APPROVED: 10-12-00
ENVIRONMENTAL HEALTH SECTION
FORSYTH COUNTY HEALTH DEPARTMENT

# FINAL PLAT FOR PADDOCK'S MILL

## LOCATED IN LAND LOTS 804, 805, 843, 881, 919 AND 920 OF THE 14TH DISTRICT, 1ST SECTION FORSYTH COUNTY, GEORGIA

FORSYTH COUNTY, GEORGIA
Filed October 12, 2000 11:03 AM
Recorded October 12, 2000
Douglas Daniells
Clerk Superior Court

GENERAL NOTES:

1. TOTAL ACREAGE = 72.10 ACRES.
2. TOTAL NUMBER OF LOTS = 70
3. ZONING = O.S.R.
4. DENSITY = 0.97 LOTS/ACRE.
5. ALL LOTS TO BE ON-SITE SEPTIC.
6. MINIMUM 20' FOOT RADIUS ON ALL STREET RIGHT-OF-WAY INTERSECTIONS
7. YARD REQUIREMENTS

| | | |
|---|---|---|
| FRONT | = | 35 FEET |
| REAR | = | 35 FEET |
| REAR | = | 50 FEET ALONG S/D EXTERIOR |
| SIDE | = | 10 FEET |
| MINIMUM LOT SIZE | = | 20,000 SQUARE FEET |
| MINIMUM WIDTH @ FRONT BUILDING LINE | = | 80 FEET |

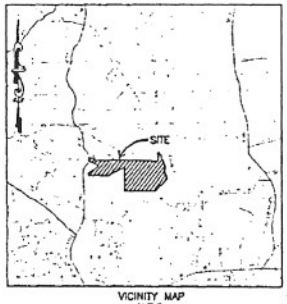
8. NO FLOODPLAIN LOCATED IN THIS PHASE OF DEVELOPMENT PER F.I.R.M. FLOOD PANEL NO. 13117C0050D, DATED JUNE 18, 1990.
9. 1/2" REBAR IRON PIN SET ON ALL LOT CORNERS.
10. IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED COUNTY RIGHT OF WAY AND CONSIDERED TO BE A VIOLATION OF THE COUNTY'S ORDINANCE PROHIBITING UNPERMITTED RIGHT-OF-WAY ENCROACHMENTS.
11. ANY GRADING, FILLING OR OTHER LANDSCAPING OR CONSTRUCTION ACTIVITIES ON THE LOTS SUBSEQUENT TO FINAL INSPECTION BY THE COUNTY BOARD OF HEALTH WHICH MAY ADVERSELY AFFECT THE ON-SITE SEWAGE MANAGEMENT SYSTEM SHALL RENDER THE APPROVAL VOID.
12. CONSTRUCTION WASTE WILL BE TAKEN TO AN APPROPRIATE LANDFILL. ANY ON-SITE BURIAL MUST FIRST BE APPROVED WITH FORSYTH COUNTY ENVIRONMENTAL HEALTH DEPARTMENT (770) 781-6909. NONCOMPLIANCE MAY JEOPARDIZE PERMIT.

FINAL PLAT NOTES:

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 39,499 FEET, AND AN AVERAGE ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.
2. ANGULAR AND LINEAR MEASUREMENTS WITH TOPCON DTS 312
3. THE EXTERIOR BOUNDARY SHOWN HEREON HAS A CLOSURE PRECISION OF ONE FOOT IN 524,012 FEET.
4. TOTAL ACREAGE: 72.10 ACRES. ZONING: O.S.R.
5. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
6. FORSYTH COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS, OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT-OF-WAY.
7. TOILET FACILITIES SHALL BE AVAILABLE FOR CONSTRUCTION WORKERS WITHIN 300' OF EACH SITE DURING CONSTRUCTION PHASE.

FINAL PLAT REFERENCES:

1. PLAT FOR CHRIS HOLTZCLAW AND LYNNE CAIN HOLTZCLAW AS PREPARED BY HENRY GRADY JARRARD, DATED 4/27/88, RECORDED IN PLAT BOOK 28, PAGE 124, FORSYTH COUNTY RECORDS.
2. PLAT OF PROPERTY FOR ELMER SMITH AS PREPARED BY WIZE BROTHERS, INC., DATED 3/17/78, RECORDED IN PLAT BOOK 12, PAGE 49, FORSYTH COUNTY RECORDS.
3. SURVEY FOR WAYNE TILSON, DATED 6/20/96, AS PREPARED BY LOWD & ASSOCIATES, SURVEYORS, LTD.




VICINITY MAP
N.T.S.

APPROVED BY
DEPARTMENT OF
ENGINEERING
OCT 4 2000
Renee P. Hoge, P.E.
RENEE P. HOGE, P.E.

SKETCH PLAT APPROVAL NUMBER FOR BUILDING LINE SETBACK REVISION IS SK-00-006

REZONING NOTES (PER ZA# 2234)

1. ALL HOUSES SHALL HAVE A MINIMUM OF 1500 SQUARE FEET OF HEATED FLOOR SPACE WITH TWO CAR ENCLOSED GARAGES.
2. THE DEVELOPER SHALL MEET WITH THE ENGINEER DEPARTMENT AND JIMMY VAUGHN OF MORELAND, ALTOBELLI IN ORDER TO SECURE AN ENTRANCE THAT IS SATISFACTORY.
3. THE DEVELOPER SHALL PROVIDE A FIFTY (50') FOOT NATURAL BUFFER EXCEPT TO BE USED AS FIELD LINES ALONG THE SEPTIC DRAIN FIELD.
4. DOUBLE SILT FENCE WITH ONE TO BE WIRE BRAIDED ANYWHERE RUN OFF LEAVES PROPERTY. TWO RETENTION PONDS, EACH LARGE ENOUGH TO CONTROL RUN OFF SEPARATELY. ALL EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO DEVELOPMENT.
5. A DENSELY PLANTED BUFFER BE PLANTED ALONG THE COMMON BOUNDARY ADJOINING MR. CONSTOCK'S PROPERTY AS NEEDED IN OPEN AREAS, WITH A MINIMUM OF ONE ROW OF VIRGINIA PINES AT LEAST FIVE (5') FEET IN HEIGHT ON EIGHT (8') FOOT CENTERS.
6. DISTRICT COMMISSIONER SHALL APPROVE FINAL DEVELOPMENT PLANS.

EXPLANATION OF LOT RESTRICTIONS

H.L.P. HOUSE LOCATION STAKED OUT.

S.P.R. I ENGINEERED SITE PLAN SHOWING HOUSE, DRIVEWAY, PRIMARY AND SECONDARY SEWAGE SYSTEM, SOIL BOUNDARIES, ALL SET BACKS, FIELD RUN AND FINAL GRADE TOPO.

S.P.R. II SITE PLAN WITH SOILS AND FIELD RUN TOPO AND FURTHER STUDY.

TH TEST HOLE 6 FT. DEEP.

OUT NOT SUITABLE FOR BUILDING AND SEWAGE DISPOSAL.

SP-ENG. SITE PLAN REQUIRED BY ENGINEERING DEPARTMENT.

UTILITIES

WATER: FORSYTH COUNTY
ELECTRICITY: SAWNEE EMC
GAS: ATLANTA GAS
TELEPHONE: SOUTHERN BELL
SEWERAGE: ON-SITE SEPTIC SYSTEMS

DEPARTMENT OF WATER & SEWER
OCT 04 2000
JEFFREY N. SAMPLES

RECORDED IN PLAT BOOK 60, PAGES 129-133, IN FORSYTH COUNTY RECORDS, DATED 03/10/00.

RERECORDED IN PLAT BOOK _____, PAGES _____, IN FORSYTH COUNTY RECORDS, DATED _____

APPROVAL CERTIFICATE

"PURSUANT TO THE COMPREHENSIVE LAND USE RESOLUTION OF FORSYTH COUNTY, GEORGIA, AND ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY ALL REVIEWING DEPARTMENTS OR AGENCIES AND THE AUTHORIZED REPRESENTATIVE FROM THE FORSYTH COUNTY PLANNING COMMISSION ON 10-12-2000 AND IT IS ENTITLED TO RECORDATION IN THE CLERK'S OFFICE, FORSYTH COUNTY SUPERIOR COURT."

Michael Dennett — SIGNATURE — 10-12-00 DATE

OWNER'S ACKNOWLEDGEMENT

STATE OF GEORGIA
COUNTY OF FORSYTH

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THOUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID. SAID OWNER DONATES AND DEDICATES TO THE PUBLIC, FOR USE FOREVER THE STREET RIGHT-OF-WAY AS SHOWN ON THIS PLAT.

_____ SIGNATURE — 10-12-00 DATE

ENGINEER / SURVEYORS CERTIFICATE

"IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR PERSONS UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE COMPREHENSIVE LAND USE RESOLUTION OF FORSYTH COUNTY, GEORGIA, HAVE BEEN FULLY COMPLIED WITH.

REGISTERED GEORGIA LAND SURVEYOR — 8-01-00 DATE

REGISTERED PROFESSIONAL ENGINEER — 08-15-00 DATE

GEORGIA REGISTERED No. 2803 LAND SURVEYOR JEFF N. GRIFFIN

OWNER/DEVELOPER:
PINEBROOK DEVELOPMENT, LLC
1689 DULUTH HIGHWAY
LAWRENCEVILLE, GEORGIA 30046
PHONE: (770) 963-8455
CONTACT: DON WOODS

ENGINEER: DEVELOPMENT PLANNING AND ENGINEERING, INC.
5072 BRISTOL INDUSTRIAL WAY, SUITE E
BUFORD, GEORGIA 30518
PHONE: (770) 271-2868
CONTACT: KYLE BOWEN

SURVEYOR: GRIFFIN LAND SURVEYING, INC.
2274 AZALEA DRIVE, SUITE A
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 995-9723
CONTACT: JEFF GRIFFIN

GEORGIA No. 24331 PROFESSIONAL ENGINEER 08-15-00 KYLE W. BOWEN

SHEET INDEX

| | |
|---|---|
| 1 | COVER SHEET |
| 2 - 4 | FINAL PLAT |

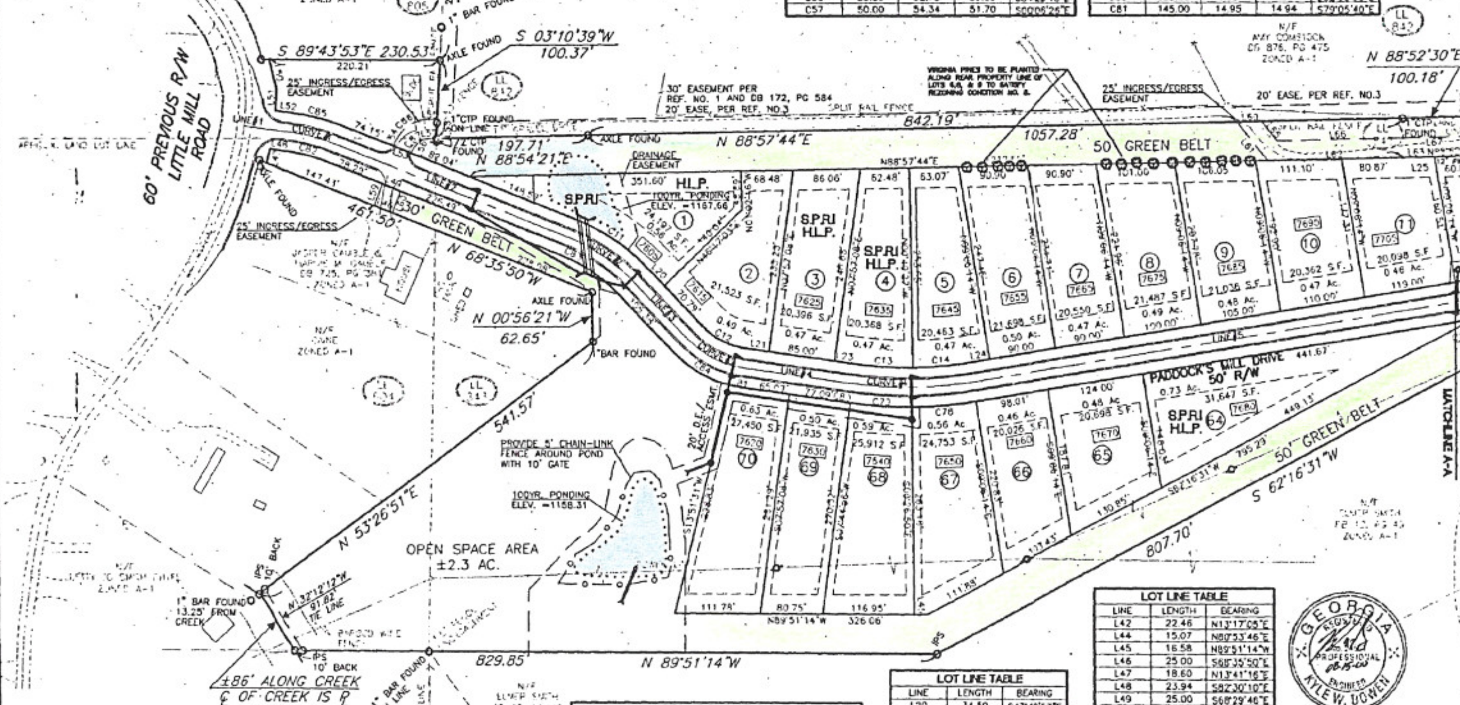
| No. | DATE | BY | DESCRIPTION |
|---|---|---|---|
| 1 | 01/31/00 | KWB | SUBMITTAL TO FORSYTH COUNTY PLANNING AND DEVELOPMENT |
| 2 | 02/29/00 | KWB | RE-SUBMITTAL TO FORSYTH COUNTY PLANNING AND DEVELOPMENT |
| 3 | 08/14/00 | KWB | REVISED FRONT AND SIDE SETBACKS |
| | | | |
| | | | |
| | | | |
| | | | |

FORSYTH COUNTY, GEORGIA
Filed October 12 2000 @ 11:00 AM
Recorded October 12 2000
Douglas Sorrells
Clerk Superior Court

| LOT LINE CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHORD | DIRECTION |
| C11 | 250.00 | 108.12 | 107.28 | N56°06'22"W |
| C12 | 95.00 | 63.55 | 62.38 | S62°52'55"E |
| C13 | 500.00 | 75.28 | 75.21 | S85°21'40"E |
| C14 | 500.00 | 73.56 | 73.50 | N85°06'40"E |
| C15 | 325.00 | 78.33 | 78.14 | S87°48'03"W |
| C16 | 325.00 | 101.77 | 101.36 | N76°19'24"W |
| C17 | 325.00 | 80.21 | 80.01 | N60°16'55"W |
| C18 | 325.00 | 50.18 | 50.13 | N48°47'18"W |
| C19 | 325.00 | 76.34 | 76.17 | N37°38'08"W |
| C20 | 20.00 | 28.80 | 26.38 | N72°09'32"W |
| C21 | 145.00 | 26.11 | 26.08 | S71°44'51"W |
| C22 | 145.00 | 88.16 | 86.81 | N85°40'32"W |
| C23 | 145.00 | 58.74 | 58.34 | N56°39'06"W |
| C24 | 15.00 | 13.62 | 13.16 | S71°03'21"E |
| C25 | 50.00 | 60.93 | 57.23 | N62°09'10"W |
| C26 | 50.00 | 50.98 | 48.80 | N01°58'22"E |
| C27 | 50.00 | 58.22 | 54.99 | N84°32'36"E |
| C28 | 50.00 | 77.73 | 70.14 | S37°33'42"E |
| C29 | 15.00 | 13.62 | 13.16 | N19°02'08"W |
| C30 | 95.00 | 113.38 | 108.75 | N79°13'43"W |
| C31 | 20.00 | 28.80 | 26.38 | N25°20'09"E |
| C32 | 325.00 | 44.58 | 44.54 | N11°53'16"W |

| LOT LINE CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHORD | DIRECTION |
| C33 | 125.00 | 129.93 | 124.16 | S37°50'07"E |
| C34 | 350.00 | 47.68 | 47.64 | N63°42'35"W |
| C35 | 350.00 | 98.06 | 97.74 | N51°46'50"W |
| C36 | 20.00 | 28.98 | 26.51 | N85°13'41"W |
| C37 | 175.00 | 51.69 | 51.51 | S44°46'08"W |
| C38 | 175.00 | 110.80 | 108.77 | S18°12'03"W |
| C39 | 15.00 | 13.62 | 13.16 | N25°54'53"W |
| C40 | 50.00 | 41.76 | 40.56 | S27°59'51"E |
| C41 | 50.00 | 41.15 | 40.00 | S19°30'30"W |
| C42 | 50.00 | 41.15 | 40.00 | S66°39'53"W |
| C43 | 50.00 | 41.15 | 40.00 | N66°10'44"W |
| C44 | 50.00 | 41.15 | 40.00 | N19°01'21"W |
| C45 | 50.00 | 41.50 | 40.32 | N28°20'08"E |
| C46 | 15.00 | 13.62 | 13.16 | S26°06'19"W |
| C47 | 225.00 | 20.77 | 20.76 | N02°44'23"E |
| C48 | 225.00 | 65.69 | 65.45 | N13°44'52"E |
| C49 | 225.00 | 65.69 | 65.45 | N30°28'30"E |
| C50 | 225.00 | 56.52 | 56.37 | N46°02'06"E |
| C51 | 20.00 | 28.98 | 26.51 | N11°43'28"E |
| C52 | 350.00 | 53.69 | 53.64 | N25°23'17"W |
| C53 | 15.00 | 13.62 | 13.16 | S47°00'13"E |
| C54 | 50.00 | 59.65 | 56.18 | N38°50'08"W |
| C55 | 50.00 | 41.15 | 40.00 | N18°55'15"E |
| C56 | 50.00 | 92.73 | 80.00 | S84°22'15"E |
| C57 | 50.00 | 54.34 | 51.70 | S00°06'25"E |

| LOT LINE CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHORD | DIRECTION |
| C57 | 50.00 | 54.34 | 51.70 | S00°08'28"E |
| C58 | 15.00 | 13.62 | 13.16 | N05°01'00"E |
| C59 | 300.00 | 87.73 | 87.42 | N29°22'17"W |
| C60 | 300.00 | 156.36 | 154.60 | N52°40'51"W |
| C61 | 20.00 | 30.65 | 27.74 | S68°29'03"W |
| C62 | 275.00 | 54.22 | 54.13 | S18°55'58"W |
| C63 | 15.00 | 13.62 | 13.16 | S12°43'31"E |
| C64 | 50.00 | 39.28 | 38.28 | N16°13'52"W |
| C65 | 50.00 | 72.41 | 66.25 | N47°45'38"E |
| C66 | 50.00 | 136.19 | 97.83 | S12°43'28"E |
| C67 | 15.00 | 13.62 | 13.16 | N39°17'41"E |
| C68 | 325.00 | 49.96 | 49.91 | S17°41'17"W |
| C69 | 325.00 | 14.12 | 14.12 | S23°20'10"W |
| C70 | 20.00 | 26.76 | 24.81 | S13°44'53"E |
| C71 | 175.00 | 107.07 | 105.40 | S34°33'00"E |
| C72 | 175.00 | 27.38 | 27.35 | S12°32'27"E |
| C73 | 275.00 | 52.13 | 52.06 | N13°29'22"W |
| C74 | 275.00 | 148.96 | 147.15 | N34°26'18"W |
| C75 | 275.00 | 235.89 | 228.73 | N74°31'38"W |
| C76 | 50.00 | 85.71 | 75.59 | N49°54'32"W |
| C77 | 50.00 | 16.33 | 16.25 | S71°37'49"W |
| C78 | 550.00 | 83.10 | 83.02 | N85°13'28"E |
| C79 | 550.00 | 78.68 | 78.61 | S86°20'57"E |
| C80 | 550.00 | 1.95 | 1.95 | S82°08'58"E |
| C81 | 145.00 | 14.95 | 14.94 | S79°05'40"E |




| CENTERLINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 61.12 | S82°30'10"E |
| L2 | 329.78 | S68°29'46"E |
| L3 | 105.38 | S43°42'57"E |
| L4 | 142.17 | S82°02'52"E |
| L5 | 678.72 | N80°53'46"E |
| L6 | 92.83 | S08°03'31"E |
| L7 | 175.40 | S67°36'44"E |
| L8 | 231.23 | S20°59'36"E |
| L9 | 152.98 | N66°35'18"E |
| L10 | 55.62 | S45°02'44"E |
| L11 | 308.33 | S24°34'50"W |
| L12 | 173.11 | S13°17'05"W |
| L13 | 332.03 | N53°13'53"E |
| L14 | 151.04 | N00°05'43"E |

| LOT LINE CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHORD | DIRECTION |
| C82 | 200.00 | 48.89 | 48.77 | N75°29'58"W |
| C83 | 200.00 | 86.50 | 85.83 | N56°06'22"W |
| C84 | 145.00 | 82.08 | 80.97 | S59°55'43"E |
| C85 | 250.00 | 61.12 | 60.98 | N75°29'58"W |
| C86 | 50.00 | 58.82 | 55.49 | S55°12'17"W |
| C87 | 25.00 | 29.41 | 27.74 | S55°12'17"W |

| CENTERLINE CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHORD | DIRECTION |
| C1 | 225.00 | 55.00 | 54.87 | N75°29'58"W |
| C2 | 225.00 | 97.31 | 96.56 | N56°06'22"W |
| C3 | 120.00 | 80.28 | 78.79 | S62°52'55"E |
| C4 | 525.00 | 156.28 | 155.71 | N89°25'27"E |
| C5 | 300.00 | 476.71 | 428.12 | N53°34'52"W |
| C6 | 150.00 | 155.91 | 148.99 | S37°50'07"E |
| C7 | 325.00 | 264.44 | 257.20 | S44°18'10"E |
| C8 | 120.00 | 143.19 | 134.84 | S79°13'43"E |
| C9 | 300.00 | 59.15 | 59.05 | S75°29'58"W |
| C10 | 120.00 | 55.00 | 54.87 | N75°29'59"W |

| LOT LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L20 | 34.59 | S43°42'57"E |
| L21 | 32.41 | S82°02'52"E |
| L23 | 24.76 | S82°02'52"E |
| L24 | 26.33 | N80°53'46"E |
| L25 | 39.30 | N88°52'30"E |
| L26 | 38.42 | N80°53'46"E |
| L27 | 39.53 | N00°43'32"E |
| L28 | 4.38 | N45°02'44"W |
| L29 | 4.38 | N45°02'44"W |
| L30 | 20.08 | N66°35'18"E |
| L32 | 15.13 | N89°26'58"E |
| L33 | 35.58 | S01°52'58"E |
| L34 | 13.94 | S54°32'05"W |
| L35 | 11.18 | N53°13'53"E |
| L36 | 12.04 | S20°59'36"E |
| L37 | 8.82 | S20°59'36"E |
| L38 | 20.00 | N69°00'24"E |
| L39 | 24.08 | N69°00'24"E |
| L40 | 13.04 | S20°59'36"E |
| L41 | 13.88 | N13°17'05"E |

| LOT LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L42 | 22.46 | N13°17'05"E |
| L44 | 15.07 | N80°53'46"E |
| L45 | 16.58 | N89°51'14"W |
| L46 | 25.00 | S68°35'50"E |
| L47 | 18.60 | N13°41'16"E |
| L48 | 23.94 | S82°30'10"E |
| L49 | 25.00 | S68°29'46"E |
| L50 | 39.32 | S13°59'51"E |
| L51 | 27.53 | S03°02'09"W |
| L52 | 22.61 | S82°30'10"E |
| L53 | 25.00 | S88°29'46"E |
| L54 | 3.17 | N21°30'14"E |
| L55 | 10.83 | N88°54'21"E |
| L56 | 3.17 | N21°30'14"E |
| L57 | 8.98 | N88°54'21"E |
| L58 | 25.07 | S03°10'39"W |
| L59 | 29.91 | N21°24'10"E |
| L60 | 29.86 | N21°24'10"E |
| L61 | 63.03 | S38°32'23"E |
| L62 | 176.75 | N88°57'44"E |
| L63 | 99.34 | N88°52'30"E |

| LOT LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L64 | 90.55 | N57°22'18"E |
| L65 | 31.51 | S38°32'23"E |
| L66 | 164.40 | N88°57'44"E |
| L67 | 92.27 | N88°52'30"E |
| L68 | 45.75 | N57°22'18"E |
| L69 | 31.51 | N88°57'44"E |
| L70 | 45.28 | S89°06'47"E |
| L71 | 50.71 | S07°45'08"E |
| L72 | 58.92 | N69°00'24"E |
| L73 | 50.00 | N69°00'24"E |

LEGEND
IPF = IRON PIN FOUND
IPS = 1/2" REBAR PIN SET
LL = LAND LOT
LLL = LAND LOT LINE
PROPERTY LINE
CENTERLINE
BUILDING LINE
R/W = RIGHT-OF-WAY
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
MH = MANHOLE
CB = CATCH BASIN
JB = JUNCTION BOX
HW = HEADWALL
DI = DROP INLET
PP = POWER/UTILITY POLE
FH = FIRE HYDRANT
IE = INVERT ELEVATION
FFE = FINISHED FLOOR ELEVATION
BOC = BACK OF CURB
EP = EDGE OF PAVEMENT
SANITARY SEWER LINE/PIPE
STORM SEWER LINE/PIPE
FENCE LINE
FLOOD HAZARD ZONE LINE
N/F = NOW OR FORMERLY
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
ADDRESS NUMBER

GRAPHIC SCALE – IN FEET
50' 0' 100' 200' 300' 400'
SCALE 1" = 100'

GEORGIA REGISTERED PROFESSIONAL ENGINEER KYLE W. BOWEN 08-15-00

dPe DEVELOPMENT
planning & engineering, inc.
5072 BRISTOL IND. WAY
SUITE E
BUFORD, GA. 30518
(770)271-2868 / (770)271-0779 FAX

PREPARED FOR:
PINEBROOK DEVELOPMENT INC.
1689 DULUTH HIGHWAY
LAWRENCEVILLE, GA
24 HOUR CONTACT:
MR. DON WOODS
(770) 338-9944

PROJECT NAME:
PADDOCK'S MILL

TASK:
FINAL PLAT

PROJECT INFORMATION:
PADDOCK'S MILL
Project Name
99-001
Project Number
LITTLE MILL ROAD
Project Address
804, 805, 842, 881, 99, AND 920
Land Lot No(s)
14th, 1st SECTION
District
FORSYTH COUNTY, GEORGIA
County, State

| No. | REVISION | DATE |
|---|---|---|
| 1 | REVISED FRONT AND SIDE SETBACKS | 08/28/00 |

KWB DESIGN | 1"=100' SCALE
KWB DRAWN | 2 of 10 SHEET
JCG CHECKED
12/20/99 DATE | 99-001 PROJECT No.

| LOT LINE CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHORD | DIRECTION |
| C11 | 250.00 | 108.12 | 107.28 | N56°06'22"W |
| C12 | 95.00 | 63.56 | 62.38 | S62°52'52"E |
| C13 | 500.00 | 75.28 | 75.21 | S86°21'40"E |
| C14 | 500.00 | 73.56 | 73.50 | N85°05'40"E |
| C15 | 325.00 | 78.33 | 78.14 | S87°48'03"W |
| C16 | 325.00 | 101.77 | 101.38 | N76°19'24"W |
| C17 | 325.00 | 80.21 | 80.01 | N60°16'55"W |
| C18 | 325.00 | 50.18 | 50.13 | N48°47'18"W |
| C19 | 325.00 | 76.34 | 76.17 | N37°38'08"W |
| C20 | 20.00 | 28.80 | 26.38 | N72°09'32"W |
| C21 | 145.00 | 26.11 | 26.08 | S71°44'51"W |
| C22 | 145.00 | 68.16 | 66.81 | N85°40'32"W |
| C23 | 145.00 | 58.74 | 58.34 | N55°39'06"W |
| C24 | 15.00 | 13.62 | 13.16 | S71°03'21"E |
| C25 | 50.00 | 60.93 | 57.23 | N62°09'10"W |
| C26 | 50.00 | 50.98 | 48.80 | N01°58'22"E |
| C27 | 50.00 | 58.22 | 54.99 | N64°32'36"E |
| C28 | 50.00 | 77.73 | 70.14 | S37°33'42"E |
| C29 | 15.00 | 13.62 | 13.16 | N19°02'08"W |
| C30 | 95.00 | 113.36 | 106.75 | N79°13'43"W |
| C31 | 20.00 | 28.80 | 26.38 | N25°20'09"E |
| C32 | 325.00 | 44.58 | 44.54 | N11°59'18"W |
| C33 | 125.00 | 129.93 | 124.16 | S37°50'07"E |
| C34 | 350.00 | 47.68 | 47.64 | N63°42'35"W |
| C35 | 350.00 | 98.06 | 97.74 | N51°46'50"W |
| C36 | 20.00 | 28.98 | 26.51 | N85°15'41"W |
| C37 | 175.00 | 51.69 | 51.51 | S44°46'08"W |
| C38 | 175.00 | 110.60 | 108.77 | S18°12'03"W |
| C39 | 15.00 | 13.62 | 13.16 | N25°54'53"W |
| C40 | 50.00 | 41.76 | 40.56 | S27°59'51"E |
| C41 | 50.00 | 41.15 | 40.00 | S19°30'30"W |
| C42 | 50.00 | 41.15 | 40.00 | S66°39'53"W |
| C43 | 50.00 | 41.15 | 40.00 | N86°10'44"W |
| C44 | 50.00 | 41.15 | 40.00 | N19°01'21"W |
| C45 | 50.00 | 41.50 | 40.32 | N28°20'08"E |
| C46 | 15.00 | 13.62 | 13.16 | S26°06'19"W |
| C47 | 225.00 | 20.77 | 20.76 | N02°44'23"E |
| C48 | 225.00 | 65.69 | 65.45 | N13°44'52"E |
| C49 | 225.00 | 65.69 | 65.45 | N30°28'30"E |
| C50 | 225.00 | 56.52 | 56.37 | N46°02'06"E |
| C51 | 20.00 | 28.98 | 26.51 | N11°43'28"E |
| C52 | 350.00 | 53.69 | 53.64 | N25°23'17"W |
| C53 | 15.00 | 13.62 | 13.16 | S47°09'13"E |
| C54 | 50.00 | 59.65 | 56.18 | N38°50'08"W |
| C55 | 50.00 | 41.15 | 40.00 | N18°55'15"E |
| C56 | 50.00 | 92.73 | 80.00 | S84°22'15"E |
| C57 | 50.00 | 54.34 | 51.70 | S00°06'26"E |
| C58 | 15.00 | 13.62 | 13.16 | N00°01'00"E |
| C59 | 300.00 | 87.73 | 87.42 | N29°22'17"W |
| C60 | 300.00 | 156.36 | 154.60 | N57°40'51"W |
| C61 | 20.00 | 30.65 | 27.74 | S66°29'03"W |
| C62 | 275.00 | 54.22 | 54.13 | S18°55'58"W |
| C63 | 15.00 | 13.62 | 13.16 | S12°43'31"E |
| C64 | 50.00 | 39.28 | 38.28 | N16°13'52"W |
| C65 | 50.00 | 72.41 | 66.25 | N47°45'36"E |
| C66 | 50.00 | 136.19 | 97.83 | S12°43'26"E |
| C67 | 15.00 | 13.62 | 13.16 | N39°17'41"E |
| C68 | 325.00 | 49.96 | 49.91 | S17°41'17"W |
| C69 | 325.00 | 14.12 | 14.12 | S23°20'10"W |
| C70 | 20.00 | 26.76 | 24.81 | S13°44'53"E |
| C71 | 175.00 | 107.07 | 105.40 | S34°33'00"E |
| C72 | 175.00 | 27.38 | 27.35 | S12°32'22"E |
| C73 | 275.00 | 52.13 | 52.06 | N13°29'22"W |
| C74 | 275.00 | 148.96 | 147.15 | N34°26'18"W |
| C75 | 275.00 | 235.89 | 228.73 | N74°31'38"W |
| C76 | 50.00 | 85.71 | 75.58 | N49°54'32"W |
| C77 | 50.00 | 16.33 | 16.25 | S71°37'49"W |
| C78 | 550.00 | 83.10 | 83.02 | N85°13'28"E |
| C79 | 550.00 | 78.68 | 78.61 | S86°20'57"E |
| C80 | 550.00 | 1.95 | 1.95 | S82°08'58"E |
| C81 | 145.00 | 14.95 | 14.94 | S79°05'40"E |
| C82 | 200.00 | 48.89 | 48.77 | N75°29'58"W |
| C83 | 200.00 | 86.50 | 85.83 | N56°06'22"W |
| C84 | 145.00 | 82.06 | 80.97 | S59°55'43"E |
| C85 | 250.00 | 61.12 | 60.96 | N75°29'58"W |
| C86 | 50.00 | 58.82 | 55.49 | S50°12'17"W |
| C87 | 25.00 | 29.41 | 27.74 | S55°12'17"W |

| LOT LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L20 | 34.59 | S43°42'57"E |
| L21 | 32.41 | S82°02'52"E |
| L23 | 24.76 | S82°02'52"E |
| L24 | 25.33 | N80°53'46"E |
| L25 | 39.30 | N88°52'30"E |
| L26 | 38.42 | N80°53'46"E |
| L27 | 39.53 | N00°49'32"E |
| L28 | 4.38 | N45°02'44"W |
| L29 | 4.38 | N45°02'44"W |
| L30 | 20.08 | N66°35'19"E |
| L32 | 15.13 | N89°26'58"E |
| L33 | 35.58 | S01°52'58"E |
| L34 | 13.94 | S54°32'05"W |
| L35 | 11.18 | N53°13'53"E |
| L36 | 12.04 | S20°59'36"E |
| L37 | 8.82 | S20°59'36"E |
| L38 | 20.00 | N69°00'24"E |
| L39 | 24.08 | N69°00'24"E |
| L40 | 13.04 | S20°59'36"E |
| L41 | 13.88 | N13°17'05"E |
| L42 | 22.48 | N13°17'05"E |
| L44 | 15.07 | N80°53'46"E |
| L45 | 16.58 | N30°51'14"W |
| L46 | 25.00 | S68°35'50"E |
| L47 | 18.60 | N13°42'31"E |
| L48 | 23.94 | S82°30'10"E |
| L49 | 25.00 | S68°29'46"E |
| L50 | 39.32 | S13°59'51"E |
| L51 | 27.53 | S03°02'09"W |
| L52 | 22.61 | S82°30'10"E |
| L53 | 25.00 | S68°29'46"E |
| L54 | 3.17 | N21°30'14"E |
| L55 | 10.83 | N88°54'21"E |
| L56 | 3.17 | N21°30'14"E |
| L57 | 8.96 | N88°54'21"E |
| L58 | 25.07 | S03°10'39"W |
| L59 | 29.91 | N21°24'10"E |
| L60 | 29.86 | N21°24'10"E |
| L61 | 63.03 | S38°32'23"E |
| L62 | 176.75 | N88°57'44"E |
| L63 | 99.34 | N88°52'30"E |
| L64 | 90.55 | N57°22'18"E |
| L65 | 31.51 | S38°32'23"E |
| L66 | 164.40 | N88°57'44"E |
| L67 | 92.27 | N88°52'30"E |
| L68 | 45.75 | N57°22'18"E |
| L69 | 31.51 | N88°57'44"E |
| L70 | 45.28 | S89°06'47"E |
| L71 | 50.71 | S00°45'08"E |
| L72 | 58.92 | N69°00'24"E |
| L73 | 50.00 | N69°00'24"E |

| CENTERLINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 61.12 | S82°30'10"E |
| L2 | 329.78 | S68°29'46"E |
| L3 | 105.38 | S43°42'57"E |
| L4 | 142.17 | S82°02'52"E |
| L5 | 678.72 | N80°53'46"E |
| L6 | 92.83 | S00°03'31"E |
| L7 | 175.40 | S87°36'44"E |
| L8 | 231.23 | S20°59'36"E |
| L9 | 152.98 | N66°35'18"E |
| L10 | 55.62 | S45°02'44"E |
| L11 | 308.33 | S24°34'50"W |
| L12 | 173.11 | S13°17'05"W |
| L13 | 332.03 | N53°13'53"E |
| L14 | 151.04 | N00°05'43"E |

| CENTERLINE CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHORD | DIRECTION |
| C1 | 225.00 | 55.00 | 54.87 | N75°29'58"W |
| C2 | 225.00 | 97.31 | 96.56 | N55°06'22"W |
| C3 | 120.00 | 80.28 | 78.79 | S62°52'55"E |
| C4 | 525.00 | 156.28 | 155.71 | N89°25'27"E |
| C5 | 300.00 | 476.71 | 428.12 | N53°34'52"W |
| C6 | 150.00 | 155.91 | 148.99 | S37°50'07"E |
| C7 | 325.00 | 264.44 | 257.20 | S44°18'10"E |
| C8 | 120.00 | 143.19 | 134.84 | S79°13'43"E |
| C9 | 300.00 | 59.15 | 59.05 | S75°29'58"W |
| C10 | 120.00 | 55.00 | 54.87 | N75°29'58"W |

LEGEND

| | | |
|---|---|---|
| IPF | = | IRON PIN FOUND |
| IPS | = | 1/2" REBAR PIN SET |
| LL | = | LAND LOT |
| LLL | = | LAND LOT LINE |
| | = | PROPERTY LINE |
| | = | CENTERLINE |
| | = | BUILDING LINE |
| R/W | = | RIGHT-OF-WAY |
| SVE | = | SANITARY SEWER EASEMENT |
| DE | = | DRAINAGE EASEMENT |
| MH | = | MANHOLE |
| CB | = | CATCH BASIN |
| JB | = | JUNCTION BOX |
| HW | = | HEADWALL |
| DI | = | DROP INLET |
| PP | = | POWER/UTILITY POLE |
| FH | = | FIRE HYDRANT |
| IE | = | INVERT ELEVATION |
| FFE | = | FINISHED FLOOR ELEVATION |
| BOC | = | BACK OF CURB |
| EP | = | EDGE OF PAVEMENT |
| | = | SANITARY SEWER LINE/PIPE |
| | = | STORM SEWER LINE/PIPE |
| | = | FENCE LINE |
| | = | FLOOD HAZARD ZONE LINE |
| N/F | = | NOW OR FORMERLY |
| POC | = | POINT OF COMMENCEMENT |
| POB | = | POINT OF BEGINNING |

GRAPHIC SCALE - IN FEET

50' 0' 100' 200' 300' 400'

SCALE 1" = 100'

FORSYTH COUNTY, GEORGIA
Filed October 12 2000 @ 11:00 AM
Recorded October 12 2000
Douglas Sanders
Clerk Superior Court

GEORGIA REGISTERED PROFESSIONAL ENGINEER KYLE W. BOWEN

dpe DEVELOPMENT planning & engineering, inc.
5072 BRISTOL IND. WAY
SUITE E
BUFORD, GA. 30518
(770)271-2868 / (770)271-0779 FAX

PREPARED FOR:
PINEBROOK DEVELOPMENT INC.
1689 DULUTH HIGHWAY
LAWRENCEVILLE, GA
24 HOUR CONTACT:
MR. DON WOODS
(770) 338-9944

PROJECT NAME:
PADDOCK'S MILL

TABIO
FINAL PLAT

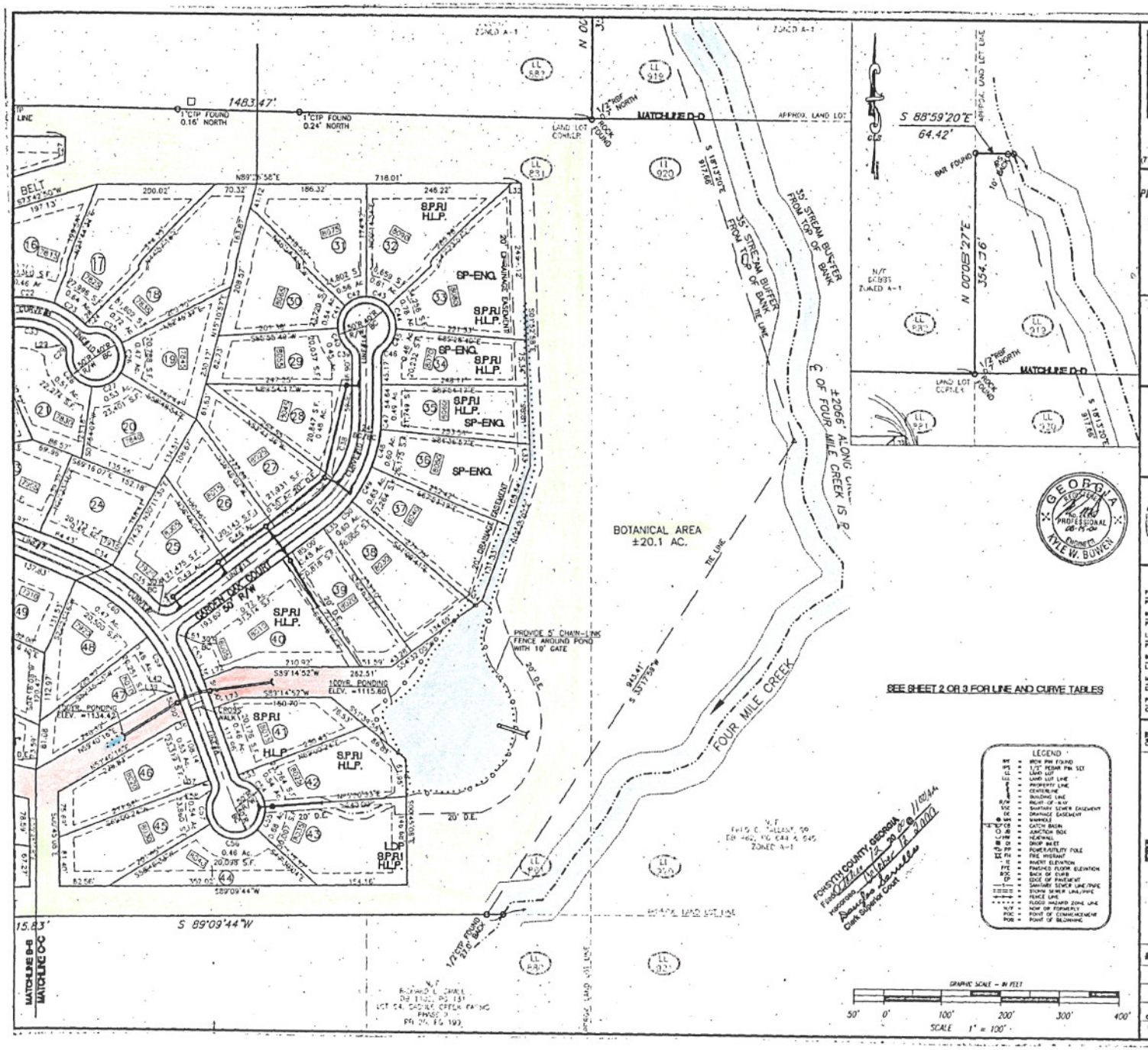
GEORGIA REGISTERED NO. 22 LAND SURVEYOR 8-01-00

PROJECT INFORMATION

| | |
|---|---|
| PADDOCK'S MILL | Project Name |
| 98-001 | Project Number |
| LITTLE MILL ROAD | Project Address |
| 804, 805, 843, 886, 918, AND 920 | Land Lot No(s) |
| 14th, 1st SECTION | |
| | District |
| FORSYTH COUNTY, GEORGIA | County, State |

| REVISION | DATE |
|---|---|
| | 05/28/00 |
| REVISED FRONT AND SIDE SETBACKS | |

| | |
|---|---|
| KWB DESIGN | 1"=100' SCALE |
| KWB DRAWN | 3 of 10 |
| JCG CHECKED | SHEET |
| 02/29/00 DATE | 98-001 PROJECT No. |

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PROJECT NAME:
PADDOCK'S MILL

TASK:
FINAL PLAT

GEORGIA REGISTERED PROFESSIONAL ENGINEER KYLE W. BOWEN

PROJECT INFORMATION

| | |
|---|---|
| PADDOCK'S MILL | Project Name |
| 98-001 | Project Number |
| LITTLE MILL ROAD | Project Address |
| 804, 805, 843, 868, 869, AND 920 | Land Lot Number |
| 4th, 1st SECTION | District |
| FORSYTH COUNTY, GEORGIA | County, State |

| DATE | REVISION |
|---|---|
| 08/09/00 | REVISED PROOF AND SEND SEPTIMOUS |

KWB DESIGN — 1"=100' SCALE
KWB DRAWN — 4 of 10 SHEET
JCG CHECKED — 98-001 PROJECT No.
8/29/99 DATE