

COBB MONUMENT NOTE:

THERE ARE NO COBB COUNTY GIS MONUMENTS WITHIN 500' OF THE SUBJECT PROPERTY.

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO.: 1306700085 F EFFECTIVE DATE: AUGUST 18, 1992 THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONE: "X" AN AREA ABOVE THE 100 YEAR FLOOD PLAIN.

TECHNICAL DATA

TRAVERSE PRECISION: 1/81,956 ANGLE ERROR: 8 SEC/ANG SURVEY ADJUSTMENT: LEAST SQUARES EQUIPMENT: TOPCON GTS-303 PLAT PRECISION: 1/150,441

LINE TABLE with columns: LINE, LENGTH, BEARING

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, CHORD, BEARING

LEGEND

- CORNER MONUMENTATION:
- IPS = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
- CORNER FOUND
- UNMONUMENTED CORNER
- CORNER TO BE SET WHEN CONSTRUCTION PERMITS
- X - X - X FENCE LINE
- RR = STEEL REINFORCING ROD
- OTP = OPEN TOP WATER PIPE
- CTP = CRIMPED TOP WATER PIPE
- PP = POWER POLE
- CA = CENTERLINE = "CL"
- BL = BUILDING LINE
- RW = RIGHT OF WAY
- L.L. = LAND LOT LINE
- WATER MAINS = W - W - W - W - W - W
- OVERHEAD POWER LINES = E - E - E - E - E - E
- GAS MAINS = G - G - G - G - G - G
- SANITARY SEWER MAIN = SS - SS - SS - SS - SS - SS
- NF = NOW OR FORMERLY OWNED BY
- NSAB = NAIL SET AT BASE

OWNER'S ACKNOWLEDGMENT:

I HEREBY CERTIFY AS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGE THAT THIS PLAT AS MADE BY AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY CONVEY THE PRIVATE ROADWAYS AND UTILITY EASEMENTS TO THE ASSOCIATION NAMED ON THIS PLAT FOR ITS MAINTENANCE AND UPKEEP AND THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES AND HOLDS HARMLESS COBB COUNTY FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON; ON ACCOUNT OF THE ROADS, LACK OF ACCESS, FILLS, EMBANKMENTS, DITCHES, CROSS DRAINS, CULVERTS, WATER MAINS, SEWER LINES, AND BRIDGES WITHIN THE PROPOSED PRIVATE ROADWAYS AND EASEMENTS SHOWN; AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS.

AND FURTHER THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT COBB COUNTY SHALL NOT BE LIABLE TO HIM, HIS HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OF MAINTENANCE OF CROSS DRAIN EXTENSIONS, DRIVES, STRUCTURES, STREETS, CULVERTS, CURBS, OR SIDEWALKS, THE CHANGING COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND OWNERS AND MYSELF SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

SIGNATURE: Phillip C. Cable, Vice President, First Choice Community Bank 1874
DATE: April 28, 2009

OWNERSHIP NOTE:

LOTS 2-7 HAVE ALREADY BEEN SOLD TO PEG SOUTH GORDON BUILDERS, LLC. TRANSFER OF TITLE TO THESE LOTS IS BASED ON THE DEED RECORDED IN D.B. 14664. PG. 998.

SURVEYOR'S ACKNOWLEDGMENT:

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY DEVELOPMENT STANDARDS.

REGISTERED GA. LAND SURVEYOR Benjamin W. Crusselle, RLS#2841

NOTES:

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED [] WHICH HEREBY BECOMES A PART OF THIS PLAT RECORDED IN DEED BOOK [] PAGE [] COBB COUNTY DEED RECORDS AND SIGNED BY THE OWNER.

RESERVED HERewith IS AN EASEMENT TO FACILITATE LOT DRAINAGE AND SURVEYING MONUMENTATION CONSISTING OF A 5 FOOT STRIP ON THE SIDE LINE OF EACH LOT AND A 10 FOOT STRIP ON THE REAR LINE OF EACH LOT. 1/2" REINFORCING RODS HAVE BEEN SET AT ALL LOT CORNERS.

ALL STORMWATER INFRASTRUCTURES SHOWN ON THIS PLAT ARE THE SAME AS ARE SHOWN ON THE AS-BUILT DRAWINGS SUBMITTED TO COBB COUNTY STORMWATER MANAGEMENT.

STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT OF WAY. THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY OWNERS.

PERPETUAL CARE AND MAINTENANCE AND THE CONVEYANCE OF REAL PROPERTY REFERENCED IN SECTION 206 OF THE COBB COUNTY DEVELOPMENT STANDARDS AND SPECIFICATIONS WILL BECOME EFFECTIVE AT THE COMPLETION OF THE FINAL ACCEPTANCE PROCESS.

ZONING NOTES:

THE SUBJECT PROPERTY IS ZONED R-20 (ADOPTED 11/15/05) TOTAL NUMBER OF LOTS: 7 TOTAL AREA: 5.002 ACRES LOT YIELD: 0.71 LOTS PER ACRE CEMETRIES & CULTURAL FEATURES ARE NOT VISIBLE ON SUBJECT PROPERTY MINIMUM SETBACKS: FRONT: 40' REAR: 35' SIDE: 10' MINIMUM LOT SIZE: 20,000 SQ. FT. AVERAGE LOT SIZE: 25,803 SQ. FT. MINIMUM HOUSE SIZE: 1,200 SQ. FT.

LOT ADDRESS NOTES:

ADDRESSES ARE TO BE POSTED ACCORDING TO THE COBB COUNTY DEVELOPMENT STANDARDS WHICH ARE LOCATED AT: http://cobbdev.cobbcountyga.gov/sw_standards.htm THE UNITED STATES POSTAL SERVICE MUST BE CONTACTED IN ORDER TO ESTABLISH MAIL DELIVERY. CONTACT THE USPS AT 1-800-ASK-USPS.

COBB COUNTY TREE PROTECTION & REPLACEMENT NOTES:

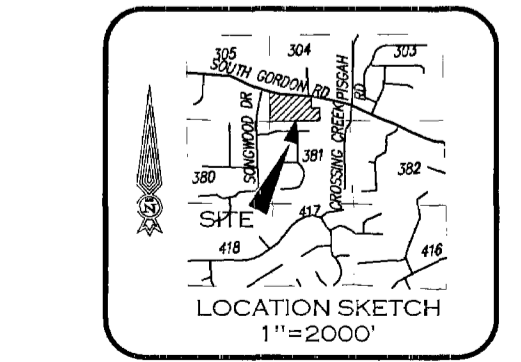
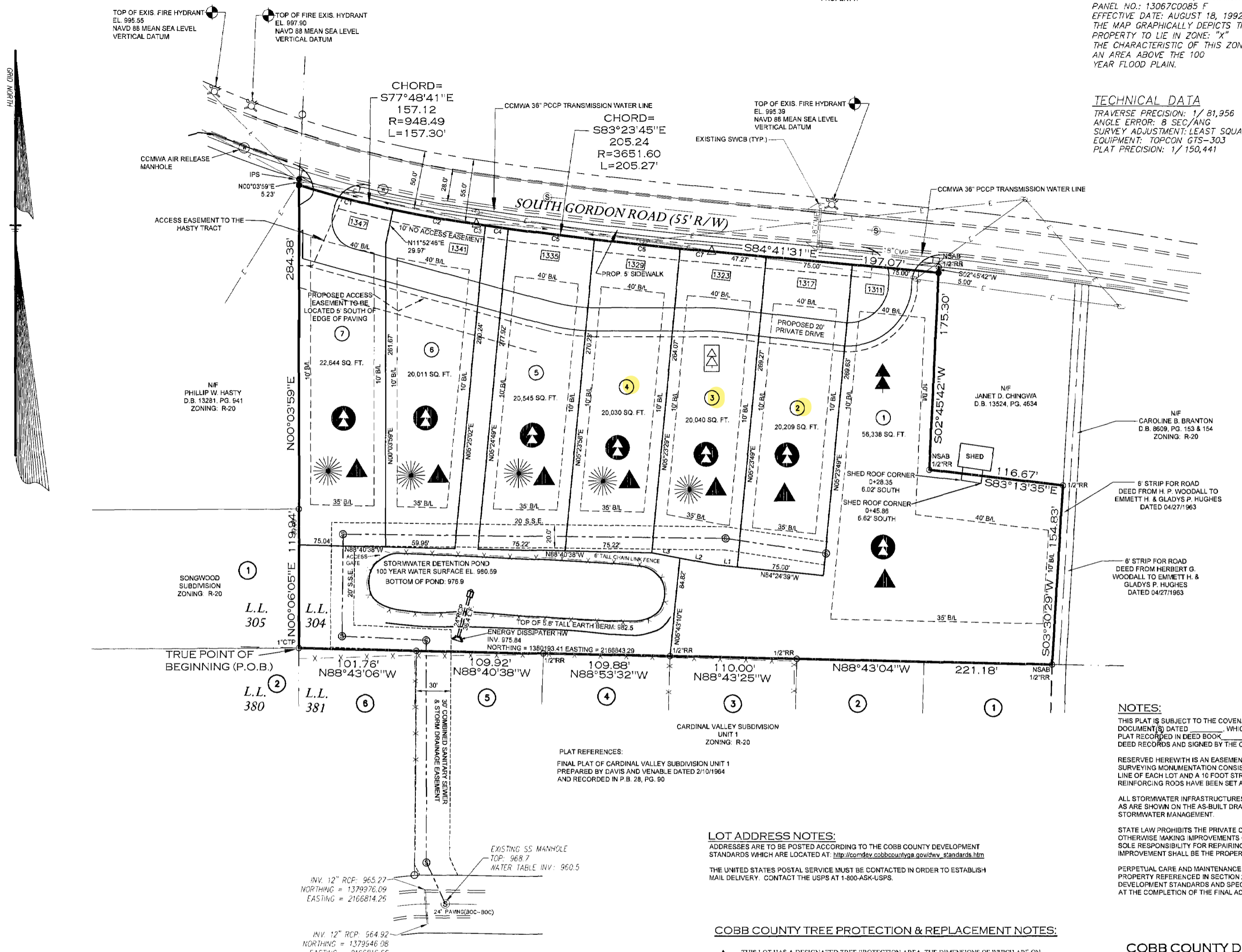
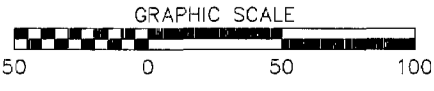
- THIS LOT HAS A DESIGNATED TREE PROTECTION AREA, THE DIMENSIONS OF WHICH ARE ON FILE WITH THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY. THE HOMEOWNER IS RESPONSIBLE FOR MAINTAINING THIS AREA IN AN UNDISTURBED CONDITION UNTIL THE RELEASE OF THE CERTIFICATE OF OCCUPANCY. PROTECTIVE FENCING MUST BE INSTALLED AND MAINTAINED ACCORDING TO COBB COUNTY STANDARDS.
- THIS LOT REQUIRES TREES TO BE PLANTED IN ACCORDANCE WITH THE APPROVED TREE PROTECTION AND REPLACEMENT PLAN FOR THIS SUBDIVISION. THE INSTALLATION OF THESE TREES MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THE HOMEOWNER MUST CALL THE COBB COUNTY ARBORIST OF LANDSCAPE ARCHITECT AT 770-528-2147 AT LEAST 3 DAYS PRIOR TO THE DATE THAT THE INSPECTION IS NEEDED TO REQUEST AN INSPECTION. TREE PLANTING LOCATIONS, PLANTING METHODS AND PLANT MATERIAL (SIZE, SPECIES, AND QUALITY) MUST BE IN ACCORDANCE WITH THE APPROVED PLAN, OR THE LANDSCAPE ARCHITECT MAY DELAY THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
- THIS LOT REQUIRES AN INDIVIDUAL SITE PLAN TO BE REVIEWED AND APPROVED BY THE COBB COUNTY ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE SITE PLAN MUST INCLUDE A SURVEYED LOCATION OF ANY SPECIMEN TREES, THE CRITICAL ROOT ZONE OF EACH SPECIMEN TREE EQUAL TO ONE RADIUS FOOT PER INCH OF DIAMETER, LOCATIONS, AND DIMENSIONS OF PROPOSED IMPROVEMENTS AND EXISTING AND PROPOSED GRADES. IF COUNTY STAFF DETERMINES THAT IMPACTS TO THE SPECIMEN TREE(S) WILL BE TOO GREAT MITIGATION MEASURES FOR THE TREE(S) PER COBB COUNTY TREE ORDINANCE REQUIREMENTS MUST BE ESTABLISHED BEFORE A BUILDING PERMIT CAN BE ISSUED. TREE PROTECTION FENCING MUST BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE HOUSE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS. THE CONDITION OF THE TREES MUST BE VERIFIED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY FOR THE HOUSE. THE HOMEOWNER MUST CALL THE COBB COUNTY ARBORIST OR LANDSCAPE ARCHITECT AT 770-528-2147 AT LEAST 3 DAYS PRIOR TO THE DATE THAT THE INSPECTION IS NEEDED TO REQUEST AN INSPECTION. IF THE CRITICAL ROOT ZONE FOR THE TREE(S) IS FOUND TO HAVE BEEN VIOLATED, MITIGATION MEASURES WILL BE REQUIRED PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.

COBB COUNTY DEVELOPMENT CERTIFICATION

THIS PLAT, HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS AND THE COBB COUNTY ZONING ORDINANCE, IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS AND THE POSTING OF A ONE YEAR MAINTENANCE SECURITY.

COBB COUNTY WATER SYSTEM 1-30-08
COBB COUNTY BOARD OF COMMISSIONERS 4/3/08

FILED IN OFFICE 5-11-09 4:26P RECORDED IN
PLAT BOOK 271, PAGE 398
Jay C. Stephenson, Clerk
CLERK, COBB COUNTY SUPERIOR COURT
CF# 2009-59798



LOCATION SKETCH 1"=2000'

INV. 12" RCP: 965.27
NORTHING = 1379976.09
EASTING = 2166814.25
INV. 12" RCP: 964.92
NORTHING = 1379546.08
EASTING = 2166816.65

SITE PLANS MUST BE PREPARED SUBJECT TO THE REQUIREMENTS OF THE COBB COUNTY CODE. LOWEST FLOOR ELEVATION SHALL BE NO LESS THAN THREE (3) FEET ABOVE THE 100-YEAR FLOOD HAZARD AREA (BFE) OR 100-YEAR DETENTION POND/DRAINAGE INLET POOLING ELEVATION (ASTERISK TO BE PLACED ON LOTS ADJACENT TO DETENTION PONDS/DRAINAGE INLETS AND 100-YEAR FLOODPLAIN). AN ELEVATION CERTIFICATION PREPARED BY A REGISTERED LAND SURVEYOR IS REQUIRED PRIOR TO FOOTING INSPECTION.

NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN FEET (10') OF THE EDGE OF A PERMANENT SANITARY SEWER EASEMENT (SSE) ON FRONT OR REAR SETBACKS, OR WITHIN TWO FEET (2') OF A SSE ON SIDE SETBACKS. AN INDIVIDUAL LOT SITE PLAN MUST BE REVIEWED AND APPROVED BY COBB COUNTY WATER SYSTEM STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

OWNER/DEVELOPER
FIRST CHOICE COMMUNITY BANK 1874
11595 HWY. 34 EAST
NEWNAN, GEORGIA 30265
(678) 423-6900

THE PARK AT
SOUTH GORDON
LOCATED IN LAND LOT 304, 18TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA

FINAL PLAT

THE RUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
LAND DEVELOPMENT DESIGN
2807 PEARL SPRINGS ROAD
MARIETTA, GEORGIA 30067
PH: (770) 943-3904
FAX: (770) 943-3904
WWW.RUSSELLE.COM

Table with columns: DATE, DESCRIPTION, REVISIONS, PROJ. NO., FIELD SURVEY DATE, PLAT DATE, SHEET 1 OF 1