OWNERS ACKNOWLEDGEMENT

I hereby certify as the owner of the land shown on this plat and whose name is subscribed hereto, acknowledge that this plat was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged, do hereby convey all public streets and rights-of-way, water mains and sewer lines shown hereon in fee simple to Cobb County and further dedicate to the use of the public forever all alleys, parks, watercourses, drains, easements, and public places hereon shown for the purposes and considerations herein expressed, in consideration of the approval of this development plan and other valuable considerations, the owner further releases and holds harmless Cobb County from any and all claims, damages, or demands arising: on account of the design, construction, and maintenance of the property shown hereon; on account of the roads, fills, embankments, ditches, cross drains, culverts, water mains, sewer lines, and bridges within the proposed rights-of-way and easements shown; and on account of backwater, the collection and discharge of surface water, or the changing of courses of streams.

And further the owner warrants that he owns fee simple title to the property shown hereon and agrees that Cobb County shall not be liable to him, his heirs, successors, or assigns for any claims or damages resulting from the construction or maintenance of cross drain extensions, drives, structures, street, culverts, curbs, or sidewalk, the changing of courses of streams and rivers, flooding from natural creeks and rivers, surface waters, and any other matter whatsoever. I further warrant that I have the right to sell and convey the land occupying in this plat and do hereby bind owners and myself subsequent in title to defend by virtue of these presents.

Signature — Printed Name: Robert C. White — Date: 5.24.07

NOTE:
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A NIKON THREE SECOND TOTAL STATION.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 522,922 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 31,626 FEET AND AN ANGULAR ERROR OF 2.00 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

COBB COUNTY DEVELOPMENT CERTIFICATION:

This plat, having been submitted to Cobb County and having been found to comply with the Cobb County Development Standards and the Cobb County Zoning Ordinance, is approved subject to the installation and dedication of all streets, utilities, easements and other improvements in accordance with the Standard Design Specifications and the posting of a one-year maintenance security.

Cobb County Water System — 6-1-07
Development & Inspections Division — 6/6/07
Zoning Division John P. Pederson — 6/4/07
Cobb County Board of Commissioners — 6/4/07

PLAT FILED IN OFFICE 6-8-07 @10:20A RECORDED IN PLAT BOOK 261 PAGE 96
Jan C. Stephenson, Clerk — 6-8-07
CLERK OF COBB COUNTY SUPERIOR COURT
CFN# 2007-91974

SURVEYORS ACKNOWLEDGMENT
I hereby certify that the plan shown and described hereon is a true and correct survey made on the ground under my supervision. That the monuments have been placed as shown hereon, and is to the accuracy and specifications required by the Cobb County development standards.

GENERAL NOTES

ALPETI ROAD SUBDIVISION

ZONED: RA-5 (Z-194 of 2005) APPROVED ON 3-21-06
TOTAL AREA: 13.487 Ac.
TOTAL NUMBER OF LOTS: 77
NET DENSITY= 5.71 LOTS PER ACRE

SETBACKS:
FRONT YARD 20'
REAR YARD (INTERIOR) 30'
REAR YARD (EXTERIOR) 40'
MAJOR SIDE YARD 20'
SIDE YARD 5' (30' BETWEEN BUILDINGS)

2. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO COBB COUNTY F.I.R.M. PANEL 13067C0070F DATED: AUG 18, 1992.
3. BOUNDARY INFORMATION TAKEN FROM HARBUCK LAND SURVEYORS
4. TOPOGRAPHIC INFORMATION TAKEN FROM COBB COUNTY GIS.
5. ANY PROPOSED SIGNS ARE TO BE PERMITTED THROUGH THE PERMITTING; i.e., SUBDIVISION ENTRANCE, MONUMENTS, AND ALL COMMERCIAL SIGNS.
6. CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE ZONING DIVISION OF COMMUNITY DEVELOPMENT.
7. ASSURANCES OF COMPLIANCE WITH THE AMERICAN DISABILITIES ACT (ADA) ARE THE RESPONSIBILITY OF THE OWNER/DEVELOPER. COBB COUNTY ACCEPTS NO RESPONSIBILITY FOR SAID ACT, EXCEPT FOR NOTIFICATION OF THIS REQUIREMENT.
8. SOURCE OF DATUM IS NAD 83, LOCAL VERTICAL DATUM IS NGVD 29.
9. THIS SUBDIVISION IS TO BE ON SANITARY SEWER SYSTEM.
10. Water supply Cobb Co. Water Authority.
11. Sewage System is Sanitary
12. All construction shall conform to Cobb Co. standards and specs.
13. Total Area including right-of-way 13.005 acres.
14. Property is divided for the purpose of construction of residential homes
15. All lot corners are 1/2" rebars unless otherwise noted.
16. There is no cobb county monuments within 500 feet of the project.

SITE PLANS MUST BE PREPARED SUBJECT TO THE REQUIREMENTS OF THE COBB COUNTY CODE § 56-96(3). LOWEST FLOOR ELEVATION SHALL BE NO LESS THAN THREE (3) FEET ABOVE THE 100-YEAR FLOOD HAZARD AREA, OR 1' ABOVE THE LOW-POINT IN THE DOWNSTREAM ROADWAY, AS APPLICABLE WHICHEVER IS GREATER. AN ELEVATION CERTIFICATION PREPARED BY A REGISTERED LAND SURVEYOR IS REQUIRED PRIOR TO ROOFING INSPECTION.

THIS PLAT IS SUBJECT TO THE COVENENTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED May 8 2007 WHICH HEREBY BECOMES A PART OF THIS PLAT, RECORDED IN DEED BOOK 14586 PAGE 3551-3573, COBB COUNTY DEED RECORDS AND SIGNED BY THE OWNER.

R-1
THIS PLAT SUPERSEDES THE PLAT RECORDED IN PLAT BOOK 261, PAGES 95 AND 96. THE PURPOSE OF THIS REVISION IS TO: CHANGE STREET NAME FROM PARK TRAIL CIRCLE TO PARK BROOKE CIRCLE.

APPROVED BY: N/A — Cobb County Zoning Division — Date
Cobb County Development & Inspections — 6/15/07

PLAT FILED IN OFFICE 6-15-07 @2:14PM RECORDED IN PLAT BOOK 262 PAGE 20
Jan C. Stephenson, Clerk — 6-15-07
CLERK, COBB COUNTY SUPERIOR COURT — DATE
CFN# 2007-96607

LEGEND

IPF	= IRON PIN FOUND
IPS	= IRON PIN SET
CMF	= CONCRETE MONUMENT FOUND
CMS	= CONCRETE MONUMENT SET
R/W	= RIGHT OF WAY
STA	= STATION NUMBER
L.L.	= LAND LOT LINE
L	= LANDLOT
P	= PROPERTY LINE
BM	= BENCHMARK
EL	= INVERT ELEVATION
B	= BUILDING LINE
B/L	= BUILDING LINE
R	= RADIUS
F.F.E	= FINISHED FLOOR ELEVATION
FL	= FLOW
FE	= FENCE
P	= POLE
T-TV	= TELEPHONE LINE
T-TV	= TELEVISION LINE
P-T	= POWER LINE
S-S	= SANITARY SEWER LINE
SSE	= SANITARY SEWER EASEMENT
MH	= MANHOLE
G-G	= GAS LINE
W-W	= WATER LINE
WV	= GATE VALVE
F.H.	= FIRE HYDRANT (SEE)
W	= WATER METER
D-D	= STORM SEWER LINE
YI	= YARD INLET
DI	= DROP INLET
CB	= CATCH BASIN
HW	= HEAD WALL
JB	= JUNCTION BOX
DE	= DRAINAGE EASEMENT
FM	= SEWER FORCE MAIN
CO	= CLEAN OUT
CMP	= CORRUGATED METAL PIPE
RCP	= REINFORCED CONCRETE PIPE
VCP	= VITRIFIED CLAY PIPE
DIP	= DUCTILE IRON PIPE
PVC	= POLYVINYL CHLORIDE PIPE
C.G.G	= CURB AND GUTTER
F.I.R.M.	= FEDERAL INSURANCE RATE MAP
T.P.O.B.	= TRUE POINT OF BEGINNING
P.O.C	= POINT OF COMMENCE
GMD	= GA. MUNI. DISTRICT
	= TREE LINE
BRF	= BRIDGE
	= BRANCH
	= EXISTING CONTOURS (DASHED)
461	= PROPOSED CONTOURS (SOLID)
TC	= TOP OF CURB ELEVATION
A	= TRANSFORMER
L.P.	= LIGHT POLE (S)
P.B.	= PLAT BOOK
D.B.	= DEED BOOK
PG.	= PAGE

No cemeteries, archeological or architectural landmarks are known to exist on site.

State law prohibits the private construction, plotting, or otherwise making improvements on the dedicated right of way. The sole responsibility for repairing of any damage of any such improvement shall be the property owners.

Perpetual care and maintenance and the conveyance of real property referenced in Section 205 of the Cobb County Development Standards and Specifications will become effective at the completion of the final acceptance process.

TREES ARE REQUIRED TO BE PLANTED ON THIS SITE BY THE DEVELOPER. THESE TREES MUST BE INSPECTED AND APPROVED BY COBB COUNTY STAFF OR A PERFORMANCE SECURITY DOCUMENT MUST BE PROVIDED BY THE DEVELOPER BEFORE THE PLAT CAN BE RECORDED.
FOR COPIES OF THE PERFORMANCE SECURITY FORMS, CONTACT THE SITE PLAN REVIEW SECTION AT 770-528-2147.

THE DETENTION POND RECEIVING STORMWATER RUNOFF FROM "THE OAKS AT MOUNTAIN VIEW" SUBDIVISION IS LOCATED WITHIN THE "PARK TRAIL" TOWNHOUSE DEVELOPMENT AND IS PRIVATELY OWNED. ANY MAINTENANCE OR REPLACEMENT IS THE OWNER'S ("PARK TRAIL" HOA) RESPONSIBILITY."

LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°20'52"E	2.49
L2	N00°37'01"W	20.00
L3	N00°37'01"W	6.81
L4	N89°49'52"E	10.00
L5	N89°49'52"E	34.33
L6	S89°50'06"E	5.78
L7	N00°08'44"E	22.00
L8	S05°26'23"E	31.27
L9	S41°51'07"W	28.33
L10	N85°15'08"W	61.57
L11	N00°37'01"W	44.81
L12	N00°37'01"W	19.43
L13	S89°14'21"W	292.34
L14	S76°42'17"W	68.45
L15	S89°22'59"W	6.51
L16	N47°26'37"W	20.25
L17	S62°14'19"W	25.36
L18	N60°15'18"W	78.58
L19	N31°20'22"E	10.00
L20	N31°20'22"E	10.00
L21	N60°15'18"W	13.82
L22	S15°15'18"E	31.11
L23	S29°44'42"W	120.32
L24	S89°22'59"W	39.67
L25	N89°22'59"E	134.00
L26	N89°22'59"E	134.00
L27	N89°22'59"E	64.27
L28	N84°01'06"E	18.64
L29	N50°48'29"W	31.26
L30	S05°26'23"E	12.43
L31	S00°37'01"E	60.45
L32	N46°24'33"E	30.57
L33	S01°48'40"W	50.81
L34	S01°48'40"W	36.10
L35	S00°37'22"E	15.16
L36	S37°15'08"W	20.00
L37	S76°42'17"W	27.88
L38	S76°42'17"W	40.57
L39	S89°22'59"W	46.86
L40	S73°49'38"W	30.61
L41	N89°22'59"E	97.33
L42	N89°22'59"E	40.00
L43	S89°22'59"W	17.43
L44	N89°22'59"E	126.96
L45	N89°22'59"E	109.64
L46	N84°01'06"E	31.27
L47	N85°15'08"W	61.57
L48	N00°37'01"W	32.40
L49	N00°37'01"W	31.95

CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C100	105.98	200.00	N75°25'10"W	104.75
C101	37.87	200.00	S84°02'38"W	37.22
C102	36.77	200.00	N83°38'15"E	36.72
C103	157.33	100.00	S45°41'20"E	141.60
C104	166.44	100.00	S47°33'55"W	147.88
C105	93.63	500.00	N89°22'59"E	93.50
C106	29.96	326.00	S86°42'02"W	29.95
C107	213.07	100.00	N36°26'10"W	173.52

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	18.12	1519.00	S85°24'23"E	18.12
C2	107.97	1519.00	S87°46'57"E	107.94
C3	50.00	4618.46	N29°18'13"E	50.00
C4	55.40	982.46	N81°08'01"W	55.39
C5	18.10	215.00	S03°01'42"E	18.09
C6	47.44	485.00	S08°03'15"E	47.42
C7	89.03	115.00	S66°23'30"W	86.82
C8	99.99	115.00	S21°48'03"W	97.71
C9	104.63	115.00	S26°40'57"E	101.06
C10	76.36	115.00	S71°43'16"E	74.91
C11	10.63	215.00	N86°02'27"E	10.63
C12	34.48	185.00	S84°02'38"W	34.43
C13	55.29	43.00	S41°14'26"E	51.64
C14	15.88	43.00	S88°11'20"E	15.80
C15	54.63	43.00	N47°34'06"E	47.92
C16	29.83	185.00	N64°52'29"W	29.80
C17	38.86	185.00	N26°04'42"E	38.62
C18	134.24	115.00	N23°01'40"W	126.74
C19	68.53	115.00	N73°38'26"W	67.52
C20	31.57	225.00	S86°42'02"W	31.36
C21	15.57	185.00	S03°01'42"E	15.57
C22	34.01	185.00	N83°38'19"E	33.97
C23	40.07	215.00	S84°02'38"W	40.01
C24	22.41	215.00	N87°37'53"W	22.40
C25	84.62	215.00	N75°32'14"W	84.06
C26	155.77	85.00	N38°07'01"W	134.87
C27	3.17	305.00	S84°18'59"W	3.17
C28	79.89	315.00	N88°27'43"E	79.81
C29	16.56	315.00	S86°16'23"E	16.55
C30	141.48	85.00	S47°03'34"W	125.70
C31	133.73	85.00	S45°41'20"E	120.36

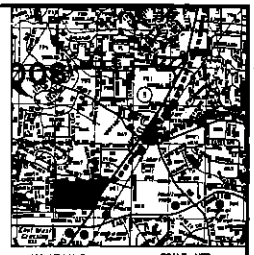
R-2
THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 261, PAGES 95 AND 96. THE PURPOSE OF THIS REVISION IS TO: SHOW UNITS 2 AND 13 WHICH ARE UNDER CONSTRUCTION.

APPROVED BY: N/A — Cobb County Zoning Division — DATE
Cobb County Development & Inspections — 9/25/07

PLAT FILED IN OFFICE: 9-25-07 RECORDED IN PLAT BOOK 263 PAGE 94
CFN# 2007-151704
Jan C. Stephenson — 9-25-07
CLERK, COBB COUNTY SUPERIOR COURT — DATE

OWNER/ DEVELOPER OF RECORD:
VENTURE HOMES
1580 TERRELL MILL ROAD
MARIETTA, GA 30067
CONTACT: JONATHAN GAUDIK
770-955-8360

PROPERTY ADDRESS:
MIMOSA DRIVE
MARIETTA, GA 30064
PARCEL IDENTIFICATION
19-0761-00270



VICINITY MAP — SCALE: NTS

LEGEND:
NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN FEET (10') OF THE EDGE OF A PERMANENT SANITARY SEWER EASEMENT (SSE) ON FRONT OR REAR SETBACKS, OR WITHIN TWO FEET (2') OF A SSE ON SIDE SETBACKS. AN INDIVIDUAL LOT SITE PLAN MUST BE REVIEWED AND APPROVED BY COBB COUNTY WATER SYSTEM STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

THIS LOT HAS A DESIGNATED TREE PROTECTION AREA. THE DIMENSIONS OF WHICH ARE ON FILE WITH THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY. THE HOMEBUILDER IS RESPONSIBLE FOR MAINTAINING THIS AREA IN AN UNDISTURBED CONDITION UNTIL THE RELEASE OF THE CERTIFICATE OF OCCUPANCY. PROTECTIVE FENCING MUST BE INSTALLED AND MAINTAINED ACCORDING TO COBB COUNTY STANDARDS.

THIS LOT HAS A REQUIREMENT TO PLANT FOUR SHADE TREES (NOT ORNAMENTALS OR PINES). AT LEAST TWO TREES MUST BE PLANTED IN THE FRONT YARD WITH AT LEAST ONE TREE TO BE THREE INCHES CALIPER PLANTED IN THE FRONT SETBACK AREA. ALL OTHER TREES MUST BE A MINIMUM OF TWO INCHES CALIPER. THESE TREES MUST BE PLANTED BY THE BUILDER WHEN THE HOUSE IS NEAR COMPLETION. THE CERTIFICATE OF OCCUPANCY WILL NOT BE RELEASED UNLESS THE TREES ARE PLANTED.

NOTE:
MINIMUM FINISHED FLOOR ELEVATION(S) SHALL BE SET AT LEAST 3 FEET ABOVE THE 100-YEAR HEADWATER POOL ELEVATION(S).

CENTERLINE LINE TABLE		
LINE	BEARING	LENGTH
L100	N60°15'18"W	242.22
L101	N60°15'18"W	80.59
L102	S89°22'59"W	53.89
L103	S78°42'17"W	68.45
L104	S89°14'21"W	292.34
L105	N00°37'01"W	64.34
L106	S85°15'08"E	61.57
L107	N84°01'06"E	31.27
L108	N89°22'59"E	371.93
L109	S29°44'42"W	157.32
L110	N01°24'01"E	28.00
L111	N65°26'23"W	49.73
L112	N00°37'01"W	93.06

SINGLE-FAMILY ATTACHED UNITS

(1) There shall be a maximum of seventy-seven (77) attached units developed under the Cobb County Ordinance, in the townhome style, which shall be a maximum of three-stories in height.

(2) Residences within the proposed community shall be traditional in style and architecture and shall have front facades of brick, stone, stacked stone, stucco-type, masonry siding, cedar shake-type shingles, or combinations thereof.

(3) All residential units shall contain an attached two-car garage.

(4) The units within the proposed community shall have a minimum square footage of 1,500 ranging upwards to 2,000 square feet, or greater, of heated living space.

(5) The proposed community shall be a condominium development as that term is used and defined under the Cobb County Zoning Ordinance and complying in all respects with the Cobb County Zoning Ordinance.

(6) All units within the proposed community shall be "for sale" units only. A maximum of ten (10) percent of the proposed units may be leased at any one time and such leases shall be for a lease term of no less than one (1) year.

(7) All yard areas surrounding the proposed residences shall be sodded and professionally maintained as more particularly set forth in the Declaration of Covenants and Restrictions.

R-3, March 31, 2010
THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 261 PAGES 95 AND 96 DATED 06-08-2007, THE PURPOSE OF THIS REVISION IS TO SHOW UNITS 1 AND 4 WHICH ARE UNDER CONSTRUCTION.

APPROVED: N/A — Cobb County Zoning Division — DATE
Cobb County Development & Inspections — 03/31/10

PLATTED IN OFFICE 3/31/10 @11:11AM RECORDED IN PLAT BOOK 271 PAGE 64
Jan C. Stephenson, Clerk — 3/31/10
CLERK, COBB COUNTY SUPERIOR COURT — DATE
CFN# 2010-33081

GRAPHIC SCALE
(30 FEET)
1 inch = 60 ft.

BACR Engineering, Inc.
3060 HOLCOMB BRIDGE ROAD
SUITE C
NORCROSS, GA 30071
(678) 291-0000

FINAL PLAT
FOR
PARK TRAIL
COBB COUNTY, GEORGIA

No.	Revision/Issue	By	Date
1	COUNTY SUBMITTAL	DB	5-30-07
R-1	CHANGE STREET NAMES	AM	6/14/07
R-2	REVISED UNITS 2 & 13	JC	9-25-07
R-3	REVISED UNITS 1 & 4	AM	3-31-10

SCALE: 1" = 60'	
LAND LOTS: 761 & 848	
DISTRICT: 20TH	
COUNTY: COBB	STATE: GEORGIA
SURVEYED: A.	DRAWN: LV
CHECKED: GB	APPROVED: MJ

DESIGN-FINAL
SHEET: FINAL PLAT
DATE: MARCH 30, 2007
SCALE: HZ. 1" = 60' VT. N/A
SHEET 1 OF 2

ALL AREA OUTSIDE OF BUILDING ENVELOPE IS COMMON AREA
TO BE MAINTAINED BY HOME OWNER'S ASSOCIATION

OAKS AT MOUNTAIN VIEW
RESIDENTIAL SUBDIVISION
ZONED: RA-5

N/F
VICTORY BAPTIST CHURCH
ZONED: R20

MIMOSA DRIVE
(VAR. R/W)

N/F
JOSEPH DAVIS
GC

FUTURE COMMERCIAL
ZONED: CRC

1.617 ACRES

AREA WITHIN EASEMENT
1.857 ACRES
80,877 SQ.FT.

PARK BROOKE CIRCLE 50' R/W

PARK BROOKE CIRCLE PRIVATE EASEMENT

STATE ROUTE 5 (AKA AUSTELL ROAD)
112' RIGHT OF WAY

N/F
MARIETTA DRAPERY CO., LLP
ZONED: GC

N/F
AUTOZONE
ZONED: CRC

N/F
SANJAT
ZONED: GC

COMMON AREA
2.797 ACRES
93,291 SQ.FT.

LAND LOT 781 LAND LOT LINE
LAND LOT 848

REED CIRCLE
VARIABLE R/W

ROCKINGHAM WAY
50' RIGHT OF WAY

LAND LOT LINE

N/F
PARK WOODS
SUBDIVISION
ZONED: R20

DET. POND
#1
100 YR. EL.
1079.17

1.974 ACRES
86,706 SQ.FT.

POB

Provide individual grading plans for units 1-6, 7-10, 11-14, 15-18, 19-22, 23-26, 27-30, 31-34, 35-38, 39-42, 43-46, 47-50 and 51-54 to demonstrate how stormwater will be directed to street/alley/ponds and away from buildings. The builder shall provide an adequate swale behind/between the buildings to accommodate any overflows from the rear yard/alley of the rear of the lots, overland flow of street overflow. (Associate this note and lots with a 2nd bubbled plan. The individual grading plans can/should be provided for each building as opposed to each individual unit, and multiple units can be included on the same individual grading plan for added convenience).

Site plans must be prepared subject to the requirements of the Cobb County Code § 56-90(3). Lowest floor elevations shall be no less than three (3) feet above the 100-year flood heights area, or if above the top-most in the downstream roadway of lot or site, as applicable, calculated in greater, an elevation certificate prepared by a registered land surveyor is required prior to footing inspection. (Insure this note on the plat to remove "Building" instead of "Dwelling". (Associate this note and units 31-34, 35-38 and 39-42 with an asterisk.)

All buildings located within or contiguous to a flood hazard area must be constructed so that the lowest floor elevation (including basement) is 3-feet above the base flood elevation.

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO COBB COUNTY F.I.R.M. PANEL 13067C0039F DATED: MAR 18, 1996.

All stormwater infrastructure on site are privately owned, and any maintenance or replacement is the owner's responsibility.

This property is subject to all Zoning requirements (as per case Z-164 of 2005) and to Land Disturbance Permit(s) issued.

All Stormwater Infrastructure shown on this plat are the same as are shown on the as-built drawings submitted to Cobb County Stormwater Management.

MINIMUM FINISH FLOOR ELEVATION(S) SHALL BE SET AT LEAST 3 FEET ABOVE 100 YR. POOL ELEVATIONS.

TOTAL LENGTH OF PUBLIC RIGHT-OF-WAY = 2208.98 FEET.
TOTAL AREA OF PUBLIC RIGHT-OF-WAY = 76,313 SQ. FT. (1.810 ACRES)

LINE TABLE UNIT 6		
LINE	BEARING	LENGTH
L30	N00°14'43"E	46.48
L31	S89°45'17"E	35.00
L32	N00°14'43"E	1.00
L33	N00°14'43"E	34.17
L34	N89°45'17"W	7.00
L35	N00°14'43"E	10.23
L36	N89°45'17"W	10.00
L37	S89°45'17"E	28.00
L38	N00°14'43"E	38.17
L39	N89°45'17"W	7.00
L40	S00°14'43"W	10.23
L41	N89°45'17"W	10.00
L42	N00°14'43"E	1.00
L43	N00°14'43"E	7.00
L44	S89°45'17"E	28.00
L45	N00°14'43"E	34.17
L46	N89°45'17"W	7.00
L47	S00°14'43"W	10.23
L48	N89°45'17"W	10.00
L49	N00°14'43"E	9.26
L50	N00°14'43"E	6.77
L51	S89°45'17"E	25.71
L52	S00°14'43"W	38.17
L53	N89°45'17"W	6.77
L54	S00°14'43"W	10.23
L55	N89°45'17"W	10.00
L56	N00°14'43"E	1.00

LINE TABLE UNIT 2		
LINE	BEARING	LENGTH
L77	S23°18'30"W	34.00
L78	S23°18'30"W	3.00
L79	N23°18'30"E	39.48
L80	S23°18'30"W	7.00
L81	N23°41'10"W	19.30
L82	N23°18'30"E	10.10
L83	N23°41'10"W	4.70
L84	N23°18'30"E	36.80
L85	N23°41'10"W	20.30
L86	N23°18'30"E	43.38
L87	N23°41'10"W	4.80
L88	N23°41'10"W	9.40
L89	N23°18'30"E	7.00
L90	N23°41'10"W	16.00
L91	N23°18'30"E	10.00
L92	N23°41'10"W	6.80
L93	N23°18'30"E	3.00
L94	N23°41'10"W	25.70
L95	N23°18'30"E	46.06
L96	N23°41'10"W	19.30
L97	N23°18'30"E	10.00
L98	N23°41'10"W	9.40

LINE TABLE UNIT 8		
LINE	BEARING	LENGTH
L147	N89°45'17"W	28.30
L145	N00°14'43"E	3.60
L146	S89°45'17"E	34.17
L147	S00°14'43"W	7.00
L148	S00°14'43"E	10.69
L149	S89°45'17"E	11.30
L150	N00°14'43"E	46.48
L151	S89°45'17"E	25.30
L152	N00°14'43"E	38.17
L153	S89°45'17"E	5.70
L154	S00°14'43"W	10.23
L155	S89°45'17"E	10.00
L156	N00°14'43"E	13.23
L157	N00°14'43"E	2.60
L158	S89°45'17"E	25.30
L159	N00°14'43"E	3.00
L160	N00°14'43"E	34.17
L161	S89°45'17"E	5.70
L162	S00°14'43"E	10.23
L163	S89°45'17"E	10.30
L164	N00°14'43"E	5.30
L165	S89°45'17"E	32.00
L166	N00°14'43"E	38.17
L167	S89°45'17"E	6.80
L168	N00°14'43"E	10.23
L169	S89°45'17"E	19.23
L170	N00°14'43"E	12.92

LINE TABLE UNIT 7		
LINE	BEARING	LENGTH
L171	S00°14'43"E	46.24
L172	S89°45'17"E	24.00
L173	S00°14'43"E	1.17
L174	S00°14'43"E	34.17
L175	S00°14'43"E	6.92
L176	N00°14'43"E	5.84
L177	S00°14'43"E	18.99
L178	S89°45'17"E	25.66
L179	S89°45'17"E	36.17
L180	S89°45'17"E	5.97
L181	S00°14'43"E	5.84
L182	N89°45'17"W	13.91
L183	S00°14'43"E	1.83
L184	S89°45'17"E	2.58
L185	S89°45'17"E	24.42
L186	S00°14'43"E	1.99
L187	S00°14'43"E	3.04
L188	N89°45'17"W	5.97
L189	S89°45'17"E	5.80
L190	S00°14'43"E	13.92
L191	S00°14'43"E	7.08
L192	S89°45'17"E	25.66
L193	S00°14'43"E	36.27
L194	N89°45'17"W	5.71
L195	S89°45'17"E	5.73
L196	S00°14'43"E	13.92
L197	S89°45'17"E	13.92

LINE TABLE UNIT 11		
LINE	BEARING	LENGTH
L113	S01°30'38"W	49.50
L114	N88°21'24"W	20.80
L115	S01°30'38"W	38.50
L116	S88°21'24"E	5.80
L117	N01°30'38"E	16.10
L118	N01°30'38"E	18.20
L119	N01°30'38"E	3.80
L120	N88°21'24"W	20.80
L121	N88°21'24"W	3.00
L122	S01°30'38"W	34.80
L123	S88°21'24"E	8.80
L124	N01°30'38"E	16.50
L125	S88°21'24"E	19.00
L126	S01°30'38"W	3.50
L127	S88°21'24"E	5.50
L128	S01°30'38"W	3.80
L129	N88°21'24"W	24.20
L130	S01°30'38"W	34.80
L131	S88°21'24"E	7.30
L132	S01°30'38"W	15.10
L133	S01°30'38"W	19.00
L134	S01°30'38"W	12.10
L135	S01°30'38"W	3.00
L136	N88°21'24"W	25.80
L137	N01°30'38"E	34.50
L138	N01°30'38"E	3.80
L139	N01°30'38"E	10.10
L140	S88°21'24"E	18.00
L141	S88°21'24"E	3.30
L142	S88°21'24"E	0.30
L143	S01°30'38"W	4.80

SURVEYORS ACKNOWLEDGMENT
– I hereby certify that the plan shown and described hereon is a true and correct survey made on the ground under my supervision. That the monuments have been placed as shown hereon, and is to the accuracy and specifications required by the Cobb

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

Filed in Office 6-8-07
Plat Book 214 pg 95
Jay C. Stephenson, Clerk

Filed in Office 6-15-07
Plat Book 214 pg 41
Jay C. Stephenson, Clerk

Filed in office 3/9/10
Plat Book 211 Page 145
Jay C. Stephenson, Clerk

VICINITY MAP
SCALE: NTS

ACR Engineering, Inc.
3060 HOLCOMB BRIDGE ROAD
SUITE C
NORCROSS, GA 30071
(678) 291-0000

FINAL PLAT
FOR
PARK TRAIL
COBB COUNTY, GEORGIA

No.	Revision/Issue	By	Date
A	COUNTY SUBMITTAL	DB	5-30-07
R1	CHANGED STREET NAME	AH	5/14/07
R2	REVISED UNITS 2 & 11	JC	9-25-07
R3	REVISED UNIT 7 AND 8	JC	2/01/10

BOND: 4.28 ACRES
LAND LOTS: 781 & 848
DISTRICT: 16TH
SECTION: 2nd
COUNTY: COBB
STATE: GEORGIA
SURVEYED: A
DRAWN: DB
CHECKED: DB
APPROVED: MA

DRAWING TYPE: FINAL PLAT
DATE: MARCH 30, 2007
SCALE: 1" = 60'
FILE: N/A

2 of 2