

CERTIFICATIONS & APPROVALS~

DAVID BARTON, GA. R.L.S. No. 2533 The owner of the land shown on this plat

and whose name is subscribed hereto and who in person or through duly authorized agent acknowledges that this plat was the use to the public forever of all alleys,

this plat for the recording of same in the Office of the Clerk of the Superior Court of Cobb County."

This plat has been approved by the Mayor and Council of Marietta, Georgia. Furthermore the Mayor and Council accepts all dedicated right of way, public streets, public places and public utility

DIRECTOR, PLANNING & ZOINING, CITY OF MARKETTA DATE

MAYOR

The undersigned, as Public Works Director of of the Clerk of the Superior Court of Cobb County, Georgia, this the Landay of SEP 2001.

PUBLIC WORKS DIRECTOR, CITY OF MARIETTA

BENCHMARK RM-59

PK NAIL IN CENTERLINE OF RAILROAD TRACKS IN BRIDGE SECTION OF CSX RAILROAD OVER NOONDAY CREEK. ELEV. = 1059.86

GENERAL NOTES ~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 5.0 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 37,085. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A NIKON DTM-420.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN _____1,671,924 BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13067C 0030 F DATED AUGUST 18, 1992, PORTIONS OF THIS PROPERTY ARE IN AN AREA HAVING SPECIAL FLOOD HAZARDS. (LOT 18, BLK. "A" ONLY).

PROPERTY IS ZONED PRD-SF. ORDINANCE No. 6039 APPROVED 10-13-99 (WITH STIPULATIONS) STREET LENGTHS: FROG LEAP TRAIL = 926 FT.

> CANOE RIDGE = 444 FT.LILY POND WAY = 214 FT.BRUMLEY LANE = 189 FT.

VERTICAL DATUM IS MEAN SEA LEVEL. [9,195 S.F. +/-] = APPROXIMATE AREA OUTSIDEAPPROXIMATE 100 YEAR FLOOD PLAIN.

MINIMUM HOUSE SIZES 3-BEDROOM = 2,500 SQ. FT.

4-BEDROOM = 2,800 SQ. FT. MINIMUM LOT SIZE = 8,112 SQ. FT.

SIDE SETBACK = 5 FT. (MIN. 20 FT. BETWEEN BUILDINGS).

FRONT SETBACK = 10 FT. MINIMUMMAJOR SIDE SETBACK = 10 FT. MINIMUM

REAR SETBACK = 15 FT. (EXCEPT AS OTHERWISE SHOWN)

1/2"REBARS SET AT ALL LOT CORNERS (UNLESS OTHERWISE INDICATED).

BACK OF CURB RADII AT ALL INTERSECTIONS = 24.5' UNLESS OTHERWISE INDICATED.

36 LOTS/13.476 ACRES = 2.7 LOTS PER ACRE. PROTECTIVE COVENANTS FILED SEPERATELY IN DB _____, PAGE ____.

THE OPEN CHANNEL DRAINAGE EASEMENTS (D.E.) SHOWN ARE NOT TO BE CONSTRUED AS EXACTING IN LOCATION. THESE EASEMENTS ARE INTENDED TO PROVIDE AN AREA FOR THE FREE CONVEYANCE OF STORMWATER RUNOFF BETWEEN DRAINAGE STRUCTURES ON THE PROPERTY OR BETWEEN DRAINAGE STRUCTURES AND THE EXTERIOR PROPERTY LINE. THE LOCATIONS SHOWN ARE INTENDED LOCATIONS BUT ARE CONTINGENT UPON FINAL GRADING AND LANDSCAPING OF THE INDIVIDUAL LOTS.

TEN FEET (10') OF THE EDGE OF A PERMANENT WATER OR SEWER EASEMENT ON FRONT OR REAR SETBACKS OR WITHIN TWO FEET (2') ON SIDE SETBACKS. (SEE COBB CODE SEC. 3-26-53)

Barry Carner	8-20-01
COBB COUNTY WATER AND SEWER SYSTEMS	DATE

THIS PLAT FILED IN OFFICE 9-05-2001
RECORDED IN PLAT BOOK 198 PAGE 96 CLERK, COBB SUPERIOR COURT

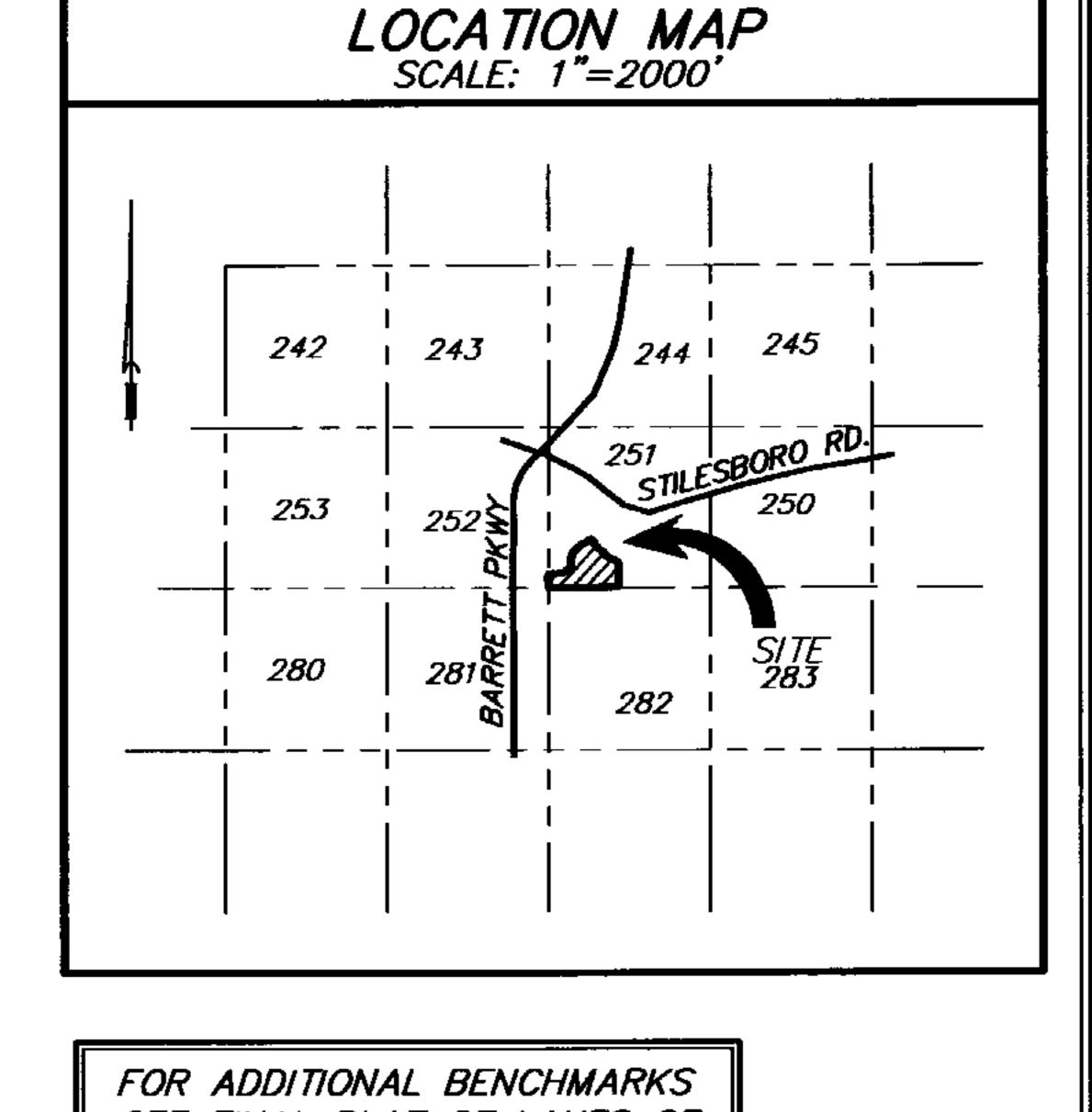
CFN-2001-0149321

CENTERLINE CURVE DATA

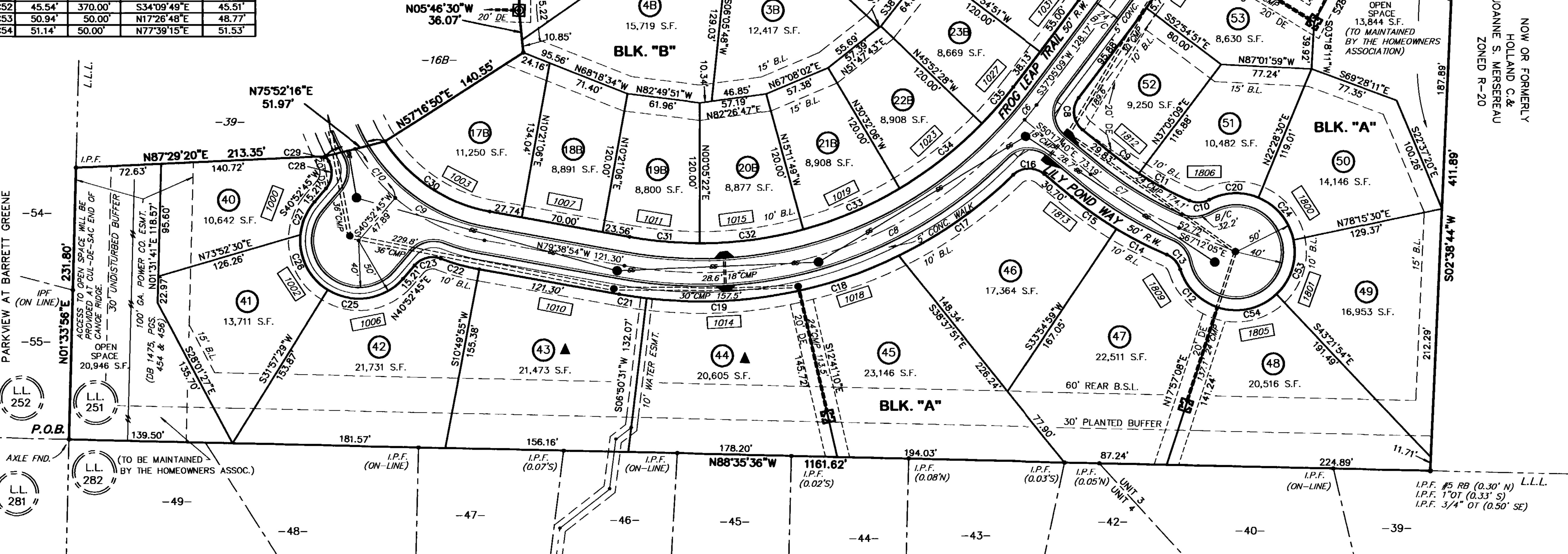
CURVE	ARC	RADIUS	CHORD BEARING	CHORD
C1	37.85	395.00	S33°22'59"E	37.84
C2	19.08'	355.00	N3210'38"W	19.08'
C3	118.94	355.00'	N4318'56"W	118.39
C4	130.00	620.00	S30°09'29"W	129.76
C5	9.96'	620.00'	S36'37'32"W	9.96
C6	16.46	360.00	S38'23'45"W	16.46'
C7	88.53'	300.00	N58'44'52"W	88.20
C8	381.05'	360.00'	S70°01'43"W	363.51
C9	85.25	160.00'	N64'23'04"W	84.24
C10	54.14'	160.00'	N39*25'36"W	53.88'
C11	98.17'	250.00'	S45°02'00"W	97.54

RIGHT OF WAY CURVE TABLE

N75'43'17"E -53.89' N43'42'28"E __ N22'36'07"E 55.30'



SEE FINAL PLAT OF LAKES OF STONE GATE, UNIT I



SANITARY SEWER EASEMENT DRAINAGE EASEMENT

O.H. = OVERHEAD ELEC. SERVICE LINE

UNDERGROUND POWER LINE

FEET ABOVE THE 100 YR. HWE, OR 1/4 PMP (POSSIBLE MAXIMUM PRECIPITATION) FLOOD POOL, WHICHEVER IS HIGHER. AN ELEVATION CERTIFICATE, PREPARED BY A REGISTERED LAND SURVEYOR, IS REQUIRED PRIOR TO FRAMING INSPECTION.

▲ TO ENSURE COMPLIANCE WITH WATER/SEWER EASEMENT SETBACKS, INDIVIDUAL SITE PLANS MUST BE SUBMITTED TO THE COBB COUNTY WATER SYSTEM.

REVISION

FINAL PLAT OF

HARDAGE FARMS-UNIT 3&4

LAKES OF STONE GATE, UNIT II, PHASE I

LOCATED IN LAND LOT 251 20th DISTRICT, 2nd SECTION CITY OF MARIETTA COBB COUNTY, GEORGIA MAY 29, 2001

SCALE IN FEET



ENGINEER: J. LANCASTER ASSOCS., INC. 275 VILLAGE PKWY. MARIETTA, GA 30067 (770) 955–2421

7000 CENTRAL PARKWAY

SUITE 580 ATLANTA GA, 30328

(770) 206-9100

S52°54'51"E

OWNER/DEVELOPER: MDC HOMES, INC.

1500 PALM ROAD CANTON, GEORGIA 30115 (770) 345-2810

BARTON SURVEYING, INC.