BENCHMARK RM-59
PK NAIL IN CENTERLINE OF RAILROAD TRACKS IN BRIDGE SECTION OF CSX RAILROAD OVER NOONDAY CREEK.
ELEV. = 1059.86

* LOWEST FLOOR ELEVATION SHALL BE NO LESS THAN 3 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.

MINIMUM FFE, LOTS 19,20,21 & 22= 1038.46
MINIMUM FFE, LOTS 23,24,25,26 & 27= 1029.00

STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION,PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT-OF-WAY. THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE PROPERTY OWNERS.

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

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

OWNER/DEVELOPER:
MDC HOMES, INC.
7000 CENTRAL PARKWAY
SUITE 580
ATLANTA GA, 30328
(770) 206-9100

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 2,471,409.

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.

PROPERTY IS ZONED PRD-SF. ORDINANCE No. 6039 APPROVED 10-13-99 (WITH STIPULATIONS)

STREET LENGTHS: FROG LEAP TRAIL = 658 FT.
CANOE RIDGE = 667 FT.

VERTICAL DATUM IS MEAN SEA LEVEL.

(7250± S.F.) = APPROXIMATE AREA OUTSIDE APPROXIMATE 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. MINIMUM

MAJOR SIDE SETBACK = 10 FT. MINIMUM

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

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

28 LOTS/11.918 ACRES = 2.3 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.

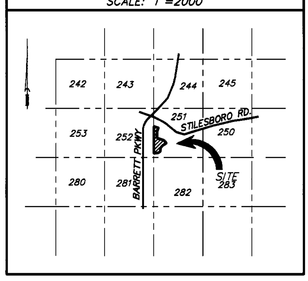
NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN FEET (10') OF THE EDGE OF A PERMANENT WATER OR SEWER EASEMENT ON FRONT OR REAR SETBACKS OR WITHIN TWO FEET (2') ON SIDE SETBACKS. (SEE COBB CODE SEC. 3-26-53)

Barry Fraser 7-17-02
COBB COUNTY WATER AND SEWER SYSTEMS DATE

THIS PLAT FILED IN OFFICE Aug 5-02
RECORDED IN PLAT BOOK 207 PAGE 10

Jay C. Stephenson
CLERK, COBB SUPERIOR COURT DATE
C Fill 2002-0147958

LOCATION MAP
SCALE: 1"=2000'



CERTIFICATIONS & APPROVALS~

It is hereby certified that plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Barton
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 made from an actual survey and dedicates the use to the public forever of all alleys, streets and other public places thereon shown for the purpose and consideration therein.

Ted Lemon
M.D.C. HOMES, INC.

"The undersigned, as Planning and Zoning Director of the City of Marietta, Georgia, hereby approves this plat for the recording of same in the Office of the Clerk of the Superior Court of Cobb County."

Karl E. Hillas 7-30-02
DIRECTOR, PLANNING & ZONING, CITY OF MARIETTA DATE

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 easements for maintenance.

7/30/02
MAYOR DATE

The undersigned, as Public Works Director of the City of Marietta, Georgia, hereby approves this plat for the recording of same in the Office of the Clerk of the Superior Court of Cobb County, Georgia, this the ___ day of ____ 20__.

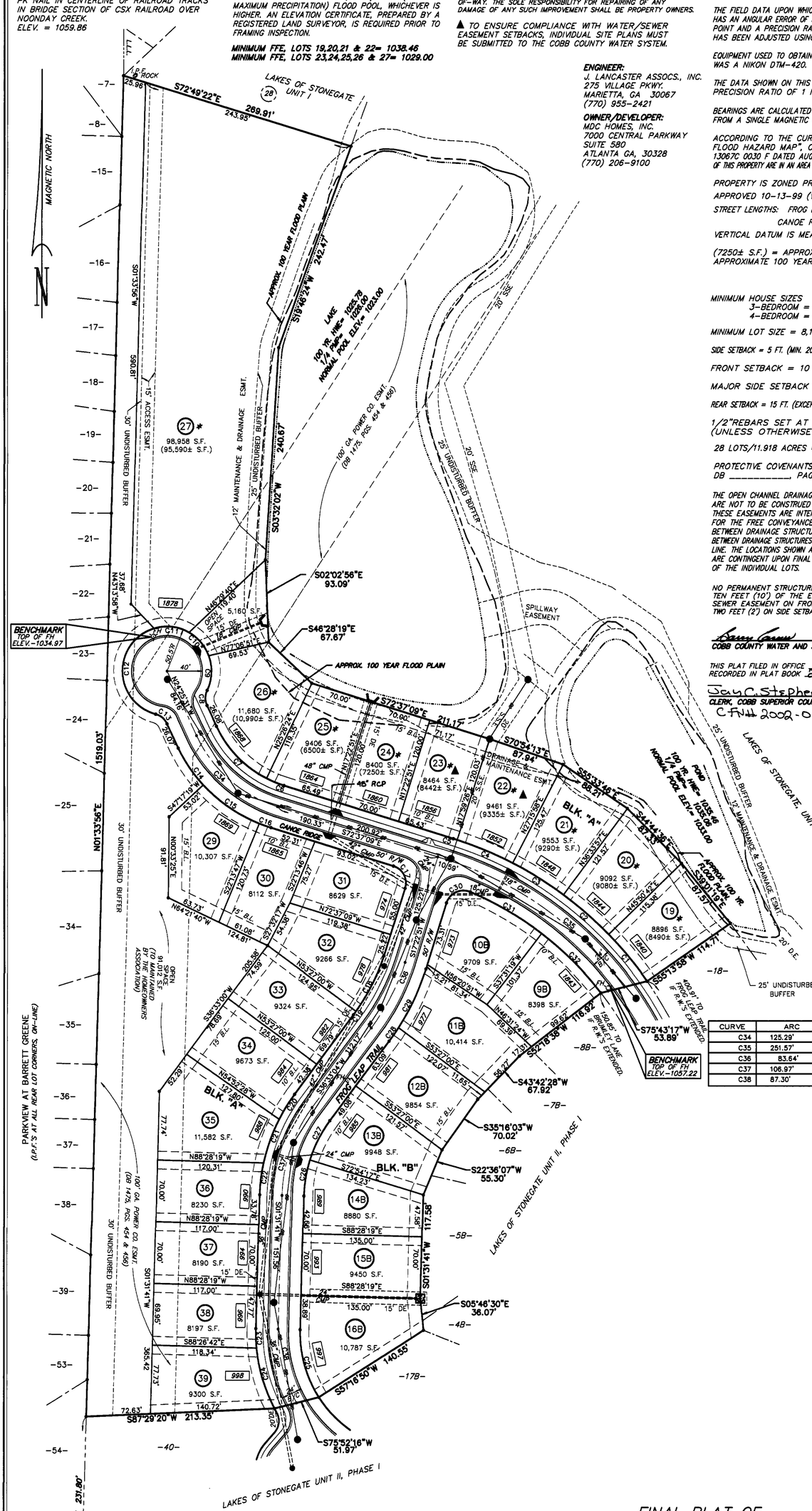
R S Mabell 07/31/02
PUBLIC WORKS DIRECTOR, CITY OF MARIETTA

RIGHT OF WAY CURVE DATA

CURVE	ARC	RADIUS	CHORD BEARING	CHORD
C1	68.82'	420.00'	N39°27'40"W	68.74'
C2	68.02'	420.00'	N48°47'40"W	67.95'
C3	68.17'	420.00'	N58°05'02"W	68.10'
C4	67.99'	420.00'	N67°22'18"W	67.92'
C5	4.47'	420.00'	N72°18'51"W	4.47'
C6	21.35'	125.00'	N67°41'54"W	21.32'
C7	83.19'	125.00'	N43°51'12"W	81.66'
C8	17.58'	20.00'	N00°26'15"E	17.02'
C9	40.32'	50.50'	N02°25'24"E	39.26'
C10	35.12'	50.50'	N40°03'44"W	34.42'
C11	41.35'	50.50'	N83°26'30"W	40.20'
C12	130.65'	50.50'	S01°06'12"E	97.14'
C13	17.62'	20.00'	S49°51'02"E	17.06'
C14	54.95'	175.00'	S33°45'26"E	54.73'
C15	77.47'	175.00'	S55°26'36"E	76.84'
C16	13.90'	175.00'	S70°20'40"E	13.89'
C17	31.42'	20.00'	S27°37'09"E	28.28'
C18	70.48'	225.00'	S26°21'16"W	70.19'
C19	4.80'	225.00'	S35°56'20"W	4.80'
C20	33.29'	200.00'	S31°46'52"W	33.25'
C21	52.54'	200.00'	S19°29'13"W	52.39'
C22	36.42'	200.00'	S06°44'41"W	36.37'
C23	22.28'	185.00'	S01°55'22"E	22.27'
C24	71.71'	185.00'	S16°28'39"E	71.26'
C25	80.69'	135.00'	N15°35'44"W	79.50'
C26	41.48'	150.00'	N09°28'49"E	41.33'
C27	50.22'	150.00'	N28°57'28"E	49.99'
C28	18.48'	275.00'	N34°37'28"E	18.48'
C29	73.52'	275.00'	N25°02'23"E	73.30'
C30	33.39'	20.00'	N65°12'08"E	29.64'
C31	93.63'	370.00'	S59°43'38"E	93.38'
C32	95.50'	370.00'	S45°05'01"E	95.24'

CENTERLINE CURVE DATA

CURVE	ARC	RADIUS	CHORD BEARING	CHORD	DELTA
C34	125.29'	150.00'	N48°41'25"W	121.68'	47°51'27"
C35	251.57'	395.00'	S54°22'26"E	247.34'	36°29'27"
C36	83.64'	250.00'	S26°57'55"W	83.25'	19°10'08"
C37	106.97'	175.00'	N19°02'20"E	105.31'	35°01'19"
C38	87.30'	160.00'	S14°08'09"E	86.22'	31°15'43"



LEGEND

IPF	=	1/2" REBAR FND.
IPS	=	1/2" REBAR SET
R.W.	=	RIGHT OF WAY
SSE	=	SANITARY SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
L.L.L.	=	LAND LOT LINE
C.L.	=	CENTERLINE
CT	=	CRIMP TOP PIPE
OT	=	OPEN TOP PIPE
CMP	=	CORRUGATED METAL PIPE
RCP	=	REINFORCED CONCRETE PIPE
DI	=	DROP INLET
JB	=	JUNCTION BOX
MH	=	MANHOLE
CB	=	CATCH BASIN
BM	=	BENCHMARK
PP	=	POWER POLE
FH	=	FIRE HYDRANT
CMF	=	CONCRETE MONUMENT FND.
B.C.	=	BACK OF CURB
E.P.	=	EDGE OF PAVEMENT
FEN	=	FENCE
O.H.	=	OVERHEAD ELEC. SERVICE LINE
B.L.	=	BUILDING LINE
U.G.	=	UNDERGROUND POWER LINE

FINAL PLAT OF

LAKES OF STONE GATE, UNIT II, PHASE II

LOCATED IN LAND LOT 251
20th DISTRICT, 2nd SECTION
CITY OF MARIETTA
COBB COUNTY, GEORGIA
MAY 29, 2002 1"=60'

60 30 0 60 120 180
SCALE IN FEET
VERTICAL DATUM IS MEAN SEA LEVEL.

GEORGIA REGISTERED No. 2533 LAND SURVEYOR DAVID BARTON

BARTON SURVEYING, INC.
1500 PALM ROAD
CANTON, GEORGIA 30115
(770) 345-2810