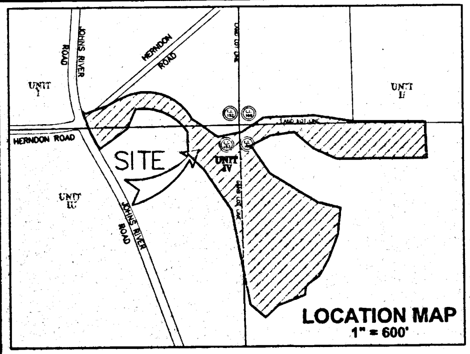


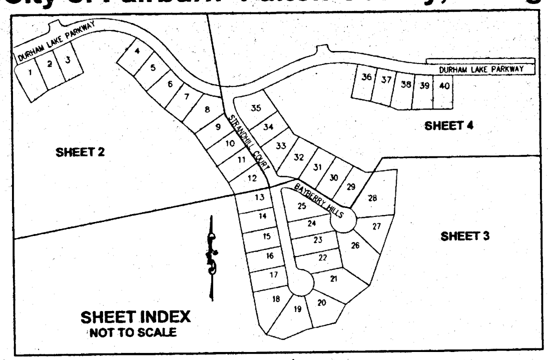
LOCATION MAP
1" = 600'

Final Subdivision Plat for Durham Lake Unit IV

Land Lots 152, 153, 168 & 169 ~ 7th District City of Fairburn~Fulton County, Georgia

RECEIVED
SEP 3 0 2005
BY: ___

Plats 284 Pg 1
Filed and Recorded Oct-20-2005 10:52am
2005-0361141
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia



SHEET INDEX
NOT TO SCALE

SURVEY NOTES

AS SHOWN ON FLOOD INSURANCE RATE MAP OF FULTON COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13121C 0461 AND 0453 E EFFECTIVE DATE JUNE 22, 1998, THIS PROPERTY IS SHOWN NOT LOCATED IN A FLOOD HAZARD ZONE.

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 79,889 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 385,522 FEET.

LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A GEODIMETER 610 ROBOTIC TOTAL STATION. THE FIELDWORK WAS COMPLETED 3-28-05 ON THIS PROJECT.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

DISTANCES SHOWN ON THIS PLAT SHALL BE HORIZONTAL.

THERE ARE LIVE STREAMS AND/OR WETLANDS LOCATED WITHIN 200' OF THIS SITE.

SIDEWALKS TO BE PROVIDED ON BOTH SIDES OF EACH STREET – BY THE HOME BUILDER.

BEARINGS SHOWN HEREON WERE CALCULATED FROM ANGLES TURNED.

LINEAR DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

ALL PROPERTY MONUMENTS WILL BE IRON PINS PLACED WITH YELLOW CAP STAMPED RLS#2891 AND WILL BE PLACED AFTER CONSTRUCTION.

STATE WATERS BUFFER NOTE

THERE IS ESTABLISHED A 25 FOOT BUFFER ALONG THE BANKS OF ALL STATE WATERS, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. NO LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED WITHIN A BUFFER AND A BUFFER SHALL REMAIN IN ITS NATURAL, UNDISTURBED STATE OF VEGETATION UNTIL ALL LAND DISTURBING ACTIVITIES ON THE CONSTRUCTION SITE ARE COMPLETED. ONCE THE FINAL STABILIZATION OF THE SITE IS ACHIEVED, A BUFFER MAY BE THINNED OR TRIMMED OF VEGETATION AS LONG AS A PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM BED; PROVIDED, HOWEVER, THAT ANY PERSON CONSTRUCTING A SINGLE FAMILY RESIDENCE, WHEN SUCH RESIDENCE IS CONSTRUCTED BY OR UNDER CONTRACT WITH THE OWNER FOR HIS OR HER OWN OCCUPANCY, MAY THIN OR TRIM VEGETATION IN A BUFFER AT ANY TIME AS LONG AS PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM.

WETLANDS NOTE

1. WETLANDS SHOWN ON THIS FINAL PLAT HAVE BEEN FIELD DELINEATED.

2. WETLANDS SHOWN UPON THIS FINAL PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS MAY BE SUBJECT BY LAW FOR DISTURBANCE TO THESE WETLANDS AREAS WITHOUT PROPER AUTHORIZATION.

24 HOUR CONTACT

JOHN PALMER
770-389-2020

THIS PLAT IS SUBJECT TO COVENTANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO DATED ______ WHICH HEREBY BECOME A PART OF THIS PLAT AND WHICH WERE RECORDED ON ______

TABLE OF EASEMENTS

STREET RIGHT OF WAYS = 1,369,123 SQ. FT. (5.08 ACRES)
SANITARY SEWER EASEMENTS = 43,413 SQ. FT. (0.99 ACRES)
POTABLE WATER EASEMENTS = 0 SQ. FT. (0.00 ACRES)
STORM SEWER EASEMENTS = 36,934 SQ. FT. (0.84 ACRES)

SURVEY REFERENCES

1) BOUNDARY SURVEY FOR BEAR CLAW COUNTRY CLUB, DATED 4-27-01, SIGNED AND SEALED BY LEONIDAS B. SEARS III, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2628.
2) BOUNDARY SURVEY FOR CENTEC PHASE DURHAM LAKE, DATED 10-30-01, SIGNED AND SEALED BY LEONIDAS B. SEARS III, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2628.

CERTIFICATE OF DEDICATION

THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED, THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY CONVEY IN FEE SIMPLE TO THE CITY OF FAIRBURN, GEORGIA, AND FURTHER DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND RIGHTS-OF-WAY, ALLEYS, CART PATHS, WATERCOURSES, DRAINS, EASEMENTS, GREENBELTS AND PUBLIC PLACES SHOWN HEREON, EXCEPT THOSE EASEMENTS DESIGNATED ON THIS PLAT AS OTHER UTILITY COMPANY EASEMENTS, AND EXCEPT THOSE STREETS SPECIFICALLY DESIGNATED ON THIS PLAT AS PRIVATE STREETS.

IN CONSIDERATON OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATIONS, THE OWNERS DO HEREBY AGREE TO HOLD THE CITY OF FAIRBURN, GEORGIA, HARMLESS FOR A TWO-YEAR PERIOD FROM ANY AND ALL MONETARY LIABILITIES WHICH MAY ARISE FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS OF THE PROPERTY SHOWN HEREON, TO INCLUDE BUT NOT LIMITED TO, THE ROADS, STREETS, FILLS, EMBANKMENTS, DITCHES, CROSS DRAINS, CULVERTS AND BRIDGES WITHIN THE PROPOSED RIGHT-OF-WAY SHOWN, RESULTING FROM ANY AND ALL CAUSES OTHER THEN BY AN ACT OF THE CITY OF FAIRBURN, GEORGIA.

AND FURTHER, THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT THE CITY OF FAIRBURN SHALL NOT BE LIABLE TO THE UNDERSIGNED OR SUBSEQUENT OWNERS IN TITLE FOR A PERIOD OF TWO YEARS FOR ANY CLAIM OF DAMAGES RESULTING FROM NEGLIGENCE IN EXERCISING ENGINEERING TECHNIQUES AND DUE CAUTION IN THE CONSTRUCTION OF CROSS DRAINS EXTENSION, DRIVES, STRUCTURES OR BUILDINGS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS AND ANY OTHER MATTER WHATSOEVER ON PRIVATE PROPERTY. ANY AND ALL MONETARY LIABILITY OCCURRING UNDER THIS PARAGRAPH SHALL BE THE LIABILITY OF THE OWNER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO CONVEY SAID LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND MYSELF AND THE OWNERS SUBSEQUENT IN TITLE TO DEFEND THE COVENANTS AND AGREEMENTS SET OUT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET BY HAND AND AFFIXED MY SEAL THIS ____ DAY OF ______, 2005.

OWNER/DEVELOPER–DURHAM LAKE DEVELOPMENT, LLC — TITLE: Planner — DATE: 9/29/05

NOTARY PUBLIC
STATE OF GEORGIA (SEAL)

SHERRI J. MITCHELL NOTARY PUBLIC FAYETTE COUNTY, GA Exp. Oct. 11, 2009

SURVEYOR'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN: THIS PLAT CONFORMS TO ALL REQUIREMENTS OF GEORGIA PLAT ACT. BY:

DATE 9-29-05

WAYNE A. POWERS
REGISTERED LAND SURVEYOR NO. 2891

DEVELOPMENT DATA

DURHAM LAKE UNIT IV
DISTRICT 7, LAND LOTS 152, 153, 168 & 169
CITY OF FAIRBURN, GA

1. Subdivider: DURHAM LAKE DEVELOPMENT, LLC
   A. Address: 135 NORTHPARK PLACE, STE. 100, STOCKBRIDGE, GA 30281
   B. Telephone Number: (770) 389-2020
2. PROPERTY OWNER: DURHAM LAKE DEVELOPMENT, LLC
   A. Address: 135 NORTHPARK PLACE, STE. 100, STOCKBRIDGE, GA 30281
   B. Telephone Number: (770) 389-2020
3. Surveyor: MOORE BASS CONSULTING, INC.
   A. Address: 324 INDUSTRIAL BLVD., McDONOUGH, GA 30253
   B. Telephone Number: (770) 914-9394
4. Subdivision Configuration:
   A. Source of Data: BOUNDARY SURVEY PERFORMED BY MOORE BASS CONSULTING, INC.
   B. Location: CITY OF FAIRBURN
   C. Total Project Area: GROSS: 21.30 ACRES NET: 16.22 ACRES (THIS PHASE)
   D. Zoning: PD
   E. Type of Subdivision: SINGLE-FAMILY RESIDENTIAL
   F. Number of Lots: 40 Single-family (THIS PHASE)
   G. Density: GROSS= 1.88 UNIT/ACRE NET= 2.47 UNIT/ACRE
   H. Lot Size: INTERIOR MIN. 11,250 SF GOLF COURSE MIN. 12,800 SF
   L. Street Length: 4,092 LF
   M. Type of Streets: PUBLIC
   N. R/W Width: 50' R/W Area: 5.08 ACRES
   O. Pavement Width: 28' B.O.C. TO B.O.C.
   P. Street Maintenance: CITY OF FAIRBURN
5. Utilities:
   A. Water: CITY OF FAIRBURN
   B. Sanitary Sewer: CITY OF FAIRBURN
   C. Electric: GREYSTONE E.M.C.

ZONING PROVISIONS:
DURHAM LAKE UNIT 4 IS LOCATED IN DEVELOPMENT AREA 3. THE FOLLOWING PROVISIONS WERE MADE FOR DEVELOPMENT WITHIN AREA 3:
- MINIMUM LOT WIDTH: 80 ft. – MINIMUM HOUSE SIZE: 1,600 sq. ft.
- MINIMUM FRONT BUILDING SETBACK: 30 ft.
- MINIMUM REAR BUILDING SETBACK: 30 ft. (60 ft. ON GOLF COURSE)
- MINIMUM SIDE BUILDING SETBACK: 10 ft.

CITY OF FAIRBURN APPROVAL

THIS FINAL PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE APPROVED CONCEPT PLAT, THE APPROVED PRELIMINARY PLAT AND THE APPROVED CONSTRUCTION PLANS, AND THE OTHER DEVELOPMENT CODES AND ORDINANCES OF THE CITY, AND HAS BEEN APPROVED BY THE CITY FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FULTON COUNTY.

CITY ENGINEER — DATE 10.14.05

CITY CLERK — DATE 10/14/05

Betty W. Hannah — MAYOR/CITY ADMINISTRATOR — DATE 10-14-05

OWNER/DEVELOPER

DURHAM LAKE DEVELOPMENT, LLC
135 NORTHPARK PLACE, STE. 100
STOCKBRIDGE, GA 30281

ENGINEERING CERTIFICATION

I HEREBY CERTIFY THAT THIS SUBDIVISION WAS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS AND SPECIFICATIONS, WHICH WERE APPROVED BY THE CITY ENGINEER, AS WELL AS ANY APPROVED REVISIONS THERETO, AND THAT ALL APPLICABLE ENGINEERING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS, LAND DEVELOPMENT REGULATIONS, AND ZONING ORDINANCE, HAVE BEEN FULFILLED EXCEPT AS NOTED BELOW:

BY: ______ DATE 9/29/05
REGISTERED PROFESSIONAL ENGINEER NUMBER:

NOTED EXCEPTIONS:

GEORGIA REGISTERED No. 030440 PROFESSIONAL ENGINEER ADAM L. PRICE

MAINTENANCE GUARANTEE

THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, HEREBY WARRANTS AND GUARANTEES TO THE CITY OF FAIRBURN THE FULL AND COMPLETE MAINTENANCE OF A CERTAIN IMPROVEMENT KNOWN AS DURHAM LAKE SUBDIVISION, UNIT IV, AND MORE PARTICULARLY SHOWN IN PLAT BOOK , PAGES , OF THE FULTON COUNTY RECORDS.

THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE CITY OF FAIRBURN LAND DEVELOPMENT REGULATIONS AND STANDARD SPECIFICATIONS. THIS GUARANTEE INCLUDES NOT ONLY PAVING BUT ALSO ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LYING WITHIN THE RIGHT-OF-WAY OF SAID ROAD AND IN THE BUFFER AREAS, INCLUDING BUT NOT LIMITED TO ALL CURBING, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE DITCHES, AND PEDESTRIAN PATHS. UTILITIES OWNED AND OPERATED BY A GOVERNMENTAL BODY OR PUBLIC UTILITY COMPANY SHALL BE THE RESPONSIBILITY OF SAID GOVERNMENTAL BODY OR PUBLIC UTILITY COMPANY AND NOT THE DEVELOPER.

THE DEVELOPER SHALL CORRECT AND REPAIR OR CAUSE TO BE CORRECTED AND REPAIRED ALL DAMAGES TO SAID IMPROVEMENTS RESULTING FROM ANY CAUSE WHATSOEVER. IN THE EVENT THE DEVELOPER FAILS TO CORRECT ANY DAMAGES WITHIN 30 CALENDAR DAYS AFTER WRITTEN NOTICE THEREOF, THEN SAID DAMAGES MAY BE CORRECTED BY THE CITY AND ALL COSTS AND CHARGES BILLED TO AND PAID BY THE DEVELOPER; BUT THIS REMEDY SHALL NOT LIMIT THE CITY, AND IT SHALL ALSO HAVE ANY REMEDIES AVAILABLE TO IT AS APPROVED BY THE LAW.

THE TERMS OF THIS AGREEMENT SHALL BE FOR A PERIOD OF TWO (2) YEARS BEGINNING ON THE DATE OF WRITTEN ACCEPTANCE OF SAID IMPROVEMENTS BY THE CITY AS EVIDENCED BY THE FINAL PLAT APPROVAL OF SAID COMPLETED IMPROVEMENTS.

AFTER THE TERMINATION OF SAID TWO-YEAR PERIOD, THE CITY SHALL BE RESPONSIBLE TO THE CITIZENS OF THE CITY OF FAIRBURN FOR THE MAINTENANCE OF SAID IMPROVEMENTS AS PROVIDED BY LAW. NO ROADWAY AND ASSOCIATED RIGHT-OF-WAY SHALL BE ACCEPTED BY THE CITY FOR MAINTENANCE UNLESS IT SCORES 90 OR ABOVE ON THE CITY'S ASPHALT PAVEMENT-RATING FORM. PROVIDED, HOWEVER, ANY DAMAGES WHICH OCCURRED PRIOR TO THE END OF SAID TWO-YEAR PERIOD AND WHICH STILL ARE UN-REPAIRED AT THE TERMINATION OF SAID PERIOD SHALL REMAIN THE RESPONSIBILITY OF THE DEVELOPER (WRITTEN NOTICE OF SAID DAMAGES MUST BE GIVEN PRIOR TO THE TIME THE TWO-YEAR PERIOD ENDS).

IN WITNESS WHEREOF, THE DEVELOPER HAS CAUSED THIS AGREEMENT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICERS THIS ____ DAY OF 2005.

OWNER/DEVELOPER–DURHAM LAKE DEVELOPMENT, LLC — TITLE: Planner — DATE: 9/29/05 (SEAL)

NOTARY PUBLIC
STATE OF GEORGIA (SEAL)

DATE	4/11/05
FILE #	01-031
CONTRACT #	868.003
DRAWN BY	PHC
CHECKED BY	WAPowers

© Moore Bass Consulting

8683PLAT IV REV PL.dwg

REVISIONS
1. 7-6-05 Addressed city comments PHC
2. 8-31-05 Addressed additional comments
3. 9-8-05 Addressed additional comments

MB

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

SHEET TITLE
Final Subdivision Plat
LL 152, 153, 168 & 169~7th District
City of Fairburn, Fulton County, Georgia

SEAL
GEORGIA REGISTERED No. 2891 LAND SURVEYOR WAYNE A. POWERS

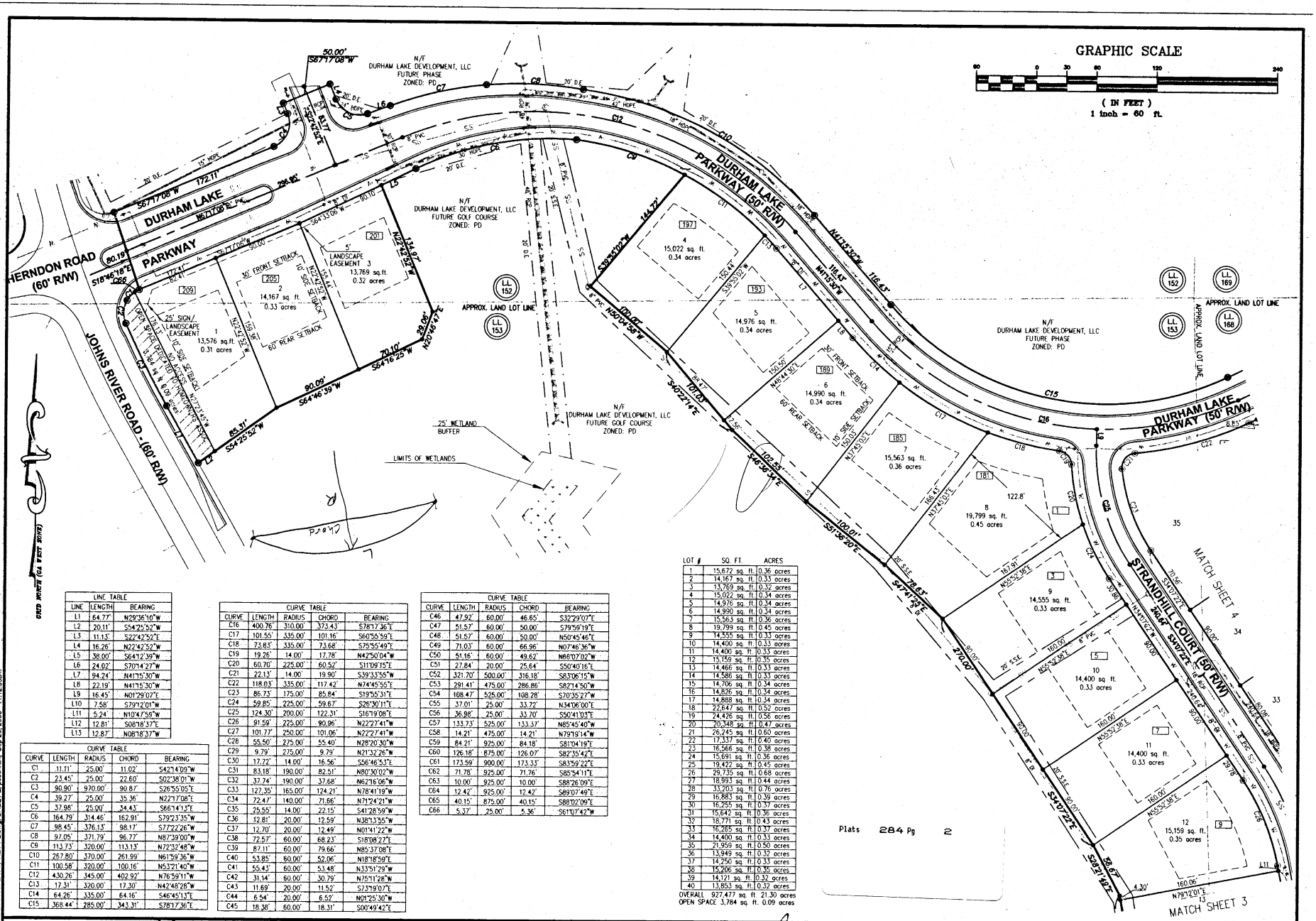
PROJECT
Durham Lake
Unit IV

CLIENT NAME
Durham Lake Development, LLC
135 Northpark Place, Ste. 100
Stockbridge, GA 30281

Moore Bass
CONSULTING
TALLAHASSEE DESTIN ATLANTA
www.moorebass.com
324 INDUSTRIAL BLVD. McDONOUGH, GA 30253 PH:(770)914-9394

SHEET 1 OF 4

C:\Projects\868.003\Workfiles\UNIT IV\8683PLAT IV REV PL.dwg, cover, pcochran, Sep 27, 2005 - 3:52:04pm



LINE TABLE		
LINE	LENGTH	BEARING
L1	64.77'	N29°36'10"W
L2	20.11'	S54°25'52"W
L3	11.13'	S22°42'52"E
L4	16.26'	N22°42'52"W
L5	38.00'	S64°12'39"W
L6	24.02'	S70°14'27"W
L7	94.24'	N41°15'30"W
L8	22.19'	N41°15'30"W
L9	16.45'	N01°29'07"E
L10	7.58'	S79°12'01"W
L11	5.24'	N10°47'59"W
L12	12.81'	S08°18'37"E
L13	12.87'	N08°18'37"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	11.11'	25.00'	11.02'	S42°14'09"W
C2	23.45'	25.00'	22.60'	S02°38'01"W
C3	90.90'	970.00'	90.87'	S26°55'05"E
C4	39.27'	25.00'	35.36'	N22°17'08"E
C5	37.98'	25.00'	34.43'	S66°14'13"E
C6	164.79'	314.46'	162.91'	S79°23'35"W
C7	98.45'	376.13'	98.17'	S77°22'26"W
C8	97.05'	371.79'	96.77'	N87°39'00"W
C9	113.73'	320.00'	113.13'	N72°32'48"W
C10	267.80'	370.00'	261.99'	N61°59'36"W
C11	100.58'	320.00'	100.16'	N53°21'40"W
C12	430.26'	345.00'	402.92'	N76°59'11"W
C13	17.31'	320.00'	17.30'	N42°48'28"W
C14	64.26'	335.00'	64.16'	S46°45'13"E
C15	368.44'	285.00'	343.31'	S78°17'36"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C16	400.76'	310.00'	373.43'	S78°17'36"E
C17	101.55'	335.00'	101.16'	S60°55'59"E
C18	73.83'	335.00'	73.68'	S75°55'49"E
C19	19.26'	14.00'	17.78'	N42°50'04"W
C20	60.70'	225.00'	60.52'	S11°09'15"E
C21	22.13'	14.00'	19.90'	S39°33'55"W
C22	118.03'	335.00'	117.42'	N74°45'55"E
C23	86.73'	175.00'	85.84'	S19°55'31"E
C24	59.85'	225.00'	59.67'	S26°30'11"E
C25	124.30'	200.00'	122.31'	S16°19'08"E
C26	91.59'	225.00'	90.96'	N22°27'41"W
C27	101.77'	250.00'	101.06'	N22°27'41"W
C28	55.50'	275.00'	55.40'	N28°20'30"W
C29	9.79'	275.00'	9.79'	N21°32'26"W
C30	17.72'	14.00'	16.56'	S56°46'53"E
C31	83.18'	190.00'	82.51'	N80°30'02"W
C32	37.74'	190.00'	37.68'	N62°16'06"W
C33	127.35'	165.00'	124.21'	N78°41'19"W
C34	72.47'	140.00'	71.66'	N71°24'21"W
C35	25.55'	14.00'	22.15'	S41°28'59"W
C36	12.81'	20.00'	12.59'	N38°13'55"W
C37	12.70'	20.00'	12.49'	N01°41'22"W
C38	72.57'	60.00'	68.23'	S18°08'27"E
C39	87.11'	60.00'	79.66'	N85°37'08"E
C40	53.85'	60.00'	52.06'	N18°18'59"E
C41	55.43'	60.00'	53.48'	N33°51'29"W
C42	31.14'	60.00'	30.79'	N75°11'28"W
C43	11.69'	20.00'	11.52'	S73°19'07"E
C44	6.54'	20.00'	6.52'	N01°25'30"W
C45	18.38'	60.00'	18.31'	S00°49'42"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C46	47.92'	60.00'	46.65'	S32°29'07"E
C47	51.57'	60.00'	50.00'	S79°59'19"E
C48	51.57'	60.00'	50.00'	N50°45'46"E
C49	71.03'	60.00'	66.96'	N07°46'36"W
C50	51.16'	60.00'	49.62'	N66°07'02"W
C51	27.84'	20.00'	25.64'	S50°40'16"E
C52	321.70'	500.00'	316.18'	S63°06'15"W
C53	291.41'	475.00'	286.86'	S62°14'50"W
C54	108.47'	525.00'	108.28'	S70°35'27"W
C55	37.01'	25.00'	33.72'	N34°06'00"E
C56	36.98'	25.00'	33.70'	S50°41'03"E
C57	133.73'	525.00'	133.37'	N85°45'40"W
C58	14.21'	475.00'	14.21'	N79°19'14"W
C59	84.21'	925.00'	84.18'	S81°04'19"E
C60	126.18'	875.00'	126.07'	S82°35'42"E
C61	173.59'	900.00'	173.33'	S83°59'22"E
C62	71.78'	925.00'	71.76'	S85°54'11"E
C63	10.00'	925.00'	10.00'	S88°26'09"E
C64	12.42'	925.00'	12.42'	S89°07'49"E
C65	40.15'	875.00'	40.15'	S88°02'09"E
C66	5.37'	25.00'	5.36'	S61°07'42"W

LOT #	SQ. FT.	ACRES
1	15,672 sq. ft.	0.36 acres
2	14,167 sq. ft.	0.33 acres
3	13,769 sq. ft.	0.32 acres
4	15,022 sq. ft.	0.34 acres
5	14,976 sq. ft.	0.34 acres
6	14,990 sq. ft.	0.34 acres
7	15,563 sq. ft.	0.36 acres
8	19,799 sq. ft.	0.45 acres
9	14,555 sq. ft.	0.33 acres
10	14,400 sq. ft.	0.33 acres
11	14,400 sq. ft.	0.33 acres
12	15,159 sq. ft.	0.35 acres
13	14,466 sq. ft.	0.33 acres
14	14,586 sq. ft.	0.33 acres
15	14,706 sq. ft.	0.34 acres
16	14,826 sq. ft.	0.34 acres
17	14,888 sq. ft.	0.34 acres
18	22,647 sq. ft.	0.52 acres
19	24,426 sq. ft.	0.56 acres
20	20,348 sq. ft.	0.47 acres
21	26,245 sq. ft.	0.60 acres
22	17,337 sq. ft.	0.40 acres
23	16,566 sq. ft.	0.38 acres
24	15,691 sq. ft.	0.36 acres
25	19,422 sq. ft.	0.45 acres
26	29,735 sq. ft.	0.68 acres
27	18,993 sq. ft.	0.44 acres
28	33,203 sq. ft.	0.76 acres
29	16,883 sq. ft.	0.39 acres
30	16,255 sq. ft.	0.37 acres
31	15,642 sq. ft.	0.36 acres
32	18,771 sq. ft.	0.43 acres
33	16,285 sq. ft.	0.37 acres
34	14,400 sq. ft.	0.33 acres
35	21,959 sq. ft.	0.50 acres
36	13,949 sq. ft.	0.32 acres
37	14,250 sq. ft.	0.33 acres
38	15,206 sq. ft.	0.35 acres
39	14,121 sq. ft.	0.32 acres
40	13,853 sq. ft.	0.32 acres
OVERALL	927,477 sq. ft.	21.30 acres
OPEN SPACE	3,784 sq. ft.	0.09 acres

DATE	4/11/05
FILE #	01-031
CONTRACT #	868.003.04
DRAWN BY	PHC
CHECKED BY	WAPowers

© Moore Bass Consulting

8683PLAT IV REV PL.dwg

C:\Projects\868.003\Workfiles\UNIT IV\8683PLAT IV REV PL.dwg, SHEET 2, pcochran, Sep 29, 2005 - 11:12:03am

REVISIONS
1. 7-6-05 Addressed city comments PHC
2. 8-31-05 Addressed additional comments
3. 9-8-05 Addressed additional comments
4. 9-29-05 Addressed additional comments

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

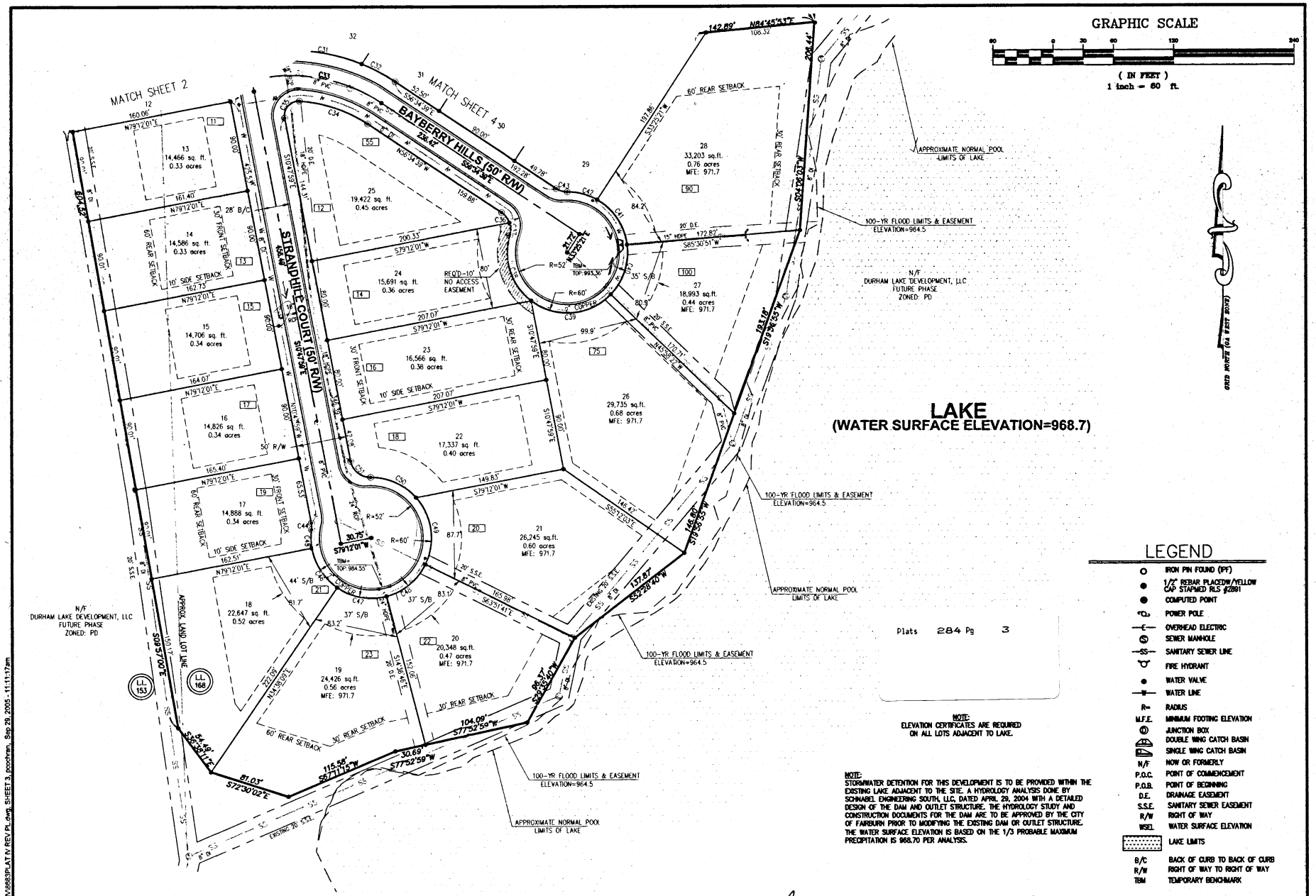
SHEET TITLE
Final Subdivision Plat
LL 152, 153, 168 & 169-7th District
City of Fairburn, Fulton County, Georgia

SEAL

PROJECT
Durham Lake
Unit IV

CLIENT NAME
Durham Lake Development, LLC
135 Northpark Place, Ste. 100
Stockbridge, GA 30281

Moore Bass
CONSULTING
TALLAHASSEE DESTIN ATLANTA
www.moorebass.com
324 INDUSTRIAL BLVD. McDONOUGH, GA 30253 PH:(770)914-9394



Plats 284 Pg 3

NOTE:
ELEVATION CERTIFICATES ARE REQUIRED ON ALL LOTS ADJACENT TO LAKE.

NOTE:
STORMWATER DETENTION FOR THIS DEVELOPMENT IS TO BE PROVIDED WITHIN THE EXISTING LAKE ADJACENT TO THE SITE. A HYDROLOGY ANALYSIS DONE BY SCHNABEL ENGINEERING SOUTH, LLC, DATED APRIL 29, 2004 WITH A DETAILED DESIGN OF THE DAM AND OUTLET STRUCTURE. THE HYDROLOGY STUDY AND CONSTRUCTION DOCUMENTS FOR THE DAM ARE TO BE APPROVED BY THE CITY OF FAIRBURN PRIOR TO MODIFYING THE EXISTING DAM OR OUTLET STRUCTURE. THE WATER SURFACE ELEVATION IS BASED ON THE 1/3 PROBABLE MAXIMUM PRECIPITATION IS 968.70 PER ANALYSIS.

LEGEND

- IRON PIN FOUND (IPF)
- 1/2" REBAR PLACED/YELLOW CAP STAMPED RLS #2891
- COMPUTED POINT
- POWER POLE
- OVERHEAD ELECTRIC
- SEWER MANHOLE
- SANITARY SEWER LINE
- FIRE HYDRANT
- WATER VALVE
- WATER LINE
- R= RADIUS
- M.F.E. MINIMUM FOOTING ELEVATION
- JUNCTION BOX
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- N/F NOW OR FORMERLY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- R/W RIGHT OF WAY
- WSEL WATER SURFACE ELEVATION
- LAKE LIMITS
- B/C BACK OF CURB TO BACK OF CURB
- R/W RIGHT OF WAY TO RIGHT OF WAY
- TBM TEMPORARY BENCHMARK

DATE	4/11/05
FILE #	01-031
CONTRACT #	868.003.04
DRAWN BY	PHC
CHECKED BY	WAPowers

© Moore Bass Consulting

REVISIONS
1. 7-6-05 Addressed city comments PHC
2. 8-31-05 Addressed additional comments
3. 9-8-05 Addressed additional comments
4. 9-29-05 Addressed additional comments

868SPLAT IV REV PL.dwg

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

SHEET TITLE
Final Subdivision Plat
LL 152, 153, 168 & 169-7th District
City of Fairburn, Fulton County, Georgia

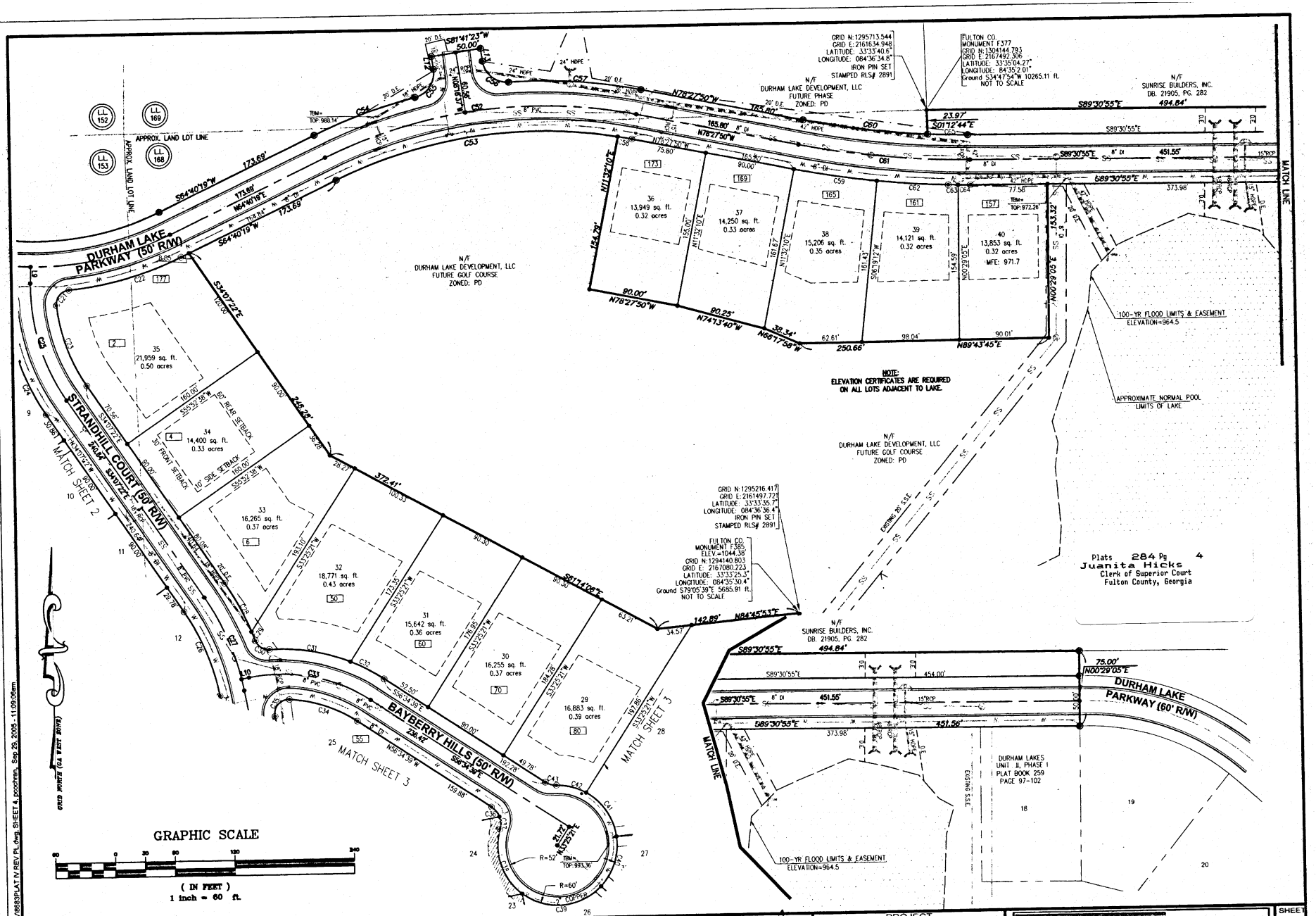
SEAL

PROJECT
Durham Lake
Unit IV

CLIENT NAME
Durham Lake Development, LLC
135 Northpark Place, Ste. 100
Stockbridge, GA 30281

Moore Bass
CONSULTING
TALLAHASSEE DESTIN ATLANTA
www.moorebass.com
324 INDUSTRIAL BLVD. McDONOUGH, GA 30253 PH:(770)914-9394

C:\Projects\868.003\Workfiles\UNIT IV\868SPLAT IV REV PL.dwg, SHEET 3, pcochran, Sep 29, 2005 - 11:11:17am



DATE	4/11/05
FILE #	01-031
CONTRACT #	868.003.04
DRAWN BY	PHC
CHECKED BY	WAPowers
© Moore Bass Consulting	

C:\Projects\868.003\Workfiles\UNIT IV\8683PLAT IV REV PL.dwg, SHEET 4, pcochran, Sep 29, 2005 - 11:09:06am

868PLAT IV REV PL.dwg

REVISIONS

1. 7-6-05 Addressed city comments PHC
2. 8-31-05 Addressed additional comments
3. 9-8-05 Addressed additional comments
4. 9-29-05 Addressed additional comments

MB

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

SHEET TITLE

Final Subdivision Plat

LL 152, 153, 168 & 169~7th District
City of Fairburn, Fulton County, Georgia

SEAL

PROJECT

Durham Lake
Unit IV

CLIENT NAME

Durham Lake Development, LLC
135 Northpark Place, Ste. 100
Stockbridge, GA 30281

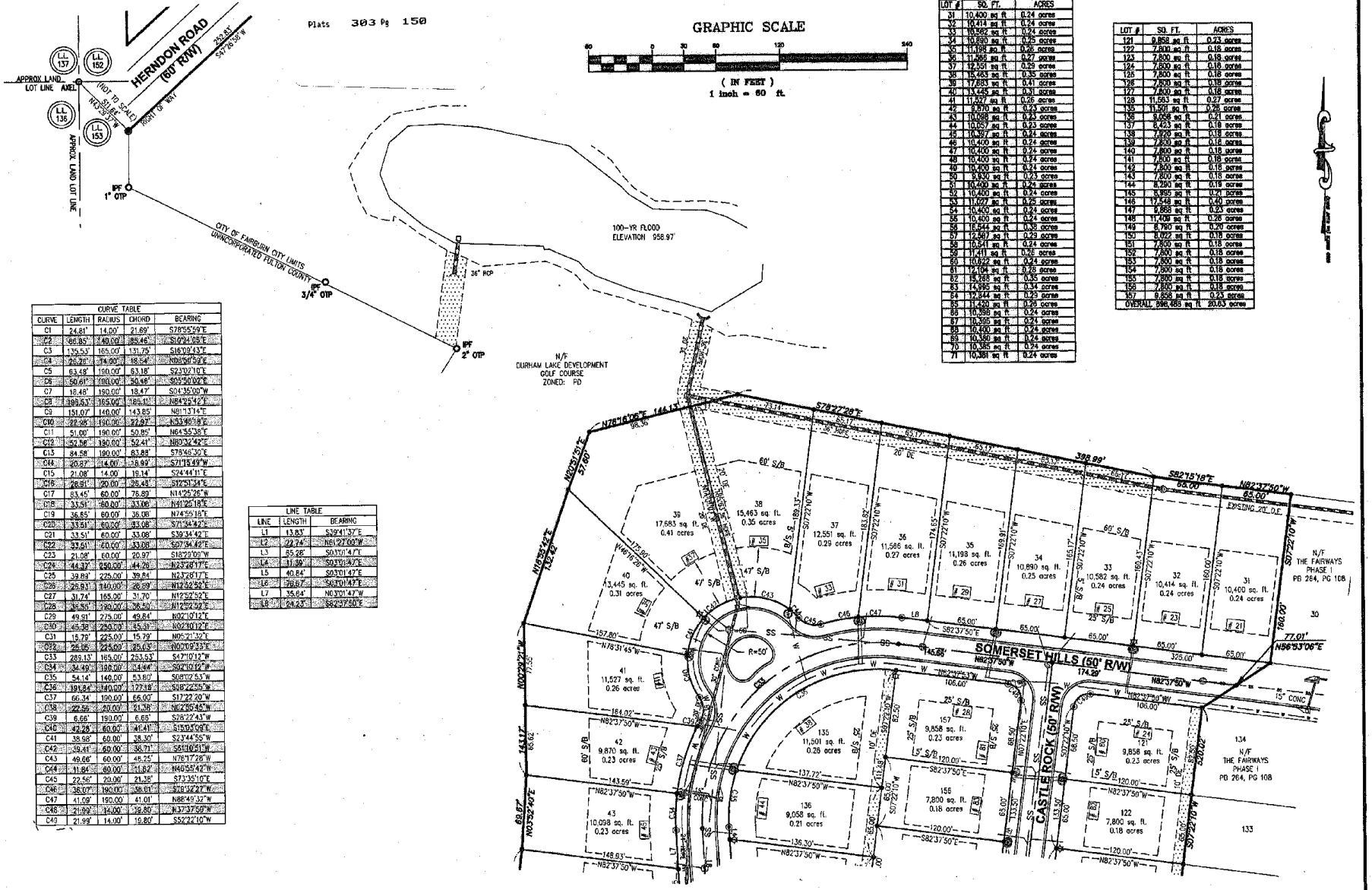
Moore Bass
CONSULTING
TALLAHASSEE DESTIN ATLANTA
www.moorebass.com
324 INDUSTRIAL BLVD. McDONOUGH, GA 30253 PH:(770)914-9394

SHEET 4 OF 4

Plats 303 Pg 150

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.



LOT #	SQ. FT.	ACRES
31	10,400 sq ft	0.24 acres
32	10,414 sq ft	0.24 acres
33	10,582 sq ft	0.24 acres
34	10,890 sq ft	0.25 acres
35	11,198 sq ft	0.26 acres
36	11,566 sq ft	0.27 acres
37	12,551 sq ft	0.29 acres
38	15,463 sq ft	0.35 acres
39	17,883 sq ft	0.41 acres
40	13,445 sq ft	0.31 acres
41	11,527 sq ft	0.26 acres
42	9,870 sq ft	0.23 acres
43	10,098 sq ft	0.23 acres
44	10,057 sq ft	0.23 acres
45	10,397 sq ft	0.24 acres
46	10,400 sq ft	0.24 acres
47	10,400 sq ft	0.24 acres
48	10,400 sq ft	0.24 acres
49	10,400 sq ft	0.24 acres
50	9,930 sq ft	0.23 acres
51	10,400 sq ft	0.24 acres
52	10,400 sq ft	0.24 acres
53	11,027 sq ft	0.25 acres
54	10,400 sq ft	0.24 acres
55	10,400 sq ft	0.24 acres
56	15,544 sq ft	0.36 acres
57	12,597 sq ft	0.29 acres
58	10,541 sq ft	0.24 acres
59	11,211 sq ft	0.26 acres
60	10,622 sq ft	0.24 acres
61	12,104 sq ft	0.28 acres
62	15,268 sq ft	0.35 acres
63	14,995 sq ft	0.34 acres
64	12,844 sq ft	0.29 acres
65	11,430 sq ft	0.26 acres
66	10,398 sq ft	0.24 acres
67	10,395 sq ft	0.24 acres
68	10,400 sq ft	0.24 acres
69	10,390 sq ft	0.24 acres
70	10,385 sq ft	0.24 acres
71	10,381 sq ft	0.24 acres

LOT #	SQ. FT.	ACRES
121	9,858 sq ft	0.23 acres
122	7,800 sq ft	0.18 acres
123	7,800 sq ft	0.18 acres
124	7,800 sq ft	0.18 acres
125	7,800 sq ft	0.18 acres
126	7,800 sq ft	0.18 acres
127	7,800 sq ft	0.18 acres
128	11,563 sq ft	0.27 acres
135	11,501 sq ft	0.26 acres
136	9,058 sq ft	0.21 acres
137	8,023 sq ft	0.18 acres
138	7,800 sq ft	0.18 acres
139	7,800 sq ft	0.18 acres
140	7,800 sq ft	0.18 acres
141	7,800 sq ft	0.18 acres
142	7,800 sq ft	0.18 acres
143	7,800 sq ft	0.18 acres
144	8,290 sq ft	0.19 acres
145	9,395 sq ft	0.21 acres
146	17,548 sq ft	0.40 acres
147	9,868 sq ft	0.23 acres
148	11,409 sq ft	0.26 acres
149	8,780 sq ft	0.20 acres
150	8,022 sq ft	0.18 acres
151	7,800 sq ft	0.18 acres
152	7,800 sq ft	0.18 acres
153	7,800 sq ft	0.18 acres
154	7,800 sq ft	0.18 acres
155	7,800 sq ft	0.18 acres
156	7,800 sq ft	0.18 acres
157	9,858 sq ft	0.23 acres
OVERALL	896,465 sq ft	20.63 acres

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	24.81'	14.00'	21.69'	S78°55'59"E
C2	86.85'	140.00'	85.46'	S10°24'05"E
C3	135.53'	165.00'	131.75'	S16°09'43"E
C4	26.28'	14.00'	18.54'	N08°00'59"E
C5	63.48'	190.00'	63.18'	S23°02'10"E
C6	50.61'	190.00'	50.48'	S05°50'02"E
C7	18.48'	190.00'	18.47'	S04°35'00"W
C8	198.53'	165.00'	186.11'	N84°25'12"E
C9	151.07'	140.00'	143.85'	N61°13'14"E
C10	97.98'	190.00'	97.87'	N53°46'18"E
C11	51.00'	190.00'	50.85'	N65°55'38"E
C12	52.58'	190.00'	52.41'	N80°32'42"E
C13	84.58'	190.00'	83.88'	S78°46'30"E
C14	20.87'	14.00'	18.99'	S71°15'49"W
C15	21.08'	14.00'	19.14'	S24°44'11"E
C16	28.91'	20.00'	26.48'	S12°51'34"E
C17	83.45'	60.00'	76.89'	N14°25'26"W
C18	33.51'	60.00'	33.06'	N41°26'18"E
C19	36.85'	60.00'	36.08'	N74°55'18"E
C20	33.51'	60.00'	33.06'	S71°34'42"E
C21	33.51'	60.00'	33.06'	S39°34'42"E
C22	33.51'	60.00'	33.06'	S07°34'42"E
C23	21.08'	60.00'	20.97'	S18°29'09"W
C24	44.37'	250.00'	44.26'	N23°28'17"E
C25	39.89'	225.00'	39.84'	N23°28'17"E
C26	26.93'	140.00'	26.89'	N12°52'52"E
C27	31.74'	165.00'	31.70'	N12°52'52"E
C28	36.56'	190.00'	36.50'	N12°52'52"E
C29	49.91'	275.00'	49.84'	N02°10'12"E
C30	45.38'	250.00'	45.31'	N02°10'12"E
C31	15.79'	225.00'	15.79'	N05°21'32"E
C32	25.05'	225.00'	25.03'	N00°09'33"E
C33	289.13'	165.00'	253.53'	S47°10'12"W
C34	34.49'	190.00'	34.44'	S02°10'12"W
C35	54.14'	140.00'	53.80'	S08°02'53"W
C36	191.84'	140.00'	177.18'	S58°22'55"W
C37	66.34'	190.00'	66.00'	S17°22'20"W
C38	22.26'	20.00'	21.38'	N02°55'45"W
C39	6.66'	190.00'	6.66'	S26°22'43"W
C40	42.26'	60.00'	41.41'	S15°03'09"E
C41	38.98'	60.00'	38.30'	S23°44'55"W
C42	39.41'	60.00'	38.71'	S51°10'51"W
C43	49.66'	60.00'	46.25'	N76°17'28"W
C44	11.84'	60.00'	11.82'	N46°55'42"W
C45	22.56'	20.00'	21.38'	S73°35'10"E
C46	38.07'	190.00'	38.01'	S28°32'27"W
C47	41.09'	190.00'	41.01'	N88°49'32"W
C48	21.99'	14.00'	19.80'	N37°37'50"W
C49	21.99'	14.00'	19.80'	S52°22'10"W

LINE TABLE

LINE	LENGTH	BEARING
L1	13.83'	S39°41'37"E
L2	22.74'	N61°27'00"W
L3	55.28'	S03°01'47"E
L4	31.39'	S03°01'47"E
L5	40.84'	S03°01'47"E
L6	28.67'	S03°01'47"E
L7	35.64'	N03°01'47"W
L8	24.23'	S82°37'50"E

C:\Projects\657.102\Working\Survey\696SPLAT 3B rev 4-06.dwg, SHEET 2, pcochran, Apr 24, 2006 - 9:04:52am

DATE	9/6/05
FILE #	01-031
CONTRACT #	657.102
DRAWN BY	PHC
CHECKED BY	WAPowers

© Moore Bass Consulting

696SPLAT 3B rev 4-06.dwg

REVISIONS

1. 10-3-05 Addressed city comments PHC
2. 1-6-06 Added light poles & moved addresses
3. 4-5-06 Removed golf course area

MB

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

SHEET TITLE

Final Subdivision Plat

Land Lot 153 ~ 7th District
City of Fairburn~Fulton County, Georgia

SEAL

GEORGIA REGISTERED No. 2891 LAND SURVEYOR WAYNE A. POWERS
4-14-06

PROJECT

The Fairways
Unit 3~Phase II

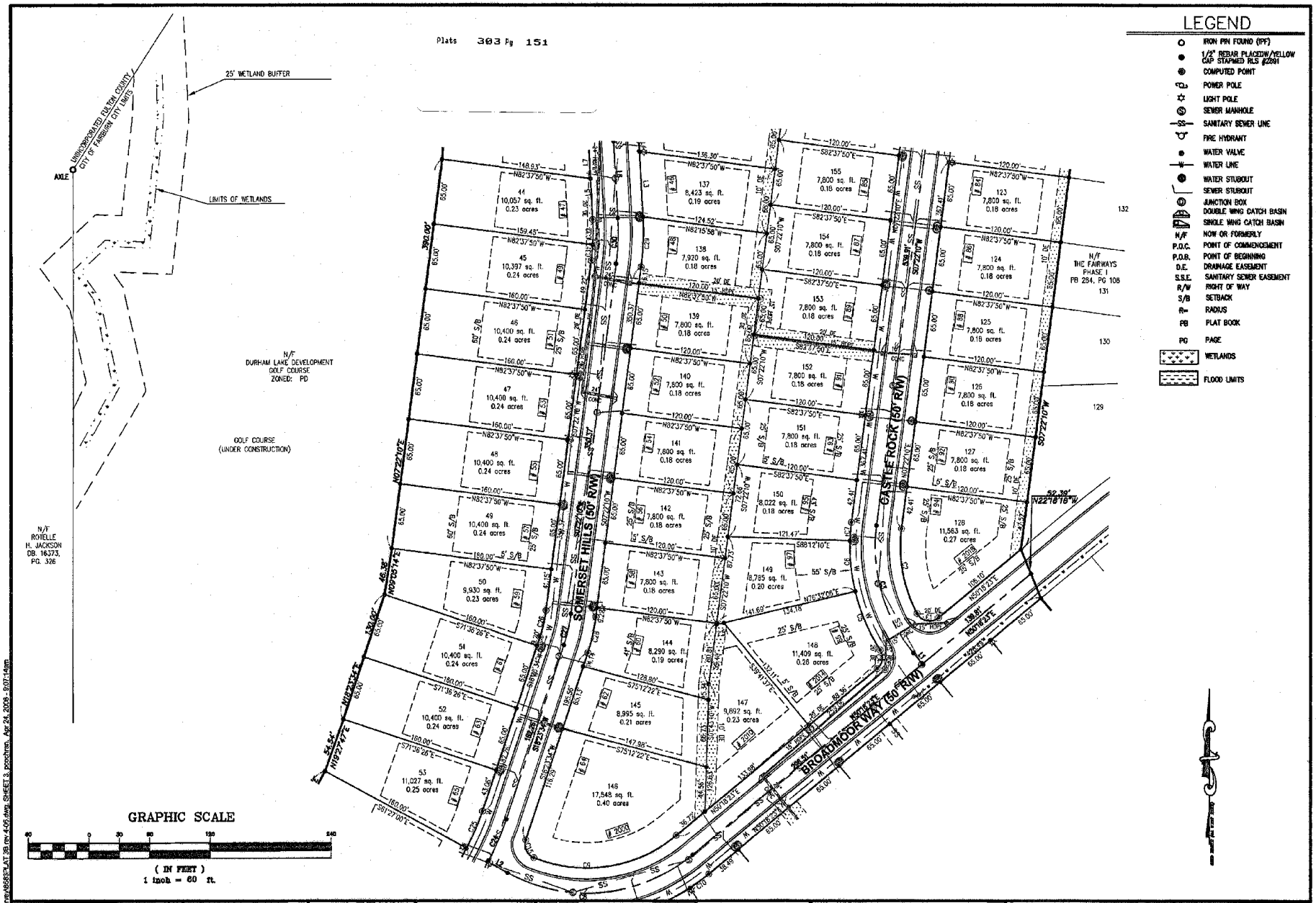
CLIENT NAME

Olde Towne Dev. Builders, LLC
136 South Main Street
Jonesboro, GA 30236

Moore Bass
CONSULTING
TALLAHASSEE DESTIN ATLANTA
www.moorebass.com
324 INDUSTRIAL BLVD. McDONOUGH, GA 30253 PH:(770)914-9394

SHEET 2 OF 4

Plats 303 Pg 151



DATE	9/5/05
FILE #	01-031
CONTRACT #	657.102
DRAWN BY	PHC
CHECKED BY	WAPowers
© Moore Bass Consulting	

C:\Projects\657.102\Winfile\Survey\8598\FLAT 3B rev 4-06.dwg, SHEET 3, pcochran, Apr 24, 2006 - 9:07:14am

8598-FLAT 3B rev 4-06.dwg

REVISIONS

1. 10-3-05 Addressed city comments PHC
2. 1-6-06 Added light poles & moved addresses
3. 4-5-06 Removed golf course area

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

SHEET TITLE

Final Subdivision Plat

Land Lot 153 ~ 7th District
City of Fairburn~Fulton County, Georgia

SEAL

GEORGIA REGISTERED No. 2891 LAND SURVEYOR WAYNE A. POWERS

PROJECT

The Fairways
Unit 3~Phase II

CLIENT NAME

Olde Towne Dev. Builders, LLC
136 South Main Street
Jonesboro, GA 30236

Moore Bass
CONSULTING
TALLAHASSEE DESTIN ATLANTA
www.moorebass.com
324 INDUSTRIAL BLVD. McDONOUGH, GA 30253 PH:(770)914-9394

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

Plats 303 Pg 152
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

BROADMOOR WAY (50' R/W)

SOMERSET HILLS (50' R/W)

N/F
THE FAIRWAYS
PHASE I
PB 254, PG 108

N/F
ROTELLE
H. JACKSON
DB. 16373,
PG. 326

N/F
DURHAM LAKE DEVELOPMENT
GOLF COURSE
ZONED: PD

CITY OF FAIRBURN CITY LIMITS
UNINCORPORATED FULTON COUNTY

LIMITS OF WETLANDS

25' STATE WATER BUFFER

APPROX. 100-YR FLOOD LIMITS

SWMF "D-2"

DATE	9/5/05
FILE #	01-031
CONTRACT #	657.102
DRAWN BY	PHC
CHECKED BY	WAPowers

© Moore Bass Consulting

REVISIONS
1. 10-3-05 Addressed city comments PHC
2. 1-6-06 Added light poles & moved addresses
3. 4-5-06 Removed golf course area

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

SHEET TITLE
Final Subdivision Plat
Land Lot 153 - 7th District
City of Fairburn-Fulton County, Georgia

SEAL
GEORGIA REGISTERED No. 2891 LAND SURVEYOR WAYNE A. POWERS
4-14-06

PROJECT
The Fairways
Unit 3-Phase II
CLIENT NAME
Olde Towne Dev. Builders, LLC
136 South Main Street
Jonesboro, GA 30236

Moore Bass
CONSULTING
TALLAHASSEE DESTIN ATLANTA
www.moorebass.com
324 INDUSTRIAL BLVD. McDONOUGH, GA 30253 PH:(770)914-9394