

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATED TO THE USE OF THE PUBLIC FOR ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE GWINNETT COUNTY SUBDIVISION REGULATIONS, THE COUNTY ENGINEER, AND THE COUNTY COMMISSIONERS, AND THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.

BY: N. Wayne Woodard TITLE: Dev. Insp. Manager
 GWINNETT COUNTY ENGINEERING DIVISION,
 DEPARTMENT OF DEVELOPMENT
 THE LOTS HEREON HAVE BEEN REVIEWED BY THE GWINNETT COUNTY HEALTH DEPARTMENT AND WITH THE EXCEPTIONS OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 ARE APPROVED FOR DEVELOPMENT.
 DATED THIS 22 DAY OF July, 1987

BY: N. Wayne Woodard TITLE: Dev. Insp. Manager
 GWINNETT COUNTY ENGINEERING DIVISION,
 DEPARTMENT OF DEVELOPMENT
 THIS PLAT AND DESIGN OF THE WATER DISTRIBUTION SYSTEM HAVE BEEN SUBMITTED TO AND REVIEWED BY THE ENGINEER AND ARE APPROVED SUBJECT TO THE INSTALLATION OF THE WATER SYSTEM IN AN ACCEPTABLE MANNER.
 DATED THIS 22 DAY OF July, 1987

BY: N. Wayne Woodard TITLE: Dev. Insp. Manager
 GWINNETT COUNTY WATER DEPARTMENT
 THIS PLAT HAS BEEN SUBMITTED, REVIEWED AND APPROVED BY THE DEPARTMENTS ENVIRONMENTAL ENGINEER, SUBJECT TO THE ACCEPTABLE INSTALLATION OF THE SANITARY SEWER SYSTEM, ACCORDING TO GWINNETT COUNTY SPECIFICATIONS.
 DATED THIS 22 DAY OF July, 1987

BY: N. Wayne Woodard TITLE: Dev. Insp. Manager
 WATER POLLUTION CONTROL DEPARTMENT
 THIS PLAT HAS BEEN SUBMITTED TO AND REVIEWED BY THE DEPARTMENT OF DEVELOPMENT AND IS APPROVED BY THE DIRECTOR OF THIS DEPARTMENT.
 DATED THIS 22 DAY OF July, 1987

BY: N. Wayne Woodard TITLE: Dev. Insp. Manager
 GWINNETT CO. DEPT. OF DEVELOPMENT
 THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE BOARD OF COUNTY COMMISSIONERS OF GWINNETT COUNTY, GEORGIA AND IS APPROVED SUBJECT TO THE PROTECTIVE COVENANTS SHOWN HEREON.
 DATED THIS 22 DAY OF July, 1987

BY: N. Wayne Woodard TITLE: Dev. Insp. Manager
 GWINNETT CO. BOARD OF COMMISSIONERS

PROTECTIVE COVENANTS
 LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH ARE COVERING SURVIVING WITH THE LAND AND MAY BE ENFORCED BY THE OWNER OF ANY LOT IN THE SUBDIVISION AND SHALL REMAIN IN FORCE AND EFFECTIVE UNTIL THE 10 DAY OF APRIL 2018

1. LOTS SHOWN ARE FOR SINGLE FAMILY RESIDENCE PURPOSES ONLY.
2. NO LOT SHALL BE SUBDIVIDED, NOR SHALL MORE THAN ONE HOUSE BE ERRECTED ON ANY ONE LOT.
3. NO HOUSE SHALL BE ERRECTED OR REMOVED ON ANY LOT TO BE USED AS A SCHOOL, CHURCH, OR KINDERGARTEN.
4. NO TEMPORARY HOUSE, SHACK, TENT, OR TRAILOR SHALL BE ERRECTED OR PLACED ON ANY LOT AS A RESIDENCE, SCHOOL, CHURCH, OR KINDERGARTEN.
5. NO RESIDENCE SHALL BE ERRECTED ON ANY LOT TO HAVE LESS THAN 1,800 SQUARE FEET.
6. ALL COUNTY ZONING RESTRICTIONS APPLICABLE TO THIS PROPERTY SHALL BE OBSERVED.

DATED THIS 22 DAY OF July, 1987
 BY: N. Wayne Woodard TITLE: OWNER

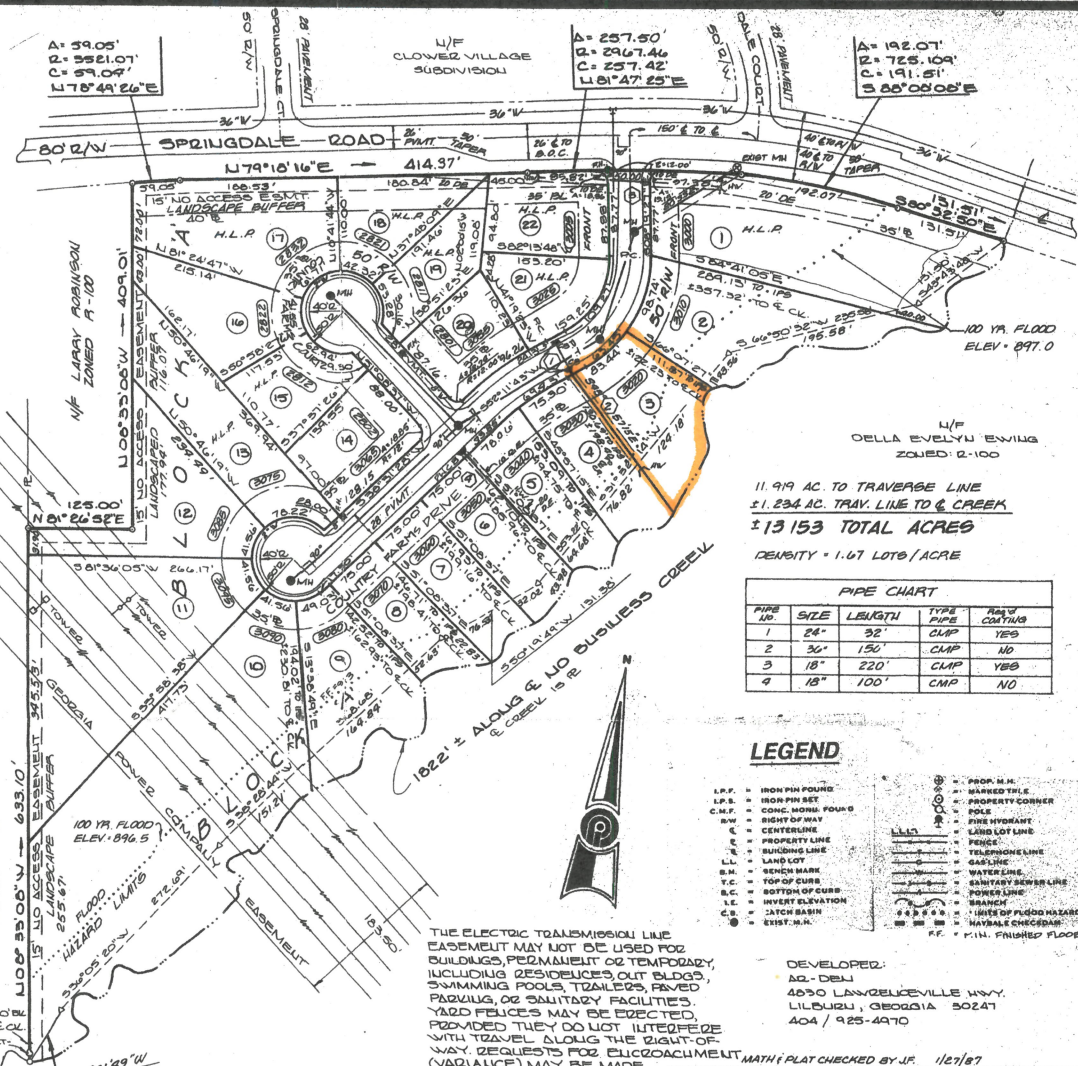
GENERAL NOTES
 1. GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE RIGHT-OF-WAY OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.

2. MINIMUM 12 FOOT RADIIUS ON ALL STREET RIGHT-OF-WAY INTERSECTIONS.
3. ZONING IS R-75.
4. LOTS SHOWN ARE FOR SINGLE FAMILY USE ONLY.
5. IRON PINS SET ON ALL LOT CORNERS (1/4" REINFORCING BARI)
6. BOUNDARY INFORMATION BASED ON SURVEY BY PRECISION PLANNING, INC.
7. ALL LOTS TO BE SERVED BY SANITARY SEWER.
8. WATER BY GWINNETT COUNTY.
9. GAS BY ATLANTA GAS LIGHT.
10. POWER BY GEORGIA POWER.
11. NO HOUSE SHALL BE NEARER A FRONTING STREET THAN BUILDING LINE SHOWN ON PLAT, NOR NEARER TO ANY SIDE STREET THAN BUILDING LINE SHOWN ON PLAT, NOR NEARER THAN 10 FEET TO ANY SIDE LINE. THE SUM OF THE TWO SIDE YARDS ON ANY ONE LOT, SHALL NOT BE LESS THAN 20 FEET. MINIMUM REAR YARD SETBACK 15.40 FEET.
12. A HOUSE LOCATION PLAN (H.L.P.) IS A SCALE DRAWING SUBMITTED BY THE BUILDER AT THE TIME OF PERMIT. IT IS NOT REQUIRED THAT THE DRAWING BE DONE BY A REGISTERED SURVEYOR OR ENGINEER. THE PURPOSE OF THIS DRAWING IS TO INSURE THAT THE HOUSE IS PROPERLY LOCATED ON THE LOT.
13. LOTS SHALL HAVE 12,000 SQUARE FEET OR GREATER.
14. TOTAL NUMBER OF LOTS IS 22.
15. FLOOD PLAIN AS PER FIG. 295 TIED TO B.M. 66.
16. A DRAINAGE EASEMENT HAS BEEN ESTABLISHED WITHIN FLOOD HAZARD LIMITS.
17. NO PETENTION POND IS LOCATED ON THIS SITE.

THIS PLAT HAS BEEN RE-RECORDED IN PLAT BOOK 300K, PAGE 104, GWINNETT COUNTY RECORDS;
 DATED: 8-2-87

RECORDED:
 THIS PLAT HAS BEEN RECORDED IN PLAT BOOK 300K, PAGE 104, GWINNETT COUNTY RECORDS, DATED: 8-2-87

CLOSURE STATEMENT
 A TOPCON GTS-2 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 66,252 FEET AND AN ANGULAR ERROR OF 2" (SEC.) PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT WAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 369,000 FEET.



CURVE DATA CHART

LOT	ADC	Δ	T	CU
1	135.79'	90°31'10"	75.00'	128.854'
2	119.44'	13°22'20"	60.00'	913.116'

FLOOD PLAIN LOT CHART

LOT	AREA INSIDE FLOOD PLAIN	AREA OUTSIDE FLOOD PLAIN
1	20,305	20,676
2	14,063	10,773
3	9,145	9,046
4	6,433	8,758
5	4,573	8,036
6	5,813	9,225
7	5,803	9,300
8	4,030	8,680
9	14,338	9,843
10	40,610	58,900

GRAPHIC SCALE: 1" = 100'

THE ELECTRIC TRANSMISSION LINE EASEMENT MAY NOT BE USED FOR BUILDINGS, PERMANENT OR TEMPORARY, INCLUDING RESIDENCES, OUT BLDGS, SWIMMING POOLS, TRAILERS, RAVED PARKING, OR SANITARY FACILITIES. FENCED FENCES MAY BE ERRECTED, PROVIDED THEY DO NOT INTERFERE WITH TRAVEL ALONG THE RIGHT-OF-WAY. REQUESTS FOR ENCROACHMENT (VAQUALICE) MAY BE MADE TO GA. PWR. TRANSMISSION DEPT., ATLANTA, GA.

REV. NO. 1 APPROVAL
 REVISION NO. 1 APPROVED BY GWINNETT COUNTY PLANNING AND DEVELOPMENT DEPT. THIS 30TH DAY OF FEBRUARY, 1987.
 BY: Barbara M. Manning



A = 257.50'
 B = 297.46'
 C = 237.42'
 LB = 47.25° E

A = 192.07'
 B = 725.109'
 C = 191.81'
 LB = 00°00'00" E

11.99 AC. TO TRAVERSE LINE
 ± 1.234 AC. TRAV. LINE TO CREEK
 ± 13.153 TOTAL ACRES
 DENSITY = 1.67 LOTS / ACRE

PIPE CHART

PIPE NO.	SIZE	LENGTH	TYPE PIPE	MANH. CONTING.
1	24"	32'	CMP	YES
2	36"	150'	CMP	NO
3	18"	220'	CMP	YES
4	18"	100'	CMP	NO

LEGEND

- I.P.F. = IRON PIN POINTED
- L.P.S. = IRON PIN SET
- C.M.F. = CONC. MARK FOUND
- R.W. = RIGHT OF WAY
- C. = CENTERLINE
- P.L. = PROPERTY LINE
- B.L. = BUILDING LINE
- L.L. = LAND LOT
- S.M. = SENCH MARK
- T.C. = TOP OF CURB
- B.C. = BOTTOM OF CURB
- I.E. = INVERT ELEVATION
- C.B. = CATCH BASIN
- E.S. = EXIST. S.H.
- P.P.M. = PROP. M.H.
- M.H. = MANHOLE
- P.C. = PROPERTY CORNER
- S. = SOLE
- P.H. = PIPE HYDRANT
- L.L. = LOTS LOT LINE
- F. = FENCE
- T.L. = TELEPHONE LINE
- G.L. = GAS LINE
- W.L. = WATER LINE
- S.S. = SANITARY SEWER LINE
- P.L. = POWER LINE
- B. = BRANCH
- F.F. = FLOOD HAZARD
- H.C. = HAYBALE ENCROACHMENT
- F.F. = FINISHED FLOOR

DEVELOPER:
 AG - DEW
 400 LAWRENCEVILLE HWY.
 LAWRENCEVILLE, GEORGIA 30247
 404 / 925-4470

FINAL PLAT OF:

COUNTRY FARMS
 UNIT ONE
 FORMERLY SUBMITTED AS SPRINGDALE CROSSING
 LAND LOT 2
 GWINNETT COUNTY, FIFTH DISTRICT
 GEORGIA

PRECISION PLANNING, INC.
 CONSULTING PLANNERS & ENGINEERS
 400 FIVE BOWLING GREEN, P.O. BOX 1226
 LAWRENCEVILLE, GEORGIA 30046
 (404) 963-4076

Date: 4-7-87 Scale: 1" = 100'
 Designed By: D.W. Project No.: 86-060 Sheet No.:
 Drawn By: M.H. File No.: 11-115 1 of 1
 Checked By: T.D.

RT-6586