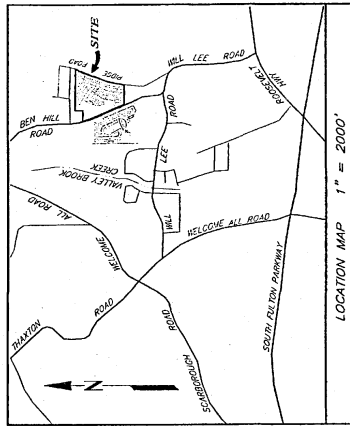


FINAL PLAT FOR

SAVANNAH WALK

LAND LOT 155, 9F DISTRICT
FULTON COUNTY, GEORGIA
CITY OF EAST POINT
DATE: 5/12/04



OWNER/DEVELOPER:
COTTER MOSS DEVELOPMENT, LLC
250 CONSTITUTION BLVD.
SUITE 204
LA LAWRENCEVILLE, GEORGIA
PHONE: 770-616-4708

PREPARED BY:
TATE ENGINEERING AND SURVEYING, INC.
5825-A MULBERRY STREET, S.W.
AUSTELL, GEORGIA 30168
PH.: (770) 732-0270 FAX: (770) 732-0488

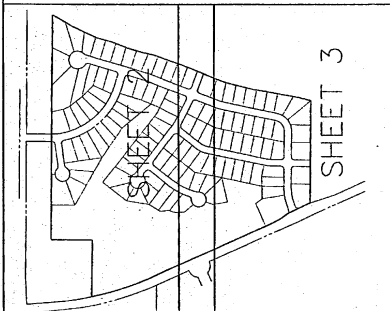
1. SITE IS ZONED CUB PER ZONING CASE NUMBER 2002-066 FAS APPROVED OCT. 2, 2002.
2. TOTAL NUMBER OF LOTS = 113
3. TOTAL SITE AREA = 49,984 AC.
4. MINIMUM LOT SIZE = 15,000 SF EXTERIOR, 9,000 SF INTERIOR.
5. DENSITY = 2.26 LOTS/AC.

Plat 257 pg 84
Filed Recorded Jul-16-2004 6:16pm
2004-0215804
Juanita Sumner, Court
Clerk of Superior Court
Fulton County, Georgia

C/L CURVE DATA

| NO. | DATA |
|-----|---|
| 1 | A = 1947.19' R = 103.01' L = 52.01' |
| 2 | A = 788.25' R = 131.83' L = 42.89' |
| 3 | A = 892.29' R = 133.37' L = 43.88' |
| 4 | A = 941.79' R = 144.57' L = 47.26' |
| 5 | A = 1021.33' R = 155.77' L = 50.64' |
| 6 | A = 1070.37' R = 167.00' L = 54.02' |
| 7 | A = 1120.37' R = 178.25' L = 57.40' |
| 8 | A = 1170.37' R = 189.50' L = 60.78' |
| 9 | A = 1220.37' R = 200.75' L = 64.16' |
| 10 | A = 1270.37' R = 212.00' L = 67.54' |
| 11 | A = 1320.37' R = 223.25' L = 70.92' |
| 12 | A = 1370.37' R = 234.50' L = 74.30' |

INDEX MAP ~ N.T.S.



APPROVAL OF THE PLANNING COMMISSION:

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF EAST POINT AND IS APPROVED.

BY: *Steve Grant, Mayor* CHAIRMAN

SECRETARY

APPROVAL OF THE CITY COUNCIL:

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF EAST POINT, AND IS APPROVED SUBJECT TO THE PROTECTIVE COVENANTS SHOWN HEREON.

DATED: *July 12, 2004*

BY: *Sheela S. Srinivasan, Mayor* CHAIRMAN

SECRETARY

NOTE: ALL WORKS/INSTALLATIONS SHALL HAVE APPROVAL FROM THE CITY ENGINEER.

CERTIFICATION OF PUBLIC WORKS: WATER DEPT. & CITY ENGINEER:

BY: _____

CITY ENGINEER

CERTIFICATION OF ACCEPTANCE OF STREET DESIGN AND IMPROVEMENTS:

BY: _____

CITY ENGINEER

OWNER'S ACKNOWLEDGMENT:

I, the undersigned, being the owner of the above described land, do hereby acknowledge that I have read and understand the contents of this plat and the conditions and covenants hereon, and I agree to be bound by the same.

ENGINEER'S ACKNOWLEDGMENT:

I, the undersigned, being a duly licensed Professional Engineer, do hereby certify that I have prepared this plat in accordance with the laws and regulations of the State of Georgia, and I am not aware of any facts or circumstances which would render this plat invalid or inaccurate.

DATE: *5-12-04*

NOTE:

THE DIMENSIONS SHOWN HAVE BEEN LAYED OUT ON THE GROUND AND FOUND TO BE CORRECT. THE CITY OF EAST POINT HAS REVIEWED THIS PLAT AND APPROVED IT FOR RECORDATION. THE CITY ENGINEER HAS REVIEWED THIS PLAT AND APPROVED IT FOR RECORDATION. THE CITY ENGINEER HAS REVIEWED THIS PLAT AND APPROVED IT FOR RECORDATION.

APPROVED
CITY OF EAST POINT
CITY ENGINEER

| ABBREVIATIONS LEGEND | |
|----------------------|-----------------------------|
| AS | ASPHALT |
| CS | CONCRETE |
| SE | SEWER |
| SE | SANITARY SEWER EASEMENT |
| A.E. | ACCESS EASEMENT |
| W.E. | WATER LINE EASEMENT |
| F.M.E. | FORCE MAIN EASEMENT |
| STRUCTURES LEGEND | |
| B | BUILDING |
| D | DRIVE |
| FL | FLARED END SECTION (D.C.T.) |
| SI | SINGLE-WING CATCH BASIN |
| DI | DOUBLE-WING CATCH BASIN |
| VI | VEHICLE INLET |
| J | JUNCTION BOX |
| F | FIRE HYDRANT |
| ST | STORM DRAIN |

NOTE: ALL STORM DRAINS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.

FINAL PLAT
FOR
SAVANNAH WALK
CITY OF EAST POINT
FULTON COUNTY, GEORGIA
DISTRICT 9F

LAND LOT 155

| | |
|-------|-------|
| DATE | FILED |
| BY | BY |
| FILED | FILED |
| FILED | FILED |

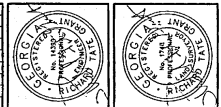
SHEET 1 OF 3



PREPARED BY:
TATE ENGINEERING & SURVEYING, INC.
ENGINEERS & LAND SURVEYORS
5825-A MULBERRY STREET, S.W.
AUSTELL, GEORGIA 30168
PH: 770-732-0270 FAX: 770-732-0488

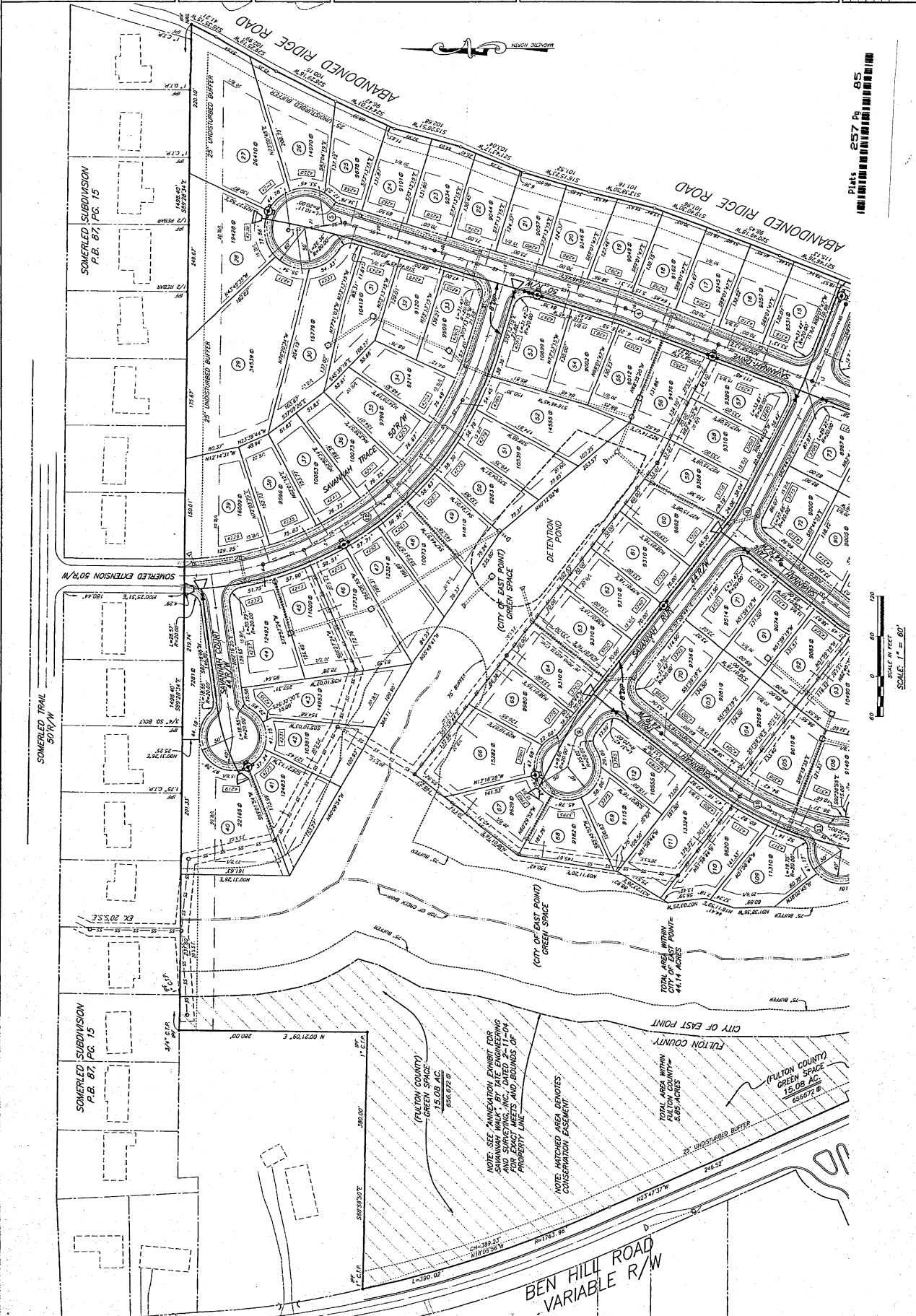
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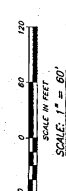


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 PH: 770-732-0270 FAX: 770-732-0488

FINAL PLAN FOR SAVANNAH WALK
 CITY OF EAST POINT
 FULTON COUNTY, GEORGIA
 DISTRICT 9F
 LAND LOT 155



PLAT 257 PG 85



NOTE: SEE "ANNEXATION EXHIBIT FOR SAVANNAH WALK" BY LATE ENGINEERING & SURVEYING, INC. FOR EXACT METRIC AND BOUNDS OF PROPERTY LINE.

NOTE: HATCHED AREA DENOTES CONSERVATION EASEMENT.

(FULTON COUNTY) GREEN SPACE 15.08 AC. 636,672 S.F.

(FULTON COUNTY) GREEN SPACE 15.08 AC. 636,672 S.F.

TOTAL AREA WITHIN CITY OF EAST POINT 44.14 ACRES

TOTAL AREA WITHIN FULTON COUNTY 283.0 ACRES

BEN HILL ROAD
 VARIABLE R/W

FINAL PLAT FOR SAVANNAH WALK CITY OF EAST POINT FULTON COUNTY, GEORGIA DISTRICT 9F

PREPARED BY: TATE ENGINEERING & SURVEYING, INC. ENGINEERS LAND SURVEYORS 5825-A MURBERRY STREET, S.W. AUSTELL, GEORGIA 30168

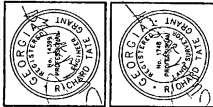
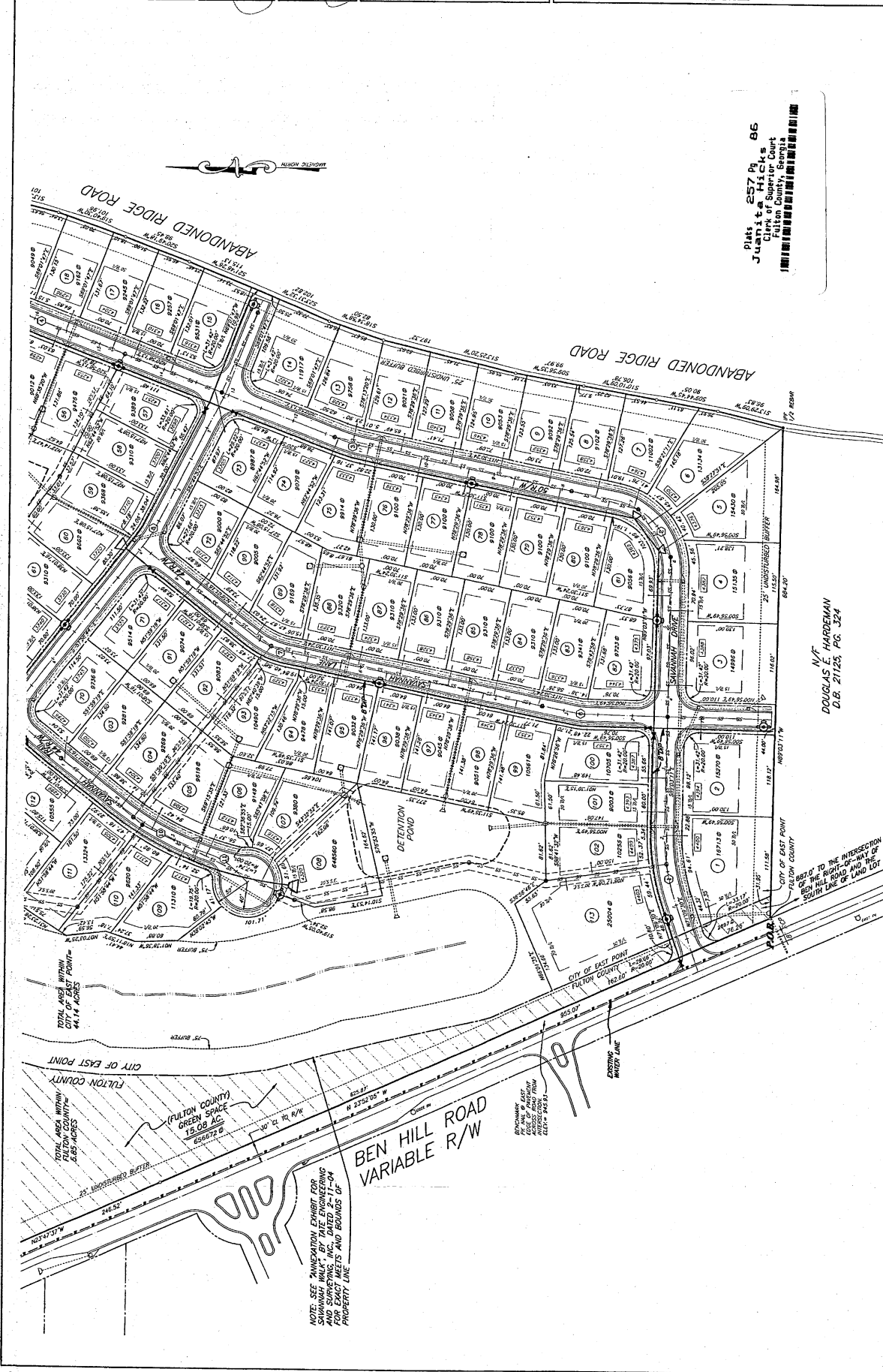


Table with columns for NO., DATE, and REVISIONS.

Plat # 257 Pl. 86
Juanita Hicks
County Superior Court
Fulton County, Georgia



N.T. DOUGLAS F. HARDEMAN D.B. 21125, P.C. 324

NOTE: SEE "EXHIBITION PLOTTED FOR SAVANNAH WALK" FOR THE EXACT MEETS AND BOUNDS OF PROPERTY LINE.

TOTAL AREA WITHIN CITY OF EAST POINT: 44.14 ACRES

TOTAL AREA WITHIN FULTON COUNTY: 8.05 ACRES

(FULTON COUNTY) GREEN SPACE: 15.08 AC. 626872 B

BEN HILL ROAD VARIABLE R/W

EXISTING WATER LINE

CITY OF EAST POINT FULTON COUNTY
802' TO THE INTERSECTION OF THE RIGHT-OF-WAY OF BEN HILL ROAD AND THE SOUTH LINE OF LAND LOT 155