

THOMAS C. & MATTIE B. TIERCE

L.L.1266 L.L.1265

21st DISTRICT CHEROKEE COUNTY
20th DISTRICT COBB COUNTY

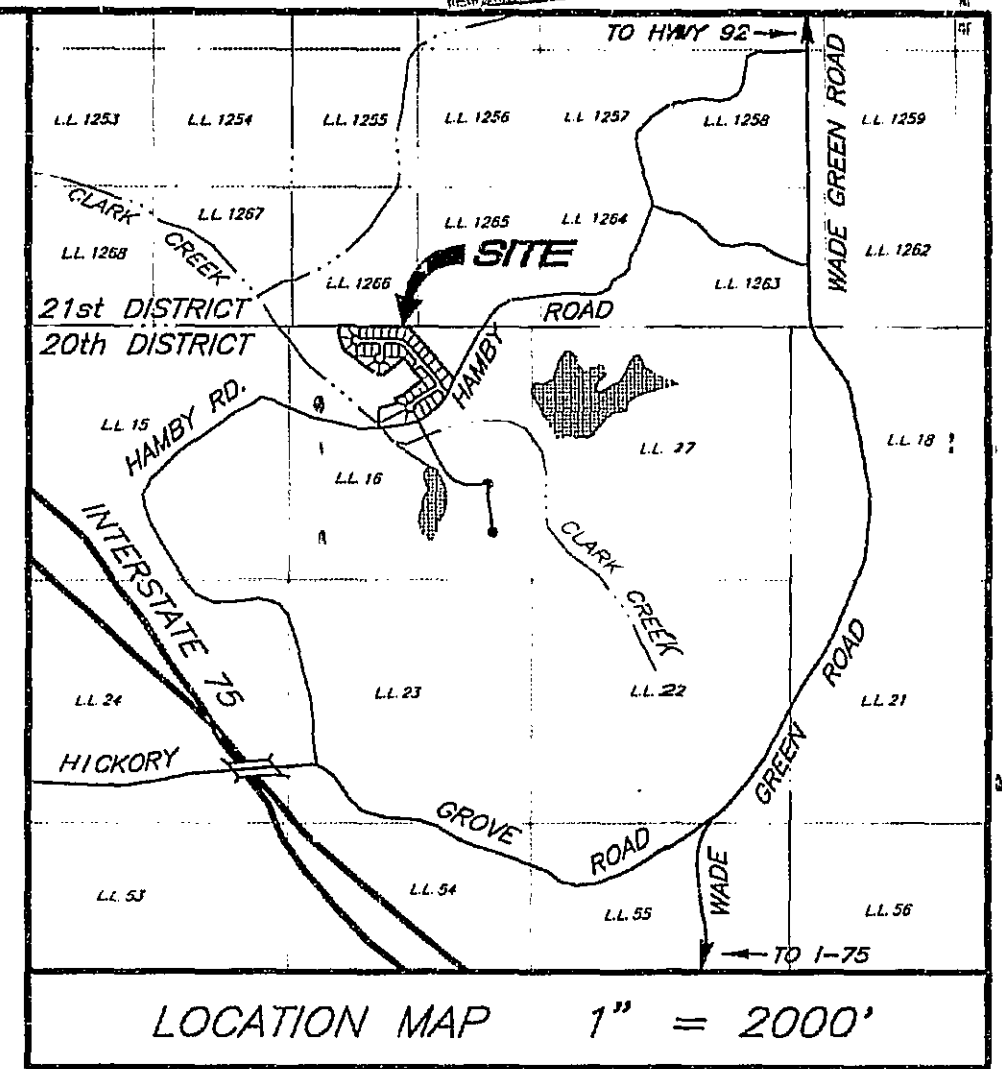
ABBREVIATIONS LEGEND

ABBR.	DEFINITION
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
A.E.	ACCESS EASEMENT
W.L.E.	WATER LINE EASEMENT
F.M.E.	FORCE MAIN EASEMENT

STRUCTURES LEGEND

[Symbol]	HEADWALL
[Symbol]	SINGLE-WING CATCH BASIN
[Symbol]	DOUBLE-WING CATCH BASIN
[Symbol]	GRATE INLET
[Symbol]	WEIR INLET
[Symbol]	JUNCTION BOX
[Symbol]	FIRE HYDRANT

NOTE: ALL STORM DRAINS ARE BITUMINUS COATED CORRUGATED METAL PIPE UNLESS OTHERWISE NOTED.



I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY SUBDIVISION REGULATIONS.

John C. Gaskins
JOHN C. GASKINS, GEORGIA R.L.S.# 2060 10-24-95
DATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREOF EXPRESSED.

Kurt
OWNER: HAWKS DEVELOPMENT CORP. 10/26/95
DATE

THIS PLAT, HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE MASTER PLAN, THE COBB COUNTY SUBDIVISION REGULATIONS AND THE COBB COUNTY ZONING REGULATIONS, IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS.

Bruce House
ENGINEERING DEPT. 11/8/95
DATE

Anda Richardson
ZONING DEPT. 10-31-95
DATE

Willie Payne
BOARD OF COMMISSIONERS 11/6/95
DATE

Brannen K. Brown
COBB COUNTY WATER AND SEWER SYSTEMS 10/30/95
DATE

- NOTE:
1. BUILDER ON EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM ENTERING ANY ADJACENT LOT OR PUBLIC ROADWAY.
 2. ALL LOTS ARE TO HAVE A RESERVE STRIP FOR DRAINAGE CONTROL, 5' EITHER SIDE OF SIDE PROPERTY LINES, 10' EITHER SIDE OF REAR PROPERTY LINES, AND 20' ALONG EXTERIOR (REAR) PROPERTY LINES.
 3. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN FEET OF THE EDGE OF A PERMANENT WATER OR SEWER EASEMENT ON FRONT OR REAR SETBACKS, OR WITHIN TWO FEET ON SIDE SETBACKS.

- ★ DENOTES LOTS TO HAVE LOWEST FLOOR ELEVATION NO LESS THAN 1 FOOT ABOVE THE LOW POINT IN THE ROAD.
- ★ INDIVIDUAL SITE PLANS REQUIRED BY COBB COUNTY WATER SYSTEM TO ASSURE EASEMENT SETBACK REQUIREMENTS.
- * DENOTES LOTS THAT REQUIRE A SITE PLAN TO BE SUBMITTED TO AND APPROVED BY COBB COUNTY DEVELOPMENT AND INSPECTION DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. LOWEST FLOOR ELEVATIONS SHALL BE NO LESS THAN 3 FEET ABOVE THE 100 YEAR FLOOD PLAIN.

THE OPEN CHANNEL DRAINAGE EASEMENTS (D.E.) SHOWN ARE NOT TO BE CONSTRUCTED AS EXACTING IN LOCATION. THESE EASEMENTS ARE INTENDED TO PROVIDE AN AREA FOR THE FREE CONVEYANCE OF STORMWATER RUNOFF BETWEEN DRAINAGE STRUCTURES ON THE PROPERTY OR BETWEEN DRAINAGE STRUCTURES AND THE EXTERIOR PROPERTY LINE. THE LOCATIONS SHOWN ARE INTENDED LOCATIONS BUT ARE CONTINGENT UPON FINAL GRADING AND LANDSCAPING OF THE INDIVIDUAL LOTS.

Plat filed in Office 2-6-96 @ 8:51A
Plat Book 160 pg 37
Jay C. Stephenson, Clerk DP

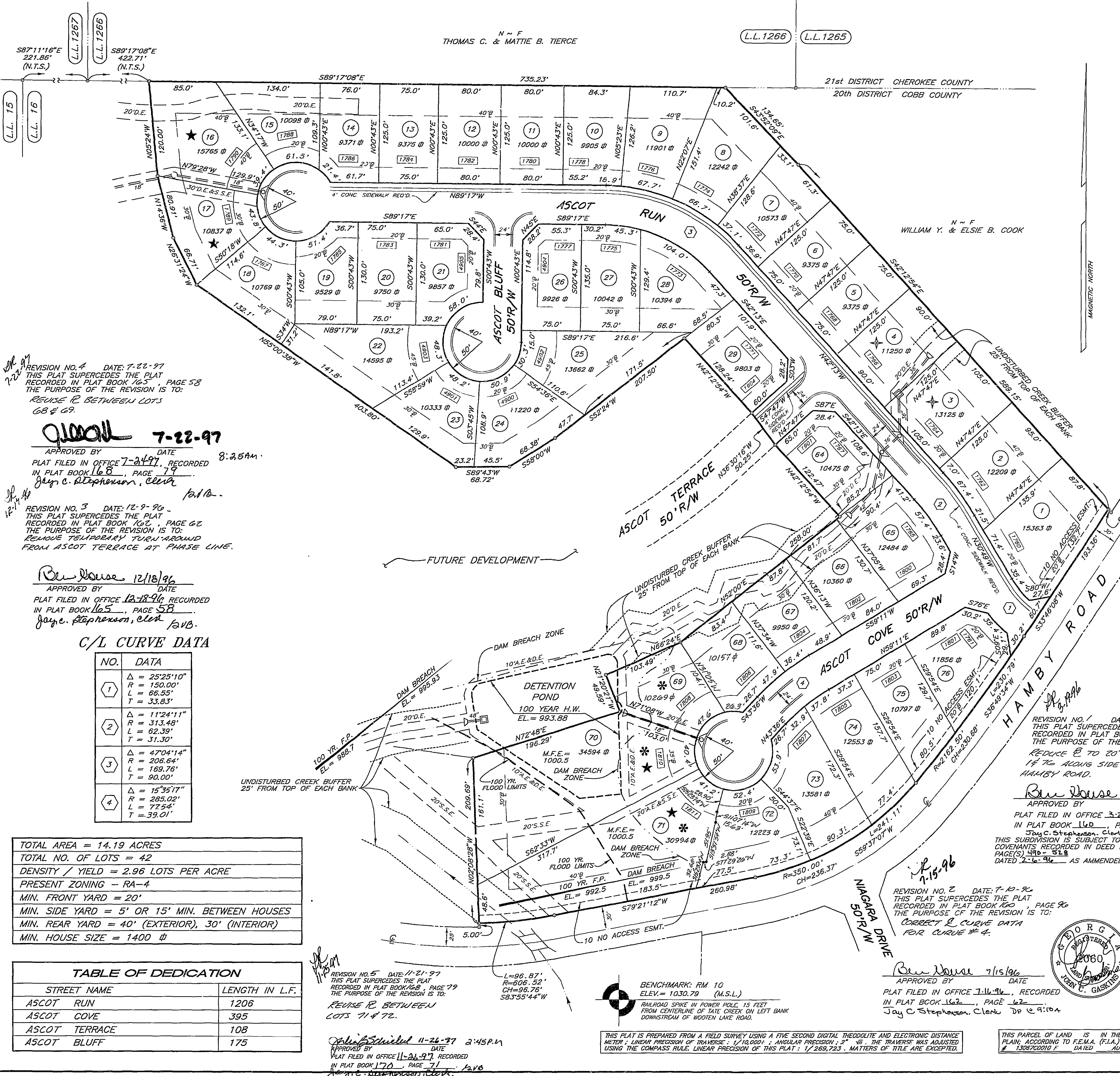
DATE: 10-24-95 REVISIONS:
SCALE: 1"=80' 3-15-96 REV #1
DRAWN BY: S.P.P. 7-10-96 REV #2
CHECKED BY: 12-9-96 REV #3
E:070/HAMB1FNL 7-22-97 REV #4
11-21-97 REV #5

GASKINS SURVEYING CO.

1266 POWDER SPRINGS RD.
MARIETTA, GEORGIA 30064
(770) 424-7168

FINAL PLAT OF
ASCOT GLEN UNIT I

LOCATED IN L.L. 16
20th DIST., 2nd SECT.,
COBB COUNTY, GA.



REVISION NO. 4 DATE: 7-22-97
THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 163, PAGE 58 THE PURPOSE OF THE REVISION IS TO: REVISE R BETWEEN LOTS 68 & 69.

John C. Stephenson
APPROVED BY DATE 7-22-97
PLAT FILED IN OFFICE 7-24-97, RECORDED IN PLAT BOOK 168, PAGE 79
Jay C. Stephenson, Clerk DP

REVISION NO. 3 DATE: 12-9-96
THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 162, PAGE 62 THE PURPOSE OF THE REVISION IS TO: REMOVE TERRACE BLUFF FROM ASCOT TERRACE AT PHASE LINE.

Bruce House
APPROVED BY DATE 12/8/96
PLAT FILED IN OFFICE 12-18-96 RECORDED IN PLAT BOOK 165, PAGE 58
Jay C. Stephenson, Clerk DP

C/L CURVE DATA

NO.	DATA
1	Δ = 25°25'10" R = 150.00' L = 66.55' T = 33.83'
2	Δ = 11°24'11" R = 313.48' L = 62.39' T = 31.30'
3	Δ = 47°04'14" R = 206.64' L = 169.76' T = 90.00'
4	Δ = 15°35'17" R = 285.02' L = 77.54' T = 39.01'

TOTAL AREA = 14.19 ACRES
TOTAL NO. OF LOTS = 42
DENSITY / YIELD = 2.96 LOTS PER ACRE
PRESENT ZONING - RA-4
MIN. FRONT YARD = 20'
MIN. SIDE YARD = 5' OR 15' MIN. BETWEEN HOUSES
MIN. REAR YARD = 40' (EXTERIOR), 30' (INTERIOR)
MIN. HOUSE SIZE = 1400 sq ft

TABLE OF DEDICATION

STREET NAME	LENGTH IN L.F.
ASCOT RUN	1206
ASCOT COVE	395
ASCOT TERRACE	108
ASCOT BLUFF	175

REVISION NO. 5 DATE: 11-21-97
THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 168, PAGE 79 THE PURPOSE OF THE REVISION IS TO: REVISE R BETWEEN LOTS 71 & 72.

John C. Stephenson
APPROVED BY DATE 11-21-97
PLAT FILED IN OFFICE 11-21-97, RECORDED IN PLAT BOOK 170, PAGE 71
Jay C. Stephenson, Clerk DP

BENCHMARK: RM 10
ELEV. = 1030.79 (M.S.L.)
RAILROAD SPIKE IN POWER POLE, 15 FEET FROM CENTERLINE OF WATE CREEK ON LEFT BANK DOWNSTREAM OF WOOTEN LAKE ROAD.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000"; ANGULAR PRECISION: 2" ± 16". THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/269,723". MATTERS OF TITLE ARE EXCEPTED.

THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY PANEL # 1308720010 DATED AUGUST 18, 1992

