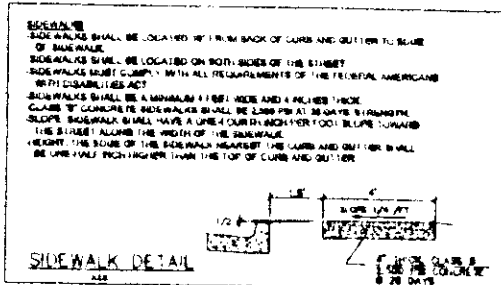


LINE	LENGTH	BEARING
L1	23.24	N32°07'18"E
L2	18.00	N43°28'37"E
L3	28.28	N46°41'21"W
L4	8.46	N48°12'18"W
L5	11.18	N54°18'18"W
L6	17.07	N12°40'16"W
L7	8.37	N38°36'43"E
L8	13.18	N46°51'02"E
L9	16.98	N48°23'23"W
L10	7.75	N43°34'26"E
L11	14.32	N51°46'37"E
L12	26.49	N16°24'19"E
L13	18.15	N22°52'12"E
L14	21.91	N47°12'42"E
L15	23.97	N41°40'36"E
L16	18.00	N51°46'37"E
L17	8.59	N54°29'26"E
L18	12.31	N42°12'50"W
L19	17.09	N46°43'50"E
L20	9.92	N41°00'11"W
L21	11.20	N40°56'34"E
L22	9.84	N40°30'10"W
L23	4.15	N51°32'21"W
L24	6.20	N46°13'26"E
L25	32.21	N48°36'38"W
L26	8.59	N52°48'08"W
L27	18.11	N41°34'43"E
L28	12.28	N53°34'18"W
L29	8.22	N53°44'21"E
L30	34.72	N32°17'23"E
L31	18.29	N40°12'06"E
L32	7.14	S24°13'10"E
L33	8.54	S34°51'26"E
L34	10.08	N10°32'56"E
L35	16.32	N30°13'27"E
L36	18.12	N46°45'36"E
L37	19.62	N52°20'43"E
L38	18.29	N16°49'58"E
L39	31.50	N53°44'12"E
L40	10.90	N43°36'35"E
L41	17.09	N52°34'20"E
L42	11.95	S08°01'21"E
L43	38.30	N11°18'34"E
L44	14.39	N46°52'34"E
L45	8.10	N44°45'18"E
L46	8.10	N46°14'42"W
L47	4.59	N55°45'46"W
L48	17.19	N48°17'43"W
L49	24.87	N12°58'18"E
L50	17.81	N13°20'43"E
L51	9.72	S28°38'17"W
L52	13.12	N52°20'56"E
L53	19.46	N28°30'32"E
L54	32.98	N51°25'25"W
L55	45.41	N52°28'46"E
L56	25.98	N38°13'56"E
L57	18.63	N45°43'34"E
L58	16.73	N58°45'30"E
L59	46.15	N41°58'22"E
L60	2.85	N38°32'44"W
L61	35.20	N48°58'11"W
L62	5.11	S85°28'18"W
L63	18.79	S10°08'17"W
L64	15.95	N58°42'38"W
L65	17.58	N27°43'18"W
L66	4.87	N48°14'43"E
L67	18.94	N58°53'33"W



This plan is subject to the covenants and conditions which are a part of the deed, and which were recorded and signed by the owner.

BARROW COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINAGE BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAN.

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION

All requirements of the Barrow County Unified Development Code having been represented as being fulfilled by this plat (and the related on-built surveys approved on 11/20/06), the undersigned acting under authority of the Board of Commissioners of Barrow County, Georgia, hereby approves this plat for recordation by the Clerk of the Superior Court (along with the accompanying deeds of dedication of all streets, easements and other public areas and improvements shown thereon), subject to maintenance and guarantee by the owner for one and one-half years from the date of the approval.

This approval recognizes the receipt of appropriate surety by the Board of Commissioners of Barrow County in the amount of \$11,000.00 to assure the completion and maintenance of all streets and drainage facilities appurtenant to the subdivision.

Date: 11/29/06
(Signature, Director of Planning)

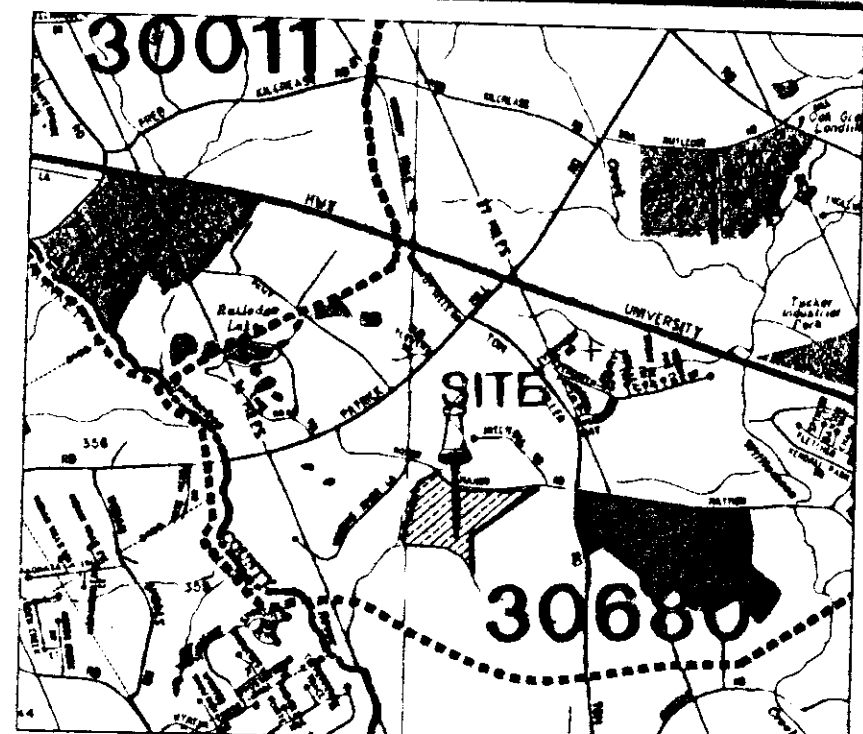
OWNER'S CERTIFICATE

STATE OF GEORGIA
BARROW COUNTY
The undersigned certifies that he or she is the fee simple absolute owner of the land shown on this plat and that the plat and the public improvements contained thereon or associated therewith meet all applicable requirements and standards of the Barrow County Unified Development Code.

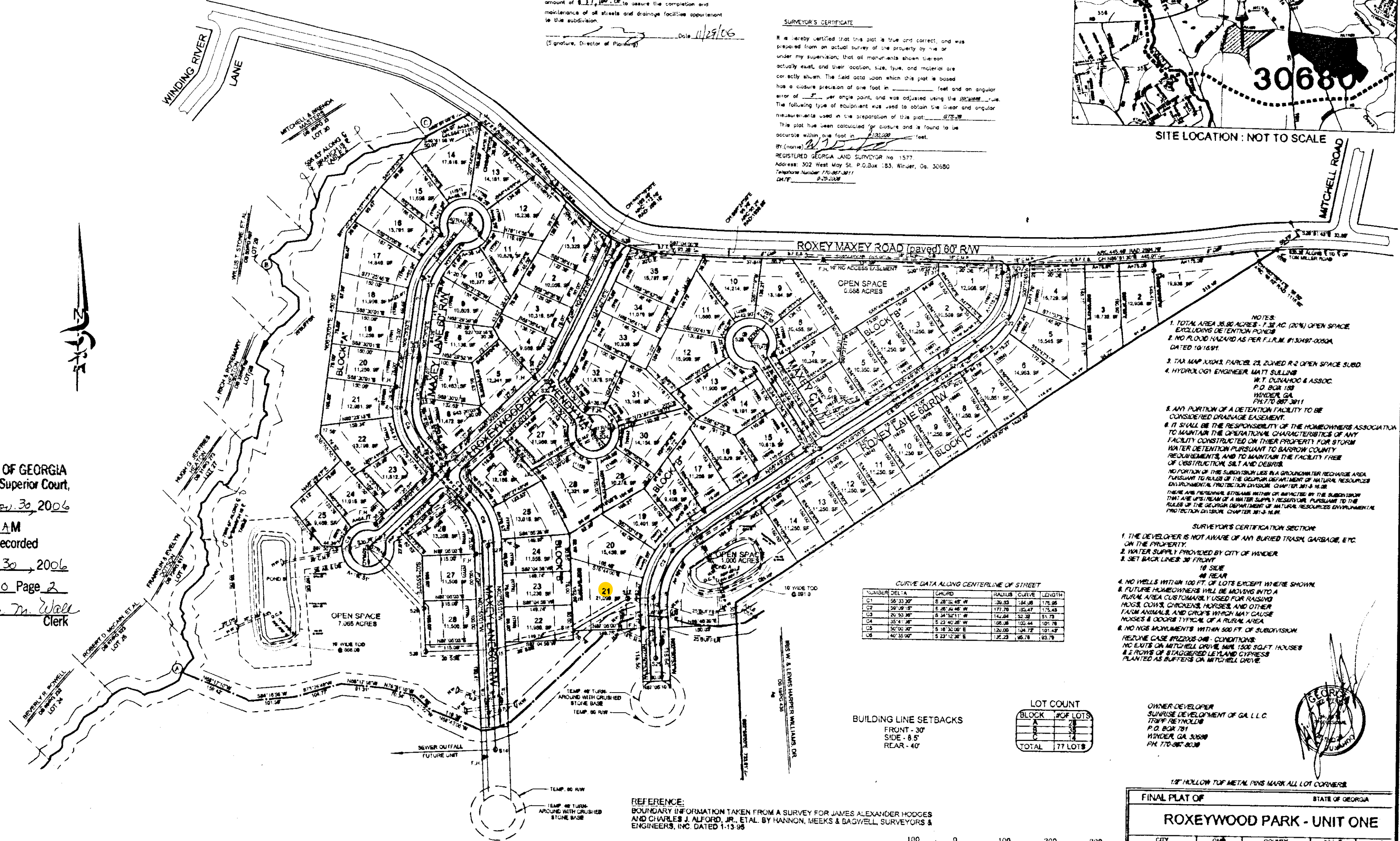
Owner's name: TRIFF REYNOLDS
Owner's Address: PO Box 7511, Winder, GA
(Owner's Signature) _____ Date: 11-29-06

SURVEYOR'S CERTIFICATE

It is hereby certified that this plat is true and correct, and was prepared from an actual survey of the property by me or under my supervision, that all monuments shown thereon actually exist, and their location, size, type, and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in _____ feet and an angular error of _____ per angle point, and was adjusted using the _____ rule. The following type of equipment was used to obtain the linear and angular measurements used in the preparation of this plat: _____
This plat has been calculated for closure and is found to be accurate within one foot in _____ feet.
BY (name): W. T. DUNAHOO
REGISTERED GEORGIA LAND SURVEYOR No. 1577
Address: 302 West May St., P.O. Box 133, Winder, Ga. 30680
Telephone Number: 770-867-8011
DATE: 11-29-2006



SITE LOCATION: NOT TO SCALE



- NOTES:
1. TOTAL AREA 35.80 ACRES - 7.32 AC. (20%) OPEN SPACE EXCLUDING DETENTION POND.
 2. NO FLOOD HAZARD AS PER F.L.H.M. #130497-0000A DATED 10/16/91.
 3. TAX MAP XXXIX, PARCEL 23, ZONED R-2 OPEN SPACE SUBD.
 4. HYDROLOGICAL ENGINEER: MATT SULLING, W.T. DUNAHOO & ASSOC., P.O. BOX 133, WINDER, GA 30680, PH: 770-867-8011.
 5. ANY PORTION OF A DETENTION FACILITY TO BE CONSIDERED DRAINAGE EASEMENT.
 6. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN THE OPERATIONAL CHARACTERISTICS OF ANY FACILITY CONSTRUCTED ON THEIR PROPERTY FOR STORM WATER DETENTION PURSUANT TO BARROW COUNTY REQUIREMENTS, AND TO MAINTAIN THE FACILITY FREE OF OBSTRUCTION, SILT AND DEBRIS.
 7. NO PORTION OF THIS SUBDIVISION LIES IN A GROUNDWATER RECHARGE AREA PURSUANT TO RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 30-1-1-1-1.
 8. THERE ARE PERENNIAL STREAMS WITHIN OR ADJACENT TO THE SUBDIVISION THAT ARE UPSTREAM OF A WATER SUPPLY RESERVOIR PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 30-1-1-1-1.

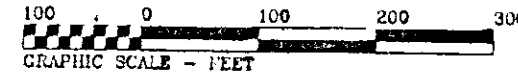
SURVEYOR'S CERTIFICATION SECTION

1. THE DEVELOPER IS NOT AWARE OF ANY BURIED TRASH, GARBAGE, ETC. ON THE PROPERTY.
 2. WATER SUPPLY PROVIDED BY CITY OF WINDER.
 3. SET BACK LINES: 30' FRONT, 10' SIDE, 40' REAR.
 4. NO WELLS WITHIN 100 FT. OF LOTS EXCEPT WHERE SHOWN.
 5. FUTURE HOMEOWNERS WILL BE MOVING INTO A RURAL AREA CUSTOMARILY USED FOR RAISING HOGS, COWS, CHICKENS, HORSES, AND OTHER FARM ANIMALS, AND CROPS WHICH MAY CAUSE HOUSES & OUTDOOR TYPICAL OF A RURAL AREA.
 6. NO HOB MONUMENTS WITHIN 500 FT. OF SUBDIVISION.
- REGULATORY CASE #122005-048 - CONDITIONS:
NO EATING ON MITCHELL DRIVE, MAX 1500 SQFT HOUSES
1/2 ROWS OF 8' HIGH GROUND LEVEL AND CYPRESS PLANTED AS BUFFERS ON MITCHELL DRIVE.

NUMBER	DELTA	CHORD	RADIUS	CURVE	LENGTH
C1	58°33'30"	5' 28.10" 48" W	139.33	134.08	176.95
C2	59°09'30"	5' 28.10" 48" W	137.79	132.47	175.43
C3	29°53'30"	5' 34" 52" 11" W	142.84	52.32	51.79
C4	35°41'30"	5' 23' 40" 28" W	158.08	100.44	101.78
C5	30°00'30"	5' 18' 30" 00" E	120.00	104.72	101.49
C6	40°30'00"	5' 27' 12" 30" E	125.23	95.76	93.79

BUILDING LINE SETBACKS
FRONT - 30'
SIDE - 8.5'
REAR - 40'

LOT	COUNT	% OF TOTAL
A	1	1.00
B	1	1.00
C	1	1.00
D	1	1.00
E	1	1.00
F	1	1.00
G	1	1.00
H	1	1.00
I	1	1.00
J	1	1.00
K	1	1.00
L	1	1.00
M	1	1.00
N	1	1.00
O	1	1.00
P	1	1.00
Q	1	1.00
R	1	1.00
S	1	1.00
T	1	1.00
U	1	1.00
V	1	1.00
W	1	1.00
X	1	1.00
Y	1	1.00
Z	1	1.00
TOTAL	17	100.00



REFERENCE:
BOUNDARY INFORMATION TAKEN FROM A SURVEY FOR JAMES ALEXANDER HODGES AND CHARLES J. ALFORD, JR., ET AL. BY HANNON, MEERS & BAGWELL, SURVEYORS & ENGINEERS, INC. DATED 1-13-95

STATE OF GEORGIA
Barrow Superior Court,
Filed Nov. 30, 2006
9:30 AM
Recorded
Nov 30, 2006
Book 60 Page 2
Gloria M. Wall
Clerk

- LEGEND
- H.W. = HEAD WALL
 - C.B. = CATCH BASIN
 - R.W. = RIGHT OF WAY
 - D.E. = DRAINAGE EASEMENT
 - B.L. = BUILDING LINE
 - R. = RADII
 - C.M.P. = CORRUGATED METAL PIPE
 - L.L. = LAND LOT
 - L.L.L. = LAND LOT LINE
 - S.S.E. = SANITARY SEWER EASEMENT
 - C. = CENTERLINE
 - M.H. = MAN HOLE
 - F.H. = FINE HYDRANT
 - J.B. = JUNCTION BOX
 - D.I. = DRAIN INLET
 - H.O. = HOUSE NUMBER
 - C.B. = CATCH BASIN
 - I.P.F. = IRON PIN FOUND (1/2" O.D.)
 - I.P.S. = IRON PIN SET (1/2" O.D.)

FINAL PLAT OF		STATE OF GEORGIA	
ROXEYWOOD PARK - UNIT ONE			
CITY	GA	COUNTY	SCALE
WINDER	318	BARROW	1"=100'
DATE 08-14-2006			
W. T. DUNAHOO AND ASSOCIATES			