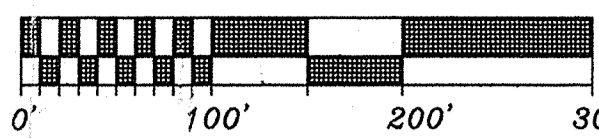


**ADDITIONAL ZONING REQUIREMENTS:**

A 50' UNDISTURBED BUFFER WILL BE MAINTAINED ALONG LOTS 13, 14 AND 15 OF THE GEORGETOWN SUBDIVISION AND ALONG THE BOUNDARY WITH KENTMURE TOWNHOMES.

SCALE : 1" = 100'

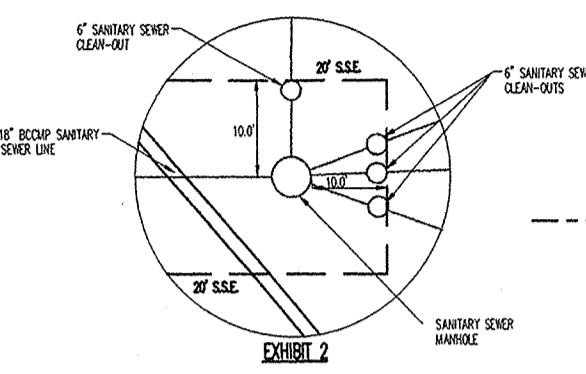
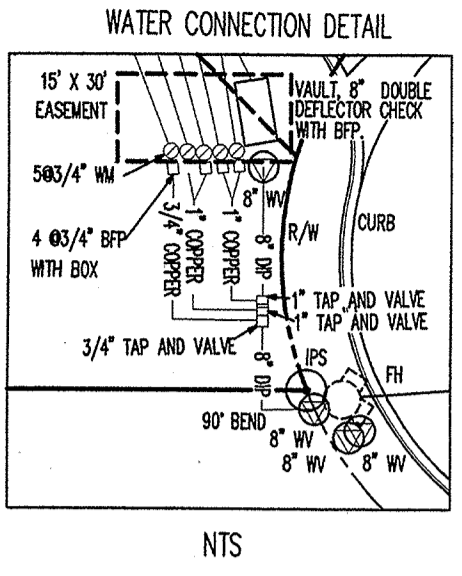


Doc ID: 001921760001 Ttype: PLT  
 Filed: 08/02/2005 at 01:41:34 PM  
 Fee Amt: \$8.00 Page 1 of 1  
 Forsyth County, GA  
 Douglas Sorrells Clerk Superior Ct  
 BK 92 PG 165

**CHASE PARK**

APPROVED BY:  
 DEPARTMENT OF  
 PLANNING  
 AUG 02 2005  
 TERESSA M. COX

APPROVED BY:  
 DEPARTMENT OF  
 WATER & SEWER  
 JUL 29 2005  
 JOE WILLIAMS



**NOTES:**

THE OWNER, DEVELOPER, AND/OR THE HOMEOWNERS ASSOCIATION WILL ASSUME ANY AND ALL LIABILITY THAT MAY ARISE FROM FENCING NOT BEING PLACED AROUND THE DETENTION PONDS. FURTHERMORE, IT IS AGREED THAT FORSYTH COUNTY GOVERNMENT WILL BE HELD HARMLESS AND INDEMNIFIED FROM ANY AND ALL LOSSES, LIABILITIES, CLAIMS, JUDGEMENTS, COST, AND EXPENSES ARISING FROM ABSENCE OF FENCING AROUND PONDS.

THERE ARE NO BURN OR BURY PITS LOCATED ON THE PROPERTY.

IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED COUNTY RIGHT-OF-WAYS AND CONSIDERED TO BE A VIOLATION OF THE COUNTY'S ORDINANCE PROHIBITING UNPERMITTED RIGHT-OF-WAY ENCROACHMENTS.

FORSYTH COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION/WATER QUALITY PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT-OF-WAY.

MAINTENANCE OF DETENTION/WATER QUALITY FACILITY IS THE RESPONSIBILITY OF THE OWNER. THE OWNER AGREES TO PERFORM AN ANNUAL INSPECTION AND PROVIDE ANY NECESSARY MAINTENANCE.

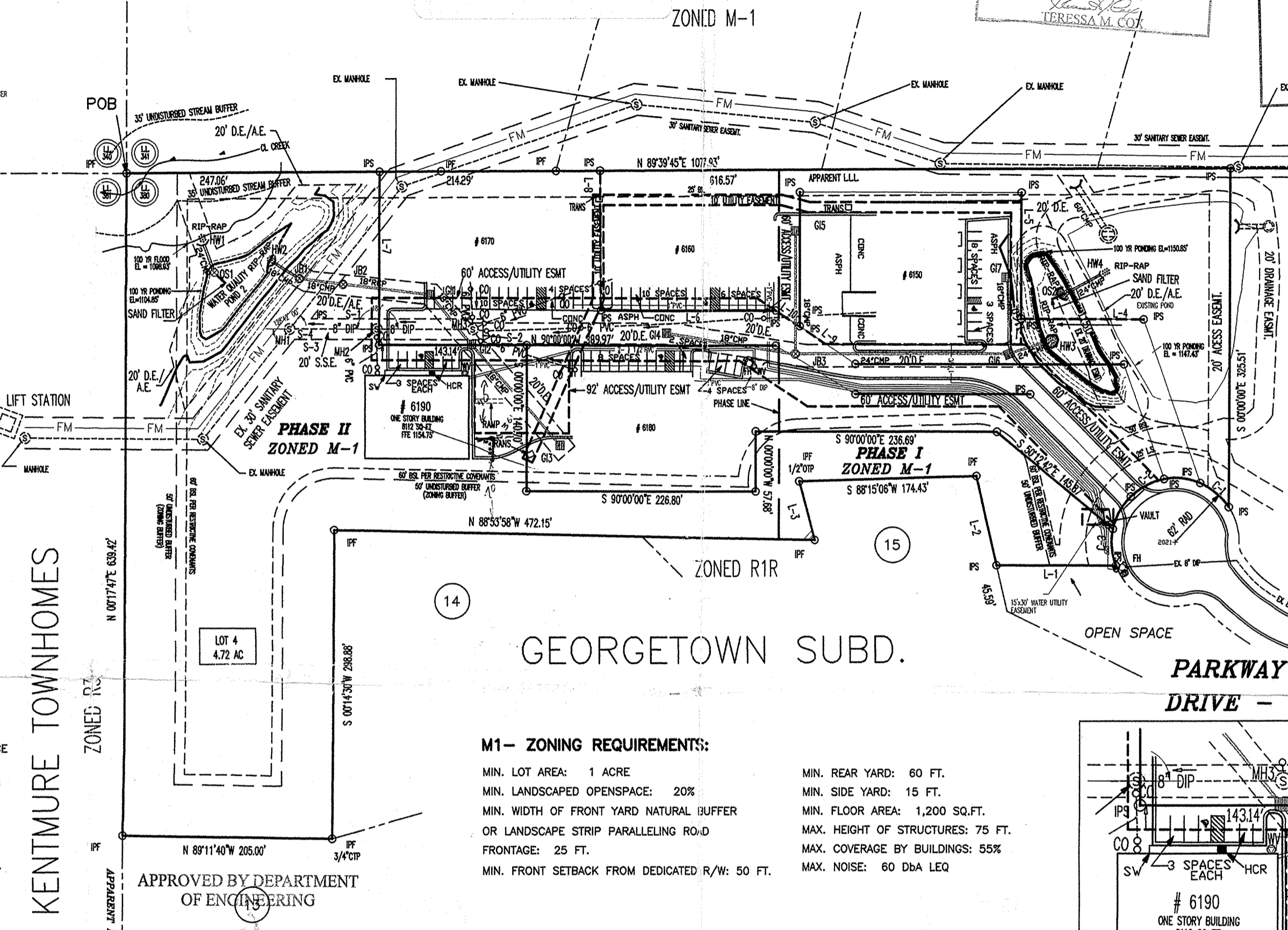
NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE BUILT ON ANY SANITARY SEWER EASEMENT WITHOUT PRIOR APPROVAL FROM THE FORSYTH COUNTY WATER AND SEWER DEPARTMENT

DEVELOPER IS RESPONSIBLE FOR 1 YEAR MAINTENANCE ON WATER LINES AND SANITARY SEWER LINES

NO POOL DRAINS, DUMPSTER PADS, OR ROOF DRAIN DISCHARGE ALLOWED IN SANITARY SEWER LINES

UPON RECORDING OF THIS AS-BUILT, ALL SANITARY SEWER EASEMENTS ARE DEDICATED TO FORSYTH COUNTY WATER AND SEWER DEPARTMENT (OR PRIVATE SANITARY SEWER OWNERS) AND CANNOT BE REMOVED WITHOUT PRIOR APPROVAL FORSYTH COUNTY WATER AND SEWER DEPARTMENT.

ALL CMP'S ARE BCCMP



**OWNERS CERTIFICATE:**

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, and that all state and local taxes or other assessments now due on this land have been paid. Said owner donates and dedicates to the public use forever the street right of way as shown on this plat.

Owner: \_\_\_\_\_  
 Signed, sealed and delivered in the presence of  
 Witness: \_\_\_\_\_  
 Notary Public: \_\_\_\_\_

**OWNERS CERTIFICATE:**

I, the undersigned owner hereby dedicate the access easement shown on this plat to the common use of the owner, or owners, of the lot within this subdivision. It is further acknowledged that the accessway and any improvements within such access easements shall not be accepted by Forsyth County, Georgia but shall remain privately owned and maintained.

Owner: \_\_\_\_\_  
 Signed, sealed and delivered in the presence of  
 Witness: \_\_\_\_\_  
 Notary Public: \_\_\_\_\_

**NOTES:**

ALL IRON PINS LABELED AS SET OF FOUND (IPS or IPP) ARE 1/2" REBAR RODS, UNLESS OTHERWISE INDICATED.  
 THIS SITE IS NOT LOCATED WITHIN 500 FEET OF A NATIONAL GEODETIC SURVEY MONUMENT.  
 FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH NIKON 2 SECOND TOTAL STATION.  
 THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED IS A CLOSURE OF PRECISION OF ONE FOOT IN 35,173 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.  
 THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.  
 THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS PRIVATE AND PUBLIC. UNDERGROUND UTILITIES AND/OR STRUCTURES, IF ANY, MAY NOT BE SHOWN. ALL MATTERS OF TITLE ARE EXCEPTED

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.



DATE: 7-27-2005

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE ON SEAL. THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF PROLINE SURVEYING, INC. AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR IN PART, OR OTHERWISE USED WITHOUT WRITTEN PERMISSION OF THE OWNER. NO WARRANTY, EXPRESSED OR IMPLIED, IS EXTENDED TO ANY UNNAMED THIRD PARTY.

**M1- ZONING REQUIREMENTS:**

- MIN. LOT AREA: 1 ACRE
- MIN. LANDSCAPED OPENSAPCE: 20%
- MIN. WIDTH OF FRONT YARD NATURAL BUFFER OR LANDSCAPE STRIP PARALLELING ROAD
- FRONTAGE: 25 FT.
- MIN. FRONT SETBACK FROM DEDICATED R/W: 50 FT.
- MIN. REAR YARD: 60 FT.
- MIN. SIDE YARD: 15 FT.
- MIN. FLOOR AREA: 1,200 SQ.FT.
- MAX. HEIGHT OF STRUCTURES: 75 FT.
- MAX. COVERAGE BY BUILDINGS: 55%
- MAX. NOISE: 60 DBA LEQ

FOR POND AND STORM DRAINAGE AS-BUILT APPROVAL SEE AS-BUILT PLAN FOR 6190, 6170 AND 6180 PREVIOUSLY APPROVED.

A 10' LANDSCAPE STRIP IS TO BE RESERVED ALONG ALL ROAD FRONTAGE AND A 8' LANDSCAPE STRIP IS TO BE RESERVED ALONG ALL PROPERTY LINES.

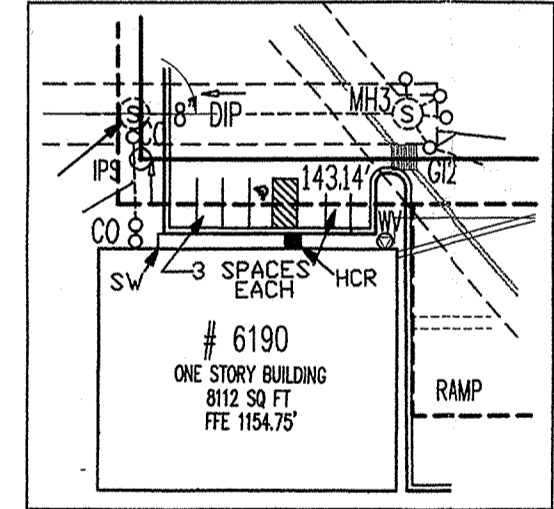
"AS-BUILT" CONDITIONS OF THE STORM DRAINAGE SYSTEM WILL FUNCTION AS DESIGNED AND ENGINEERED IN THE APPROVED CONSTRUCTION DRAWINGS.

THE DETENTION/WATER QUALITY PONDS PROVIDE THE STORAGE VOLUMES AND OUTFLOW RATES AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS AND HYDROLOGY STUDY.

PROPERTY SUBJECT TO PROTECTIVE COVENANTS RECORDED SEPARATELY FROM THIS PLAT

A PORTION OF THIS PROPERTY LIES WITHIN A FEDERAL FLOOD HAZARD AREA INDICATED ON F.I.R.M. PANEL NO. 13177C0095C DATED 07-04-89

NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE FORSYTH COUNTY DEPARTMENT OF ENGINEERING



**CURVE CHART**

BEARING	DISTANCE	ARC	RADIUS
C-1 S 50°20'24"W	35.91'	36.34'	62.00'
C-2 S 62°07'44"W	36.37'	36.91'	62.00'
C-3 S 05°12'32"W	35.41'	35.91'	62.00'

**LINE CHART**

BEARING	DISTANCE
L-1 N 90°00'00"W	115.06'
L-2 N 13°01'09"W	88.34'
L-3 S 15°24'05"E	58.94'
L-4 S 90°00'00"W	117.60'
L-5 N 00°00'00"E	121.31'
L-6 N 90°00'00"W	174.56'
L-7 S 00°07'03"W	166.24'
L-8 N 00°20'15"W	133.98'
L-9 N 56°39'24"W	65.84'
L-10 N 56°39'22"W	27.60'
L-11 N 58°55'34"W	91.12'
L-12 N 43°20'08"W	63.15'
L-13 N 13°19'09"W	48.48'

**SEWER EASEMENT**

BEARING	DISTANCE
S-1 N 89°58'18"W	167.49'
S-2 S 00°00'00"E	20.00'
S-3 S 89°58'18"E	183.51'
S-4 N 38°41'48"E	25.62'

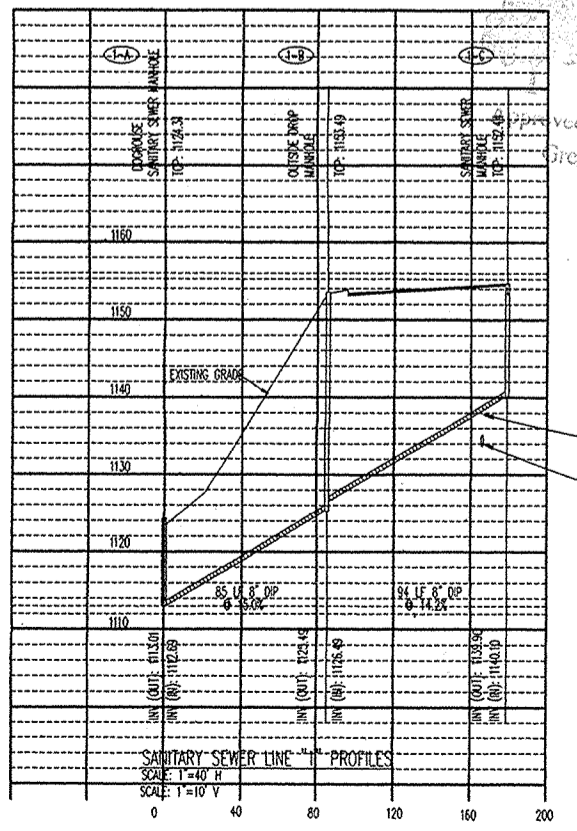
KENTMURE TOWNHOMES

APPROVED BY DEPARTMENT OF ENGINEERING  
 AUG 02 2005  
 DAVID PICKLESIMER

Forsyth County Planning and Development  
 Tree Protection & Replacement Ordinance

AUG 02 2005

Approved by: Greg Wallace  
 Greg Wallace County Arborist



- LEGEND**
- P.O.B. POINT OF BEGINNING
  - R/W RIGHT OF WAY
  - N/F ADJOINING OWNERSHIP
  - GI GRATE INLET
  - GVL GRAVEL
  - CONC CONCRETE
  - ASPH ASPHALT
  - AE ACCESS EASEMENT
  - DE DRAINAGE EASEMENT
  - BW BOTTOM OF WALL
  - TW TOP OF WALL
  - OTP OPEN TOP PIPE
  - MH MANHOLE
  - SSMH SANITARY SEWER MANHOLE
  - CTP CRIMP TOP PIPE
  - WV WATER VALVE
  - GV GAS VALVE
  - FH FIRE HYDRANT
  - CB CATCH BASIN
  - WM WATER METER
  - WV WATER VALVE
  - TRANS POWER TRANSFORMER
  - LP LIGHT POLE
  - PP POWER POLE
  - DB DEED BOOK
  - PG PAGE
  - OVERHEAD POWER LINE
  - CHAIN LINK FENCE



AS-BUILT SURVEY FOR:  
**BULL'S EYE MARKSMAN, LLC**  
**PROLINE SURVEYING, INC.**  
 6679 HICKORY FLAT HIGHWAY, CANTON, GA 30115  
 770-345-0082

LAND LOT: 380	SURVEYED: 07-06-05
DISTRICT: 2ND 1ST SEC	DRAWN: 07-07-05 BY: AM
COUNTY: FORSYTH	SCALE: 1" = 100'
6190 PARKWAY NORTH DRIVE, CUMMING, GEORGIA	
BETHEL 11-PHASE 2, LOT 9-PHASE 1&2, LOT 4	
PB 69 PG 212-220	004-123-5