

DOROTHY WHITE SHERRER

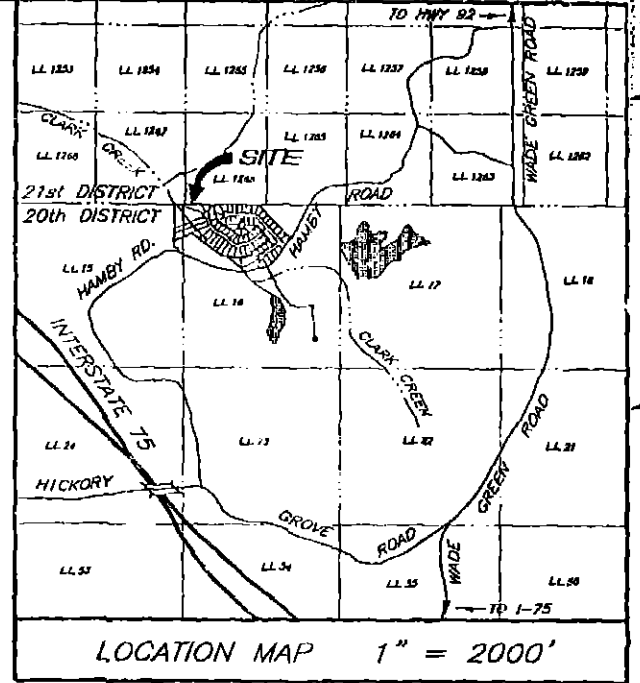
THOMAS C. & MATTIE B. TIERCE

C/L CURVE DATA

Table with 2 columns: NO. and DATA. Contains curve data for lots 1, 2, 3, and 4.

EASEMENT LEGEND

Legend table with columns: ABBR. and DEFINITION. Lists various easements and structures like DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, etc.



REVISION NO. 2 DATE: 12-4-98 THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 170, PAGE 78...

APPROVED BY [Signature] DATE 12-15-98 PLAT FILED IN OFFICE 12-17-98 RECORDED IN PLAT BOOK 177, PAGE 90...

REVISION NO. 1 DATE: 11-21-97 THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 170, PAGE 52...

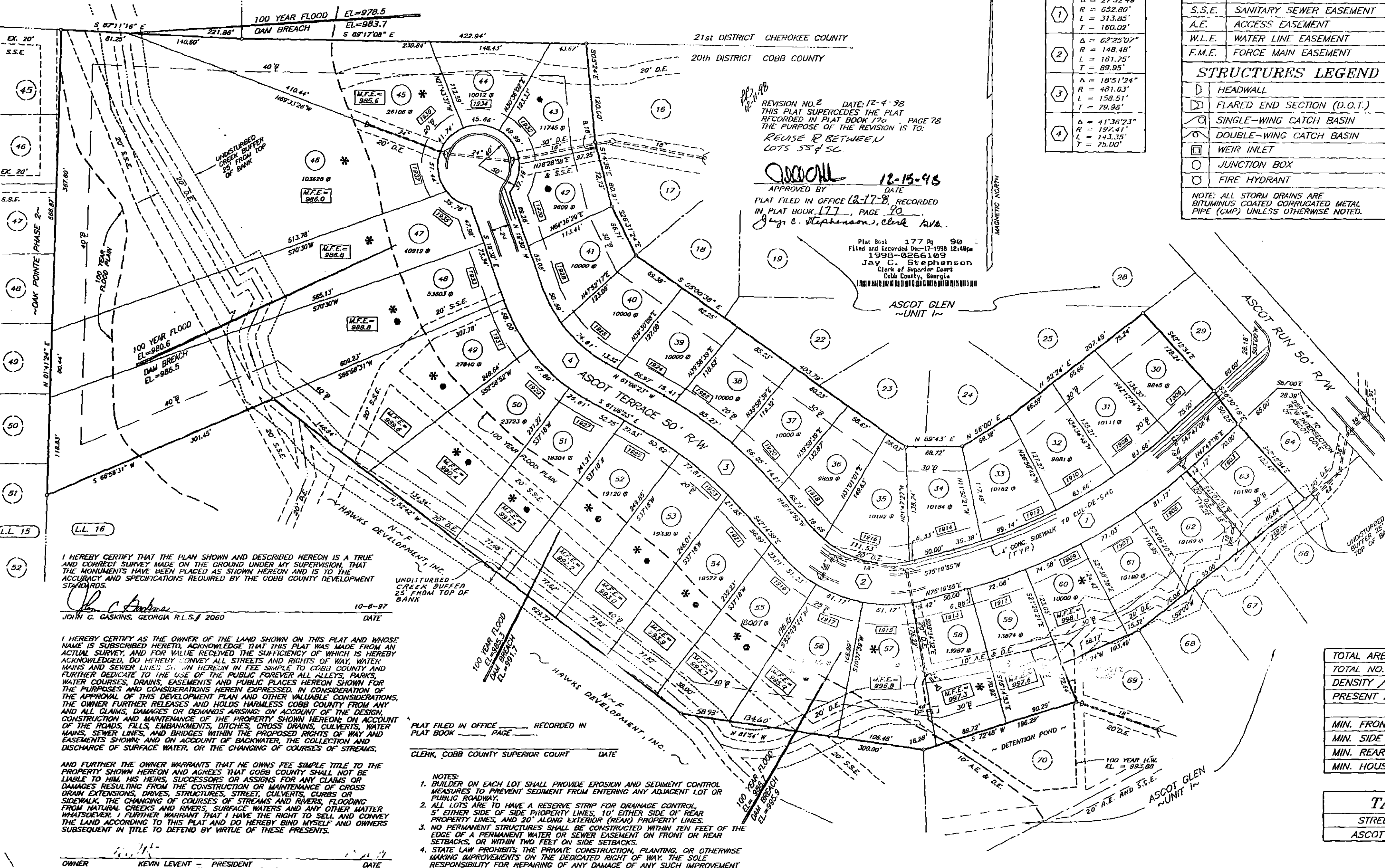
APPROVED BY [Signature] DATE 7-10-97 PLAT FILED IN OFFICE 12-4-97 RECORDED IN PLAT BOOK 170, PAGE 78...

OWNER/DEVELOPER: HAWKS DEVELOPMENT, INC. P.O. BOX 1654 WOODSTOCK, GEORGIA 30188 PHONE # 770-924-5201

THE OPEN CHANNEL DRAINAGE EASEMENTS (D.E.) SHOWN ARE NOT TO BE CONSTRUED AS EXACTING IN LOCATION. THESE EASEMENTS ARE INTENDED TO PROVIDE AN AREA FOR THE FREE CONVEYANCE OF STORMWATER RUNOFF...

Summary table with rows: TOTAL AREA = 15.81 ACRES, TOTAL NO. OF LOTS = 34, DENSITY / YIELD = 2.15 LOTS PER ACRE, PRESENT ZONING = RA-4 NO. 285, 9/16/86, MIN. FRONT YARD = 20', MIN. SIDE YARD = 5' (15' BETWEEN HOUSES), MIN. REAR YARD = 40' EXTERIOR, 30' INTERIOR, MIN. HOUSE SIZE = 1400 SF.

TABLE OF DEDICATION table with columns: STREET NAME and LENGTH IN L.F. Row: ASCOT TERRACE, 1225.



I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION...

JOHN C. GASKINS, GEORGIA R.L.S.# 2060 DATE 10-8-97

I HEREBY CERTIFY AS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY...

AND FURTHER THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT COBB COUNTY SHALL NOT BE LIABLE TO HIM, HIS HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES...

PLAT FILED IN OFFICE RECORDED IN PLAT BOOK PAGE CLERK, COBB COUNTY SUPERIOR COURT DATE

- NOTES: 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...

THIS PLAT, HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS AND THE COBB COUNTY ZONING ORDINANCE, IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS...

OWNER KEVIN LEVANT - PRESIDENT HAWKS DEVELOPMENT, INC. DATE 10-29-97 COBB COUNTY WATER SYSTEM DATE 11-2-97...

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...

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED 2-2-96, WHICH HEREBY BECOMES A PART OF THIS PLAT, RECORDED IN DEED BOOK 9334, PAGE 0490...

BENCHMARK: RM10 ELEV. = 10.30.79 RAILROAD SPIKE IN POWER POLE, 15 FEET FROM CENTRELINE OF TATE 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 MEASUREMENT. LINEAR PRECISION OF TRAVERSE: 1/10,000+1; ANGULAR PRECISION: 3" +/-...

DATE: 10-8-97 REVISIONS: 11-21-97 REV. #1, 12-4-98 REV. #2. DRAWN BY: ASW. CHECKED BY: [Signature].

GASKINS SURVEYING CO. 1265 POWDER SPRINGS RD. MARIETTA, GEORGIA 30064 (770) 424-7168



FINAL PLAT OF ASCOT GLEN UNIT II

LOCATED IN L.L. 16 20th DISTRICT, 2nd SECTION COBB COUNTY, GA.