This map or plat has been calculated for closure and is found to be accurate within 1 foot in 286,252 feet.

This plat has been prepared using a Nikon Total Station reading directly to 1 second and an electronic distance measuring device reading directly to 1, one hundredth of a foot.

The field data upon which this map or plat is based has a closure precision of (1) foot in +10,000 feet and an angular error of 0 seconds per angle point, and was adjusted using compass rule.

FLOOD HAZARD NOTE

This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Map of Fulton County, Georgia and Incorporated areas, Map number 13121C0142 E, dated June 22, 1998.

GRAPHIC SCALE - IN FEET

20 0 40 80 120 160

OWNER/DEVELOPER
HARTS MILL ROAD, LLC
3815 SIDE STREET
ATLANTA, GEORGIA 30341
24 HR. CONTACT: JACK WOOMER
(770) 457-1957

CIVIL DESIGN ENGINEER
ESTES SHIELDS ENGINEERING, INC.
6 EXECUTIVE PARK DRIVE ~ SUITE 300
ATLANTA, GEORGIA 30329
24 HR. CONTACT: MARTIN SHIELDS, P.E.
(404) 248-1960

MAGNETIC NORTH

N/F MARY S. COMBES ZONED: R-3
N/F LOUISE H. JULIAN ZONED: R-3
N/F CHARLES D. & DEBORAH L. CAGLE ZONED: R-3
N/F GWENDOLYN N. & CARL V. HODGES ZONED: R-3
N/F JACKYE S. THIBODEAX ZONED: R-3
N/F ROSE M. HOWARD ZONED: R-3
N/F JUDITH S. WREN ZONED: R-3
N/F ALLIENE H WEST ZONED: R-3
N/F GABRIEL R. CRAWFORD ZONED: R-3

GIS MON F351 N=1432184.603 E=2231887.826 959.02
S87°52'02"E 2376.25' GIS MON F451
N20°51'40"W 1571.35'

N 50°58'40" W 50.32'
273.33'
S 78°28'01" W
20.00' DE
265.49'
S 78°29'11" W
N 50°58'40" W 40.84'
20.00'
N 39°01'20" E
S 00°58'38" E 20.00'

S 70°52'04" W 118.48'
S 67°49'57" W 94.71'
N 88°00'24" W 120.20'
S 89°02'44" W 84.15'
S 83°35'50" W 91.50'
CREEK
S 71°13'22" W 115.63'
N 28°16'10" W 244.52'
S 02°02'22" W 244.25'

25' PRIVATE AGREEMENT UNDISTURBED BUFFER
35' STATE WATER BUFFER
ENERGY DISSIPATION/ FILTER STRIP
15' PRIVATE AGREEMENT UNDISTURBED BUFFER
10' ACCESS EASEMENT - FENCE AROUND POND
20' DE
10' A.E., U.E. & BSL
20' SSE
10' NO ACCESS STRIP
45' R/W RESERVATION STRIP
HC RAMP
301 APRON
5' SIDEWALK (TYP.)
(PRIVATE)
(50' RW)
8' SIDEWALK WITH SANDY SPRINGS BRICK PAVERS
3' PLANTING STRIP
CENTERLINE
20' LANDSCAPE STRIP
ACCESS GATE
25' ACCESS ESMT
COMMON AREA
CONC RETAINING WALL
OCS
DH-C 206
DH-C 216
DH-C 226
DH-C 236
DH-C 246
DH-C 256
DH-C 276
DH-C 286
DH-C 296
DH-C 306
283
273
263
253
233
223
213
203
303
293

POND INFORMATION
2YR WSE 1058.08 VOL = 10,272 CU. FT.
25YR WSE 1059.62 VOL= 14,690 CU FT
100YR WSE 1060.30 VOL = 16,622 CU FT

* P.O.B. ±300' ALONG R/W TO VERNON WOODS DRIVE

N70°07'11"E 35.73'
N70°46'33"E 81.78'
L=80.71' R=2452.64'
N70°54'12"E 80.70'
N79°14'46"E 55.23'
L=93.16' R=2446.14'
N74°13'11"E 93.16'
L=34.34' R=2446.14'
N75°42'47"E 34.34'
S69°18'49"E 30.00'
N69°41'42"E 34.98'
N69°41'42"E 35.34'
N20°21'11"W 160.94'
S20°21'11"E 179.16'
S88°19'21"E 56.03'
S89°05'02"E 86.54'
L=180.39' R=1036.60'
N83°59'32"E 180.16'
N71°54'13"E 314.19'
311.63'
N74°45'51" E 88.98'
N84°19'43" E 143.16'
N84°19'43" E 143.66'
N74°45'51" E 71.34'
N02°27'07"W 51.54'
N02°27'07"W 180.40'
9.86' N87°57'38"W
S22°38'05"E 38.48'
N67°54'05"W 38.70'
S26°45'20"E 39.89'
S88°32'08" E55.54'
N45°11'22"E 13.66'
S88°32'08"E 76.06'
N45°11'22"E 31.00'
S70°30'26"W 243.21'
N70°46'33"E 81.78'
N70°07'11"E 20.92'
S18°04'07"E 7.91'
R=2446.14 L=25.72'

CERTIFICATION AS TO RECORDING:
This is to certify that this plat has been recorded in Plat Book 283 Page 58 of Fulton County Records on 11 Oct 2005.
Clerk, Superior Court
Fulton County, Georgia

SCANNED

CHRISTOPHER E. MOORE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYING
320 NORTH CLAYTON STREET ~ LAWRENCEVILLE, GA. 30045
Phone:(770) 963-7418 Fax:(770) 963-7995

Plats 283 Pg 58

GEORGIA REGISTERED No.2828 8/8/05 LAND SURVEYOR CHRISTOPHER E. MOORE

FINAL PLAT FOR
[redacted]
FKA [redacted]

05080FP
CITY OF SANDY SPRINGS
LAND LOT [redacted] ~ 17th DISTRICT
FULTON COUNTY, GEORGIA
AUGUST 8, 2005 ~ SCALE: 1"= 40'
JOB: Mt Vernon FP

REVISIONS			
NO.	DATE	DESCRIPTION	BY