

OWNERS ACKNOWLEDGEMENT

I, the undersigned, being the owner of the land shown on this plat and whose name is subscribed there to, in person or through my agent, do hereby acknowledge that this plat was made from an actual survey conducted in accordance with the laws of the State of Georgia and that I have read and understand the contents of this plat and the laws of the State of Georgia relating thereto and I do hereby agree to the use of the public forever.

PUBLIC STREETS-----0.32 ACRES
 PUBLIC DRAINS-----0.33 ACRES
 PUBLIC EASEMENTS-----NONE
 PUBLIC PARKS - OPEN SPACES-----3.87 ACRES

TYPED NAME OF SUBDIVIDER
 TYPED NAME OF OWNER OF RECORD
 SIGNATURE OF SUBDIVIDER
 SIGNATURE OF OWNER OF RECORD
 DATE
 DATE

FINAL PLAT APPROVAL

THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENT AND COMMUNITY DEVELOPMENT OF FULTON COUNTY, GEORGIA, HAS REVIEWED THIS PLAT AND FINDS THAT IT CONFORMS WITH THE 2003 FULTON COUNTY SUBDIVISION REGULATIONS AS AMENDED.

For the Director, Department of Environment and Community Development

STATEMENT OF SLOPE EASEMENT

THIS PLAT IS APPROVED WITH THE UNDERSTANDING THAT EASEMENT IS GRANTED BY SLOPING CUTS AND FILLS AS FOLLOWS:
 0' TO 5' - NOT LESS THAN 3 TO 1 SLOPE
 5' TO 10' - NOT LESS THAN 2 TO 1 SLOPE

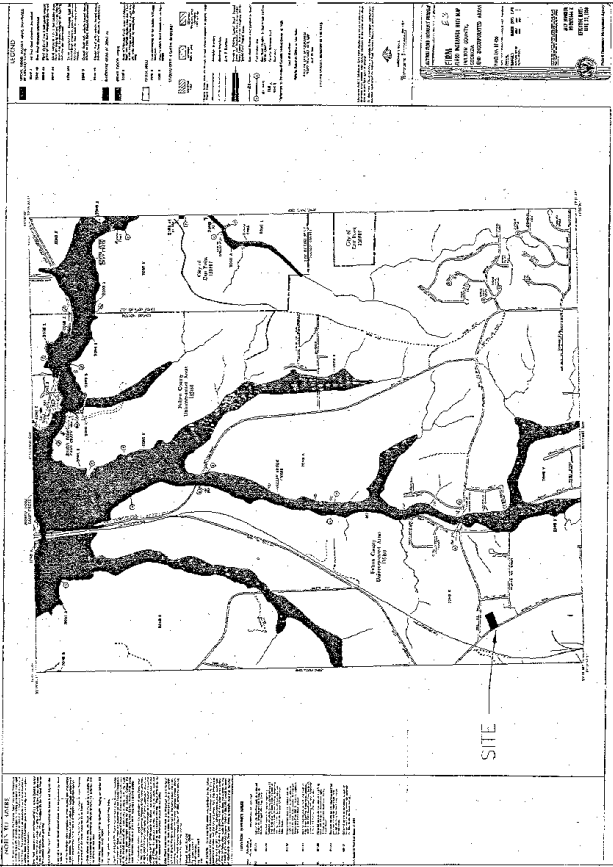
FLOOD HAZARD

THE INTERMEDIATE REGIONAL FLOOD (AREA) AREAS SHOWN HEREON AND SIGNATURE ARE AFFIXED HERETO, FULTON COUNTY DOES NOT, AND WILL NOT, GUARANTEE OR WARRANT THAT THE PROPERTY IS FREE FROM FLOODING OR FLOOD DAMAGE. FURTHER, FULTON COUNTY DOES NOT BY APPROVING THIS PLAT NOR ACCEPTING THE PUBLIC EASEMENT, MAKE ANY REPRESENTATION OR WARRANTY AS TO THE CARRYING CAPACITY OF THE FLOOD AREAS OR WATERCOURSES. MAINTENANCE SHALL REMAIN THE RESPONSIBILITY OF THE OWNER/S OF THE LAND UPON WHICH THEY EXIST. THE OWNER OF A LOT OR PARCEL SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR ANY IMPROVEMENTS TO THE LOT OR PARCEL. THE SITE PLAN SHALL INCLUDE THE LOCATION AND ELEVATION OF ALL STRUCTURES, IMPROVEMENTS, APPROVAL OF THE SITE PLAN BY FULTON COUNTY IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

DRAINAGE
 THE OWNER OF RECORD, ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASES FULTON COUNTY FROM STORM DRAINAGE OR FLOODING FROM HIGH WATER OR NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SUBJECT PROPERTY FOR THE PURPOSES OF WATERCOURSES AS ESTABLISHED BY THESE REGULATIONS AND THE DIRECTOR OF PUBLIC WORKS. SAID DIRECTOR MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THE DRAINAGE EASEMENT UNDER CONDITIONS OF EMERGENCY. MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION WHICH IN THE JUDGMENT OF STAFF OF THE DEPARTMENT OF ENVIRONMENT AND COMMUNITY DEVELOPMENT IS A PUBLIC ROAD AND UTILITY SYSTEM.

LARRY SIBLEY SURVEYING, INC.
 310 RACETRACK ROAD
 MCDONOUGH, GA. 30253
 PH (770)320-7555
 FAX (770)320-7333

LAND SURVEYING
 LAND PLANNING
 CONSTRUCTION LAYOUT
 LAND DEVELOPMENT DESIGN



DH-HOLDS
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS BEEN CHECKED AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN ANY ANGULAR ERROR OF 0.01 IN ANY ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE AND THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN EQUIPMENT USED TOPCON GTS-313.

SURVEYOR'S CERTIFICATION:
 I, LARRY SIBLEY, CERTIFY THAT IN MY OPINION, THIS IS A TRUE AND CORRECT REPRESENTATION OF THIS PROPERTY AND THIS PLAT HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

DATE: 12/19/05
 SIGNATURE: Larry Sibley

APPROVAL OF DEPARTMENT OF HEALTH
 FULTON COUNTY HEALTH DEPARTMENT

This subdivision, as shown, is approved upon the condition that sewage disposal and water supply requirements be met in accordance with the requirements of the Department of Health and the requirements of the Department of Health and the requirements of the Department of Health.

WATER SUPPLY
 (X) Public Water Supply
 () Individual Water Supply

SEWAGE DISPOSAL
 (X) Public Sanitary
 () Individual Onsite Sewage

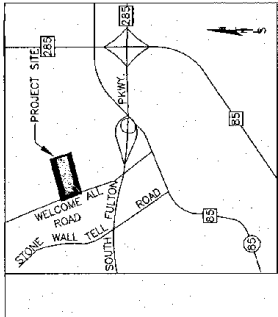
Service Requirements - S/D Type
 (X) Type "A" () Type "C"
 () Type "B" () Type "D"

Date: 12-19-05
 Signature: [Signature]
 Title: Fulton County Health Department

NOTE: FULTON COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.

OWNER'S INDEMNIFICATION & MAINTENANCE AGREEMENT RECORDED IN DEED BOOK: 41541 PAGE(S): 106-108

HOMEOWNER'S ASSOCIATION COVENANTS RECORDED IN DEED BOOK: 41541 PAGE(S): 96-105



GENERAL NOTES
 1. THIS SUBDIVISION IS AS PER LARRY SIBLEY SURVEYING, INC. DATED 3/4/03
 2. TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEYING BY: PRECISION ENGINEERING & SURVEYING
 3. THE SITE IS ZONED RA-4-A, MINIMUM FLOOR AREA-1,850 S.F.
 4. WATER SERVICE TO BE PROVIDED BY CITY OF FULTON COUNTY.
 5. SANITARY SEWER SERVICE TO BE MAINTAINED ON APPROVED DRAINAGE STRUCTURES.
 6. A 75' BUFFER WILL BE MAINTAINED ON APPROVED DRAINAGE STRUCTURES.
 7. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS OF ENGINEERS, ARCHITECTS, ETC. PRIOR TO CONSTRUCTION.
 8. NO OF LOT FOR PHASE TWO-29
 9. MINIMUM LOT SIZE IS 13,725 S.F.
 10. PROPOSED ELECTRIC SERVICE TO BE DEVELOPED ONE SIDE OF ROAD, 5' WIDE, 15' BEHIND BACK OF CURB.
 11. SIDEWALKS ARE PROPOSED FOR THIS DEVELOPMENT.
 12. SPEED LIMIT ON ALL INTERNAL ROADS - 25 MPH.
 13. PLANNING OF DEVELOPMENT POSSIBLE IMPACT TO ADJACENT PROPERTIES.
 14. THE MINIMUM THRESHOLD FOR DEVELOPMENT IS LESS THAN THE MINIMUM THRESHOLD FOR DEVELOPMENT.
 15. A PORTION OF SAID PROPERTY IS LOCATED WITHIN THE 13121C044E EFFECTIVE DATE 2-28-98.
 16. NO BUILDING TO EXCEED FOURTY (40) FEET IN HEIGHT.
 17. MINIMUM LOT FRONTAGE - 100'
 18. SETBACKS: FRONT-35' REAR-25'
 19. ELECTRIC SERVICE: GEORGIA POWER COMPANY
 20. SIDEWALKS ARE TO BE BUILT AS HOMES ARE CONSTRUCTED.

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN RECORDED IN PLAT BOOK _____ OF FULTON COUNTY RECORDS ON _____

CLERK, SUPERIOR COURT
 FULTON COUNTY, GEORGIA

12/19/05

KENSINGTON WOODS
 LAND LOTS 155-157 IN DISTRICT 8F
 FULTON COUNTY, GEORGIA
 DATE: 09/20/05 SCALE: 1"=100'
 TAX I.D. # 9F- 9800-0165-001-6

OWNER/DEVELOPER
 BLACKHAWK DEVELOPMENT
 110 EAGLE SPRINGS DR., SUITE A
 STOCKBRIDGE, GEORGIA 30281
 PH: 678-565-9880

PROJECT NO. D04060 KENSINGTON II
 SHEET 1 OF 4

