

NOTES

- Distances shown on plat shall be horizontal.
- Bearings reference: Magnetic North.
- Existing zoning: AG-1.
- Setbacks/Restrictions:
Front Setback: 60'
Rear Setback: 50'
Side Interior: 25'
Minimum Required Lot Area: 1.00 ac.
Minimum Required Lot Frontage: 35'
Minimum Required Lot Width at the Building Line: 100'
- Total Area: 104.37 acres.
- Total No. Lots: 65 FOR PHASE TWO.
- 5/8" Rebar to be set at all corners.
- Fulton County Personnel and/or agents shall have free and total access to and across all easements.
- No national geodetic survey monument exists within 500' of the property mapped.
- These lots are to be serviced by septic tank.
- Source of water is Fulton Co., Georgia.
- No slope easement required.
- A 10' graded access easement shall completely encircle the detention pond. (Providence Lake)
- No lot shall have less than 43560 square feet (1.0 acre) above the level of the Intermediate Regional Flood Contour Elevation (I.R.F.E.). (The above area shall not be less than 50% of the minimum lot area as established by the applicable Zoning District Regulations).
- This property is located in the flood plain based on the Fulton County Community Panel (s) (F.I.R.M.) Nos. 135160-00158 and 0020C.
- The base flood (I.R.F.) elevations shown hereon are based on the Flood Elevation Study by Don E. Moore, P.E., dated April 14, 1988.
- The 100 year Intermediate Regional Flood Contour shown hereon has been located in the field using land surveying techniques.
- The Lowest Floor (L.F.E.), Minimum Floor (M.F.E.) and Finished Floor (F.F.E.) Elevations shown hereon includes a basement or attached garage floor.
- The Flood Plain Indemnification Agreement for this subdivision is recorded in BK 13719, page 343, dated 2-9-88.
- The Declaration of Covenants, Conditions and Restrictions for Providence Lake Subdivision are recorded in BK 590, pages 1-31 Dated 1-9-89.

PROVIDENCE LAKE

PHASE TWO

LAND LOTS 875, 926, 927, 946, 947

2nd DISTRICT, 2nd SECTION

FULTON COUNTY, GEORGIA

SEPTEMBER 9, 1988

OWNERS ACKNOWLEDGEMENT

STATE OF GEORGIA
COUNTY OF FULTON

The owner of record of the land shown on this plat and whose name is subscribed thereof, in person or through a duly authorized agent, hereby acknowledges that this plat was made from an actual survey, dedicates to Fulton County the complete ownership and use of all water and sewer improvements constructed or to be constructed in accordance with this plat, and dedicates to the use of the public forever the following:

Public Streets 20.15 Acres
Public Drains _____ Acres
Public Easements 4.32 Acres

Public Parks-Open Spaces _____ Acres
MARETT PROPERTIES, LTD. MARETT PROP., LTD.

Typed name of subdivider _____
Signature of subdivider _____
Date 11/8/88

Typed name of owner of record _____
Signature of owner of record _____
Date 11/8/88

FLOOD HAZARD

The Intermediate Regional Flood (I.R.F.) areas shown hereon were determined by the professional engineer whose stamp and signature are affixed hereto. Fulton County does not, by approving this plat, warrant their accuracy nor imply that land outside the areas of flood hazard shown will be free from flooding or flood damage. Further, Fulton County does not, by approving this plat nor accepting the public improvements therein, assume maintenance of the flood carrying capacity of the flood areas of watercourses. Maintenance shall remain the responsibility of the owner/s of the land upon which a flood hazard area is required to submit a site plan to Fulton County prior to the initiation of any improvements to the lot or parcel. The site plan shall include the location and elevation of the I.R.F. within the lot or parcel and the existing and proposed improvements. Approval of the site plan by Fulton County is required prior to the issuance of a building permit.

FINAL PLAT APPROVAL

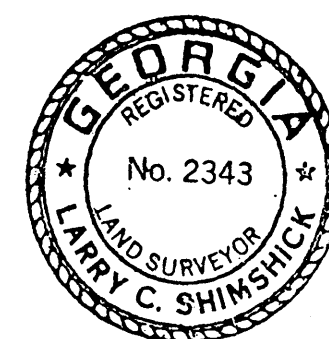
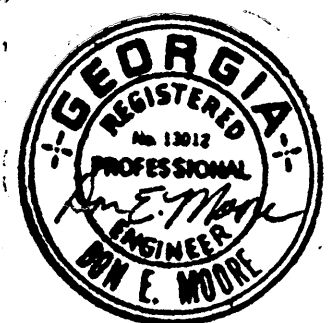
The Director of the Department of Public Works of Fulton County, Georgia, certifies that this plat complies with the Fulton County Zoning Resolution, Conditions of Zoning, and the 1982 Fulton County Subdivision Regulations as amended.

Larry C. Shimshick 2/16/89
Director, Dept. of Public Works

DRAINAGE

The owner of record, on behalf of himself (itself) and all successors in interest specifically releases Fulton County from any and all liability and responsibility for flooding or erosion from lake or dam structures, storm drains or from flooding from high water or natural creeks, river or drainage features. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourse as established by these Regulations and the Director of the Department of Public Works Development. Said Director may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like necessary to remedy a condition which in the judgment of said Director is potentially injurious to life, property or the public road or utility system. Such emergency maintenance, conducted for the common good, shall not be construed as constituting a continuing maintenance obligation on the part of Fulton County nor an abrogation of Fulton County's right to seek reimbursement for expenses from the owner/s of the property/ies of the lands that generated the conditions.

NOTE: BENCHMARK LOCATED @ PROVIDENCE LAKE & COOPER SANDY CREEK BRIDGE
ELEV 125.47



FINAL ENGINEERING CERTIFICATE

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist or are marked as "Future", and their location, size, type and material requirements of the Fulton County Subdivision Regulations and the requirements of the Zoning Resolution have been fully complied with.

By Don E. Moore
Registered Civil Engineer No. 13012
Date SEPT. 9, 1988

and Larry C. Shimshick
Registered Georgia Land Surveyor No. 2343
Date SEPT. 9, 1988

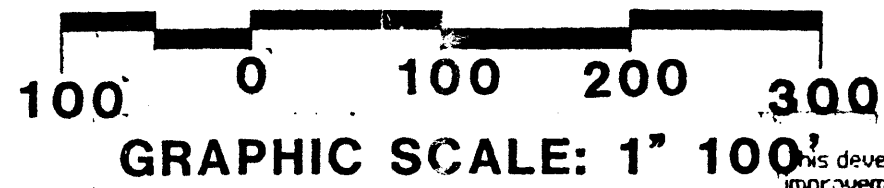
CERTIFICATION AS TO RECORDING

This is to certify that this plat has been recorded in Plat Book 161, Page 162, of Fulton County Records, on FEB 11, 1989.

Victoria L. Smith
Clerk, Superior Court
Fulton County, Georgia
@ 3:50

This plat is approved with the understanding that easement is granted Fulton County along all road frontage for the purpose of sloping outs and fills as follows:
0' to 5' - not less than 3 to 1 slope
5' to 10' depth - not less than 2 to 1 slope

VICINITY MAP (nts)



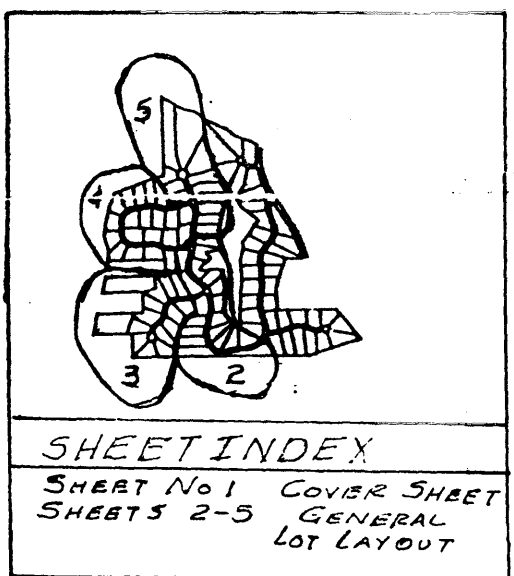
FULTON COUNTY HEALTH DEPARTMENT ENVIRONMENTAL HEALTH SERVICES

Each of has been approved for installation of an individual onsite sewage management system. Adverse conditions listed below may restrict fieldline location, require benching and/or installation of a modified system.

- FCHD-A Percolation Test Rates > 90 min./inch
- FCHD-B Percolation Tests below standard depth
- FCHD-C Presence of Rock
- FCHD-D Presence of Groundwater
- FCHD-E Streams, draws, lakes, floodplain, etc.
- FCHD-F Ground slope > 20%
- FCHD-SP See site plan

This development is approved provided the following required improvements are in compliance with the Fulton County Code of Laws, Title 30 Chapter 2, Board of Health Regulations, specifically Section: 30-2-1 DRINKING WATER SUPPLY and Section 30-2-7 SEWAGE DISPOSAL

WATER SUPPLY	SEWAGE DISPOSAL
<input checked="" type="checkbox"/> Public Water Supply	<input type="checkbox"/> Public Sanitary
<input type="checkbox"/> Individual Water Supplies	<input checked="" type="checkbox"/> Individual Onsite Sewage
Service Requirements-S/D Type _____	Service Requirements-S/D Type _____
<input checked="" type="checkbox"/> Type "A"	<input type="checkbox"/> Type "A"
<input type="checkbox"/> Type "B"	<input type="checkbox"/> Type "B"
Date <u>11/8/88</u>	Date _____
Revision Date _____	Fulton County Health Department



The field data upon which this survey is based has been computed for closure by latitudes and departures and has a closure precision on one foot in 13,979 ft. and an angular error of .03" per angle point, and the CRANDALL rule was used for adjustment. A GTS-28 was used to obtain linear measurements and a GTS-28 was used to obtain angular measurements.

It is my opinion, that this plat is a true and correct representation of the land platted, has been prepared to meet the minimum standards and requirements of law, and has been computed for closure and has been found to be accurate within one foot in 100,000 ft.

Larry C. Shimshick
Larry C. Shimshick, R.L.S.
No. 2343

CERTIFICATE

This is to certify that the volume and the structure of the detention pond as shown on the final plat for (name of project and location) is in compliance with the approved hydrology study and construction plan.

Don E. Moore SEPTEMBER 9, 1988
REGISTERED CIVIL ENGINEER DATE

koons wood
moore shimshick

consulting engineers • surveyors • planners
P.O. BOX 2627 PEACHTREE CITY
487-9805 GEORGIA 30269 487-9220

OWNER/ DEVELOPER

MARETT PROPERTIES, LTD
600 VILLAGE TRACE, BLDG. 23
MARIETTA, GEORGIA 30067
PHONE: (404) 955-6900

LAND LOT: 875, 926, 927, 946, 947	DATE: 9/09/88
DISTRICT: 2nd, 2nd secl.	REV:
COUNTY: FULTON	REF:
SCALE: 1"=100'	JOB NO: 870911