FILED
Feb 02 2 48 PM '01

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND IT IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY DOUGLAS COUNTY SUBDIVISION REGULATIONS AND THE REQUIREMENTS OF THE ZONING ORDINANCE HAVE BEEN FULFILLED INCLUDING THOSE OF SECTION 70 "OPEN SPACE". IF ANY PORTION OF THE DEVELOPMENT IS NEAREST TO A STREAM THAT THE DISTANCES SPECIFIED, THE LOCATION OF THE STREAM SHALL BE SHOWN ON THE FINAL PLAT.

BY: _____ REGISTERED LAND SURVEYOR NO. _____ DATE 1-26-01

## OWNERS ACKNOWLEDGMENT

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, DRAIN EASEMENTS AND PUBLIC GROUNDS THEREON SHOWN, WHICH COMPRISE A TOTAL OF 0.00 ACRES, FOR THE PURPOSES THEREIN EXPRESSED, AND FURTHER CERTIFIES THAT THE STREETS, DRAINAGE STRUCTURES AND OTHER DESIGN FEATURES HAVE BEEN CONSTRUCTED ACCORDING TO THE DEVELOPMENT CONSTRUCTION PLANS APPROVED BY THE DOUGLAS COUNTY ENGINEERING DEPARTMENT, AND THAT ALL REQUIREMENTS OF THE DOUGLAS COUNTY SUBDIVISION REGULATIONS AND ZONING ORDINANCES HAVE BEEN FULFILLED.

OWNER: _____ DATE 1-26-01

SUBDIVIDER: _____ DATE 1-26-01

## FINAL PLAT APPROVAL CERTIFICATE

PURSUANT TO THE DOUGLAS COUNTY SUBDIVISION ORDINANCE, THIS PLAT IS GIVEN FINAL APPROVAL BY THE DOUGLAS COUNTY BOARD OF COMMISSIONERS AT THE MEETING HELD ON 2-6-01. ALL CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS APPROVAL GRANTED UNDER THE AUTHORITY OF SAID ORDINANCE.

_____ 2-6-01
CHAIRMAN, DOUGLAS COUNTY BOARD OF COMMISSIONERS

## DOUGLAS COUNTY HEALTH DEPARTMENT

FOR INDIVIDUAL SEWERAGE DISPOSAL SYSTEMS, SEE NOTES, AND _____ SQUARE FEET PER BEDROOM WITH A PERCOLATION RATE OF _____ MINUTES PER INCH.

APPROVED BY _____ DATE 1-26-01

"UNAUTHORIZED EXCAVATION OR FILLING OF LOTS MAY NEGATE THEIR APPROVAL STATUS"

PLOT PLAN REQUIRED. ALL LOTS REQUIRE THE INSTALLATION OF THE ON-SITE SEWERAGE MANAGEMENT SYSTEM PRIOR TO CONSTRUCTION OF HOUSE.

## GENERAL NOTES

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 50,000 FEET, AND AN ANGULAR ERROR OF 00 SECONDS PER SETUP, AND WAS NOT ADJUSTED. A TOPCON DT50R ELECTRONIC TOTAL STATION WAS USED TO MEASURE ANGLES AND DISTANCES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

1/2" REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED

30' RETAINED BOUNDARY ON ALL PROPERTY LINES FOR PURPOSES OF REZONING

THIS PROPERTY IS ZONED R-1

TOTAL ACREAGE SUBDIVIDED 120.35. TOTAL NUMBER OF LOTS 4. ALL LOTS IN EXCESS OF 43,560 SQUARE FEET

MINIMUM HOUSE SIZE 1,200 SQUARE FEET.

MINIMUM SETBACK REQUIREMENTS:
FRONT 100 FEET
SIDE 75 FEET
REAR 60 FEET

THIS PROPERTY SUBJECT TO RESTRICTIVE COVENANTS SET FORTH IN SEPARATE DOCUMENT

VICINITY MAP

MAGNETIC

NOTE:
PERMISSION MUST BE ACQUIRED FROM GEORGIA POWER PRIOR TO INSTALLATION OF IMPROVEMENTS ACROSS GEORGIA POWER EASEMENT

TRACT 1 AREA 762,802 S.F. 17.52 ACRES
TRACT 2 AREA 1,062,846 S.F. 24.40 ACRES
TRACT 3 AREA 1,666,653 S.F. 38.26 ACRES
TRACT 4 AREA 1,662,123 S.F. 38.57 ACRES

CLINTON COURT (PRIVATE)

LAND LOT 80
LAND LOT 109
LAND LOT 83
LAND LOT 84
LAND LOT 85

REPHEETS CHURCH ROAD (60' R.O.W.)

DETAIL "A"

CLINTON COURT (60' R.O.W.) (PRIVATE)

This plat has been approved by Douglas County. The Clerk of Superior Court is authorized to record it.
2-13-01
Date
Deputy Clerk

RECORDED IN PLAT BOOK 26 PAGE 297

GRAPHIC SCALE
1 IN. FEET
1 inch = 400 ft.

APPROVED
FEB 06 2001
DOUGLAS COUNTY DEPARTMENT OF PLANNING

FLOOD NOTE
THIS PROPERTY IS NOT IN A FLOOD OR FLOOD PRONE AREA AS DEFINED BY F.I.R.M. COMMUNITY PANEL NO. 130054 0005 B DATED 09/29/78 AND IS NOT IN A FLOOD OR FLOOD PRONE AREA AS DEFINED BY THE DOUGLAS COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.

ROBERT T. CHAMPIONA, LS
GA. REGISTRATION NO. 2321
POST OFFICE BOX 775
DOUGLASVILLE, GA. 30133

REVISIONS

CLINTON ESTATES
(PRIVATE ESTATE)
LAND LOTS 109, 80, 83, 84, 85
2ND DISTRICT, 2ND SECTION
CITY OF WINSTON
DOUGLAS COUNTY, GEORGIA

REGISTERING LAND SURVEYING, INC.
POST OFFICE BOX 775
DOUGLASVILLE, GEORGIA 30133