OWNER / DEVELOPER: D.R. HORTON INC. 8200 ROBERTS DRIVE SUITE #100 ATLANTA, GA 30350

PHONE: (470) 774-4884 CONTACT: Jay Coombe

ACR ENGINEERING, INC. 600 PINNACLE COURT NORCROSS, GEORGIA 30071 PHONE: (678) 291-0000 CONTACT: ABBAS HEIDAR

#### GENERAL NOTES

. THIS PROPERTY IS SHOWN ON DEKALB COUNTY TAX MAPS AS BEING IN LAND LOT 47 & 50 OF THE

2. WATER SERVICE PROVIDED BY DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT. WATER SERVICES ARE INSTALLED FOR ALL LOTS IN THIS UNIT. SERVICE LOCATIONS SHOWN ON THIS PLAT ARE

3. SANITARY SEWER SERVICE (GRAVITY SEWER) PROVIDED BY DEKALB COUNTY DEPARTMENT OF WATERSHED

4. A 75-FOOT TRIBUTARY BUFFER AND 25-FOOT STREAM BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GEORGIA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION.

5. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS' REQUIREMENTS REGARDING WETLANDS.

: ANGULAR BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, GEORGIA WEST ZONE. VERTICAL DATUM FOR THIS PLAT IS NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88). THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT

. TOTAL NUMBER OF LOTS IN PHASE 4A = 91 TOTAL PHASE 4A AREA = 32.095 AC. LOTS INCLUDED IN PHASE 4A: 1-27; 43-58; 102-149 DISTURBED ACREAGE= 28.44 AC.

ZONING: R-100 (CONSERVATION) MINIMUM LOT WIDTH = 60 FEET AT R/W (CORNER LOT MIN. WIDTH = 75 FEET) MINIMUM LOT SIZE = 8,000 SQUARE FEET

MINIMUM SETBACK REQUIREMENTS: FRONT YARD SETBACK - 50 FEET MAJOR THOROUGHFARE - 40 FEET MINOR THOROUGHFARE - 35 FEET COLLECTOR STREETS - 20 FEET INTERIOR STREETS

INTERIOR SIDE YARD SETBACK - 7.5 FEET REAR YARD - 20 FEET MAXIMUM BUILDING HEIGHT - 35 FEET MAXIMUM LOT AREA COVERED BY BUILDINGS - 35%

MINIMUM DWELLING SIZE IS 2,000 SQUARE FEET. B. COMMON AREAS, CORNER PARKS AND RECREATION AREA ARE OWNED AND MAINTAINED BY A MANDATORY HOMEOWNERS ASSOCIATION.

. MAXIMUM CUT OR FILL SLOPE 3H: 1V.

10. ALL UTILITIES, INCLUDING ELECTRIC SERVICE, ARE LOCATED UNDERGROUND.

. COVENANTS RECORDED IN DEED BOOK 20351, PAGES 554-633, IN DEKALB COUNTY RECORDS, DATED

12. NO WORK IN RIGHT-OF-WAY, INCLUDING PAVED SURFACES, PERMITTED WITHOUT WRITTEN AUTHORIZATION

FROM THE DEKALB COUNTY PUBLIC WORKS DEPARTMENT. 13. AN EASEMENT SHALL EXIST WHICH INCLUDES THE FLOOD PLAIN PLUS FIVE FEET.

4. FOR HOMES LOCATED BELOW THE STREET, A SEWER RELIEF VALVE IS REQUIRED ON CLEAN-OUT OUTSIDE EACH BUILDING AND BELOW THE LOWEST FLOOR ELEVATION. A BACKFLOW CHECK VALVE IS REQUIRED BETWEEN CLEAN-OUT AND THE STRUCTURE.

5. A 10 FT. DRAINAGE EASEMENT EXISTS BETWEEN ALL LOTS AND ALONG THE PERIMETER BOUNDARY LINES OF THE SUBDIVISION EXCEPT WHERE SHOWN OTHERWISE.

16. DEKALB COUNTY SANITATION DEPARTMENT IS NOT RESPONSIBLE FOR TRASH PICK-UP ON PRIVATE

17. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES.

8. INDIVIDUAL RESIDENTIAL BUILDERS, IN A SUBDIVISION WHERE A NOTICE OF INTENT (NOI) IS REQUIRED TO COMPLY WITH FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REGULATIONS, MUST ALSO FILE A NOI AND A NOTICE OF TERMINATION (NOT) WITH THE GEORGIA DEPT. OF NATURAL RESOURCES. ENVIRONMENTAL PROTECTION DIVISION (EPD). A STORM WATER POLLUTION PREVENTION PLAN MUST BE DEVELOPED AND IMPLEMENTED.

19. THE OWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING LONG SIDE AND SHORT SIDE WATER SERVICE LINES EXTENDED PAST OR OUTSIDE THE SIDEWALK.

20. SUBSEQUENT BUILDERS AND DEVELOPERS OF INDIVIDUAL LOTS SHALL MAKE PROVISIONS TO CONDUCT LOT GENERATED SURFACE WATERS TO THE DRAINAGE FACILITIES PROVIDED BY THE DEVELOPER WITHOUT UNAUTHORIZED DISCHARGE ONTO ADJACENT ERTIES.

1. INERT LANDFILLS OR THE BURYING OF CONSTRUCTION DEBRIS, TREE STUMPS AND TOPS OR ANY OTHER REFUSE IS PROHIBITED EXCEPT IN M-2 INDUSTRIAL DISTRICT PER LAND DEVELOPMENT ORDINANCE CHAPTER 14, ARTICLE II, SECTION 14-37 (B) (6).

22. SIDEWALKS ARE REQUIRED FOR THIS SUBDIVISION.

23. A 10' LANDSCAPE BUFFER EXISTS ON ALL DOUBLE FRONTAGE LOTS. EXTERNAL LOTS SHALL HAVE THE BUFFER ON THE EXTERNAL STREET FRONTAGE. INTERNAL LOTS' BUFFERS SHALL BE ON THE STREET(S) WHICH IS/ARE NOT THE PRIMARY ACCESS STREET(S) OR THE STREET TO THE REAR OF THE HOUSE.

24. WATERS OF THE UNITED STATES, INCLUDING LAKES AND ADJACENT WETLANDS, SHOWN ON THE PLAT ARE UNDER THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT ER AUTHORIZATION.

25. SITE PLANS ARE REQUIRED FOR THE FOLLOWING LOTS IN THIS UNIT. ALL LOTS:

26. ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOODPLAIN SHALL BE CONSTRUCTED SO THAT ALL PORTIONS OF THE STRUCTURE, INCLUDING THE BASEMENT FLOOR OR CRAWL AREAS, SHALL BE NOT LESS THAN THREE FEET ABOVE THE INTERMEDIATE REGIONAL FLOOD ELEVATIONS.

7. LOTS THAT WILL REQUIRE FILL DEPTH OF TWO (2) FEET OR GREATER BETWEEN THE ROAD RIGHT-OF-WAY AND REAR BUILDING LINE AT THE TIME OF FUTURE LOT GRADING WILL REQUIRE A COMPACTION CERTIFICATION SEALED BY A REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER TO BE SUBMITTED AT THE TIME OF BUILDING PERMITS APPLICATION.

28. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION FACILITY AND THE STORM

29. DEKALB COUNTY SHALL BE RESPONSIBLE SOLELY FOR THE 8 INCH SANITARY SEWER SERVICE LATERAL PIPE UP TO THE CLEAN OUT, AND THE 8 INCH WATER MAIN.

30. THE CITY OF STONECREST AND DEKALB COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.

31. THE DEVELOPMENT TYPE FOR FLAT ROCK HILLS PHASE 4A IS SINGLE FAMILY DETACHED.

# FINAL PLAT

FOR

FLAT ROCK HILLS PHASE 4A

(A.K.A. CREEKWOOD) AP# 3083888

> STREET ADDRESS: 5627 BROWNS MILL ROAD LITHONIA, GEORGIA 30038 LAND LOTS 47 AND 50 DISTRICT 16TH

DeKalb County, Georgia City of Stonecrest

TAX PARCEL NUMBER #16-047-03-014 (REFERENCE PARCEL COMBINATION PLAT AP#3088680) "DeKalb County LDP Development Permit: AP# 3018768" "DeKalb County Sketch Plat: AP# 21219"



As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the apriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for erty surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as sent forth in O.C.G.A. Section

The M. This 2-08-22 Georgia Registered Land Surveyor No. 3082 ACR Engineering, Inc.

IN MY OPINION, THIS PLAT, DRAWN BY ME OR UNDER MY SUPERVISION, WAS MADE FROM ACTUAL SURVEY, AND IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 279,472 FEET.

In m. His ACR ENGINEERING, INC.

RLS. NO. GA 3082

#### OWNER'S ACKNOWLEDGEMENT

D.R. HORTON, INC., THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS UBSCRIBED HERETO, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY CONVEY ALL STREETS, RIGHTS-OF-WAY, WATER MAINS AND SEWER LINES SHOWN HEREON IN FEE SIMPLE TO DEKALB COUNTY, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES AND HOLDS HARMLESS THE CITY OF STONECREST FROM ANY AND ALL CLAIMS, DAMAGES OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN. CONSTRUCTION AND MAINTENANCE OF THE ERTY SHOWN HEREON; ON ACCOUNT OF THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS-DRAINS, CULVERTS, WATER MAINS. SEWER LINES AND BRIDGES WITHIN OSED RIGHTS-OF-WAY AND EASEMENTS SHOWN; AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR CHANGING OF COURSES OF STREAMS. AND FURTHER THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE ERTY SHOWN HEREON AND AGREES THAT THE CITY OF STONECREST SHALL NOT BE LIABLE TO HIM/HER, HIS/HER HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS-DRAIN EXTENSIONS, DRIVES, STRUCTURES, STREETS, CULVERTS, CURBS OR SIDEWALKS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATER AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND MYSELF AND OWNERS SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENT.

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES TO THE CITY OF STONECREST, AS NOTED BELOW. THE COMPLETE OWNERSHIP AND USE OF ALL IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING:

PUBLIC STREET RIGHT-OF-WAY: DRAINAGE EASEMENT: **PUBLIC ACCESS / PEDESTRIAN EASEMENTS:** PUBLIC WATER / SEWER EASEMENTS TO DEKALB COUNTY 1.31 ACRES ACCESS EASEMENT:

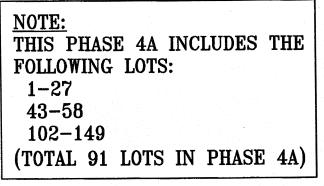
4.44 ACRES 1.45 ACRES 0 ACRES 0.74 ACRES

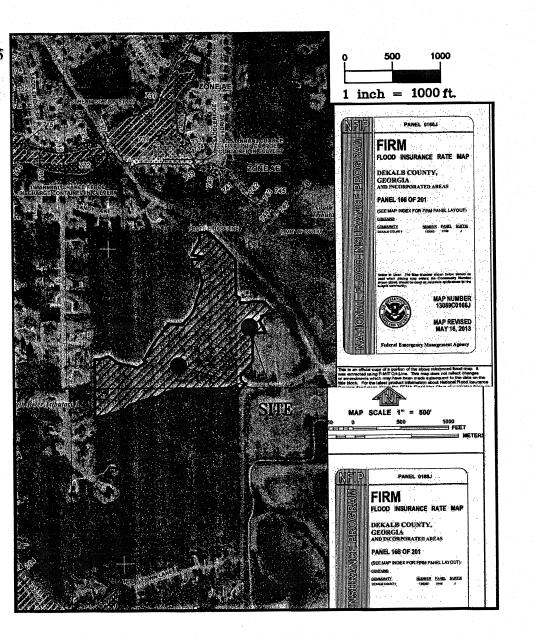
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 16 DAY OF 1022.

ASSISTANT SECRETARY

ACR JOB NO. 14021 PREPARED BY: 600 PINNACLE COURT

SUITE 685 NORCROSS, GEORGIA 30071 (678) 291-0000





NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA AS PER F.I.R.M. COMMUNITY PANELS 13089C0166J AND 13089C0168J DeKalb County, GEORGIA EFFECTIVE DATED MAY 16, 2013.

#### FLOOD HAZARD

THE SPECIAL FLOOD HAZARD AREAS (SFHA) SHOWN HEREIN WERE DETERMINED BY THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED HERETO. THE CITY OF STONECREST DOES NOT, BY APPROVING THIS PLAT, WARRANT THEIR ACCURACY, AND DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF FLOOD HAZARD SHOWN WILL BE FREE DOES NOT BY APPROVING THIS PLAT NOR ACCEPTING THE PUBLIC IMPROVEMENTS THEREIN, ASSUMES MAINTENANCE OF THE FLOOD CARRYING CAPACITY OF THE FLOOD AREAS OR WATERCOURSES. MAINTENANCE SHALL REMAIN THE RESPONSIBILITY OF THE OWNER(S) OF THE LAND UPON WHICH THEY EXIST. THE OWNER OF A LOT OR PARCEL THAT CONTAINS A FLOOD HAZARD AREA IS REQUIRED TO SUBMIT A SITE PLAN TO THE CITY OF STONECREST PRIOR TO THE INITIATION OF ANY IMPROVEMENTS TO THE LOT OR PARCEL. THE SITE PLAN SHALL INCLUDE THE LOCATION AND ELEVATION OF THE SFHA WITHIN THE LOT OR PARCEL AND THE EXISTING AND OSED IMPROVEMENTS. APPROVAL OF THE SITE PLAN BY THE CITY OF STONECREST IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

VICINITY MAP

SCALE 1"=2000'

#### DRAINAGE

THE OWNER OF RECORD ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST SPECIFICALLY RELEASES THE CITY OF STONECREST 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 EASEMENT IS HEREBY ESTABLISHED FOR THE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY CITY REGULATIONS. THE CITY 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 JUDGEMENT OF THE STAFF AND DIRECTOR, IS POTENTIALLY INJURIOUS TO LIFE, ERTY OR THE PUBLIC ROAD OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE CONDUCTED FOR THE COMMON GOOD SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF STONECREST NOR ABROGATION OF THE CITY OF STONECREST RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER(S) OF THE ERTY(IES) OR THE LANDS THAT GENERATED THE CONDITIONS.

NOTE: STREAM BUFFERS ARE TO REMAIN IN A NATURAL AND UNDISTURBED

NOTE: STRUCTURES, OTHER THAN APPROVED STORM STRUCTURES, ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

#### DEVELOPMENT SERVICES PERMITTING DISCLAIMER:

The approval of these plans and the issuance of this Land Disturbance Permit does not in any way suggest that all other requirements for the legal or apriate operations for this activity, which may require additional permitting, have been met. The onus is on the owner/developer/builder to discover what additional permitting or approvals may be necessary to operate from this point in an apriate and legal manner. Plan approval or permit issuance does not absolve the applicant from complying with all applicable laws, policies, standards or other permits which may be required for this project.

DATE 05/11/22 This Department is not responsible for any errors or omissions by engineers or other design requirements of this project The issuance or granting of a permit shall not be violation of any of the provisions of applicable or or of any other ordinance of the jurisdiction. Per issuance of a permit based on construction documents and other data shall not prevent the code official from requiring the correction of errors. Plimbing, Mechanical, Gas, and Electrical sections of these plans have not been reviewed for combinance with technical codes and will be et of these approved plans shall be kept on the ite at all times and shall not be modified or altered without authorization from DeKalb County DEKALB COUNTY

Denaid County

**APPROVED** 

DESCRIPTION DATE BY APPR

PLAT APPRO	OVAL					
COUNCIL OF	THE CITY BY THE	OF STO	NECRÉST, LAW AND	GEORGIA, CITY CODE	ED BY THE MA AND HAS BEEI S AS MEETING RT OF THIS CI	N APPROVED ALL CONDITIONS
DATED THIS_		_ OF _		_/	/	
BY:						
	MAYOR A	S DESI	GNEE OF	GOVERNING	AUTHORITY	

DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT I CERTIFY THAT THE DEVELOPER HAS COMPLIED WITH THE POTABLE WATER REQUIREMENTS AND THE SANITARY SEWER REQUIREMENTS.

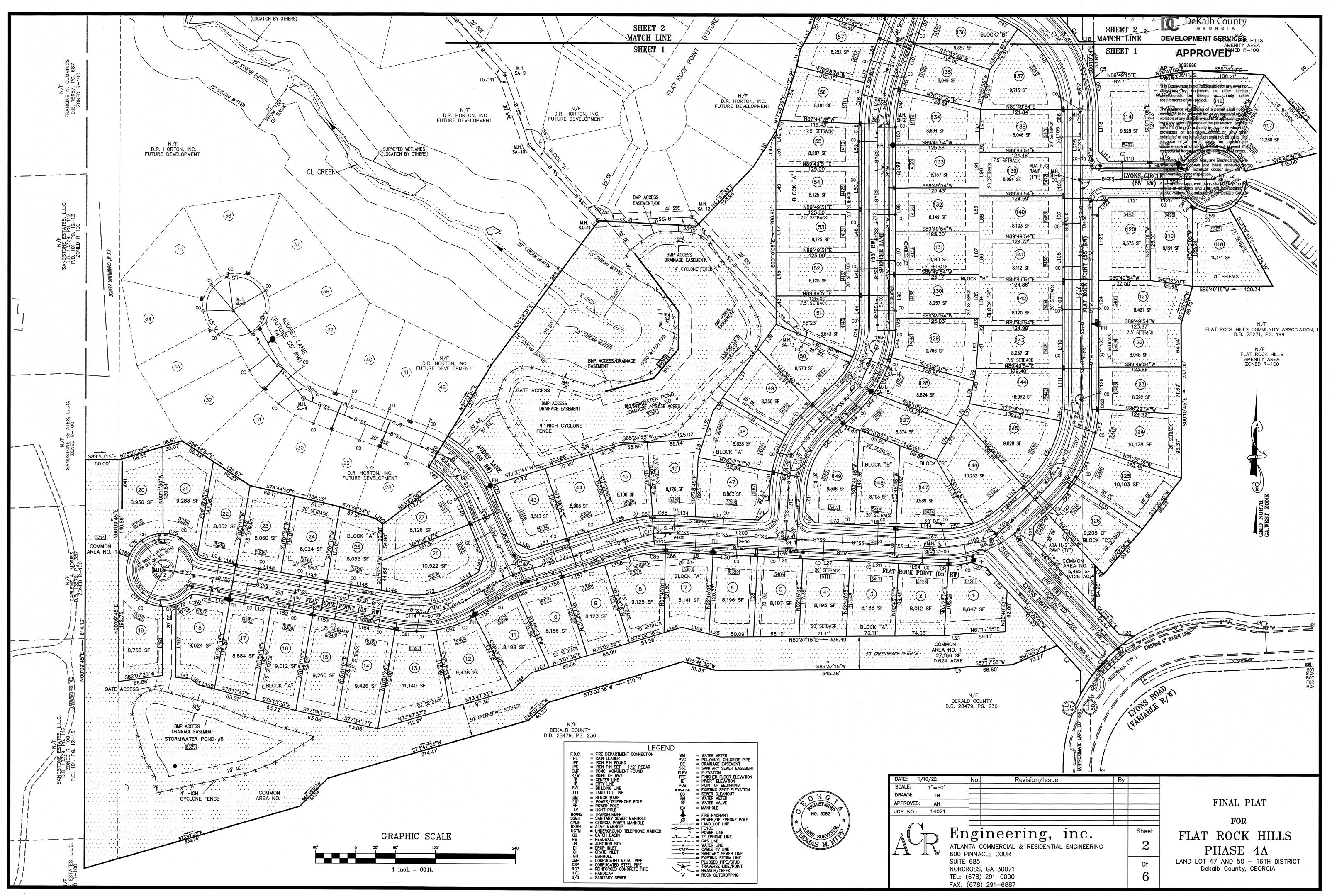
THIS 7th DAY OF February 2022

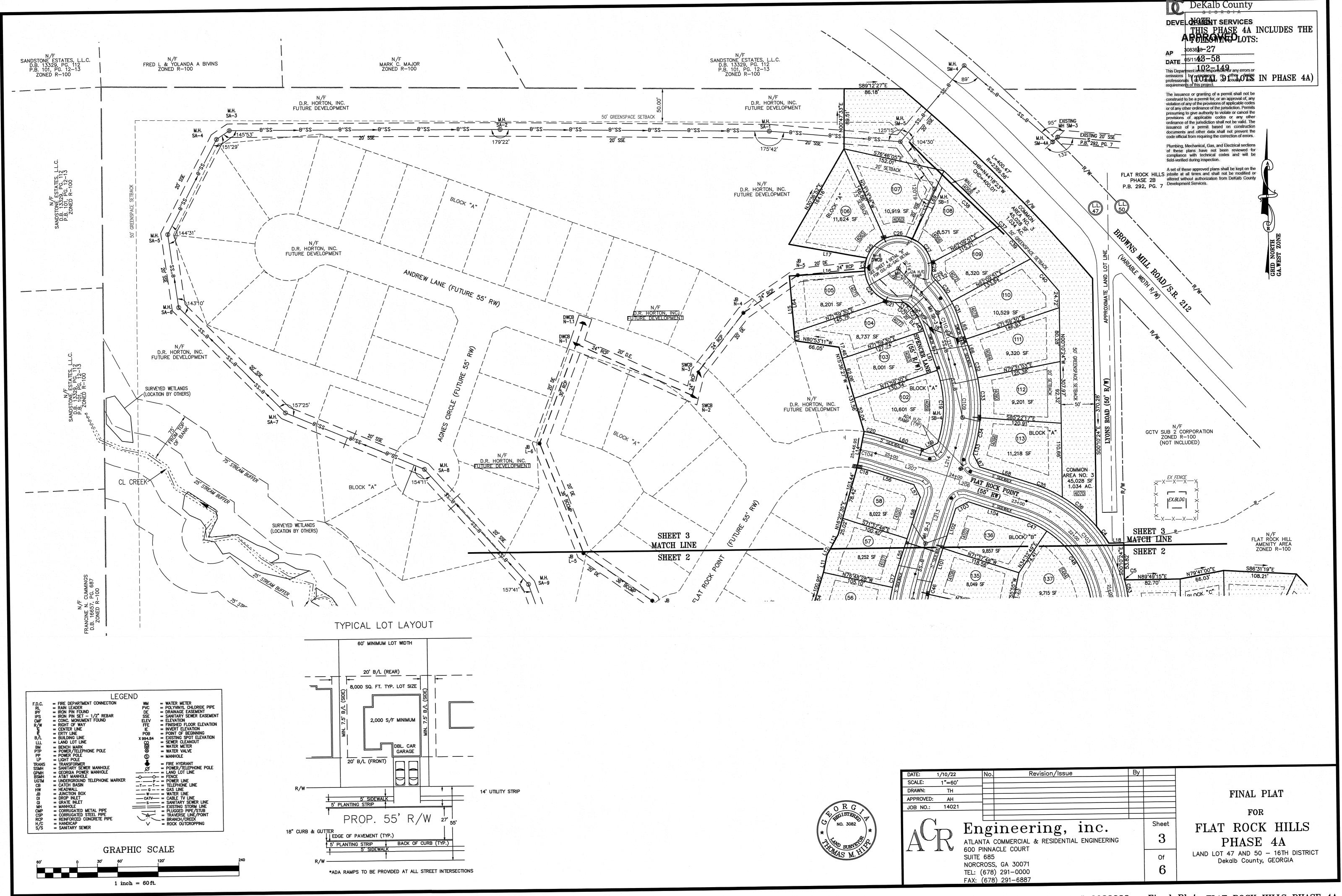
DEPARTMENT OF WATERSHED MANAGEMENT

TITLE	SHEET NO.
COVER SHEET	
FINAL PLAT PHASE 4A	2
FINAL PLAT PHASE 4A	3
CUL DE SAC DETAILS	4
CHARTS	5
FINAL PLAT EASEMENTS	6

	1
THE FIRM OF ACR ENCINEEDING INC. DOES NOT CERTIF	Y
THE FIRM OF ACR ENGINEERING, INC. DOES NOT CERTIF	
TO THE ACCURACY OF THE LOCATION OF ANY	1
TO THE ACCURACY OR THE LOCATION OF ANY	1
THE PROPERTY OF THE PROPERTY OF NOT SHOW	
UNDERGROUND UTILITIES EITHER SHOWN OR NOT SHOW	<b>,</b>
HEREON. CONTACT THE UTILITIES PROTECTION CENTER	
MERFON. CONTACT THE UTILITIES PROTECTION CENTER	1
THE THE PERSON TO ALLY CONCERNICATION	
TAT 1_ROO_282_/411 PRIOR TO ANY CONSTRUCTION.	
AT 1-800-282-7411 PRIOR TO ANY CONSTRUCTION.	

Drawing: 14021 PH 4A FINAL.DWG	Sheet 1
DATE: 1/10/22	6





Line Table Line # Length Direction L4 53.12' S40'32'47"W L5 84.52' S34'56'51"E L6 88.01° S24°44°21"W L7 76.53' N24°44'21"E L8 76.16' N34'56'51"W L9 17.41' S56"14'45"W L10 85.93' S67'00'55"E L11 90.32' N67'00'55"W L12 28.63' N5674'45"E L13 105.31° N84°29'15"E L14 102.13' N55'50'52"E L15 115.00' N3818'13"E L16 26.01' N14'39'39"E L17 167.00' S65"14'40"E L18 33.05' S19'23'58"W L19 20.00' S70'36'02"E L20 42.02' N19'23'58"E L21 162.38' N20'59'33"E L22 183.04' N21°08'33"W L23 123.21' N54'36'37"W L24 68.03' N14'31'12"W L25 | 114.90' | N29"15'11"E L26 84.03' N38'46'46"W L27 87.77 S38'46'46"E L28 100.85' S29"15'11"W L29 90.59' S14'31'12"E L30 124.50' S54'36'37"E L31 169.32' S21°08'33"E L32 144.14' S20'59'33"W L33 189.30' N65"14'40"W L34 45.70° S14°39'39"W L35 107.73' S3818'13"W L36 93.94' S55'50'52"W L37 97.31' S84'29'15"W L38 17.60' N53'21'15"W L39 20.79' S53'21'15"E SECONDS WEST FOR A DISTANCE OF 116.75 FEET TO A POINT; THENCE, NORTH 27 L40 108.07' S6012'52"E DEGREES 43 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 165.12 FEET TO A POINT; THENCE, NORTH 56 DEGREES 14 MINUTES 45 SECONDS EAST FOR A DISTANCE L41 107.14' N60"12'52"W OF 28.63 FEET TO A POINT; THENCE, SOUTH 89 DEGREES 37 MINUTES 59 SECONDS L42 105.20' S0'36'43"E EAST FOR A DISTANCE OF 405.36 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 59 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 400.29 FEET TO A POINT: THENCE L43 5.50' N87"14'55"W SOUTH 84 DEGREES 42 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 190.70 FEE L44 21.20' N42"13"05"W TO A POINT; THENCE NORTH 40 DEGREES 32 MINUTES 47 SECONDS EAST A DISTANCE L45 32.75' N2'48'45"E L46 32.81' S2'48'45"W L47 | 65.72° | N20°30'12"E L48 4.35' N87'14'55"W L49 21.22' S47'46'55"W L50 29.98' N72"21'44"E L51 114.86' S87"14'55"E L52 204.17 S86'46'36"W L53 20.00 N8714'55"W L54 20.03' N89'37'15"E L55 | 121.62' | S2'37'23"W L56 120.53' N2'37'23"E L57 213.70' S89'59'16"W L58 | 164.28' | S87'14'55"E L59 27.52' S47'30'59"W L60 21.73' S3'55'04"W L62 99.31' N24'04'06"E L63 20.00' S33'30'47"W L64 105.84' S56'33'20"E L65 123.13' N56'33'20"W L66 | 68.33' | N37'31'19"E L67 19.18' N52'28'41"W L68 87.05' N37'52'36"E L69 41.45' S79'58'45"E L70 8.06' N0'09'54"W L71 80.16' S77'17'41"W L72 95.38' N0'09'54"W L73 27.80° N12°46'34"E L74 38.40' N67'27'29"W L75 78.43' N7512'39"W L76 113.87' N73'56'57"W L77 73.86' N57'25'50"E L78 42.76' N69"6'03"E L79 139.25' N77'39'06"E L80 48.81' S18'23'40"E L81 70.85° S15'49'57"E L82 26.15' S12'46'34"W L83 100.25' S0'09'54"E L84 23.07' N52'51'22"E L85 29.07° S86°57°32"E L86 | 110.31' | \$33'08'46"E L87 | 11.69° | \$42°20'28"W L89 72.22' S42'20'28"W L90 44.07° S87°46'59"W L91 44.82° S70'44'11"W L92 | 130.63' | S72°34'38"W L93 96.52° N33°25'56"W BEGIN AT A 1/2" REBAR FOUND SAID REBAR BEING THE POINT OF L94 63.56' S44'37'00"W L95 14.17" S75"24'51"W L96 1.62° \$75°24'56"E L97 19.11° N31'23'57"E L98 15.90' N1874'29"E L99 25.23' N75'24'51"E L100 56.54' N44'37'00"E L101 27.62' N69\*26'13"E L102 91.20' \$72'33'32"E L103 32.49" N60'33'42"W L104 23.86' N54°25'26"W L105 22.15' N37'08'38"W L106 56.22' N0'26'40"E L107 14.34' \$15'28'24"E L108 84.38' N74'31'36"E L109 56.83° N4017'31"E

L110 6.37' N52'51'22"E

L111 23.30' N37'08'38"W

L112 56.21° N40°32°47"E

L113 58.56' N45'02'32"W

L114 140.85° S87'46'18"W

L116 25.01' S52'38'28"W

#### ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 47 OF THE 16th DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED

BEGIN AT A 1/2 REBAR FOUND SAID REBAR BEING THE POINT OF BEGINNING: LOCATED AT THE SOUTHWESTERLY RIGHT OF WAY LINE (HAVING A VARIABLE WIDTH RIGHT OF WAY) OF BROWNS MILL ROAD / SR 212 AND COMMON PROPERTY LINE OF LANDS NOW OR FORMERLY BELONGING TO SANDSTONE ESTATES, L.L.C. AND D.R. HORTON, INC. THENCE DEPARTING SAID PROPERTY LINE RUNNING ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2389.56 FEET, AN ARC LENGTH OF 58.57 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 48 DEGREES 24 MINUTES 14 SECONDS WEST AND A CHORD DISTANCE OF 58.57 FEET TO A POINT LOCATED AT THE TRUE POINT OF BEGINNING: THENCE DEPARTING SAID RIGHT OF WAY LINE AND RUNNING THROUGH LAND NOW OR FORMERLY BELONGING TO DR HORTON INC. SOUTH 40 DEGREES 32 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 53.12 FEET TO A POINT; THENCE, SOUTH 34 DEGREES 56 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 84.52 FEET TO A POINT; THENCE, SOUTH 24 DEGREES 44 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 88.01 FEET TO A POINT: THENCE RUNNING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 20.14 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH & DEGREES 15 MINUTES 39 SECONDS WEST AND A CHORD DISTANCE OF 20.00 FEET THENCE, NORTH 24 DEGREES 44 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 76.53 FEET TO A POINT:THENCE, NORTH 34 DEGREES 56 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 76.16 FEET TO A POINT: THENCE, NORTH 84 DEGREES 42 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 190.49 FFFT TO A POINT: THENCI NORTH 88 DEGREES 59 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 399.43 FEET TO A POINT; THENCE, NORTH 89 DEGREES 37 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 399.11 FEET TO A POINT; THENCE, SOUTH 56 DEGREES 14 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 17.41 FEET TO A POINT; THENCE, SOUTH 27 DEGREES 43 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 153.64 FEET TO A POINT; THENCE, SOUTH 07 DEGREES 45 MINUTES 34 SECONDS EAST FOR A DISTANCE

OF 103.69 FEET TO A POINT; THENCE, SOUTH 44 DEGREES 35 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 217.80 FEET TO A POINT: THENCE, SOUTH 67 DEGREES 10 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 223 17 FEET TO A POINT: THENCE SOUTH 41 DEGREES 20 MINUTES 53 SECONDS FAST FOR A DISTANCE OF 234 52 FEET TO A POINT: THENCE, SOUTH 19 DEGREES 02 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 112.46 FEET TO A POINT; THENCE, SOUTH 42 DEGREES 28 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 146.96 FEET TO A POINT; THENCE, NORTH 87 DEGREES 46 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 140.86 FEET TO A POINT; THENCE, SOUTH 42 DEGREES 23 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 240.33 FEET TO A POINT; THENCE, SOUTH 67 DEGREES 00 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 85.93 FEET TO A POINT; THENCE RUNNING ALONG A CURV TO THE RIGHT HAVING A RADIUS OF 12250 FEET, AN ARC LENGTH OF 2002 FEET BEING SUBTENDED BY A CHORD BEARING OF SOUTH 22 DEGREES 53 MINUTES 51 SECONDS WEST AND A CHORD DISTANCE OF 20.00 FEFT. THENCE NORTH 24 DEGREES 44 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 76.53 FFFT TO A POINT THENCE, NORTH 67 DEGREES COMINUTES 55 SECONDS WEST FOR A DISTANCE OF 90.32 FEET TO A POINT; THENCE, NORTH 42 DEGREES 23MINUTES 47 SECONDS WEST FOR A DISTANCE OF 235.40 FEET TO A POINT; THENCE, SOUTH 87 DEGREES 46MINUTES 18 SECONDS WEST FOR A DISTANCE OF 140.85 FEET TO A POINT: THENCE NORTH 42 DEGREES 28 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 160.38 FEET TO A POINT; THENCE, NORTH 19 DEGREES 02 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 112.67 FEET TO A POINT; THENCE, NORTH 41 DEGREES 20 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 225.99 FEET TO A POINT: THENCE, NORTH 67 DEGREES 10 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 222.58 FEET TO A POINT: THENCE, NORTH 44 DEGREES 35 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 228.45 FEET TO A POINT; THENCE, NORTH 07 DEGREES 45 MINUTES 34

OF 56.21 FEET TO THE TRUE POINT OF BEGINNING ON SAID RIGHT OF WAY. SAID TRACT OR PARCEL OF LAND CONTAINS 58,406 SQUARE FEET, BEING 1.341

# ESMT. #2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 47 OF THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS

BEGIN AT A 1/2" REBAR FOUND SAID REBAR BEING THE POINT OF BEGINNING; LOCATED AT THE SOUTHWESTERLY RIGHT OF WAY LINE (HAVING A VARIABLE WIDTH RIGHT OF WAY). OF BROWNS MILL ROAD / SR 212 AND COMMON PROPERTY LINE OF LANDS NOW OR FORMERLY BELONGING TO SANDSTONE ESTATES. L.L.C. AND NOW OR FORMERLY D.R. HORTON, INC. THENCE DEPARTING SAID PROPERTY LINE RUNNING THROUGH THE LANDS NOW OR FORMERLY BELONGING TO D.R. HORTON INC. NORTH 12 DEGREES 34 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 262.64 FEET LOCATED AT THE TRUE POINT OF BEGINNING; THENCE RUNNING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 20.35 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 02 DEGREES 43 MINUTES 19 SECONDS WEST AND A CHORD DISTANCE OF 20.21 FEET TO A POINT: THENCE, SOUTH 84 DEGREES 29 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 97.31 FEET TO A POINT: THENCE, SOUTH 55 DEGREES 50 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 93.94 FEET TO A POINT: THENCE, SOUTH 38 DEGREES 18 MINUTES 1. SECONDS WEST FOR A DISTANCE OF 107.73 FEET TO A POINT: THENCE, SOUTH 14 DEGREES 39 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 45.70 FEET TO A POINT; THENCE, NORTH 65 DEGREES 14 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 189.30 FEET TO A POINT: THENCE, SOUTH 20 DEGREES 59 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 144.14 FEET TO A POINT; THENCE, SOUTH 21 DEGREES 08 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 169.32 FEET TO A POINT; THENCE, SOUTH 54 DEGREES 36 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 124.50 FEET TO A POINT; THENCE, SOUTH 14 DEGREES 31 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 90.59 FEET TO A POINT: THENCE. SOUTH 29 DEGREES 15 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 100.85 FEET TO A POINT: THENCE, SOUTH 38 DEGREES 4 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 67.77 FEET TO A POINT THENCE, SOUTH 52 DEGREES 38 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 25.01 FEET TO A POINT; THENCE, NORTH 38 DEGREES 46 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 84.03 FEET TO A POINT: THENCE, NORTH 29 DEGREES 15 MINUTES 11 SECONDS FAST FOR A DISTANCE OF 114 90 FEFT TO A POINT; THENCE, NORTH 14 DEGREES 31 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 68.03 FEET TO A POINT; THENCE, NORTH 54 DEGREES 36 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 123.21 FEET TO A POINT; THENCE, NORTH 21 DEGREES 08 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 183.04 FEET TO A POINT; THENCE, NORTH 20 DEGREES 59 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 162.38 FEET TO A POINT; THENCE, NORTH 19 DEGREES 23 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 42.02 FEET TO A POINT; THENCE, SOUTH 70 DEGREES 36 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE, SOUTH 19 DEGREES 23 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 33.05 FEFT TO A POINT THENCE, SOUTH 65 DEGREES 14 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 167.00 FEET TO A POINT; THENCE, NORTH 14 DEGREES 39 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 26.01 FEET TO A POINT: THENCE, NORTH 38 DEGREES 18 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 115.00 FEET TO A POINT: THENCE NORTH 55 DEGREES 50 MINUTES 52 SECONDS EAST A DISTANCE OF 102.13 FEET TO A POINT; THENCE NORTH 84 DEGREES 29 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 105.31 FEET TO SAID TRUE POINT OF BEGINNING.

# SAID TRACT OR PARCEL OF LAND CONTAINS 26,667 SQUARE FEET, BEING 6.122 ACRES.

# ESMT. #3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 47 OF THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING; LOCATED AT THE SOUTHWESTERLY RIGHT OF WAY LINE (HAVING A VARIABLE WIDTH RIGHT OF WAY) OF BROWNS MILL ROAI SR 212 AND COMMON PROPERTY LINE OF LANDS NOW OR FORMERLY BELONGING TO SANDSTONE ESTATES, L.L.C. AND NOW OR FORMERLY D.R. HORTON, INC. THENCE DEPARTING SAID PROPERTY LINE UNNING THROUGH THE LANDS NOW OR FORMERLY BELONGING TO D.R. HORTON INC. NORTH 02 DEGREES 33 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 318.78 FEET LOCATED AT THE TRUE POINT OF EGINNING; THENCE RUNNING ALONG A CURVE TO THE LEFT. HAVING A RADIUS OF 51.86 FEET, AND AN ARC LENGTH OF 8.34 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 88 DEGREES 25 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 3.33 FEET TO A POINT; THENCE RUNNING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.10 FEET, AN ARC LENGTH OF 42.66 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 68 DEGREES 17 MINUTES 51 SECONDS EAST FOR A CHORD DISTANCE OF 12.64 FEET TO A POINT; THENCE RUNNING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 92.67 FEET, AN ARC LENGTH OF 42.66 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 30 DEGREES 22 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 42,28 FEET TO A POINT: THENCE NORTH 45 DEGREES 02 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 58.56 FEET TO SAID TRUE POINT OF

SAID TRACT OR PARCEL OF LAND CONTAINS 412 SQUARE FEET, BEING

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 47 OF THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGIN AT A 1/2" REBAR FOUND SAID REBAR BEING THE POINT OF BEGINNING; LOCATED AT THE NORTHEASTERLY RIGHT OF WAY LINE HAVING A VARIABLE WIDTH RIGHT OF WAY) OF LYONS ROAD AND LANDS NOW OR FORMERLY BELONGING TO DEKALB COUNTY, THENCE DEPARTING SAID RIGHT OF WAY LINE, RUNNING THROUGH LANDS NOW OR FORMERLY BELONGING DEKALB COUNTY AND LANDS NOW OR FORMERLY BELONGING TO D.R. HORTON, INC. NORTH 49 DEGREES 39 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 587 79 FEET LOCATED AT THE TRUE POINT OF BEGINNING: THENCE DEPARTING SAID TRUE POINT OF BEGINNING; RUNNING NORTH 60 DEGREES 12 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 108.07 FEET TO A POINT; THENCE, NORTH 53 DEGREES 21 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 20.79 FEET TO A POINT; THENCE, NORTH 42 DEGREES 20 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 20.10 FEET TO A POINT; THENCE, SOUTH 53 DEGREES 21 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 17.60 FEET TO A POINT; THENCE SOUTH 60 DEGREES 12 MINUTES 52 SECONDS EAST A DISTANCE OF 107 14 FEFT TO A POINT: THENCE RUNNING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 177.50 FEET. AN ARC LENGTH OF 20.0 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 30 DEGREES 32 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 20.00 FEET

SAID TRACT OR PARCEL OF LAND CONTAINS 2,532 SQUARE FEET, BEING

TO SAID TRUE POINT OF BEGINNING.

### ESMT. #5

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 47 OF THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING

BEGIN AT A 1/2" REBAR FOUND BEING THE POINT OF BEGINNING LOCATED AT THE NORTHEASTERLY RIGHT OF WAY LINE (HAVING A VARIABLE WIDTH RIGHT OF WAY) OF LYONS ROAD AND LANDS NOW OR FORMERLY BELONGING TO DEKALB COUNTY, THENCE DEPARTING SAID RIGHT OF WAY LINE, RUNNING THROUGH LANDS NOW OR FORMERLY BELONGING DEKALB COUNTY AND LANDS NOW OR FORMERLY BELONGING TO D.R. HORTON, INC. NORTH 61 DEGREES 4 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 550.55 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING; THENCE DEPARTING SAID TRUE POINT OF BEGINNING RUNNING NORTH 87 DEGREES 1 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 4.35 FEET TO A POINT THENCE, NORTH 20 DEGREES 30 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 65.72 FEET TO A POINT: THENCE RUNNING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 177.50 FEET, AN ARC LENGTH OF 14.80 FEET BEING SUBTENDED BY A CHORD BEARING OF SOUTH 05 DEGREES 12 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 14.79 FEET TO A POINT; THENCE, SOUTH 47 DEGREES 46 MINUTES 5. SECONDS WEST FOR A DISTANCE OF 21,22 FEET TO SAID TRUE POINT

SAID TRACT OR PARCEL OF LAND CONTAINS 477 SQUARE FEET, BEING

### ESMT. #6

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 47 OF THE 16<sup>TH</sup> DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A ½" REBAR FOUND BEING THE POINT OF BEGINNING LOCATED AT THE NORTHEASTERLY RIGHT OF WAY LINE (HAVING A VARIABLE WIDTH RIGHT OF WAY) OF LYONS ROAD AND LANDS NOW OR FORMERLY BELONGING TO DEKALB COUNTY, THENCE DEPARTIN SAID RIGHT OF WAY LINE, RUNNING THROUGH LANDS NOW OR FORMERLY BELONGING DEKALB COUNTY AND LANDS NOW OR FORMERLY BELONGING TO D.R. HORTON, INC. NORTH 32 DEGREES 19 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 302.42 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING: THENCE DEPARTING SAID TRUE POINT OF BEGINNING; RUNNING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 122.50 FEET, AND AN ARC LENGTH OF 50.60 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 80 DEGREES 55 MINITES 02 SECONDS EAST FOR A DISTANCE OF 50 24 FEET TO A POINT: THENCE SOUTH 87 DEGREES 14 MINUTES 55 SECONDS EAST A DISTANCE OF 164.28 FEET TO A POINT: THENCE SOUTH 89 DEGREES 59 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 213.70 FEET TO SAID TRUE POINT OF BEGINNING

SAID TRACT OR PARCEL OF LAND CONTAINS 1,450 SQUARE FEET, BEING

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 47 OF THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2" REBAR FOUND BEING THE POINT OF BEGINNING; LOCATED AT THE NORTHEASTERLY RIGHT OF WAY LINE (HAVING A VARIABLE WIDTH RIGHT OF WAY) OF LYONS ROAD AND LANDS NOW OR FORMERLY BELONGING TO DEKALB COUNTY, THENCE DEPARTING SAID RIGHT OF WAY LINE, RUNNING THROUGH LANDS NOW OR FORMERLY BELONGING DEKALB COUNTY AND LANDS NOW OR FORMERLY BELONGING TO D.R. HORTON, INC. NORTH 67 DEGREES 42 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 544.85 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING: THENCE DEPARTING SAID TRUE POINT OF REGINNI RUNNING SOUTH 86 DEGREES 46 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 204.17 FEET TO A POINT; THENCE, NORTH 72 DEGREES 21 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 29.98 FEET TO A POINT THENCE RUNNING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 172.50 FEET, AN ARC LENGTH OF 61.39 FEET. BEING SUBTENDED BY A CHORD BEARING OF NORTH 82 DEGREES 33 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 61.06 FEET TO A POINT; THENCE, SOUTH 87 DEGREES 14 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 114.86 FEET TO SAID TRUE

SAID TRACT OR PARCEL OF LAND CONTAINS 1,494 SQUARE FEET, BEING .03

### ESMT. #8

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 47 OF THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2" REBAR FOUND BEING THE POINT OF BEGINNING: LOCATED AT THE NORTHEASTERLY RIGHT OF WAY LINE (HAVING A VARIABLE WIDTH RIGHT OF WAY) OF LYONS ROAD AND LANDS NOW OR FORMERLY BELONGING TO DEKALB COUNTY, THENCE DEPARTING SAID RIGHT OF WAY LINE RUNNING THROUGH LANDS NOW OR FORMERLY BELONGING DEKALB COUNTY AND LANDS NOW OR FORMERLY BELONGING TO D.R. HORTON, INC. NORTH 66 DEGREES 40 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 518.51 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING; THENCE DEPARTING SAID TRUE POINT OF BEGINNING; RUNNING

SOUTH 02 DEGREES 37 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 120.53 FEET TO A POINT: THENCE SOUTH 89 DEGREES 37 MINITIES 15 SECONDS WEST A DISTANCE OF 20.03 FEET TO POINT: THENCE, NORTH 02 DEGREES 37 MINUTES SECONDS EAST FOR A DISTANCE OF 121.62 FEET TO A POINT; THENCE. OUTH 87 DEGREES 14 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 20.00 FEET TO SAID TRUE POINT OF BEGINNING

SAID TRACT OR PARCEL OF LAND CONTAINS 2,422 SQUARE FEET, BEING .05

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 47 OF THE

DISTANCE OF 50.24 FEET TO SAID TRUE POINT OF BEGINNING

SAID TRACT OR PARCEL OF LAND CONTAINS 934 SQUARE FEET, BEING .02 ACRE.

# ESMT. #10

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 47 OF THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS

BEGIN AT A ½" REBAR FOUND BEING THE POINT OF BEGINNING; LOCATED AT THE NORTHEASTERLY RIGHT OF WAY LINE (HAVING A VARIABLE WIDTH RIGHT OF WAY) OF LYONS ROAD AND LANDS NOW OR FORMERLY BELONGING TO FLAT ROCK HILLS COMMUNITY ASSOCIATION, INC., THENCE DEPARTING SAID RIGHT OF WAY LINE, RUNNING THROUGH LANDS NOW OR FORMERLY BELONGING FLAT ROCK HILLS COMMUNITY ASSOCIATION, INC. AND LANDS NOW OR FORMERLY BELONGING TO D.R. HORTON, INC. NORTH 66 DEGREES 40 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 518.51 FEET TO A POINT BEING THE TRUE

THENCE DEPARTING SAID TRUE POINT OF BEGINNING; RUNNING NORTH 42 DEGREES 29 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 20.38 FEET TO A POINT; THENCE, NORTH 03 DEGREES 55 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 21.73 FEET TO A POINT; THENCE, NORTH 47 DEGREES 30 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 27.52 FEET TO A POINT: THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 236.79 FEET, HAVING AN ARC LENGTH OF 48.12 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 42 DEGREES 33 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 48.03 FEET TO A POINT; THENCE, SOUTH 24 DEGREES 04 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 99.31 FEET TO THE POINT, OF

SAID TRACT OR PARCEL OF LAND CONTAINS 1,364 SQUARE FEET, BEING .03 ACRE.

## ESMT. #11

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 47 AND 50 OF THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2" REBAR FOUND BEING THE POINT OF BEGINNING; LOCATED AT THE NORTHEASTERLY RIGHT OF WAY LINE (HAVING A VARIABLE WIDTH RIGHT OF WAY) OF LYONS ROAD AND LANDS NOW OR FORMERLY BELONGING TO DEKALB COUNTY. THENCE DEPARTING SAID RIGHT OF WAY LINE, RUNNING THROUGH LANDS NOW OR FORMERLY BELONGING DEKALB COUNTY AND LANDS NOW OR FORMERLY BELONGING TO D.R. HORTON, INC. NORTH 02 DEGREES 1 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 154.10 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING; THENCE DEPARTING SAID TRUE POINT OF BEGINNING; RUNNING NORTH 56 DEGREES 33 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 123.13 FEET TO A POINT; THENCE, NORTH 33 DEGREES 30 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE, SOUTH 56 DEGREES 33 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 105.84 FEET TO A POINT HENCE, NORTH 37 DEGREES 31 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 68 33 FEET TO A POINT; THENCE SOUTH 52 DEGREES 28 MINUTES 41 SECONDS EAST A DISTANCE OF 19.18 FEET TO A POINT; THENCE NORTH 37 DEGREES 52 MINUTES 36 SECONDS EAST A DISTANCE OF 19.18 FEET TO SAID TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 3761 SQUARE FEET, BEING .09 ACRE.

### ESMT. #12

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 47 OF THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS

BEGIN AT A 1/2" REBAR FOUND BEING THE POINT OF BEGINNING; LOCATED ON THE COMMON PROPERTY LINE OF LANDS NOW OR FORMERLY BELONGING TO SANDSTONE ESTATES L.L.C. AND LANDS NOW OR FORMERLY BELONGING TO D.R. HORTON, INC. NORTH 30 DEGREES 25 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 254.34 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING; THENCE RUNNING, NORTH 00 DEGREES 09 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 8.06 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 28.19 FEET. BEING SUBTENDED BY A CHORD BEARING OF NORTH 62 DEGREES 05 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 27.89 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.40 FEET. AN ARC LENGTH OF 13.75 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 73 DEGREES 42 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 13.30 FEET TO A POINT; THENCE, SOUTH 79 DEGREES 58 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 41.45 FEET TO A POINT; THENCE SOUTH 77 DEGREES 17 MINUTES 41 SECONDS WEST A DISTANCE OF 80.16 FEET TO SAID TRUE

SAID TRACT OR PARCEL OF LAND CONTAINS 810 SQUARE FEET, BEING .018 ACRE.

### ESMT. #13

BEGIN AT A 1/2" REBAR FOUND BEING THE POINT OF BEGINNING; LOCATED ON THE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 47 OF THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS

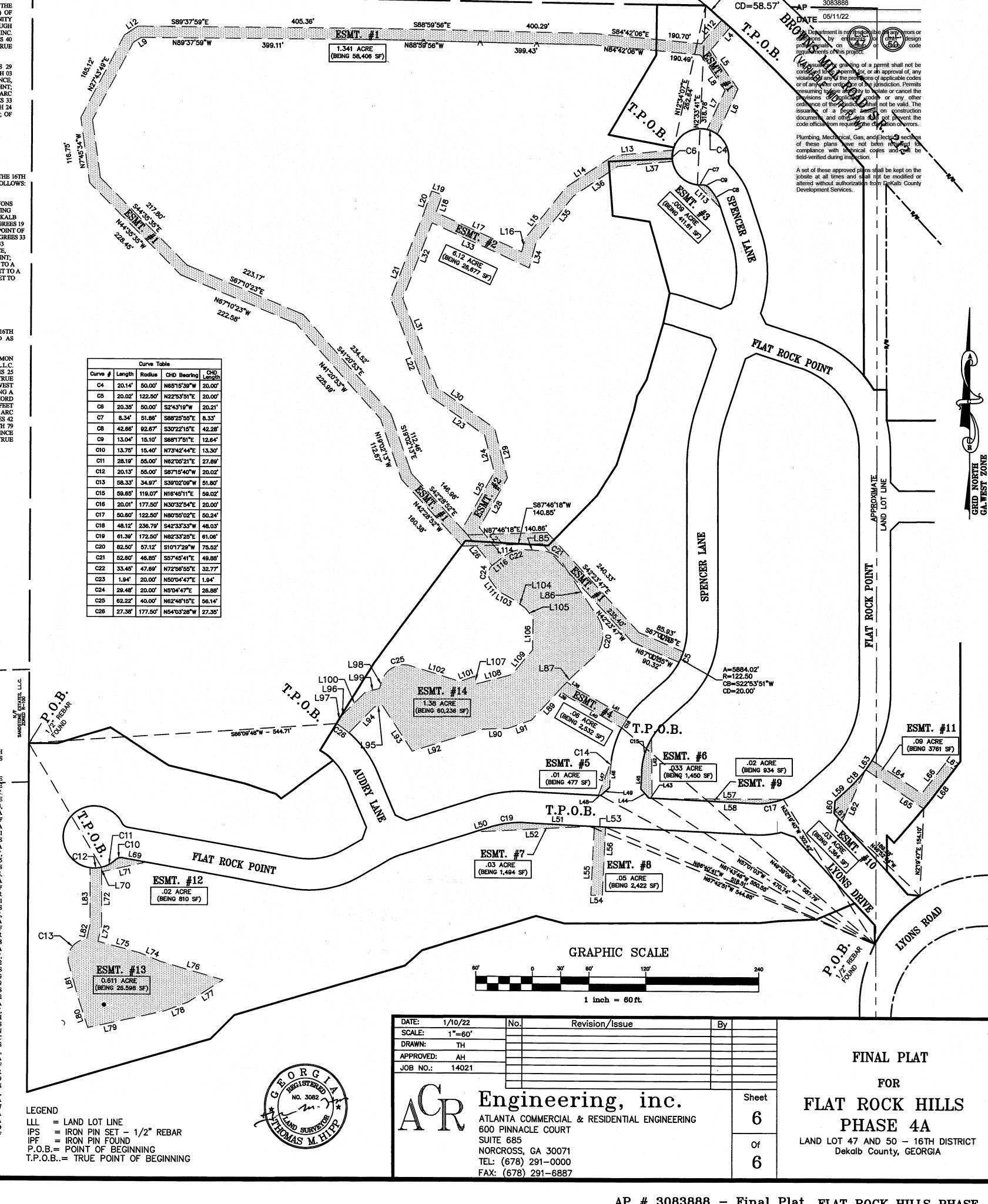
COMMON PROPERTY LINE OF LANDS NOW OR FORMERLY BELONGING TO SANDSTONE ESTATES L.L.C. AND LANDS NOW OR FORMERLY BELONGING TO D.R. HORTON, INC. HENCE RUNNING NORTH 30 DEGREES 25 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 254.34 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING: THENCE, SOUTH 00 DEGREES 09 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 8.06 FEET TO A POINT: THENCE, SOUTH 00 DEGREES 09 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 95.36 FEET TO A POINT; THENCE, SOUTH 12 DEGREES 46 MINUTES 34 SECONDS WEST FOR A SECONDS EAST FOR A DISTANCE OF 78.43 FEET TO A POINT; THENCE, SOUTH 67 DEGREES 27 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 38.40 FEET TO A POINT; THENCE, SOUTH 73 DEGREES 56 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 113.87 FEET TO A POINT; THENCE, SOUTH 57 DEGREES 25 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 73.86 FEET TO A POINT; THENCE, SOUTH 69 DEGREES 16 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 42.76 FEET TO A POINT: THENCE, SOUTH 77 DEGREES 39 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 139.25 FEET TO A POINT; THENCE, NORTH 18 DEGREES 23 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 48.81 FEET TO A POINT; THENCE, NORTH 15 DEGREES 49 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 70.85 FEET TO POINT; THENCE RUNNING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 34.97 FEET, AN ARC LENGTH OF 58.33 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 39 DEGREES 02 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 51.80 FEET TO A THENCE NORTH 00 DEGREES 09 MINUTES 54 SECONDS WEST A DISTANCE OF 100.25 FEET TO A POINT; THENCE, NORTH 12 DEGREES 46 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 26.15 FEET TO A POINT; RUNNING ALONG A CURVE TO THE LEFT, AN ARC LENGTH OF 20.13 FEET, HAVING A RADIUS OF 55.00 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 87 DEGREES 15 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 20.02 FEET TO SAID TRUE POINT OF BEGINNING.

#### SAID TRACT OR PARCEL OF LAND CONTAINS 26,598 SQUARE FEET, BEING 0.611 ACRE. ESMT. #14

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 47 OF THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS

BEGIN AT A 1/2" REBAR FOUND BEING THE POINT OF BEGINNING; LOCATED ON THE COMMON PROPERTY LINE OF LANDS NOW OR FORMERLY BELONGING TO SANDSTONE ESTATES L.L.C. AND LANDS NOW OR FORMERLY BELONGING TO D.R. HORTON, INC. THENCE RUNNING NORTH 86 DEGREES 09 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 544.71 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING; THENCE RUNNING NORTH 31 DEGREES 23 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 19.11 FEET TO A POINT; THENCE, SOUTH 75 DEGREES 24 MINUTES 56 SECONDS EAST FOR A DISTANCE OF .62 FEET TO A POINT; THENCE, NORTH 44 DEGREES 37 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 56.54 FEET TO A POINT; THENCE, NORTH 75 DEGREES 24 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 25.23 FEET TO A POINT; THENCE, NORTH 18 DEGREES 14 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 15.90 FEET TO A POINT; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 62.22 FEET. BEING SUBTENDED BY A CHORD BEARING OF NORTH 62 DEGREES 48 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 56.14 FEET TO A POINT; THENCE, SOUTH 72 DEGREES 33 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 91.20 FEET TO A POINT; THENCE, NORTH 69 DEGREES 26 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 27.62 FEET TO A POINT; THENCE, SOUTH 15 DEGREES 28 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 4.34 FEET TO A POINT; THENCE, NORTH 74 DEGREES 31 MINUTES 36 SECONDS EAST FOR DISTANCE OF 64.38 FEET TO A POINT; THENCE, NORTH 40 DEGREES 17 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 56.83 FEET TO A POINT; THENCE, NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 56.22 FEET TO A POINT; THENCE. NORTH 37 DEGREES 08 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 22.15 FEET TO A POINT; THENCE, NORTH 54 DEGREES 25 MINUTES 26 SECONDS WEST FOR A DISTANCE ( 23.86 FEET TO A POINT; THENCE, NORTH 60 DEGREES 33 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 32.49 FEET TO A POINT; THENCE, NORTH 37 DEGREES 08 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 23.30 FEET TO A POINT; THENCE RUNNING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET BEING SUBTENDED BY A CHORD BEARING OF NORTH 07 DEGREES 51 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 28.28 FEET; THENCE, NORTH 52 DEGREES 51 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 29.44 FEET TO A POINT; THENCE RUNNING ALONG A TO THE RIGHT, HAVING A RADIUS OF 47.69 FEET, AN ARC LENGTH OF 3345 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 72 DEGREES 56 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 32.77 FEET; THENCE, SOUTH 86 DEGREES 57 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 29.07 FEET TO A POINT; THENCE RUNNING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 46.85 FEET, AN ARC LENGTH OF 52.60 FEET. BEING SUBTENDED BY A CHORD BEARING OF SOUTH 57 DEGREES 45 MINUTES 41 16TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY SECONDS EAST FOR A DISTANCE OF 49.88 FEET TO A POINT; THENCE, SOUTH 33 DEGREES 08 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 110.31 FEET TO A POINT, THEN BEGIN AT A 1/2" REBAR FOUND BEING THE POINT OF BEGINNING; LOCATED AT LENGTH OF 82.50 FEBT, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 10 DEGREES RUNNING ALONG A CURVE TO THE RIGHT , HAVING A RADIUS OF 57.12 FEET. AN ARC THE NORTHEASTERLY RIGHT OF WAY LINE (HAVING A VARIABLE WIDTH RIGHT 17 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 75.52 FEET TO A POINT; THENCE, OF WAY) OF LYONS ROAD AND LANDS NOW OR FORMERLY BELONGING TO SOUTH 47 DEGREES 30 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 45.19 FEET TO A DEKALB COUNTY, THENCE DEPARTING SAID RIGHT OF WAY LINE, RUNNING POINT; THENCE, SOUTH 42 DEGREES 20 MINUTES 28 SECONDS WEST FOR A DISTANCE OF THROUGH LANDS NOW OR FORMERLY BELONGING DEKALB COUNTY AND LANDS 104.01 FEET TO A POINT; THENCE, SOUTH 70 DEGREES 44 MINUTES 11 SECONDS WEST FOR NOW OR FORMERLY BELONGING TO D.R. HORTON, INC. NORTH 32 DEGREES 19

A DISTANCE OF 44.82 FEET TO A POINT; THENCE, SOUTH 87 DEGREES 46 MINUTES 59 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 302.42 FEET TO A POINT BEING SECONDS WEST FOR A DISTANCE OF 44.07 FEET TO A POINT; THENCE, SOUTH 72 DEGREES THE TRUE POINT OF BEGINNING; THENCE DEPARTING SAID TRUE POINT OF 34 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 130.63 FEET TO A POINT; THENCE, BEGINNING, THENCE RUNNING ALONG A CURVE TO THE RIGHT, HAVING A
NORTH 33 DEGREES 25 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 96.52 FEET TO A RADIUS OF 122.50 FEET, AN ARC LENGTH OF 50.60 FEET. BEING SUBTENDED BY A
POINT; THENCE SOUTH 75 DEGREES 24 MINUTES 51 SECONDS WEST A DISTANCE OF 14.17 CHORD BEARING OF NORTH 80 DEGREES 55 MINUTES 02 SECONDS EAST FOR A FEET TO A POINT; THENCE, SOUTH 44 DEGREES 37 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 63.56 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 177.50 FEET, AN ARC LENGTH OF 27.38 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 54 DEGREES 03 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 27.35 FEET TO SAID TRUE POINT OF BEGINNING: SAID TRACT OR PARCEL OF LAND CONTAINS 60,236 SQUARE FEET, BEING 1.383 ACRE.



GEORGIA

**DEVELOPMENT SERVICES** 

APPROVED

CB=N48°24'19"W

PIPE CHART FOR FLAT ROCK HILLS PHASE 4A SUBDIVISION - 25 YR STORM

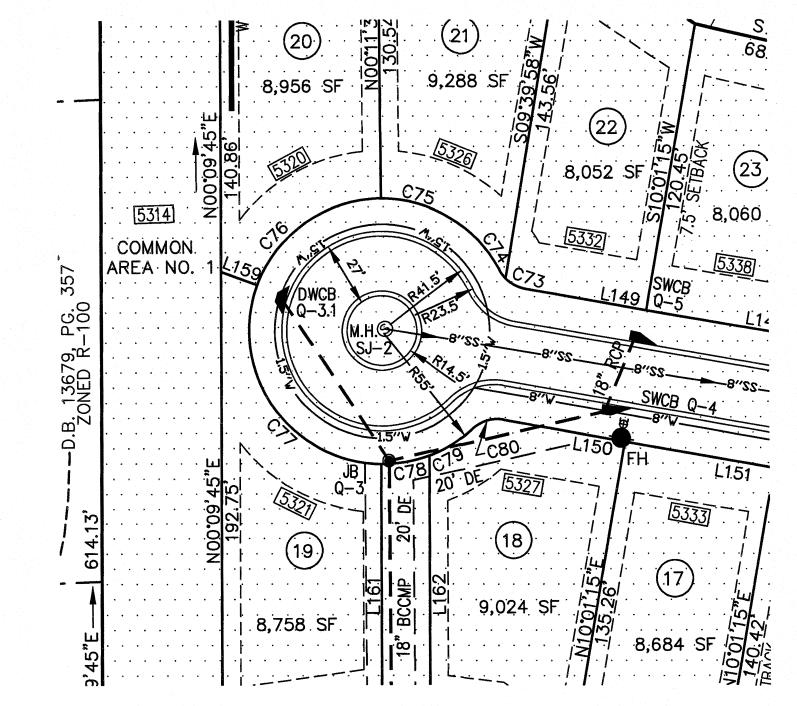
THIS PHASE 4A INCLUDES THE FOLLOWING LOTS: 1-27 43-58 102-149 (TOTAL 91 LOTS IN PHASE 4A)

LEGEND CONNECTION

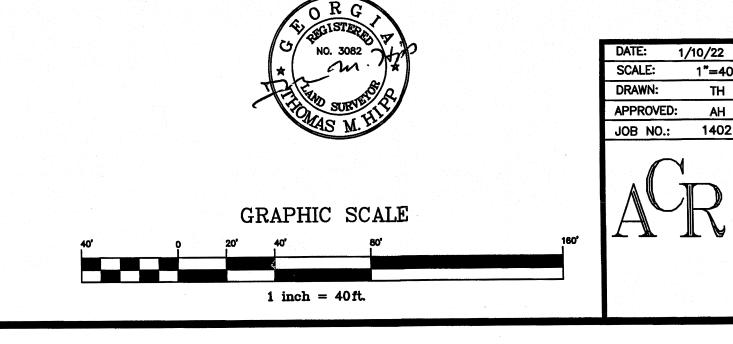
WATER METER
POLYVINYL CHLORIDE PIPE
DRAINAGE EASEMENT
SANITARY SEWER EASEMENT
ELEVATION
FINISHED FLOOR ELEVATION
INVERT ELEVATION
POINT OF BEGINNING
EXISTING SPOT ELEVATION
SEWER CLEANOUT
WATER METER
WATER VALVE

PI	PF	STRUCT.	Struc	ture	Drainage	Area	INDV.	WEIGHTED	INDV.	TOTAL	Vel.	Size	Length	Slope	Pipe	INVERT ELEV	GUTTER SPREAD
			Upper	Lower	Indv. (ac.)	Total (ac.)	(C)	(Cw)	Q25 (cfs)	Q25 (cfs)	(fps)	(in)	(ft)	(%)	Туре	074.00	
P-	-23	SWCB	I <b>-</b> 3	I <b>-</b> 2	0.98	0.98	0.50	0.50	4.56	4.56	5.7	18	45	1.00	RCP	831.02 - 830.57	7.1
P-	-22	DWCB	I <b>-</b> 2	I <b>–</b> 1	0.64	1.62	0.50	0.50	2.98	7.53	8.0	18	281	4.87	ВССМР	830.57 - 816.92	5.6
p.	-21	DWCB	I <b>–</b> 1	J-4	0.76	3.37	0.50	0.50	3.53	15.67	7.0	24	168	2.00	ВССМР	815.92 - 812.57	6.2
P-	-69	SWCB	I—1.1	11	0.99	0.99	0.50	0.50	4.60	4.60	5.7	18	31	1.00	RCP	817.43 - 817.11	7.6
P.	-15	SWCB	J-16	J-15	0.20	0.20	0.80	0.80	1.49	1.49	5.2	18	37	4.17	ВССМР	837.19 - 835.66	4.1
P.	-14	DWCB	J-15	J-14	0.99	1.19	0.50	0.55	4.60	6.09	6.1	18	30	1.00	RCP	835.66 - 835.36	7.5
p.	-13	DWCB	J-14	J-13	0.61	1.80	0.50	0.53	2.84	8.93	6.7	18	58	1.00	RCP	835.36 - 834.78	5.6
P.	-12	SWCB	J-13	J-12	0.63	2.43	0.50	0.52	2.93	11.86	7.2	18	193	3.07	ВССМР	834.78 - 828.85	6.5
Р	-11	SWCB	J-12	J-11	0.48	3.27	0.50	0.52	2.23	15.93	7.7	24	126	2.59	ВССМР	828.35 - 825.09	5.6
P	-10	SWCB	J-11	J-10	0.37	4.01	0.50	0.52	1.72	19.37	8.1	24	107	1.00	RCP	824.09 - 823.02	4.5
Р	9-9	SWCB	J-10	J-9	0.39	5.14	0.50	0.51	1.81	24.28	5.9	30	127	1.00	ВССМР	818.02 - 816.74	5.5
P	8-4	DWCB	J-9	J-8	0.76	5.90	0.50	0.51	3.53	27.82	6.7	30	46	0.50	RCP	816.74 - 816.51	8.0
Р	2-7	DWCB	J-8	J-7	0.40	6.30	0.65	0.52	2.42	30.23	6.7	30	83	0.50	RCP	816.51 — 816.10	5.7
P	<b>9</b> –6	SWCB	J-7	J-6	0.68	6.98	0.50	0.51	3.16	33.40	6.5	36	250	1.00	ВССМР	815.60 - 813.10	7.5
P	-5	SWCB	J-6	J-5	0.56	8.32	0.50	0.51	2.60	39.63	6.7	36	122	1.00	BCCMP	813.10 - 811.88	6.9
Р	<b>-</b> 4	DWCB	J-5	J-4	0.87	9.19	0.50	0.51	4.05	43.67	10.0	36	31	1.00	RCP	811.88 – 811.57	7.6
F	<b>-</b> 3	DWCB	J-4	J-3	0.67	16.81	0.55	0.51	3.43	82.20	8.0	48	122	1.00	ВССМР	810.57 — 809.34	6.1
F	<b>-2</b>	JB	J3	J-2	0.00	16.81	0.50	0.51	0.00	82.20	8.0	48	22	1.00	BCCMP	809.34 - 809.12	N/A
F	2–1	JB	J-2	J-1	0.00	16.81	0.50	0.51	0.00	82.20	8.0	48	30	1.00	ВССМР	804.30 - 804.00	N/A
P	-16	SWCB	J-12.1	J-12	0.36	0.36	0.55	0.55	1.84	1.84	4.5	18	30	1.00	RCP	829.15 — 828.85	4.5
P	-17		J-11.1			0.37	0.50	0.50	1.72	1.72	4.4	18	30	1.00	RCP	825.89 - 825.59	5.2
Р	-19	DI	J-10.2	J-10.	0.74	0.74	0.45	0.45	3.10	3.10	3.6	18	70	1.00	ВССМР	821.00 820.30	N/A
Р	-18	JB	J-10.1	J-10	0.00	0.74	0.50	0.45	0.00	3.10	3.6	18	127	1.00	ВССМР	820.30 - 819.02	N/A
Р	-20	SWCB	J-6.1	J-6	0.78	0.78	0.50	0.50	3.63	3.63	6.8	18	68	1.87	RCP	816.47 - 815.21	8.0
Р	<u>-26</u>	SWCB	K-3	K-2	0.85	1.77	0.50	0.56	3.95	8.23	6.6	18	235	3.11	ВССМР	822.09 814.79	6.3
P	-25	SWCB	K-2	K-1	0.99	3.76	0.50	0.51	4.60	17.02	5.7	24	31	0.50	RCP	814.29 — 814.13	7.1
P	-24	DWCB	K-1	J-4	0.37	4.13	0.70	0.53	2.41	19.23	5.9	24	143	1.70	ВССМР		3.2
P	-28	JB	K-2.1	K-2	1.00	1.00	0.45	0.45	4.19	4.19	3.9	18	105	1.00	ВССМР		N/A
P	<u>-33</u>	JB	L-6	L-5	0.00	6.84	0.50	0.56	0.00	35.85	6.6	36	175	1.00	ВССМР	812.18 - 810.43 - 810.43 -	2.3
P	-32	JB	L-5	L-4	0.00	6.84	0.50	0.56	0.00	35.85	6.6	36	125	1.00	ВССМР	809.18	N/A
P	<u>'-31</u>	JB	L-4	L-3	0.00	8.61	0.50	0.55	0.00	44.08	10.0	36	80	1.00	RCP	809.18 - 808.38	N/A
Р	<u>-30</u>	DWCB	L-3	L-2	0.92	9.53	0.65	0.56	5.56	49.64	7.0	42	106	1.00	ВССМР		N/A
Р	-29	JB	L-2	L-1	0.00	9.53	0.50	0.56	0.00	49.64	7.0	42	104	1.00	ВССМР		7.4
	-52	SWCB	N-8	N-7	0.71	0.71	0.50	0.50	3.30	3.30	7.7	18	41	2.91	RCP	832.31 - 831.12	6.3
										***					RCP	831.12 <i>-</i> 828.132	4.9
		SWCB	N-7			1.12	0.65		2.48	5.78	9.2	18				827.63 - 827.11	
E	<u>2-50</u>	DWCB	N-6		0.87	1.99	0.65		5.26	11.04	7.2	24				827.11 -	7.9
P	<u>-49</u>	JB	N-5	N-4	0.00	1.99	0.65	0.60	0.00	11.04	4.9	24		0.50		826.61 826.61 -	N/A
E	<u>-48</u>	JB	N-4	N-3	0.00	1,99	0.65	0.60	0.00	11.04	4.9	24				826.06 <b>826.06 -</b>	N/A
F	<u>-47</u>	SWCB	N-3	N-2	0.48	2.47	0.65	0.61	2.90	13.94	7.5	24	36	0.50	RCP	825.88	6.9
E	<u>-46</u>	SWCB	N-2	N-1	0.34	2.81	0.65	0.61	2.06	16.00	5.4	24	189	1.23	BCCMF		5.7
F	2-45	DWCB	N-1	L-6	0.66	4.47	0.55	0.58	3.38	24.02	5.8	30	161	2.00	ВССМЕ	823.06 - 819.84	8.0

PIPE CHART INCLUDES FLAT ROCK HILLS PHASE 4A SUBDIVISION ONLY



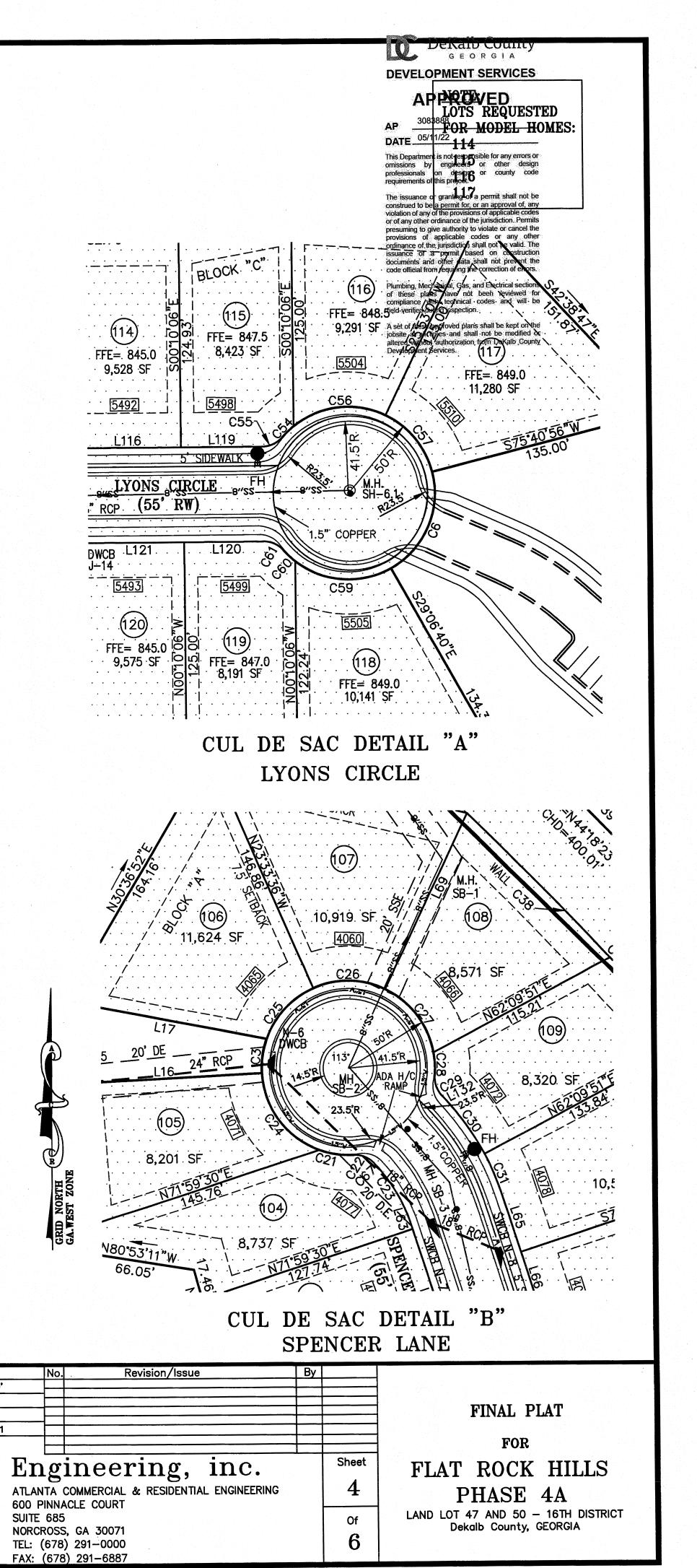
CUL DE SAC DETAIL "C" FLAT ROCK POINT



1/10/22

1"=40"

14021



	PHAS	SE 4A ADDRESS CHART	LOT A	AREAS
Γ ND.	BLOCK	ADDRESS	SQ. FT.	REDUCTION
1	Α	5429 FLAT ROCK POINT	8,647	6,353
2	Α	5423 FLAT ROCK POINT	8,012	6,988
3	Α	5417 FLAT ROCK POINT	8,138	6,862
4	Α	5411 FLAT ROCK POINT	8,195	6,805
5	Α	5405 FLAT ROCK POINT	8,107	6,893
6	Α	5399 FLAT ROCK POINT	8,198	6,802
7	Α	5393 FLAT ROCK POINT	8,142	6,858
8	Α	5387 FLAT ROCK POINT	9,125	5,875
9	A	5381 FLAT ROCK POINT	8,122	6,878
10	Α	5375 FLAT ROCK POINT	8,156	6,844
11	A	5369 FLAT ROCK POINT	8,198 9,438	6,802 5,562
12	A	5363 FLAT ROCK POINT	11,140	3,860
13	A	5357 FLAT ROCK POINT 5351 FLAT ROCK POINT	9,427	5,573
14	A	5345 FLAT ROCK POINT	9,261	5,739
15 16	A	5339 FLAT ROCK POINT	9,012	5,988
17	Ā	5333 FLAT ROCK POINT	8,684	6,316
18	Â	5327 FLAT ROCK POINT	9,025	5,975
19	A	5321 FLAT ROCK POINT	8,758	6,242
20	Α	5320 FLAT ROCK POINT	8,956	6,044
21	Α	5326 FLAT ROCK POINT	9,288	5,712
22	Α	5332 FLAT ROCK POINT	8,053	6,947
23	A	5338 FLAT ROCK POINT	8,060	6,940
24	Α	5344 FLAT ROCK POINT	8,024	6,976
25	I A	5350 FLAT ROCK POINT	8,063	6,937
26	A	5356 FLAT ROCK POINT	10,523	4,477
26	A	4094 AUDRY LANE	8,125	6,875
27	<u>A</u>	4100 AUDRY LANE 4095 AUDRY LANE	8,513	6,487
43 43	A	5374 FLAT ROCK POINT		
44	Â	5380 FLAT ROCK POINT	8,008	6,992
45	A	5386 FLAT ROCK POINT	8,101	6,899
46	A	5392 FLAT ROCK POINT	8,176	6,824
47	Α	5398 FLAT ROCK POINT	8,867	6,133
47	Α	4167 SPENCER LANE	8,867	
48	Α	4161 SPENCER LANE	8,828	6,172
49	A	4155 SPENCER LANE	8,350	6,650
50	Α	4149 SPENCER LANE	8,570	6,430
<u>51</u>	A	4143 SPENCER LANE	8,543	6,457
52	A	4137 SPENCER LANE	8,125	6875
53	A	4131 SPENCER LANE	8,125 8,125	6875 6875
54	A	4125 SPENCER LANE 4119 SPENCER LANE	8,287	6,713
<u>55</u>	A	4113 SPENCER LANE	8,101	6,899
<u>56</u> 57	A	4107 SPENCER LANE	8,252	6,748
58	Â	4101 SPENCER LANE	8,022	6,978
102	Â	4089 SPENCER LANE	10,601	4,399
103	A	4083 SPENCER LANE	8,001	6,999
104	Α	4077 SPENCER LANE	8,737	6,263
105	Α	4071 SPENCER LANE	8,201	6,799
106	Α	4065 SPENCER LANE	11,624	3,376
107	Α	4060 SPENCER LANE	10,919	4,081
108	Α	4066 SPENCER LANE	8,571	6,429
109	Α	4072 SPENCER LANE	8,320	6,680
110	A	4078 SPENCER LANE	10,529	4,471
111	A	4084 SPENCER LANE	9,320	5,680

111 A 4084 SPENCER LANE

112 A 4090 SPENCER LANE

113 A 4096 SPENCER LANE

114 C 5492 LYONS CIRCLE

115 C 5498 LYONS CIRCLE

 116
 C
 5504 LYONS CIRCLE

 117
 C
 5510 LYONS CIRCLE

 118
 C
 5505 LYONS CIRCLE

 118
 C
 5505 LYONS CIRCLE

 119
 C
 5499
 LYONS
 CIRCLE

 120
 C
 5493
 LYONS
 CIRCLE

 121
 C
 5465
 FLAT
 ROCK
 POINT

 122
 C
 5459
 FLAT
 ROCK
 POINT

123 C 5453 FLAT ROCK POINT 124 C 5447 FLAT ROCK POINT

125 C 5441 FLAT ROCK POINT

126 C 5435 FLAT ROCK POINT

4144 SPENCER LANE

127 B 4156 SPENCER LANE

128 B 4150 SPENCER LANE

 130
 B
 4138 SPENCER LANE

 131
 B
 4132 SPENCER LANE

132 B 4126 SPENCER LANE

133 B 4120 SPENCER LANE

134 B 4114 SPENCER LANE 135 B 4108 SPENCER LANE

136 B 4102 SPENCER LANE

137 B 5484 FLAT ROCK POINT

138 B 5478 FLAT ROCK POINT

139 B 5472 FLAT ROCK POINT

140 B 5466 FLAT ROCK POINT

141 B 5460 FLAT ROCK POINT

142 B 5454 FLAT ROCK POINT

143 B 5448 FLAT ROCK POINT

144 B 5442 FLAT ROCK POINT

145 B 5436 FLAT ROCK POINT

146 B 5430 FLAT ROCK POINT 147 B 5424 FLAT ROCK POINT 148 B 5418 FLAT ROCK POINT

149 B 5412 FLAT ROCK POINT

149 B 4162 SPENCER LANE

129 B

LOT	WIDTH	SUMMARY U	JNIT 4A
LOT	BLOCK	WIDTH AT R/W	WIDTH AT SI
1	A	89.0	94.0 74.9
3	A	75.1 73.0	74.9
4	A	71.0	71.0
5	Α	68.0	68.0
6	A	67.0	67.0
7 8	A	71.9 93.2	71.2 88.1
9	A	66.0	66.0
10	A	73.3	71.2
11	Α	71.7	70.7
12	Α	61.5	68.2
13 14	A	61.6 63.0	69.6 63.0
15	A	63.0	63.0
16	A	63.0	63.0
17	Α	63.0	63.0
18	Α	81.5	78.5
19	A	89.9 62.6	74.6 77.4
20 21	A	61.2	63.6
22	A	60.1	60.4
23	A	68.0	68.0
24	Α	70.0	70.0
25	Α	83.2	80.2
26 27	A	73.3	73.7 73.7
43	A	76.2	75.2
44	Α	72.8	72.8
45	Α	59.9	65.1
46	A	64.1	66.7
47	A	79.5	76.3
48 49	A	60.0	67.4
50		94.7	86.8
51	A	93.6	85.6
52	A	65.0	65.0
53	A	65.0	65.0
54 55	A	65.0 64.1	65.0 65.0
56	A	62.5	66.5
57	A	75.1	77.5
58	Α	75.6	80.0
102	Α	121.3	112.3
103	A A	62.0 77.7	62.0
104 105	A	58.2	59.7
106	A	40.6	64.9
107	Α	42.9	63.9
108	Α	47.3	62.6
109	A	67.4	65.0
110	A	60.0 60.1	63.6 62.8
111 112	A	60.0	65.7
113	A	66.4	76.0
114	C	71.9	76.3
115	С	69.1	65.0
116	С	56.3	65.0
117 118	C	43.5 58.8	65.0 69.7
118	<del>  c</del>	68.0	63.9
120	С	73.1	77.5
121	С	65.1	65.1
122	С	64.9	64.9
123	C	63.7 59.4	65.0 65.1
124 125	C	59.4	65.1
126	C	60.6	65.8
127	В	65.4	64.8
128	В	60.0	62.0
129	В	60.0	66.0
130	<u>В</u> В	66.0	66.0 65.0
131	В	65.0	65.0
133	В	65.0	65.0
134	В	83.4	78.6
135	В	71.4	69.7
136	В	73.1	77.5
137	B	142.6 65.2	122.2 65.2
138 139	<u>В</u> В	65.0	65.0
140	В	65.0	65.0
141	В	65.0	65.0
142	В	65.0	65.0
143	В	65.0	65.0
144	B	79.1	75.5
AAE	В	115.5	102.2

145 B 115.5 102.2

148 B 62.0 149 B 70.6

94.2

117.9

89.6

106.9

62.0

# STREET CENTERLINE LINE CHART STREET CENTERLINE LINE TABLE LINE BEARING DISTANCE L200 N42°29°01"W 250.43 L201 N36"15'12"W 27.48 L202 N47'30'59"E 52.28 L203 N00'10'06"W 331.66 L204 N89'49'54"E 201.14 L205 N00'10'06"W 101.27 L206 N71'37'48"W 124.31 L207 N71'37'48"W 110.77 L208 S87'14'55"E 231.39 L209 S87\*14'55"E 368.86 L210 N02'48'45"E 75.28 L211 N47\*30'59"E 50.01 L212 N00'10'06"W 289.49 L213 N18\*22'12"E 153.51 L214 N18\*22'12"E 43.71 L215 N18\*00'30"W 64.89 L216 N44'01'59"W 48.62 L217 N72'21'44"E 164.23 L218 N60'05'46"E 58.82 L219 S79'58'45"E 359.02 L220 N22\*53'13"W 126.52

	PHA	ISE 4A ST	REET CENTERL	INE CURVE	CHART							
STREET CENTERLINE CURVE TABLE												
CURVE	RADIUS	LENGTH	CHD.BRG.	CHD. DIST.	TANGENT	DELTA						
C100	150.00	16.31	S39°22'06"E	16.30	8.16	6°13'49"						
C101	150.00	31.95	N53°37'05"E	31.89	16.03	12 <b>°</b> 12 <b>'</b> 12"						
C102	200.00	166.45	N23°40'27"E	161.69	88.39	47*41'05"						
C103	180.00	224.50	N35°53'57"W	210.23	129.49	71°27'42"						
C104	150.00	23.15	N76°03'02"W	23.12	11.60	8 <b>*</b> 50'29"						
C105	150.00	86.48	N76"14'08"E	85.28	44.48	33°01'54"						
C106	150.00	117.04	S25'09'52"W	114.09	61.68	44*42'15"						
C107	150.00	124.84	N23°40°27"E	121.27	66.29	47 <b>°</b> 41 <b>'</b> 05 <b>"</b>						
C108	300.00	97.07	S09°06'03"W	96.64	48.96	18'32'18"						
C109	200.00	126.99	N00'10'51"E	124.86	65.72	36°22'43"						
C110	120.00	54.51	N31°01'15"W	54.04	27.73	26°01'29"						
C111	200.00	71.17	S82'33'25"W	70.80	27.73	26'01'29"						
C112	150.00	13.74	S69°44'15"W	13.74	27.73	26'01'29"						
C113	150.00	18.37	S63°36'16"W	18.36	27.73	26°01'29"						
C114	150.00	104.52	N80°03'30"E	102.42	27.73	26'01'29"						
C115	150.00	93.17	N40°40'54"W	91.68	27.73	26'01'29"						

	LINE TABLE	,		· · · · · · · · · · · · · · · · · · ·	LINE TABLE	
LINE	BEARING	DISTANCE		LINE	BEARING	DISTANCE
L1	N00°21'59"W	33.96		L101	S18°22'12"W	48.51
L2	N42°29'01"W	52.02		L102	S18'22'12"W	62.50
 L3	S83'55'31"W	33.60		L103	S63°22'12"W	21.21
<u></u> L4	N75°46'39"W	23.73		L104	S71°37'48"E	81.81
 L5	N14"13'21"E	50.00		L105	S00°10'06"E	60.65
L6	N87*14'55"W	66.03		L106	S00'10'06"E	65.00
		55.00	-	L107	S00'10'06"E	65.00
<u>L7</u>	N02°45'05"E					65.00
L8	S17'39'15"W	30.52		L108	S00'10'06"E	
L9	S86*57'32"E	147.03		L109	S00'10'06"E	65.00
L10	N32°17'27"E	64.50		L110	S00°10'06"E	65.00
L11	N12°07'18"E	26.50		L111	S00°10'06"E	47.29
L12	N30°47'02"E	10.51		L112	S47°30'59"W	3.75
L13	N29°05'45"E	23.86		L113	S47°30'59"W	48.52
L14	N11'47'43"E	55.04	1 1	L114	N87°14'55"W	66.86
L15	N04°14'55"W	96.54		L115	N87'14'55"W	62.00
L16	N87'00'54"E	112.39	1	L116	S89'49'54"W	61.30
L17	N79*08'03"W	117.39	1 1	L117	N45°10'06"W	21.21
		22.42	1	L118	S00'10'06"E	58.77
L18	N89°49'50"E					
L19	N42°29'06"W	18.64		L119	S89'49'54"W	47.03
L20	S83°40'32"E	21.98		L120	S89°49'54"W	45.74
L21	N83°55'31"E	32.59		L121	S89*49'54"W	62.50
L22	N71°10'47"W	25.13		L122	S44'49'54"W	21.21
L23	N42°29'01"W	32.27		L123	S00'10'06"E	110.00
L24	N87°14'55"W	60.34	1 1	L124	S00°10'06"E	65.06
L25	S75'46'39"E	17.33	1	L125	S00'10'06"E	64.94
L26	N87°14'55"W	73.00		L126	S0010'06"E	49.16
L27	N871435 W	71.00	1	L127	S47*30'59"W	4.59
		121.08	1	L128	S47'30'59"W	27.52
L28	N02'45'05"E		-			21.73
L29	N87°14'55"W	68.00		L129	N03°55'04"E	
L30	N87*14'55"W	67.00	1	L130	S17°39'15"W	42.95
L31	S02°48'45"W	32.81		L131	S56'16'34"E	124.15
L32	S47*46'55"W	21.22		L132	S44°01'59"E	0.95
L33	N87*14'55"W	95.00		L133	N18°22'12"E	1.21
L34	S17°39'15"W	73.48		L134	N87°14'55"W	36.51
L35	S35°55'33"W	24.79		L135	S72°21'44"W	6.76
L36	N59°35'30"W	110.39	1	L136	S72°21'44"W	72.80
L37	S35°55'33"W	90.15	1	L137	S72°21'44"W	58.35
L38	S47'30'59"W	7.92	1	L138	N65'15'45"W	22.16
L39	S35'55'33"W	46.28	1	L139	N22'53'13"W	85.80
		125.27	1	L140	N22'53'13"W	31.14
L40	S67'02'35"E		1			54.93
L41	S47'30'59"W	42.08	-	L141	N22°53'13"W	
L42	S05'46'19"W	11.18	-	L142	N18'36'16"E	22.47
L43	S00°10'06"E	43.05	1	L143	N60°05'46"E	37.96
L44	S00"10'06"E	44.24		L144	S79°58'45"E	31.08
L45	S00°10'06"E	65.00		L146	S79°58'45"E	83.25
L46	S00°10'06"E	65.00	100	L147	S79°58'45"E	70.00
L47	S00°10'06"E	65.00	1	L148	S79*58'45"E	68.00
L48	S0010'06"E	65.00	1	L149	S79°58'45"E	51.08
L49	S0010'06"E	65.00	1	L150	S79°58'45"E	51.40
L50		65.00	1	L151	S79'58'45"E	63.00
	S00'10'06"E		-			63.00
L51	S00'10'06"E	42.85	4	L152	S79*58'45"E	
L52	S00'10'06"E	50.26	4 .	L153	S79'58'45"E	63.00
L53	N17°23'29"E	15.95	4 4	L154	S79°58'45"E	63.00
L54	N17°23'29"E	84.99	4	L155	N60°05'46"E	58.81
L55	S18°22'12"W	46.01	_	L156	N72°21'44"E	60.00
L56	S71°37'48"E	68.27		L157	N72°21'44"E	66.00
L57	N26°37'48"W	21.21	1	L158	N72'21'44"E	38.23
L58	S18°22'12"W	65.00	1	L159	N69°35'46"W	16.08
L59	S63'22'12"W	21.21	7	L160	S50'46'54"E	12.68
L60	S71°37'48"E	68.27	1	L161	N00'08'47"E	103.81
L61	S18*00'30"E	62.00	1	L162	S00°08'47"W	109.96
L62	N04°14'55"W	12.81	-	L163	S83'37'20"E	22.93
		2.91	-	L164		14.51
L63	S18'00'30"E		-		S53°05'26"E	24.42
L64	N04°14'55"W	83.73	4	L165	S75*17'47"E	
L65	S18'00'30"E	34.71	4	L166	N48°07'32"E	39.88
L66	S18'00'30"E	30.20		L167	N73'02'38"E	27.07
L67	N26'37'48"W	21.21		L168	N73°02'38"E	28.22
L68	S71°37'48"E	81.81		L169	S75°46'39"E	42.05
L69	N25°23'13"E	111.30		L170	N31°31'25"E	55.00
L70	N4213'05"W	21.20	7			
L71	S02'48'45"W	32.75	1			
L72	S47'30'59"W	22.65	-			
		60.00				
L73	N87°14'55"W		-			
L74	N30'30'52"E	60.87	4			
175	C70'70'E0"W	1 フワブス				

L75 S30°30′52″W 72.73

L76 N30'30'52"E 36.91

L77 S30'30'52"W 25.04

L78 S10\*38'41"W 34.89

L79 S10°38'41"W 19.50 L80 S10°38'41"W 54.39

L81 S03'58'21"W 60.91
L82 S00'03'05"E 4.24
L83 N00'03'05"W 15.01

L84 N00°03'05"W 65.00 L85 S00°03'05"E 66.00 L86 N00°03'05"W 65.00

L87 N00'03'05"W 65.00

L88 N00'03'05"W 65.00 L89 N00'03'05"W 65.00

L90 N00'03'05"W 65.00 L91 N00°03'05"W 65.00 L92 S00°03'05"E 11.77

L93 S02'32'43"W 53.49 L94 S47'30'59"W 27.35 L95 S00'10'06"E 10.36

 L95
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 L100
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 18.13

PHASE 4A LINE CHART

PHASE 4A LINE CHART

	- FH		URYATEHART <sup>22</sup>	ALLEY OF
CURVE	RADIUS	LENGTH	TABHES Department is not used on SHIDSBRIO. engir	esponsible for any e <b>€</b> HD or DIS™er
CURVE C1	233.75	118.95		Sign117.67 ount
C2	177.50	100.56	N42*14'46"W	99.22
C3	50.00	20.00	Total costignoer or agranti	ng of 1900 paynit sha
C4	207.50	30.73	N35.06 16 When	n ior, or dirapprov ovisions difapplica
C5	207.50	0.98	dNdi413/41De7'0Winand	e of the in 98 diction
C6	50.00	65.63	provisions of applica on Barazzo of applica	prity to violence or c
C7	177.50	34.24	oN82n27 oD4 Eurisdi	tion shall her be
C8	190.00	13.55	issum to 6 to 7 a F perm	t bastess.5040 com
С9	177.50	14.79	documents and other	ng the correction
C10	177.50	25.49	S06*55'36"W	25.47
C11	177.50	60.00	Filmhings Meshquical, of These plans have care and the control of	not the stream
C12	177.50	53.00	S38:57:45/iW tech	nical Tropy and
C13	122.50	52.62 49.33	fi <b>N资资纳定资项</b> //ing insp	49 00
C14 C15	122.50 327.50	49.33 13.87	N11 22 05"E A set of these approved is 602 43 in Wes an	plana shall be ke
C15	327.50	62.49	atterdaying 20 withord	u snan <b>Ynor</b> oe m ration <b>6⊘n4.0</b> 0eKal
C17	327.50	29.60	Dievelopment Selvices. S15 46 52 W	29.59
C18	122.50	19.99	N76"18'19"W	19.97
C19	172.50	110.74	N00'22'54"E	108.84
C20	177.50	26.30	N75°52'30"W	26.28
C21	50.00	20.52	S81°27'07"E	20.37
C22	15.00	13.04	N6817'51"W	12.64
C23	92.50	40.96	N30°41'36"W	40.62
C24	50.00	58.22	S36°20'25"E	54.98
C25	50.00	40.58	S43°11'12"W	39.48
C26	50.00	42.86	N89'00'17"W	41.56
C27	50.00	47.34	N37*19'31"W	45.59
C28	50.00	13.38	N02°32'00"W	13.34 12.48
C29 C30	15.00 147.50	12.87 40.18	S19°26'57"E N35°38'21"W	40.05
C30	147.50	25.30	N35'38 21 W N22'55'20"W	25.27
C32	227.50	29.88	N14°14'44"W	29.86
C33	227.50	60.00	N02*55'37"W	59.83
C34	227.50	54.56	N11°29'58"E	54.43
C35	207.50	49.80	N64*45'17"W	49.68
C36	207.50	67.11	N48'36'50"W	66.82
C37	2339.56	247.87	N42°58'34"W	247.76
C38	2339.56	116.56	N44°35'02"W	116.55
C39	2339.56	67.14	N42'20'04"W	67.14
C40	2339.56	64.17	N40°43'36"W	64.17
C41	122.50	95.58	S25°09'52"W	93.17
C42	177.50	38.05	N41°22'32"E	37.98 59.75
C43	177.50	60.04	N25°32'41"E	49.48
C44	177.50	49.64 65.28	N07°50'37"E S06°41'40"W	65.12
C45 C46	272.50 272.50	22.89	S15*57'49"W	22.89
C47	152.50	43.06	N63'32'29"W	42.91
C48	152.50	142.59	N28'39'58"W	137.45
C49	172.50	31.81	N05'06'52"E	31.76
C50	172.50	111.75	N28'57'25"E	109.81
C51	122.50	45.69	N58°12'04"E	45.42
C52	122.50	51.03	N80°49'07"E	50.66
C53	207.50	51.68	N07°18'13"W	51.55
C54	50.00	9.22	S46'00'09"W	9.21
C55	15.00	12.86	N65°16'34"E	12.47
C56	50.00	56.34	S83°33'54"W	53.41
C57	50.00	43.49	N39°14'10"W	42.13
C59	50.00	58.83	S85°24'16"E	55.49 9.37
C60	50.00	9.38	S46"19'15"E	12.49
C61	15.00 227.50	12.89 14.57	N65°33'22"W N01°39'58"E	14.56
C62	227.50	59.41	N01 39 58 E N10*58'52"E	59.24
C64	227.50	59.41	N25*56'34"E	59.24
C65	227.50	55.96	N40'28'12"E	55.82
C66	152.50	4.55	S01'01'26"E	4.55
C67	2159.56	0.31	N43°22'57"W	0.31
C68	227.50	27.65	S89°16'12"W	27.63
C69	227.50	53.31	S79°04'31"W	53.19
C70	177.50	9.69	N24°27'05"W	9.69
C71	122.50	46.77	N33°49'31"W	46.49
C72	122.50	85.36	N80°03'30"E	83.64
C73	15.00	9.55	S61°44'15"E	9.39
C74	15.00	4.22	S35°25'45"E	4.21
C75	55.00	60.31	N58'46'38"W	57.34
C76	55.00	66.62	S55'06'22"W	62.62
C77	55.00	105.31	S34°26'59"E	89.95
C78	55.00	20.43	N80°03'16"E	20.31
C79	55.00	21.13 13.78	N58°24'29"E S73°42'44"W	13.30
C80 C81	15.00 177.50	61.90	S89°58'09"E	61.58
		. 01.50	109 20 UM F	, 01.00

DeKalb County

**DEVELOPMENT SERVICES** 

**APPROVED** 

C82 177.50 61.79 N70°04'07"E

 C82
 177.50
 61.79
 N70 04 07 E
 61.48

 C83
 122.50
 12.88
 \$63'06'32"W
 12.88

 C84
 122.50
 13.34
 \$69'14'31"W
 13.34

 C85
 172.50
 55.51
 \$81'34'52"W
 55.27

 C86
 172.50
 5.87
 N88'13'27"W
 5.87

 C87
 122.50
 29.32
 N51'37'12"W
 29.25

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	SCALE:	N/A					-	
	DRAWN:	TH						
	APPROVED:	AH						
	JOB NO.:	14021						
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		R	ATLANTA		CIAL & RESIDENTIA	Inc. AL ENGINEERING		5
	<u> </u>		SUITE 6 NORCRO		0071			0f <b>6</b>

FAX: (678) 291-6887

FINAL PLAT FOR FLAT ROCK HILLS PHASE 4A LAND LOT 47 AND 50 - 16TH DISTRICT Dekalb County, GEORGIA

			PHA	ASE .	4A			
COMMON	AREAS	&	STREET	R/W	ADDRESS	&	AREA	CHART

ODIMEN ADEA NO 4	5314 FLAT ROCK POINT	155,440 S.F.	3.545 ACRES	
COMMON AREA NO. 1	5329 FLAT ROCK POINT	133,440 3.5.	SISTS HUNES	
COMMON AREA NO. 2	5431 FLAT ROCK POINT	5,482 S.F.	0.126 ACRE	
COMMON AREA NO. 3	4070 FLAT ROCK POINT	45,028 S.F.	1.034 ACRES	
COMMON AREA NO. 4	5390 AUDRY LANE	132,344 S.F.	3.038 ACRES	
STREET R/W		256,254 S.F.	5.883 ACRES	

TOTAL PHASE 4A

(1,398,939 S.F.)

9,320 5,680 9,201 5,799

11,218 3,782

9,528 5,472

8,423 6,577 9,291 5,709

11,280 3,720

10,141 4,859

8,191 6,809 9,575 5,425

8,421 6,579

8,045 6,955

10,128 4,872 10,103 4,897

9,208 5,792

8,374 6,626

8,624 6,376 9,766 5,234 8,257 6,743

8,140 6,860 8,149 6,851 8,157 6,843

8,604 6,396

8,049 6,951 9,857 5,143

9,715 5,285

8,046 6,954

8,103 6,897 8,112 6,888 8,120 6,880 8,257 6,743 8,972 6,028 9,828 5,172 10,252 4,748 9,589 5,411

8,193 6,807

804,491 560,509

5,604

9,396

RETAINING WALL ADDRESS CHART

RETAINING WALL #1 4153 FLAT ROCK POINT RETAINING WALL #2 | 4068 FLAT ROCK POINT