FINAL SUBDIVISION PLAT OF

AMBER RIDGE

89/102

LOCATED IN LAND LOT 147
5TH DISTRICT
CARROLL COUNTY, GEORGIA
DATE: NOVEMBER 22, 2005
SHEET 1 OF 2

FILED [illegible] CARROLL COUNTY [illegible] 2006 MAR -1 PM 1:11

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS FINAL PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE," AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN.

BY ________ GEORGIA R.L.S. NO. 1134
DATE 2-14-06

________ DATE 2-27-06
CARROLL COUNTY
FIRE DEPARTMENT

________ DATE 4-18-06
CARROLL COUNTY
WATER AUTHORITY

________ DATE 3/23/06
CARROLL COUNTY HEALTH
DEPARTMENT

________ DATE 4-19-06
DIRECTOR, CARROLL COUNTY
PUBLIC WORKS DEPARTMENT

________ DATE 4/19/06
ENGINEER, CARROLL COUNTY
COMMUNITY DEVELOPMENT
DEPARTMENT

________ DATE 04/20/06
CHAIRMAN, CARROLL COUNTY
BOARD OF COMMISSIONERS

OWNER ACKNOWLEDGMENT

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, DEDICATES TO CARROLL COUNTY THE COMPLETE OWNERSHIP AND USE OF ALL WATER IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING:

PUBLIC STREETS 2.71 ACRES

PUBLIC DRAINAGE EASEMENTS 1.40 ACRES

GREEN SPACE ACRES 4.71 ACRES

OWNER/DEVELOPER

S K & K ENTERPRISE, LLC
RAYMOND COVERSON
240 WEST MILES ROAD
CARROLLTON, GA 30116
PHONE: 770-833-6806

SIGNATURE OF OWNER/DEVELOPER ________

DRAINAGE CERTIFICATE

THE OWNER OF RECORD, ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST SPECIFICALLY RELEASES CARROLL COUNTY FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OR NATURAL CREEKS, RIVER OR DRAINAGE FEATURES. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSE AS ESTABLISHED BY THESE REGULATIONS AND THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS. THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGMENT OF THE DIRECTOR OF PUBLIC WORKS, IS POTENTIALLY DANGEROUS TO LIFE, PROPERTY OR THE PUBLIC ROADS OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT TO BE CONSTRUCTED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF CARROLL COUNTY NOR AN ABROGATION OF CARROLL COUNTY'S RIGHTS TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER/S OF THE PROPERTY/IES OF THE LANDS THAT GENERATED THE CONDITIONS.

SPECIAL TAX DISTRICT CERTIFICATION

DEED BOOK AND PAGE REFERENCE TO THE RECORDED COVENANT REQUIRED IN SECTION 7.3.4. THE PURCHASERS OF THE PROPERTIES WITHIN THIS DEVELOPMENT SHALL BE HEREBY NOTIFIED THAT THIS DEVELOPMENT IS THE SUBJECT OF A SPECIAL TAX DISTRICT FOR THE PURPOSE OF PROVIDING SERVICES. (ROAD MAINTENANCE, STREETLIGHTS, OR GREENSPACE PARK) THE COST OF PROVIDING SERVICES AND MAINTENANCE WITHIN THIS DISTRICT SHALL BE BORNE BY THE OWNERS PROPERTY. SERVICE CHARGES SHALL BE DETERMINED AND MODIFIED FROM TIME TO TIME BY RESOLUTION OF THE BOARD OF COMMISSIONERS. IN SETTING OR MODIFYING SUCH RATES THE BOARD SHALL ESTABLISH RATES, FEES AND CHARGES THAT ARE FAIR AND REASONABLE, REFLECT THE VALUE OF SERVICES AND MAINTENANCE OF FACILITIES TO THOSE PROPERTIES WHO BENEFIT THEREFROM AND WILL BE SUFFICIENT TO MEET THE COST OF BUDGETED PROGRAMS, SERVICES AND MAINTENANCE OF FACILITIES, INCLUDING BUT NOT LIMITED TO THE PAYMENT OF PRINCIPAL AND INTEREST ON REVENUE BOND OBLIGATIONS INCURRED FOR CONSTRUCTION AND NECESSARY IMPROVEMENTS TO THE DISTRICT

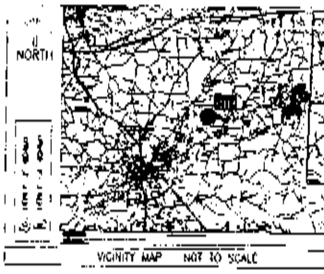
CARROLL COUNTY PUBLIC WORKS DEPARTMENT

CARROLL COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT OF WAY OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAT

FINAL ENGINEERING CERTIFICATE

IT IS HEREBY CERTIFIED THE THE INFRASTRUCTURE CONSTRUCTED AND DEDICATED TO CARROLL COUNTY IN PERPETUITY ON THIS PLAT, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL DESIGN MADE BY ME OR UNDER MY SUPERVISION; THAT ALL INFRASTRUCTURE SHOWN HEREON ACTUALLY EXIST OR IS MARKED AS "FUTURE," AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND CONSTRUCTED FOLLOWING THE PRINCIPALS AND PRACTICES OF SOUND ENGINEERING; AND THAT ALL ENGINEERING REQUIREMENTS OF THE CARROLL COUNTY SUBDIVISION REGULATIONS AND THE REQUIREMENTS OF THE ZONING RESOLUTION HAVE BEEN FULLY COMPLIED WITH.

BY ________ GEORGIA R.L.S. NO. 1134



LOT CURVE TABLE

CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C1	73.94'	530.00'	N00°54'59"W	73.88'
C2	89.86'	530.00'	N09°46'12"W	89.75'
C3	90.04'	530.00'	N19°29'45"W	89.93'
C4	90.10'	530.00'	N29°13'51"W	89.99'
C5	88.51'	530.00'	N38°55'06"W	88.41'
C6	85.16'	250.00'	N36°34'22"E	84.75'
C7	85.16'	250.00'	N17°03'22"E	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]
C10	59.58'	60.00'	N76°02'51"W	[illegible]
C11	[illegible]	[illegible]	[illegible]	[illegible]
C12	[illegible]	[illegible]	[illegible]	[illegible]
C13	55.52'	60.00'	[illegible]	[illegible]
C14	146.91'	190.00'	[illegible]	[illegible]
C15	[illegible]	[illegible]	[illegible]	[illegible]
C16	[illegible]	60.00'	[illegible]	[illegible]
C17	59.56'	60.00'	S49°18'05"W	57.14'
C18	76.25'	60.00'	S15°32'48"E	71.23'
C19	54.15'	60.00'	S77°48'48"E	52.33'
C20	2.43'	470.00'	N43°31'15"W	2.43'
C21	131.19'	470.00'	N35°22'34"W	130.77'
C22	141.55'	470.00'	N18°45'05"W	141.02'
C23	108.31'	470.00'	N03°31'18"W	108.07'

MONUMENTATION LEGEND

[illegible]

PLAT ABBREVIATIONS

IPF = Iron Pin Found
IPS = Iron Pin Set
OTP = Open Top Pipe
CTP = Crimp Top Pipe
[illegible]
POC = Point of Commencement
POB = Point of Beginning

UTILITY LEGEND

[illegible]
Gas Valve
Sanitary Sewer Manhole
Storm Sewer Manhole
Telephone Manhole
Water Manhole
Water Valve

STREET CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD	TANGENT	DELTA
C24	407.94'	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C25	149.29'	220.00'	[illegible]	[illegible]	[illegible]	[illegible]

CERTIFICATE OF FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE CARROLL COUNTY SUBDIVISION REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A FINAL PLAT HAVING BEEN FULFILLED, APPROVAL BY THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS SAID SUBDIVISION REGULATIONS, AND THE PLAT HAS FULLY COMPLIED WITH THE CARROLL COUNTY ZONING RESOLUTION, AND THE CONDITIONS OF ZONING APPROVAL HAVE BEEN MET.

4-20-06 DATE OF APPROVAL ________ DIRECTOR,
COMMUNITY DEVELOPMENT DEPT.

CERTIFICATE DEDICATION

"CERTIFICATE OF DEDICATION. ALL WATER LINES INSTALLED WITHIN THE GENERAL PURPOSE PUBLIC ACCESS AND UTILITY EASEMENT(S) SHOWN ON THIS PLAT FOR PRIVATE STREET(S) ARE HEREBY DEDICATED TO THE CARROLL COUNTY WATER AUTHORITY.

____
SIGNATURE OF PROPERTY OWNER

NOTES

1.) SPECIAL FLOOD HAZARDS DO NOT EXIST FOR SUBJECT PROPERTY PER FIRM MAP 13045C 0085 D EFFECTIVE DATE DECEMBER 15, 1990
2.) ALL LOTS TO BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS.
3.) THIS PROPERTY IS NOT LOCATED WITHIN A DAM BREAK ZONE

REC'D MAR 15 2006

SURVEY CLOSURE STATEMENT

The Field Data upon which this plat is based has a closure precision of one foot in 200,000 feet, and an angular error of 2 sec per angle point, and was not adjusted.

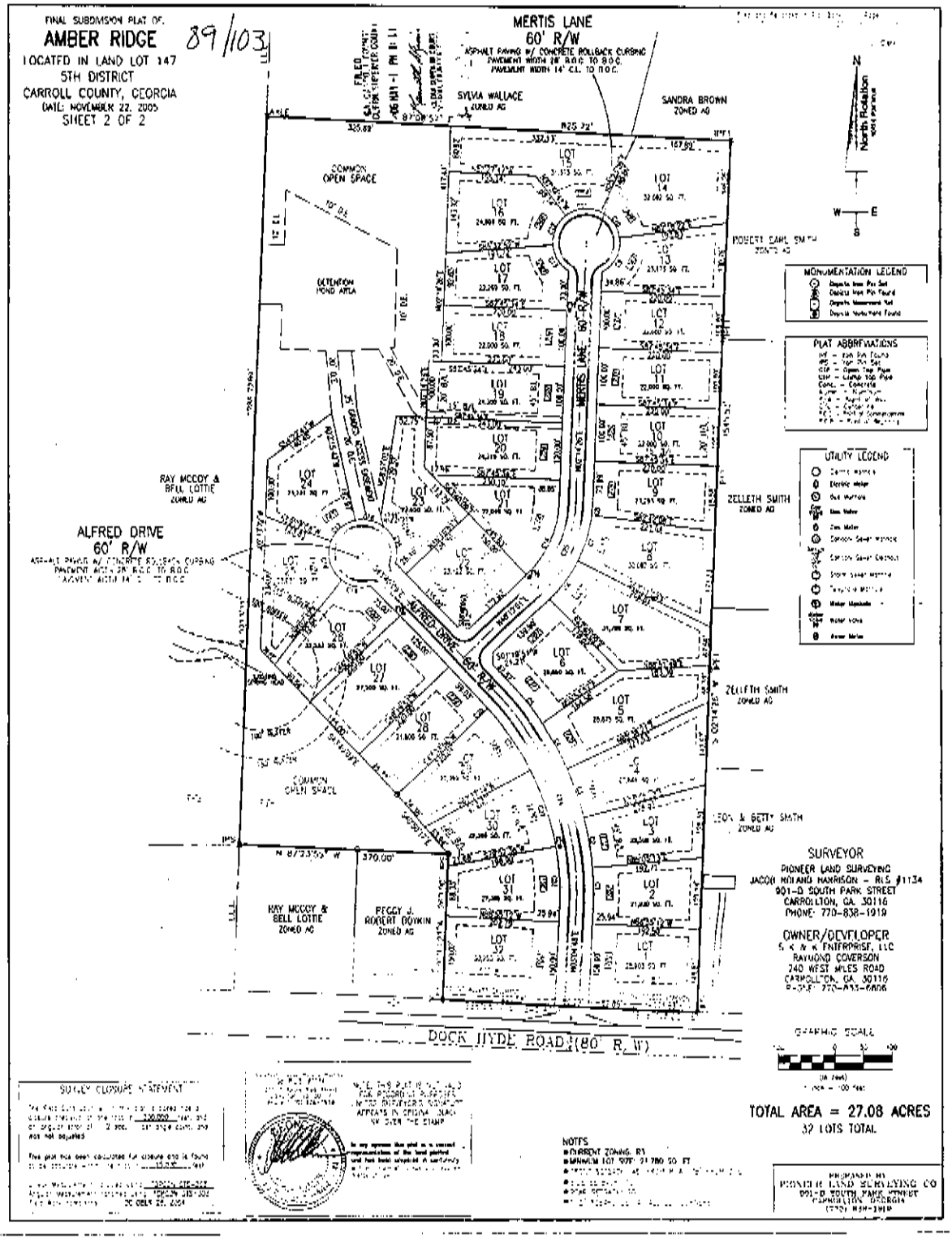
This plat has been calculated for closure and is found to be accurate within one foot in 15,000 feet.

[illegible] TOPCON GTS-303
[illegible] TOPCON GTS-303
Field work completed ________ 29, 2004

Surveyor: Jacob Roland Harrison
Ga. R.L.S. 1134
[illegible]
Phone (770) [illegible]

NOTE: THIS PLAT IS NOT VALID FOR RECORDING PURPOSES UNLESS SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLACK INK OVER THE STAMP

In my opinion this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.


FINAL SUBDIVISION PLAT OF
AMBER RIDGE
89/103
LOCATED IN LAND LOT 147
5TH DISTRICT
CARROLL COUNTY, GEORGIA
DATE: NOVEMBER 22, 2005
SHEET 2 OF 2
MERTIS LANE
60' R/W
ASPHALT PAVING W/ CONCRETE ROLLBACK CURBING
PAVEMENT WIDTH 28' R.O.C. TO R.O.C.
PAVEMENT WIDTH 14' C.L. TO R.O.C.
SYLVIA WALLACE
ZONED AG
SANDRA BROWN
ZONED AG
ROBERT EARL SMITH
ZONED AG
COMMON OPEN SPACE
DETENTION POND AREA
RAY MCCOY & BELL LOTTIE
ZONED AG
ALFRED DRIVE
60' R/W
ASPHALT PAVING W/ CONCRETE ROLLBACK CURBING
PAVEMENT WIDTH 28' R.O.C. TO R.O.C.
PAVEMENT WIDTH 14' C.L. TO R.O.C.
ZELLETH SMITH
ZONED AG
ZELLETH SMITH
ZONED AG
LEON & BETTY SMITH
ZONED AG
COMMON OPEN SPACE
RAY MCCOY & BELL LOTTIE
ZONED AG
PEGGY J. ROBERT DOYKIN
ZONED AG
DOCK HYDE ROAD (80' R/W)
N
W
E
S
MONUMENTATION LEGEND
PLAT ABBREVIATIONS
UTILITY LEGEND
SURVEYOR
PIONEER LAND SURVEYING
JACOB NOLAND HARRISON - RLS #1134
901-D SOUTH PARK STREET
CARROLLTON, GA. 30116
PHONE: 770-838-1919
OWNER/DEVELOPER
S. K. & K. ENTERPRISE, LLC
RAYMOND COVERSON
240 WEST MILES ROAD
CARROLLTON, GA. 30116
PHONE: 770-832-6606
GRAPHIC SCALE
SURVEY CLOSURE STATEMENT
NOTE: THIS PLAT IS NOT VALID FOR RECORDING PURPOSES UNLESS SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL (BLACK) INK OVER THE STAMP
NOTES
CURRENT ZONING: R1
MINIMUM LOT SIZE: 21,780 SQ. FT.
TOTAL AREA = 27.08 ACRES
32 LOTS TOTAL
PREPARED BY:
PIONEER LAND SURVEYING CO
901-D SOUTH PARK STREET
CARROLLTON, GEORGIA
(770) 838-1919