

I have this date, examined the "F.I.A. official flood hazard map" and found referenced parcel (s) (shaded) in an area having special flood hazards.
 MAP ID: 130497 0050 A EFFECTIVE DATE: 10/16/91

FINAL PLAT OF HEARTLAND RETIREMENT COMMUNITY (PHASE 1-A)

LOCATED IN G.M.D. 243
BARROW COUNTY, GEORGIA

TAX MAP NUMBER: XX107
TAX PARCEL NUMBER: 060C

OWNER / DEVELOPER:
CAMPBELL-STONE CHRISTIAN CENTER
350 CARPENTER DRIVE
ATLANTA, GEORGIA 30348
PHONE: 770-256-2612

ENGINEER:
LANDWORKS ASSOCIATES, INC.
1509 ATKINSON ROAD
LAWRENCEVILLE, GEORGIA 30043
PHONE: 770-513-7100

SURVEYOR:
SOLARLAND SURVEYING COMPANY
1281 KENNESTONE CIRCLE (SUITE 600)
MARIETTA, GEORGIA 30066
PHONE: 770-794-9055

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
CL1	58.90'	37.50'	N58°48'45"E	53.03'
CL2	15.63'	142.00'	S79°20'30"E	15.63'
CL3	54.72'	163.00'	N72°52'40"W	54.47'
CL4	23.95'	57.00'	S75°17'55"E	23.78'
CL5	95.54'	233.00'	N75°35'28"W	94.87'
CL6	29.79'	107.00'	S71°49'16"E	29.70'
CL7	54.53'	113.00'	N65°58'25"W	54.00'
CL8	102.99'	210.50'	S66°09'56"E	101.96'
CL9	30.74'	212.50'	N76°02'17"W	30.71'
CL10	58.90'	37.50'	N58°48'45"E	53.03'
C11	19.63'	12.50'	S58°48'45"W	17.68'
C12	98.17'	62.50'	N58°48'45"E	88.39'
C13	15.71'	10.00'	S58°48'45"W	14.14'
C14	50.70'	151.00'	N72°52'40"W	50.46'
C15	29.00'	69.00'	S75°17'55"E	28.78'
C16	90.62'	221.00'	N75°35'28"W	89.98'
C17	33.13'	119.00'	S71°49'16"E	33.03'
C18	48.74'	101.00'	N65°58'25"W	48.27'
C19	111.55'	228.00'	S66°09'56"E	110.44'
C20	14.24'	10.00'	N38°49'46"W	13.07'
C21	84.03'	32.00'	S73°16'02"E	61.88'
C22	43.34'	32.00'	N07°17'44"W	40.10'
C23	14.41'	32.00'	N58°59'42"W	14.29'
C24	12.23'	227.00'	N73°26'16"W	12.23'
C25	20.60'	227.00'	N77°34'54"W	20.60'
C26	10.24'	196.00'	S78°41'07"E	10.24'
C27	44.80'	196.00'	S70°38'25"E	44.71'
C28	10.88'	8.00'	S25°08'23"E	10.06'
C29	19.63'	12.50'	S58°48'45"W	17.68'
C30	44.16'	62.50'	N83°34'11"E	43.25'
C31	26.50'	62.50'	N51°10'46"E	26.30'
C32	27.51'	62.50'	N26°25'21"E	27.29'
C33	19.90'	10.00'	N70°49'54"E	16.78'
C34	3.69'	125.00'	N52°59'43"W	3.69'
C35	51.23'	125.00'	N65°34'54"W	50.87'
C36	5.40'	125.00'	N78°33'35"W	5.40'
C37	26.45'	95.00'	S71°49'16"E	26.37'
C38	39.17'	245.00'	N68°25'29"W	39.13'
C39	20.01'	245.00'	N75°20'41"W	20.00'
C40	41.28'	245.00'	N82°30'39"W	41.23'
C41	13.81'	45.00'	S78°32'45"E	13.76'
C42	5.10'	45.00'	S66°30'25"E	5.10'
C43	29.94'	175.00'	N68°09'40"W	29.90'
C44	28.81'	175.00'	N77°46'45"W	28.78'
C45	14.31'	130.00'	S79°20'30"E	14.31'
C46	15.71'	10.00'	S31°11'15"E	14.14'
C47	19.63'	12.50'	S58°48'45"W	17.68'
C48	19.63'	12.50'	N31°11'15"W	17.68'
C49	15.34'	12.50'	N48°58'41"E	14.40'
C50	4.29'	12.50'	S86°01'19"E	4.27'
C51	19.63'	12.50'	S31°11'15"E	17.68'

LOT AREA TABLE

ATTACHED LOTS		
LOT	AREA	
A	2,681 sq.ft.	0.06 acres
B	2,557 sq.ft.	0.06 acres
C	2,685 sq.ft.	0.06 acres
D	2,685 sq.ft.	0.06 acres
E	2,685 sq.ft.	0.06 acres
F	2,685 sq.ft.	0.06 acres
G	2,685 sq.ft.	0.06 acres
H	2,557 sq.ft.	0.06 acres
I	2,685 sq.ft.	0.06 acres
J	2,685 sq.ft.	0.06 acres
K	2,557 sq.ft.	0.06 acres
L	2,685 sq.ft.	0.06 acres
M	2,685 sq.ft.	0.06 acres
N	2,685 sq.ft.	0.06 acres
O	2,685 sq.ft.	0.06 acres
P	2,685 sq.ft.	0.06 acres
Q	2,557 sq.ft.	0.06 acres
R	2,685 sq.ft.	0.06 acres
DETACHED LOTS		
1	5,417 sq.ft.	0.12 acres
2	5,247 sq.ft.	0.12 acres
3	5,387 sq.ft.	0.12 acres
4	5,934 sq.ft.	0.14 acres
5	6,058 sq.ft.	0.14 acres
6	5,575 sq.ft.	0.13 acres
7	5,131 sq.ft.	0.12 acres
8	5,182 sq.ft.	0.12 acres
9	5,616 sq.ft.	0.13 acres
10	5,584 sq.ft.	0.13 acres
11	5,656 sq.ft.	0.13 acres
12	6,534 sq.ft.	0.15 acres
13	7,560 sq.ft.	0.17 acres
14	4,845 sq.ft.	0.11 acres
15	4,827 sq.ft.	0.11 acres
16	4,834 sq.ft.	0.11 acres
17	6,802 sq.ft.	0.16 acres
18	7,507 sq.ft.	0.17 acres

LEGEND

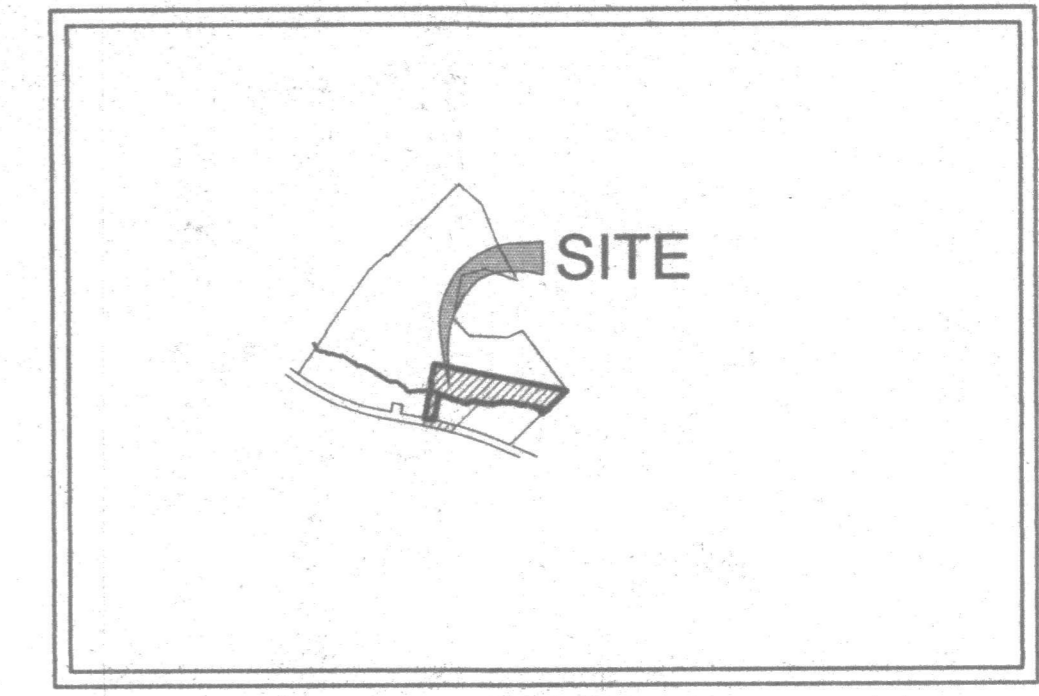
IPS	IRON PIN SET	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	OHUL	OVERHEAD UTILITY LINE(S)
OT	OPEN TOP PIN	SMH	SEWER MAN HOLE
CT	CRIMP TOP PIN	MHT	MAN HOLE TELEPHONE
RB	REINFORCING BAR	CB	CATCH BASIN
OL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LL	LAND LOT	LLL	LAND LOT LINE
L	LINE	HW	HEAD WALL
R	RADIUS	CMP	CORRUGATED METAL PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
C	CURVE	CD	CROSS DRAIN
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
SP	SERVICE POLE	DE	DRAINAGE EASEMENT
GV	GAS VALVE	FH	FIRE HYDRANT
GM	GAS MARKER	WV	WATER VALVE
LP	LAMP POLE	WM	WATER METER
SS	SANITARY SEWER	PC	POINT OF CURVE
N&C	NAIL & CAP	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
-X-X-	FENCE	PI	POINT OF INTERSECTION

GENERAL NOTES

- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- NO VISIBLE EVIDENCE OF A CEMETERY FOUND.
- BEARINGS BASED ON MAGNETIC NORTH OBSERVATIONS AS NOTED ON PLAT OF SURVEY PREPARED BY W. T. DUNAHOO - R.L.S. #1677 - DATED 2/2/96 FOR P. R. SMITH - LAST REVISED 9/25/97
- SUBJECT PROPERTY CURRENTLY ZONED "R-3C" MULTI-FAMILY RESIDENTIAL AS PER BARROW COUNTY PLANNING AND ZONING DEPARTMENT BUILDING SETBACK LINES:
 ATTACHED HOUSING: FRONT: 5' DETACHED HOUSING: FRONT: 10'
 (LOTS A-R) SIDE: 0' (LOTS 1-18) SIDE: 7.5'
 REAR: 0' REAR: 5'

PROJECT NOTES

- TOTAL AREA (PHASE 1-A) TO CREEK = ± 558,292 SQ.FT. / ± 12.82 ACRES
 TOTAL AREA (PHASE 1-A) TO TRAVERSE LINE = 528,878 SQ.FT. / 12.14 ACRES
 AREA FROM TRAVERSE LINE TO CREEK = 329,414 SQ. FT. / 7.58 ACRES
 AREA OF INGRESS / EGRESS EASEMENT = 444,897 SQ. FT. / 10.3 ACRES
- BOUNDARY INFORMATION BY SOLAR LAND SURVEYING COMPANY.
- PROPOSED 5' WIDE SIDEWALKS TO BE INSTALLED PER BARROW COUNTY STANDARD DETAILS.
- A 25' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT CONVEYED BY APPROVED DRAINAGE STRUCTURES.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.
- NO STORM WATER RUNOFF WILL BE DIRECTED TOWARD EXISTING ADJACENT PROPERTIES.
- 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 PROPERTIES.
- EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES.
- WATERS OF THE UNITED STATES, INCLUDING THE 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 PROPER AUTHORIZATION.



VICINITY MAP
(NOT TO SCALE)

PROTECTIVE COVENANTS INFORMATION
 THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENTS ATTACHED HERETO DATED _____ WHICH HEREBY BECOME PART OF THIS PLAT, AND WHICH WERE RECORDED AND SIGNED BY THE OWNER.

DRAINAGE NOTICE:
 NOTE: BARROW COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.

OWNER'S CERTIFICATE AND DECLARATION:
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY AND DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN FOR THE PURPOSES THEREIN EXPRESSED.
 DATED THIS _____ DAY OF _____, 2001
 BY: _____, OWNER

CERTIFICATE OF APPROVAL BY THE PLANNING DEPARTMENT
 THE DIRECTOR OF PLANNING CERTIFIES THAT THIS PLAT COMPLIES WITH THE ZONING RESOLUTION AND DEVELOPMENT REGULATIONS OF BARROW COUNTY, AND HAS BEEN APPROVED BY ALL OTHER AFFECTED COUNTY DEPARTMENTS, AS APPROPRIATE. THIS PLAT IS APPROVED, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE PERFORMANCE AND MAINTENANCE SURETY AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND BARROW COUNTY.
 DATED THIS _____ DAY OF _____, 2001
 DIRECTOR, PLANNING DEPARTMENT

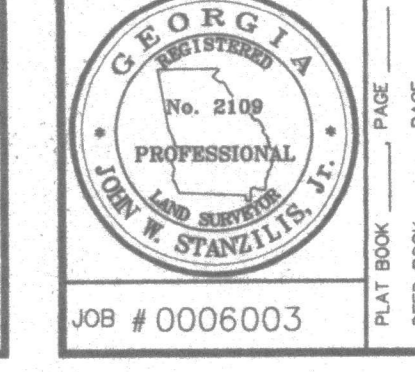
CERTIFICATE OF APPROVAL BY THE HEALTH DEPARTMENT
 THE LOTS SHOWN HEREON HAVE BEEN REVIEWED AND APPROVED BY THE BARROW COUNTY HEALTH DEPARTMENT AND WITH THE EXCEPTION OF LOTS _____ ARE APPROVED FOR DEVELOPMENT.
 DATED THIS _____ DAY OF _____, 2001
 BY: _____
 TITLE: _____

CERTIFICATE OF APPROVAL BY THE BOARD OF COMMISSIONERS:
 THE CHAIRMAN OF THE BARROW COUNTY BOARD OF COMMISSIONERS HEREBY ACCEPTS ON BEHALF OF BARROW COUNTY, THE DEDICATION OF ALL PUBLIC STREETS, RIGHTS-OF-WAY, EASEMENTS AND OTHER PUBLIC FACILITIES AND APPURTENANCES SHOWN THEREON. THIS PLAT IS APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE PERFORMANCE AND MAINTENANCE SURETY AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND BARROW COUNTY.
 DATED THIS _____ DAY OF _____, 2001
 BY: _____
 CHAIRMAN, THE BARROW COUNTY BOARD OF COMMISSIONERS

SURVEYOR'S CERTIFICATION:
 IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENT SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000+ FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET, AND CONTAINS A TOTAL OF _____ ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS GEODIMETER SP-600 (ELECTRONIC TOTAL STATION)
 BY: _____ DATE: _____
 REGISTERED GEORGIA LAND SURVEYOR
 REG. NO.: 2109 DATE OF EXPIRATION: _____

SOLAR LAND SURVEYING COMPANY
 P.O. BOX 723993 ATLANTA, GEORGIA 30339-0993
 TELEPHONE (770) 794-9055 FAX (770) 794-9052

HEARTLAND RETIREMENT COMMUNITY
 SECTION _____ BLOCK _____ UNIT _____
 DISTRICT _____
 PLAT NO. 2109
 SURVEYED BY: _____
 PLOTTED BY: _____
 APPROVED BY: _____



PLAT BOOK _____ PAGE _____
 DEED BOOK _____ PAGE _____
 JOB # 0006003