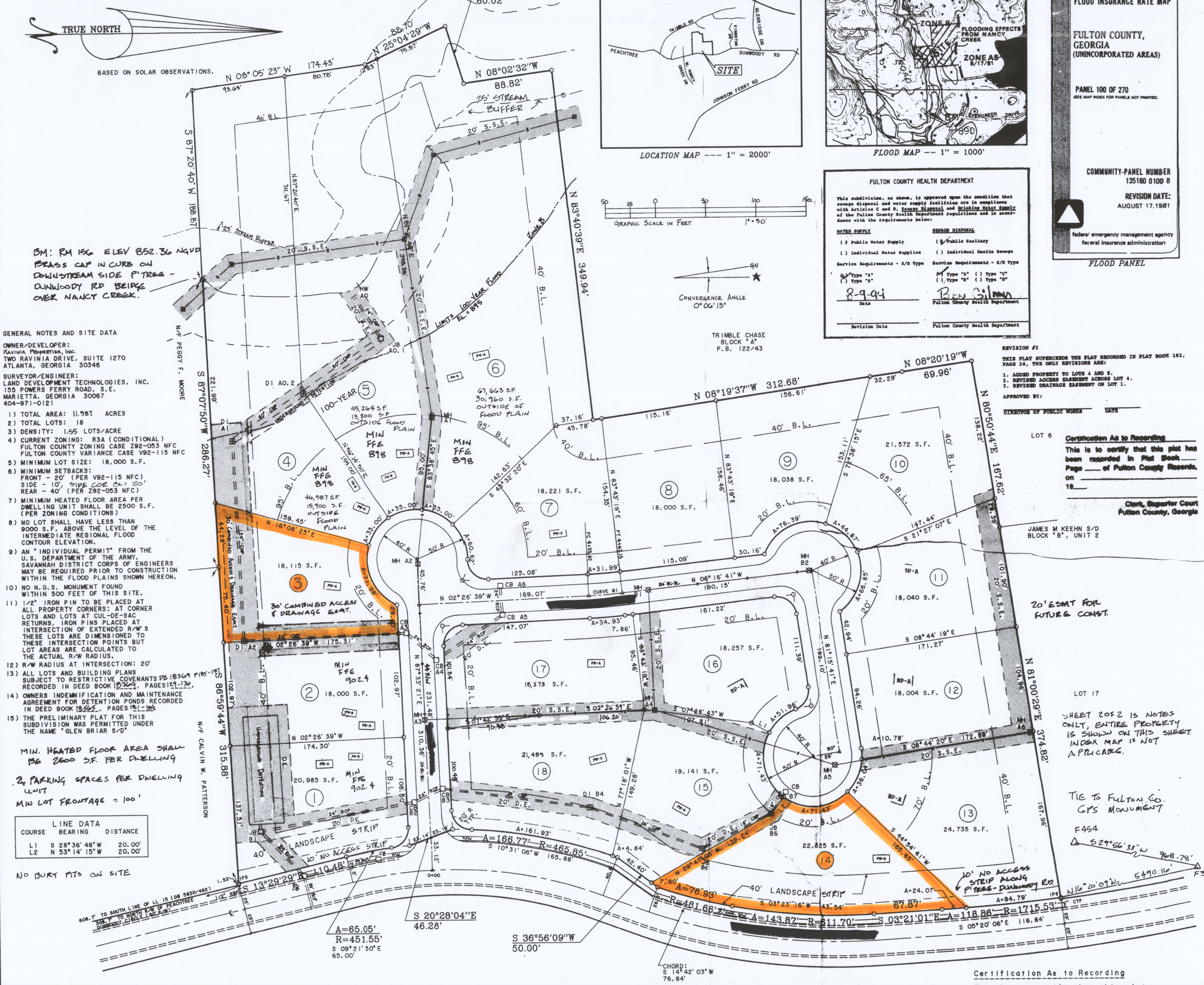

GENERAL NOTES AND SITE DATA

OWNER/DEVELOPER:
RAVINIA PROPERTIES, INC.
TWO RAVINIA DRIVE, SUITE 1270
ATLANTA, GEORGIA 30346

SURVEYOR/ENGINEER:
LAND DEVELOPMENT TECHNOLOGIES, INC.
155 POWERS FERRY ROAD, S.E.
MARIETTA, GEORGIA 30067
404-971-0121

1) TOTAL AREA: 11.587 ACRES
2) TOTAL LOTS: 18
3) DENSITY: 1.55 LOTS/ACRE
4) CURRENT ZONING: R3A (CONDITIONAL)
FULTON COUNTY ZONING CASE Z92-053 NFC
FULTON COUNTY VARIANCE CASE V92-115 NFC
5) MINIMUM LOT SIZE: 18,000 S.F.
6) MINIMUM SETBACKS:
FRONT - 20' (PER V92-115 NFC)
SIDE - 10', SIDE COR. SET: 20'
REAR - 40' (PER Z92-053 NFC)
7) MINIMUM HEATED FLOOR AREA PER DWELLING UNIT SHALL BE 2500 S.F. (PER ZONING CONDITIONS)
8) NO LOT SHALL HAVE LESS THAN 9000 S.F. ABOVE THE LEVEL OF THE INTERMEDIATE REGIONAL FLOOD CONTOUR ELEVATION.
9) AN "INDIVIDUAL PERMIT" FROM THE U.S. DEPARTMENT OF THE ARMY, SAVANNAH DISTRICT CORPS OF ENGINEERS MAY BE REQUIRED PRIOR TO CONSTRUCTION WITHIN THE FLOOD PLAINS SHOWN HEREON.
10) NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF THIS SITE.
11) 1/2" IRON PIN TO BE PLACED AT ALL PROPERTY CORNERS; AT CORNER LOTS AND LOTS AT CUL-DE-SAC RETURNS, IRON PINS PLACED AT INTERSECTION OF EXTENDED R/W'S THESE LOTS ARE DIMENSIONED TO THESE INTERSECTION POINTS BUT LOT AREAS ARE CALCULATED TO THE ACTUAL R/W RADIUS.
12) R/W RADIUS AT INTERSECTION: 20'
13) ALL LOTS AND BUILDING PLANS SUBJECT TO RESTRICTIVE COVENANTS DB 18369 P 185-187 RECORDED IN DEED BOOK 18369, PAGES 179-196.
14) OWNERS INDEMNIFICATION AND MAINTENANCE AGREEMENT FOR DETENTION PONDS RECORDED IN DEED BOOK 18565, PAGES 181-188
15) THE PRELIMINARY PLAT FOR THIS SUBDIVISION WAS PERMITTED UNDER THE NAME "GLEN BRIAR S/D"

MIN. HEATED FLOOR AREA SHALL BE 2600 S.F. PER DWELLING

2 PARKING SPACES PER DWELLING UNIT

MIN LOT FRONTAGE = 100'

LINE DATA

COURSE	BEARING	DISTANCE
L1	S 28°36'48"W	20.00'
L2	N 53°14'15"W	20.00'

NO BURY PITS ON SITE

CENTERLINE CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
1	500.00'	33.46'	3°50'02"	33.45'	N 04°21'40"W

OFF-STREET SANITARY SEWER

COURSE	BEARING	DISTANCE
A2-A1	N 83°57'08"W	147.30'
A1-EX	S 81°31'44"W	178.66'
A3-A4	N 01°48'39"W	228.75'
A4-A5	N 17°02'35"E	189.34'
A5-A6	N 08°56'50"W	197.33'
A4-B1	S 87°34'05"W	119.46'

913.14 L.F. of STREET

This plat is approved with the understanding that easement is granted Fulton County along all road frontage for the purpose of sloping cuts and fills as follows:
0' to 8' - not less than 3 to 1 slope
8' to 10' - not less than 2 to 1 slope

NOTE: FULTON COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND AROUND ALL EASEMENTS.

LOCATION MAP --- 1" = 2000'

FLOOD MAP -- 1" = 1000'

GRAPHIC SCALE IN FEET 1" = 50'

CONVERGENCE ANGLE 0°06'13"

FULTON COUNTY HEALTH DEPARTMENT

This subdivision, as shown, is approved upon the condition that sewage disposal and water supply facilities are in compliance with Articles C and D, Sewage Disposal and Drinking Water Supply of the Fulton County Health Department regulations and in accordance with the requirements below:

WATER SUPPLY
( ) Public Water Supply
( ) Individual Water Supplies
Service Requirements - S/D Type
( ) Type "A"
( ) Type "B"

SEWAGE DISPOSAL
( ) Public Sanitary
( ) Individual Onsite Sewage
Service Requirements - S/D Type
( ) Type "A" ( ) Type "C"
( ) Type "B" ( ) Type "D"

8-9-94
Date
Fulton County Health Department

Revision Date
Fulton County Health Department

REVISION #2

THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 182, PAGE 26, THE ONLY REVISIONS ARE:
1. ADDED PROPERTY TO LOTS 4 AND 5.
2. REVISED ACCESS EASEMENT ACROSS LOT 4.
3. REVISED DRAINAGE EASEMENT ON LOT 1.

APPROVED BY:

DIRECTOR OF PUBLIC WORKS DATE

Certification As to Recording
This is to certify that this plat has been recorded in Plat Book ____ Page ____ of Fulton County Records, on _____ 19__.
Clerk, Superior Court
Fulton County, Georgia

Certification As to Recording
This is to certify that this plat has been recorded in Plat Book 182 Page 26 of Fulton County Records, on 15 AUGUST 19 94.
Clerk, Superior Court
Fulton County, Georgia @ 3:15

NATIONAL FLOOD INSURANCE PROGRAM
FIRM
FLOOD INSURANCE RATE MAP
FULTON COUNTY, GEORGIA
(UNINCORPORATED AREAS)
PANEL 100 OF 270
(SEE MAP INDEX FOR PANELS NOT PRINTED)
COMMUNITY-PANEL NUMBER 135160 0100 B
REVISION DATE: AUGUST 17, 1981
federal emergency management agency
federal insurance administration

FLOOD PANEL

SURVEYOR'S CERTIFICATION

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,603 FEET AND AN ANGULAR ERROR OF 10" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES.
2. THE DATA SHOWN ON THIS PLAT INDICATING ACTUAL PROPERTY LINES HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 234,263 FEET.
3. THE LINEAR AND ANGULAR MEASUREMENTS FOR THIS SURVEY WERE OBTAINED IN THE FIELD WITH A TOPCON GTS-2B.
4. THE NORTH ARROW SHOWN ON THIS PLAT INDICATES TRUE NORTH AND IS BASED ON SOLAR OBSERVATIONS.
5. ALL LINEAR DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL.
6. A PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR I.R.F. ZONE AS PER FULTON COUNTY F.I.R.M. PANEL 135160 0100B DATED AUGUST 17, 1981.
7. IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

LAND DEVELOPMENT TECHNOLOGIES
JACK R. BUSBY, GA. L.S. #1875

GEORGIA REGISTERED NO. 1875 LAND SURVEYOR JACK R. BUSBY

FINAL ENGINEERING CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE 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 ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE FULTON COUNTY SUBDIVISION REGULATIONS, THE REQUIREMENTS OF THE ZONING RESOLUTION, AND ALL OTHER APPLICABLE RULES AND REGULATIONS OF FULTON COUNTY HAVE BEEN FULLY COMPLIED WITH.

BY: _____
REGISTERED CIVIL ENGINEER #13890

DATE: June 17, 1994

AND: _____
REGISTERED GA. LAND SURVEYOR #1875

DATE: June 17, 1994

GEORGIA REGISTERED No. 13890 PROFESSIONAL ENGINEER MICHAEL S. WRIGHT

DRAINAGE
THE OWNER OF ~~RECORD, ON BEHALF OF HIMSELF (ITSELF)~~ AND ALL SUCCESSORS IN INTEREST SPECIFICALLY RELEASE FULTON COUNTY FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS, OR DRAINAGE FEATURES. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION FOR THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THESE REGULATIONS AND THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS. 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 JUDGEMENT 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 OF THE PROPERTY OF THE LANDS THAT GENERATED THE CONDITIONS.

OWNER'S ACKNOWLEDGEMENT
(STATE OF GEORGIA)
(COUNTY OF FULTON)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON THROUGH A DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, DEDICATES TO FULTON COUNTY THE COMPLETE OWNERSHIP OF AND USE OF ALL WATER AND SEWER IMPROVEMENTS CONSTRUCTED IN ACCORDANCE WITH THIS PLAT, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING:

PUBLIC STREETS.....1.192 ACRES
PUBLIC DRAINS.....INCLUDED IN PUBLIC ESMTS.
PUBLIC PARKS/OPEN SPACES.....NONE
PUBLIC EASEMENTS.....1.383 ACRES

RAVINIA PROPERTIES, INC. SUBDIVIDER/OWNER

_____ 8-9-94
SIGNATURE OF OWNER/SUBD. OF RECORD DATE

RECEIVED
AUG 29 1994
FULTON COUNTY DEVELOPMENT SERVICES DEPARTMENT

FINAL PLAT APPROVAL
THE DIRECTOR OF THE DEPARTMENT OF ~~PUBLIC WORKS~~ D.S.D. 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.

_____ 8-15-94
DIRECTOR DEPT. OF ~~PUBLIC WORKS~~ D.S.D. DATE

LL15/J030E1

LAND DEVELOPMENT TECHNOLOGIES, INC.
155 POWERS FERRY ROAD, S.E.
MARIETTA, GEORGIA 30067
TEL: 404-971-0121 FAX: 404-971-0773

THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED OR USED WITHOUT THE WRITTEN PERMISSION OF LAND DEVELOPMENT TECHNOLOGIES, INC.

REVISIONS

NO.	DATE	
1	8-9-94	County Comments
2	9-28-94	See Surveyors Notes

FINAL SUBDIVISION PLAT OF

[redacted]

LOCATED IN LAND LOT [redacted]
DISTRICT 17
FULTON COUNTY, GEORGIA

SHEET	DATE	
1 OF 2	6-17-94	DRAWN BY JP/HP
		JOB NO. J93021.06