

Recorded April 18, 1973

01111111 Perry C. 31

PROTECTIVE COVENANTS

LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH ARE COVENANTS RUNNING WITH THE LAND AND MAY BE ENFORCED BY THE OWNER OF ANY LOT IN THE SUBDIVISION AND SHALL REMAIN IN FORCE AND EFFECT UNTIL THE 3rd DAY OF April 1973.

- 1. LOTS SHOWN SHALL BE FOR SINGLE FAMILY RESIDENCE PURPOSES ONLY.
2. NO LOT SHALL BE SUBDIVIDED, NOR SHALL MORE THAN ONE HOUSE BE ERECT ON ANY ONE LOT.
3. NO HOUSE SHALL BE NEARER A FRONTING STREET THAN BUILDING LINE SHOWN ON PLAT, NOR NEARER THAN 10' TO ANY SIDE LOT LINE.
4. NO BUILDING SHALL BE ERECTED ON ANY LOT TO BE USED AS A SCHOOL, CHURCH, OR KINDERGARTEN.
5. NO TEMPORARY HOUSE, SHACK, TENT, OR TRAILER SHALL BE ERECTED OR OCCUPIED ON ANY LOT AS A RESIDENCE, SCHOOL, CHURCH OR KINDERGARTEN.
6. NO RESIDENCE SHALL BE ERECTED ON ANY LOT TO HAVE LESS THAN 1000' SQUARE FEET.

OWNER'S ACKNOWLEDGEMENT

STATE OF GEORGIA

WINNETT COUNTY -

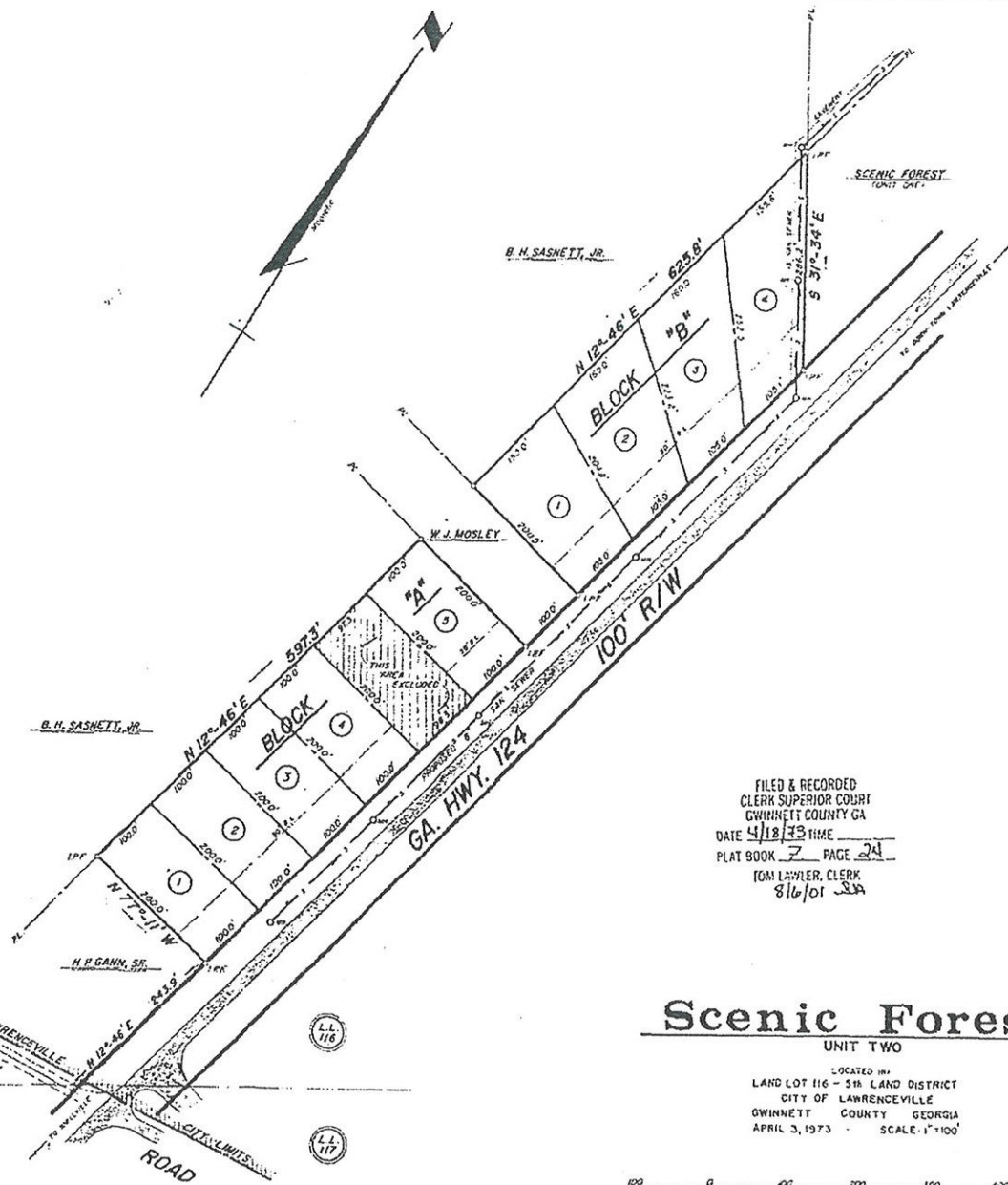
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A duly AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC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

Signature of B. H. Sashett, Jr.

SURVEYOR'S CERTIFICATE -

I HEREBY CERTIFY THAT THE PLAT 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 AS REQUIRED BY THE CITY OF LAWRENCEVILLE MUNICIPAL PLANNING COMMISSION.

BY: Michael A. Royston
GEORGIA REGISTERED LAND SURVEYOR NO. 1731



CITY OF LAWRENCEVILLE -

THIS PLAT HAS BEEN REVIEWED BY THE CITY OF LAWRENCEVILLE AND IS APPROVED BY THE FOLLOWING DEPARTMENT ON THIS 3 DAY OF APRIL 1973

Signatures for Mayor and Council members.

APPROVAL OF THE MAYOR AND COUNCIL OF THE CITY OF LAWRENCEVILLE

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

DATED THIS 3rd DAY OF APRIL 1973
Signature of Mayor W. J. Lawrence

FILED & RECORDED
CLERK SUPERIOR COURT
WINNETT COUNTY GA
DATE 4/18/73 TIME
PLAT BOOK 7 PAGE 24
TOM LAWLER, CLERK
8/16/01

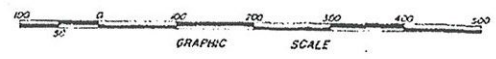
- NOTES:
1. THE CITY OF LAWRENCEVILLE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE RIGHT-OF-WAY, OR FOR THE EXTENSION OF CURBS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.
2. IRON PINS SET ON ALL LOT CORNERS
3. SANITARY SEWER TO BE INSTALLED BY DEVELOPER.



MICHAEL A. ROYSTON & ASSOCIATES
SURVEYING ENGINEERS & LAND-USE CONSULTANTS
SNELLVILLE, GEORGIA

Scenic Forest UNIT TWO

LOCATED IN:
LAND LOT 116 - 5th LAND DISTRICT
CITY OF LAWRENCEVILLE
WINNETT COUNTY GEORGIA
APRIL 3, 1973 SCALE: 1"=100'



NU 112

Recorded May 19, 1975

formerly Oscar Coleman  
C. J. C.

LEGEND:

IR.P.	IRON PIN FOUND	D.E.	DRAINAGE EASEMENT
M.P.S.	MON. PIN SET	S.L.	SEWER EASEMENT
C.L.	CENTER LINE	D.A.	DRAINAGE AREA
B.L.	BUILDING LINE	H.W.	HEAD WALL
L.L.	LANDSCAPE LINE	C.B.	CATCH BASIN
R.W.	RIGHT OF WAY	C.D.	CROSS DRAIN
P.L.	POWER LINE	P.O.	POINT OF
T.L.	TELEPHONE	F.	FACILITY
W.	WATER LINE	P.C.	POINT OF CURVATURE
S.	SEWER LINE	R.	RADIUS
M.H.	MANHOLE		

NOTE:

THIS PLAT SUPERSEDES PLATS OF UNIT ONE & UNIT TWO, SCENIC FOREST, RECORDED IN PLAT BOOK 1, PAGE 33 AND PLAT BOOK 2, PAGE 24, GWINNETT COUNTY RECORDS, LAWRENCEVILLE, GA.

A SANITARY SEWER EASEMENT ON LOT 4, BLOCK 2, IS NO LONGER NEEDED AND HAS BEEN OMITTED FROM THIS PLAT.

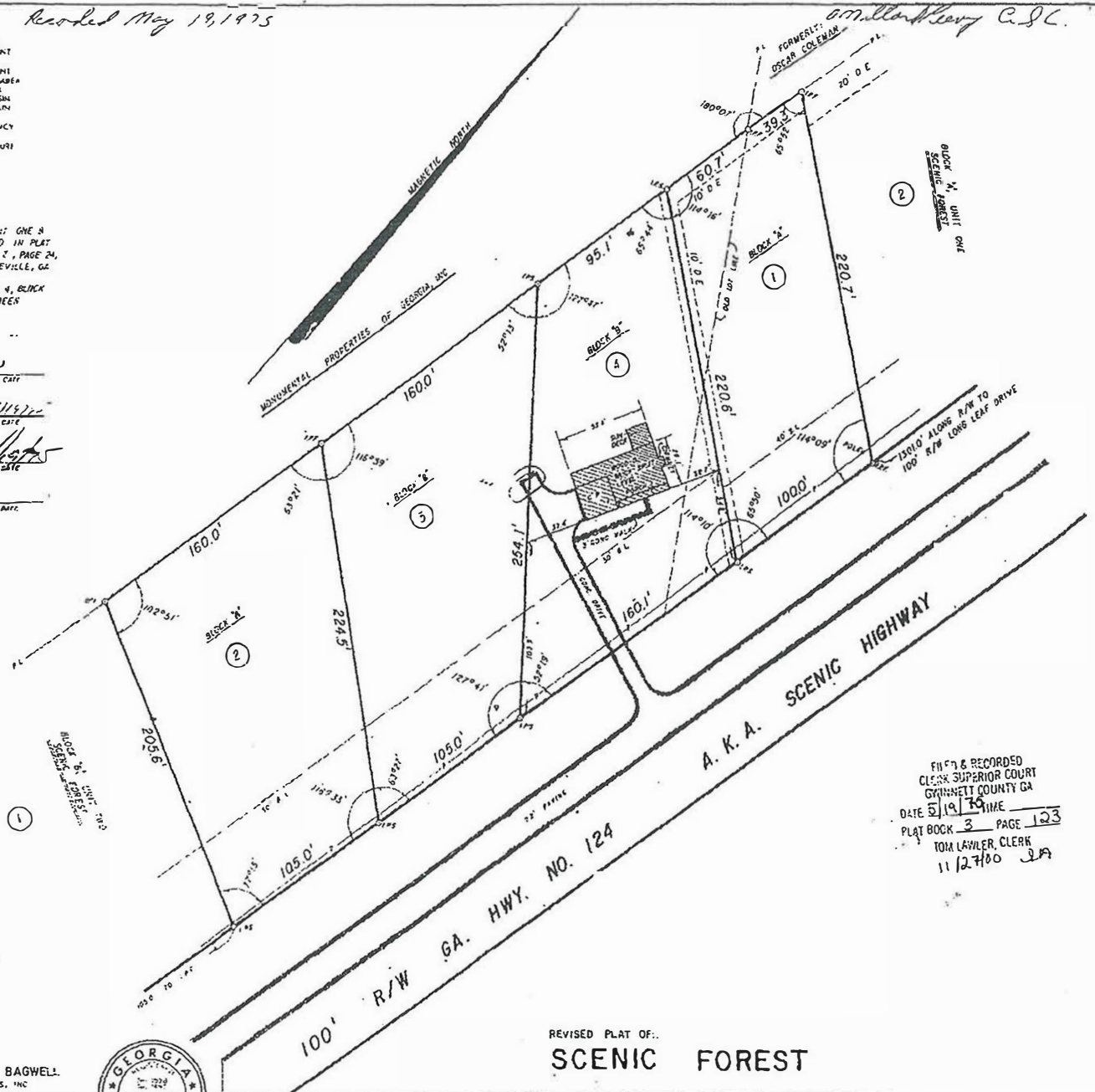
APPROVED FOR RECORDING BY:

*Robert P. Brown*  
MAYOR OF LAWRENCEVILLE, GA.

*Robert P. Brown*  
CITY CLERK OF LAWRENCEVILLE, GA.

*Henry H. Hinkle*  
CITY CLERK OF LAWRENCEVILLE, GA.

*Tom Lawler*  
CITY CLERK OF LAWRENCEVILLE, GA.



FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY GA  
DATE 5/19/75  
PLAT BOOK 3 PAGE 123  
TOM LAWLER, CLERK  
11 12 7800

REVISED PLAT OF:  
**SCENIC FOREST**

HANNON, MEEKS & BAGWELL  
SURVEYORS & ENGINEERS, INC.



228 AVOND AVE  
LAWRENCEVILLE, GEORGIA  
TELEPHONE 424-2321

LAND PLANNING  
LINE SURVEYING  
FEASIBILITY STUDIES & ENGINEERING

LAND LOT(S) 116 of the 5th DISTRICT  
CITY OF LAWRENCEVILLE  
GWINNETT COUNTY, GEORGIA

DATE 4-29-75  
SCALE: 1" = 40'

11130-11

Job No. 3126-75

File No. \_\_\_\_\_

3/2/75