

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 25,500 feet and an angular error of 3" per angle point, and was adjusted using the compass rule. The following type of equipment was used to obtain the linear and angular measurements used in the preparation of this plat: TOPCON GTS 2B. This plat has been calculated for closure and is found to be accurate within one foot in 25,500 feet.

BY (name): Matthew Sullins
 REGISTERED GEORGIA LAND SURVEYOR No. 1577.
 Address: 302 West May St., P.O. Box 183, Winder, Ga. 30680
 Telephone Number: 770.867.3911
 Date: 01/04/2008

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 as-built surveys approved on 2/13/2008], 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 vendor for one and one-half years from the date of this approval.

This approval recognizes the receipt of appropriate surety by the Board of Commissioners of Barrow County in the amount of \$100,000.00 to assure the completion and maintenance of all streets and drainage facilities appurtenant to this subdivision.

Date: 4/4/2008
 (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: Tripp Reynolds
 Owner's Address: 19751 N. W. 10th Ave
 Date: 4-3-08

PIPE CHART

PIPE	LENGTH (L.F.)	SIZE (INCHES)
1	40.00	36"
2	150.00	36"
3	28.00	36"
4	120.00	36"
5	111.00	36"
6	28.00	36"
7	48.00	36"
8	28.00	36"
9	188.00	24"
10	168.00	24"
11	28.00	24"
12	28.00	24"
13	28.00	18"
14	103.00	18"
15	171.00	18"
16	58.00	18"
17	28.00	18"
18	170.00	18"
19	163.00	18"
20	28.00	18"
21	178.00	18"
22	80.00	18"
23	160.00	18"
24	28.00	18"
25	37.00	24"
26	28.00	24"
27	178.00	18"
28	100.00	48" (CMP)
29	50.00	48" (CMP)
30	45.00	30" (CMP)

LEGEND

P.E. = PEDESTRIAN EASEMENT
 H.W. = HEAD WALL
 C.B. = CATCH BASIN
 R.W. = RIGHT OF WAY
 D.E. = DRAINAGE EASEMENT
 B.L. = BUILDING LINE
 R. = RADIIUS
 C.M.P. = CORRUGATED METAL PIPE
 S.S.E. = SANITARY SEWER EASEMENT
 C.L. = CENTERLINE
 M.H. = MANHOLE
 F.H. = FIRE HYDRANT
 J.B. = JUNCTION BOX
 D.I. = DRAIN INLET
 S. = SEWER MANHOLE
 I.P.F. = IRON PIN FOUND (1/2" O.D.)
 I.P.S. = IRON PIN SET (1/2" O.D.)

SYMBOLS:

AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
H	HEADWALL
D	EXISTING SINGLE WING CATCH BASIN (1/2" O.D.)
D	EXISTING HEADWALL (1/2" O.D.)
UP	EXISTING DOUBLE WING CATCH BASIN (1/2" O.D.)
DS	DOT SAFETY END SECTION

CURVE DATA ALONG E STREET

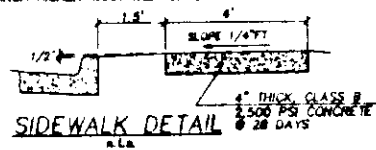
Curve	Radius	Tangent	Length	Delta	CH
C1	250.00	250.00	392.70	89°59'58"	353.55
C2	211.83	100.00	188.84	50°35'02"	180.83
C3	120.00	28.03	81.28	24°22'24"	60.87
C4	1342.25	49.98	99.91	04°15'53"	99.89

LINE	LENGTH	BEARING
1.40	14.21	N18°23'22"W
1.41	24.01	N18°24'22"W
1.42	45.32	N45°38'27"E
1.43	14.08	N11°32'41"E
1.44	18.87	N51°34'19"E
1.45	18.37	N30°32'21"E
1.46	8.41	N08°50'22"E
1.47	23.38	N58°55'55"E
1.48	8.26	N38°34'34"E
1.49	14.34	N00°28'30"E
1.50	8.76	N20°37'44"E
1.51	18.29	N82°34'24"E
1.52	17.87	N52°38'38"E
1.53	12.27	N21°38'52"E
1.54	17.49	N33°28'38"E
1.55	28.27	N38°34'47"E
1.56	10.15	N34°31'37"E
1.57	8.75	N00°55'37"E
1.58	14.30	N50°28'24"E
1.59	6.80	N13°41'36"E
1.60	15.10	N45°02'27"E
1.61	20.81	N52°38'38"E
1.62	13.28	N72°44'34"E
1.63	25.29	S71°30'07"E
1.64	15.98	S60°30'07"E
1.65	7.80	N58°38'12"E
1.66	28.39	N18°20'05"E
1.67	31.23	N81°28'15"E
1.68	18.59	N27°33'48"E
1.69	17.18	N28°38'38"E

STATEMENT OF PRIVATE COVENANTS

This plat is subject to the covenants set forth in the separate document(s) attached hereto dated _____ which hereby become a part of this plat, and which were recorded and signed by the owner.

SIDEWALKS
 - SIDEWALKS SHALL BE LOCATED 18" FROM BACK OF CURB AND OUTLET TO EDGE OF SIDEWALK.
 - SIDEWALKS SHALL BE LOCATED ON BOTH SIDES OF THE STREET.
 - SIDEWALKS MUST COMPLY WITH ALL REQUIREMENTS OF THE FEDERAL AMERICANS WITH DISABILITIES ACT.
 - SIDEWALKS SHALL BE A MINIMUM 4 FEET WIDE AND 4 INCHES THICK.
 - CLASS "B" CONCRETE SIDEWALKS SHALL BE 3,000 PSI AT 28 DAYS STRENGTH.
 - SLOPE: SIDEWALK SHALL HAVE A ONE-FOURTH INCH PER FOOT SLOPE TOWARD THE STREET ALONG THE MOUTH OF THE SIDEWALK.
 - HEIGHT: THE EDGE OF THE SIDEWALK NEAREST THE CURB AND OUTLET SHALL BE ONE-HALF INCH HIGHER THAN THE TOP OF CURB AND OUTLET.



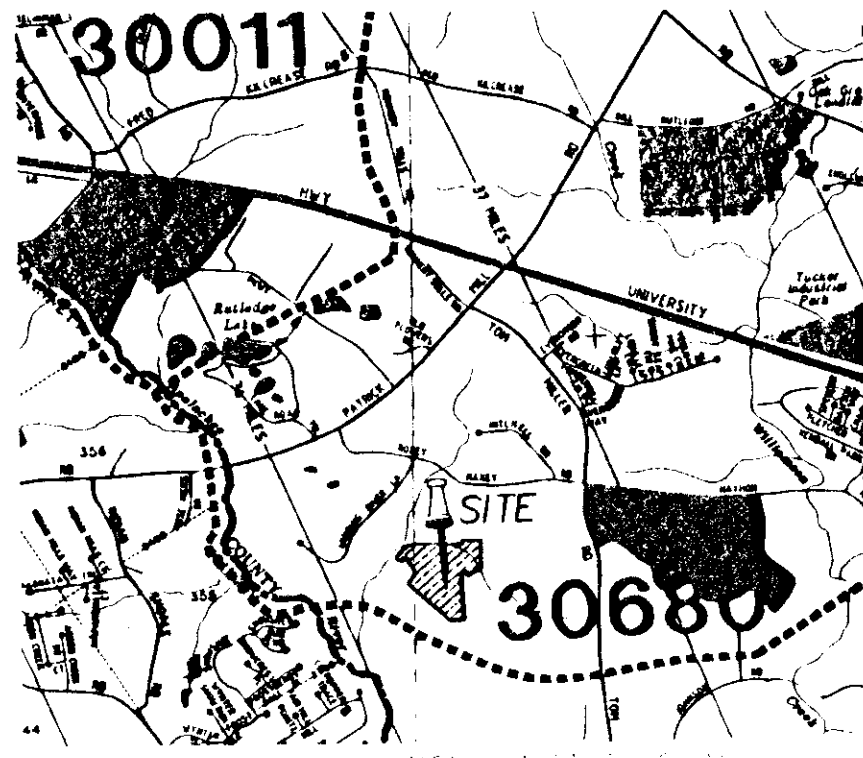
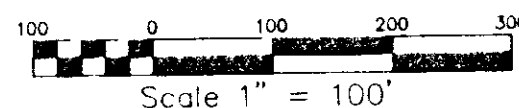
NOTES:

1. TOTAL AREA 29.858 ACRES - 6.38 AC. (21.30) OPEN SPACE
2. NO FLOOD HAZARD AS PER F.I.R.M. #13497-0050A, DATED 10/16/91.
3. TAX MAP XX043, PARCEL 23, ZONED R-2 OPEN SPACE SUBD.
4. HYDROLOGY ENGINEER: MATTHEW SULLINS
 M.T. DUNAHOO & ASSOC.
 P.O. BOX 183
 WINDER, GA.
 PH: 770-867-3911

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 391-3-16.02, THERE ARE PERENNIAL STREAMS WITHIN OR IMPACTED BY 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 391-3-16.01.

LOT COUNT

Block	Lot
1	1
2	2
3	3
4	4
TOTAL	57 LOTS



OWNER & DEVELOPER
 SUNRISE DEVELOPMENT OF GA. L.L.C.
 TRIPP REYNOLDS
 P.O. BOX 751
 WINDER, GA. 30680
 PH: 770.867.8030

24 HR. CONTACT:
 TRIPP REYNOLDS
 PH: 770.867.8030

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 NOISES & ODORS TYPICAL OF A RURAL AREA.
6. ACCORDING TO RZ-2005-04B, COMMISSIONER MEHUNT MOTIONED TO APPROVE WITH MINIMUM 1500 SQ. FT. HOMES AND THE MOTION WAS SECONDED BY COMMISSIONER BERRY. MOTION CARRIED WITH LAMPA, BILL BROWN, MEHUNT, BERRY, DYER & HENDRIX ALL VOTING YES.
7. THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THE PROPERTY.
8. ALL PROPERTY AND LOT CORNERS ARE TO BE MARKED WITH AN 1/2-INCH IRON PIPE.
9. THE RECOMMENDATIONS OF TRAFFIC STUDY HAVE BEEN IMPLEMENTED IN UNIT ONE.

REFERENCE:

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

STATE OF GEORGIA

Barrow Superior Court,

Filed Apr. 7 2008

9:20 AM

Recorded

Apr. 7 2008

Book 60 Page 197

Shirley M. Wall

Clerk

1/2" HOLLOW TOP METAL PINS MARK ALL LOT CORNERS

FINAL PLAT FOR

ROXEYWOOD PARK ~ UNIT TWO

TAX MAP/PARCEL	QMD	COUNTY	SCALE	DATE
XX043 / 23	316	BARROW	1"=100'	04/03/08
W. T. DUNAHOO AND ASSOCIATES				SHEET
(REGISTERED SURVEYOR, M.T. DUNAHOO, #1577)				80
P.O. BOX 183				WINDER, GEORGIA
302 W. MAY ST.				770-867-3911