

UTILITIES PROTECTION CENTER



CALL FREE IN METRO ATLANTA 623-4344 THROUGHOUT GEORGIA 1-800-282-7411

THREE WORKING DAYS BEFORE YOU DIG

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

RESIDENTIAL DRAINAGE PLAN... A RESIDENTIAL DRAINAGE PLAN OR RESIDENTIAL DRAINAGE STUDY SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THESE LOTS...

NOTES: GWINNETT COUNTY DOES NOT ENFORCE PROTECTIVE COVENANTS. IT IS THE RESPONSIBILITY OF THE HOMEOWNERS TO ENSURE COMPLIANCE WITH THE PROTECTIVE COVENANTS.

Table with 3 columns: LINE #, BEARING, DISTANCE. Contains lines L1, L2, L3 with bearings and distances.

FINAL SURVEYOR'S CERTIFICATE: IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN HEREON...

R2-98-103, 103, D/8/18/98. NOW, THEREFORE, BE IT RESOLVED BY the Gwinnett County Board of Commissioners this 18th day of August, 1998...

- 1. To restrict the use of the property as follows: A. Single family detached dwellings and accessory uses and structures. B. The minimum heated floor area per dwelling unit shall be 2000 square feet.

Table with 2 columns: Curve #, Radius, Arc, Chord. Lists curve data for CC1, CC2, CC3.

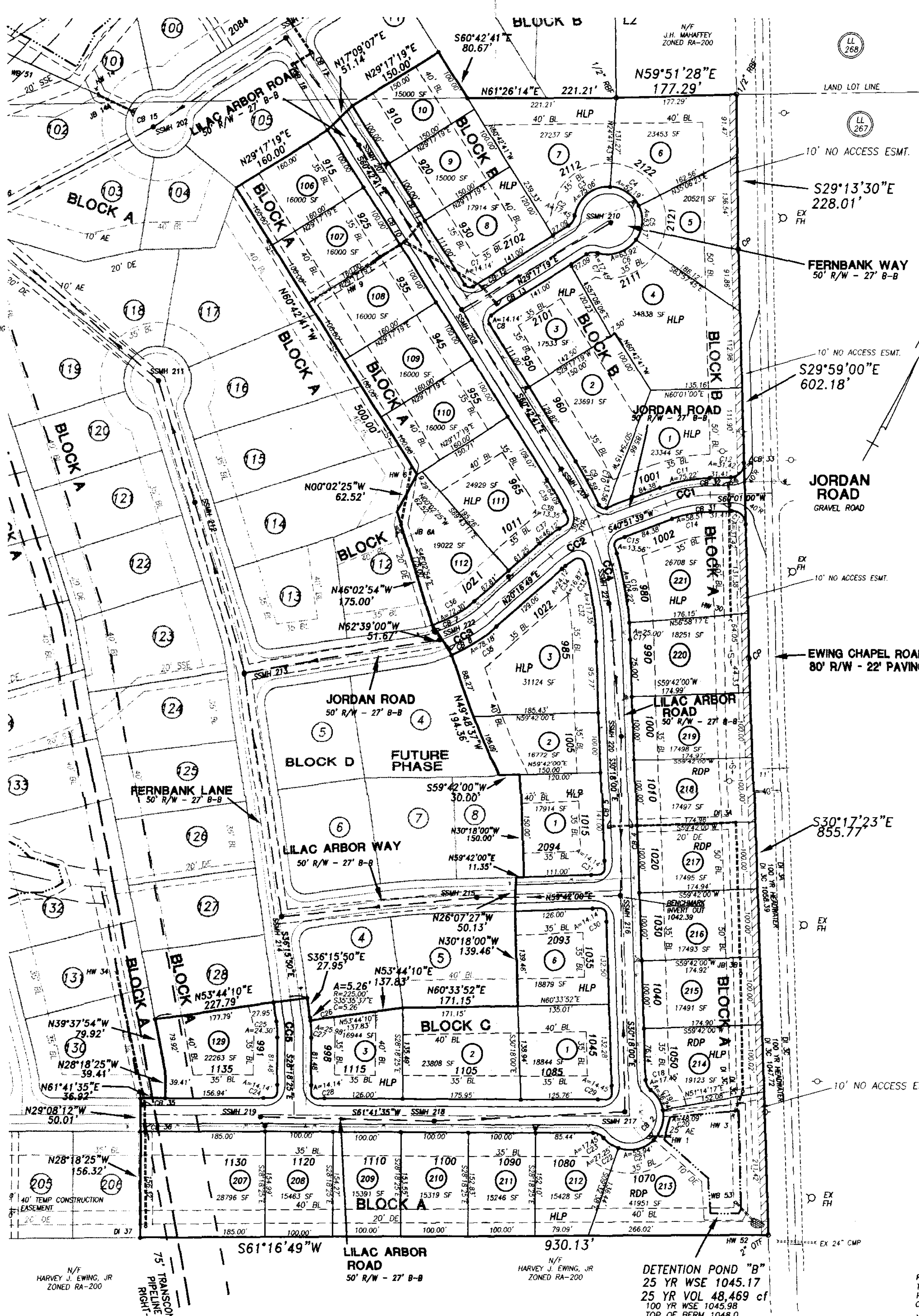
Table with 4 columns: Curve #, Radius, Arc, Chord. Lists curve data for CC4, CC5, CC6, CC7, CC8, CC9, CC10, CC11, CC12, CC13, CC14, CC15, CC16, CC17, CC18, CC19, CC20, CC21, CC22.

Table with 4 columns: LOT #, TOTAL FLOOD, LOT #, TOTAL FLOOD. Lists flood data for various lots.

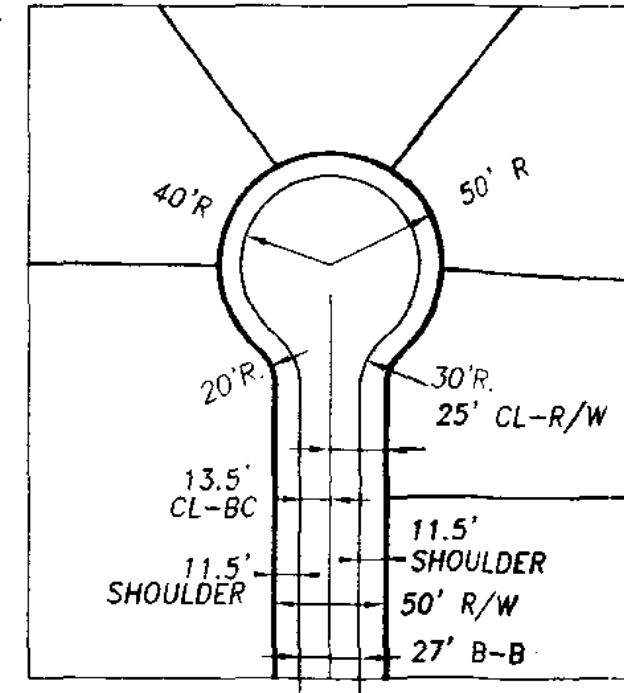
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

REFERENCE SURVEYS: REZONING PLAT FOR JULIA W. McMillan DATED MAY 17, 1976. LAST REVISED FEBRUARY 24, 1994, BY HANNON, MEERS & BAGWELL.

EDI ENGINEERS & SURVEYORS, INC. 3677 NORTH PEACHTREE ROAD CHAMBLEE, GEORGIA 30341 PHONE: (770) 457-0232



REVISION #1 10/2/00 REVISE LOT LINE BETWEEN 3B & 4B



HLP - HOUSE LOCATION PLAN. A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT...

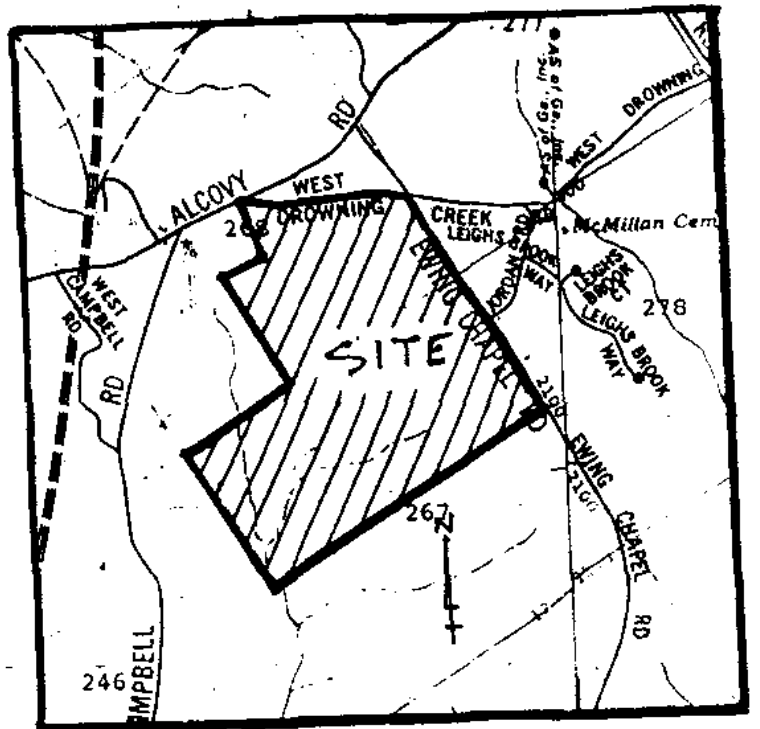
FINAL PLAT APPROVAL. THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT OF GWINNETT COUNTY, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE GWINNETT COUNTY ZONING RESOLUTION, CONDITIONS OF ZONING APPROVAL AND THE GWINNETT COUNTY DEVELOPMENT REGULATIONS...

OWNERS ACKNOWLEDGEMENT AND DECLARATION. (STATE OF GEORGIA) (COUNTY OF GWINNETT) THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO...

DATE: 7/16/99. AREA OF RIGHT-OF-WAY DEDICATED BY THIS PLAT IS 3.668 ACRES.

GWINNETT COUNTY DOES NOT ENFORCE PROTECTIVE COVENANTS. IT IS THE RESPONSIBILITY OF THE HOMEOWNERS TO ENSURE COMPLIANCE WITH THE PROTECTIVE COVENANTS.

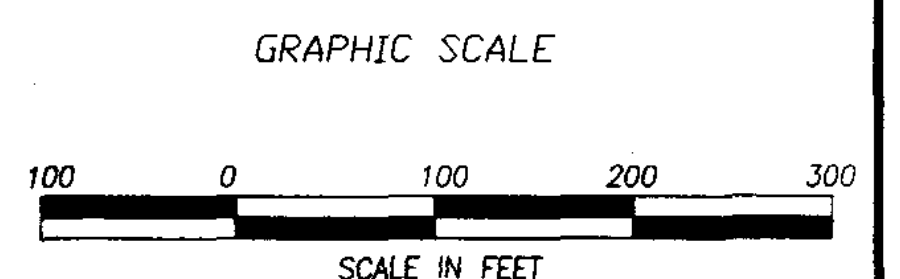
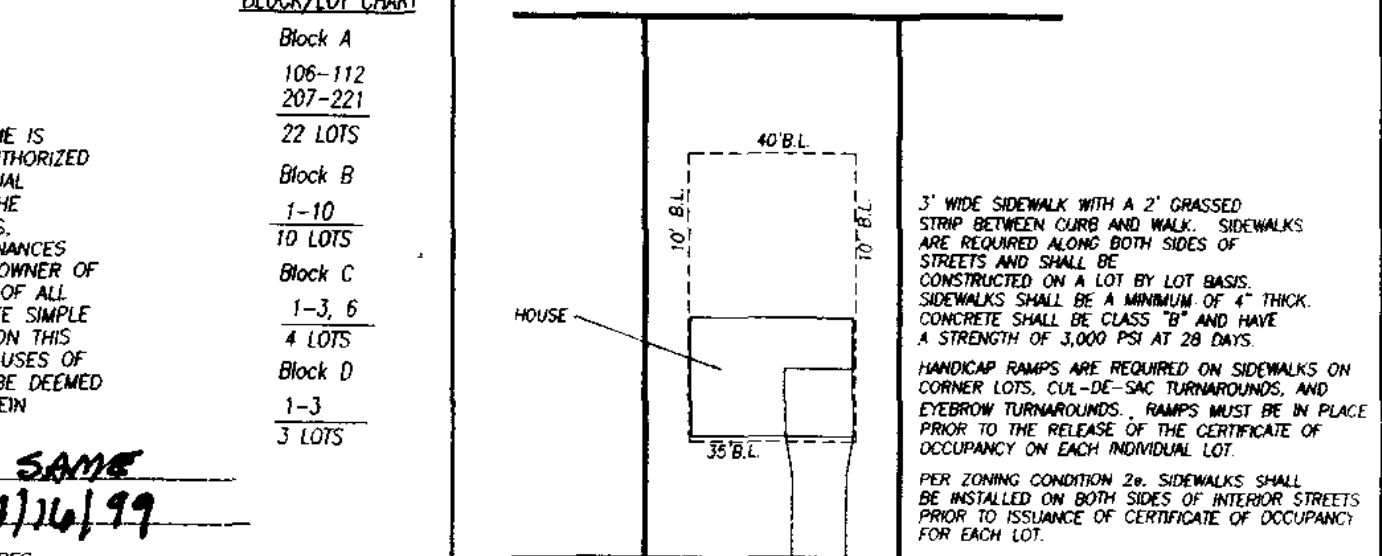
FUTURE HOMEOWNERS OF THE PROPOSED SUBDIVISION ARE HEREBY NOTIFIED THAT THEY ARE MOVING INTO A RURAL AREA CUSTOMARILY USED FOR RAISING HOGS, COWS, HORSES AND OTHER FAR ANIMALS...



LOCATION MAP SCALE 1" = 2000'

Table with 10 columns: PIPE SECTION, BASIN INFLOW, AREA, INLET, FLOW RATE, 25 YEAR INTENSITY, C-FACTOR, SLOPE, PIPE DATA, MATERIAL, LENGTH. Lists pipe specifications for various sections.

Table with 2 columns: TAX PARCEL NUMBERS, PROJECT DATA. Lists parcel numbers and project details like gross density and acreage.



REVISIONS: THIS PLAT HAS BEEN RECORDED IN PLAT BOOK 81 PAGE 243 GWINNETT COUNTY, GEORGIA RECORDS ON JULY 19 1999.



PROJECT LOCATION: LAND LOTS 267 & 268 5TH DISTRICT GWINNETT COUNTY, GEORGIA PARCEL 5-268-002

SHEET TITLE: FINAL PLAT PROJECT NAME: WOLF CREEK SUBDIVISION (Ika EWING CHAPEL & MITFORD VILLAGE) UNIT 1

DATE: JUNE 11, 1999 SCALE: 1" = 100' SHEET DF SHEETS

UTILITIES PROTECTION CENTER

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CAUTION THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS...

FINAL SURVEYOR'S CERTIFICATE IT IS HEREBY CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN HEREON...

REGISTERED GEORGIA LAND SURVEYOR 7/16/00

RZ-98-103, DTD 8/18/98

NOW, THEREFORE, BE IT RESOLVED BY THE Gwinnett County Board of Commissioners this 18th day of August, 1998, that the proposed subdivision be approved...

- 1. To restrict the use of the property as follows: A. Single family detached dwellings and accessory uses and structures. B. The minimum heated floor area per dwelling unit shall be 2000 square feet.

Table with columns: CURVE #, RADIUS, ARC LENGTH, CHORD BEARING, CHORD BEARING. Lists curve data for the subdivision.

NEW SUBDIVISION STREETS UTILIZING 10 TIMES THE SPEED LIMIT 1. THE UNDERGROUND, HEREBY CERTIFY THAT THE PROPOSED STREET(S) FOR THE WOLF CREEK UNIT 2 PROJECT ARE DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE...

LLC ARBOR & MITFORD COURT 390' EAST & 275' WEST (TO END OF STREET) MITFORD LANE & MITFORD COURT 310' EAST & 375' WEST

THE MINIMUM CORNER SIGHT DISTANCE FROM THE APPROACHING STREET IS EQUAL TO OR EXCEEDS 10 TIMES THE REGULATED SPEED OF THE INTERSECTION STREET...

IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF...

LOT AREA CHART Table with columns: LOT #, TOTAL AREA, FLOOD AREA, LOT AREA. Lists lot areas for blocks A through F.

REFERENCE SURVEYS: REZONING PLAN FOR JULIA W. MCANULTON DATED MAY 17, 1976. LAST REVISED FEBRUARY 24, 1994, BY HANNON, MEERS & BAGWELL.

BOUNDARY SURVEY FOR CROWN AUCTION DATED NOVEMBER 22, 1989. LAST REVISED NOVEMBER 29, 1989, BY W.L. JORDAN & CO., INC.

THIS SITE IS NOT WITHIN THE 100 YEAR FLOOD HAZARD AREA AS PER F.I.R.M. PANEL 13022 0210 B, DATED 6/15/91.

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,130 FEET AND AN ANGULAR ERROR OF 1.6 SECONDS PER ANGLE POINT, AND WAS ADJUSTED BY THE CRANDALL RULE.

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 308,702 FEET.

LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON GTS-2 ELECTRONIC DISTANCE MEASURING DEVICE.

EDI ENGINEERS & SURVEYORS, INC. 3677 NORTH PEACHTREE ROAD CHAMBLEE, GEORGIA 30341 PHONE: (770) 457-0232

IRON PINS (#4 REBARS) HAVE BEEN PLACED AT ALL LOT CORNERS UNLESS NOTED AS OTHERWISE. BEARINGS SHOWN ARE MAGNETIC NORTH AND ARE BASED ON ANGLES TURNED IN THE FIELD.

THE SOIL AND SEDIMENT CONTROL ORDINANCE REQUIRES THAT 25 FOOT BUFFER ADJACENT TO ALL STATE WATERS BE MAINTAINED (ARTICLE 3 SECTION 4.3 PARAGRAPH 15).

ALL LOTS SHALL BE SERVED BY GRAVITY FLOW SANITARY SEWER. A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT...

FINAL PLAT APPROVAL: THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT OF GWINNETT COUNTY, GEORGIA, CERTIFIES THAT THIS PLAN COMPLIES WITH THE GWINNETT COUNTY ZONING RESOLUTION, CONDITIONS OF ZONING APPROVAL AND THE GWINNETT COUNTY DEVELOPMENT REGULATIONS AS AMENDED...

OWNERS ACKNOWLEDGMENT AND DECLARATION (STATE OF GEORGIA) (COUNTY OF GWINNETT) THE OWNER OF THE LAND SHOWN ON THIS PLAN AND WHOSE NAME IS SUBSCRIBED HERETO...

NOTICE: GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY...

THIS PLAN HAS BEEN RECORDED IN PLAT BOOK 86 PAGE 160 GWINNETT COUNTY, GEORGIA RECORDS ON 7/13/00

CONVEYANCES RECORDED IN DB 8821 P 7

NOTICE: ALL UTILITIES ARE UNDERGROUND. FUTURE HOMEOWNERS OF THE PROPOSED SUBDIVISION ARE HEREBY NOTIFIED THAT THEY ARE MOVING INTO A RURAL AREA...

FILED & RECORDED CLERK SUPERIOR COURT GWINNETT COUNTY GA DATE 10/10/00 TIME 3:00 PLAT BOOK 86 PAGE 160 TOM LAWLER, CLERK

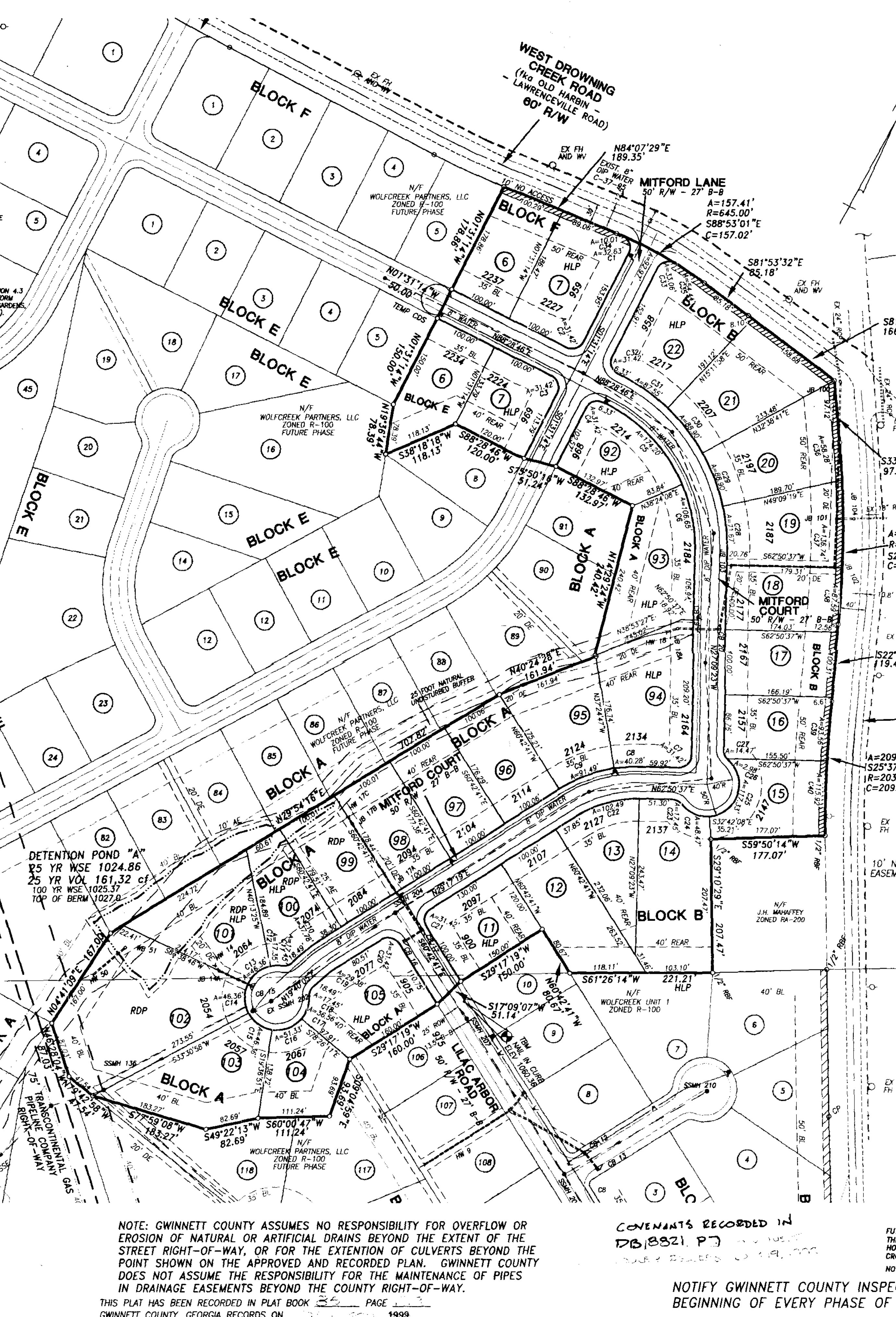
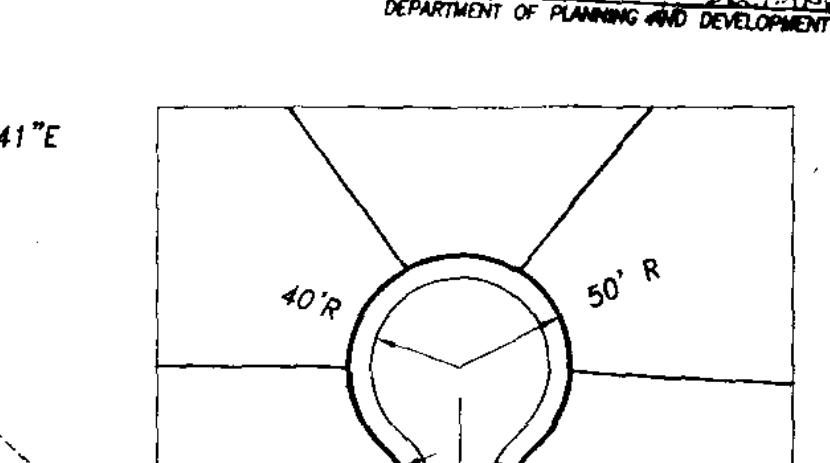


Table with columns: PIPE SECTION, BASIN INFLOW, AREA, FLOW TIME, TOTAL, 25 YEAR, C-FACTOR, Q (cfs), SIZE, MATERIAL, SLOPE, D (ft), LENGTH (ft). Lists pipe specifications for various sections.



TYPICAL STREET DIMENSIONS NOT TO SCALE. HLP - HOUSE LOCATION PLAN. A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT...

FINAL PLAT APPROVAL: THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT OF GWINNETT COUNTY, GEORGIA, CERTIFIES THAT THIS PLAN COMPLIES WITH THE GWINNETT COUNTY ZONING RESOLUTION...

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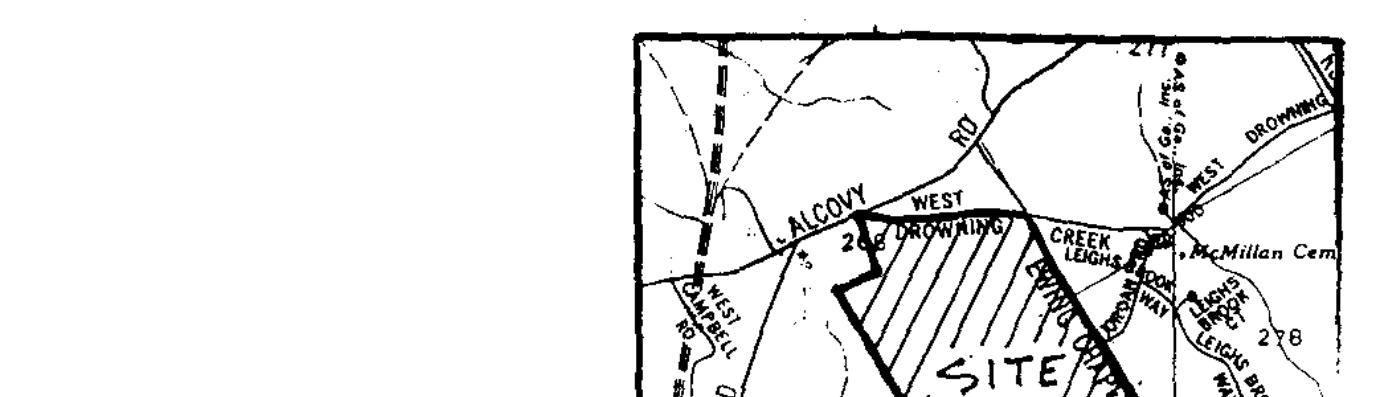


Table with columns: BLOCK #, LOT #, AREA, FLOOD AREA, LOT AREA. Lists lot areas for blocks A through F.

ALL CORRUGATED METAL PIPE ARE TO BE FULLY BITUMINOUS COATED. ALL PIPE CARRYING A LIVE STREAM MUST HAVE A PAVED INVERT.

PROJECT DATA: PROJECT IS CURRENTLY ZONED R-100 PER RZ-98-103, DATED 8/18/98. PROPOSED USE: SINGLE FAMILY DETACHED DWELLINGS. GROSS SITE AREA: 188,103.4 ACRES, UNIT 2 AREA = 17,330 ACRES.

MINIMUM CORNER SIGHT DISTANCE FROM THE APPROACHING STREET IS EQUAL TO OR EXCEEDS 10 TIMES THE REGULATED SPEED OF THE INTERSECTION STREET...

IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF...

LOT AREA CHART Table with columns: LOT #, TOTAL AREA, FLOOD AREA, LOT AREA. Lists lot areas for blocks A through F.

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BOUNDARY SURVEY FOR CROWN AUCTION DATED NOVEMBER 22, 1989. LAST REVISED NOVEMBER 29, 1989, BY W.L. JORDAN & CO., INC.

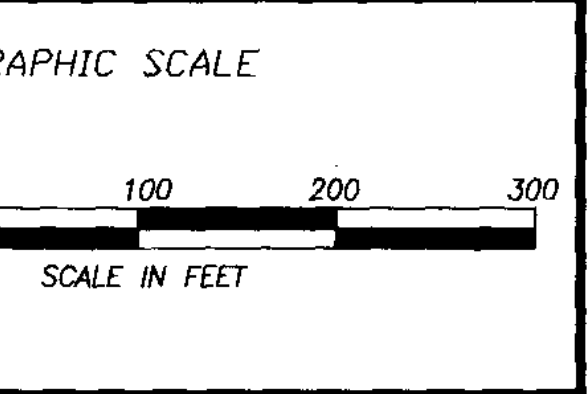
THIS SITE IS NOT WITHIN THE 100 YEAR FLOOD HAZARD AREA AS PER F.I.R.M. PANEL 13022 0210 B, DATED 6/15/91.

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,130 FEET AND AN ANGULAR ERROR OF 1.6 SECONDS PER ANGLE POINT, AND WAS ADJUSTED BY THE CRANDALL RULE.

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LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON GTS-2 ELECTRONIC DISTANCE MEASURING DEVICE.

EDI ENGINEERS & SURVEYORS, INC. 3677 NORTH PEACHTREE ROAD CHAMBLEE, GEORGIA 30341 PHONE: (770) 457-0232



REVISIONS: Table with columns: NO., DATE, DESCRIPTION. Lists any changes to the plan.



PROJECT LOCATION: LAND LOTS 267 & 268 5TH DISTRICT GWINNETT COUNTY, GEORGIA PARCEL 5-268-002

SHEET TITLE: FINAL PLAT. PROJECT NAME: WOLF CREEK SUBDIVISION (fka EWING CHAPEL & MITFORD VILLAGE) UNIT 2. DATE: 7/13/00

OWNER/DEVELOPER: WOLFCREEK PARTNERS, LLC BOX 669 LILBURN, GEORGIA 30048 TEL. 404-898-3285 GWINNETT COUNTY PROJECT #D-445-98





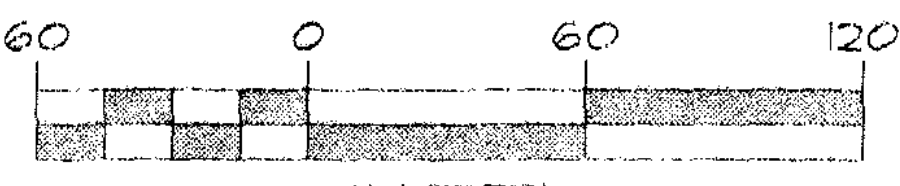


# FINAL PLAT FOR: WOLF CREEK UNIT 4-B

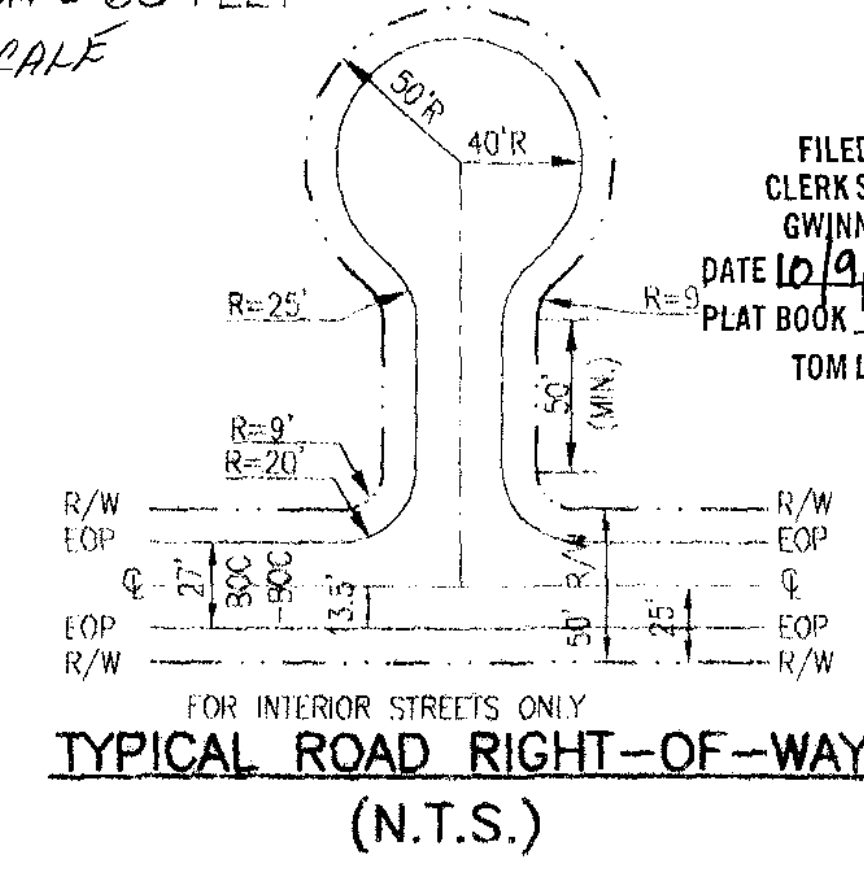
LOCATED IN:  
LAND LOTS 267 & 268  
5th DISTRICT  
GWINNETT COUNTY  
10-02-2003  
SHEET 2 OF 2



GRAPHIC SCALE



(IN FEET)  
1 INCH = 60 FEET  
NOT TO SCALE



FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY GA  
DATE 10/10/03 TIME 3:25  
PLAT BOOK 99 PAGE 2912  
TOM LAWLER, CLERK

BLOCK	LOT #	AREA (SF)	AREA (AC)
A	16	15000.00	0.344
	17	15000.00	0.344
	18	15000.00	0.344
	19	15186.45	0.349
	20	15330.04	0.352
	21	21961.23	0.504
	73	15000.00	0.344
	74	15000.00	0.344
	75	15816.13	0.363
	76	20251.03	0.465
77	24826.90	0.570	
78	24844.76	0.570	
79	25014.94	0.574	
80	25243.30	0.580	
E	17	20916.28	0.480
	18	18897.36	0.434
	19	15000.00	0.344
	20	15136.44	0.347
	21	15068.89	0.346
	22	19883.29	0.456
	23	18119.68	0.416
	24	17711.04	0.407
	25	23549.78	0.541
	26	15000.00	0.344

BLOCK	LOT #	MINIMUM FINISHED FLOOR
A	73	952.19
	74	952.19
	75	952.19
	76	952.19
	77	952.19
	78	952.19
79	952.19	
80	952.19	

LINE	ARC	RADIUS	CHORD	CHORD BEARING
C1	103.67'	275.00'	103.05'	N12°27'39"E
C2	68.14'	325.00'	68.01'	N07°40'04"E
C3	90.57'	325.00'	90.28'	N21°39'28"E
C4	55.09'	325.00'	55.02'	N34°29'49"E
C5	14.14'	9.00'	12.73'	S05°38'50"E
C6	83.92'	225.00'	83.43'	S39°57'45"E
C7	2.59'	225.00'	2.59'	S28°56'52"E
C8	67.28'	175.00'	66.87'	N39°37'58"W
C9	14.14'	9.00'	12.73'	S84°21'10"W
C10	114.37'	275.00'	113.55'	S27°26'18"W
C11	66.53'	275.00'	66.37'	S08°35'34"W
C12	87.79'	325.00'	87.53'	S09°24'01"W
C13	90.77'	325.00'	90.48'	S25°08'25"W

**UTILITY PROVIDERS:**  
SEWER - GWINNETT COUNTY  
WATER - GWINNETT COUNTY  
GAS - ATLANTA NATURAL GAS  
POWER - GEORGIA POWER  
TELEPHONE - BELL SOUTH  
CABLE TELEVISION - CABLE VISION

**McFarland-Dyer & Associates, Inc.**

Land Planning  
Landscape Architecture  
Civil Engineering  
Land Surveyors

4174 Silver Peak Parkway  
Suwanee, Georgia 30024  
Phone (770) 932-6550  
Fax (770) 932-6551

11-14-DWG-2000-1204 FINAL PLAT P&S B.D.M.G.

**GENERAL NOTES:**

1. SITE AREA: 10.678 ACRES
2. EXISTING ZONING: R-100 (RZ-98-103)
3. LOCATION: PARCEL 5-268-002, LAND LOT 267, 5th DISTRICT, GWINNETT COUNTY, GEORGIA
4. PROPOSED USE: SINGLE-FAMILY SUBDIVISION (UNIT 4-C)  
 MIN. LOT SIZE: 15,000 S.F.  
 MIN. LOT WIDTH: 100'  
 MIN. FRONT SETBACK: 35'  
 MIN. SIDE SETBACK: (1 YARD 10') (2 YARDS 25')  
 MIN. REAR SETBACK: 40'  
 MIN. FLOOR AREA: 2,000 S.F. ONE-STORY  
 TOTAL LOTS = 18 (THIS UNIT)  
 NET AREA = 9.694 ACRES  
 NET DENSITY = 1.86 LOTS/ACRE  
 DENSITY OF WHOLE SUBDIVISION = 1.73 LOTS/ACRE
5. OWNER/DEVELOPER: WOLF CREEK PARTNERS, L.L.C.  
 BOX 669  
 LILBURN, GEORGIA 30048  
 (404) 898-3285

6. BOUNDARY INFORMATION BASED ON A SURVEY PREPARED BY E D I ENGINEERS & SURVEYORS, INC. DATED 3/15/99.
7. ALL ROADWAY DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE SHOWN.
8. ALL PROPERTY IS UNDER THE OWNERSHIP OR CONTROL OF THE DEVELOPER.
9. SEWAGE DISPOSAL BY GWINNETT COUNTY GRAVITY SEWER.
10. SIDEWALKS WILL BE CONSTRUCTED ON A LOT BY LOT BASIS. SIDEWALKS TO BE 4' IN WIDTH WITH A 2" GRASSSED STRIP. HANDICAP RAMPS SHALL BE REQUIRED AT INTERSECTIONS.
11. MAXIMUM CUT OR FILL SLOPES IS 2H:1V.
12. APPROVAL OF THESE PLANS DOES NOT AUTHORIZE WORK WITHIN WETLAND AREAS. NO LAND DISTURBANCE PERMITS WILL BE ISSUED ON PROPERTY SUSPECTED TO CONTAIN JURISDICTIONAL WETLANDS, UNTIL A DETERMINATION HAS BEEN MADE BY THE U.S. ARMY CORPS OF ENGINEERS AND A WETLANDS ALTERATION PERMIT AND/OR LETTER OF PERMISSION IS ISSUED.
13. SIDEWALK ALONG EXISTING ROAD FRONTAGE, COMMON SPACE OR UNDEVELOPED RECREATIONAL AREA MUST BE IN PLACE PRIOR TO FINAL PLAT APPROVAL.
14. FIRM PANEL NO. 130322-0210-C EFFECTIVE DATE 5/4/92 INDICATES THAT THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD DISTRICT.
15. FUTURE HOME OWNERS OF THIS SUBDIVISION ARE HEREBY NOTIFIED THAT THEY ARE MOVING INTO A RURAL AREA CUSTOMARILY USED FOR THE RAISING OF HOGS, COWS, CHICKENS, HORSES AND OTHER FARM ANIMALS AND FOR CROPS WHICH MAY CAUSE NOISES AND ODORS TYPICAL OF A RURAL AREA.
16. IRON PINS SET AT ALL CORNERS ARE 3/8" REBAR.
17. "RETENTION POND LOTS TO BE DEEDED TO AND MAINTAINED BY A QUALIFIED HOMEOWNERS ASSOCIATION".
18.
  - a. GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL 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 SUBDIVISION PLAT.
  - b. STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
  - c. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
19. GWINNETT COUNTY DOES NOT ENFORCE PROTECTIVE COVENANTS. IT IS THE RESPONSIBILITY OF THE HOMEOWNERS TO ENSURE COMPLIANCE WITH THE PROTECTIVE COVENANTS.
20. SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF THE INTERNAL STREETS. SIDEWALKS ARE TO BE 2' FROM BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF 4" IN WIDTH AND 4" THICK WITH A CROSS SLOPE OF .25" PER FOOT. CONCRETE SHALL BE CLASS B AND HAVE A STRENGTH OF 2200 PSI @ 28 DAYS.
21. DEVELOPERS SHALL INSTALL SIDEWALKS ON ABUTTING EXTERNAL STREETS, PASSIVE RECREATION AREA LOTS, AND OPEN SPACE LOTS, AND SHALL INSTALL INTERSECTION RADIUS CURB RAMPS AT NEW STREET INTERSECTIONS, AND L-SHAPED MID-BLOCK RAMPS AT CUL-DE-SAC TURNAROUNDS, WITHIN 60 DAYS OF APPROVAL OF THE FINAL PLAT.
22. DEVELOPERS SHALL INSTALL SIDEWALKS ON ANY VACANT LOTS REMAINING BETWEEN DEVELOPED LOTS (i.e. DWELLING UNDER CONSTRUCTION OR COMPLETED) PRIOR TO RELEASE OF THE SUBDIVISION MAINTENANCE SURETY.
23. HOME BUILDERS SHALL INSTALL SIDEWALKS, AND CURB RAMPS NOT REQUIRED TO BE INSTALLED BY DEVELOPERS, ON BUILDING LOTS PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY.
24. THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE REQUIRES THAT A 25 FOOT BUFFER ADJACENT TO ALL STATE WATERS BE MAINTAINED (ARTICLE 4, SECTION 4.3, PARAGRAPH 15). AN EXCEPTION IS GRANTED TO HOMEOWNERS WHO PERFORM MINOR LAND DISTURBING ACTIVITIES SUCH AS HOME LANDSCAPING, HOME GARDENS, REPAIRS AND MAINTENANCE WORK (ARTICLE 3, SECTION 3.1, PARAGRAPH 3).
25. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR WOLF CREEK, RECORDED IN DEED BOOK 18621, PAGE 0007, GWINNETT COUNTY, GEORGIA RECORDS.
26. OPEN SPACE AREA TO BE DEEDED TO AND MAINTAINED BY A QUALIFIED HOMEOWNERS ASSOCIATION.
27. UTILITY PROVIDERS:  
 SEWER - GWINNETT COUNTY  
 WATER - GWINNETT COUNTY  
 GAS - ATLANTA NATURAL GAS  
 POWER - GEORGIA POWER  
 TELEPHONE - BELL SOUTH  
 CABLE TELEVISION - CABLE VISION

**GWINNETT COUNTY STANDARD STORMWATER NOTES**

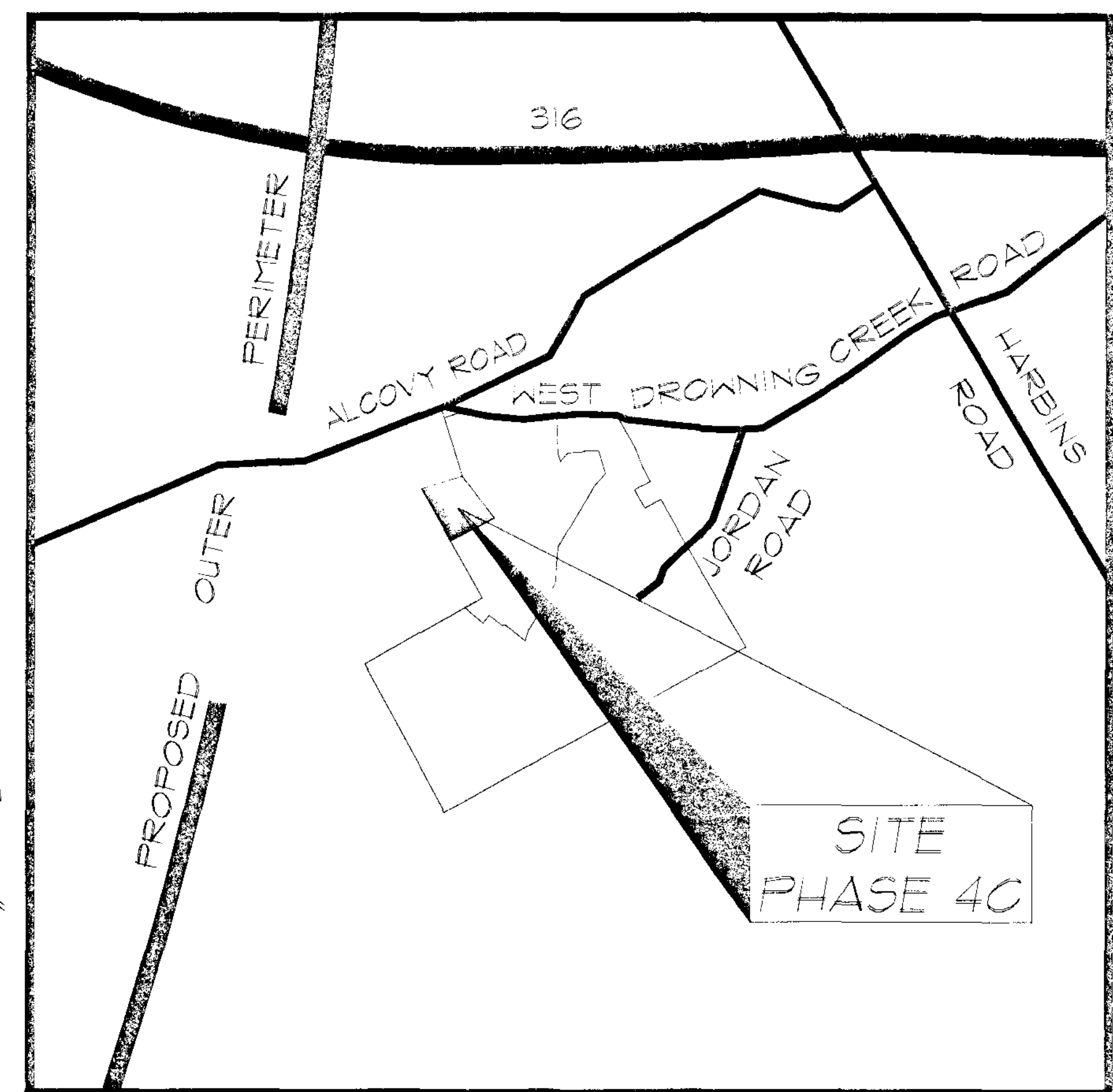
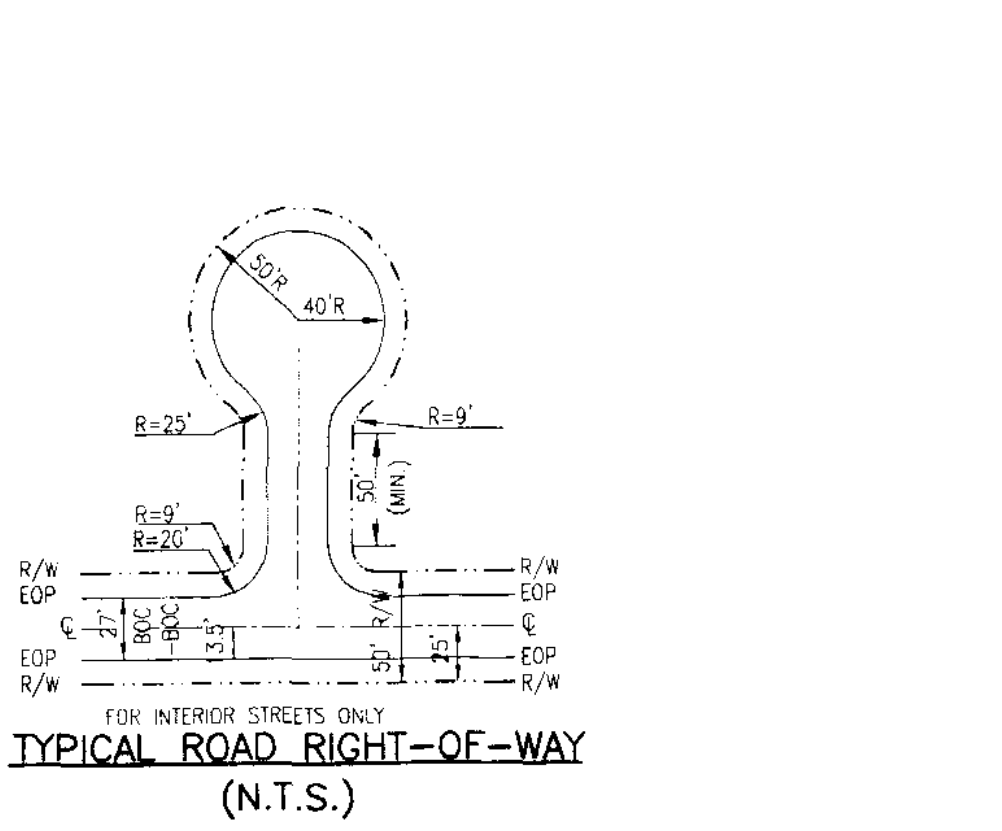
1. THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES.
2. THE WETLANDS DISTURBANCE IS IN ACCORDANCE WITH ARMY CORPS OF ENGINEERS NATIONWIDE PERMIT 39 BY WRITTEN POST NOTIFICATION.
3. MAINTENANCE AGREEMENT, BOND, AND AS-BUILT OF STORM WATER MANAGEMENT FACILITY FOR THIS UNIT IS PROVIDED IN UNIT NAMED WOLF CREEK UNIT 4 FPL2001-00173.
4. THERE ARE NO STATE WATERS BUFFERS ON THIS SITE.
5. RESIDENTIAL - GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL 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 SUBDIVISION PLAT.
6. AN APPROVED RESIDENTIAL DRAINAGE PLAN (RDP) IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "RDP". AN APPROVED HOLD AND RELEASE AFFIDAVIT IS REQUIRED ON THOSE LOTS LABELED "RDP" OR RESIDENTIAL DRAINAGE STUDY (RDS).
7. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE STORM WATER MANAGEMENT FACILITY TO KEEP THE ACCESS DRIVE FREE OF OBSTRUCTIONS AND TO MAINTAIN THE FACILITY FREE OF OBSTRUCTIONS, SILT AND DEBRIS, AND OPERATIONAL PURSUANT TO COUNTY REQUIREMENTS.
8. THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE REQUIRES THAT A 25 FOOT BUFFER ADJACENT TO ALL STATE WATERS BE MAINTAINED (ARTICLE 4 SECTION 4.3 PARAGRAPH 15). AN EXCEPTION IS GRANTED TO HOMEOWNERS WHO PERFORM MINOR LAND DISTURBING ACTIVITIES SUCH AS HOME LANDSCAPING, HOME GARDENS, REPAIRS AND MAINTENANCE WORK (ARTICLE 3, SECTION 3.1, PARAGRAPH 3).

9. AN APPROVED RESIDENTIAL DRAINAGE PLAN (RDP) IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "RDP". AN APPROVED HOLD AND RELEASE AFFIDAVIT IS REQUIRED ON THOSE LOTS LABELED "RDP" OR RESIDENTIAL DRAINAGE STUDY (RDS).
10. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE STORM WATER MANAGEMENT FACILITY TO KEEP THE ACCESS DRIVE FREE OF OBSTRUCTIONS AND TO MAINTAIN THE FACILITY FREE OF OBSTRUCTIONS, SILT AND DEBRIS, AND OPERATIONAL PURSUANT TO COUNTY REQUIREMENTS.
11. THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE REQUIRES THAT A 25 FOOT BUFFER ADJACENT TO ALL STATE WATERS BE MAINTAINED (ARTICLE 4 SECTION 4.3 PARAGRAPH 15). AN EXCEPTION IS GRANTED TO HOMEOWNERS WHO PERFORM MINOR LAND DISTURBING ACTIVITIES SUCH AS HOME LANDSCAPING, HOME GARDENS, REPAIRS AND MAINTENANCE WORK (ARTICLE 3, SECTION 3.1, PARAGRAPH 3).

**HLP-HOUSE LOCATION PLAN**  
 A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "HLP". A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED BY THE BUILDER AT THE TIME OF PERMIT. IT IS NOT REQUIRED THAT THIS PLAN BE PREPARED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER. THE PURPOSE OF THIS PLAN IS TO ENSURE THAT THE HOUSE IS PROPERLY LOCATED ON THE LOT. PLEASE REFER TO THE GWINNETT COUNTY DEVELOPMENT REGULATIONS OR CONTACT GWINNETT COUNTY DEVELOPMENT FOR FURTHER INFORMATION.

**RDP - RESIDENTIAL DRAINAGE PLAN**  
**RDS - RESIDENTIAL DRAINAGE STUDY**  
 A REGISTERED DRAINAGE PLAN OR RESIDENTIAL DRAINAGE STUDY SHALL BE REQUIRED TO BE APPROVED BY THE CITY OF SUWANEE PLANNING COMMISSION PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "RDP" OR "RDS", RESPECTIVELY. PLEASE REFER TO THE GWINNETT COUNTY DEVELOPMENT REGULATIONS OR CONTACT GWINNETT COUNTY DEVELOPMENT FOR FURTHER INFORMATION.

**FEE - MINIMUM FINISHED FLOOR ELEVATION**  
 FINISHED FLOOR ELEVATION FOR THE BASEMENT OF THE HOUSE SHALL BE 3' ABOVE 100 YEAR FLOOD PLAIN ELEVATION.



FPL 2004-000167  
 FINAL PLAT FOR:  
**WOLF CREEK**  
**UNIT 4-C**

5-267-195/214  
 FKA: MITFORD VILLAGE  
 PARCEL #005  
 LAND LOT 267 ~ 5th DISTRICT  
 GWINNETT COUNTY, GEORGIA  
 12-03-2004  
 SHEET 1 OF 2

REVISION NUMBER 1 (07-01-2005)

THIS REVISION IS TO ELIMINATE TWO LOTS (OLD LOT NUMBERS 29 & 30 IN BLOCK E). ALL OTHER LOT NUMBERS, ADDRESSES, AND TAX PARCEL ID NUMBERS HAVE BEEN SHIFTED TO REFLECT THIS CHANGE. THE NUMBER OF LOTS IN THIS UNIT AND THE NET DENSITY HAS DECREASED (SEE NOTE #4).

*Sharon Cook Address 7/10/05*  
*D. J. D. 12/2/04 7/21/05*

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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**McFarland-Dyer & Associates, Inc.**  
 Land Planning  
 Landscape Architecture  
 Civil Engineering  
 Land Surveyors

4174 Silver Peak Parkway  
 Suwanee, Georgia 30024  
 Phone (770) 932-6550  
 Fax (770) 932-6551

**Final Surveyor's Certificate:**  
 It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property, made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 100,140 feet and an angular error of 1.8" per angle point, and was adjusted using CRANDALL rule. This plat has been calculated for closure and is found to be accurate within one foot in 938,173 feet, and contains a total of 10,678 acres. The equipment used to obtain the linear and angular measurements herein was a TOPCON GTS-2 ELECTRONIC TOTAL STATION.

*Thomas White*  
 REGISTERED GEORGIA LAND SURVEYOR  
 REG. NO. 2672 DATE OF EXPIRATION 12-31-2004

**Owners Acknowledgment and Declaration:**  
 (STATE OF GEORGIA)(COUNTY OF GWINNETT)

The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Declaration to the use of the public forever all streets, sewer collectors, lot stations, drains, easements, and other public facilities and appurtenances thereon shown, and transfers ownership of all public use areas in fee simple by deed, for the purposes therein expressed.

SUBDIVIDER: *Sharon Cook* OWNER: *Wolf Creek Partners, L.L.C.*  
 DATE: *12-3-04* DATE: *12-3-04*

**Final Plat Approval:**  
 The Director of the Department of Planning and Development certifies that this plat complies with the Zoning Resolution and the Development Regulations, and that it has been approved by all other operational county departments, as appropriate. This plat is approved subject to the provisions and requirements of the Development Performance and Maintenance Agreement executed for this project between the Owner and Gwinnett County, DATED THIS 9TH DAY OF DECEMBER, 2004.

*Thomas White*  
 DIRECTOR  
 DEPARTMENT OF PLANNING AND DEVELOPMENT  
 FPL 2004-00167  
 12/3/04

**FILED & RECORDED**  
**CLERK SUPERIOR COURT**  
**GWINNETT COUNTY GA**  
 DATE *12-10-04* TIME *9:25a*  
 PLAT BOOK *107* PAGE *26*  
 TOM LAWLER, CLERK

**FILED & RECORDED**  
**CLERK SUPERIOR COURT**  
**GWINNETT COUNTY GA**  
 DATE *7-27-05* TIME *1:16pm*  
 PLAT BOOK *110* PAGE *108*  
 TOM LAWLER, CLERK

**INTERSECTION CORNER SIGHT DISTANCE**  
 NEW SUBDIVISION STREETS UTILIZING 10 TIMES THE SPEED LIMIT

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE STREET INTERSECTIONS FOR WOLF CREEK UNIT 4C ARE DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE (P/R DEVELOPMENT REGULATIONS) FOR EACH STREET WHICH APPROACHES A STREET IN AN EQUAL OR HIGHER STREET CATEGORY. THE REGULATED SPEED LIMIT IS 25 MPH ON MITFORD COURT AND 25 MPH ON RED WOLF COURT. THE SIGHT DISTANCE IS 250 FEET ON MITFORD COURT. THE MINIMUM CORNER SIGHT DISTANCE FROM THE APPROACHING STREET IS EQUAL TO OR EXCEEDS 10 TIMES THE REGULATED SPEED OF THE APPROACHING STREET IN BOTH DIRECTIONS ALONG THE RIGHT-OF-WAY LINE OF THE INTERSECTION STREET (SECTION 9.6.7 OF THE GWINNETT COUNTY DEVELOPMENT REGULATIONS). THE SIGHT DISTANCE PROVIDES CLEAR VISIBILITY OF AN OBJECT 4.25 FT ABOVE THE INTERSECTING STREET VIEWED FROM THE CENTERLINE OF THE APPROACHING STREET MEASURED TO FEET FROM THE EDGE OF PAVEMENT OF THE INTERSECTING STREET AT A HEIGHT OF 3.5 FEET ABOVE THE GROUND.

*Tom Lawler*  
 SIGNED AND SEALED DATE

**RZ-98-103, APPROVED 8/16/98**

NOW, THEREFORE, BE IT RESOLVED BY THE GWINNETT COUNTY BOARD OF COMMISSIONERS THIS 18TH DAY OF AUGUST, 1998, THAT THE AFORESAID APPLICATION TO AMEND THE OFFICIAL ZONING MAP FROM RA 200 TO R-75 (APPROVED AS R-100) IS HEREBY APPROVED AS R-100 SUBJECT TO THE FOLLOWING ENUMERATED CONDITIONS:

1. TO RESTRICT THE USE OF THE PROPERTY AS FOLLOWS:  
 A. SINGLE FAMILY DETACHED DWELLINGS AND ACCESSORY USES AND STRUCTURES.  
 B. THE MINIMUM HEATED FLOOR AREA PER DWELLING UNIT SHALL BE 2000 SQUARE FEET.
2. TO SATISFY THE FOLLOWING SITE DEVELOPMENT CONDITIONS:  
 A. NO DIRECT LOT ACCESS SHALL BE ALLOWED TO EWING CHAPEL ROAD, WEST DROWNING CREEK ROAD OR ALCOVY ROAD. A MINIMUM 50' BUILDING SETBACK SHALL BE MAINTAINED ADJACENT TO EWING CHAPEL ROAD, WEST DROWNING CREEK ROAD AND ALCOVY ROAD.  
 B. PROVIDE STUB STREETS AS MAY BE REQUIRED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT.  
 C. NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL THE ISSUANCE OF A DEVELOPMENT PERMIT.  
 D. TO PROVIDE UNDERGROUND UTILITIES THROUGHOUT THE DEVELOPMENT.  
 E. PROVIDE SIDEWALKS ADJACENT TO BOTH SIDES OF INTERIOR STREETS PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR EACH LOT.  
 F. NO MORE THAN ONE ENTRY/ENTRANCE SHALL BE PERMITTED ONTO EWING CHAPEL ROAD. THIS ACCESS MUST ALIGN WITH JORDAN ROAD.
3. TO ABIDE BY THE FOLLOWING REQUIREMENTS, DEDICATIONS AND IMPROVEMENTS:  
 A. A STATEMENT SHALL BE PLACED ON THE FINAL PLAT IN ORDER TO NOTIFY THE FUTURE HOMEOWNERS OF THE PROPOSED SUBDIVISION THAT THEY ARE MOVING INTO A RURAL AREA CUSTOMARILY USED FOR RAISING HOGS, COWS, CHICKENS, HORSES AND OTHER FARM ANIMALS, AND FOR CROPS WHICH MAY CAUSE NOISES AND ODORS TYPICAL OF RURAL AREAS.

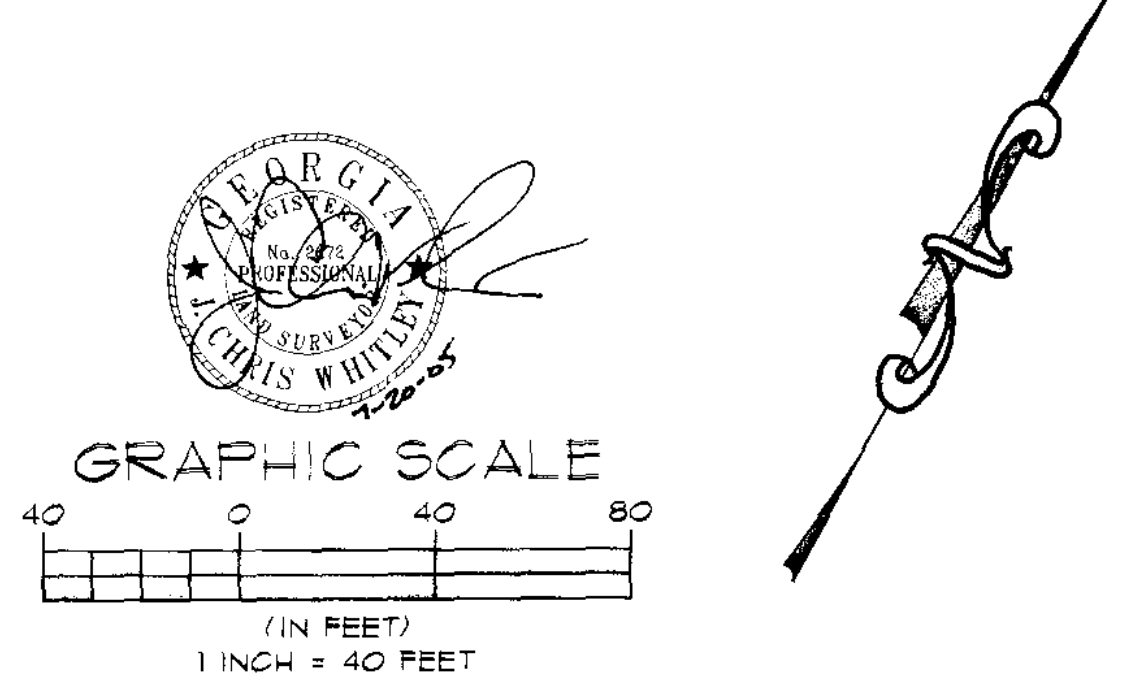
# FINAL PLAT FOR: WOLF CREEK UNIT 4-C

FKA: MITFORD VILLAGE  
PARCEL #005  
LAND LOT 267 ~ 5th DISTRICT  
GWINNET COUNTY, GEORGIA  
12-10-2004  
REVISED 07-20-2005  
SHEET 2 OF 2

PIPE CHART FOR WOLF CREEK S/D (UNIT 4C) 25 YEAR STORM EVENT

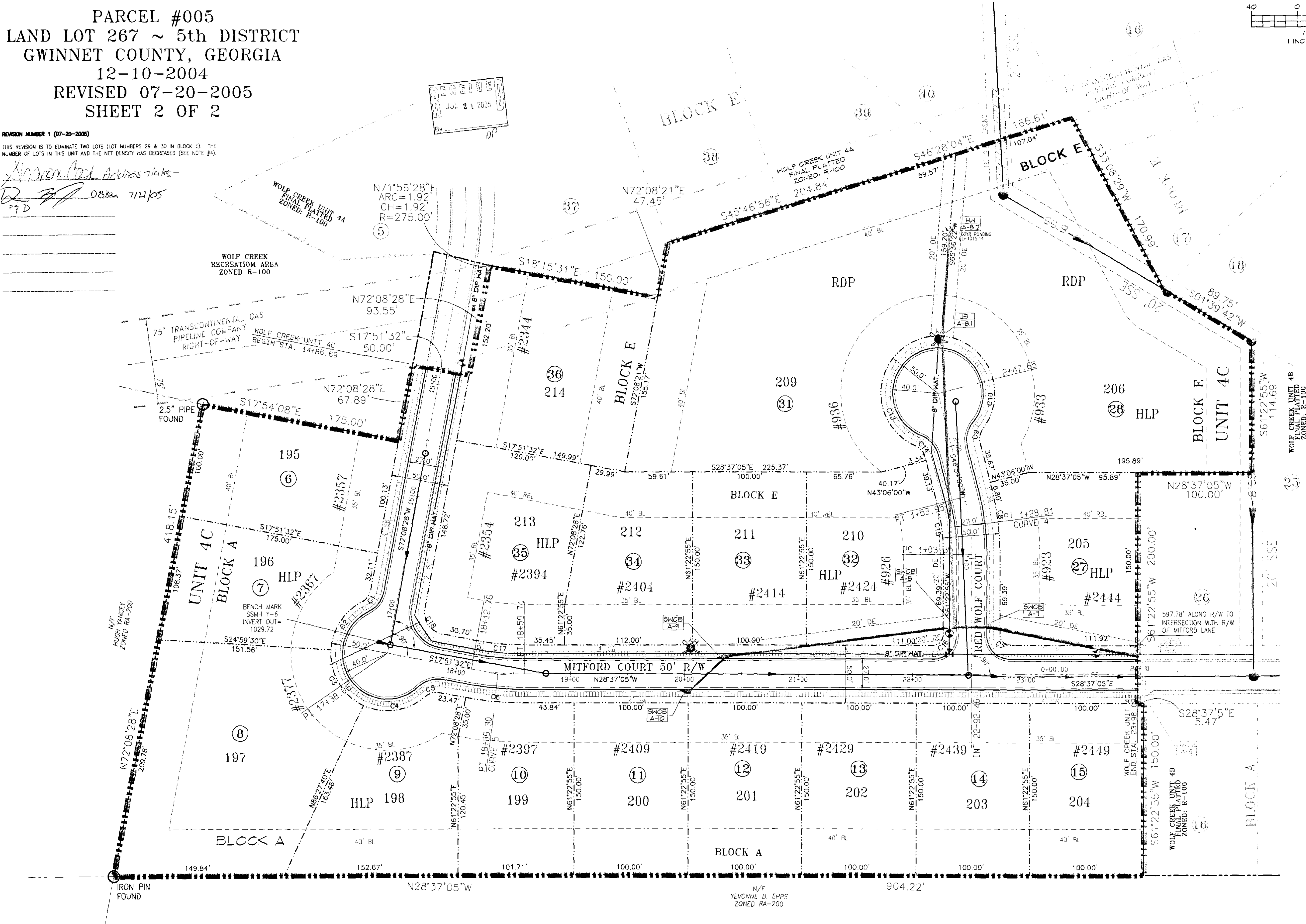
LINE	PIPE #	SIZE	LENGTH	SLOPE	VELOCITY
1	2344	12"	150.00'	0.00%	2.32
2	2344	12"	152.20'	0.00%	2.32
3	2344	12"	148.72'	0.00%	2.32
4	2344	12"	150.00'	0.00%	2.32
5	2344	12"	150.00'	0.00%	2.32
6	2344	12"	149.99'	0.00%	2.32
7	2344	12"	149.99'	0.00%	2.32
8	2344	12"	149.99'	0.00%	2.32
9	2344	12"	149.99'	0.00%	2.32
10	2344	12"	149.99'	0.00%	2.32
11	2344	12"	149.99'	0.00%	2.32
12	2344	12"	149.99'	0.00%	2.32
13	2344	12"	149.99'	0.00%	2.32
14	2344	12"	149.99'	0.00%	2.32
15	2344	12"	149.99'	0.00%	2.32

\* ALL PIPE TO BE ALUMINIZED STEEL TYPE 2 PIPE (AST-2) EXCEPT WHERE REINFORCED CONCRETE PIPE (RCP) IS NOTED.  
 \* ALL AST-2 PIPE TO BE 16 GAUGE WITH 3/1" CORRUGATION. ALL AST-2 PIPE 36" AND SMALLER TO BE 2-5/8" 1/2" CORRUGATION.  
 \* GALVANIZED CORRUGATED STEEL PIPE MAY NOT BE USED IN DRAINAGE EASEMENTS OR COUNTY RIGHTS-OF-WAY.  
 \* ALL PIPES CARRYING A LIVE STREAM SHALL HAVE PAVED INVERTS. HW 1-A & 1-B WILL BE RCP WITH PAVED INVERTS.



McFarland-Dyer & Associates, Inc.  
Land Planning  
Landscape Architecture  
Civil Engineering  
Land Surveyors  
4174 Silver Peak Parkway  
Suwanee, Georgia 30024  
Phone (770) 932-8500  
Fax (770) 932-6851

REVISION NUMBER 1 (07-20-2005)  
THIS REVISION IS TO ELIMINATE TWO LOTS (LOT NUMBERS 29 & 30 IN BLOCK E), THE NUMBER OF LOTS IN THIS UNIT AND THE NET DENSITY HAS DECREASED (SEE NOTE #4).  
*Approved Address Tables*  
*D. J. D. 7/21/05*  
??D



CURVE 4		CURVE 5	
Δ	14'28'56"	Δ	10'45'33"
T	25.41'	T	23.54'
R	200.00'	R	250.00'
A	50.55'	A	46.95'

LINE	ARC	RADIUS	CHORD	CHORD BEARING
C1	13.62'	15.00'	13.16'	N81°50'56"W
C2	51.62'	50.00'	49.36'	N85°24'55"W
C3	59.82'	50.00'	56.31'	S30°44'05"W
C4	57.89'	50.00'	54.71'	S36°42'32"E
C5	13.62'	15.00'	13.16'	S43°52'08"E
C6	51.64'	275.00'	51.56'	S23°14'18"E
C7	14.14'	9.00'	12.73'	N16°22'55"E
C8	56.87'	225.00'	56.72'	N54°08'28"E
C9	13.62'	15.00'	13.16'	N72°54'36"E
C10	107.61'	50.00'	88.01'	N37°15'47"E
C13	140.26'	50.00'	98.59'	S75°14'34"W
C14	13.62'	15.00'	13.16'	S20°53'24"W
C15	44.23'	175.00'	44.12'	S54°08'28"W
C16	14.14'	9.00'	12.73'	N73°37'05"W
C17	42.25'	225.00'	42.19'	N23°14'18"E
C18	29.85'	19.00'	26.87'	N27°08'28"E

BLOCK	LOT	AREA (SF)	BLOCK	LOT	AREA (SF)
A	6	17,512	E	27	18,236
A	7	16,156	E	28	57,696
A	8	33,967	E	31	56,755
A	9	17,788	E	32	17,855
A	10	15,259	E	33	15,000
A	11	15,000	E	34	15,629
A	12	15,000	E	35	19,922
A	13	15,000	E	36	23,196
A	14	15,000			
A	15	15,000			

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY GA  
DATE 7-21-05 TIME 1:15 PM  
PLAT BOOK 110 PAGE 109  
TOM LAWLER, CLERK

BLOCK	LOT	TAX PARCEL	BLOCK	LOT	TAX PARCEL
A	6	5-267-195	E	27	5-267-205
A	7	5-267-196	E	28	5-267-206
A	8	5-267-197	E	31	5-267-209
A	9	5-267-198	E	32	5-267-210
A	10	5-267-199	E	33	5-267-211
A	11	5-267-200	E	34	5-267-212
A	12	5-267-201	E	35	5-267-213
A	13	5-267-202	E	36	5-267-214
A	14	5-267-203			
A	15	5-267-204			









**GENERAL NOTES:**

1. SITE AREA: 22.696 ACRES
2. EXISTING ZONING: R-100
3. LOCATION: PARCEL 5-267-005, LAND LOT 267, 5th DISTRICT GWINNETT COUNTY, GEORGIA
4. PROPOSED USE: SINGLE-FAMILY SUBDIVISION (UNIT 7)  
 MIN. LOT SIZE: 15,000 S.F.  
 MIN. LOT WIDTH: 100'  
 MIN. FRONT SETBACK: 35'  
 MIN. SIDE SETBACK: (1 YARD 10') (2 YARDS 25')  
 MIN. REAR SETBACK: 40'  
 MIN. FLOOR AREA: 2,000 S.F.  
 TOTAL LOTS = 39 (THIS UNIT)  
 NET DENSITY = 1.72 LOTS/ACRE  
 = LOTS/(AREA-50% OF FLOOD, GAS & ELECTRIC)  
 = 39/(22.696-0) = 1.72  
 OVERALL NET DENSITY = 327/(189.103-50% OF 5.27 AC)  
 OVERALL NET DENSITY = 327/(186.468) = 1.75 LOTS/ACRE  
 DENSITY OF WHOLE SUBDIVISION = 1.73 LOTS/ACRE  
 2.492 AC TO BE DEDICATED TO RIGHT OF WAY
5. OWNER/DEVELOPER: WOLF CREEK PARTNERS, L.L.C.  
 BOX 669  
 LILBURN, GEORGIA 30048  
 (404) 898-3285  
 MR. STEVE HILL

6. BOUNDARY INFORMATION BASED ON A SURVEY PREPARED BY E D I ENGINEERS & SURVEYORS, INC. DATED 3/15/99.
7. ALL ROADWAY DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE SHOWN.
8. ALL PROPERTY IS UNDER THE OWNERSHIP OR CONTROL OF THE DEVELOPER.
9. SEWAGE DISPOSAL BY GWINNETT COUNTY GRAVITY SEWER
10. SIDEWALKS WILL BE CONSTRUCTED ON A LOT BY LOT BASIS. SIDEWALKS TO BE 4' IN WIDTH WITH A 2" GRASSED STRIP. HANDICAP RAMPS SHALL BE REQUIRED AT INTERSECTIONS.
11. MAXIMUM CUT OR FILL SLOPES IS 2H:1V
12. APPROVAL OF THESE PLANS DOES NOT AUTHORIZE WORK WITHIN WETLAND AREAS. NO LAND DISTURBANCE PERMITS WILL BE ISSUED ON PROPERTY SUSPECTED TO CONTAIN JURISDICTIONAL WETLANDS, UNTIL A DETERMINATION HAS BEEN MADE BY THE U.S. ARMY CORPS OF ENGINEERS AND A WETLANDS ALTERATION PERMIT AND/OR LETTER OF PERMISSION IS ISSUED.
13. SIDEWALK ALONG EXISTING ROAD FRONTAGE, COMMON SPACE OR UNDEVELOPED RECREATIONAL AREA MUST BE IN PLACE PRIOR TO FINAL PLAT APPROVAL.
14. F.I.R.M. PANEL NO. 130322-0210-C EFFECTIVE DATE 5/4/92 INDICATES THAT THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD DISTRICT.
15. FUTURE HOME OWNERS OF THIS SUBDIVISION ARE HEREBY NOTIFIED THAT THEY ARE MOVING INTO A RURAL AREA CUSTOMARILY USED FOR THE RAISING OF HOGS, COWS, CHICKENS, HORSES AND OTHER FARM ANIMALS AND FOR CROPS WHICH MAY CAUSE NOISES AND ODORS TYPICAL OF A RURAL AREA.
16. 1/2" REBAR PINS SET AT ALL CORNERS ARE 3/8" REBAR.
17. DETENTION POND LOTS TO BE DEEDED TO AND MAINTAINED BY A QUALIFIED HOMEOWNERS ASSOCIATION.
18.
  - a. GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL 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 SUBDIVISION PLAT.
  - b. STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
  - c. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
19. GWINNETT COUNTY DOES NOT ENFORCE PROTECTIVE COVENANTS IT IS THE RESPONSIBILITY OF THE HOMEOWNERS TO ENSURE COMPLIANCE WITH THE PROTECTIVE COVENANTS.

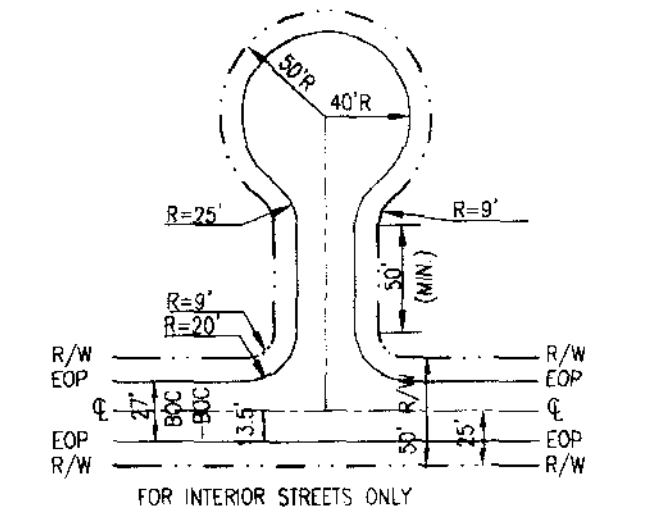
20. SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF THE INTERNAL STREETS. SIDEWALKS ARE TO BE 2' FROM BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF 4" IN WIDTH AND 4" THICK, WITH A CROSS SLOPE OF 2% PER FOOT. CONCRETE SHALL BE CLASS B AND HAVE A STRENGTH OF 2200 PSI @ 28 DAYS.
21. DEVELOPERS SHALL INSTALL SIDEWALKS ON ADJUTING EXTERNAL STREETS. PASSIVE RECREATION AREA LOTS, AND OPEN SPACE LOTS, AND SHALL INSTALL INTERSECTION RADIUS CURB RAMPS AT NEW STREET INTERSECTIONS, AND L-SHAPED MID-BLOCK RAMPS AT CUL-DE-SAC TURNAROUNDS, WITHIN 60 DAYS OF APPROVAL OF THE FINAL PLAT.
22. DEVELOPERS SHALL INSTALL SIDEWALKS ON ANY VACANT LOTS REMAINING BETWEEN DEVELOPED LOTS (i.e. DWELLING UNDER CONSTRUCTION OR COMPLETED) PRIOR TO RELEASE OF THE SUBDIVISION MAINTENANCE SURETY.
23. HOME BUILDERS SHALL INSTALL SIDEWALKS, AND CURB RAMPS NOT REQUIRED TO BE INSTALLED BY DEVELOPERS, ON BUILDING LOTS PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY.
24. THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE REQUIRES THAT A 25 FOOT BUFFER ADJACENT TO ALL STATE WATERS BE MAINTAINED (ARTICLE 4, SECTION 4.3, PARAGRAPH 15). AN EXCEPTION IS GRANTED TO HOMEOWNERS WHO PERFORM MINOR LAND DISTURBING ACTIVITIES SUCH AS HOME LANDSCAPING, HOME GARDENS, REPAIRS AND MAINTENANCE WORK (ARTICLE 3, SECTION 3.1, PARAGRAPH 3).
25. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR WOLF CREEK, RECORDED IN DEED BOOK 18821, PAGE 0007, GWINNETT COUNTY, GEORGIA RECORDS.
26. OPEN SPACE AREA TO BE DEEDED TO AND MAINTAINED BY A QUALIFIED HOMEOWNERS ASSOCIATION.
27. UTILITY PROVIDERS  
 SEWER - GWINNETT COUNTY  
 WATER - GWINNETT COUNTY  
 GAS - ATLANTA NATURAL GAS  
 POWER - GEORGIA POWER  
 TELEPHONE - BELLSOUTH  
 CABLE TELEVISION - CABLE VISION

28. PER ARTICLE 8, SECTION 8.2.6.b OF THE DEVELOPMENT REGULATIONS, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ANY DETENTION FACILITY CONSTRUCTED ON THEIR PROPERTY AND TO ENSURE THE FACILITY IS FREE OF OBSTRUCTION, SILT, OR DEBRIS.

**HLP-HOUSE LOCATION PLAN**  
 A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "HLP". A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED BY THE BUILDER AT THE TIME OF PERMIT. IT IS NOT REQUIRED THAT THIS PLAN BE PREPARED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER. THE PURPOSE OF THIS PLAN IS TO ENSURE THAT THE HOUSE IS PROPERLY LOCATED ON THE LOT. PLEASE REFER TO THE GWINNETT COUNTY DEVELOPMENT REGULATIONS OR CONTACT GWINNETT COUNTY DEVELOPMENT FOR FURTHER INFORMATION.

**RDP - RESIDENTIAL DRAINAGE PLAN**  
**RDS - RESIDENTIAL DRAINAGE STUDY**  
 A REGISTERED DRAINAGE PLAN OR RESIDENTIAL DRAINAGE STUDY SHALL BE REQUIRED TO BE APPROVED BY THE CITY OF SUWANEE PLANNING COMMISSION PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "RDP" OR "RDS". RESPECTIVELY PLEASE REFER TO THE GWINNETT COUNTY DEVELOPMENT REGULATIONS OR CONTACT GWINNETT COUNTY DEVELOPMENT FOR FURTHER INFORMATION.

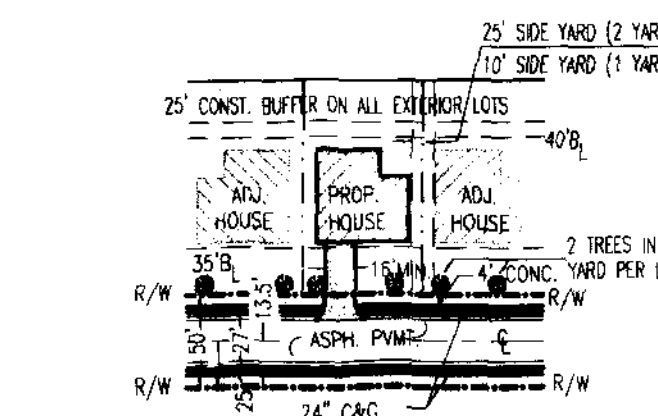
**FEE - MINIMUM FINISHED FLOOR ELEVATION**  
 FINISHED FLOOR ELEVATION FOR THE BASEMENT OF THE HOUSE SHALL BE 3' ABOVE 100 YEAR FLOOD PLAIN ELEVATION.



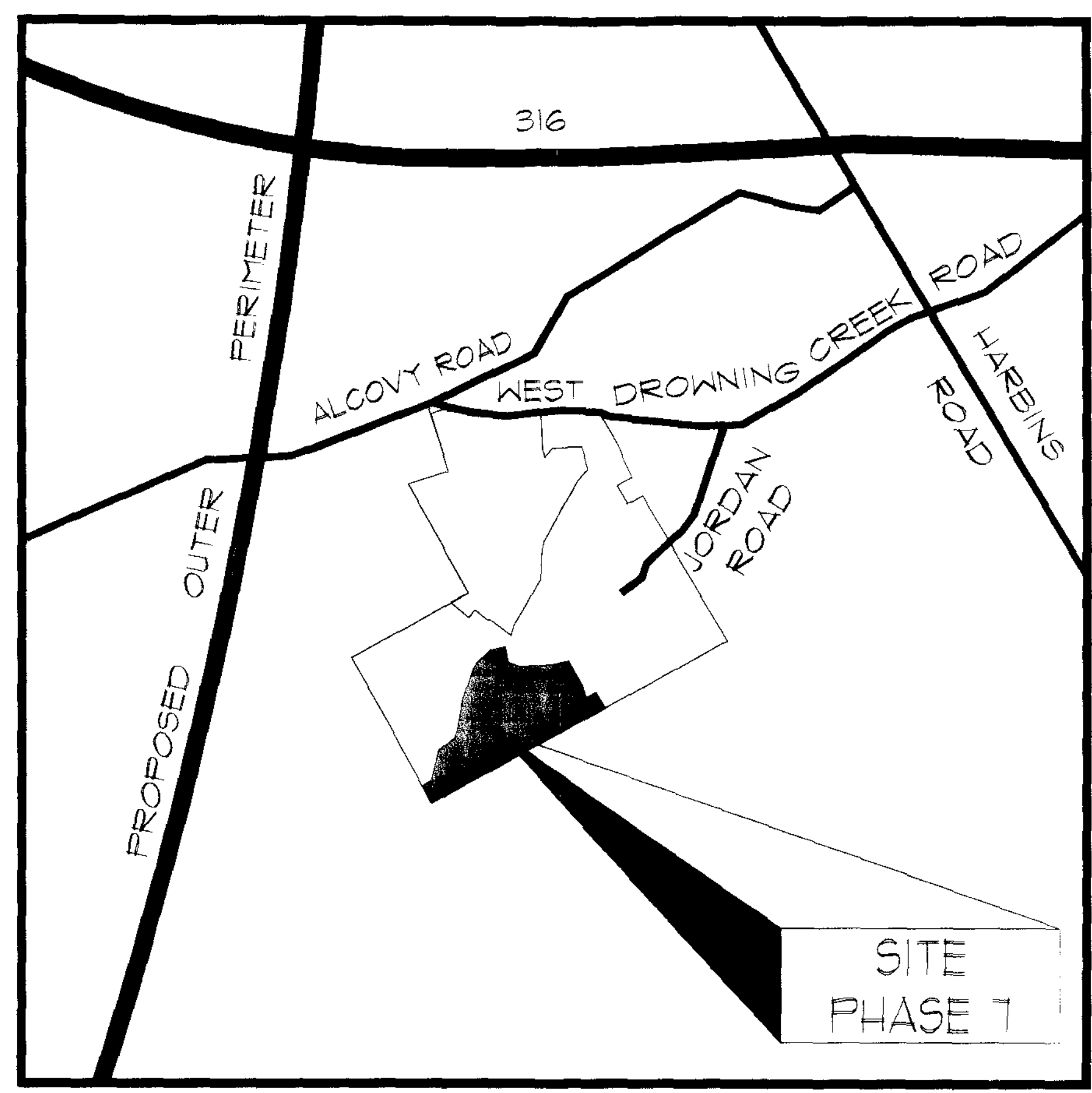
TYPICAL ROAD RIGHT-OF-WAY (N.T.S.)

**HOUSE LOCATION PLAN NOTES:**

1. 4' WIDE CONC. WALK TO BE INSTALLED ON BOTH SIDES OF INTERIOR STREETS.
2. 2" FROM BACK OF CURB & SHALL BE 4" THICK 2200 PSI CONC. TO BE INSTALLED ON A LOT BY LOT BASIS.
3. ALL GRASSED AREAS IN FRONT YARD AND SIDE YARDS SHALL BE SOOLED.
4. EACH DWELLING TO HAVE A 2 CAR GARAGE & WHERE GARAGES ARE FRONT ENTRY, DRIVEWAYS TO BE A MIN. 16" IN WIDTH FOR A MIN. OF 20 FT.
5. LOTS TO HAVE 100' MIN. WIDTH @ BUILDING LINE.
6. PLANT (2) 2" CALIPER TREES WITHIN THE FRONT YARD.
7. ALL UTILITIES UNDERGROUND.
8. THE MINIMUM HEATED FLOOR AREA PER DWELLING UNIT SHALL BE 2000 SQUARE FEET.



TYPICAL HOUSE LOCATION PLAN



SITE VICINITY MAP

NTS

FINAL PLAT FOR:  
 WOLF CREEK  
 UNIT 7

FKA: MITFORD VILLAGE  
 FKA: EWING CHAPEL  
 PARCEL #005

LAND LOT 267 ~ 5th DISTRICT  
 GWINNETT COUNTY, GEORGIA  
 06-02-2004  
 SHEET 1 OF 2

**FINAL PLAT DATA:**

<b>A. GENERAL</b>	ZONING - R-100 DEVELOPMENT TYPE - RESIDENTIAL SUBDIVISION
<b>B. PROJECT DATA</b>	NUMBER OF LOTS - 39 TOTAL AREA - 22.696 AC NET AREA - 22.696 AC FLOOD PLAIN AREA - 0.000 AC FLOOD PLAIN % - 0% SANITARY SERVICE - SEWER
<b>C. DENSITY (UNITS/ACRE)</b>	GROSS - 1.72 U/A NET - 1.72 U/A
<b>D. LOT &amp; DWELLING DATA</b>	MINIMUM LOT SIZE - 15,000 SF MINIMUM DWELLING SIZE - 2,000 SF
<b>E. RECREATION/OPEN SPACE</b>	RECREATION AREA REQUIRED - NO REDUCED 50% - NO AREA REQUIRED - 0.000 AC AREA PROVIDED - 0.000 AC  OPEN SPACE REQUIRED - NO TOTAL AREA (50) - 0% AREA REQUIRED - 0.000 AC AREA PROVIDED - 0.000 AC
<b>F. RELATED CASES</b>	REZONING CASE # RZ-98-103 APPROVED 08-18-1998
<b>G. TREES</b>	ORDINANCE COMPLIANCE OPTION - 2 TREES PER LOT BUFFER TREES PLANTED - 0 TREES (BUFFER) - 0 TYPE - NONE WIDTH - NONE

FILED & RECORDED  
 CLERK SUPERIOR COURT  
 GWINNETT COUNTY GA  
 DATE 11-04 TIME 11:04  
 PLAT BOOK 104 PAGE 113  
 TOM LAWLER, CLERK

~~FILED & RECORDED  
 CLERK SUPERIOR COURT  
 GWINNETT COUNTY GA  
 DATE 11-04 TIME 11:50  
 PLAT BOOK 104 PAGE 113  
 TOM LAWLER, CLERK~~

**Final Surveyor's Certificate:**

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 31,718 feet and an angular error of 04" per angle point, and was adjusted using the LEAST SQUARES rule. This plat has been calculated for closure and is found to be accurate within one foot in 224,000 feet, and contains a total of 22,696 acres. The equipment used to obtain the linear and angular measurements herein was a TOPCON GTS-2 ELECTRONIC TOTAL STATION.

By: *[Signature]* 6-3-04  
 REGISTERED GEORGIA LAND SURVEYOR  
 REC NO. 2672 DATE OF EXPIRATION 12-31-2004

**Owners Acknowledgment and Declaration:**

STATE OF GEORGIA, COUNTY OF GWINNETT  
 The owner of the land shown on this plat and whose name is subscribed hereon, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Acknowledgment and Declaration to the use of the public forever all streets, sewer collectors, water stations, drains, easements, and other public facilities and improvements hereon shown.

*[Signature]* 6-3-04  
 SIGNATURE OF SUBDIVIDER DATE SIGNED  
*[Signature]* 6-3-04  
 PRINTED OR TYPED NAME OF SUBDIVIDER DATE SIGNED  
*[Signature]* 6-3-04  
 SIGNATURE OF OWNER DATE SIGNED  
 Wolf Creek Partners, LLC  
 PRINTED OR TYPED NAME OF SUBDIVIDER

**Final Plat Approval:**

The Director of the Department of Planning and Development certifies that this plat complies with the Zoning Resolution and the Development Regulations, and that it has been approved by all other operational county departments, as appropriate. This plat is approved subject to the provisions and requirement of the Development Performance and Maintenance Agreement executed for this project between the Owner and Gwinnett County.

DATED THIS 17 DAY OF June 2004.  
*[Signature]*  
 DIRECTOR DEPARTMENT OF PLANNING AND DEVELOPMENT FP 2004-20067 DP

**INTERSECTION CORNER SIGHT DISTANCE**  
 NEW SUBDIVISION STREETS UTILIZING 10 TIMES THE SPEED LIMIT

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE STREET INTERSECTIONS FOR WOLF CREEK UNIT 7 ARE DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE (PER DEVELOPMENT REGULATIONS) FOR EACH STREET WHICH APPROACHES A STREET IN AN EQUAL OR HIGHER STREET CATEGORY. THE REGULATED SPEED LIMIT IS 25 MPH ON LILAC ARBOR ROAD AND 25 MPH ON OTHER STREETS. THE SIGHT DISTANCE IS 250 FEET ON LILAC ARBOR ROAD. THE MINIMUM CORNER SIGHT DISTANCE FROM THE APPROACHING STREET IS EQUAL TO OR EXCEEDS 10 TIMES THE REGULATED SPEED OF THE APPROACHING STREET IN BOTH DIRECTIONS ALONG THE RIGHT-OF-WAY LINE OF THE INTERSECTION STREET (SECTION 9.6.7 OF THE GWINNETT COUNTY DEVELOPMENT REGULATIONS). THE SIGHT DISTANCE PROVIDES CLEAR VISIBILITY OF AN OBJECT 4.25 FT ABOVE THE INTERSECTING STREET VIEWED FROM THE CENTERLINE OF THE APPROACHING STREET MEASURED 10 FEET FROM THE EDGE OF PAVEMENT OF THE APPROACHING STREET AT A HEIGHT OF 3.5 FEET ABOVE THE GROUND.

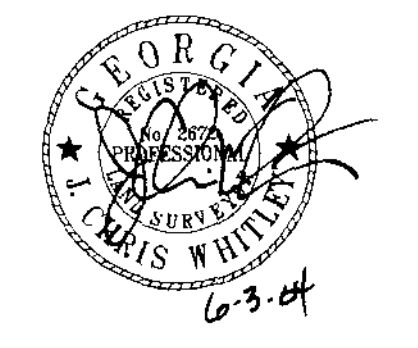
*[Signature]* 6-3-04  
 SIGNED AND SEALED DATE

**RZ-98-103, APPROVED 8/18/98**

NOW, THEREFORE, BE IT RESOLVED BY THE GWINNETT COUNTY BOARD OF COMMISSIONERS THIS 18TH DAY OF AUGUST, 1998, THAT THE AFORESAID APPLICATION TO AMEND THE OFFICIAL ZONING MAP FROM RA 200 TO R-75 (APPROVED AS R-100) IS HEREBY APPROVED AS R-100 SUBJECT TO THE FOLLOWING ENUMERATED CONDITIONS:

1. TO RESTRICT THE USE OF THE PROPERTY AS FOLLOWS:
  - A. SINGLE FAMILY DETACHED DWELLINGS AND ACCESSORY USES AND STRUCTURES.
  - B. THE MINIMUM HEATED FLOOR AREA PER DWELLING UNIT SHALL BE 2000 SQUARE FEET.
2. TO SATISFY THE FOLLOWING SITE DEVELOPMENT CONDITIONS:
  - A. NO DIRECT LOT ACCESS SHALL BE ALLOWED TO EWING CHAPEL ROAD, WEST DROWNING CREEK ROAD OR ALCOVY ROAD A MINIMUM 50' BUILDING SETBACK SHALL BE MAINTAINED ADJACENT TO EWING CHAPEL ROAD, WEST DROWNING CREEK ROAD AND ALCOVY ROAD.
  - B. PROVIDE STUB STREETS AS MAY BE REQUIRED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT.
  - C. NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL THE ISSUANCE OF A DEVELOPMENT PERMIT.
  - D. TO PROVIDE UNDERGROUND UTILITIES THROUGHOUT THE DEVELOPMENT.
  - E. PROVIDE SIDEWALKS ADJACENT TO BOTH SIDES OF INTERIOR STREETS PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR EACH LOT.
  - F. NO MORE THAN ONE EXIT/ENTRANCE SHALL BE PERMITTED ONTO EWING CHAPEL ROAD. THIS ACCESS MUST ALIGN WITH JORDAN ROAD.
3. TO ABIDE BY THE FOLLOWING REQUIREMENTS, DEDICATIONS AND IMPROVEMENTS:
  - A. A STATEMENT SHALL BE PLACED ON THE FINAL PLAT IN ORDER TO NOTIFY THE FUTURE HOMEOWNERS OF THE PROPOSED SUBDIVISION THAT THEY ARE MOVING INTO A RURAL AREA CUSTOMARILY USED FOR RAISING HOGS, COWS, CHICKENS, HORSES AND OTHER FARM ANIMALS, AND FOR CROPS WHICH MAY CAUSE NOISES AND ODORS TYPICAL OF RURAL AREAS.

McFarland-Dyer  
 & Associates, Inc.  
 Land Planning  
 Landscape Architecture  
 Civil Engineering  
 Land Surveyors  
 4174 Silver Peak Parkway  
 Suwanee, Georgia 30024  
 Phone (770) 932-8560  
 Fax (770) 932-8551  
 Mr. Chris Whitley



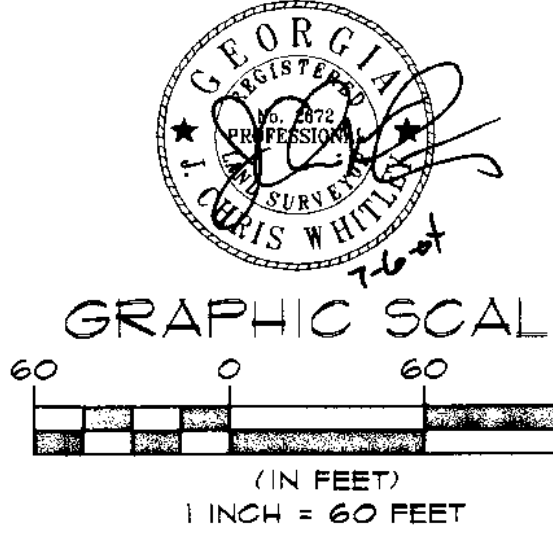
# FINAL PLAT FOR: WOLF CREEK UNIT 7

FKA: MITFORD VILLAGE  
PARCEL #005  
LAND LOT 267 ~ 5th DISTRICT  
GWINNET COUNTY, GEORGIA  
06-02-2004  
REVISED 07-06-2004  
SHEET 2 OF 2

McFarland-Dyer  
& Associates, Inc.

Land Planning  
Landscape Architecture  
Civil Engineering  
Land Surveyors

4174 Silver Peak Parkway  
Suwanee, Georgia 30024  
Phone (770) 932-8550  
Fax (770) 932-4551  
Mr. Chris Whitley



HOUSE LOCATION PLAN REQUIRED  
RESIDENTIAL DRAINAGE PLAN REQUIRED

Pipe	Location	Material	D.A.	C	Tc	Q 25	Q (Sum)	Slope	Lgth.	Size	Vel.	I 10	Q 10	Gutter Slope	Gutter Spread		
1	10-1C	DWCB	AST-2	0.58	0.68	5	8.28	2.84	2.84	1.0	30	18	2.59	7.30	2.51	10.0	5.9
2	1C-1B	JB	AST-2	0.30		5	8.28	0.00	3.31	10.0	63	18	7.47	7.30	2.92	1.0	4.8
3	1B-1A	JB	AST-2	0.00		5	8.28	0.00	3.31	1.0	26	18	3.5	7.30	0.00		
13	2K-2J	SWCB	AST-2	0.52	0.66	5	8.28	2.84	2.84	1.0	30	18	2.59	7.30	2.51	10.0	5.9
12	2J-2I	SWCB	AST-2	1.04	0.59	5	8.28	5.08	7.92	9.5	60	24	8.48	7.30	4.48	10.0	7.4
11	2I-2H	SWCB	AST-2	1.00	0.56	5	8.28	4.64	12.56	1.0	30	24	5.07	7.30	4.09	2.0	7.6
10	2H-2G	SWCB	AST-2	0.39	0.66	5	8.28	2.13	14.69	6.0	163	30	9.18	7.30	1.88	2.0	7.8
9	2G-2F	JB	AST-2	0.00		5	8.28	0.00	14.69	3.5	155	30	7.22	7.30	0.00		
8	2F-2E	DWCB	AST-2	1.86	0.61	5	8.28	9.39	26.26	1.0	31	36	4.14	7.30	8.28	1.0	7.1
7	2E-2D	DWCB	AST-2	0.83	0.65	5	8.28	4.47	30.72	4.0	498	36	9.45	7.30	3.94	1.0	5.4
6	2D-2C	SWCB	AST-2	0.41	0.65	5	8.28	2.21	32.93	1.0	31	36	4.66	7.30	1.95	8.5	5.6
5	2C-2B	SWCB	AST-2	0.45	0.64	5	8.28	2.38	35.31	5.3	183	36	7.28	7.30	2.10	8.5	5.7
4	2B-2A	JB	AST-2	0.00		5	8.28	0.00	35.31	1.0	45	42	3.67	7.30	0.00		
14	3A-2F	SWCB	AST-2	0.46	0.57	5	8.28	2.17	2.17	1.0	101	18	2.52	7.30	1.91	2.0	7.2
18	4D-4C	DWCB	AST-2	1.78	0.58	5	8.28	8.55	8.55	1.0	101	18	4.84	7.30	7.54	1.0	8.9
17	4C-4B-1	JB	AST-2	0.00		5	8.28	0.00	8.55	7.3	148	18	8.81	7.30	0.00		
16	4B-1-4B	JB	AST-2	0.00		5	8.28	0.00	8.55	1.0	34	18	4.84	7.30	0.00		
15	4B-4A	JB	AST-2	0.00		5	8.28	0.00	8.55	1.0	30	18	4.84	7.30	0.00		
18	5C-5B	OCS	RCP														
17	5B-5A	JB	RCP	0.00													

\* ENERGY DISSIPATION IS PROVIDED AT ALL OUTLET HEADHALLS TO REDUCE VELOCITIES.  
\* ALL AST-2 PIPE TO BE 16 GAUGE WITH 3" X 1" CORRUGATION. ALL AST-2 PIPE 36" AND SMALLER TO BE 2-3/4" X 1/2" CORRUGATION.

REVISION 07-06-2004:

THIS REVISION IS TO CHANGE THE TAX PARCEL IDENTIFICATION NUMBERS FOR ALL LOTS.

*Shavers Creek 7/7/04*  
SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

*Chamberlain 7.7.04*  
SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

BLOCK CHART  
BLOCK LOTS  
H 39

LOT AREA CHART  
UNIT-7  
BLOCK "H"

LOT	AREA (SF)	LOT	AREA (SF)
63	15,000	83	17,603
64	15,556	84	19,361
65	26,379	85	22,109
66	25,456	86	28,250
67	21,281	87	57,961
68	34,644	88	16,119
69	17,537	89	15,800
70	17,983	90	15,800
71	16,078	91	15,800
72	15,583	92	15,800
73	21,880	93	15,800
74	21,880	94	15,800
75	28,683	95	15,800
76	62,793	96	15,800
77	33,181	97	15,800
78	22,537	98	15,800
79	20,074	99	15,800
80	18,002	100	15,800
81	15,579	101	15,800
82	15,661	D.P.	47,526

D.P. = DETENTION POND LOT

TAX PARCEL CHART UNIT-7

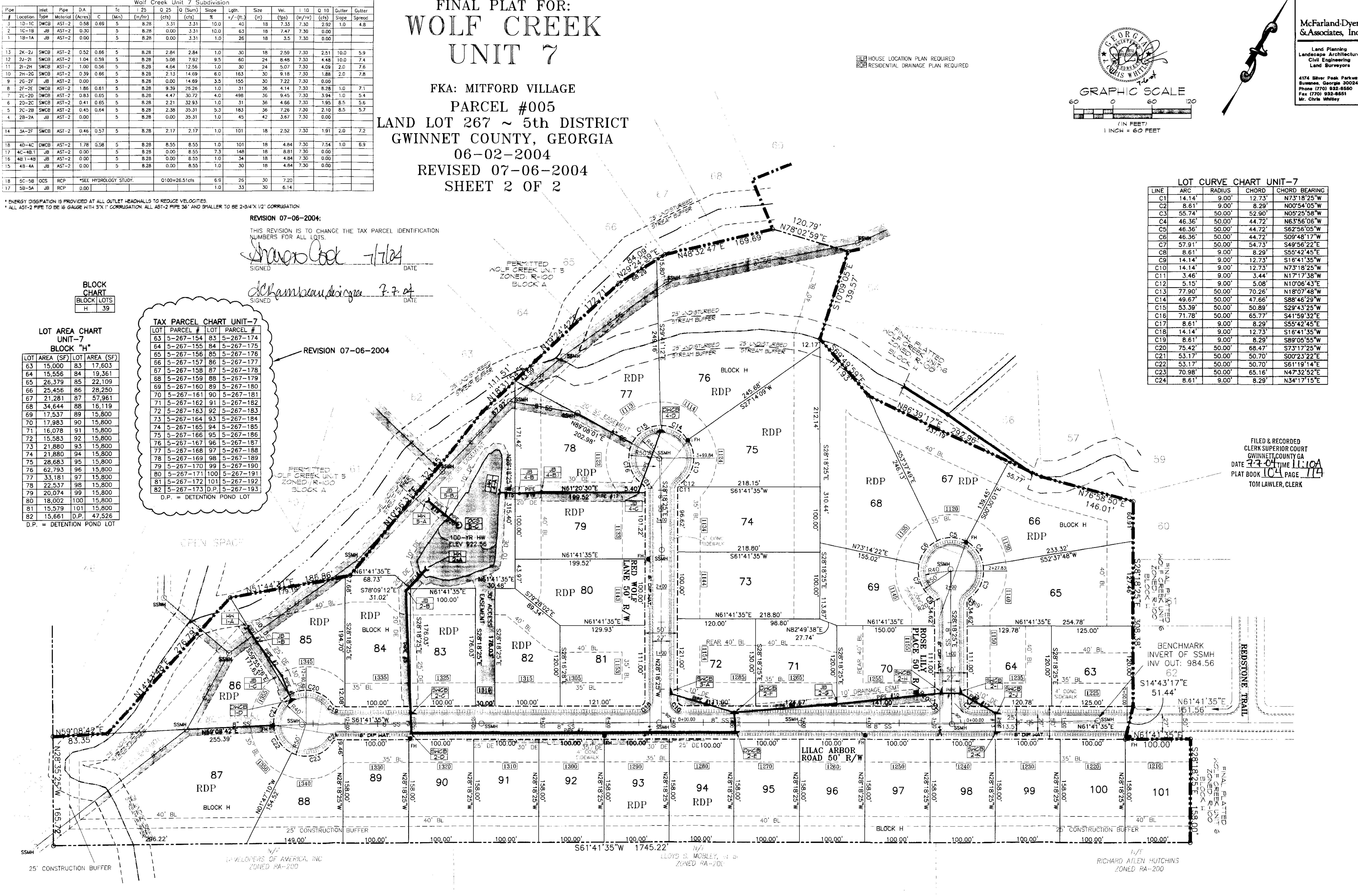
LOT	PARCEL #	LOT	PARCEL #
63	5-267-154	83	5-267-174
64	5-267-155	84	5-267-175
65	5-267-156	85	5-267-176
66	5-267-157	86	5-267-177
67	5-267-158	87	5-267-178
68	5-267-159	88	5-267-179
69	5-267-160	89	5-267-180
70	5-267-161	90	5-267-181
71	5-267-162	91	5-267-182
72	5-267-163	92	5-267-183
73	5-267-164	93	5-267-184
74	5-267-165	94	5-267-185
75	5-267-166	95	5-267-186
76	5-267-167	96	5-267-187
77	5-267-168	97	5-267-188
78	5-267-169	98	5-267-189
79	5-267-170	99	5-267-190
80	5-267-171	100	5-267-191
81	5-267-172	101	5-267-192
82	5-267-173	D.P.	5-267-193

D.P. = DETENTION POND LOT

LOT CURVE CHART UNIT-7

LINE	ARC	RADIUS	CHORD	CHORD BEARING
C1	14.14'	9.00'	12.73'	N73°18'25"W
C2	8.61'	9.00'	8.29'	N00°54'05"W
C3	55.74'	50.00'	52.90'	N05°25'58"W
C4	46.36'	50.00'	44.72'	N63°56'06"W
C5	46.36'	50.00'	44.72'	S62°56'05"W
C6	46.36'	50.00'	44.72'	S09°48'17"W
C7	57.91'	50.00'	54.73'	S49°56'22"E
C8	8.61'	9.00'	8.29'	S55°42'45"E
C9	14.14'	9.00'	12.73'	S16°41'35"E
C10	14.14'	9.00'	12.73'	N73°18'25"W
C11	3.46'	9.00'	3.44'	N17°17'38"W
C12	5.15'	9.00'	5.08'	N10°06'43"E
C13	77.90'	50.00'	70.26'	N18°07'48"W
C14	49.67'	50.00'	47.66'	S88°46'29"W
C15	53.39'	50.00'	50.89'	S29°43'25"W
C16	71.78'	50.00'	65.77'	S41°59'32"E
C17	8.61'	9.00'	8.29'	S55°42'45"E
C18	14.14'	9.00'	12.73'	S16°41'35"W
C19	8.61'	9.00'	8.29'	S89°05'55"W
C20	75.42'	50.00'	68.47'	S73°17'25"W
C21	53.17'	50.00'	50.70'	S00°23'22"E
C22	53.17'	50.00'	50.70'	S61°19'14"E
C23	70.98'	50.00'	65.16'	N47°32'52"E
C24	8.61'	9.00'	8.29'	N34°17'15"E

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNET COUNTY GA  
DATE 7-7-04 TIME 11:10A  
PLAT BOOK 104 PAGE 114  
TOM LAWLER, CLERK



DEVELOPERS OF AMERICA, INC.  
ZONED RA-200

LOYD S. MOBLEY, JR.  
ZONED RA-200

RICHARD AILEN HUTCHINS  
ZONED RA-200