

Type: GEORGIA STANDARD PLATS
 Recorded: 2/19/2018 11:19:00 AM
 Fee Amt: \$120.00 Page 1 of 15
 Forsyth County, GA
 Greg G. Allen Clerk Superior Ct

Participant ID: 6542137405
 BK 174 PG 80 - 94

RELEASED BY FORSYTH COUNTY
 FEB 07 2018

FINAL PLAT OF HICKORY LAKESIDE

(f.k.a. DIAMOND GARDEN ON LAKE LANIER, f.k.a. CRESCENT POINTE)

CLERK OF THE COURT FILING INFORMATION

NOTES:

- Field Data: Closure Precision=1/74,147". Angular Error= 04"/STA.
- Measurements were taken with a Nikon DTM on 02-28-2006 and were balanced using the Compass Rule.
- Bearings are based on a Survey for Creig Investments, LLC and First American Title Insurance Company, by Hannon, Meeks & Baywell, Surveyors and Engineers, Inc., dated 02-10-2000, last revised 08-10-2005 and are referenced to Grid North, GA West Zone. The boundary lines as shown hereon are a retracement of the boundary lines as shown in the above mentioned survey.
- Plat Precision: 1/743,647".
- The public records referenced hereon reflect only those records necessary to establish the boundaries hereon, and reference to the same does not and is not intended to constitute a title search or title opinion.
- Portions of this property are located in Flood Hazard Zone A, as indicated on F.I.R.M. No. 13117C0155F & 13117C0160F, effective date 03-04-2013. The 1085 elevation is as shown on plat of survey.
- Total site area - 49,977 ACRES
- Total number of lots - 52 : 1.04 lots/Acre
- BUILDING LINE SETBACKS**
 FRONT - 30' SIDE - 10'
 REAR - 25' EXTERIOR REAR - 50'
 EXTERIOR ALONG CORP OF ENGINEER PROPERTY - 0'
 MINIMUM HEATED FLOOR AREA - 3,000 S.F.
- Water is supplied by Forsyth County.
- Current Zoning - R2R - SK #06-002
- For each lot, sewage will be served by individual sewage disposal system.
- Minimum 20' radius on all street right of way intersections in accordance with Forsyth County Ordinances.
- Irrigation systems are prohibited on all existing and proposed county right of way and considered to be a violation of the county's ordinance prohibiting unpermitted right of way encroachments.
- Protective covenants will apply to this subdivision and will be recorded separately.
- Forsyth County shall not be responsible for maintenance of any pipes, ditches, detention ponds, or other structures within any drainage easement beyond the county right of way.
- Iron pins are set at all lot corners - 1/2" crimp-top pipes - 18" long.
- All drainage easements are intended to follow natural drainage courses. The locations shown hereon are approximate.
- Project Benchmark - Survey Monument CP-01 - Elev. 1226.62'
- 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.
- All structures will comply with the requirements of the Georgia State Minimum Standard Codes, as adopted and amended by the Georgia Department of Community Affairs. Approval of this permit will not justify any deviation in the Fire Separation Distance requirements of the Georgia State Minimum Standards.
- In reference to information provided by the applicant, in our opinion, the attached plans comply with the Part V Environmental Planning Criteria of Forsyth County, Georgia adopted 02-14-2000.
- Tax Parcel - 243-074.
- COMMON AREA CALCULATIONS:**
 Total Site Area - 49.975 Acres
 Common Area Req'd - 49.975 x 5% = 2.50 Acres
 Total Common Area Provided - 4.981 Acres
 Total R/W dedicated - Private Streets
- Toilet facilities available for construction workers within 200' of each site.
- Any grading, filling, or other landscaping or construction activities on the lot subsequent to final inspection by the County Board of Health which may adversely affect the on-site sewage management system shall render the approval void.
- Declarations of Covenants, conditions, and restrictions for Crescent Pointe are recorded in Deed Book 4871, pages 195-231.
- The necessary septic system components including: a settling tank, drain field, and back-up drain field must be provided within the boundaries of each individual lot.
- No pool backwash, fountain, spa, dumpster pad drains or drain lines by discharge into the stormwater system.
- All structures will comply with the requirements of the Georgia State Minimum Standards Codes, as adopted and amended by the Georgia Department of Community Affairs. Approval of this permit will not justify any deviation in the Fire Separation Distance requirements of the Georgia State Minimum Standards.

The Unified Development Code Chapter 21, Articles II-V, Overlay Districts are not applicable to this site.

BUILDING LINE SETBACKS - R2R
 FRONT - 30'
 SIDE - 10'
 REAR - 25'
 EXTERIOR - 50'
 EXTERIOR (CORPS LINE) - 0'
 MIN. LOT SIZE - 25,500 S.F.
 MIN. LOT WIDTH - 100'
 MIN. HEATED FLOOR AREA - 3,000 S.F.

Engineer's As-Built Certification
 I certify that, i) the "As-built" condition of the storm drainage system will function as designed and engineered in the approved Construction Drawings,
 ii) the water quality pond provides the storage volumes and outflow rates as required by the approved Construction Plans and Hydrology Study,
 iii) and that the water distribution system depicted by this As-Built Drawing was constructed in accordance with the plans approved by the FCDWS. The information submitted on this AS-Built Drawing is to the best of my knowledge and belief, true, accurate and complete.

David Anderson
 David Anderson, P.E. #25,406
 12-10-2015
 Date



- WATER AND SEWER NOTES:**
- Water Source is Forsyth County Department of Water and Sewer.
 - Structures or fences will not be allowed in sanitary sewer easement or utility easement.
 - Developer has 18 months maintenance from the date of sign-off on all water and sewer infrastructure, including pumping stations, before county will assume responsibility.
 - Upon recording of this plat, all easements are dedicated to Forsyth County Water & Sewer.

COMMON AREA CALCULATIONS:

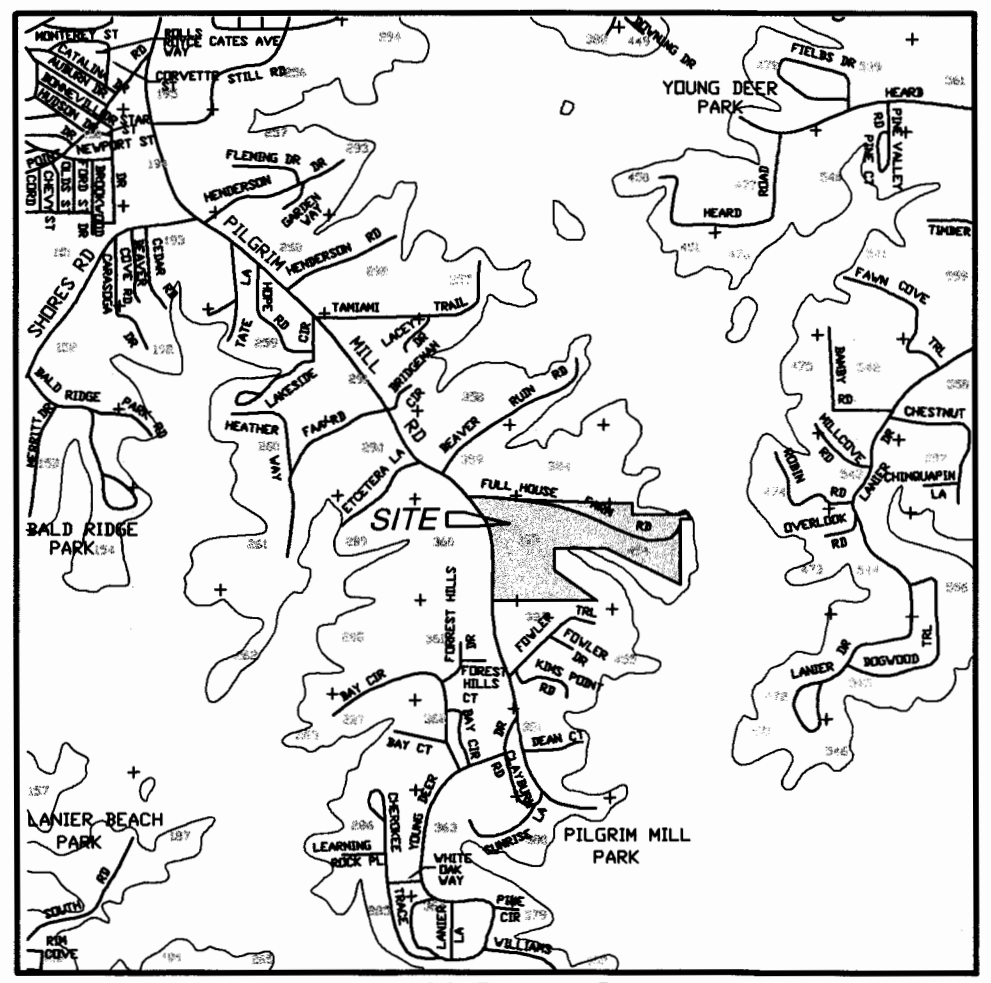
TRACT	AREA	
	SQUARE FEET	ACRES
A	26,032	0.598
B	78,646	1.805
C	17,372	0.399
D	25,593	0.587
E	7,045	0.162
F	35,466	0.814
G	26,834	0.616
TOTAL	216,988	4.981

APPROVED BY
 FORSYTH COUNTY
 WATER & SEWER
 FEB 06 2018
Juan Morfa
 JUAN MORFA
 ENGINEER TECH

Approved By
 FEB 06 2018
 Forsyth County
 Environmental Health Dept.

APPROVED BY DEPARTMENT
 OF ENGINEERING
 FEB 07 2018
A. Bill Powell
 A. BILL POWELL

APPROVED BY
 TAX
 ASSESSORS
 FEB 07 2018
 SUSAN HOLLAND



APPROVED BY
 GIS DEPARTMENT
 FEB 07 2018
Dawn Hamby
 DAWN HAMBY
 ADDRESSING

APPROVED BY:
 GIS DEPARTMENT
 FEB 07 2018
Patrick W. Perkins
 PATRICK W. PERKINS
 DIGITAL SUBMISSIONS

Approved by
 Forsyth County Planning and
 Community Development
 Tree Protection & Replacement Ordinance
 FEB 07 2018
Greg Wallace
 Greg Wallace County Arborist

Approved by
 Forsyth County Planning and
 Community Development
 FEB -7 2018
L. Kyle
 L. Kyle

SHEET INDEX

1.....COVER SHEET	9.....AS-BUILT (LOTS 47-50)
2.....LOT ADDRESSES	10.....AS-BUILT (LOTS 3-9 & 36-40)
3.....FINAL PLAT (LOTS 1-2, 41-46 & 51-57)	11.....AS-BUILT (LOTS 10-18 & 32-35)
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6.....FINAL PLAT (LOTS 10-18 & 32-35)	14.....POND AS-BUILT
7.....FINAL PLAT (LOTS 19-31)	15.....SOIL SURVEY
8.....AS-BUILT (LOTS 1-2, 41-46 & 51-57)	

SURVEYOR'S CERTIFICATE (STATE):
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property 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 set forth in O.C.G.A. Section 15-6-67.

Neil A. McWhorter
 Neil A. McWhorter, GA RLS # 2644
 K.E.Q., Inc. Certificate of Authorization Number LSF000275
 2-2-2018
 Date

SURVEYORS CERTIFICATE
 It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated, and that their location, size, type and material are correctly shown.

By: *Neil A. McWhorter*
 Registered Georgia Land Surveyor No. 2644

OWNERS ACKNOWLEDGEMENT
 The owner certifies that all state and local taxes and other assessments that have been billed for collection by the pertinent taxing authority have been paid.

Shayyan
 Signature
 Witness
 Notary Public
 E. SHAYYAN
 Notary Public
 State of Georgia
 Forsyth County
 Commission Expires
 November 11, 2017

The original Owner's Acknowledgement and Certifications are on file at:
 Plat Book 116, Pages 204-217.
 Plat Book 160, Pages 28-42

Pursuant to the Unified Development Code of Forsyth County, Georgia, and all requirements of approval having been fulfilled, this final plat was given approval by all Reviewing Departments, with final approval by the Director, or a designee of the Planning & Development Department, the issuing authority for Forsyth County. This final plat is entitled to recordation in the Clerk's Office, Forsyth County Superior Court, on or after the date as indicated on the Planning & Development approval Stamp as found on the cover sheet of these plans.

PRIVATE STREET CERTIFICATIONS:
 Forsyth County Board of Commissioners approved abandonment of existing R/W on October 2, 2014.
 "WARNING" Forsyth County has no responsibility to build, improve, maintain, or otherwise service the private streets, drainage improvements, and other appurtenances contained within the general public purpose access and utility easement or easements for private streets shown on this plat."

"Grant of Easement. The general purpose public access and utility easements shown on this plat for private streets is hereby granted and said grant of rights shall be liberally construed to provide all necessary authority to the County, and to public or private utility companies serving the subdivision, for the installation and maintenance of utilities, including, but not limited to electric lines, gas lines, telephone lines, water lines, sewer lines, cable television lines and fiber optic cables, together with the right to trim interfering trees and brush, together with a perpetual right of ingress and egress for installation, maintenance, and replacement of such lines."

Neil A. McWhorter
 Signature
 7-5-16
 Date:

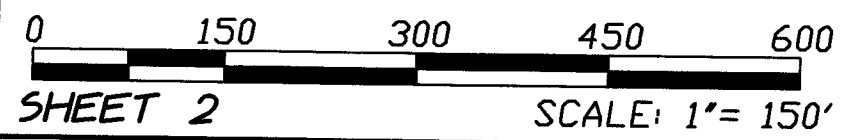
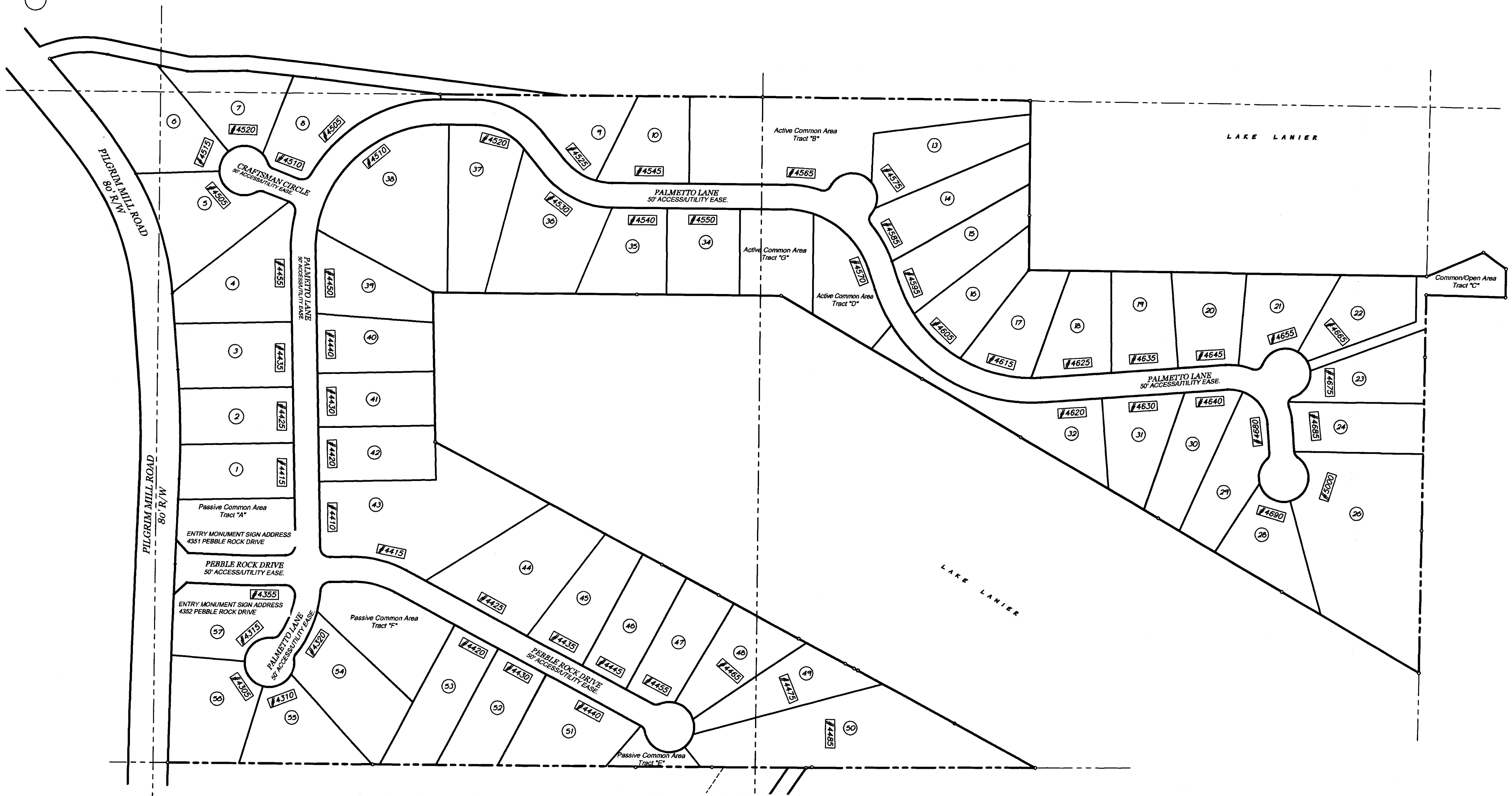
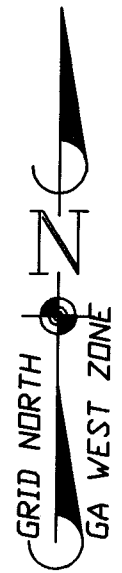
"Certificate of Dedication. All water and sewer lines installed within the general purpose public access and utility easements shown on this plat for private streets are hereby dedicated to Forsyth County."
Neil A. McWhorter
 Signature
 7-5-16
 Date:

Previously recorded in Plat Book 160, Pages 28-42.

SURVEYOR / ENGINEER:
McWhorter & Anderson
 LAND SURVEYING & CIVIL ENGINEERING
 416 PIRKLE FERRY ROAD
 BUILDING H, UNIT 300
 CUMMING, GEORGIA 30040
 PHONE: (770) 889-9430

DEVELOPER:
DIAMOND CEMENTER, LLC
OWNER:
DIAMOND CEMENTER, LLC
 1988 SHAUDI LANE
 ATLANTA, GA 30345
24 HOUR CONTACT:
YUE LING LU
(678) 974-7188

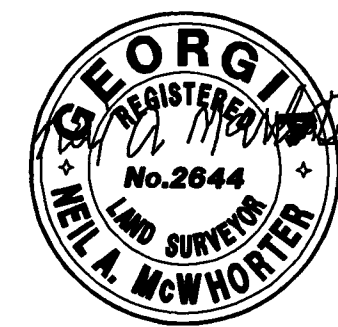
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 REVISED: 09-04-2015 Change subdivision name, make streets private, revise lots 4 & 5, 21-27, add lots 11, 12 & 33 to common area.
 REVISED: 07-11-2007 per county comments.
21 MAY, 2007 FILE NO. 10564 COVER SHEET - SHEET 1



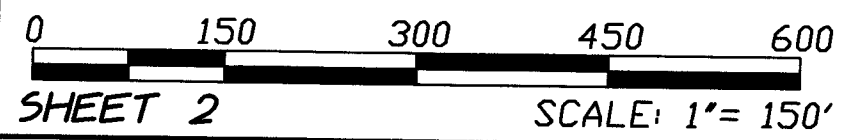
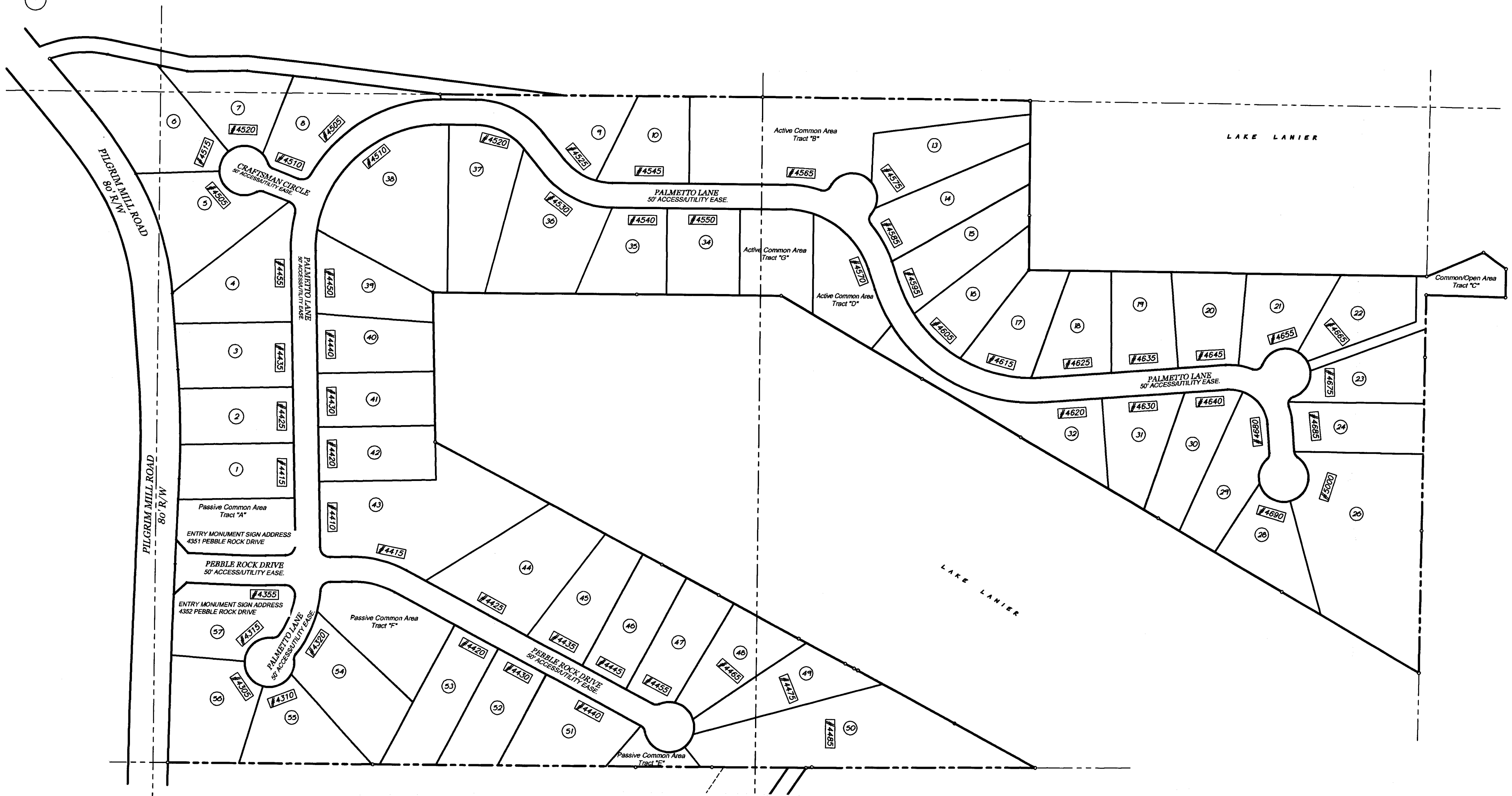
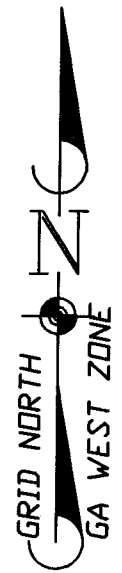
SHEET 2 SCALE: 1" = 150'

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Final Subdivision Plat of:
HICKORY LAKESIDE
f.k.a. DIAMOND GARDEN ON LAKE LANIER; f.k.a. CRESCENT POINTE
Land Lots 359, 360, 383, 384, 454 & 473, 14th Dist., 1st Sect.
Forsyth County, Georgia
05-21-2007



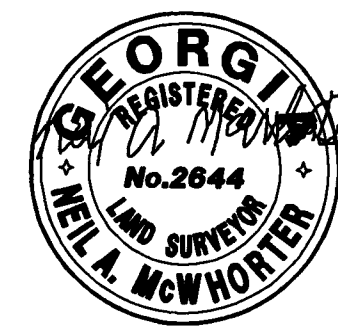
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FILE: 10564.P1.FINAL



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*Min. FF is lowest Finished Floor, including basement.

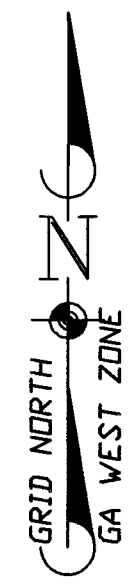
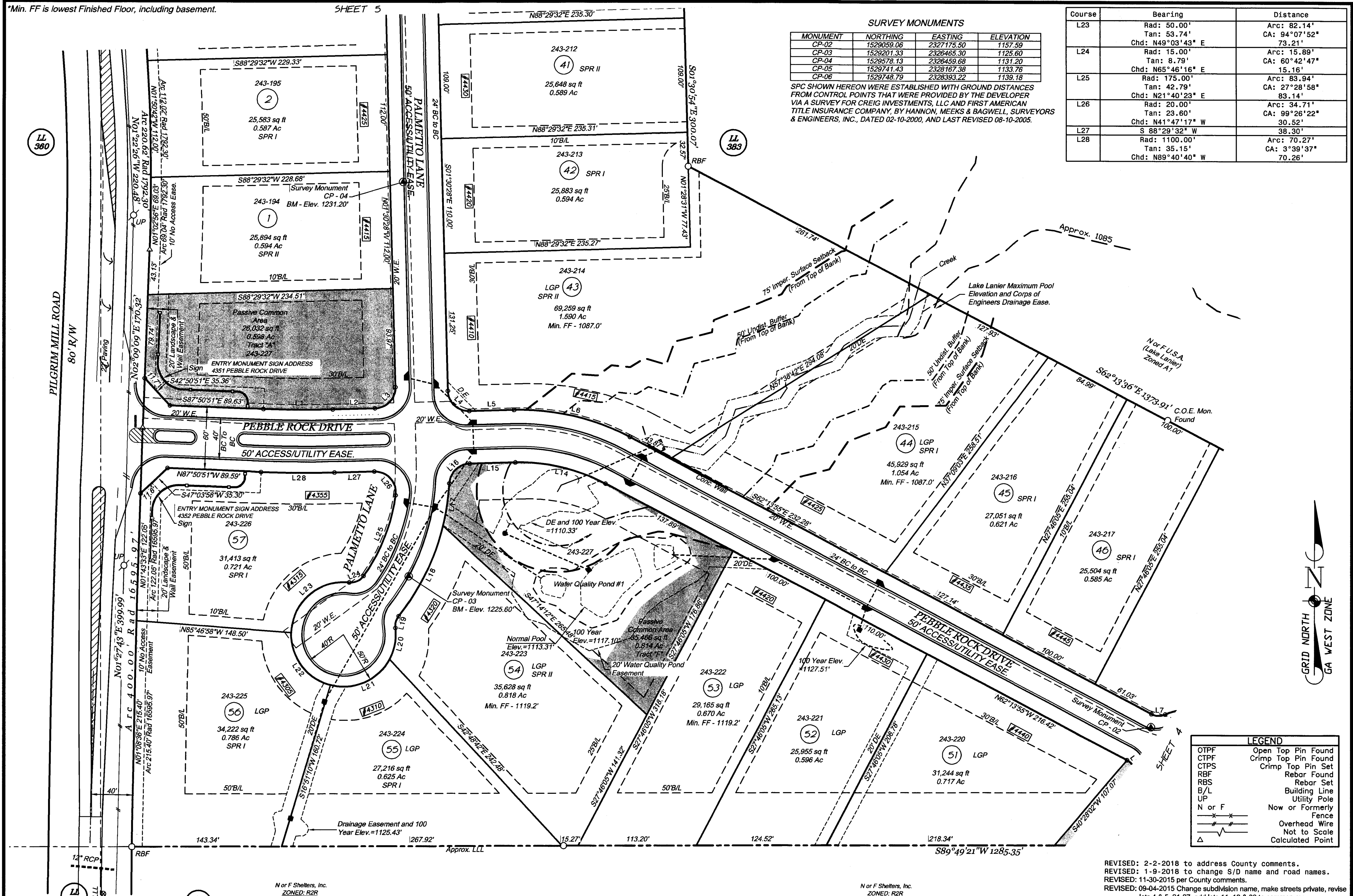
SHEET 5

SURVEY MONUMENTS

MONUMENT	NORTHING	EASTING	ELEVATION
CP-02	1529059.06	2327175.50	1157.59
CP-03	1529201.33	2326465.30	1125.60
CP-04	1529578.13	2326459.68	1131.20
CP-05	1529741.43	2328167.38	1133.76
CP-06	1529748.79	2328393.22	1139.18

SPC SHOWN HEREON WERE ESTABLISHED WITH GROUND DISTANCES FROM CONTROL POINTS THAT WERE PROVIDED BY THE DEVELOPER VIA A SURVEY FOR CREIG INVESTMENTS, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY, BY HANNON, MEEKS & BAGWELL, SURVEYORS & ENGINEERS, INC., DATED 02-10-2000, AND LAST REVISED 08-10-2005.

Course	Bearing	Distance
L23	Rad: 50.00' Tan: 53.74' Chd: N49°03'43" E	Arc: 82.14' CA: 94°07'52" 73.21'
L24	Rad: 15.00' Tan: 8.79' Chd: N65°46'16" E	Arc: 15.89' CA: 60°42'47" 15.16'
L25	Rad: 175.00' Tan: 42.79' Chd: N21°40'23" E	Arc: 83.94' CA: 27°28'58" 83.14'
L26	Rad: 20.00' Tan: 23.60' Chd: N41°47'17" W	Arc: 34.71' CA: 99°26'22" 30.52'
L27	S 88°29'32" W	38.30'
L28	Rad: 1100.00' Tan: 35.15' Chd: N89°40'40" W	Arc: 70.27' CA: 3°39'37" 70.26'



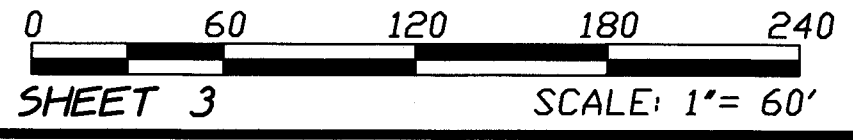
LEGEND

OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBF	Rebar Found
RBS	Rebar Set
B/L	Building Line
UP	Utility Pole
N or F	Now or Formerly
—x—x—	Fence
—w—w—	Overhead Wire
—	Not to Scale
△	Calculated Point

Course	Bearing	Distance
L1	Rad: 1040.00' Tan: 33.23' Chd: S89°40'40" E	Arc: 66.44' CA: 3°39'37" 66.43'
L2	N 88°29'32" E	40.40'
L3	Rad: 20.00' Tan: 20.00' Chd: N43°29'32" E	Arc: 31.42' CA: 90°00'00" 28.28'

Course	Bearing	Distance
L4	Rad: 20.00' Tan: 20.00' Chd: S46°30'28" E	Arc: 31.42' CA: 90°00'00" 28.28'
L5	N 88°29'32" E	42.81'
L6	Rad: 225.00' Tan: 58.77' Chd: S76°52'12" E	Arc: 114.97' CA: 29°16'33" 113.72'
L14	Rad: 175.00' Tan: 45.71' Chd: N76°52'12" W	Arc: 89.42' CA: 29°16'33" 88.45'
L15	S 88°29'32" W	43.66'
L16	Rad: 20.00' Tan: 18.40' Chd: S45°52'58" W	Arc: 29.75' CA: 85°13'08" 27.08'
L17	Rad: 225.00' Tan: 20.60' Chd: S08°30'16" W	Arc: 41.08' CA: 10°27'43" 41.03'

Course	Bearing	Distance
L18	Rad: 225.00' Tan: 49.30' Chd: S26°05'37" W	Arc: 97.06' CA: 24°42'59" 96.31'
L19	Rad: 15.00' Tan: 6.31' Chd: S15°38'45" W	Arc: 11.94' CA: 45°36'42" 11.63'
L20	Rad: 50.00' Tan: 15.88' Chd: S10°27'47" W	Arc: 30.76' CA: 35°14'45" 30.28'
L21	Rad: 50.00' Tan: 39.28' Chd: S66°14'22" W	Arc: 66.59' CA: 76°18'24" 61.78'
L22	Rad: 50.00' Tan: 40.20' Chd: N36°48'19" W	Arc: 67.72' CA: 77°36'14" 62.66'



REVISED: 2-2-2018 to address County comments.
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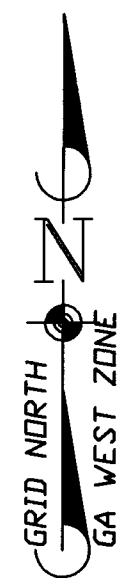
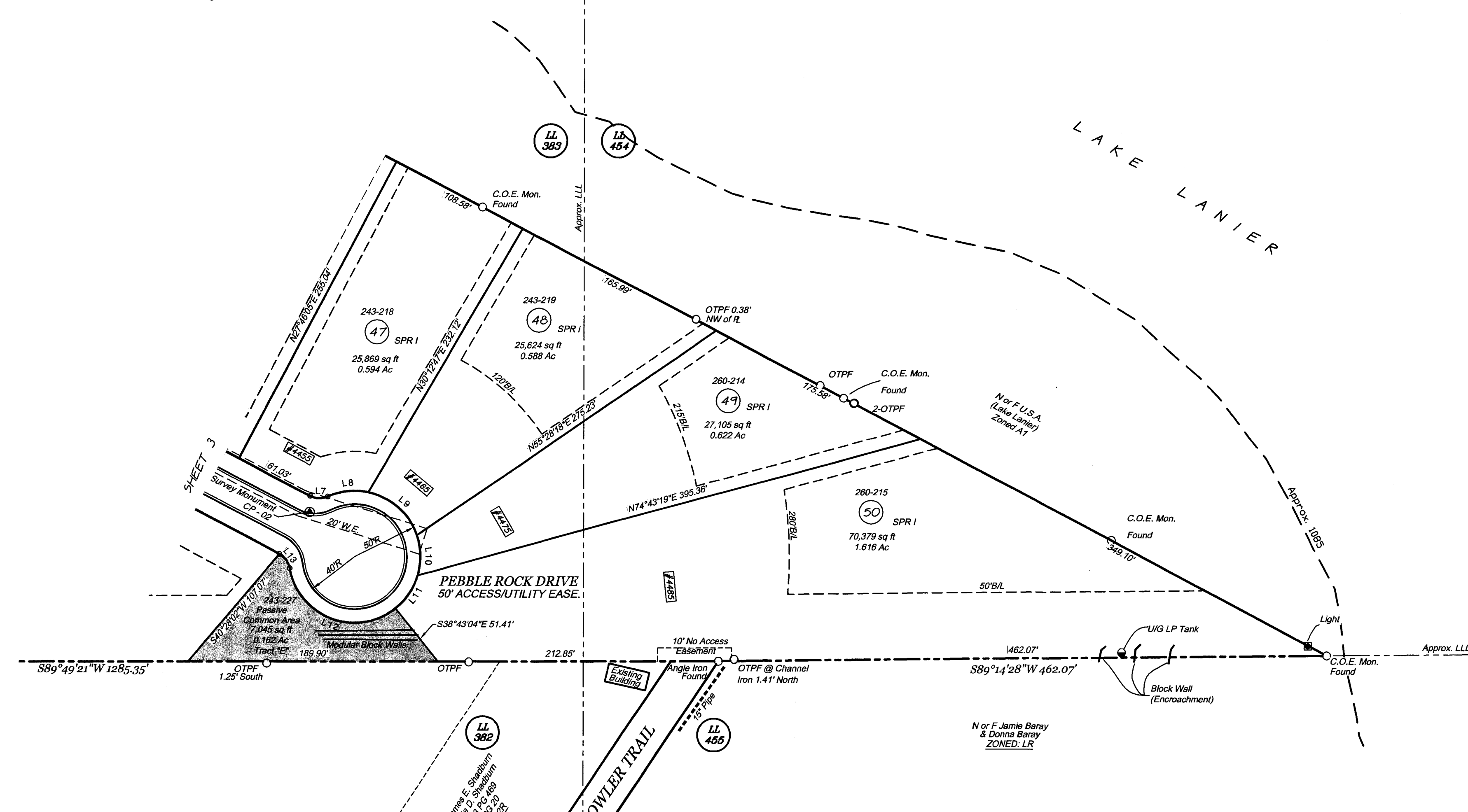
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 LAND SURVEYING & CIVIL ENGINEERING

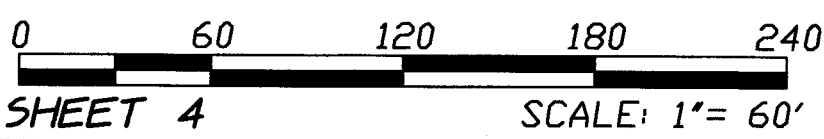
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 FILE: 10564.P1.FINAL



*Min. FF is lowest Finished Floor, including basement.



Course	Bearing	Distance
L7	Rad: 15.00' Tan: 7.32' Chd: S88°14'31" E	Arc: 13.62' CA: 52°01'12" 13.16'
L8	Rad: 50.00' Tan: 16.37' Chd: N83°52'40" E	Arc: 31.64' CA: 36°15'34" 31.12'
L9	Rad: 50.00' Tan: 28.38' Chd: S48°24'45" E	Arc: 51.63' CA: 59°09'36" 49.36'
L10	Rad: 50.00' Tan: 15.72' Chd: S01°22'30" E	Arc: 30.47' CA: 34°54'55" 30.00'
L11	Rad: 50.00' Tan: 15.86' Chd: S33°40'57" W	Arc: 30.72' CA: 35°11'58" 30.24'
L12	Rad: 50.00' Tan: 84.05' Chd: N69°27'53" W	Arc: 103.42' CA: 118°30'21" 85.94'
L13	Rad: 15.00' Tan: 7.32' Chd: N36°13'19" W	Arc: 13.62' CA: 52°01'12" 13.16'



Forsyth County Department of Planning and Development
PLANNING • BUILDING INSPECTIONS • BUSINESS LICENSES

August 23, 2006

Crescent Partners, LLC - SK#06-0002
August 23, 2006
Page Two

Crescent Partners, LLC
320 Dahlonega Street
Cumming, GA 30040

Attention: Mr. Robert Hames

RE: SK#06-0002 Land Lot(s): 360, 383 and 454
Map & Parcel: 243-074
Ares: 49.975

Dear Mr. Hames:

This is to confirm that at their regular meeting on July 25, 2006, the Forsyth County Board of Commissioners approved sketch plat application, SK#S06-002 for Crescent Partners, LLC with the following conditions:

- Homes shall have a minimum of 3,000 square feet of heated floor space exclusive of garages, basements and porches.
- Homes shall have at minimum two-car garages.
- The developer shall use a variety of techniques to avoid the monotonous appearance of identical homes. Such techniques may employ among others the use of differing front elevations, architectural styles, building exterior, setbacks or other similar techniques to provide a more pleasing appearance to the subdivision. Exteriors of homes constructed on the subject property must be of brick, stone or a cementitious material such as, but not limited to, hardi-plank. Accent materials may include stucco and cedar shakes.
- There shall be a landscaped entrance with a monument type sign consistent with the requirements of the Forsyth County Sign Code. Entrance and sign shall be permitted, constructed and completed before the approval of the final plat.

Sincerely,
J. Hames
Jeff Hames
Director of Planning & Development

JCH:rc

110 EAST MAIN STREET • SUITE 100 • CUMMING, GEORGIA 30040 • (770) 781-2115 • FAX (770) 781-2197

LEGEND	
OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBF	Rebar Found
RBS	Rebar Set
B/L	Building Line
UP	Utility Pole
N or F	Now or Formerly
—x—x—	Fence
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△	Calculated Point

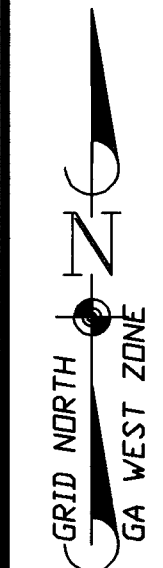
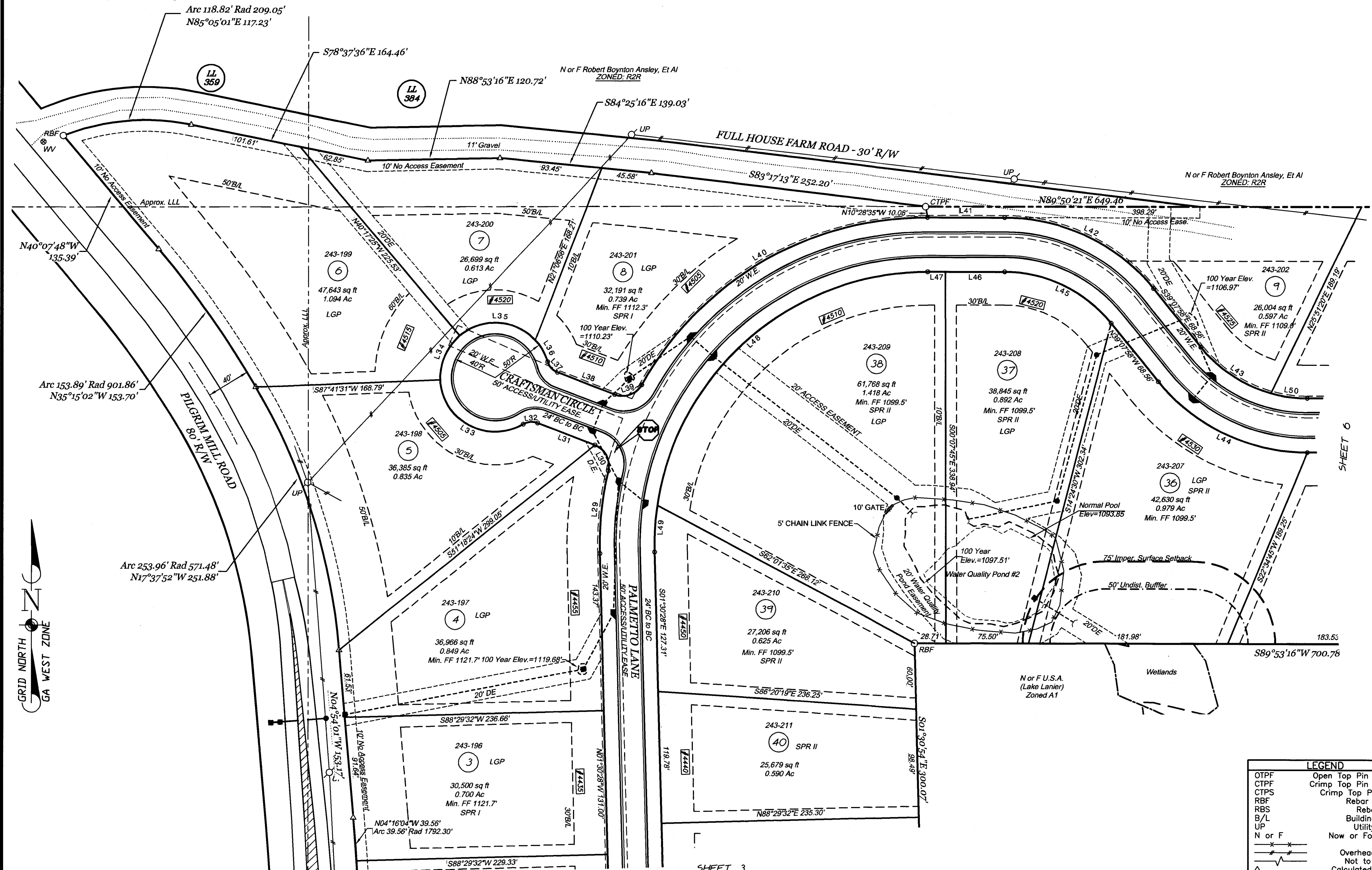
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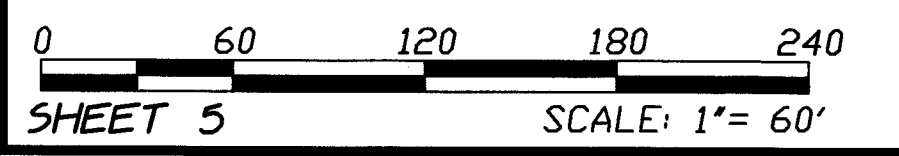
*Min. FF is lowest Finished Floor, including basement.



Course	Bearing	Distance
L29	Rad: 300.00' Tan: 38.27' Chd: N05°45'43" E	Arc: 76.13' CA: 14°32'21" 75.92'
L30	Rad: 20.00' Tan: 17.36' Chd: N27°55'36" W	Arc: 28.59' CA: 81°54'58" 26.22'
L31	N 68°53'04" W	56.06'
L32	Rad: 15.00' Tan: 7.32' Chd: S85°06'19" W	Arc: 13.62' CA: 52°01'12" 13.16'
L33	Rad: 50.00' Tan: 84.08' Chd: N61°38'35" W	Arc: 103.43' CA: 118°31'23" 85.95'
L34	Rad: 50.00' Tan: 24.44' Chd: N23°39'50" E	Arc: 45.46' CA: 52°05'29" 43.91'

Course	Bearing	Distance
L35	Rad: 50.00' Tan: 47.67' Chd: S86°39'29" E	Arc: 76.15' CA: 87°15'53" 69.00'
L36	Rad: 50.00' Tan: 11.62' Chd: S29°56'42" E	Arc: 22.83' CA: 26°09'40" 22.63'
L37	Rad: 15.00' Tan: 7.32' Chd: S42°52'28" E	Arc: 13.62' CA: 52°01'12" 13.16'
L38	S 68°53'04" E	56.06'
L39	Rad: 20.00' Tan: 17.36' Chd: N70°09'27" E	Arc: 28.59' CA: 81°54'58" 26.22'
L40	Rad: 300.00' Tan: 175.45' Chd: N59°31'14" E	Arc: 317.52' CA: 60°38'32" 302.91'
L41	N 89°50'30" E	70.44'
L42	Rad: 175.00' Tan: 83.52' Chd: S64°38'44" E	Arc: 155.85' CA: 51°01'32" 150.75'

Course	Bearing	Distance
L43	Rad: 125.00' Tan: 40.11' Chd: S56°55'27" E	Arc: 77.63' CA: 35°35'00" 76.39'
L44	Rad: 175.00' Tan: 83.46' Chd: N64°37'52" W	Arc: 155.76' CA: 50°59'48" 150.67'
L45	Rad: 125.00' Tan: 59.66' Chd: N64°38'44" W	Arc: 111.32' CA: 51°01'32" 107.68'
L46	S 89°50'30" W	54.19'
L47	S 89°50'30" W	16.25'
L48	Rad: 250.00' Tan: 215.76' Chd: S49°02'47" W	Arc: 356.01' CA: 81°35'26" 326.68'
L49	Rad: 250.00' Tan: 21.34' Chd: S03°22'18" W	Arc: 42.58' CA: 9°45'32" 42.53'



LEGEND	
OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBF	Rebar Found
RBS	Rebar Set
B/L	Building Line
UP	Utility Pole
N or F	Now or Formerly
— — —	Fence
— — —	Overhead Wire
△	Not to Scale
△	Calculated Point

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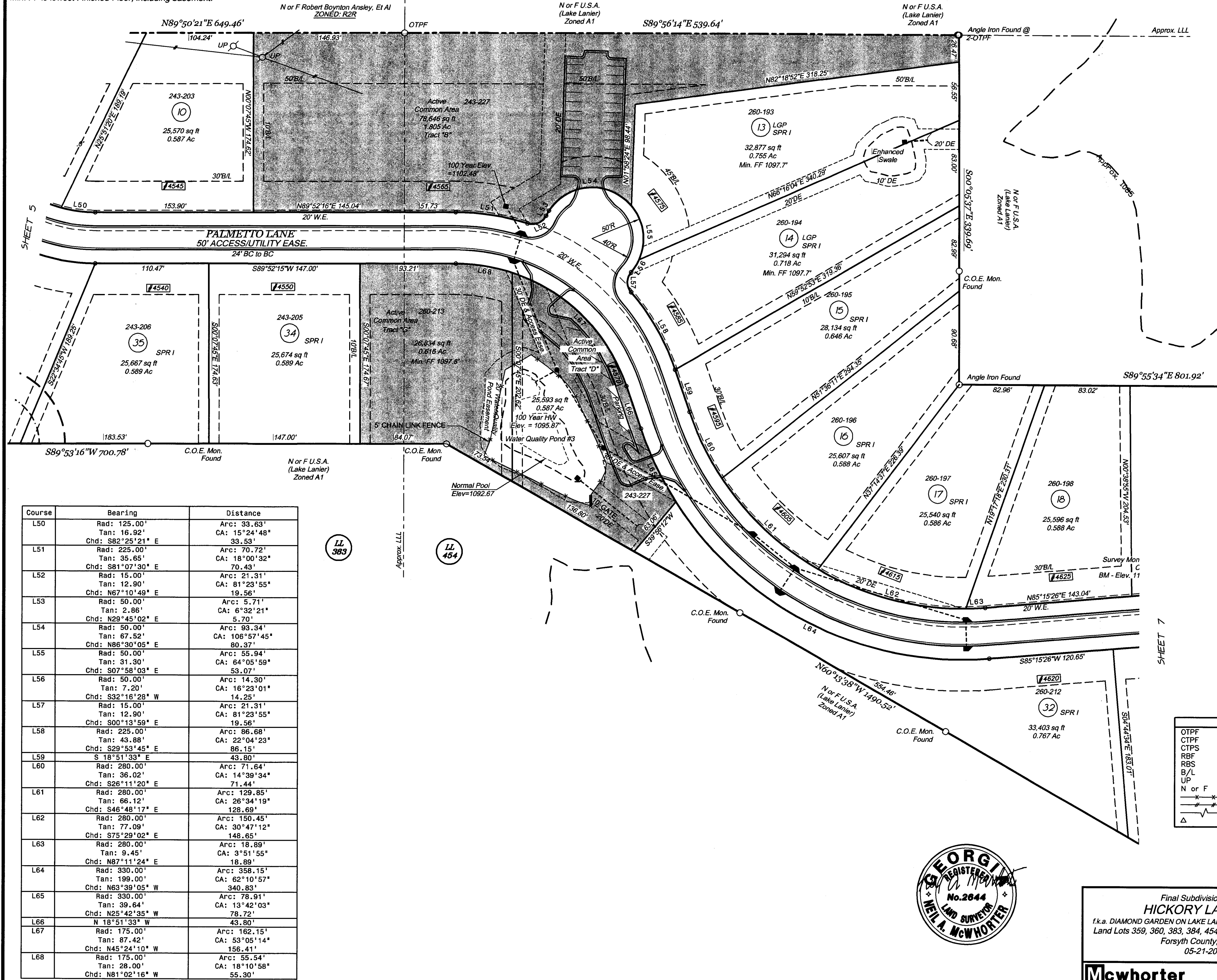


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 i.k.a. DIAMOND GARDEN ON LAKE LANIER; i.k.a. CRESCENT POINTE
 Land Lots 359, 360, 383, 384, 454 & 473, 14th Dist., 1st Sect.
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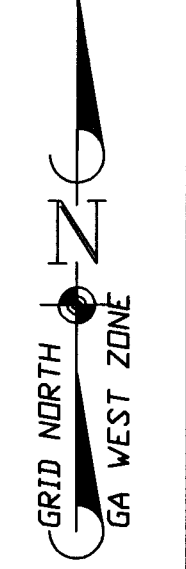
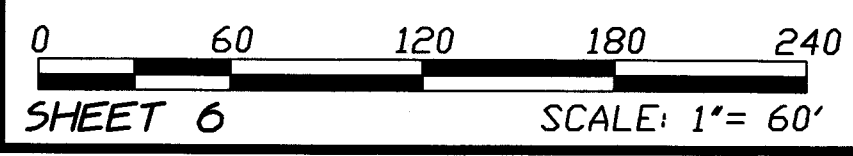
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Min. FF is lowest Finished Floor, including basement.



Course	Bearing	Distance
L50	Rad: 125.00' Tan: 16.92' Chd: S82°25'21" E	Arc: 33.63' CA: 15°24'48" 33.53'
L51	Rad: 225.00' Tan: 35.65' Chd: S81°07'30" E	Arc: 70.72' CA: 18°00'32" 70.43'
L52	Rad: 15.00' Tan: 12.90' Chd: N67°10'49" E	Arc: 21.31' CA: 81°23'55" 19.56'
L53	Rad: 50.00' Tan: 2.86' Chd: N29°45'02" E	Arc: 5.71' CA: 6°32'21" 5.70'
L54	Rad: 50.00' Tan: 67.52' Chd: N86°30'05" E	Arc: 93.34' CA: 106°57'45" 80.37'
L55	Rad: 50.00' Tan: 31.30' Chd: S07°58'03" E	Arc: 55.94' CA: 64°05'59" 53.07'
L56	Rad: 50.00' Tan: 7.20' Chd: S32°16'28" W	Arc: 14.30' CA: 16°23'01" 14.25'
L57	Rad: 15.00' Tan: 12.90' Chd: S00°13'59" E	Arc: 21.31' CA: 81°23'55" 19.56'
L58	Rad: 225.00' Tan: 43.88' Chd: S29°53'45" E	Arc: 86.68' CA: 22°04'23" 86.15'
L59	S 18°51'33" E	43.80'
L60	Rad: 280.00' Tan: 36.02' Chd: S26°11'20" E	Arc: 71.64' CA: 14°39'34" 71.44'
L61	Rad: 280.00' Tan: 66.12' Chd: S46°48'17" E	Arc: 129.85' CA: 26°34'19" 128.69'
L62	Rad: 280.00' Tan: 77.09' Chd: S75°29'02" E	Arc: 150.45' CA: 30°47'12" 148.65'
L63	Rad: 280.00' Tan: 9.45' Chd: N87°11'24" E	Arc: 18.89' CA: 3°51'55" 18.89'
L64	Rad: 330.00' Tan: 199.00' Chd: N63°39'05" W	Arc: 358.15' CA: 62°10'57" 340.83'
L65	Rad: 330.00' Tan: 39.64' Chd: N25°42'35" W	Arc: 78.91' CA: 13°42'03" 78.72'
L66	N 18°51'33" W	43.80'
L67	Rad: 175.00' Tan: 87.42' Chd: N45°24'10" W	Arc: 162.15' CA: 53°05'14" 156.41'
L68	Rad: 175.00' Tan: 28.00' Chd: N81°02'16" W	Arc: 55.54' CA: 18°10'58" 55.30'



LEGEND

- OTPF Open Top Pin Found
- CTPF Crimp Top Pin Found
- CTPS Crimp Top Pin Set
- RBF Rebar Found
- RBS Rebar Set
- B/L Building Line
- UP Utility Pole
- N or F Now or Formerly
- x-x- Fence
- #-#- Overhead Wire
- #-#- Not to Scale
- △ Calculated Point



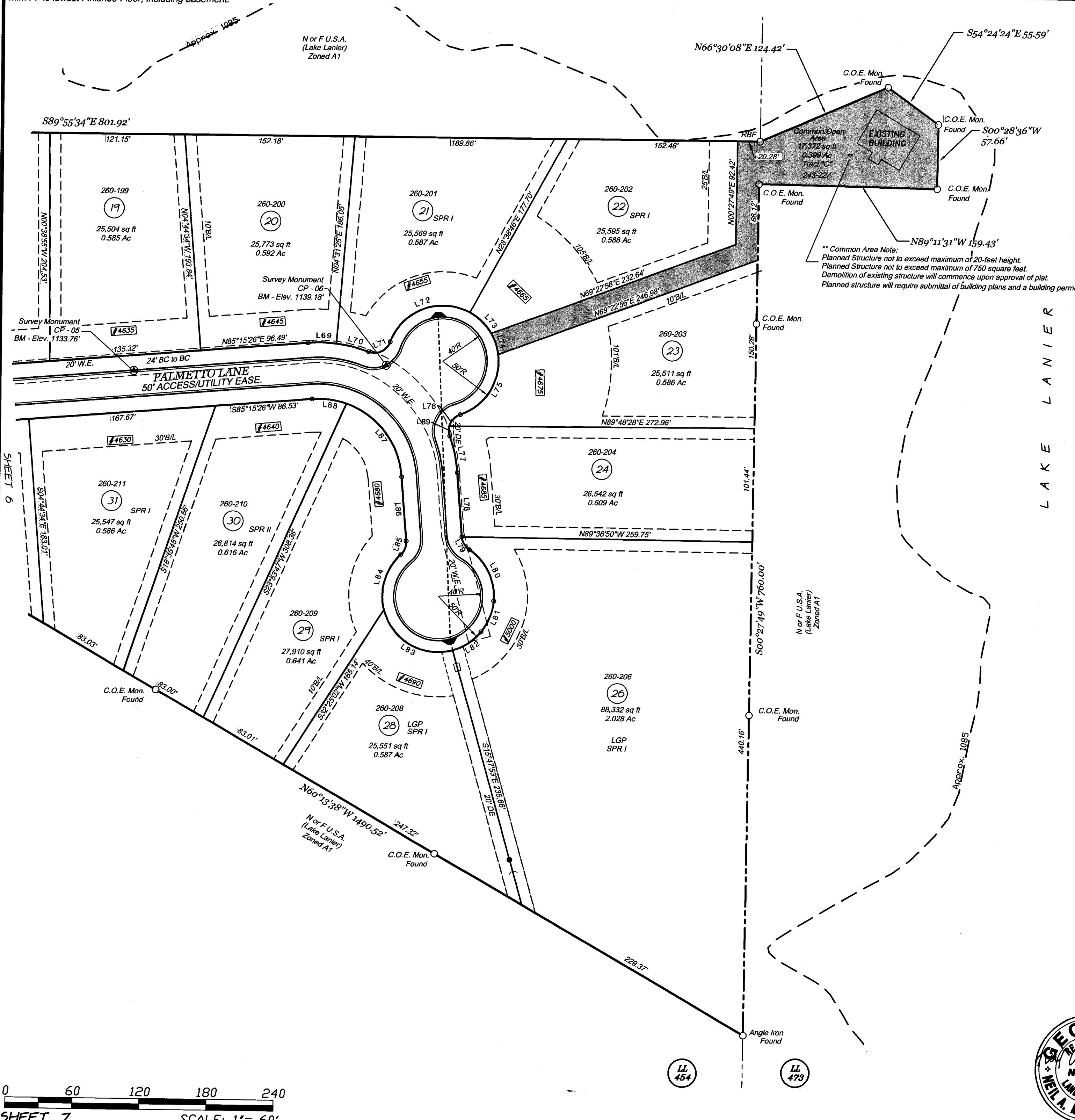
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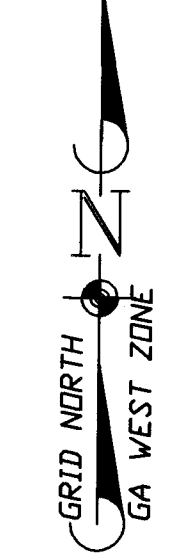
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Course	Bearing	Distance
L69	Rad: 125.00' Tan: 12.73' Chd: S88°55'45" E	Arc: 25.37' CA: 11°37'37" 25.32'
L70	Rad: 125.00' Tan: 14.94' Chd: S76°18'02" E	Arc: 29.74' CA: 13°37'50" 29.67'
L71	Rad: 15.00' Tan: 15.29' Chd: N64°58'19" E	Arc: 23.85' CA: 91°05'08" 21.41'
L72	Rad: 50.00' Tan: 58.77' Chd: N69°02'16" E	Arc: 86.58' CA: 99°13'01" 76.16'
L73	Rad: 50.00' Tan: 13.85' Chd: S45°52'24" E	Arc: 27.02' CA: 30°57'38" 26.69'
L74	Rad: 50.00' Tan: 10.21' Chd: S18°51'02" E	Arc: 20.15' CA: 23°05'06" 20.01'
L75	Rad: 50.00' Tan: 40.73' Chd: S31°51'21" W	Arc: 68.35' CA: 78°19'40" 63.15'
L76	Rad: 15.00' Tan: 8.16' Chd: S42°27'43" W	Arc: 14.95' CA: 57°06'56" 14.34'
L77	Rad: 125.00' Tan: 16.82' Chd: S12°24'15" E	Arc: 33.43' CA: 15°19'23" 33.33'
L78	S 04°44'34" E	57.67'
L79	Rad: 15.00' Tan: 7.32' Chd: S30°45'10" E	Arc: 13.62' CA: 52°01'12" 13.16'
L80	Rad: 50.00' Tan: 29.53' Chd: S26°11'44" E	Arc: 53.35' CA: 61°08'03" 50.85'
L81	Rad: 50.00' Tan: 15.72' Chd: S21°49'45" W	Arc: 30.47' CA: 34°54'55" 30.00'
L82	Rad: 50.00' Tan: 15.72' Chd: S56°44'39" W	Arc: 30.47' CA: 34°54'55" 30.00'
L83	Rad: 50.00' Tan: 51.00' Chd: N60°13'47" W	Arc: 79.53' CA: 91°08'12" 71.41'
L84	Rad: 50.00' Tan: 30.01' Chd: N16°18'29" E	Arc: 54.05' CA: 61°56'20" 51.46'
L85	Rad: 15.00' Tan: 7.32' Chd: N21°16'03" E	Arc: 13.62' CA: 52°01'12" 13.16'
L86	N 04°44'34" W	57.67'
L87	Rad: 75.00' Tan: 48.78' Chd: N37°47'04" W	Arc: 86.50' CA: 66°05'00" 81.79'
L88	Rad: 75.00' Tan: 15.88' Chd: N82°47'04" W	Arc: 31.31' CA: 23°55'00" 31.08'
L89	Rad: 15.00' Tan: 4.58' Chd: S03°04'51" E	Arc: 8.89' CA: 33°58'11" 8.76'

LAKE LANIER



LEGEND

OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBF	Rebar Found
RBS	Rebar Set
B/L	Building Line
UP	Utility Pole
N or F	Now or Formerly
-x-x-	Fence
-w-w-	Overhead Wire
-#-#-	Not to Scale
Δ	Calculated Point

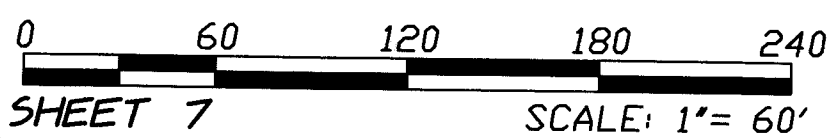
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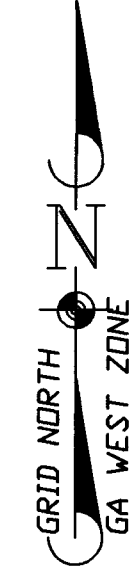
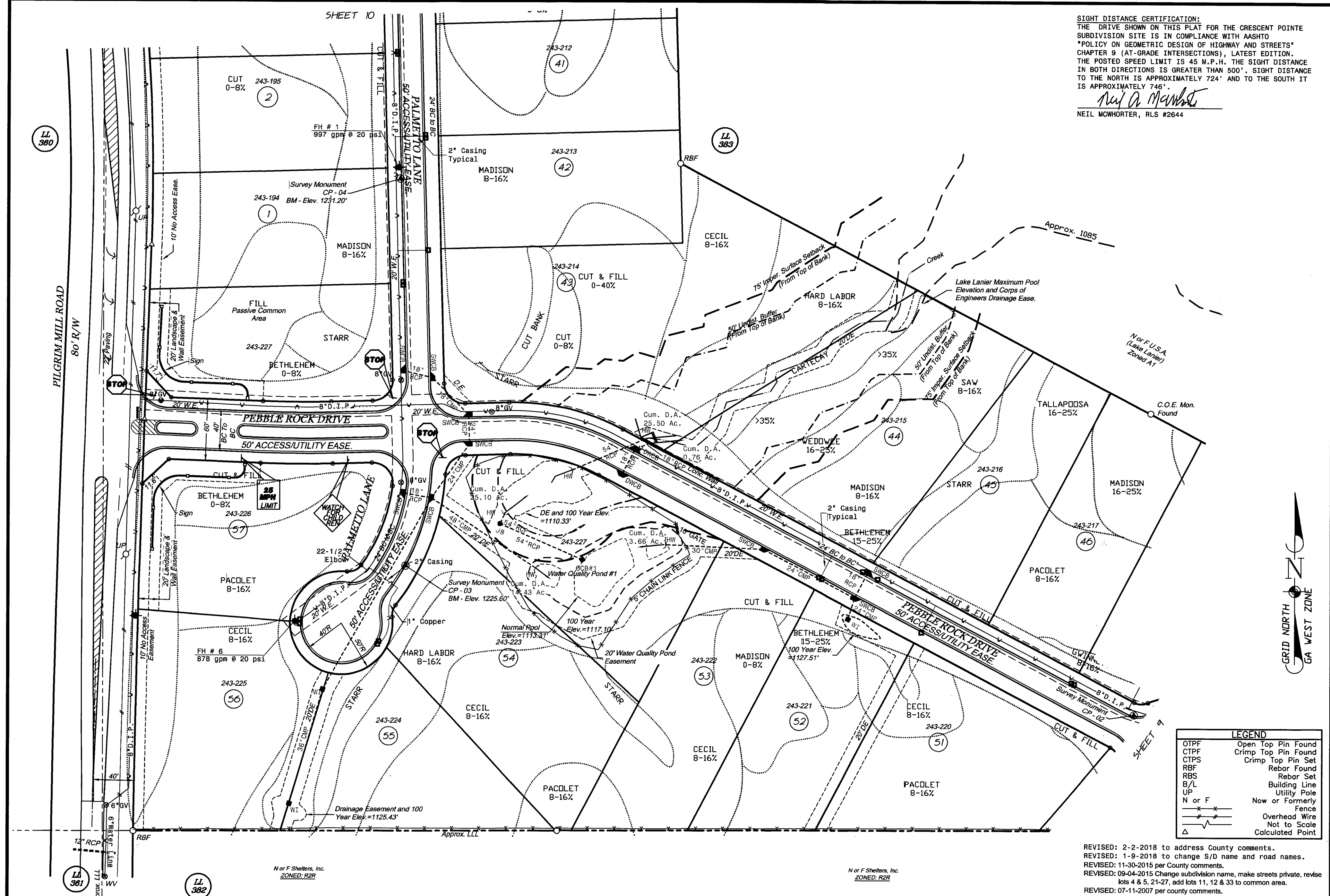
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SHEET 7

SIGHT DISTANCE CERTIFICATION:
 THE DRIVE SHOWN ON THIS PLAT FOR THE CRESCENT POINTE SUBDIVISION SITE IS IN COMPLIANCE WITH AASHTO "POLICY ON GEOMETRIC DESIGN OF HIGHWAY AND STREETS" CHAPTER 9 (AT-GRADE INTERSECTIONS), LATEST EDITION. THE POSTED SPEED LIMIT IS 45 M.P.H. THE SIGHT DISTANCE IN BOTH DIRECTIONS IS GREATER THAN 500'. SIGHT DISTANCE TO THE NORTH IS APPROXIMATELY 724' AND TO THE SOUTH IT IS APPROXIMATELY 746'.

Neil A. McWhorter
 NEIL MCWHORTER, RLS #2644



LEGEND

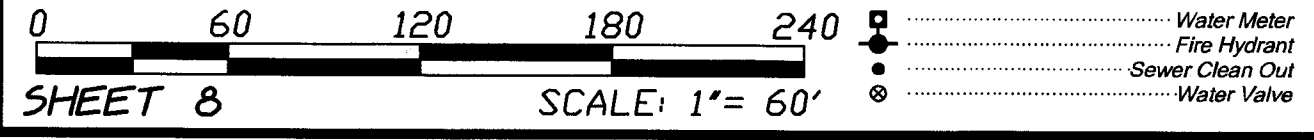
OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBF	Rebar Found
RBS	Rebar Set
B/L	Building Line
UP	Utility Pole
N or F	Now or Formerly
— x —	Fence
— / —	Overhead Wire
—	Not to Scale
Δ	Calculated Point

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MATERIALS LIST (WATER)

STREET NAME	8" D.I.P.	8" PVC	GATE VALVES	FIRE HYDRANTS
PILGRIM MILL ROAD	1029 LF	--	2	1
PEBBLE ROCK DRIVE	1120 LF	--	2	1
PALMETTO LANE	3487 LF	--	3	5
CRAFTSMAN CIRCLE	172 LF	--	1	1

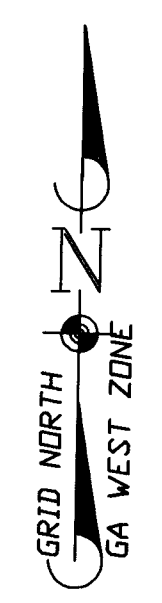
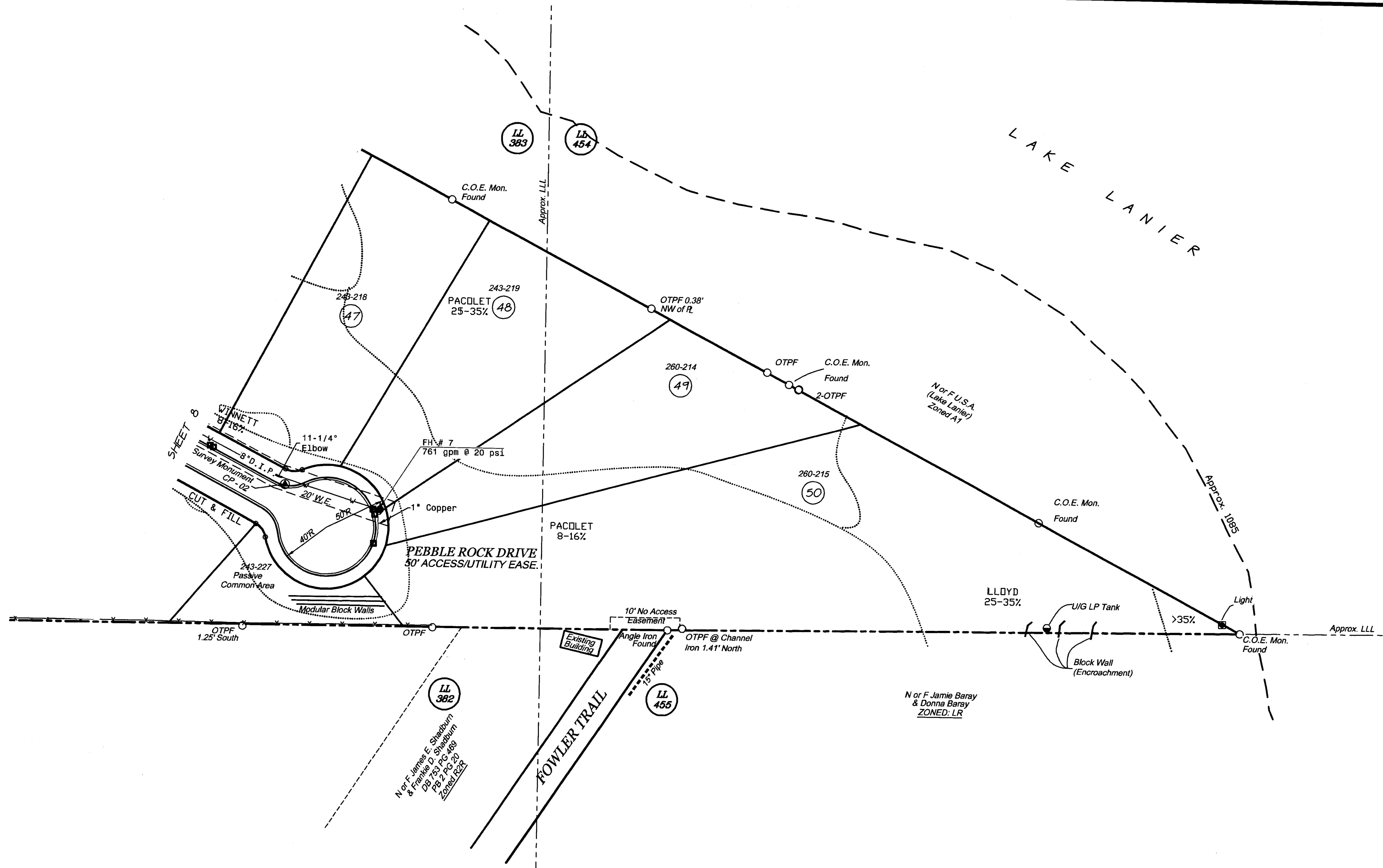
Water Line Note:
 If a gated entrance is constructed, a 16" casing will be required for the existing water line in affected area.



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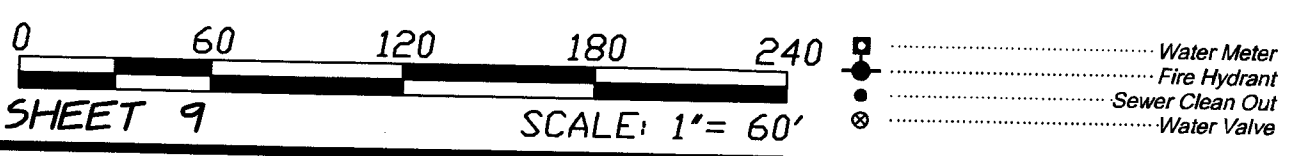
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CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBF	Rebar Found
RBS	Rebar Set
B/L	Building Line
UP	Utility Pole
N or F	Now or Formerly
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SHEET 9

SCALE: 1" = 60'

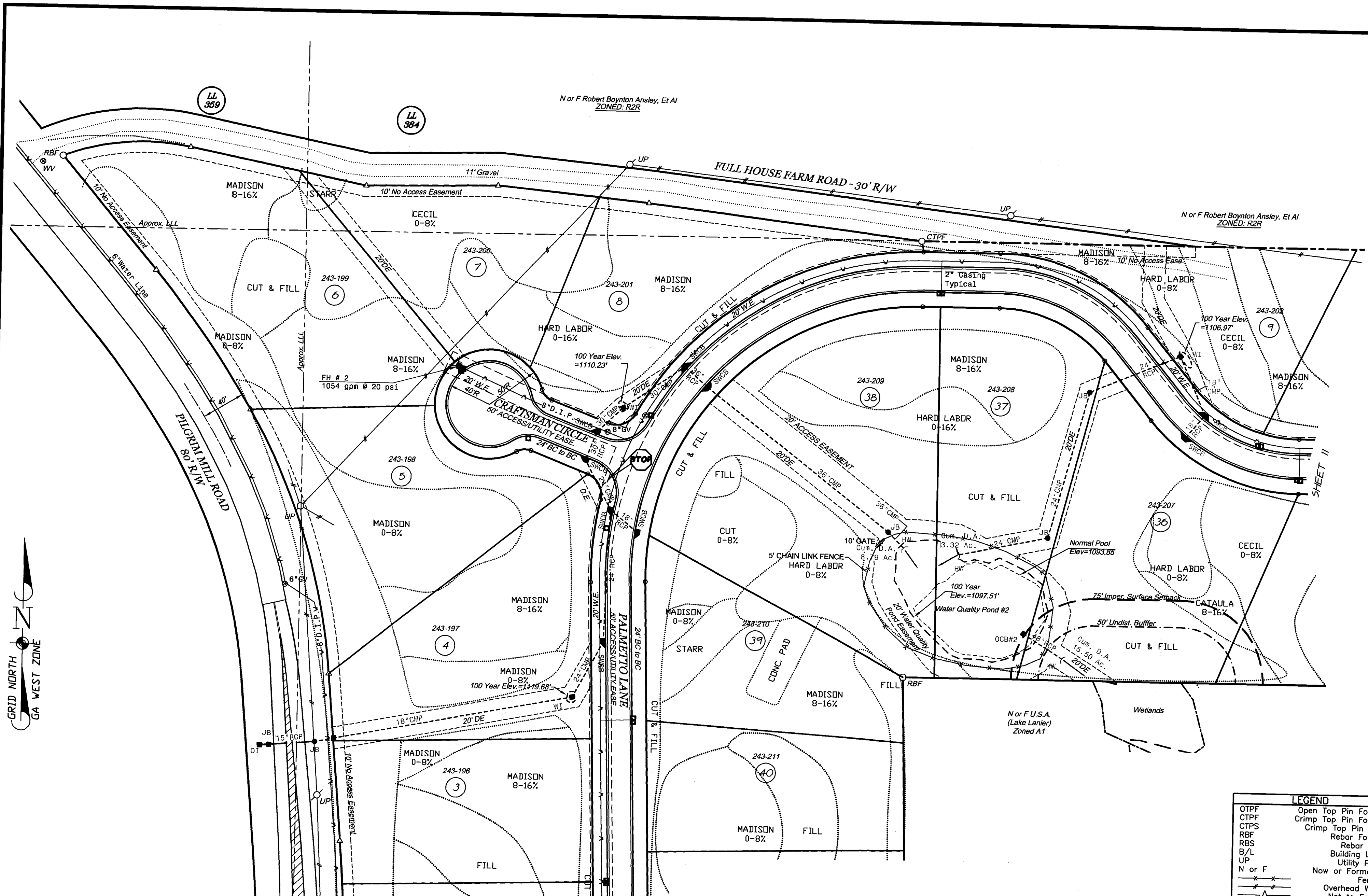
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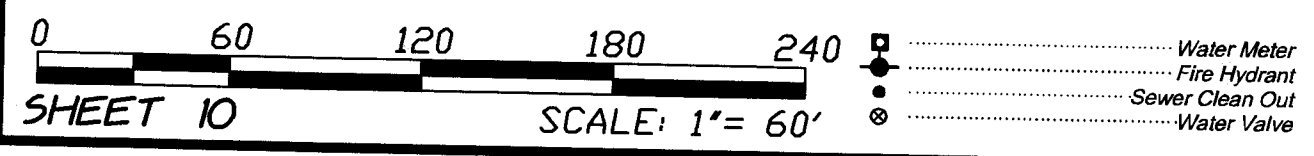
N or F Robert Boynton Ansley, Et Al
ZONED: R2R

N or F Robert Boynton Ansley, Et Al
ZONED: R2R



SHEET 8

LEGEND	
OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBF	Rebar Found
RBS	Rebar Set
B/L	Building Line
UP	Utility Pole
N or F	Now or Formerly
—x—x—	Fence
—o—o—	Overhead Wire
—	Not to Scale
Δ	Calculated Point



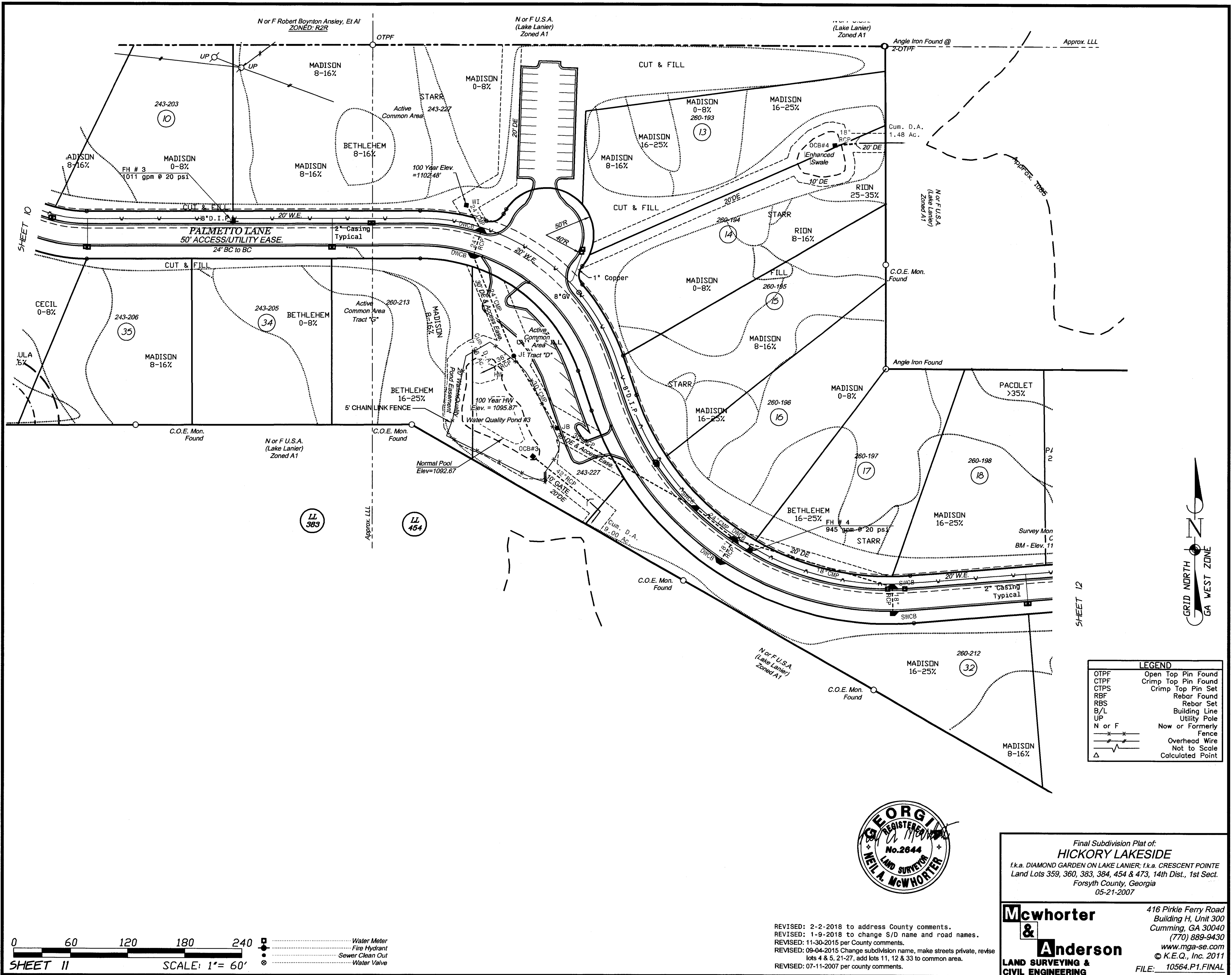
SHEET 10

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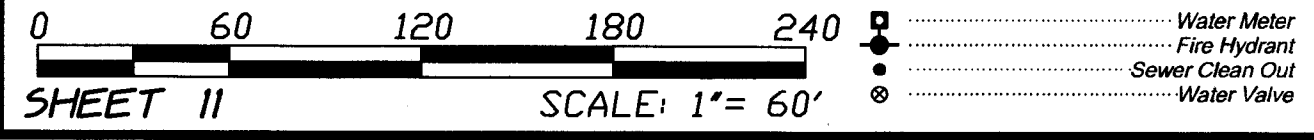
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LEGEND

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RBS	Rebar Set
B/L	Building Line
UP	Utility Pole
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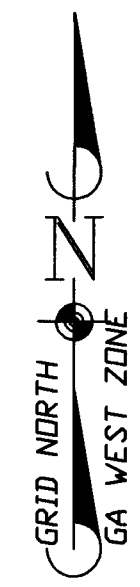
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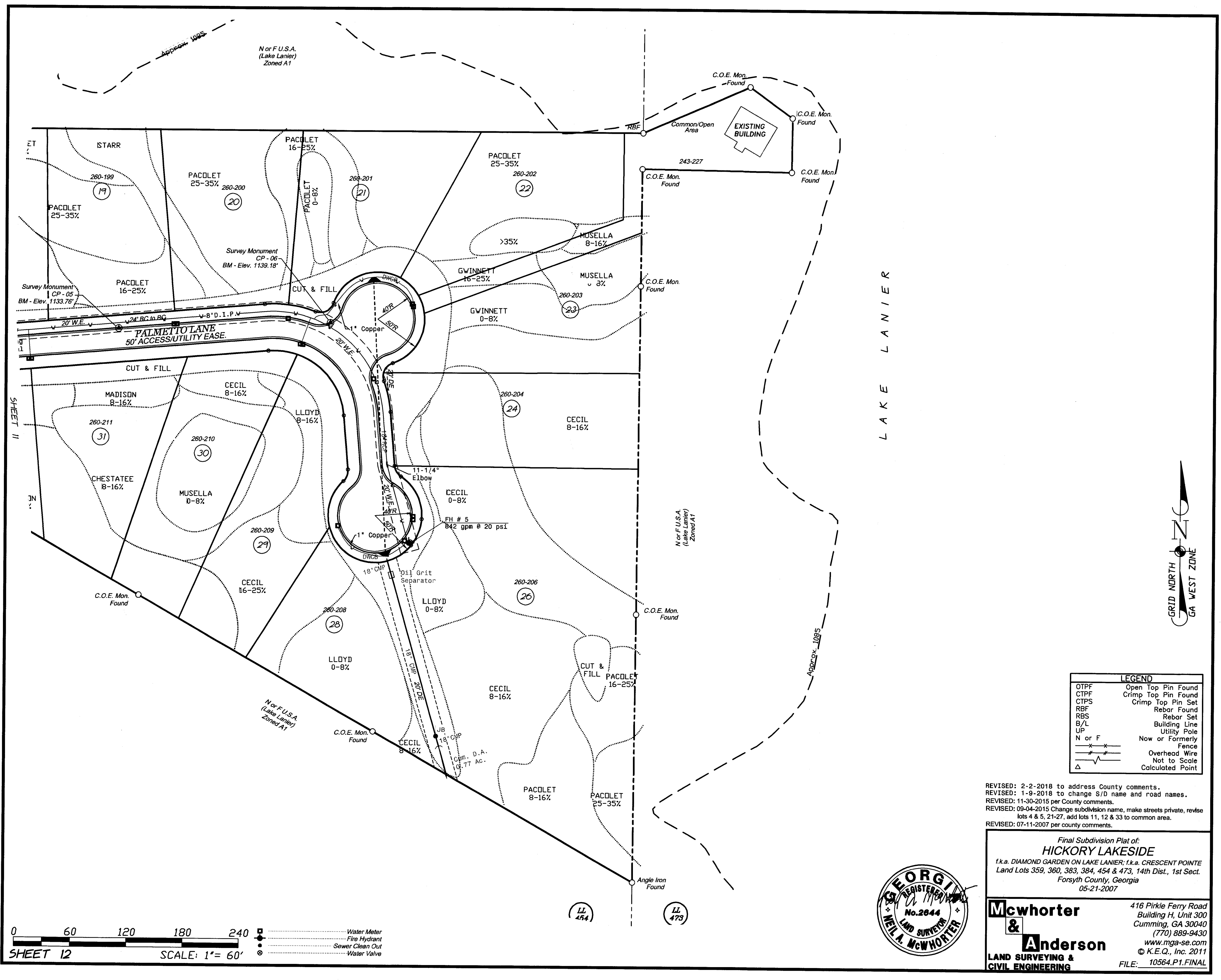
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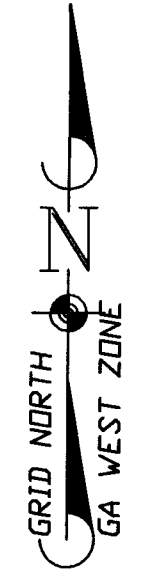
SHEET 11

SHEET 12





LAKE LANIER



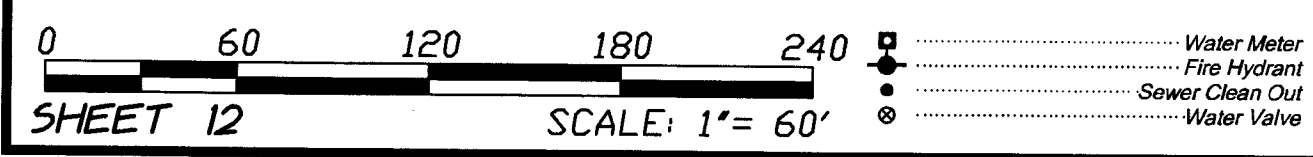
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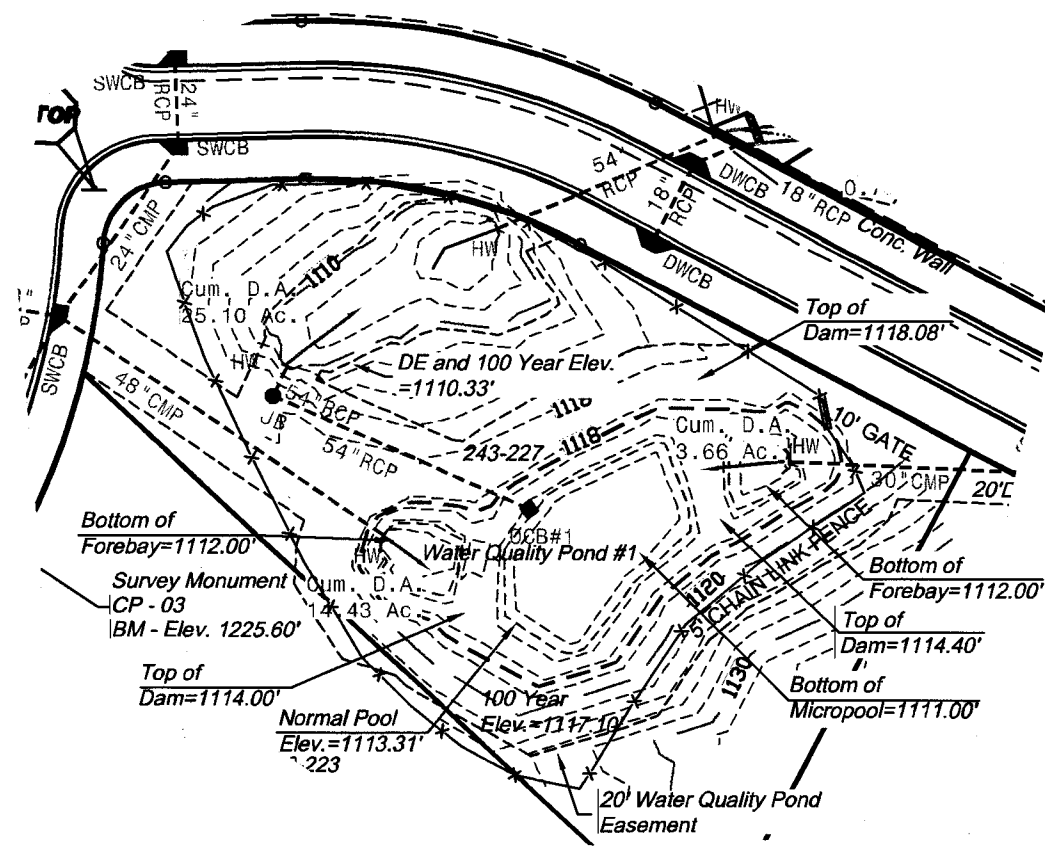
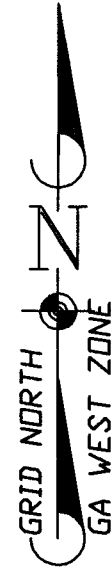
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 Land Lots 359, 360, 383, 384, 454 & 473, 14th Dist., 1st Sect.
 Forsyth County, Georgia
 05-21-2007



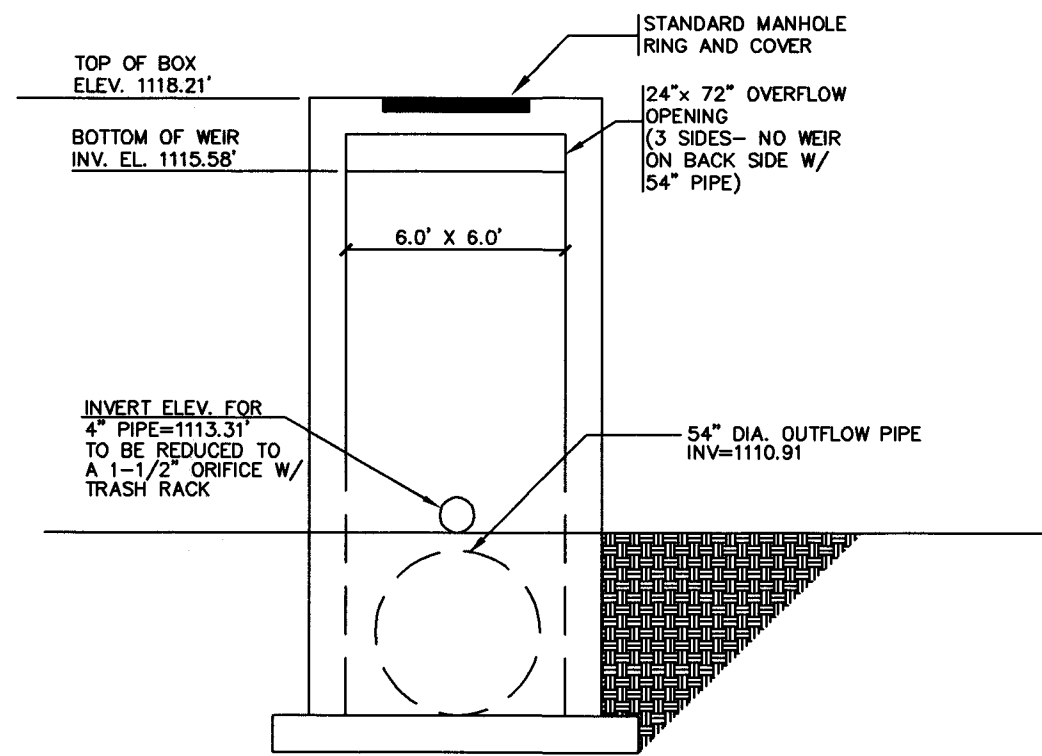
McWhorter & Anderson
 LAND SURVEYING & CIVIL ENGINEERING
 416 Pirkle Ferry Road
 Building H, Unit 300
 Cumming, GA 30040
 (770) 889-9430
 www.mga-se.com
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 FILE: 10564.P1.FINAL



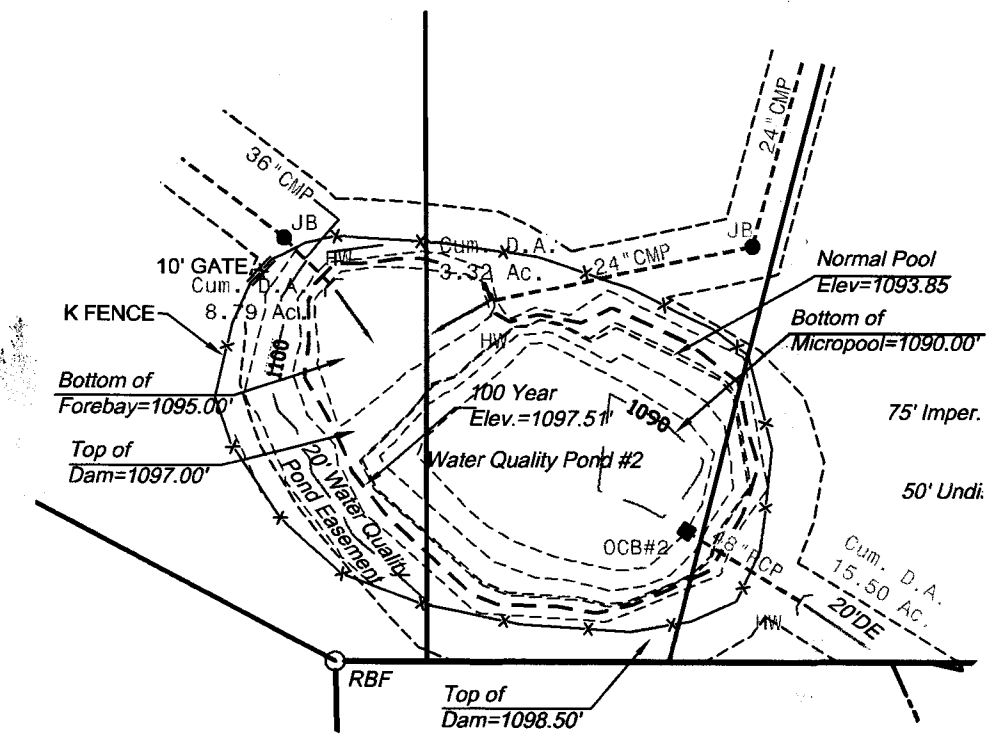
SHEET 12



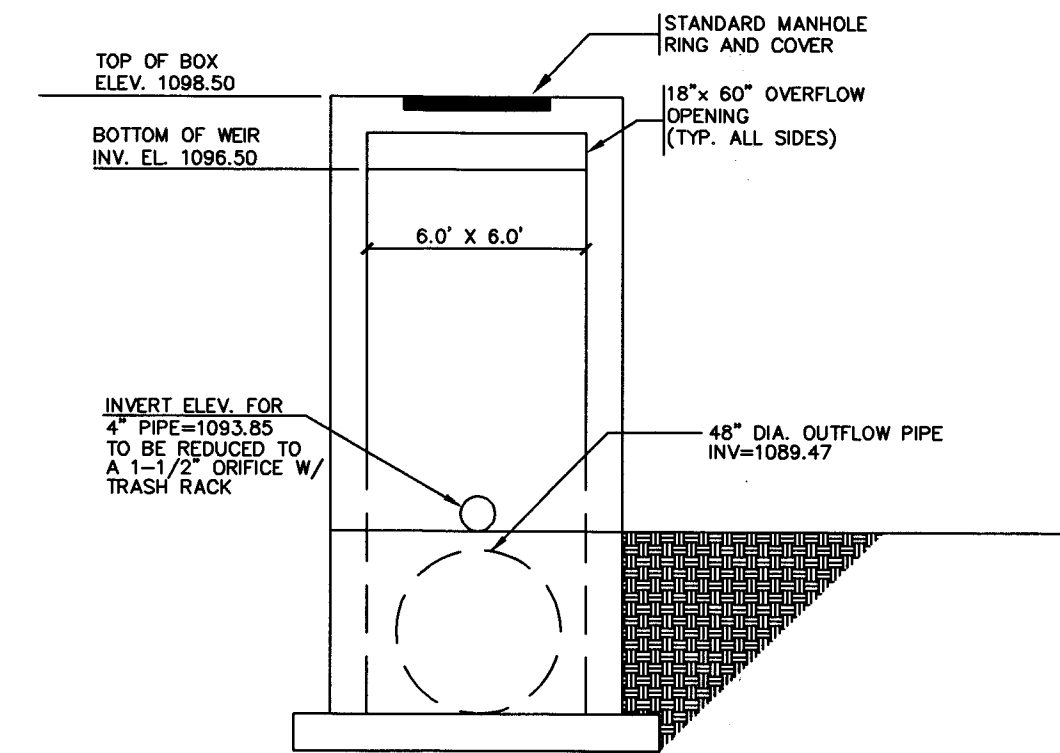
AS-BUILT WATER QUALITY POND #1



AS-BUILT OUTLET CONTROL BOX #1
SCALE: NONE



AS-BUILT WATER QUALITY POND #2



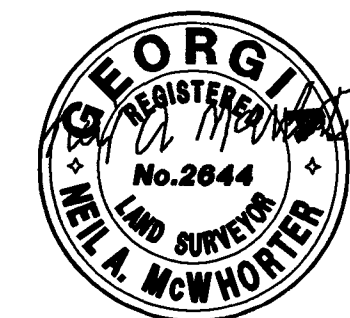
AS-BUILT OUTLET CONTROL BOX #2
SCALE: NONE

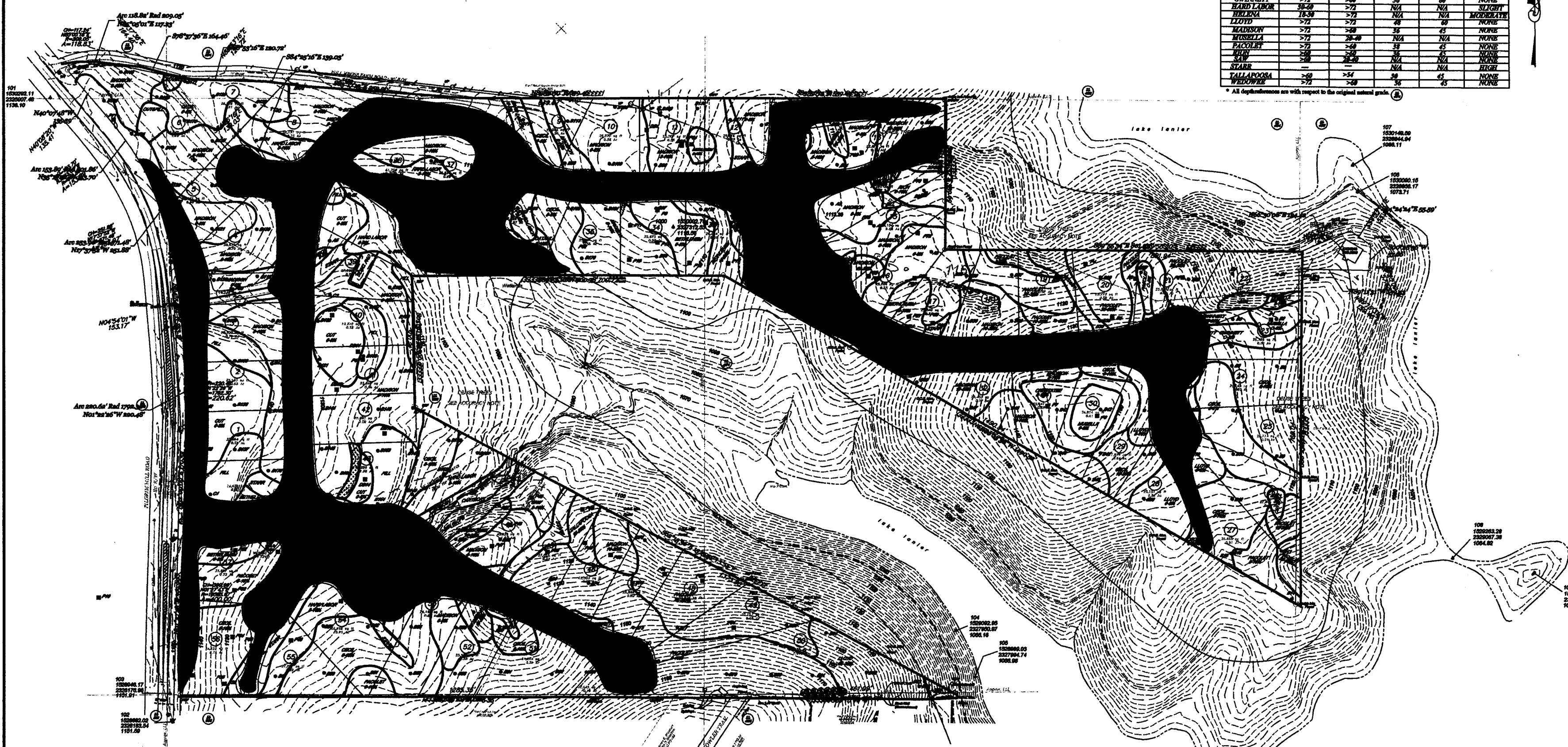
REVISED: 2-2-2018 to address County comments.
 REVISED: 1-9-2018 to change S/D name and road names.
 REVISED: 11-30-2015 per County comments.
 REVISED: 09-04-2015 Change subdivision name, make streets private, revise lots 4 & 5, 21-27, add lots 11, 12 & 33 to common area.
 REVISED: 07-11-2007 per county comments.

Final Subdivision Plat of:
HICKORY LAKESIDE
 f.k.a. DIAMOND GARDEN ON LAKE LANIER; f.k.a. CRESCENT POINTE
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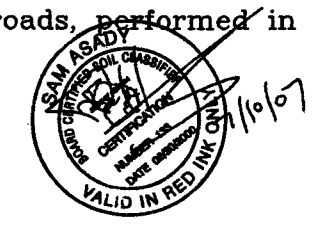




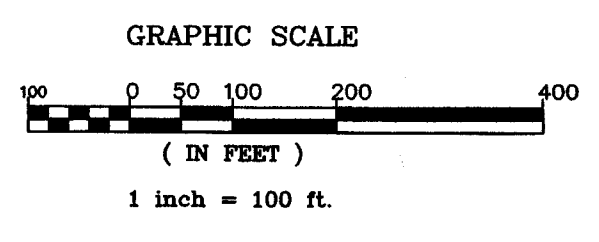
SOIL UNIT	ESTIMATED SOIL PROPERTIES			EXPECTED PERC. RATE (inches)	FLOODING POTENTIAL
	DEPTH TO HIGH WATER TABLE (ft.)	DEPTH TO BEDROCK (ft.)	DEPTH TO OPTIMUM PERC. (ft.)		
BEYERBROCK	>50	48-50	N/A	N/A	NONE
CLAYBROCK	2-50	2-50	N/A	N/A	SEVERE
CEM	>75	>75	48	48	NONE
CAYALA	34-50	>75	N/A	N/A	SLIGHT
CHRISTIAN	2-75	>50	38	38	NONE
CIT	>50	>50	38	38	NONE
CUT/FILL	>50	>50	N/A	N/A	NONE
DESS	>50	>50	38	38	NONE
DEWENT	>50	>50	38	38	NONE
HAND LABOUR	30-50	>75	N/A	N/A	SLIGHT
HELM	18-50	>75	N/A	N/A	MODERATE
LLOYD	>75	>75	48	48	NONE
MAISON	>75	>50	38	38	NONE
MUSSELL	>75	38-50	N/A	N/A	NONE
PACOLET	>75	>50	38	38	NONE
RYAN	>50	>50	38	38	NONE
STAR	>50	>50	38	38	NONE
TALLAPOOSA	>50	>50	38	38	NONE
WOODRIF	>75	>50	38	38	NONE

- LEGEND**
- HAND AUGER BORING
 - BACKHOE PIT
 - ~ GULLY
 - X ROCK OUTCROPPING
 - PERENNIAL STREAM
 - - - INTERMITTENT STREAM
 - == ROAD
 - SPRING HEAD
 - APPROX. POWER LINE EASEMENT IMPACT
 - ▨ CUT BANK
 - CUT/FILL delineations performed in 2007.

Revision Notes:
 The original Level 3 study was conducted in year 2000.
 This revision applies to the delineation of cut and fill areas along the roads, performed in June 2007.



- NOTES:**
- All recommendations are based on conventional, single system measurements as set forth in the Georgia Rules of Department of Human Resources Public Health, Chapter 250-5-25, Onsite Sewage Management Systems.
 - The soil boundaries are drawn based on professional opinion and judgment of the soil scientist/soil scientist(s) taking into account soil characteristics observed in hand auger borings/pits, interpretations between borings and landscape interpretation.
 - The topographic base map used for this study was utilized to delineate slope classes. In the vicinity of control point 1186, the base map appeared to be in error. Our slope class delineations in this area are based on visual estimation of slope.
 - This study was conducted in a manner consistent with that level of care and skills ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranties or guarantees, either expressed or implied, are given.
 - A Global Positioning System (GPS) was used to locate location pins. All hand auger borings were located with respect to a 200x200 ft. grid set as survey control. A compass and a field ranger was used to locate borings.
 - The soils on this site contain considerable amount of partially weathered sand with varying degrees of hardness. Because the rock hardness varies greatly within short distances, deeper lot sizes are recommended for this property.
 - The areas marked as Cut & Fill, Erosion Control, Power Line Easement, and existing building sites are considered to be unsuitable for onsite system construction. These areas may need to be further investigated if they are needed for onsite system construction.



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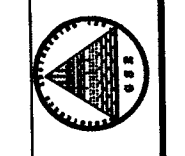
SHEET 15

HICKORY LAKESIDE
 f.k.a. DIAMOND GARDEN ON LAKE LANIER
 f.k.a. CRESCENT POINTE
LEVEL 3 SOIL MAP
 SOIL MAP SCANNED AND SCALED TO FIT ON SHEET

GEOSCIENCES ENGINEERING, INC.
 SOIL/ENVIRONMENTAL SCIENTISTS & ENGINEERS

109 ANDERSON STREET, SUITE 200, MARIETTA, GEORGIA 30060

TELEPHONE (770) 428-4070
 FAX (770) 428-9570



SHEET 1 OF 1

LEVEL 3 SOIL MAP
 52 +/- ACRE TRACT - PILGRIM MILL ROAD
 FOREYTH COUNTY, GEORGIA

DATE: 4/2/2000	BY:
FIELD WORK: P.D.S.	DATE:
REVIEWED: G.H.A.	REVISION:
	DATE:
	BY:

FOR: RYLAND HOMES