

PLAT: 2003 P. 1 B 4
 FILED: 2003-08-27 11:51 AM
 CLERK OF SUPERIOR COURT
 QUANTA HEIGHTS
 11th Court, Level 11

FINAL SUBDIVISION PLAT FOR: WASHINGTON HEIGHTS LANE COMMUNITY FOR: F. K A MAYSON TURNER PARK

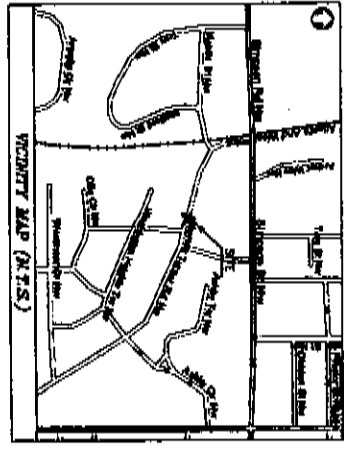
OWNER'S ACKNOWLEDGEMENT

CITY OF ATLANTA
 STATE OF GEORGIA
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT HAVING LEGAL POWER OF ATTORNEY ADOPTS AND EXPRESSLY PLAT AND AGREES TO BE BOUND BY THE TERMS AND CONDITIONS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

DATED THIS 14th DAY OF August 2006
 OWNER: Greg Wynn

SUBDIVISION NOTES

1. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED FROM A PERSON OTHER THAN THE SURVEYOR.
2. THE FIELD DATA SHOWS THAT THE SURVEY IS BASED ON A CORNER POSITION OF THE PROPERTY, A CORNER MARKED BY A CONCRETE PIERCE AND THE ADJACENT CORNER MARKED BY A CONCRETE PIERCE.
3. THE PLAT OF THIS SURVEY HAS BEEN CALCULATED FROM THE DATA AND HALF A CONCRETE PIERCE MARK OF 7 1/2 INCHES.
4. A PORTION OF THE PROPERTY SURVEYED DOES NOT MEET THE REQUIREMENTS OF THE CITY OF ATLANTA FOR THE PURPOSES OF THE CITY'S ZONING ORDINANCE.
5. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED TO THE SURVEYOR.



SURVEYOR'S ACKNOWLEDGEMENT

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACCURATE SURVEY OF THE PROPERTY MADE UNDER MY PERSONAL SUPERVISION.
 BY: Greg Wynn
 SURVEYOR
 SEATED & SIGNED AT:
 REGISTERED LAND SURVEYOR NO. 2138
 DATE: August

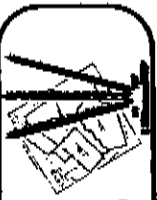
ZONING INFORMATION:

- 2-04-47 DATED: 5-3-04
 1. THE CURRENT ZONING FOR THE PARCEL IS PG-H.
 SETBACKS:
 FRONT: 15'
 SIDES: 5'
 REAR: 15'
 2. MINIMUM SQUARE FOOTAGE FOR PROPOSED STRUCTURES: 1,400 SQ.FT.
 3. THERE IS TO BE ONE DWELLING PER UNIT.
 4. BUILDING HEIGHT SHALL NOT EXCEED 35'.
 5. NET LAND AREA = 3.1696 ACRES
 6. GROSS LAND AREA =
 7. MAXIMUM FLOOR AREA RATIO: .50 (50%)
 8. MAXIMUM LOT COVERAGE: .50 (50%).



CAUTION:
 THIS PLAT IS A LEGAL INSTRUMENT AND SHOULD BE KEPT IN A SAFE PLACE. IT IS THE RESPONSIBILITY OF THE OWNER TO PROTECT THIS PLAT FROM LOSS, DAMAGE, OR DESTRUCTION. IF THIS PLAT IS LOST, DAMAGED, OR DESTROYED, THE OWNER SHOULD IMMEDIATELY NOTIFY THE SURVEYOR AND THE CITY OF ATLANTA.

LOCATED IN
 1064 MAYSON TURNER PARK, S.W.
 LAND LOT 115, 115th DISTRICT
 PLAT OF QUANTA HEIGHTS
 DATE: AUGUST 3, 2006
 SCALE: 1" = 40'
 JOB NO: 03-12-480



GRAVEY SHEPHERD & ASSOCIATES, INC.

LAND SURVEYING • PLANNING • SITE DEVELOPMENT
 304 VENTURE DRIVE
 BUILDING 200, SUITE 206
 DUBLIN, GEORGIA 30098
 PH: 770.416.8232 FAX: 770.416.8230
 E-MAIL: gshepherd@aol.com



PLAT OFFICE, 305 PLAT S.A.
 CORRECT REPRESENTATIVE OF
 THE LAND SURVEYOR AND HAS
 REVIEWED THIS PLAT AND HAS
 WITH THE NECESSARY SIGNATURES
 AND ENDORSEMENTS OF
 THE SURVEYOR.
 OR FILE NO. 1150

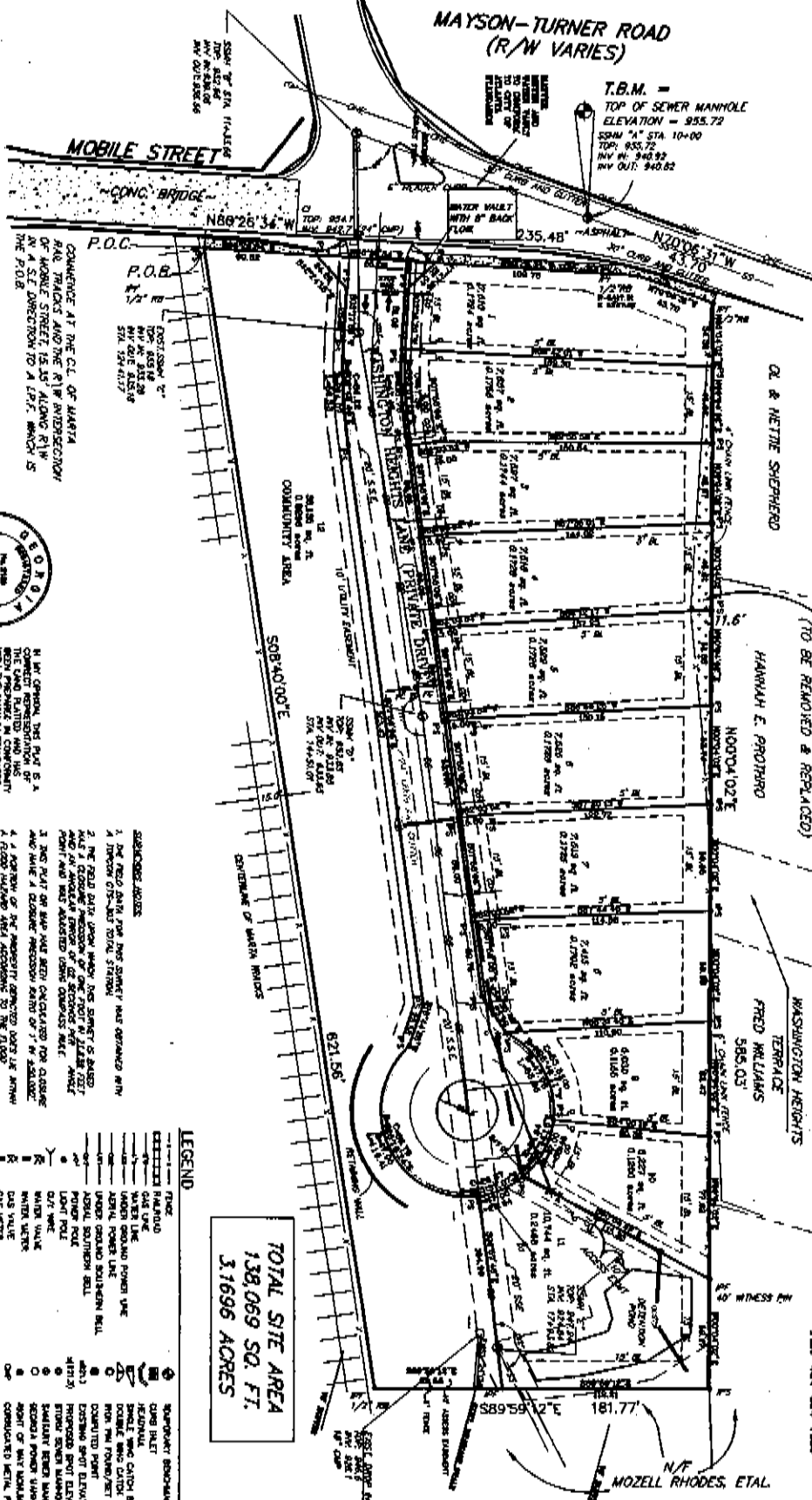
DRAINAGE STATEMENT
 STORM DRAINAGE FACILITIES SHOWN ON THIS PLAT ARE NECESSARY FOR THE PROPER DRAINAGE OF THE SUBDIVISION. THE CITY OF ATLANTA WILL NOT BE HELD RESPONSIBLE FOR DESIGN OR OPERATION OF FACILITIES SHOWN ON THIS PLAT. THE SURVEYOR IS NOT RESPONSIBLE FOR EXPANSIONS OF STORM DRAINS.

OWNER / DEVELOPER
 116 HODGES & COMPANY
 544 WILLIAMS STREET
 ATLANTA, GA 30308
 TEL: 404-525-1100
 FAX: 404-524-7244
 FAX: 404-524-7200

FINAL SUBDIVISION PLAT FOR WASHINGTON HEIGHTS LANE COMMUNITY F. K A MAYSON TURNER PARK

GRAPHIC SCALE

(IN FEET)
 1 inch = 40 ft



FENCE LINE ENCROACHES PROPERTY
 (TO BE REMOVED & REPLACED)

HANNAH E. PROTHRO

100004.02' E

FRED WILLIAMS
 585.03' E

OWNER / DEVELOPER
 ILLI HOUSES & COMMUNITIES
 544 WILLIAMS STREET
 ATLANTA, GA 30308
 (404) 524-7944
 FAX: 404-524-7944
 TEL: 404-524-7900

T.B.M. -
 TOP OF SEWER MANHOLE
 ELEVATION = 955.72
 SPM "A" STA 10+00
 TOP: 955.72
 INV. H: 948.92
 INV. OUT: 945.62

CONFORMANCE AT THE CL. OF ADJ. P.O.B.
 ALL DIMENSIONS AND THE (1/4") INTERSECTION
 OF LINES SHALL BE AS SHOWN ON THE
 PLAN. ALL DIMENSIONS TO A LINE, WHICH IS
 THE P.O.B.

TOTAL SITE AREA
 138,069 SQ. FT.
 3.1696 ACRES



I, *Juanita Hicks*,
 a duly Licensed Professional Engineer,
 do hereby certify that the above
 described plat and plan were
 prepared by me or under my
 direct supervision and that I am
 a duly Licensed Professional Engineer
 in the State of Georgia.
 My Commission Expires on 12/31/2008.
 My License No. is 1225.
 My Seal No. is 1225.

- RECORDING NOTES:**
1. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A TRIPLEX GPS-BY TOTAL STATION.
 2. THE FIELD DATA WERE CHECKED AND THE SURVEY IS BASED ON A CLOSED POLYGON OF ONE (1) TRIANGULAR POINT WHICH WAS ADJUSTED USING COMBINED LEAST SQUARES.
 3. THE PLAT AND MAP ARE BEING PREPARED FOR A GROUP AND NOT FOR AN INDIVIDUAL.
 4. A PORTION OF THE PROPERTY DESCRIBED ON THIS PLAT IS BEING CONVEYED TO THE STATE OF GEORGIA FOR THE PURPOSE OF BEING USED AS A PUBLIC HIGHWAY.
 5. UNDERGROUND UTILITIES AS SHOWN BY THE SURVEY ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

LEGEND

- | | |
|---|----------|
| ① | BOUNDARY |
| ② | CONCRETE |
| ③ | ASPHALT |
| ④ | GRAVEL |
| ⑤ | GRAVEL |
| ⑥ | GRAVEL |
| ⑦ | GRAVEL |
| ⑧ | GRAVEL |
| ⑨ | GRAVEL |
| ⑩ | GRAVEL |
| ⑪ | GRAVEL |
| ⑫ | GRAVEL |
| ⑬ | GRAVEL |
| ⑭ | GRAVEL |
| ⑮ | GRAVEL |
| ⑯ | GRAVEL |
| ⑰ | GRAVEL |
| ⑱ | GRAVEL |
| ⑲ | GRAVEL |
| ⑳ | GRAVEL |
| ㉑ | GRAVEL |
| ㉒ | GRAVEL |
| ㉓ | GRAVEL |
| ㉔ | GRAVEL |
| ㉕ | GRAVEL |
| ㉖ | GRAVEL |
| ㉗ | GRAVEL |
| ㉘ | GRAVEL |
| ㉙ | GRAVEL |
| ㉚ | GRAVEL |
| ㉛ | GRAVEL |
| ㉜ | GRAVEL |
| ㉝ | GRAVEL |
| ㉞ | GRAVEL |
| ㉟ | GRAVEL |
| ㊱ | GRAVEL |
| ㊲ | GRAVEL |
| ㊳ | GRAVEL |
| ㊴ | GRAVEL |
| ㊵ | GRAVEL |
| ㊶ | GRAVEL |
| ㊷ | GRAVEL |
| ㊸ | GRAVEL |
| ㊹ | GRAVEL |
| ㊺ | GRAVEL |
| ㊻ | GRAVEL |
| ㊼ | GRAVEL |
| ㊽ | GRAVEL |
| ㊾ | GRAVEL |
| ㊿ | GRAVEL |

LOCATED IN
 1064 MAYSON TURNER ROAD, S.W.
 LAND LOT 113, 10TH DISTRICT
 TOWN OF WASHINGTON HEIGHTS
 COUNTY OF DEKALB, GEORGIA
 DATE: AUGUST 5, 2006
 SCALE: 1" = 40'
 JOB NO: 03-12-488



GRANT SHEPHERD & ASSOCIATES, INC.
 LAND SURVEYING • PLANNING • SITE DEVELOPMENT

2701 VENTURE DRIVE
 BUILDING 500, SUITE 200
 FORT WORTH, TEXAS 76104
 PHONE: 817-335-4238
 FAX: 817-335-4239
 E-MAIL: gsa@gsa.com

FINAL SUBDIVISION PLAT FOR
WASHINGTON HEIGHTS LANE COMMUNITY
 F.K.A. MAYSON TURNER PARK