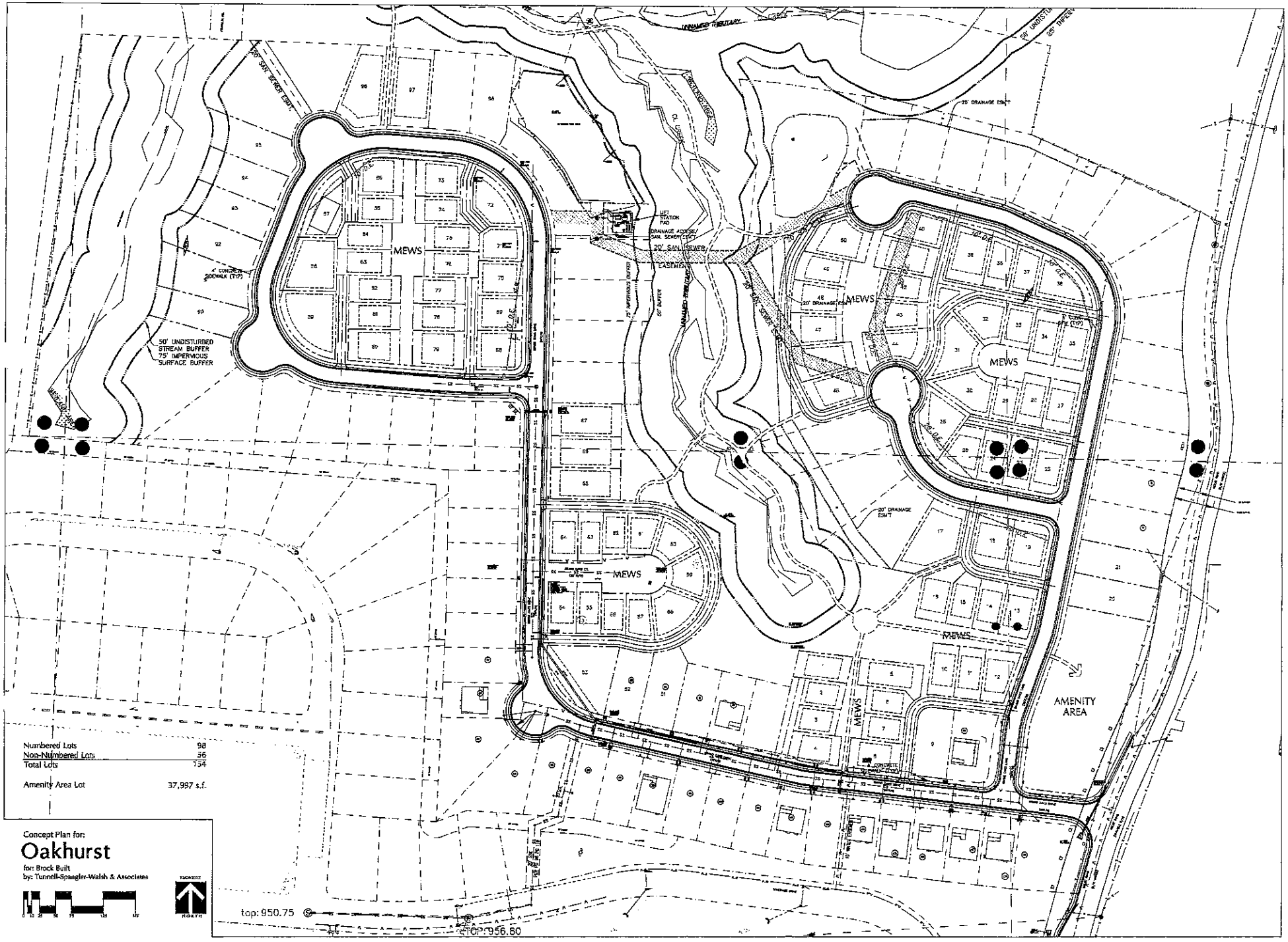


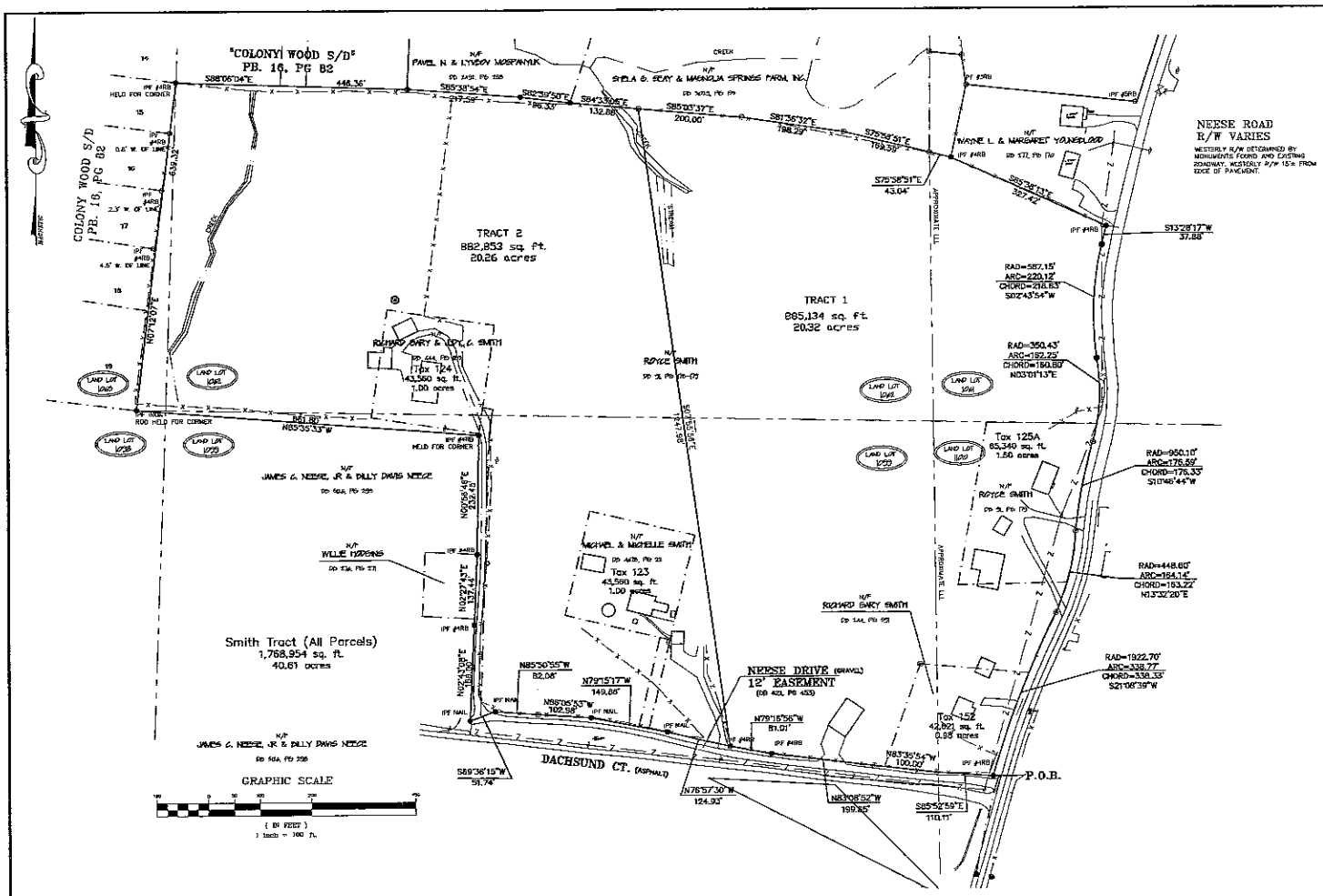
Numbered Lots	98
Non-Numbered Lots	56
Total Lots	154
Amenity Area Lot	37,997 s.f.

Concept Plan for:

Oakhurst

for: Brock Built

by: Tunnell-Spangler-Walsh & Associates

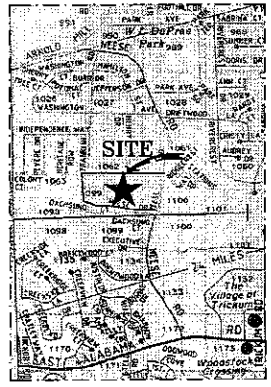


LEGEND:

IPS	IRON PIN SET	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND		OVERHEAD UTILITY LINE(S)
OTP	OPEN TOP PIN	SMH	SEWER MAN HOLE
CTP	CRIMP TOP PIN	MHT	MAN HOLE TELEPHONE
RB	REINFORCING BAR	CB	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DP	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
TP	TELEPHONE POLE	FH	FIRE HYDRANT
GV	GAS VALVE	DE	DRAINAGE EASEMENT
GM	GAS METER	WV	WATER VALVE
LP	LAMP POLE	WM	WATER METER
SS	SANITARY SEWER	CO	SANITARY SEWER CLEANOUT
PK	NAIL or CAP	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
X	FENCE	PI	POINT OF INTERSECTION

GENERAL NOTES:

1. 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 DEFINITELY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE ADVENT OF THE ADVANCED IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, WORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. QUERIES USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.



VICINITY MAP

NOT TO SCALE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 50,000+ FEET. AN ANGULAR ERROR OF 23 SECONDS PER ANGLE POINT AND WAS ADJUSTED EQUALLY BETWEEN ALL ANGLES. THE FIELD DATA WAS FOUND TO BE ANGULAR FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 50,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE FIELD DATA. THE FIELD DATA WAS ADJUSTED USING THE COMPASS RULE.

NO P.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE BY THE PERSON, PERSONS OR ENTITY NAMED HEREON, AND THE USE OF THIS PLAT BY ANY OTHER PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR BEARING SERVICE REGARDING THE SUITABILITY OF THE PLAT FOR THE OTHER PERSON, PERSONS, OR ENTITY IS PROHIBITED. COPIES OR REPRODUCTIONS OF THIS PLAT OR ANY PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM FRONTLINE SURVEYING & MAPPING, INC. AND NO ALTERATIONS TO THIS PLAT MAY BE MADE WITHOUT WRITTEN APPROVAL INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

3595 Canton Road
A-9, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
FRONTLINE SURVEYING & MAPPING, INC.
www.frontlinesurveying.com

DATE 5-10-2006
SCALE 1" = 100

BANK OF CANTON, FICOR TITLE INSURANCE COMPANY, and NEESE ROAD DEVELOPMENT COMPANY, LLC

LAND LOT 1100, 1099, 1062, 1061 & 1063 15th DISTRICT SECTION CHEROKEE COUNTY, GEORGIA

REVISION	BY:	DATE:
CHANGED TITLE BLOCK	WGJ	9-21-06
TRACTS 1 & 2	TJP	10-4-06

742 NEESE RD

LOT BLOCK UNIT PHASE

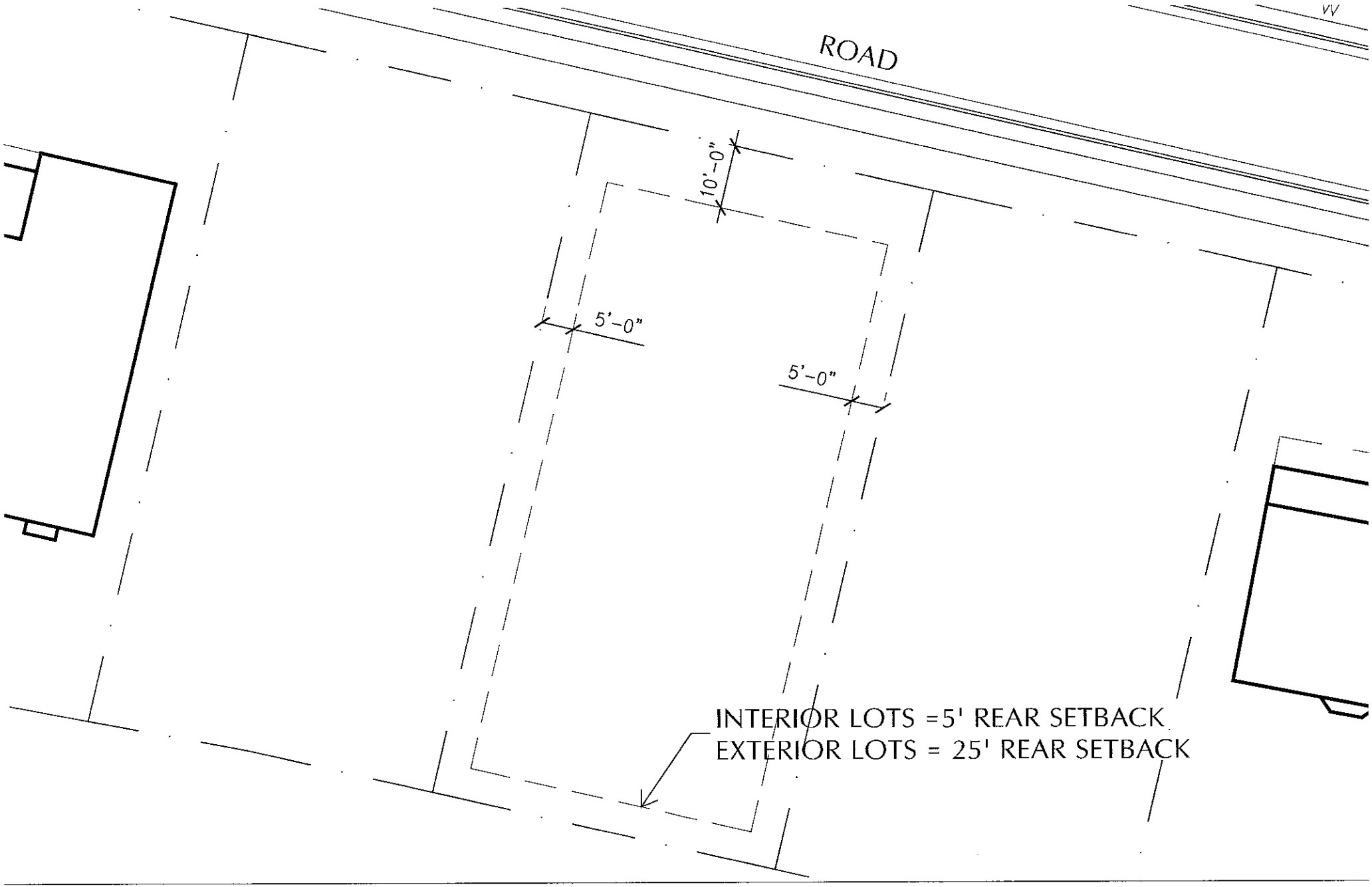
SUBDIVISION

I HAVE THIS DAY EXAMINED THE FIA OFFICIAL FLOOD HAZARD MAP AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL IS IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD.

MAP #: 13057C0336 EFFECTIVE DATE: 7-15-2003

10-04-06

JOB # 37344



Minimum Lot Setbacks - Front Loaded Lot:

Oakhurst

for: Brock Built
by: Tunnell-Spangler-Walsh & Associates
Scale: 1" = 20'-0"

12/05/2012

NORTH

Minimum Setbacks - Rear Loaded Lot:

Oakhurst

for: Brock Built
by: Tunnell-Spangler-Walsh & Associates
Scale: 1" = 20'-0"

12/05/2012

NORTH

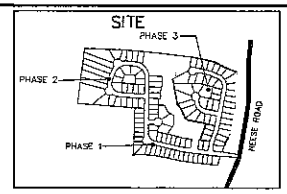
EXISTING SITE RESOURCE MAP

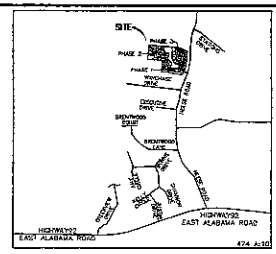
PHASE 1, 2 & 3

LAND LOT 1061, 1062, 1063, 1098, 1099 & 1100
15th DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA
CITY OF WOODSTOCK
EXISTING ZONING: R-2
TIN: 15N18 125

LEGEND:

IPS	IRON PIN SET		BOLLARD
IPF	IRON PIN FOUND	CMF	CONCRETE MONUMENT FOUND
OTP	OPEN TOP PIN		OVERHEAD UTILITY LINE(S)
CTP	CRIMP TOP PIN	SSMH	SANITARY SEWER MAN HOLE
RB	REINFORCING BAR	DI	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LL	LAND LOT	HW	HEAD WALL
CONC	CONCRETE	CMP	CORRUGATED METAL PIPE
PP	POWER POLE	CPP	CORRUGATED PLASTIC PIPE
LP	LAMP POLE	RCP	REINFORCED CONCRETE PIPE
SS	SANITARY SEWER	SSE	SANITARY SEWER EASEMENT
FC	FENCE CORNER	FH	FIRE HYDRANT
F	FENCE	DE	DRAINAGE EASEMENT
AE	ACCESS EASEMENT	WV	WATER VALVE
PROP	PROPOSED	WM	WATER METER
AC	AIR-CONDITIONER	CO	SANITARY SEWER CLEANOUT
NTS	NOT TO SCALE	PKB	POINT OF BEGINNING
		SWCB	SINGLE WGRC CATCH BASIN
		UE	UTILITY EASEMENT





SITE MAP N.T.S

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RESTRICTIVE COVENANTS:
RECORDED DB 10879, PG 80-135

GLOBAL POSITIONING SYSTEMS INCORPORATION NOTE:
A PORTION OF THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS). IT INCLUDES NAVD 1988 ELEVATIONS AND NAD83 (1993) GEORGIA STATE PLANES, WEST ZONE COORDINATES. THE EQUIPMENT USED WAS A TRIMBLE 5800 GPS RECEIVER WITH TRIMBLE DATA COLLECTOR AND A CELL PHONE MODEM. A NETWORK ADJUSTED REAL TIME KINEMATIC SURVEY WAS PERFORMED USING CORRECTED MEASUREMENTS. THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY eGPS SOLUTIONS, INC. POSITIONAL ACCURACY OF THE FIELD DATA UTILIZED IN THIS SURVEY IS 0.04 FEET HORIZONTAL AND 0.07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

PARTIAL TOPOGRAPHICAL SURVEY OF:
OAKHURST S/D

LAND LOT 1061, 1062, 1063, 1098, 1099 & 1100 15th DISTRICT 2nd SECTION CHEROKEE COUNTY, GEORGIA

DATE: 11/26/12
SCALE: 1" = 100'

REVISION	BY	DATE

LOT: BLOCK: UNIT: PHASE 1, 2 & 3

VERSION	NAME	DATE
FB	JPC	
DB	JPC	

I HAVE THIS DAY EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" (FIRM) FOR CHEROKEE COUNTY, GEORGIA AND THE SUBJECT PARCEL IS (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

MAP ID. 13057C0363D EFFECTIVE DATE: 09/29/06

GEORGIA REGISTERED PROFESSIONAL SURVEYOR No. 2492

JOB # 46670-1

FRONTLINE SURVEYING & MAPPING, INC.
3595 Canton Road
Suite 116, PMB 272
Marietta, GA. 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET. AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS ADJUSTED PRIOR TO COMPUTATION OF COORDINATES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 1/01 SOKIA WERE USED FOR GATHERING THE FIELD DATA UPON WHICH THIS PLAT IS BASED.

NO MAS MONUMENT WAS FOUND within 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY OTHER PERSON, OR ENTITY WHICH EXPRESS RECERTIFICATION BY THE SURVEYOR MAKING THE CERTIFICATION. THIS PLAT IS THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART HEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT OF FRONTLINE SURVEYING & MAPPING, INC. AND NO SERVICE EXCEPT THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART HEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT OF FRONTLINE SURVEYING & MAPPING, INC. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

2:\dwg\2009\46670.dwg, TOPO -FB phases, 12/6/2012 12:05:54 AM, DWG 18