHIN THE 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN PER FEMA/FIRM PANEL 4671, MAP NUMBER 371047100K REVISED MARCH 2, 2009.
 - DATE OF SURVEY: JANUARY 2015
 - A 5' UTILITY EASEMENT APPLIES TO ALL LOTS MEASURED FROM THE R/W.
 - 30' 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 SPECIALLY LOCATED 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 UPON FINAL ACCEPTANCE OF THE REQUIRED IMPROVEMENTS.

Thomas J. Patania 2/20/15 DATE

FOR LENNAR CAROLINAS, LLC (OWNER)

NOTARY CERTIFICATION - OWNER

NORTH CAROLINA, CABARRUS COUNTY

I, *PATRICIA R MILLS*, A NOTARY PUBLIC OF *CABARRUS* COUNTY, PERSONALLY APPEARED BEFORE ME THIS DAY ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF *MARCH* 2015 A.D.

Patricia R Mills

MY COMMISSION EXPIRES *9-11-16*



REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

REVIEW OFFICER OF _____ DATE _____

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 3, LOTS 84-106, LOTS 128-144 AND LOTS 154-158, RUTLEDGE RIDGE DRIVE NW, MALDEN STREET NW, MODERNOTT WAY 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, SPACES, 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 THE CITY OF CONCORD.

Thomas J. Patania
REGISTERED PROFESSIONAL ENGINEER FOR ESP ASSOCIATES, P.A.
25775 5-28-15
REGISTRATION NO. DATE



NOTARY CERTIFICATION - ENGINEER

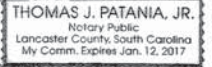
NORTH CAROLINA, CABARRUS COUNTY

I, *THOMAS J. PATANIA, JR.*, A NOTARY PUBLIC OF *LANCASTER* COUNTY, PERSONALLY APPEARED BEFORE ME THIS DAY ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF *MARCH* 2015 A.D.

Thomas J. Patania, Jr.

My Commission Expires *Jan. 12, 2017*



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 AND THE SUBDIVISION OF FULLERTON PLACE SUBDIVISION PHASE 3 MAP 3, LOTS 84-106, LOTS 128-144 AND LOTS 154-158.

DIRECTOR OF ELECTRIC SYSTEMS DATE

CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE FULLERTON SUBDIVISION PHASE 3 MAP 3, LOTS 84-106, 128-144, AND LOTS 154-158 HAVE BEEN PAID OR THAT THE FEES ARE NOT APPLICABLE.

FINANCE DIRECTOR DATE

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 3, LOTS 84-106, LOTS 128-144, AND LOTS 154-158.

DIRECTOR OF ENGINEERING 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 3 MAP 3, LOTS 84-106, LOTS 128-144 AND LOTS 154-158 WAS APPROVED BY THE CONCORD PLANNING AND ZONING COMMISSION/ADMINISTRATOR WITH THE CONCURRENTURE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON *6-11* 2015.

DATE *6-12-15* *Margaret Pearson* DEVELOPMENT SERVICES DIRECTOR

CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION

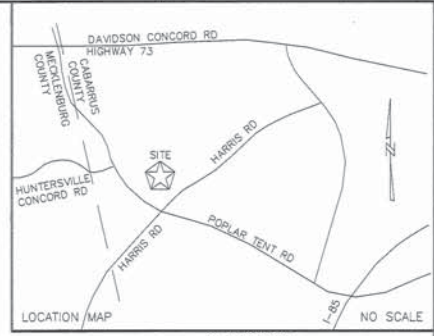
I HEREBY CERTIFY THAT THE CITY COUNCIL ACCEPTED THE OFFERS OF DEDICATION SHOWN ON THIS PLAT BY RESOLUTION AT A MEETING OF THE CITY COUNCIL HELD ON *6/12/2015* AT *6:00 PM* IN THE CITY CLERK'S OFFICE.

ESP Associates, P.A.
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Curve Table				
Curve #	Radius	Length	Chord Direction	Chord Length
C1	30.00	46.39	S 87°43'51" W	41.90
C2	200.00	16.47	S 41°04'24" W	16.47
C3	200.00	2.31	S 38°23'01" W	2.31
C4	200.00	60.95	S 29°19'19" W	60.72
C5	30.00	52.56	S 29°36'16" E	46.09
C6	260.17	48.54	S 74°26'58" E	48.47
C7	30.00	43.95	N 58°14'05" E	40.12
C8	260.00	42.65	N 20°58'09" E	42.61
C9	260.00	52.51	N 31°27'17" E	52.42
C10	260.00	6.69	N 37°58'38" E	6.69
C11	260.00	41.64	N 43°18'06" E	41.59
C12	30.00	40.84	N 8°53'24" E	37.76
C13	200.00	30.45	N 34°28'13" W	30.42
C14	200.00	49.74	N 45°57'22" W	49.61
C15	30.00	47.12	S 81°55'10" W	42.43
C16	30.00	57.38	S 17°52'14" E	49.02
C17	200.00	24.92	S 76°13'48" E	24.91
C18	200.00	43.80	S 66°23'12" E	43.71
C19	30.00	47.12	N 81°55'10" E	42.43
C20	30.00	47.12	S 80°44'50" E	42.43

Curve Table				
Curve #	Radius	Length	Chord Direction	Chord Length
C21	260.00	1.74	S 52°53'21" E	1.74
C22	260.00	51.99	S 46°58'09" E	51.90
C23	260.00	46.47	S 36°07'15" E	46.41
C24	260.00	4.05	S 30°33'18" E	4.05
C25	200.00	56.10	S 38°08'43" E	55.92
C26	200.00	6.25	S 47°04'33" E	6.25
C27	20.00	33.57	N 0°06'39" E	29.76
C28	260.17	72.98	S 61°04'08" E	72.74

Line Table		
Line #	Direction	Length
L1	S 14°59'15" W	11.03



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): 4671-92-4813
TOTAL NUMBER OF LOTS SHOWN: 44
TOTAL LINEAR FEET OF STREETS SHOWN: 1603 LF
RUTLEDGE RIDGE DRIVE NW: 472 LF
MODERNOTT WAY NW: 269 LF
HILLSBOROUGH STREET NW: 762 LF

TOTAL GROSS AREA PHASE 3 MAP 3:
TOTAL OPEN SPACE SHOWN: 9,871 AC.
PASSIVE OPEN SPACE SHOWN: 1,032 AC.
ACTIVE OPEN SPACE SHOWN: 1,032 AC.
TOTAL PUBLIC R/W SHOWN: 2,165 AC.

OVERALL PROJECT DATA

ZONING: RM-2 (CLUSTER OPTION)
NET AREA FOR PROJECT: 66.78 ACRES
NO. OF LOTS BEFORE SUBDIVISION: 1
OPEN SPACE REQUIRED: 20.03 ACRES (30%)
OPEN SPACE PROVIDED: 20.18 ACRES
FLOODWAY AREA: 0.00 ACRES
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: 1.33 ACRE
INACCESSIBLE OPEN SPACE (WETLANDS): 3.01 ACRE
POND AREA: 1.08 ACRE
PASSIVE OPEN SPACE: 15.82 ACRE
WALKING/BIKE TRAILS: 84,200 LF
MINIMUM LOT SIZE: 6,000 SF

IMPERVIOUS AREA CALCULATIONS

STREETS & SIDEWALKS = 391,330 S.F.
201 LOTS: 1,900 S.F. HOUSE = 321,600 S.F.
666 S.F. DRIVEWAY = 133,666 S.F.
CLUBHOUSE PARKING = 8,646 S.F.
CLUBHOUSE & POOL = 8,078 S.F.
TOTAL IMPERVIOUS AREA = 823,526 S.F.
SITE AREA (UNING POPLAR TENT) = 2,846,723 S.F.
% IMPERVIOUS = 28.93%

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 MARCH, 2015 A.D.

Scott L. Hunter
SCOTT L. HUNTER
NCPLS # L-3607



FINAL PLAT OF FULLERTON PLACE SUBDIVISION PHASE 3 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: Z106.003.004
SCALE: NONE
DATE: 3-30-15
DRAWN BY: CJM
CHECKED BY: SLH
DATE OF SURVEY: MARCH 2015
DRAWING NO: Z106PH3 MAP2.DWG

2 OF 2 SHEETS