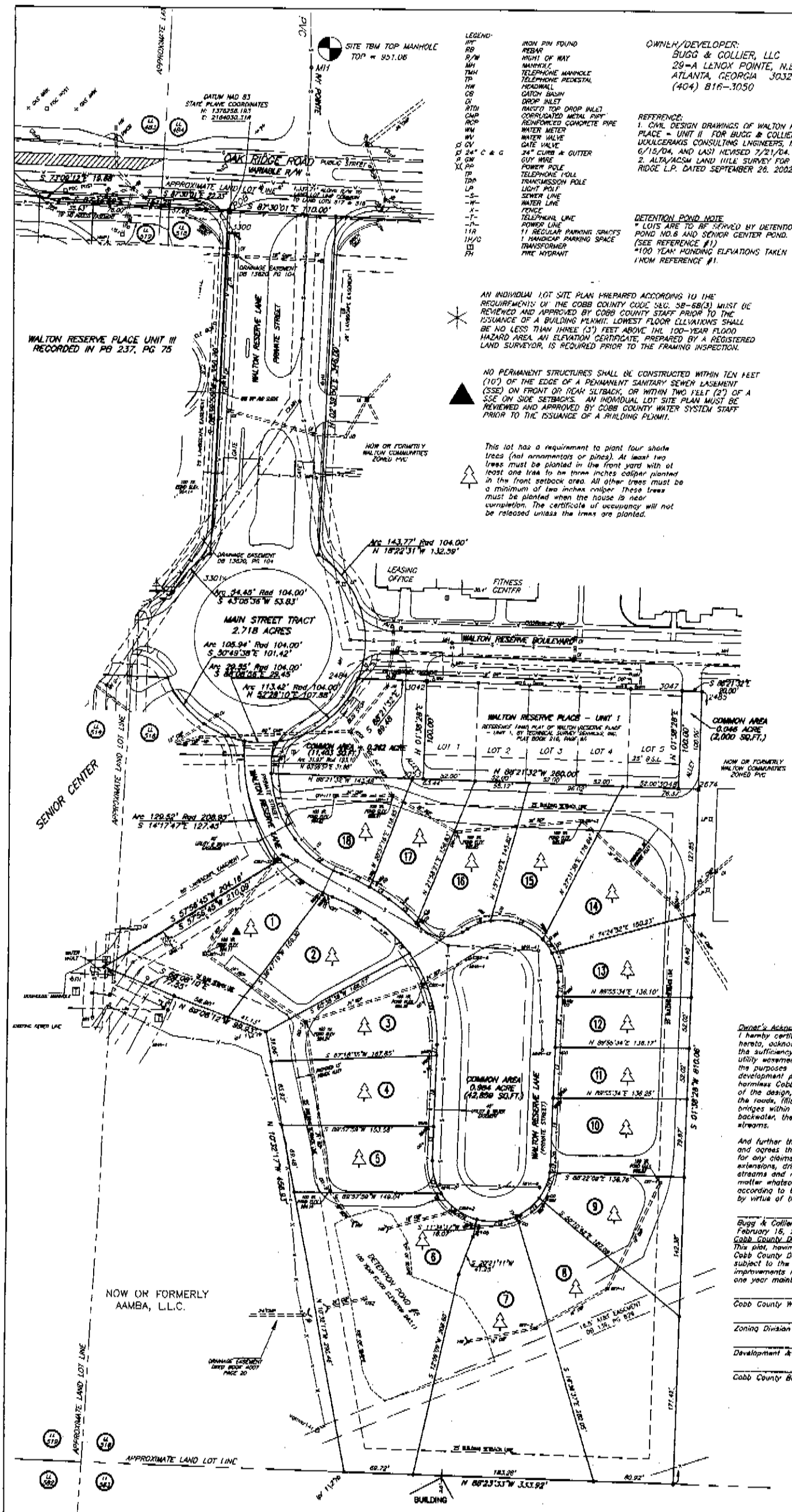


LEGEND:

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 POLL
TPP	TRANSMISSION POLE
LP	LIGHT POLE
-S-	SEWER LINE
-W-	WATER LINE
-X-	FENCE
-T-	TELEPHONE LINE
-P-	POWER LINE
11R	11 REGULAR PARKING SPACES
1H/C	1 HANDICAP PARKING SPACE
	TRANSFORMER
FH	FIRE HYDRANT

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

REFERENCE:
1. CIVIL DESIGN DRAWINGS OF WALTON RESERVE PLACE - UNIT II FOR BUGG & COLLIER, LLC, BY DOULGERAKIS CONSULTING ENGINEERS, INC. DATED 6/15/04, AND LAST REVISED 7/21/04.
2. ALTA/ACSM LAND TITLE SURVEY FOR WALTON RIDGE L.P. DATED SEPTEMBER 26, 2002.

DETENTION POND NOTE
* LOTS ARE TO BE SERVED BY DETENTION POND NO.6 AND SENIOR CENTER POND. (SEE REFERENCE #1)
*100 YEAR PONDING ELEVATIONS TAKEN FROM REFERENCE #1.

AN INDIVIDUAL LOT SITE PLAN PREPARED ACCORDING TO THE REQUIREMENTS OF THE COBB COUNTY CODE SEC. 58-68(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 A BUILDING PERMIT.

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.

GRAPHIC SCALE - FEET
50 0 50 100 150

NOTES:
1. ZONED PVC (7-12/2001)
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 OWNER'S ASSOCIATION.

"This plat is subject to the covenants set forth in the separate 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.

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

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

Curve	Radius	Length	Chord	Chord Bear.
C1	132.10'	75.42'	71.62'	S 30°18'16" E
C2	105.00'	54.00'	54.42'	S 43°33'55" E
C3	215.00'	17.73'	17.72'	S 52°58'02" E
C4	215.00'	72.71'	72.30'	S 58°16'43" E
C5	175.00'	37.07'	37.00'	S 48°07'03" E
C6	175.00'	3.02'	3.02'	S 43°33'30" E
C7	32.00'	46.71'	44.69'	S 81°05'24" E
C8	60.64'	33.23'	33.05'	N 70°09'48" E
C9	60.64'	56.33'	54.37'	N 30°31'43" E
C10	60.64'	18.79'	18.73'	S 33°07'44" E
C11	60.64'	30.50'	30.16'	S 1°41'32" E
C12	60.02'	7.56'	7.56'	S 05°19'44" W
C13	60.02'	28.91'	28.63'	S 32°44'10" W
C14	60.03'	28.68'	28.38'	S 30°41'35" W
C15	60.02'	41.66'	40.84'	S 64°39'08" W
C16	60.02'	45.60'	44.52'	N 83°08'30" W
C17	60.02'	39.40'	38.68'	N 73°10'36" W
C18	180.00'	99.00'	97.71'	N 17°18'21" W
C19	180.00'	49.87'	49.14'	N 42°41'56" W
C20	180.00'	68.13'	68.00'	N 63°26'53" W
C21	180.00'	10.65'	10.65'	N 87°31'08" W
C22	180.00'	36.08'	35.65'	N 82°09'42" W

Course	Bearing	Distance
T1	S 01°43'08" W	14.84'
L2	S 01°43'08" W	49.01'
L3	S 01°43'08" W	52.03'
L4	S 01°43'08" W	68.27'
L5	N 01°16'04" E	95.45'
T6	N 01°16'04" E	72.85'
L7	N 01°16'04" E	11.37'

LOT DATA

LOT	SQ.FT.	ACRE	ADDRESS	M.F.E.*
1	15,872	0.364		967.0
2	11,704	0.269		967.0
3	11,983	0.275		966.0
4	11,056	0.254		968.0
5	10,101	0.232		967.0
6	36,168	0.830		966.5
7	30,165	0.693		968.0
8	28,010	0.643		970.0
9	12,263	0.282		971.0
10	10,606	0.243		972.0
11	7,083	0.163		972.0
12	7,079	0.163		970.0
13	8,981	0.206		968.0
14	17,058	0.392		968.0
15	11,443	0.263		967.0
16	28,513	0.228		967.0
17	18,570	0.183		967.0
18	10,605	0.243		967.0

*M.F.E. TAKEN FROM REFERENCE #1

Owner's 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 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.

_____
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.

_____ Cobb County Water System _____ Date

_____ Zoning Division _____ Date

_____ Development & Inspections Division _____ Date

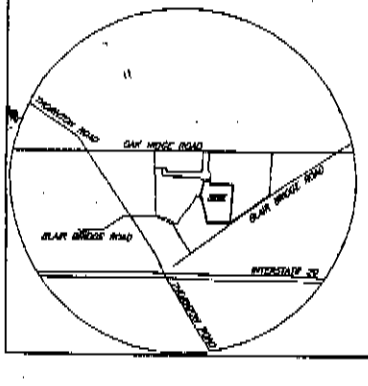
_____ Cobb County Board of Commissioners _____ Date

PLAT FILED IN OFFICE _____, RECORDED IN PLAT BOOK _____, PAGE _____

_____ CLERK, COBB COUNTY SUPERIOR COURT DATE

PRINTED
JUN 0 1 2006
TECHNICAL SURVEY SERVICES, INC.

SINGLE FAMILY SOUTH
TRACT = 7.216 ACRES



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 48,894 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.

Surveyor's Acknowledgement
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 Y. Pr[illegible] R.L.S. #2107

GEORGIA REGISTERED LAND SURVEYOR PRELIMINARY

FINAL PLAT
OF
WALTON RESERVE PLACE
UNIT II

LAND LOTS 518 & 519 2ND SECTION 18TH DISTRICT
COBB COUNTY GEORGIA
OCTOBER 25, 2005 SCALE: 1" = 50'

TECHNICAL SURVEY SERVICES, INC.
Land Surveyors
794 WEST CIRCLE, SW
CONYERS, GEORGIA 30012
Telephone (770) 922-6381
FAX (770) 922-0787