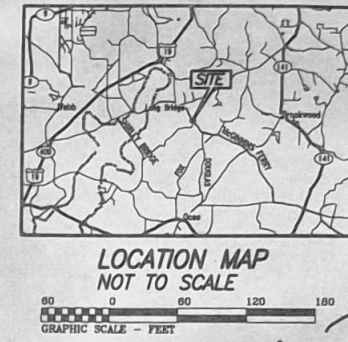
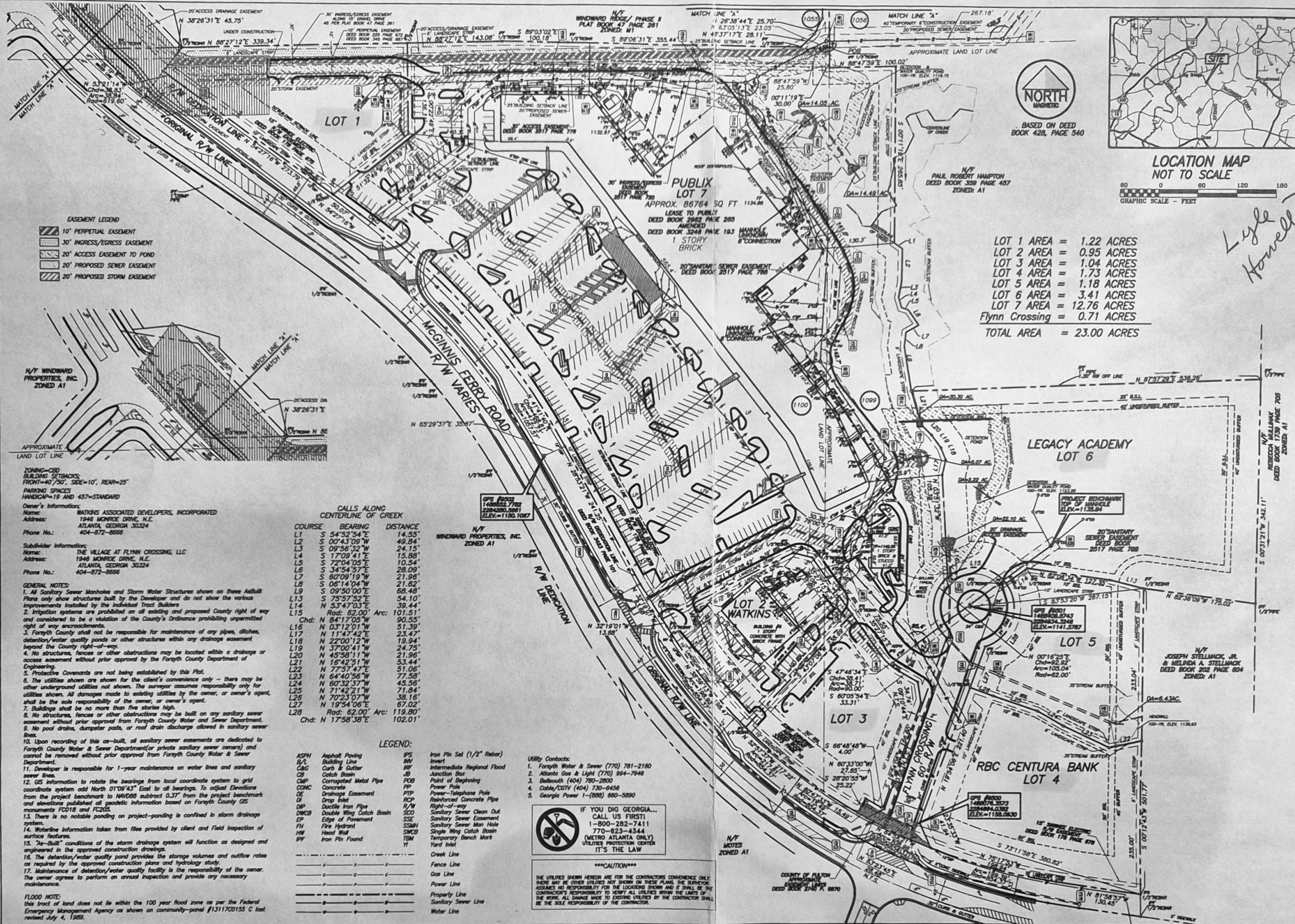




LOT 1 AREA = 1.22 ACRES
LOT 2 AREA = 0.95 ACRES
LOT 3 AREA = 1.04 ACRES
LOT 4 AREA = 1.73 ACRES
LOT 5 AREA = 1.18 ACRES
LOT 6 AREA = 3.41 ACRES
LOT 7 AREA = 12.76 ACRES
Flynn Crossing = 0.71 ACRES
TOTAL AREA = 23.00 ACRES

Lyle Howell



LANDAIR SURVEYING COMPANY
1000 HOLCOMB WOODS PARK, SUITE 120
ROSWELL, GEORGIA 30076
(770) 750-0000 FAX (770) 750-0001

No.	Revision	Date
1.	Added Out Building	03/02/05

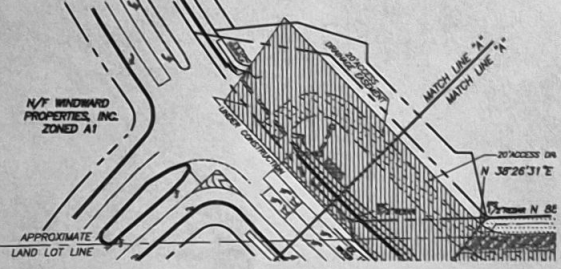
Project No.	J-015-682
Field Surveyed	06/21/04
Drawn By	LM/MLL
Checked By	HU
Date	02/22/04
Scale	1" = 60'

C&G ACAD FILE NAME
015-682.CRD
015-682.13.DWG

"AS-BUILT" SURVEY FOR:
LOT 2 & 7 OF
THE VILLAGE AT FLYNN CROSSING, LLC
LAND LOTS 1055, 1099 & 1100 OF THE 2ND DISTRICT 1ST SECTION
FORSYTH COUNTY, GEORGIA

Drawing No.
1 OF 1
File Number
015-692.13

- EASEMENT LEGEND
- 10' PERPETUAL EASEMENT
 - 30' INGRESS/EGRESS EASEMENT
 - 20' ACCESS EASEMENT TO POND
 - 20' PROPOSED SEWER EASEMENT
 - 20' PROPOSED STORM EASEMENT



Subdivider Information: THE VILLAGE AT FLYNN CROSSING, LLC. 1948 MONROE DRIVE, N.E. ATLANTA, GEORGIA 30324. Phone No.: 404-872-8686.

GENERAL NOTES:

- All Sanitary Sewer Manholes and Storm Water Structures shown on these As-Built Plans only show structures built by the Developer and do not show the various improvements installed by the individual Tract Builders.
- 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.
- 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.
- 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.
- Protective Covenants are not being established by this Plat.
- The utilities shown are shown for the client's convenience only - there may be other underground utilities not shown. The surveyor assumes responsibility only for utilities shown. All damages made to existing utilities by the owner, or owner's agent, shall be the sole responsibility of the owner, or owner's agent.
- No structures, fences or other obstructions may be built on any sanitary sewer easement without prior approval from Forsyth County Water and Sewer Department.
- 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 & Sewer Department (or private sanitary sewer owners) and cannot be removed without prior approval from Forsyth County Water & Sewer Department.
- Developer is responsible for 1-year maintenance on water lines and sanitary sewer lines.
- GIS information to relate the bearings from local coordinate system to grid coordinate system add North 01°09'43" East to all bearings. To adjust Elevations from the project benchmark to NAVD83 subtract 0.37' from the project benchmark and elevations published all geodetic information based on Forsyth County GIS monuments F0018 and F0205.
- There is no notable ponding on project-ponding is confined in storm drainage system.
- Waterline information taken from files provided by client and Field Inspection of surface features.
- "As-Built" conditions of the storm drainage system will function as designed and engineered in the approved construction drawings.
- The detention/water quality pond provides the storage volumes and outflow rates as required by the approved construction plans and hydrology study.
- 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.

FLOOD NOTE:
This tract of land does not lie within the 100 year flood zone as per the Federal Emergency Management Agency as shown on community-panel #1311702155 C last revised July 4, 1999.

CALLS ALONG CENTERLINE OF CREEK

COURSE	BEARING	DISTANCE
L1	S 54°52'54"E	14.65'
L2	S 00°43'09"W	49.94'
L3	S 09°56'32"W	24.15'
L4	S 17°09'41"E	15.88'
L5	S 72°04'05"E	10.54'
L6	S 34°54'57"E	28.16'
L7	S 60°09'19"W	21.96'
L8	S 06°14'04"W	21.62'
L9	S 09°50'00"E	68.48'
L10	S 75°57'52"E	54.14'
L11	N 53°47'03"E	39.44'
L12	N 62°00'12"W	101.51'
L13	N 84°17'05"W	90.55'
L14	N 03°12'01"E	51.39'
L15	N 11°47'42"E	23.47'
L16	N 22°00'12"W	19.94'
L17	N 37°00'41"W	24.75'
L18	N 45°56'11"W	21.96'
L19	N 16°42'51"W	33.44'
L20	N 75°57'47"E	51.06'
L21	N 64°40'56"W	77.58'
L22	N 60°32'37"W	45.56'
L23	N 71°42'21"W	71.94'
L24	N 70°23'07"W	38.16'
L25	N 19°54'06"E	67.02'
L26	N 17°58'38"E	119.80'

LEGEND:

ASPH	Asphalt Paving	IPS	Iron Pin Set (1/2" Rebar)
B/L	Building Line	IRV	Intermediate Regional Road
C&G	Curb & Gutter	JB	Junction Box
CB	Concrete	POB	Point of Beginning
CONC	Concrete	PP	Power Pole
DE	Drainage Easement	PTP	Power-Telephone Pole
DI	Drain Inlet	RCP	Reinforced Concrete Pipe
DIP	Drainage Inlet Pipe	R/W	Right-of-Way
DWCB	Double Wing Catch Basin	SCD	Sanitary Sewer Clean Out
EP	Edge of Pavement	SSE	Sanitary Sewer Easement
FI	Fire Hydrant	SSM	Sanitary Sewer Man Hole
HW	Head Wall	SWCB	Single Wing Catch Basin
IPF	Iron Pin Found	TBM	Temporary Bench Mark
		Y	Yard Inlet

Utility Contacts:
1. Forsyth Water & Sewer (770) 781-2180
2. Forsyth Gas & Light (770) 594-7948
3. BellSouth (404) 780-2800
4. Cable/CSTV (404) 730-6450
5. Georgia Power (1-800) 680-5890

IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATION, DEPTH AND E. SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE DONE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.