

FINAL PLAT
FOR

OAKLEAF MANOR-UNIT 1
ALSO KNOWN AS THE OAKS UNIT I
LAND LOTS 192,193 13TH DISTRICT
FULTON COUNTY, GEORGIA
DATE: FEBRUARY 7, 2005

FULTON COUNTY HEALTH DEPARTMENT
THIS SUBDIVISION AS SHOWN IS APPROVED UPON THE CONDITION THAT SEWAGE DISPOSAL AND WATER SUPPLY FACILITIES ARE IN ACCORDANCE WITH THE HEALTH DEPARTMENT REGULATIONS AND IN ACCORDANCE WITH THE REQUIREMENTS BELOW:

WATER SUPPLY:
 PUBLIC WATER SUPPLY
 INDIVIDUAL WATER SUPPLY (WELLS)
 INDIVIDUAL ON-SITE SEWAGE SERVICE REQUIREMENTS

SEWAGE DISPOSAL:
 PUBLIC SANITARY
 INDIVIDUAL ON-SITE SEWAGE SERVICE REQUIREMENTS

SERVICE REQUIREMENTS:
 TYPE "A"
 TYPE "B"
 TYPE "C"
 TYPE "D"

DATE: 5/23/05
 [Signature]
 FULTON COUNTY HEALTH DEPARTMENT

REVISION DATE: _____ FULTON COUNTY HEALTH DEPARTMENT

DH-HOLDS

PLEASE NOTE THAT A CERTIFICATE OF OCCUPANCY HOLD MAY BE PLACED ON YOUR BUILDING PERMIT TO VERIFY THAT YOU HAVE COMPLIED WITH YOUR SUBMITTED SITE PLAN. A SITE INSPECTION MAY BE REQUIRED.

DH-A SITE PLAN IS REQUIRED SHOWING BUILDING AND DRIVEWAY LOCATION WITH DIMENSIONS OF THE LOT. SHOW ALL STRUCTURES, SETBACKS, EASEMENTS, SPECIMEN TREES, BUFFERS AND PUBLIC INFRASTRUCTURE.

DH-B SITE PLAN REQUIRED SHOWING EXISTING AND PROPOSED CONTOUR GRADES, EROSION CONTROL MEASURES, ITEMS IN DM-1 ABOUT A REGISTERED LICENSED PROFESSIONAL ENGINEER, LICENSED LANDSCAPE ARCHITECT OR REGISTERED SUPERVISOR MUST SIGN AND SEAL THE PLANS.

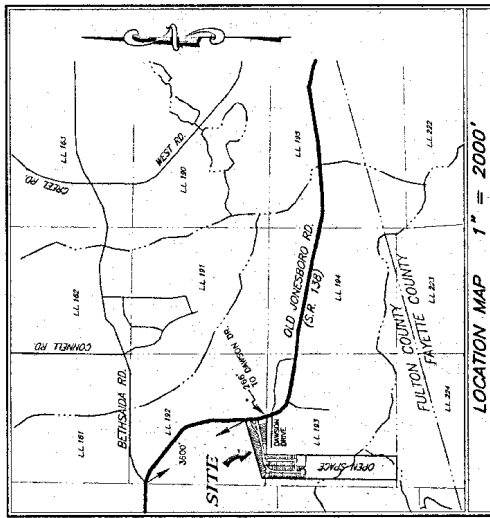
DH-C SITE PLAN IS REQUIRED SHOWING MINIMUM FINISHED FLOOR ELEVATION, IRF ELEVATION AND CONTOUR LINE, 25 AND 100 YEAR ELEVATIONS OF THE ELEVATION FACILITY, TOP OF BANK FOR STREAMS, DRAINAGE DITCH AND ABOVE FINISHED FLOOR ELEVATION CERTIFICATE MUST BE COMPLETED BY THE PROPERTY OWNER OR REPRESENTATIVE AND SUBMITTED TO THE COUNTY BUILDING PERMIT DIVISION AT THE TIME THE LOWEST FLOOR/FIRST FLOOR (REFERENCE LEVEL) IS ESTABLISHED, PRIOR TO FURTHER CONSTRUCTION OF THE BUILDING.

DH-D ONLY THE DIRECTOR, OR THE SPECIFIC APPROVITE REPRESENTING THE DIRECTOR, OF THE DEPARTMENT OF ENVIRONMENT AND COMMUNITY DEVELOPMENT OF FULTON COUNTY, GEORGIA, CERTIFIES THAT THIS PLAT COMPLES WITH THE FULTON COUNTY ZONING RESOLUTION, CONDITIONS OF ZONING, AND THE 2003 FULTON COUNTY SUBDIVISION REGULATIONS AS AMENDED.

FLOOD NOTE:
THE IMPROVEMENTS HEREWITH ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA AS DESIGNATED BY FEMA, MAP NUMBER 13121C00070E/13121C00090E, DATE: JUNE 22, 1998.

SURVEY NOTES:
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 70,000 FEET.
3. THE MEASUREMENTS FOR FIELD DATA, USED IN PREPARING THIS PLAT WERE MADE USING AN ELECTRONIC TOTAL STATION INSTRUMENT TOPCON GTS-2110, READING DIRECTLY TO 5 SECONDS.

NOTES:
1. THE M.F.F.E. FOR FLOOD PLAIN LOTS SHALL BE A MINIMUM OF 3 FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
2. THE M.F.F.E. FOR ELEVATION ON LOTS WITH A SLAB ON GRADE SHALL BE A MINIMUM OF 1 FOOT ABOVE THE 100-YR. HIGH WATER (HW) ELEVATION.



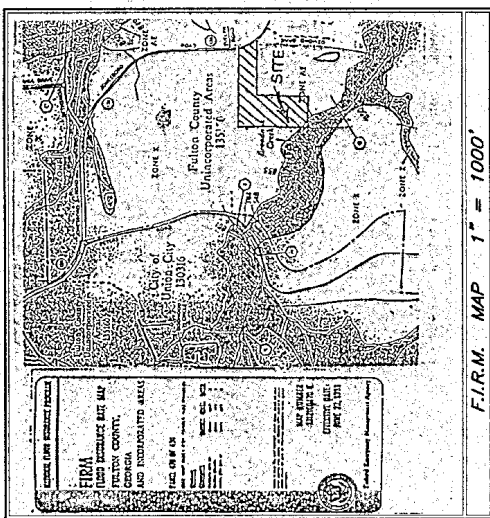
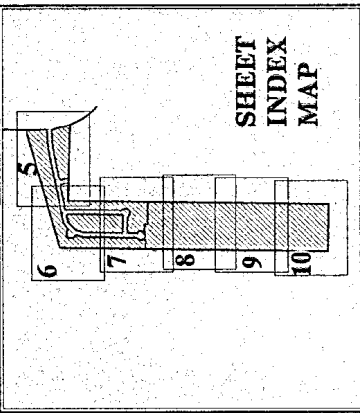
OWNER/DEVELOPER/SUBDIVIDER:
DAVID A. MOSS
COTTER MOSS DEVELOPMENT, LLC
250 CONSTITUTION BLVD.
SUITE 204
LAWRENCEVILLE, GEORGIA 30045
PHONE: 770-616-4708

FINAL PLAT APPROVAL:
THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENT AND COMMUNITY DEVELOPMENT OF FULTON COUNTY, GEORGIA, CERTIFIES THAT THIS PLAT COMPLES WITH THE FULTON COUNTY ZONING RESOLUTION, CONDITIONS OF ZONING, AND THE 2003 FULTON COUNTY SUBDIVISION REGULATIONS AS AMENDED.

[Signature]
 FOR THE DIRECTOR, DEPARTMENT OF ENVIRONMENT AND COMMUNITY DEVELOPMENT

DATE: 5/23/05

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



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

NOTES:
1. DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
2. ALL PROPERTY CORNERS SHOWN MARKED WITH IRON PINS SET.

NOTE:
THERE IS NO FULTON COUNTY GS MONUMENT NEAR THE PROJECT.

Plats 673 in 95
 Filed 2005-01-28 11:48a
 Juanita Hicks
 Clerk of Superior Court
 Fulton County, Georgia

CERTIFICATION AS TO RECORDING
THIS IT TO CERTIFY THAT THIS PLAT HAS BEEN RECORDED IN PLAT BOOK _____ PAGE _____ OF FULTON COUNTY RECORDED ON _____ 20____

CLERK, SUPERIOR COURT, FULTON COUNTY, GEORGIA

ZONING CONDITIONS:

PROVIDE A MINIMUM 30' PRINCIPAL BUILDING SETBACK ADJACENT TO AG-1 (AGRICULTURAL) ZONED PROPERTIES. PROVIDE A WOODEN PRIVACY FENCE ALONG SOUTH, EAST AND SOUTHWEST PROPERTY LINES.

NO MORE THAN 120 TOTAL DWELLING UNITS AT A MAXIMUM DENSITY OF 2.76 DWELLING UNITS PER ACRE, WHICHEVER IS LESS, BASED ON TOTAL ACREAGE ZONED.

OPEN SPACE / COMMON SPACE PROVIDED BY THIS PROJECT IS 58% OF THE TOTAL AREA.

ALL DECORATIONAL AND OTHER AREAS WHICH MAY BE HELD IN COMMON SHALL BE MAINTAINED BY A MANDATORY HOME-OWNERS ASSOCIATION WHOSE PROPOSED DOCUMENTS OF INCORPORATION SHALL BE SUBMITTED TO THE DIRECTOR OF ENVIRONMENT AND COMMUNITY DEVELOPMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FIRST FINAL PLAT.

UNITS SIZING IS PROHIBITED.

AT A MINIMUM, ONE 2-INCH CALIPER OR GREATER TREE WILL BE PLANTED IN FRONT YARDS OF ALL HOMES.

MONUMENT SIGNS WILL BE CONSTRUCTED AT THE ENTRANCES, AND LANDSCAPING WILL BE INSTALLED AROUND THE SIGNS, AND ALONG JONESBORO ROAD, WHERE EXISTING TREES CANNOT BE SAVED ON OLD JONESBORO ROAD, ONE NEW HARDWOOD TREE WITH A MINIMUM OF 2-INCH CALIPER WILL BE PLANTED FOR 30 FEET OF FRONTAGE. TWENTY FEET OF SOD WILL BE INSTALLED ALONG THE ENTIRE ROAD FRONTAGE ON OLD JONESBORO ROAD. PLANTING AROUND THE MONUMENT SIGNS AT EACH ENTRY ON OLD JONESBORO ROAD WILL INCLUDE, AT A MINIMUM, 70 SHRUBS OF TWO GALLON OR MORE. ALL PLANTINGS AND SPECIFICATIONS ARE SUBJECT TO THE APPROVAL OF THE COUNTY ARBORIST.

NO HOUSES SHALL BACK UP TO OLD JONESBORO ROAD. PROVIDE AT A MINIMUM, ONE CAR GARAGES.

NOTES:

- 1. SITE IS ZONED CUP PER ZONING CASE NUMBER 20022-0097 SFC'S APPROVED DECEMBER 4, 2002. MIN. FRONT YARD = 10 FEET. MIN. SIDE CORNER YARD = 10 FEET. MIN. REAR YARD = 20 FEET. BUILDING SEPARATION = 10 FEET.
2. TOTAL NUMBER OF UNITS (UNIT 1) = 79
3. MINIMUM LOT SIZE = 3,500 SQ/FT
4. TOTAL AREA (UNIT 1) = 38.96 ACRES
5. NO MORE THAN 2 EXITS/ENTRANCES ON OLD JONESBORO RD.
6. DENSITY (UNIT 1) = 2.03 UNITS/AC.
7. ALL PROPOSED STREETS ARE PUBLIC STREETS.
8. WATER SERVICE PROVIDED BY CITY OF ATLANTA.
9. SANITARY SEWER SERVICE PROVIDED BY FULTON COUNTY.
10. ELECTRIC SERVICE IS UNDERGROUND.
11. MINIMUM HEATED FLOOR AREA = 1,200 SQ/FT
12. 2 PARKING SPACES PER UNIT
13. MAXIMUM BUILDING HEIGHT = 40'
14. BOUNDARY SURVEY BY DONALDSON, GARRETT & ASSOCIATES, DATED JUNE 13, 2001.

ATTENTION:

OWNER'S INDEMNIFICATION AND MAINTENANCE AGREEMENT FOR OVERHEAD PIPES AND FLOOD PLAN INDEMNIFICATION, RECORDED IN DEED BOOK 38,580, PAGES 172 THROUGH 176.

DRAINAGE:

THE OWNER OF RECORD, ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST SPECIFICALLY RELEASES FULTON COUNTY FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS, OR DRAINAGE FEATURES. A DRAINAGE COURSE OR CHANNEL SHALL NOT BE CONSIDERED TO BE A DRAINAGE COURSE UNLESS THE PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATER COURSES AS ESTABLISHED BY THESE REGULATIONS AND THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS. SAID DIRECTOR 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 LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE EXAMINATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE EXAMINATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE EXAMINATION...

FLOOD HAZARD:

THE INTERMEDIATE REGIONAL FLOOD (IRF) AREAS SHOWN HEREON WERE DETERMINED BY THE PROFESSIONAL ENGINEER THROUGH THIS PLAT WARRANT SHOWING THEIR ACCURACY AND RELIABILITY THAT LAND OUTSIDE THE AREAS OF FLOOD HAZARD SHOWN, WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. FURTHER, FULTON COUNTY DOES NOT BY APPROVING THIS PLAT NOR ACCEPTING THE PUBLIC IMPROVEMENTS THEREIN, ASSUME MAINTENANCE OF THE FLOOD CARRYING CAPACITY OF THE FLOOD AREAS OR WATERCOURSES. MAINTENANCE SHALL REMAIN THE RESPONSIBILITY OF THE OWNERS OF THE LAND UPON WHICH THEY EXIST. THE OWNER OF A LOT OR PARCEL, THAT CONTAINS A FLOOD HAZARD AREA, IS REQUIRED TO MAINTAIN TO THE LOT OR PARCEL, TO THE SITE, TO INCLUDE THE LOCATION AND ELEVATION OF THE IRF, WITHIN THE LOT OR PARCEL AND THE EXISTING AND PROPOSED IMPROVEMENTS. APPROVAL OF THE SITE PLAN BY FULTON COUNTY IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

STATEMENT OF SLOPE EASEMENT:

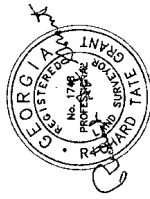
THIS PLAT IS APPROVED WITH THE UNDERSTANDING THAT EASEMENT IS GRANTED FULTON COUNTY ALONG ALL ROAD FRONTAGE FOR THE PURPOSE OF SIGNING CUTS AND FILLS AS FOLLOWS: 0' TO 5' - NOT LESS THAN 3 TO 1 SLOPE 5' TO 10' - NOT LESS THAN 2 TO 1 SLOPE

OWNER'S ACKNOWLEDGMENT: STATE OF GEORGIA, COUNTY OF FULTON

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

PUBLIC STREETS: 2.86 ACRES
PUBLIC SEWER EASEMENTS: 1.05 ACRES
PUBLIC DRAINAGE EASEMENTS: 1.19 ACRES
PUBLIC PARKS/OPEN SPACE: 2.70 ACRES

DAVID A. MOSS TYPED NAME OF SUBDIVIDER
DAVID A. MOSS TYPED NAME OF OWNER
5/24/05 SIGNATURE OF SUBDIVIDER
5/24/05 SIGNATURE OF OWNER OF RECORD
5/24/05 DATE



SHEET 2 OF 10
FINAL PLAT FOR
OAKLEAF MANOR-UNIT 1
LAND LOTS 192, 193 13TH DISTRICT
FULTON COUNTY, GEORGIA
DATE: 2-07-05 SCALE: 1" = 50'

PREPARED BY
TATE ENGINEERING AND SURVEYING, INC.
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Plats 273 pg 96

LINE DATA TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L-1 through L-18 with their respective bearings and distances.

CURVE DATA TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE, DELTA ANGLE. Lists curves C-1 through C-59 with their geometric data.

November 20, 2002
 BOARD OF COMMISSIONERS
 FULTON COUNTY
 GEORGIA

CASE #: 2002Z 0094 FCS OLD JONESBORO ROAD

APPLICATION OF ANN & MICHAEL SCHARKO BY FOREST HOMES BY DAVID MOSS, SEKS TO REDUCE FROM A 3600 SQUARE FOOT LOT TO A 3000 SQUARE FOOT LOT HAVING A FRONTAGE OF 140.00 FEET ON JONESBORO ROAD (WEST SIDE), CONTAINING 4359 ACRES AND BEING IN LAND LOTS 192 AND 193 OF THE 19TH DISTRICT, FULTON COUNTY, GEORGIA.
 PROPOSED USE: TOWNHOMES

ANN SCHARKO
 3300 OLD JONESBORO ROAD
 FAIRBURN, GA 30213

THE FULTON COUNTY COMMUNITY ZONING BOARD, FOLLOWING FIFTEEN DAYS OF PUBLIC NOTICE, AS REQUIRED BY PUBLIC LAW 86-360 AND AFTER CAREFUL STUDY OF THE AREA INCLUDING INSPECTION OF THE SITE BY MEMBERS OF THE COMMUNITY ZONING BOARD, RECOMMENDED THE PETITION FOR APPROVAL.

LEGAL DESCRIPTION OF PROPERTY IS ATTACHED.
 DATE ADVERTISED: 11/06/02


 ROGER KUFNOW, VICE CHAIRMAN

- 1. well as allow the necessary construction easements while the rights-of-way are being improved;
- 2. Dedicate 30 feet from centerline of Old Jonesboro Road;
- 3. Provide a left turn lane for each project entrance or as may be required by the Fulton County Traffic Engineer;
- 4. Provide intergrade access as required subject to the approval of the Director of the Department of Environment and Community Development.

- 5. To the owner's agreement to abide by the following:
 - a. To contact the Director of Public Works, prior to the application for a Land Disturbance Permit with the Department of Environment and Community Development, to meet with the Fulton County Traffic Engineer. A signed copy of the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit;
 - b. Prior to the application for a Land Disturbance Permit, the Department of Environment and Community Development, arrange an onsite evaluation of existing conditions on the site with the Fulton County Traffic Engineer and the Department of Public Works, and submit a report as described in the criteria manual, Section 2000.02; the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit;
 - c. Prior to the application for a Land Disturbance Permit, (LDP) with the Department of Environment and Community Development, the developer/engineer shall contact the Public Works Department, Water Service Division and arrange to meet with the Fulton County Traffic Engineer on-site;
 - d. The engineer/developer is required to submit along with the application for a Land Disturbance Permit (LDP) signed documentation, verifying the storm water concept plan approval;
 - e. Each describing all existing natural streams, creeks, or cross-section profiles within the proposed development boundary and provide the appropriate bank erosion protection for the conveyance system after development;

- 6. The developer/engineer is responsible to periodically describe to the County at the Storm Water Concept Plan approval phases post development structural Best Management Practices (BMPs) to be utilized to reduce surface water pollution impact associated with the proposed development; the detailed engineering analysis and specifications of BMPs shall be included as a part of the LDP storm water management;
- 7. Where storm water currently drains by sheet flow and it is proposed to be collected and/or discharged at a point, the discharge from any storm water management facility shall utilize low energy structures as described in the Fulton County Storm Water Management Storm Drainage Design and Criteria Manual, December 2000;

- 8. At the Concept Review stage provide information on the Structural Best Management Practices (BMPs) that will be used to remove pollutants, such as sediment, silt and debris, from storm water runoff prior to discharging into the site. An assessment of the use of absorptive filter catch basin inlets shall be provided, and selected BMPs shall be described and located on the storm water concept plan.

Customer letters and findings are on file in the Clerk's Office as part of this petition.

Environmental and Community Development Recommendation: For Approval.

Mark Massey, Clerk to the Commission - 02-1358. Case No. 2002Z 0094. Old Jonesboro Road. Staff.

Ms. Alice Wakefield, Deputy Director, Planning and Zoning - The rezoning request from AG-1 to a CUP for a 120-lot single-family subdivision. The recommendation of staff is approval. The recommendation of the Community Zoning Board is approval.
 Mr. David Moss, 4965 Prince Drive - David Moss, again for the applicant. We've reached the same agreement which I will submit. To my knowledge there is no remaining opposition, and we request two things on this - two modifications on this subdivision with regard to what was recommended by staff. The lots are 3500 square foot minimum. Staff had recommended that on the about 40 lots from the 120 which is roughly a little bit below three units per acre. One hundred twenty is barely enough to support any type of amenity for the community. We request that we be allowed to have the 3500-square foot lots as shown on this plan. David Moss's family has reached an agreement with them. We are putting in a fence on the property line and making some other concessions. We have also requested and have put this in the agreement with the Davis family to have a 39-foot building setback instead of a 30-foot 3600-square-foot lot minimum with 30-foot setbacks from the property line."

Chairman Kenn - "Is there any opposition to this? I close the public hearing."
 Commissioner Edwards - "Move to approve with the conditions spread upon the minutes. It's an agreement."

Chairman Kenn - "Second. Call the question on the motion to approve. Approved. Next zoning."

A motion was made by Commissioner Edwards and seconded by Chairman Kenn to approve as requested by the applicant with a 3,500 sq. ft. minimum lot size, a 30-foot setback from property line, and Private Agreement to be spread on the Minutes. The motion carried by a vote of 6-0-0. Vice Chair

The developer/engineer is responsible to demonstrate to the County by engineering analysis at the Land Disturbance Permit application that the proposed development level so that downstream conveyance systems will not be impaired, do not aggravate existing flooding or drainage problems, and do not create new flooding or drainage problems off site.

Prior to the application for a Land Disturbance Permit, the developer/engineer shall submit to the Department of Public Works, Surface Water Management a summary report describing the proposed location of the project surface water quality and quantity facilities/Best Management Practices (BMPs), the existing downstream off site drainage conveyance system that the proposed development runoff will impact, and the discharge point from the development runoff into the existing drainage system. As part of this report, preliminary capacity analysis shall be performed on the detailed off-site drainage system to identify the capacity of all points of constraint (pipes, culverts, etc.). The point in the storm drain where 25 year storm peak flow is the greatest shall be identified. The critical capacity points shall be selected based upon the engineers' professional judgment and limited field survey data.

The developer/engineer is responsible to periodically describe to the County at the Storm Water Concept Plan approval phases post development structural Best Management Practices (BMPs) to be utilized to reduce surface water pollution impact associated with the proposed development; the detailed engineering analysis and specifications of BMPs shall be included as a part of the LDP storm water management;

Where storm water currently drains by sheet flow and it is proposed to be collected and/or discharged at a point, the discharge from any storm water management facility shall utilize low energy structures as described in the Fulton County Storm Water Management Storm Drainage Design and Criteria Manual, December 2000;

At the Concept Review stage provide information on the Structural Best Management Practices (BMPs) that will be used to remove pollutants, such as sediment, silt and debris, from storm water runoff prior to discharging into the site. An assessment of the use of absorptive filter catch basin inlets shall be provided, and selected BMPs shall be described and located on the storm water concept plan.

NOTE:
 REGULAR MEETING, DECEMBER 4, 2002

RECOMMENDED CONDITIONS

Staff recommends APPROVAL CONDITIONAL of the CUP (Community Unit Plan) district subject to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, their conditions shall supersede unless specifically stipulated by the Board of Commissioners.

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Single family detached dwellings and accessory uses and structures.
 - b. No more than 120 total dwelling units at a maximum density of 2.76 dwelling units per acre, whichever is less, based on the total acreage zoned.
 - c. The lot size of 4-environmental-lots shall be 6,000 square feet. All other lots shall be a minimum of 3,500 square feet.
 - d. The minimum lot area per dwelling unit shall be 1,200 square feet.
2. To the owner's agreement to abide by the following:
 - a. To the revised site plan approved by the Department of Environment and Community Development on October 16, 2002. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and otherwise noted herein, complete with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.
 - b. To the owner's agreement to the following site development considerations:
 1. The minimum design standards are:

Minimum front yard:	10 feet
Minimum side corner yard:	10 feet
Minimum rear yard:	20 feet
Minimum side yard:	10 feet
Building separation:	10 feet
 2. Provide a minimum 60 foot principal building setback adjacent to AG-1 (Agricultural) zoned properties.
 3. Provide a 30-foot principal building setback adjacent to AG-1 (Agricultural) zoned properties.
 4. Provide a 30-foot principal building setback adjacent to AG-1 (Agricultural) zoned properties.

December 4, 2002

Ms. Ann Scharko
 3300 Old Jonesboro Road
 Fairburn, GA 30213

Re: Item 02-1358
 Regular Meeting, December 4, 2002
 Position 2002Z 0094 FCS
 Old Jonesboro Road
 Application of Ann & Michael Scharko

Dear Ms. Scharko:

The above-referenced application 2002Z 0094 has been approved by the Board of Commissioners of Fulton County. For further information, please contact Ms. Alice Wakefield, Deputy Director of the Planning and Zoning Division, 404-730-8106.

For your information, on April 10, 1991, the Board of Commissioners amended the Zoning Resolution, Article XXVIII, Section 28.6, Expirations & Extensions of Zonings. This amendment requires the applicant to obtain a building permit, certificate of occupancy, or land disturbance permit within 36 months.

A copy of the Verbatim Minutes for the December 4, 2002 Board of Commissioners Regular Meeting may be available upon ratification at the January 8, 2003 BOC Regular Meeting.

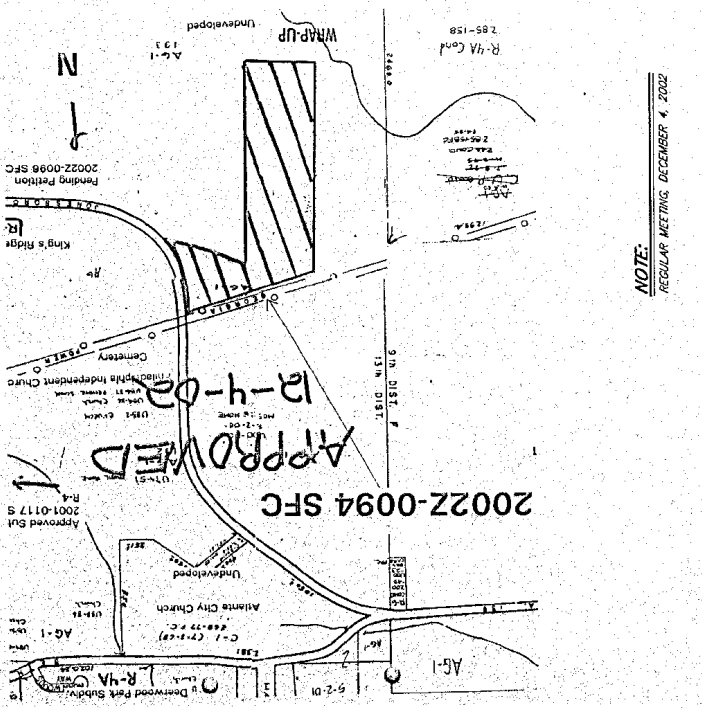
Sincerely,

 Mark Massey
 Clerk to the Commission

PREPARED BY
 TATE ENGINEERING AND SURVEYING, INC.
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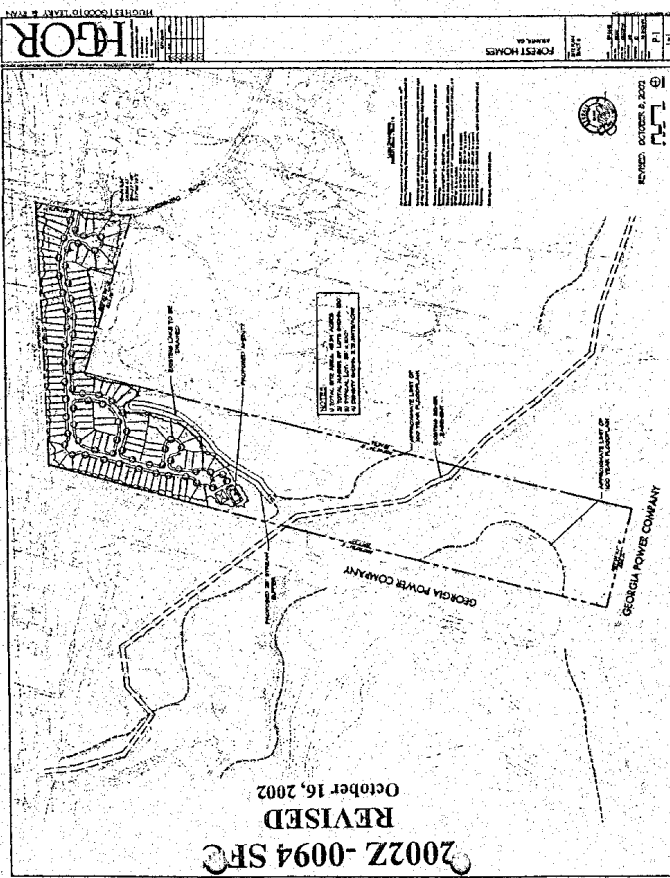
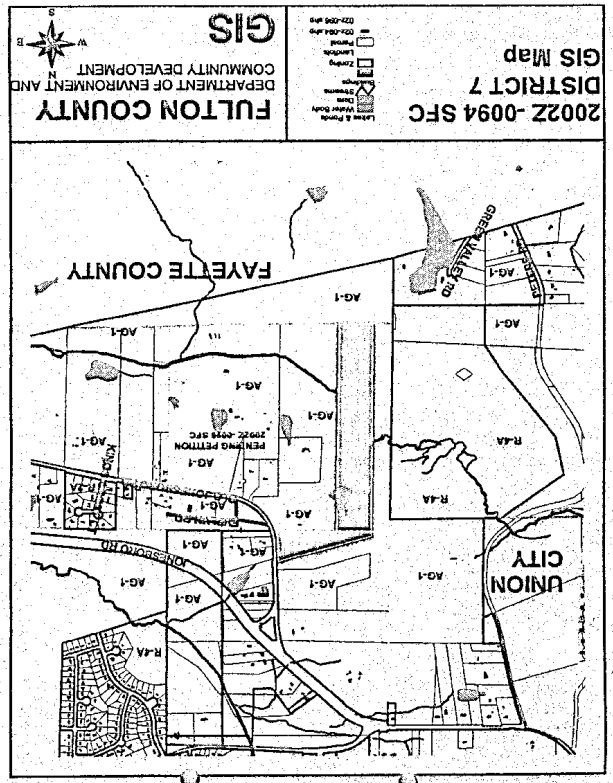
FINAL PLAN
 FOR

OAKLEAF MANOR - UNIT 1
 LAND LOTS 192, 193 13TH DISTRICT
 FULTON COUNTY, GEORGIA
 DATE: 2-07-05 SCALE: 1" = 50'



NOTE:
 REGULAR MEETING, DECEMBER 4, 2002

Plats 273 Pg 98



Standards

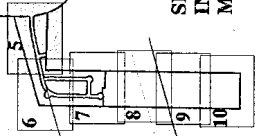
1. Detached Dwellings. Swimming pools shall be allowed in side and rear yards of single family dwellings in any district. Pools, pool equipment, and their decks must be a minimum of 10 feet from all property lines, except as required for the minimum perimeter setback in the NUP (Neighborhood Unit Plan) and 15 feet from residential zoning districts.
2. Neighborhood. The neighborhood may be served by recreational courts and/or other structures designated for use in connection with single-family residential development which shall not exceed the limits of the legal description of the underlying zoning.
3. Use of swimming pools shall be limited to residents and guests of the neighborhood in which they are located.
4. The pool, pool equipment, and its deck must be located at least 100 feet from any lot or lot corner of the subdivision in which it is proposed to be located. If the pool is not a feature of a primary lot, the pool and its deck are to be located no closer than 100 feet to any lot located across the limits of the immediate subdivision. If the recreation area is a feature on the primary lot, all structures, including the pool, pool equipment, and its deck shall comply with the minimum setback requirements of the applicable district.
5. The pool, parking and associated structures must be set back a minimum of 25 feet from any right-of-way or property line exterior to the rear setback and a 10-foot improvement setback interior to the rear setback. A minimum 10-foot wide landscape strip shall be provided along the rear setback and a 5-foot wide landscape strip along all interior property lines and/or a combination of d and e.
6. Backyard setback shall be a minimum of 10 feet from the rear property line and a minimum of 5 feet from the side property line.
7. Backyard setback shall be a minimum of 10 feet from the rear property line and a minimum of 5 feet from the side property line.
8. Sources of exterior illumination shall be directed away from adjoining residential lots and shall not exceed 1.7 foot candles along the property line of any adjoining residential district or uses and shall be used only between dusk and 1:00 a.m.
9. A maximum continuous sound level of 55 dBA and a maximum peak sound level of 75 dBA that not be exceeded at the property lines of adjacent residential districts and/or AG-1 districts used for single family. (Adopted 07/03/93)
10. Swimming pools accessory to residential detached dwellings and neighborhood swimming pools shall be completely surrounded by an enclosure. Such enclosure shall be a fence, wall, or building to prevent access to the pool by unapproved children and animals. The enclosure shall be an electric fence with a separation of five feet from the pool and all positive latching gates provided on the outer side of the deck area, and all swimming objects or structures must have a separation of five feet from the pool to pool completion. Other requirements regarding materials and construction shall comply with swimming pool safety requirements of the Fulton County Code of Health, Section 90-2-3 as applicable. (Adopted 05/02/92)
11. Multi-family. Swimming pools which serve multi-family areas and other structures associated with such pools shall meet the principal building setback standards for yards, screening and buffering.

SHEET 4 OF 10

FINAL PLAT
FOR
OAKLEAF MANOR - UNIT 1
LAND LOTS 192, 193 13TH DISTRICT
FULTON COUNTY, GEORGIA
DATE: 2-07-05
SCALE: 1" = 50'

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

SHEET INDEX MAP



OLD JONESBORO RD.
(R/W VARIES)

DEFENTION POND INFORMATION:
100 YEAR WATER SURFACE ELEVATION 860.34
100 YEAR POND VOLUME 7.814 CUBIC FEET
25 YEAR WATER SURFACE ELEVATION 860.15
25 YEAR POND VOLUME 7.125 CUBIC FEET

JONESBORO RD.
(R/W VARIES)

SHEET 5 OF 10

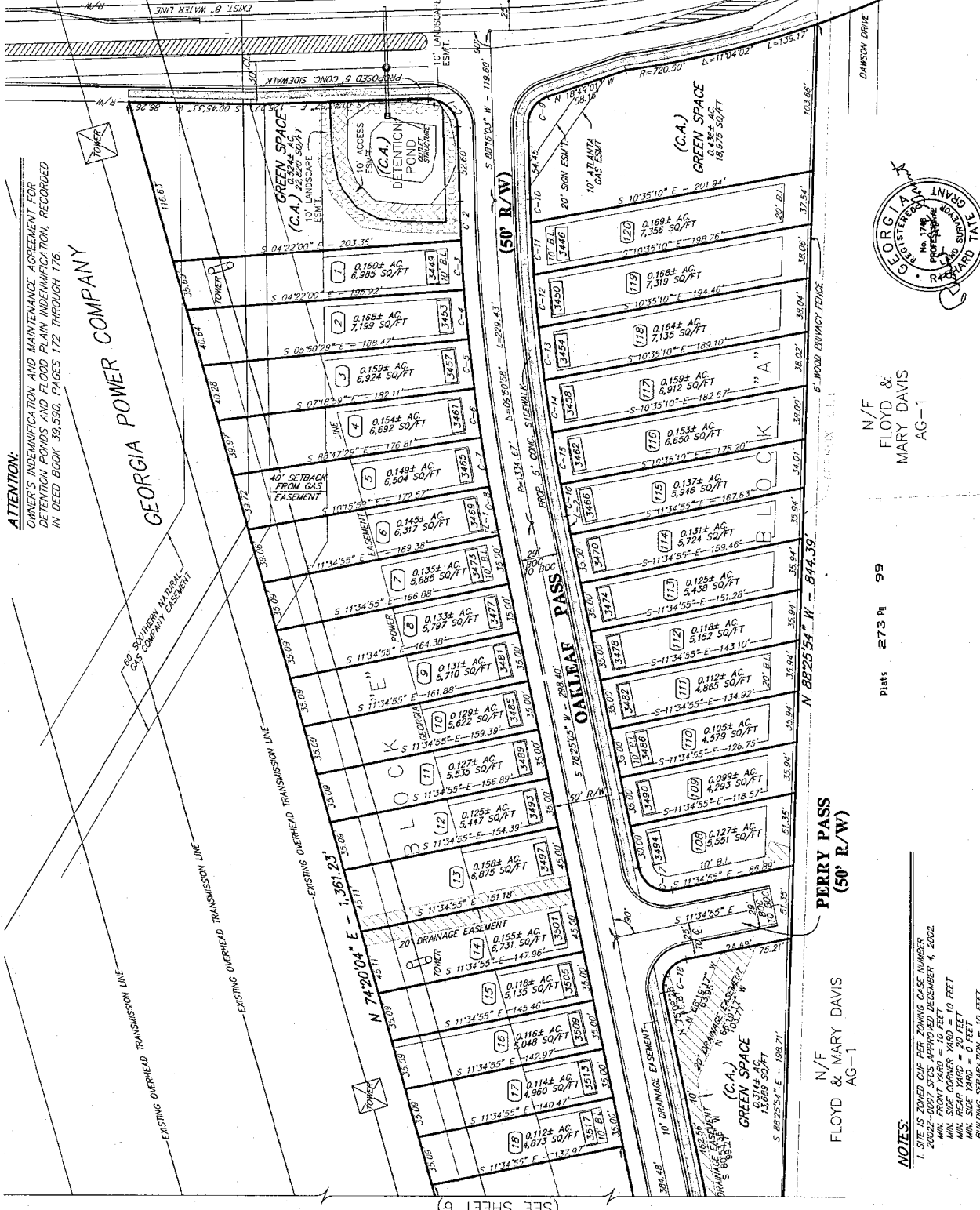
FINAL PLAT FOR

OAKLEAF MANOR—UNIT
LAND LOTS 192, 193 13TH DISTRICT
FULTON COUNTY, GEORGIA
DATE: 2-07-05
SCALE: 1" = 50'

ATTENTION:
OWNER'S INTERVENTION AND MAINTENANCE AGREEMENT FOR
DEFENTION PONDS AND FLOOD PREVENTION/INDICATION, RECORDED
IN DEED BOOK 33-536; PAGES 172 THROUGH 176.

GEORGIA POWER COMPANY

SOUTHERN NATURAL GAS COMPANY EASEMENT



N/F FLOYD & MARY DAVIS AG-1

PLOTS 273 PL 99

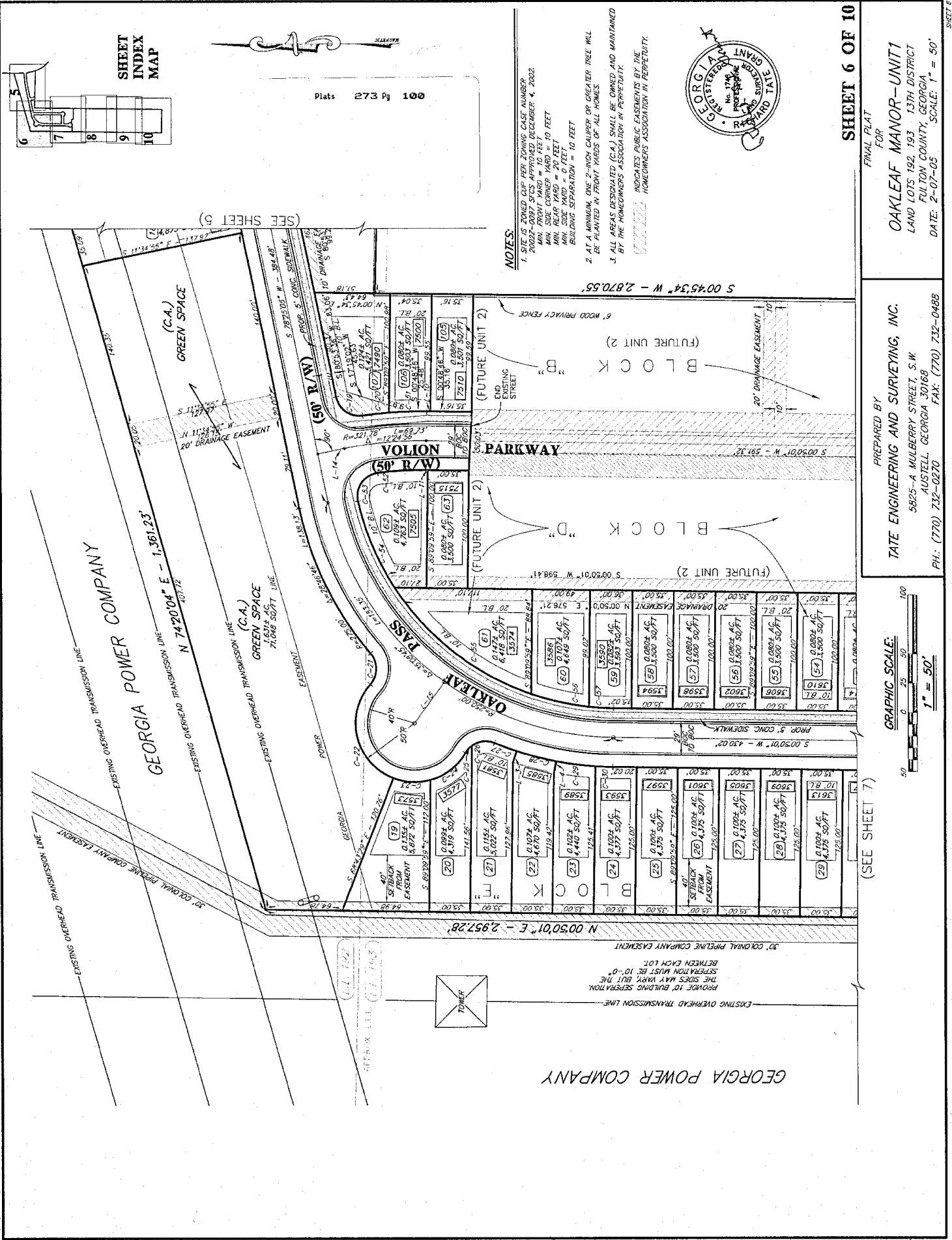


NOTES:
1. SITE IS ZONED CUP PER ZONING CASE NUMBER 20022-0037 STCS APPROVED DECEMBER 4, 2002
MIN. FRONT YARD = 10 FEET
MIN. SIDE CORNER YARD = 10 FEET
MIN. SIDE YARD = 0 FEET
BUILDING SEPARATION = 10 FEET
2. AT 1 MINIMUM ONE 2-INCH CALIPER OR GREATER TREE WILL BE PLANTED IN FRONT YARDS OF ALL HOMES.
3. ALL AREAS DESIGNATED (C.A.) SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION IN PERPETUITY.
INDICATES PUBLIC EASEMENTS IN PERPETUITY.
HOMEOWNERS ASSOCIATION IN PERPETUITY.

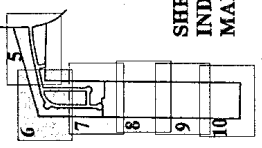
PERRY PASS (50' R/W)

N/F FLOYD & MARY DAVIS AG-1

(SEE SHEET 6)



SHEET INDEX MAP



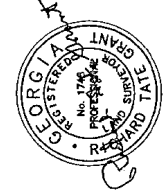
Plats 273 Pg 100

(SEE SHEET 5)

(SEE SHEET 7)

NOTES:

1. SITE IS ZONED CUP PER ZONING CASE NUMBER 2000-0001-0001, ADOPTED DECEMBER 4, 2002.
 MIN. FRONT YARD = 10 FEET
 MIN. SIDE CORNER YARD = 10 FEET
 MIN. REAR YARD = 20 FEET
 MIN. SIDE YARD = 7 FEET
 BUILDING SEPARATION = 10 FEET
 2. AT A MINIMUM, ONE 2-INCH CALIPER OF GREATER TREE WILL BE PLANTED IN FRONT YARDS OF ALL HOMES.
 3. ALL AREAS DESIGNATED (C.A.) SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION IN PERPETUITY.
- INDICATES PUBLIC EASEMENTS BY THE HOMEOWNERS ASSOCIATION IN PERPETUITY.



SHEET 6 OF 10

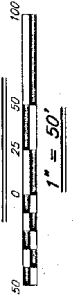
FINAL PLAT FOR

OAKLEAF MANOR - UNIT 1
 LAND LOTS 192, 193 13TH DISTRICT
 FULTON COUNTY, GEORGIA
 DATE: 2-07-05 SCALE: 1" = 50'

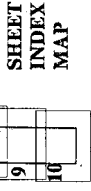
PREPARED BY

TATE ENGINEERING AND SURVEYING, INC.
 5825-A MULBERRY STREET, S.W.
 AUSTELL, GEORGIA 30168
 PH: (770) 712-0270 FAX: (770) 712-0488

GRAPHIC SCALE:



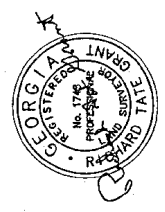
Plats 273 Pg 101



FLOYD &
MARY DAVIS
AG-1

NOTES:

1. SITE IS ZONED CUP FEET, MINIMUM CASE NUMBER 1000.00. ALL ZONING REGULATIONS EFFECTIVE DECEMBER 4, 2002.
2. ALL AREAS DESIGNATED (C.A.) SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION IN PERPETUITY.
3. INDICATES PUBLIC EASEMENTS BY THE HOMEOWNERS ASSOCIATION IN PERPETUITY.



DETECTION POND INFORMATION:

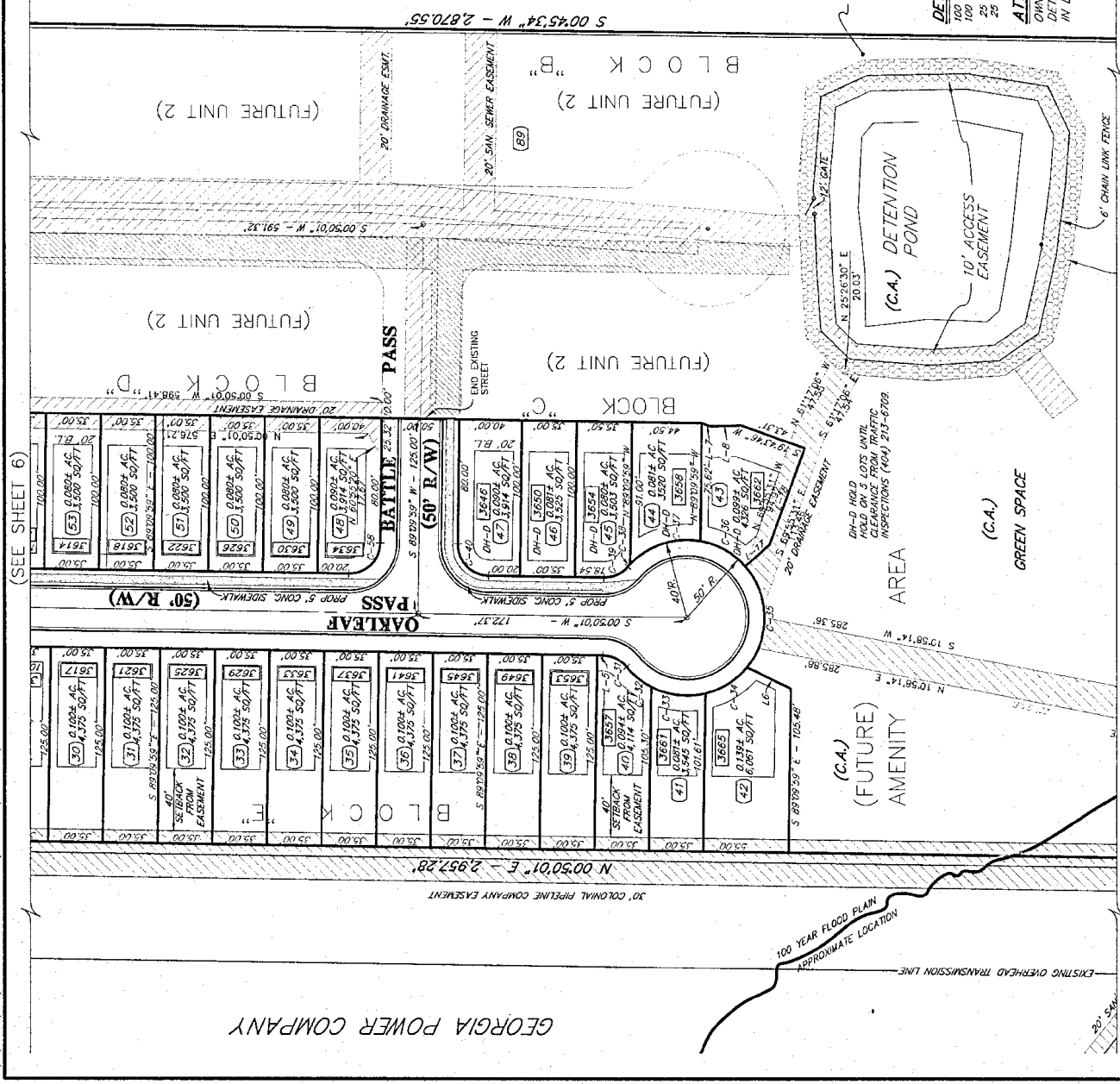
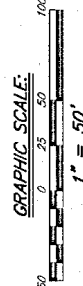
- 100 YEAR WATER SURFACE ELEVATION 889.24
- 100 YEAR FLOOD VOLUME 128,217 CUBIC FEET
- 25 YEAR WATER SURFACE ELEVATION 888.24
- 25 YEAR FLOOD VOLUME 114,670 CUBIC FEET

ATTENTION:
OWNER'S INDENTIFICATION AND MAINTENANCE AGREEMENT FOR DETENTION POND AND FLOOD PLAN IDENTIFICATION, RECORDED IN DEED BOOK 39,590, PAGES 172 THROUGH 176.

SHEET 7 OF 10

FINAL PLAT FOR
OAKLEAF MANOR—UNIT 1
LAND LOTS 192, 193 13TH DISTRICT
FULTON COUNTY, GEORGIA
DATE: 2-02-05 SCALE: 1" = 50'

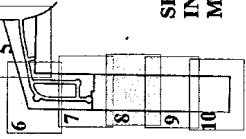
PREPARED BY
TATE ENGINEERING AND SURVEYING, INC.
5825-A MILLBERRY STREET, S.W.
AUSTELL, GEORGIA 30168
PH: (770) 732-0270 FAX: (770) 732-0488



(SEE SHEET 6)

(SEE SHEET 8)

(SEE SHEET 7)



SHEET INDEX MAP

Plats 273 Pg 1002

N/F
FLOYD &
MARY DAVIS
AG-1



SHEET 8 OF 10

FINAL PLAT
FOR

OAKLEAF MANOR - UNIT 1

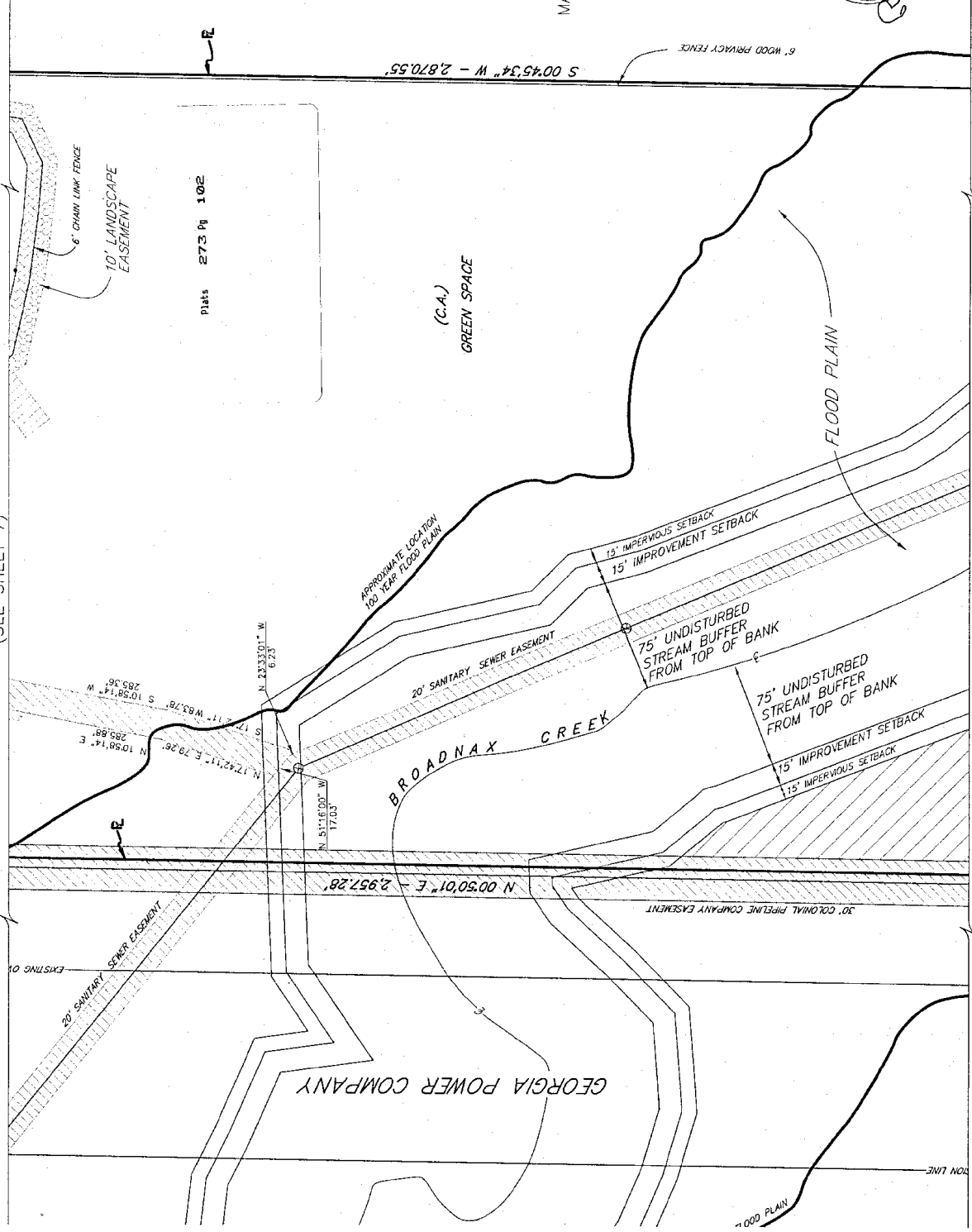
LAND LOTS 192, 193 13TH DISTRICT
FULTON COUNTY, GEORGIA
DATE: 2-07-05 SCALE: 1" = 50'

PREPARED BY
TATE ENGINEERING AND SURVEYING, INC.

5625-A MULBERRY STREET, S.W.
AUSTELL, GEORGIA 30168
PH: (770) 732-0270 FAX: (770) 732-0488

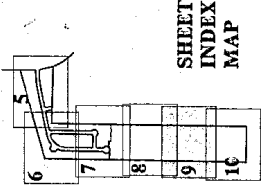


NOTES:
1. ALL AREAS DESIGNATED (C.A.) SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION IN FUTUREITY.
INDICATES PUBLIC EASEMENTS BY THE HOMEOWNERS ASSOCIATION IN FUTUREITY.

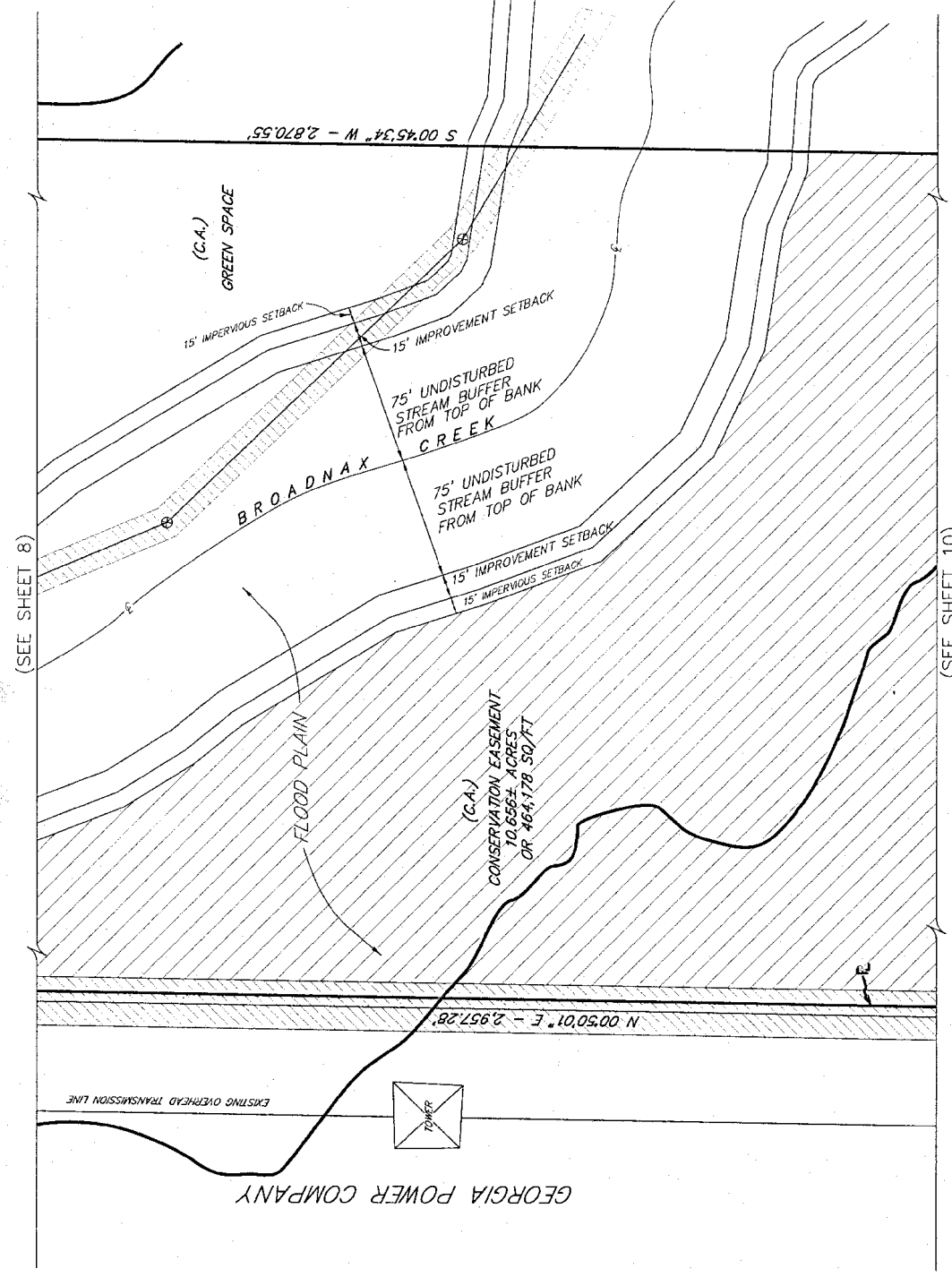
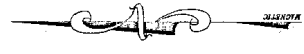


(SEE SHEET 9)

DATE: 04/11/2005 10:52:11 AM BY: J. W. HARRIS, JR. PROJECT: 05/03/2005 - 1008.07 PL. 11



SHEET INDEX MAP



(SEE SHEET 8)

(SEE SHEET 10)

Plats 273 & 1003

NOTES:
1. ALL AREAS DESIGNATED (C.A.) SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION IN PERPETUITY.
INDICATES PUBLIC EASEMENTS BY THE HOMEOWNERS ASSOCIATION IN PERPETUITY.



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

SHEET 9 OF 10

FINAL PLAT FOR

OAKLEAF MANOR - UNIT 1

LAND LOTS 192, 193 13TH DISTRICT
FULTON COUNTY, GEORGIA
DATE: 2-07-05 SCALE: 1" = 50'

SHEET 9

(SEE SHEET 9)

GEORGIA POWER COMPANY

N 00°50'1" E - 2,957.28'

30' COLONIAL PIPELINE COMPANY EASEMENT

(C.A.)
CONSERVATION EASEMENT
10.656± ACRES
OR 464,178 SQ.FT.

FLOOD PLAIN

30' COLONIAL PIPELINE COMPANY EASEMENT

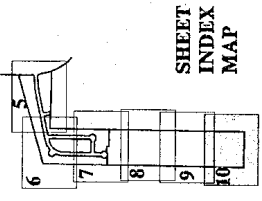
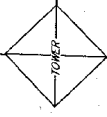
(C.A.)
CONSERVATION EASEMENT
0.430± ACRES
OR 18,725 SQ.FT.

N 89°09'43" W - 528.20'

30' COLONIAL PIPELINE COMPANY EASEMENT

GEORGIA POWER COMPANY

EXISTING OVERHEAD TRANSMISSION LINE



SHEET INDEX MAP



N/F
FLOYD &
MARY DAVIS
AG-1



Plats 273 Pg 104
Justita Hicks
Deputy Clerk
Fulton County, Georgia

NOTES:

- 1. ALL AREAS DESIGNATED (C.A.) SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION IN PERPETUITY.
- INDICATES PUBLIC EASEMENTS BY THE HOMEOWNERS ASSOCIATION IN PERPETUITY.

SHEET 10 OF 10

FINAL PLAT FOR

OAKLEAF MANOR-UNIT 1
LAND LOTS 192, 193 13TH DISTRICT
FULTON COUNTY, GEORGIA
DATE: 2-07-05 SCALE: 1" = 50'

PREPARED BY

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

**FULTON COUNTY DEPARTMENT OF HEALTH AND WELFARE
ENVIRONMENTAL HEALTH SERVICES**

This development is intended to provide the following improvements and is in compliance with the requirements of the Georgia State Code, Chapter 34, Article 10, Division 1, Sections 36-2-1 through 36-2-10, and the Georgia State Code, Chapter 34, Article 10, Division 1, Sections 36-2-1 through 36-2-10.

- WATER SUPPLY: PRIVATE WELL PUBLIC SANITARY
- SEWERAGE: PRIVATE SEWER PUBLIC SANITARY
- SEWERAGE: PRIVATE SEWER PUBLIC SANITARY
- SEWERAGE: PRIVATE SEWER PUBLIC SANITARY
- SEWERAGE: PRIVATE SEWER PUBLIC SANITARY
- SEWERAGE: PRIVATE SEWER PUBLIC SANITARY

6-26-08
DATE

John Alexander
Fulton County Department of Health and Welfare

REVISION DATE

DI-HOLDS

PLEASE NOTE THAT A CERTIFICATE OF OCCUPANCY HOLD MAY BE PLACED ON YOUR BUILDING PERMIT TO VERIFY THAT YOU HAVE COMPLETED WITH YOUR SUBMITTED SITE PLAN. A SITE INSPECTION MAY BE REQUIRED.

DI-A SITE PLAN IS REQUIRED SHOWING BUILDING AND DRIVEWAY LOCATION WITH DIMENSIONS OF THE LOT TO SHOW SUFFICIENT SETBACKS, EASEMENTS, SPECIMEN TREES, BUFFERS AND PUBLIC INFRASTRUCTURE.

DI-B SITE PLAN REQUIRED SHOWING EXISTING AND PROPOSED CONTOUR GRADES. ALL PROPOSED CONTOUR GRADES MUST BE VERIFIED BY A LICENSED PROFESSIONAL ENGINEER OR LICENSED LANDSCAPE ARCHITECT OR REGISTERED SURVEYOR MUST SIGN AND SEAL THE PLANS.

DI-C SITE PLAN IS REQUIRED SHOWING MINIMUM FINISHED FLOOR ELEVATION, ROOF ELEVATION AND CONTOUR LINES. ALL 100-YEAR ELEVATION, DRAINAGE DITCH AND DETENTION FACILITY, TOP OF BANK FOR STREAMS, DRAINAGE DITCH AND FOR STREAMS, DRAINAGE DITCH AND ITEMS FOR CH-A HOLDS AS STATED ABOVE. A FINAL ELEVATION CERTIFICATE MUST BE COMPLETED BY THE REGISTERED SURVEYOR AT THE TIME THE LOWEST FLOOR-FINISH FLOOR (PREFERENCE IS REL) IS ESTABLISHED, PRIOR TO FURTHER CONSTRUCTION OF THE BUILDING.

DI-D ONLY THE DIRECTOR OR THE SPECIFIC APPROPRIATE REPRESENTATIVE OF THE DIRECTOR, MAY RELEASE THIS TYPE OF HOLD. A DI-H HOLD IS A GENERAL HOLD FOR A SPECIFIC PURPOSE NOT PREVIOUSLY COVERED BY THE PRECEDING EXPLANATION ABOVE.

FLOOD NOTE:
ACCORDING TO THE F.I.R.M. OF FULTON COUNTY, PAVEL NUMBER 1312100470E, DATED JUNE 22, 1988, A PORTION OF THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

SURVEY NOTES:

1. THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS A CLOSURE PROCESSION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.
2. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
3. THE MEASUREMENTS FOR FIELD DATA USED IN PREPARING THIS PLAN WERE MADE USING AN ELECTRONIC TOTAL STATION INSTRUMENT, TOPCON GTS-2110, READING DIRECTLY TO 5 SECONDS.

NOTES:

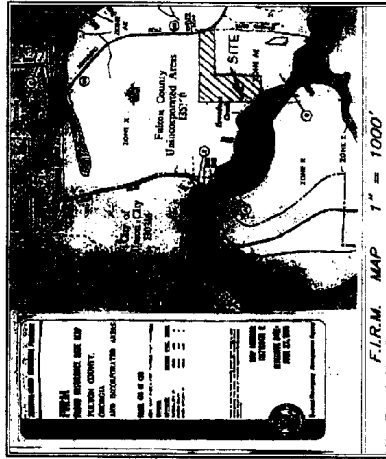
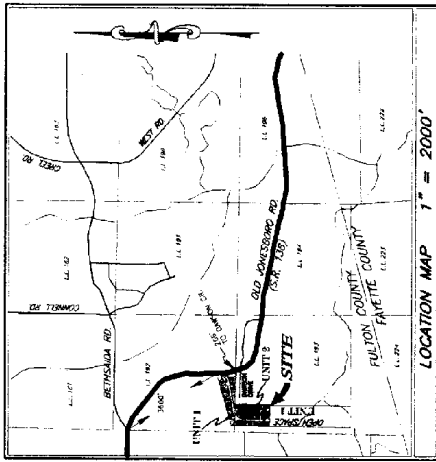
1. THE METERS FOR ROAD PAVEMENT SHALL BE A MINIMUM OF 3 FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
2. THE METERS FOR DETENTION POND LOTS WITH A SLAB ON GRADE SHALL BE A MINIMUM OF 3 FEET ABOVE THE 100-YEAR HIGH WATER (HW) ELEVATION.

NO.	DATE	DESCRIPTION
1.	03/29/07	ADDRESS COUNTY COMMENTS
2.	06/04/07	400 STREET ADDRESS TO PLAT

**FINAL PLAT
FOR**

**OAKLEAF MANOR-UNIT 2
(ALSO KNOWN AS THE OAKS UNIT 2)**

LAND LOTS 193 13TH DISTRICT
FULTON COUNTY, GEORGIA
FEBRUARY 19, 2007



ACCORDING TO THE F.I.R.M. OF FULTON COUNTY, MAP NO. 1312100470 E, COMMUNITY-PANEL # 13160-470-E, EFFECTIVE DATE: JUNE 22, 1988, A PORTION OF THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

OWNER/DEVELOPER/SUBDIVIDER:
DORCAS W. COOPER, JR.
CAMBRIDGE DEVELOPMENT, LLC
1255 LAKES PARKWAY
SUMMITVILLE, GEORGIA 30043
PHONE: 678-344-1003

FINAL PLAT APPROVAL:
THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENT AND COMMUNITY DEVELOPMENT OF FULTON COUNTY, GEORGIA, CERTIFIES THAT THIS PLAT COMPLETES THE FULTON COUNTY ZONING RESOLUTION, CONDITIONS OF THE 2003 FULTON COUNTY SUBDIVISION REGULATIONS AS AMENDED.

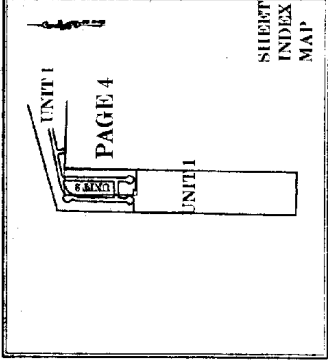
John Alexander
FOR THE DIRECTOR, DEPARTMENT OF ENVIRONMENT AND COMMUNITY DEVELOPMENT
DATE: 7-14-2008

PREPARED BY:
TATE ENGINEERING AND SURVEYING, INC.
3085-A MULBERRY STREET, S.W.
AUSTELL, GEORGIA 30108
PH: (770) 738-0870 FAX: (770) 738-0488

CERTIFICATION AS TO RECORDING
I, HAS BEEN RECORDED IN PLAT BOOK _____, PAGE _____, RECORDED ON _____.

PLAT: 3400 P. 1
1st and Recorded JUL-14-2008 01:1:09
C:\0009-01660500
C:\0009-01660500
Clark of Superior Court
Fulton County, Georgia

SHEET 1 OF 4



NOTES:

1. SITE PLAN, PLAT AND ZONING CASE NUMBER 2002-0044 LEGS APPROVED OCTOBER 6, 2002.
MIN. FRONT YARD = 10 FEET
MIN. SIDE CORNER YARD = 10 FEET
MIN. REAR YARD = 20 FEET
BUILDING SEPARATION = 10 FEET
2. TOTAL NUMBER OF UNITS (UNIT 1) = 29 UNITS
3. TOTAL NUMBER OF UNITS (UNIT 2) = 41 UNITS
4. MINIMUM LOT SIZE = 4,500 SQ. FT.
5. TOTAL AREA (UNIT 1) = 38.96 ACRES
TOTAL AREA (UNIT 2) = 4.586 ACRES
6. NO MORE THAN 2 EPIVS, ENTRANCES ON OLD JONESBORO RD.
7. NO MORE THAN 2 EPIVS, ENTRANCES ON OLD JONESBORO RD.
8. DENSITY (UNIT 1 & UNIT 2) = 2.75 UNITS/AC.
9. ALL PROPOSED STREETS ARE PUBLIC STREETS.
10. WATER SERVICE PROVIDED BY CITY OF ATLANTA.
11. SANITARY SEWER SERVICE PROVIDED BY FULTON COUNTY.
12. ELECTRIC SERVICE IS UNDERGROUND.
13. MINIMUM HEATED FLOOR AREA = 1,200 SQ. FT.
14. 2 PARKING SPACES PER UNIT
15. MAXIMUM BUILDING HEIGHT = 40'
16. BOUNDARY SURVEY BY DONALDSON, GARRETT & ASSOCIATES DATED JUNE 13, 2001.
17. A 10' PRIVATE DRAINAGE EASEMENT EXISTS BETWEEN ALL LOTS AND ALONG THE PERIMETER BOUNDARY LINES OF THE SUBDIVISION EXCEPT WHERE SHOWN OTHERWISE.

ATTENTION:

OWNER'S MAINTENANCE AND MAINTENANCE AGREEMENT FOR COMMON AREAS AND FLOOD DAMAGE EASEMENT RECORDED IN DEED BOOK 38,598, PAGES 172 THROUGH 176.

LOT AREA CHART

LOT #	AREA	LOT #	AREA
46	3503.2 SQ. FT.	67	3603.7 SQ. FT.
47	3503.2 SQ. FT.	68	3503.7 SQ. FT.
48	3503.2 SQ. FT.	69	3503.7 SQ. FT.
49	3503.2 SQ. FT.	70	3503.7 SQ. FT.
50	3503.2 SQ. FT.	71	3503.7 SQ. FT.
51	3503.2 SQ. FT.	72	3503.7 SQ. FT.
52	3503.2 SQ. FT.	73	3503.7 SQ. FT.
53	3503.2 SQ. FT.	74	3503.7 SQ. FT.
54	3503.2 SQ. FT.	75	3503.7 SQ. FT.
55	3503.2 SQ. FT.	76	3503.7 SQ. FT.
56	3503.2 SQ. FT.	77	3503.7 SQ. FT.
57	3503.2 SQ. FT.	78	3503.7 SQ. FT.
58	3503.2 SQ. FT.	79	3503.7 SQ. FT.
59	3503.2 SQ. FT.	80	3503.7 SQ. FT.
60	3503.2 SQ. FT.	81	3503.7 SQ. FT.
61	3503.2 SQ. FT.	82	3503.7 SQ. FT.
62	3503.2 SQ. FT.	83	3503.7 SQ. FT.
63	3503.2 SQ. FT.	84	3503.7 SQ. FT.
64	3503.2 SQ. FT.	85	3503.7 SQ. FT.
65	3503.2 SQ. FT.	86	3503.7 SQ. FT.
66	3503.2 SQ. FT.	87	3503.7 SQ. FT.
68	3503.2 SQ. FT.	89	3503.7 SQ. FT.
69	3503.2 SQ. FT.	90	3503.7 SQ. FT.
70	3503.2 SQ. FT.	91	3503.7 SQ. FT.

Plats 340 by 2

DRAINAGE:
THE OWNER OF RECORD, ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST SPECIFICALLY RELEASES FULTON COUNTY FROM ANY AND ALL LIABILITY AND LIABILITY OF DEFENSE FOR DAMAGE TO OR DESTRUCTION OF PROPERTY OR PERSONS FROM ANY WATER OF NATURAL ORIGIN OR FROM ANY DRAINAGE FEATURES. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SALE PURPOSE OF PROMOTING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERWAYS ESTABLISHED BY THESE INSTRUMENTS. THE DRAINAGE EASEMENT SHALL INCLUDE OPERATIONS WITHIN THIS EASEMENT WHEN EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE NECESSARY TO REMEDY A CONDITION WHICH MAY BE THE CAUSE OF STAGNANT OR DIRTY WATER. THE DRAINAGE EASEMENT SHALL INCLUDE MAINTENANCE OF STAFF AND DIRECTION IS POTENTIALLY HAZARDOUS TO LIFE, PROPERTY, OR THE PUBLIC ROAD OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSIDERED AS CONSTRUCTION OR CONSTRUCTION OF FULTON COUNTY'S RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER(S) OF THE PROPERTIES ON THE LANDS THAT GENERATED THE CONDITIONS.

FLOOD HAZARD:
THE INTERPOLAR REGIONAL FLOOD (R/F) AREAS SHOWN HEREON WERE DETERMINED BY THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED HERETO. FULTON COUNTY DOES NOT, BY APPROVING THIS PLAT, WARRANT THEIR ACCURACY. NOR DOES IT WARRANT THAT THE AREAS OF FLOOD HAZARD SHOWN WILL BE FREE FROM FLOODING. THE AREAS OF FLOOD HAZARD SHOWN ON THIS PLAT DO NOT CONSTITUTE AN ACCEPTANCE OF THE PUBLIC IMPROVEMENTS HEREON. ASSUMING MAINTENANCE SHALL REMAIN THE RESPONSIBILITY OF THE OWNERS OF THE LAND UPON WHICH THE FLOOD CARRYING CAPACITY OF THE FLOOD AREAS OR WATERCOURSES ARE LOCATED. THE OWNER OF RECORD IS REQUIRED TO SUBMIT A SITE PLAN TO FULTON COUNTY PRIOR TO THE INSTALLATION OF ANY IMPROVEMENTS TO THE LOT OR PARCEL. THE SITE PLAN SHALL INCLUDE THE LOCATION AND ELEVATION OF THE TOP WITHIN THE LOT OR PARCEL AND SHALL BE REVIEWED AND APPROVED BY FULTON COUNTY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

STATEMENT OF SLOPE EASEMENT:
THE PROPERTY SHOWN ON THIS PLAT IS SITUATED IN FULTON COUNTY ALONG ALL ROAD FRONTAGE FOR THE PURPOSE OF 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

OWNER'S ACKNOWLEDGEMENT:
STATE OF GEORGIA, COUNTY OF FULTON
THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THEREIN, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT HE OR SHE HAS READ AND UNDERSTANDS THE TERMS AND CONDITIONS OF THIS PLAT, THE COMPLETE OWNERSHIP AND USE OF ALL WATER AND SEWER IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT, AND DEDICATES TO THE USE OF THE PUBLIC THEREIN THE FOLLOWING:

	UNIT 1	UNIT 2
PUBLIC STREETS:	2.86 ACRES	2.86 ACRES
PUBLIC DRAINAGE EASEMENTS:	0.00 ACRES	0.00 ACRES
PUBLIC PARKS/OPEN SPACES:	0.00 ACRES	0.00 ACRES
PUBLIC STREETS:	2.86 ACRES	2.86 ACRES
PUBLIC SEWER EASEMENTS:	1.65 ACRES	1.65 ACRES
PUBLIC DRAINAGE EASEMENTS:	1.19 ACRES	1.19 ACRES
PUBLIC PARKS/OPEN SPACES:	2.18 ACRES	2.18 ACRES

Christina Deaconman LLC
CHRISTINA W. COOPER, JR.
THIRD PARTY OF SUBDIVISION
Christina Deaconman LLC
THIRD PARTY OF RECORD
DATE: 06-25-08



SHEET 2 OF 4

FINAL PLAT FOR
OAKLEAF MANOR - UNIT 2
LAND LOTS 193 13TH DISTRICT
FULTON COUNTY, GEORGIA
DATE: 2-19-07 SCALE: 1" = 50'

PREPARED BY
TATE ENGINEERING AND SURVEYING, INC.
5823-A MULBERRY STREET, S.W.
AUSTELL, GEORGIA 30168
PH: (770) 732-0270 FAX: (770) 732-0488

NO.	DATE	DESCRIPTION
1	03/28/07	ADDRESS COUNTY COMMENTS
2	03/08/07	ADD STREET ADDRESSES TO PLAT

0.0023 DWS

