0°02'27"

PLAT NORTH

GRAPHIC SCALE – FEET

50 0 50 100 150

Curve	Radius	Length	Chord	Chord Bear.
C1	1,125.00'	16.00'	16.00'	S 88°19'14" E
C2	1,125.00'	58.01'	58.00'	S 87°41'34" E
C3	1,125.00'	87.17'	87.15'	S 84°46'36" E
C4	1,125.00'	32.83'	32.83'	S 82°16'26" E
C5	1,125.00'	2.83'	2.83'	N 80°37'12" E
C6	1,125.00'	56.49'	56.48'	N 83°09'25" E
C7	1,125.00'	43.51'	43.51'	N 85°18'15" E
C8	1,125.00'	113.88'	113.84'	S 84°22'35" E
C9	1,125.00'	56.01'	56.00'	N 37°59'40" E
C10	1,125.00'	30.17'	30.16'	N 39°08'11" E
C11	1,125.00'	8.19'	8.19'	N 40°11'14" E
C12	1,125.00'	181.44'	181.26'	N 34°40'00" E

REFERENCE:
CIVIL DESIGN DRAWINGS OF WALTON RESERVE PLACE – UNIT III FOR BUGG & COLLIER, LLC, BY DOUGLERAKIS CONSULTING ENGINEERS, INC. DATED 6/15/04, AND LAST REVISED 7/21/04.

OWNER/DEVELOPER:
BUGG & COLLIER, LLC
29-A LENOX POINTE, N.E.
ATLANTA, GEORGIA 30324
(404) 816-3050

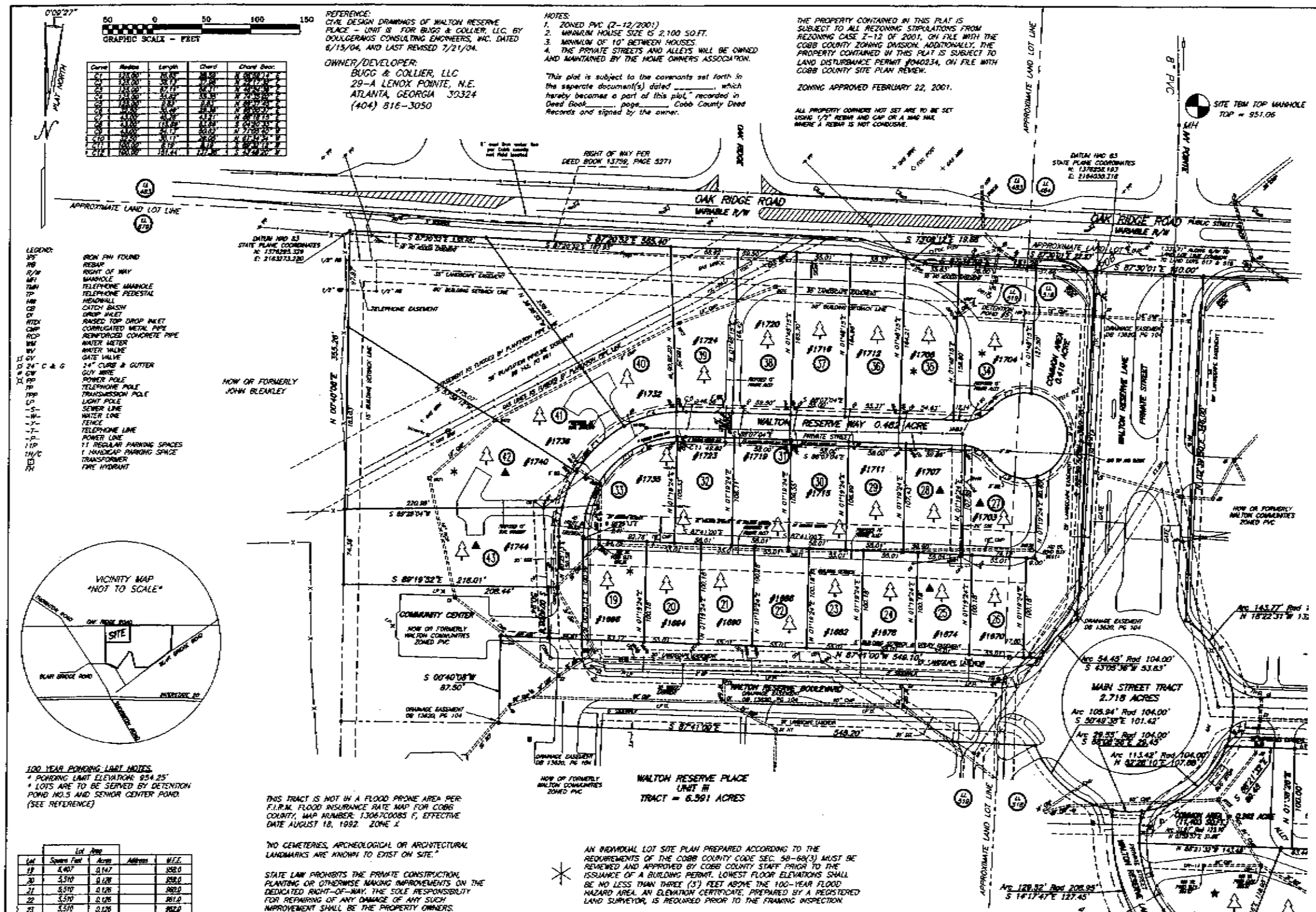
NOTES:
1. ZONED PVC (2-12/2001)
2. MINIMUM HOUSE SIZE IS 2,100 SQ.FT.
3. MINIMUM OF 10' BETWEEN HOUSES.
4. THE PRIVATE STREETS AND ALLEYS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

"This plat is subject to the covenants set forth in the seperate document(s) dated _____, which hereby becomes a part of this plat," recorded in Deed Book_____, page_____ Cobb County Deed Records and signed by the owner.

THE PROPERTY CONTAINED IN THIS PLAT IS SUBJECT TO ALL REZONING STIPULATIONS FROM REZONING CASE Z-12 OF 2001, ON FILE WITH THE COBB COUNTY ZONING DIVISION. ADDITIONALLY, THE PROPERTY CONTAINED IN THIS PLAT IS SUBJECT TO LAND DISTURBANCE PERMIT #040234, ON FILE WITH COBB COUNTY SITE PLAN REVIEW.

ZONING APPROVED FEBRUARY 22, 2001.

ALL PROPERTY CORNERS NOT SET ARE TO BE SET USING 1/2" REBAR AND CAP OR A MAG NAIL WHERE A REBAR IS NOT CONDUSIVE.



LEGEND:

IPF	IRON PIN FOUND
RB	REBAR
R/W	RIGHT OF WAY
MH	MANHOLE
TMH	TELEPHONE MANHOLE
TP	TELEPHONE PEDESTAL
HW	HEADWALL
CB	CATCH BASIN
DI	DROP INLET
RTDI	RAISED TOP DROP INLET
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
WM	WATER METER
WV	WATER VALVE
GV	GATE VALVE
24" C & G	24" CURB & GUTTER
GW	GUY WIRE
PP	POWER POLE
TP	TELEPHONE POLE
TPP	TRANSMISSION POLE
LP	LIGHT POLE
-S-	SEWER LINE
-W-	WATER LINE
-X-	FENCE
-T-	TELEPHONE LINE
-P-	POWER LINE
HP	11 REGULAR PARKING SPACES
	1 HANDICAP PARKING SPACE
TR/C	TRANSFORMER
FH	FIRE HYDRANT

VICINITY MAP
"NOT TO SCALE"

100 YEAR PONDING LIMIT NOTES:
* PONDING LIMIT ELEVATION: 954.25'
* LOTS ARE TO BE SERVED BY DETENTION POND NO.5 AND SENIOR CENTER POND. (SEE REFERENCE)

Lot	Lot Area Square Feet	Acres	Address	M.T.E.
19	6,401	0.147		988.0
20	5,510	0.126		988.0
21	5,510	0.126		988.0
22	5,510	0.126		987.0
23	5,510	0.126		982.0
24	5,510	0.126		963.0
25	5,510	0.126		964.0
26	5,510	0.126		965.0
27	6,648	0.153		985.5
28	6,447	0.148		985.0
29	6,218	0.143		984.0
30	6,193	0.142		983.0
31	6,167	0.142		982.0
32	6,141	0.141		981.0
33	7,589	0.174		980.0
34	11,214	0.257		965.3
35	8,736	0.201		963.0
36	8,713	0.200		961.0
37	8,693	0.200		961.0
38	9,680	0.222		961.0
39	10,458	0.240		961.0
40	13,089	0.300		961.0
41	35,266	0.810		960.0
42	24,136	0.551		958.0
43	16,727	0.384		956.0

THIS TRACT IS NOT IN A FLOOD PRONE AREA PER F.I.R.M. FLOOD INSURANCE RATE MAP FOR COBB COUNTY, MAP NUMBER: 13067C0085 F, EFFECTIVE DATE AUGUST 18, 1992. ZONE X

"NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON SITE."

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 THE PROPERTY OWNERS.

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 when the house is near completion. The certificate of occupancy will not be released unless the trees are planted.

AN INDIVIDUAL LOT SITE PLAN PREPARED ACCORDING TO THE REQUIREMENTS OF THE COBB COUNTY CODE SEC. 50-68(3) MUST BE REVIEWED AND APPROVED BY COBB COUNTY STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. LOWEST FLOOR ELEVATIONS SHALL BE NO LESS THAN THREE (3') FEET ABOVE THE 100-YEAR FLOOD HAZARD AREA. AN ELEVATION CERTIFICATE, PREPARED BY A REGISTERED LAND SURVEYOR, IS REQUIRED PRIOR TO THE FRAMING INSPECTION.

NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN FEET (10') OF THE EDGE OF A PERMANENT SANITARY SEWER EASEMENT (SSE) ON FRONT OR REAR SETBACK, 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 ABURLDING PERMIT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 48,654 FEET AND AN ANGULAR ERROR OF 04" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A TOPCON 303 D TOTAL STATION AND AN MC-5 DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 444,901 FEET.

Owner's Acknowledgment
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 the private roadways and utility easements to the association named on this plat for its maintenance and upkeep and 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 private roadways 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 according to this plat and do hereby bind owners and myself subsequent in title to defend by virtue of these presents.

SEE PLAT BOOK 235, PAGE 75
Bugg & Collier, LLC
February 16, 2005

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.

SEE PLAT BOOK 235, PAGE 75
Cobb County Water System _____ Date

SEE PLAT BOOK 235, PAGE 75
Zoning Division _____ Date

SEE PLAT BOOK 235, PAGE 75
Development & Inspections Division _____ Date

SEE PLAT BOOK 235, PAGE 75
Cobb County Board of Commissioners _____ Date

*ORIGINAL SIGNATURES ARE LOCATED ON THE FINAL PLAT FOR WALTON RESERVE PLACE – UNIT III DATED FEBRUARY 16, 2005 AND LAST REVISED MARCH 29, 2005. RECORDED IN PLAT BOOK 235, PAGE 75.**

Approved by: _____ Date
Development & Inspections

PLAT FILED IN OFFICE 2-24-06 @ 8:51A RECORDED IN PLAT BOOK 235 PAGE 75
By C. Sheppard Clerk 2-24-06
CLERK, COBB COUNTY SUPERIOR COURT DATE
C.FN# 2006-29261

THIS PLAT SUPERCEDES THE FINAL PLAT RECORDED IN PLAT BOOK _235_ PAGE _75_, RECORDED ON 5-10-05.

Surveyor's 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.

Registered Ga. Land Surveyor _____
Walter V. Prevette, R.L.S. #2107

GEORGIA REGISTERED LAND SURVEYOR NO. 2107

REVISED FINAL PLAT
OF
WALTON RESERVE PLACE
UNIT III

LAND LOTS 518 & 519 2ND SECTION 18TH DISTRICT
COBB COUNTY GEORGIA
FEBRUARY 16, 2005 SCALE: 1" = 50'
MARCH 29, 2005: REVISED PER COUNTY COMMENTS
FEBRUARY 22, 2006: REVISED LOTS 27, 32 & 33

TECHNICAL SURVEY SERVICES, INC.
Land Surveyors
794 WEST CIRCLE, SW Telephone (770) 922-9391
COWETA, GEORGIA 30012 FAX (770) 922-0787
JOB NUMBER 04-SURVEY PLAT NUMBER SINGLE PLANE