

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR PERSONS UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON WERE ACTUALLY SET, AND THAT THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN.

Richard S. Henderson 7 MAR 89
GEORGIA REGISTERED LAND SURVEYOR #2263

"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, THAT ALL ENGINEERING REQUIREMENTS OF THE COMPREHENSIVE LAND USE RESOLUTION OF FORSYTH COUNTY, GEORGIA, HAVE BEEN FULLY COMPLIED WITH, AND THAT ALL STATE, CITY, AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID."

Richard S. Henderson, President 3/7/89
OWNER, DAVIDOW & MOUNTFORD, INC

"PURSUANT TO THE COMPREHENSIVE LAND USE RESOLUTION OF FORSYTH COUNTY, GEORGIA, AND ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY THE FORSYTH COUNTY-CITY OF CUMMING PLANNING COMMISSION ON AND IT IS ENTITLED TO RECORDATION IN THE CLERK'S OFFICE, FORSYTH COUNTY SUPERIOR COURT."

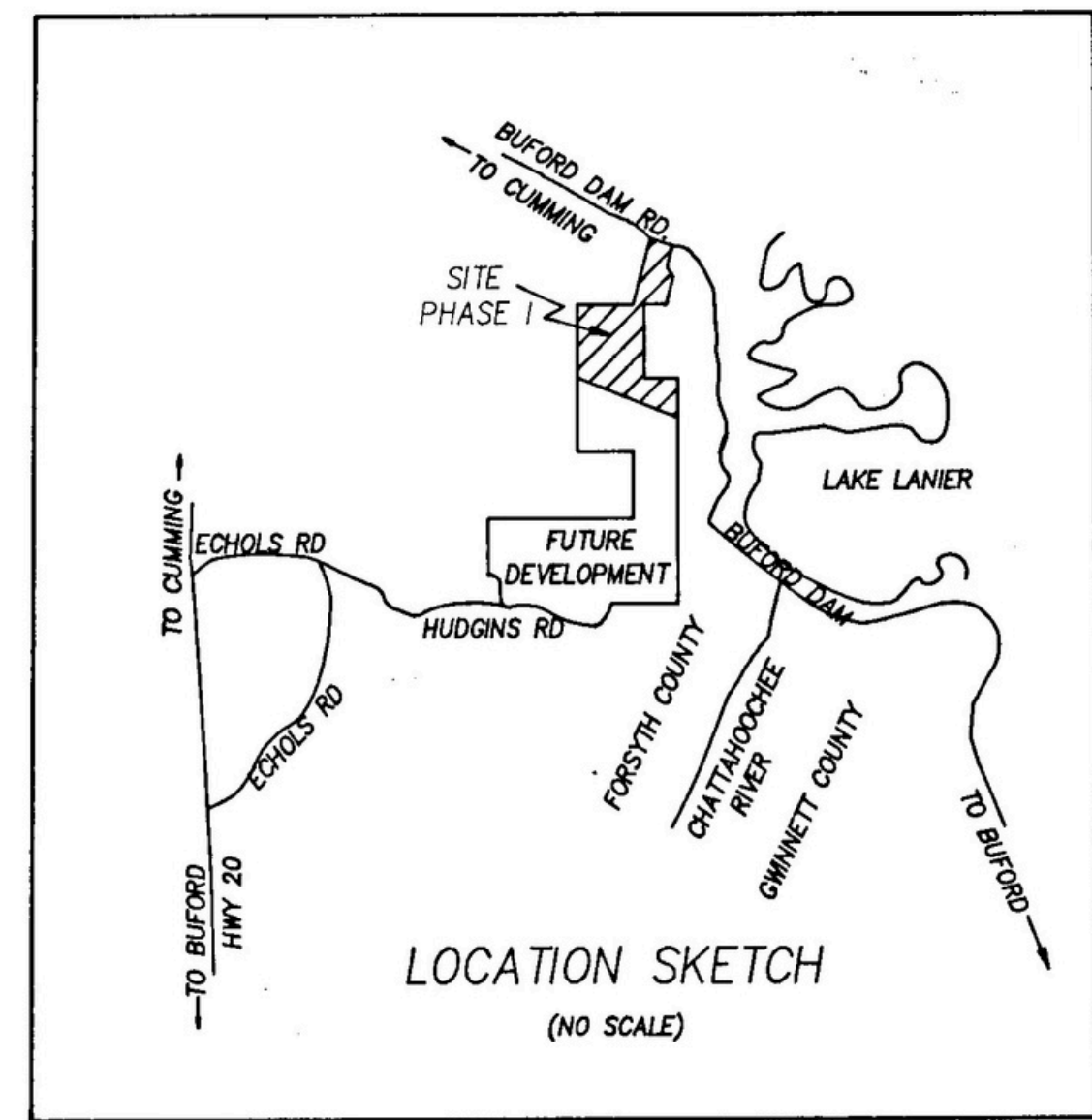
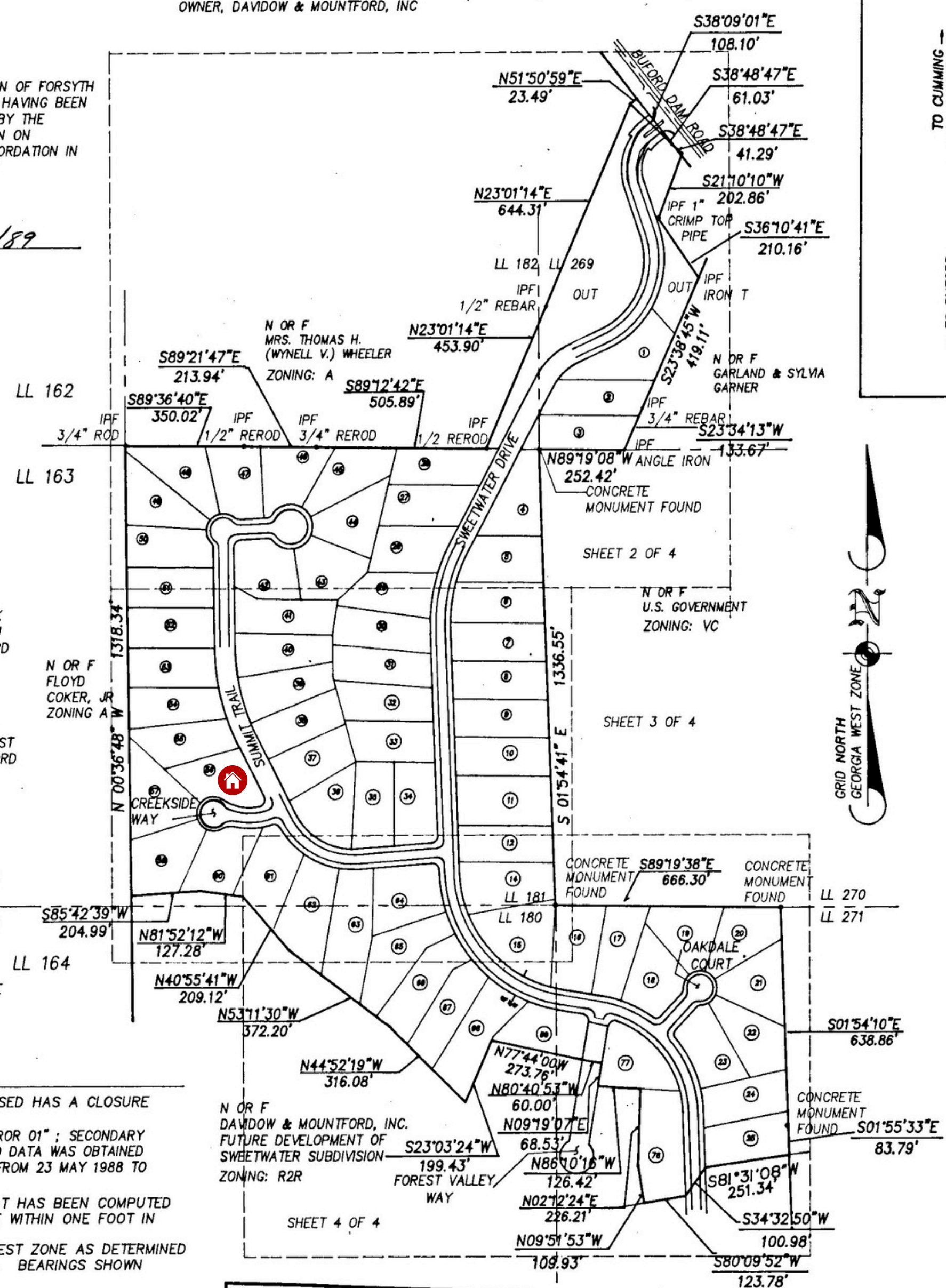
Buddy Costello 3/7/89
SECRETARY OF THE PLANNING COMMISSION

REVISIONS
22FEB89 REVISE PER REVIEW OF 13FEB89 BY R. HOOVSTOL
REVISE PER REVIEW OF 14FEB89 BY T. COX

BENCHMARK RR.16 - A CORPS OF ENGINEERS BRASS DISK SET IN A 6" CONCRETE MONUMENT ATOP BUFORD DAM ON THE SOUTHWEST SIDE OF BUFORD DAM ROAD OVER BUFORD DAM, 1.0 MILES NORTHWEST ALONG BUFORD DAM ROAD FROM THE INTERSECTION OF BUFORD DAM ROAD WITH ISLAND FORD ROAD, 147.16' SOUTHEAST OF A LIGHT STANDARD ON THE SOUTHWEST SIDE OF BUFORD DAM ROAD, 65.17' SOUTHWEST OF A LIGHT STANDARD ON THE NORTHEAST SIDE OF BUFORD DAM ROAD, 232.0' NORTHWEST OF A LIGHT STANDARD ON THE SOUTHWEST SIDE OF BUFORD DAM ROAD, 2.49' SOUTHWEST OF THE GUARDRAIL, STAMPED RR.16, 1984. ELEVATION - 1106.56'

PORTIONS OF THE SURVEYED PREMISES ARE LOCATED IN FLOOD HAZARD ZONE A AS SCALED FROM THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP 13117C0115 C, FORSYTH COUNTY, PANEL 115. ZONE A IS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS - NO BASE FLOOD ELEVATIONS DETERMINED. SAID MAP SHOWS THE 100 YEAR FLOOD HAZARD BOUNDARY BY APPROXIMATE METHOD ONLY, THEREFORE THE FLOOD HAZARD BOUNDARY SHOWN HEREIN IS APPROXIMATE ONLY. THE EXPECTED EFFECTIVE DATE OF SAID MAP IS 1 JULY 1989. IT IS LABELED PRELIMINARY.

- NOTES
- 1.) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION AS FOLLOWS:
PRIMARY TRAVERSE 1: 47463 AVERAGE ANGULAR ERROR 01" ; SECONDARY CONTROL 1: 10585 AVERAGE ANGULAR ERROR. FIELD DATA WAS OBTAINED USING A TOPCON GTS-3 GEODETIC TOTAL STATION FROM 23 MAY 1988 TO 24 JULY 1988.
 - 2.) THE EXTERIOR BOUNDARY SHOWN ON THIS PLAT HAS BEEN COMPUTED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 411,107 FEET.
 - 3.) THIS PLAT BASED ON GRID NORTH GEORGIA WEST ZONE AS DETERMINED BY A SOLAR OBSERVATION ON 16 MARCH 1988. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED.
 - 4.) THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS USED TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
 - 5.) IRON PINS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED (1/2" OR 5/8" RODS USED). WHERE A LOT CORNER IS LOCATED IN A CREEK, AN IRON PIN MARKING THE LOT LINE WAS SET ON THE BANK.
 - 6.) 20' RADIUS AT ALL RIGHT OF WAY ARCS UNLESS OTHERWISE NOTED.
 - 7.) FORSYTH COUNTY SHALL NOT BE RESPONSIBLE FOR STORM WATER PIPE OR CONDUIT MAINTENANCE BEYOND THE RIGHT OF WAY.



DECLARATION OF CONDITIONS, RESERVATIONS, RESTRICTIONS AND PROTECTIVE COVENANTS FOR THE SWEETWATER SUBDIVISION RECORDED IN DEED BOOK 440, PAGES 488-506, FORSYTH COUNTY CLERK OF SUPERIOR COURT RECORDS

DEVELOPED BY
DAVIDOW & MOUNTFORD, INC.
570 HIGHBROOK DRIVE, N.E.
ATLANTA, GEORGIA 30342
(404)252-5520

Filed 17 Day 1989 at 9:50 o'clock A.M.
Recorded 17 Day 1989, Cecil McClure, Clerk

TOTAL ACREAGE: 62.74
NUMBER OF LOTS: 69
CURRENT ZONING: R2R
MINIMUM LOT SIZE: 30,000 SQ. FT.
MINIMUM WIDTH @ BUILDING LINE: 100'
MINIMUM YARD REQUIREMENTS: 50' FRONT
10' SIDE
20' REAR

PRINTED
16 MAR 89
K.E.Q., INC.



APPROVED
Richard A. Hoovstol
COUNTY ENGINEER
FORSYTH COUNTY
PUBLIC WORKS DEPT.

SHEET 1 OF 4
INDEX SHEET

FINAL SUBDIVISION PLAT FOR
SWEETWATER SUBDIVISION, PHASE ONE
LAND LOTS 180, 181, 182, 269, 271 14TH DISTRICT, 1ST SECTION
FORSYTH COUNTY, GEORGIA
DATE: 6 FEBRUARY 1989
SCALE: 1" = 300'

SURVEY BY
CORDES QUINTANA & ASSOCIATES
CONSULTANTS IN LAND SURVEYING, CIVIL ENGINEERING,
LANDSCAPE & GOLF COURSE ARCHITECTURE,
DEVELOPMENT PLANNING & CONSTRUCTION MANAGEMENT
ATLANTA 14041889-0122
CUMMING 14041889-9430
1571 SHARON ROAD
CUMMING, GEORGIA 30130
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