

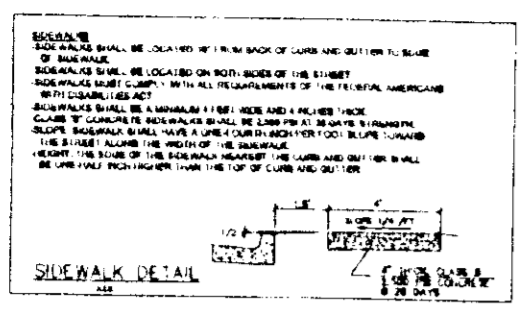
LINE TABLE ALONG BRANCH

LINE	LENGTH	BEARING
L01	23.24	N32°07'19"E
L70	18.00	N43°28'37"E
L71	28.28	N46°44'21"W
L72	8.46	N46°12'18"W
L73	11.18	N54°18'18"W
L74	17.07	N12°40'16"W
L75	8.37	N38°36'42"E
L76	13.18	N48°51'02"E
L77	16.98	N48°23'23"W
L78	7.75	N43°34'26"E
L79	14.32	N51°18'32"E
L80	26.49	N16°24'18"E
L81	18.15	N22°52'12"E
L82	21.91	N47°12'42"E
L83	23.07	N41°40'26"E
L84	18.33	N51°18'32"E
L85	8.59	N54°39'28"E
L86	12.31	N48°12'50"W
L87	17.09	N48°13'50"E
L88	9.82	N41°00'11"W
L89	11.23	N40°58'24"E
L90	9.84	N40°30'12"W
L91	4.15	N51°32'21"W
L92	6.20	N48°13'26"E
L93	33.21	N48°38'38"W
L94	8.59	N52°48'08"W
L95	11.23	N41°04'43"E
L96	12.31	N52°18'38"W
L97	8.22	N53°14'21"E
L98	34.72	N32°12'23"E
L99	18.29	N40°12'00"E
L100	7.14	S24°13'10"E
L101	8.59	S24°51'26"E
L102	10.88	N10°32'56"E
L103	16.82	N30°13'27"E
L104	18.12	N48°45'36"E
L105	19.82	N32°20'42"E
L106	18.29	N18°49'58"E
L107	21.90	N50°44'12"E
L108	10.88	N43°38'32"E
L109	17.09	N53°24'20"E
L110	11.85	S08°01'21"E
L111	38.30	N11°18'34"E
L112	14.39	N36°52'34"E
L113	8.10	N54°43'18"E
L114	8.10	N48°14'42"W
L115	4.59	N56°45'46"W
L116	17.19	N48°17'43"W
L117	24.87	N12°58'18"E
L118	17.81	N13°20'43"E
L119	8.72	S52°38'17"W
L120	13.72	N52°30'56"E
L121	19.46	N28°38'32"E
L122	32.98	N51°19'25"W
L123	45.41	N42°28'42"E
L124	25.98	N38°13'56"E
L125	18.83	N38°45'34"E
L126	14.73	N58°43'30"E
L127	48.15	N41°50'22"E
L128	2.85	N38°32'44"W
L129	35.20	N48°58'11"W
L130	8.11	S85°28'18"W
L131	10.79	S10°08'17"W
L132	15.95	N58°42'38"W
L133	17.58	N27°43'18"W
L134	4.87	N48°14'43"E
L135	18.94	N58°53'33"W

LINE TABLE ALONG BRANCH

LINE	LENGTH	BEARING
L1	2.91	N56°53'33"W
L2	7.21	N48°36'05"W
L3	3.78	N52°31'38"E
L4	8.85	N48°14'22"E
L5	12.19	N48°11'53"E
L6	25.31	N41°20'06"E
L7	41.96	N52°01'46"E
L8	15.29	N38°34'53"E
L9	25.88	N51°17'07"E
L10	7.58	N37°33'38"W
L11	28.12	N48°15'24"E
L12	10.93	N52°06'38"E
L13	22.87	N18°38'57"E
L14	10.98	N58°17'24"E
L15	41.21	N48°25'27"E
L16	37.32	N48°01'10"E
L17	18.80	N28°21'12"E
L18	42.58	N58°31'41"E
L19	22.12	N78°53'30"E
L20	18.99	N58°03'36"E
L21	13.91	N57°22'57"E
L22	6.85	N58°11'53"E
L23	42.35	N48°03'08"E
L24	15.77	N52°50'20"E
L25	16.98	N41°46'48"E
L26	8.72	N78°04'40"E

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



THIS PLAN IS A COPY OF THE ORIGINAL AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

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 PLANT 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-site survey approved on 11/20/06), the undersigned acting under authority of the Board of Commissioners of Barrow County, Georgia, hereby approves the 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 this approval. This approval recognizes the receipt of appropriate surety by the Board of Commissioners of Barrow County in the amount of \$17,000.00 to assure the completion and maintenance of all streets and drainage facilities appurtenant to the subdivision.

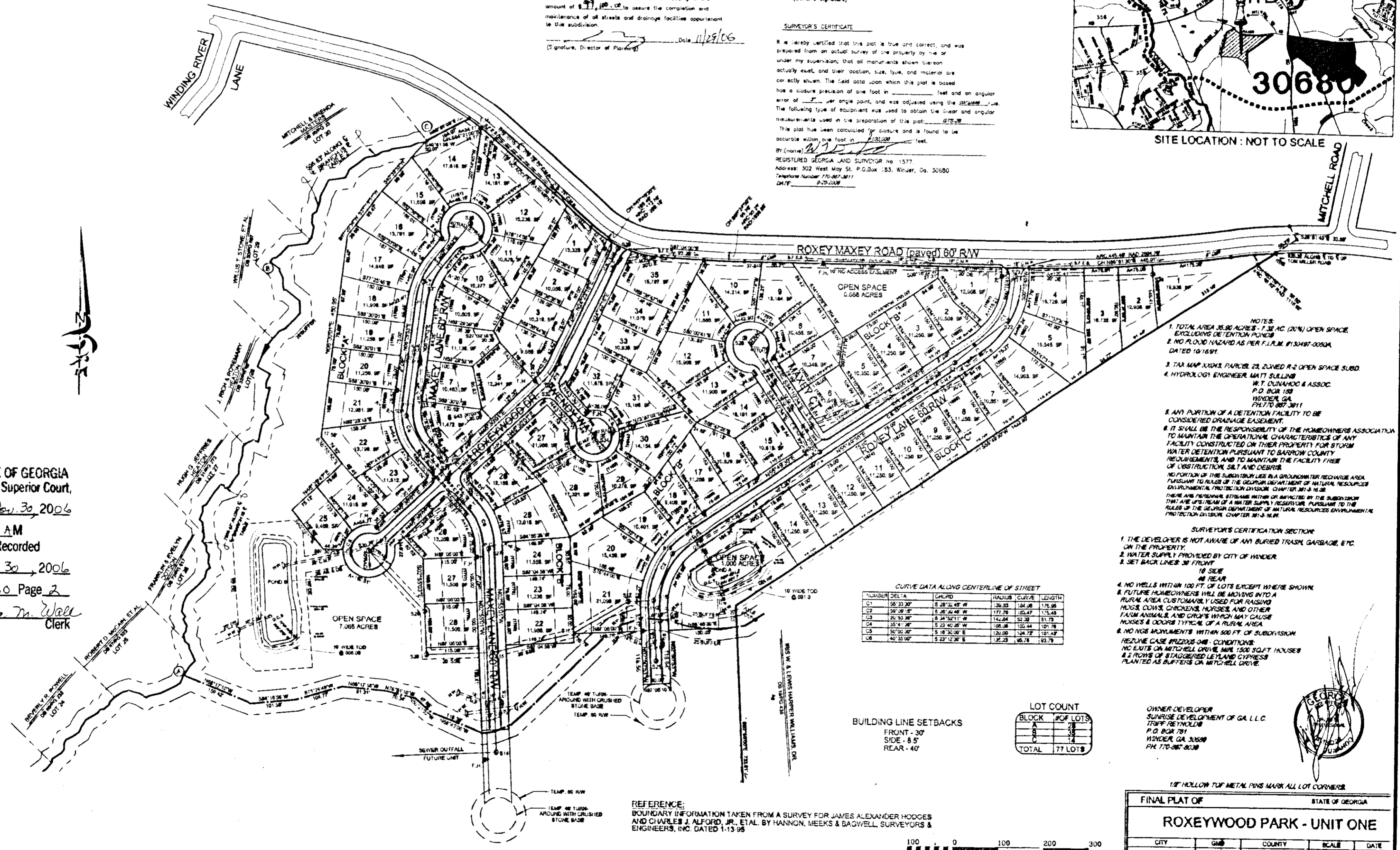
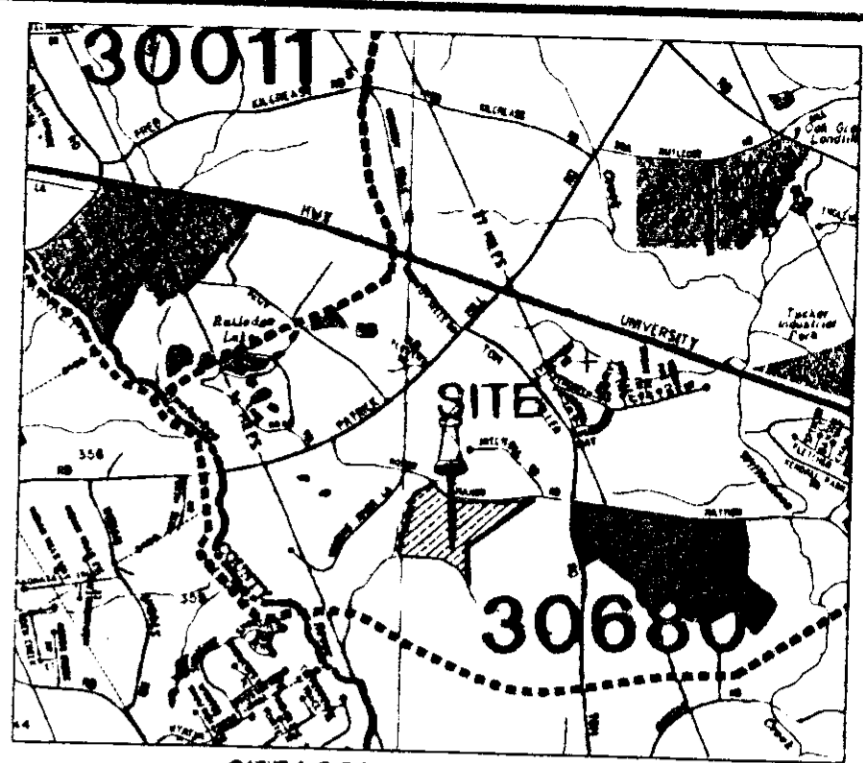
Date 11/29/06
(Signature, Director of Planning)

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: TRINA REYNOLDS
Owner's Address: PO Box 7511 Winder GA
Date: 11-29-06
(Owner's Signature)

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 the 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 100,000 feet and an angular error of 1.0 per angle point, and was adjusted using the least squares rule. The following type of equipment was used to obtain the linear and angular measurements used in the preparation of this plat: 675-30. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.
By (name): [Signature]
REGISTERED GEORGIA LAND SURVEYOR No. 1577
Address: 302 West May St. P.O. Box 183, Winder, Ga. 30680
Telephone Number: 770-867-0011
DATE: 9-29-2006



- NOTES:
- TOTAL AREA 28.90 ACRES - 7.38 AC (25%) OPEN SPACE EXCLUDING DETENTION POND
 - NO FLOOD HAZARD AS PER F.L.M. #130497-000A DATED 10/16/91
 - TAX MAP XXXIX, PARCEL 20, ZONED R-2 OPEN SPACE SUBD.
 - HYDROLOGICAL ENGINEER MATS SULLING
W.T. DUNAHOO & ASSOC.
P.O. BOX 183
WINDER, GA.
PH: 770-867-0011
 - ANY PORTION OF A DETENTION FACILITY TO BE CONSIDERED DRAINAGE EASEMENT.
 - 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.
 - 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 811-1-15. THERE ARE PERSONAL STRAINS 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 811-1-15.

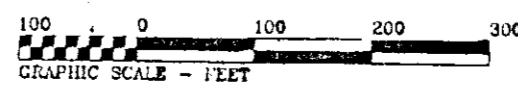
CURVE DATA ALONG CENTERLINE OF STREET

NUMBER	DELTA	CHORD	RADIUS	CURVE	LENGTH
C1	58°33'30"	8'28.0484"	150.25	104.08	176.86
C2	59°59'59"	8'28.2648"	177.79	125.47	175.43
C3	26°53'36"	8'34'52.11"	142.84	52.32	51.73
C4	35°41'36"	8'23'40.28"	98.08	100.44	101.78
C5	50°00'00"	8'18'30.00"	120.00	104.72	101.49
C6	40°30'00"	8'27'12.96"	122.23	95.76	93.79

LOT COUNT

CLASS	NO. OF LOTS
A	1
B	3
C	14
D	1
TOTAL	177 LOTS

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



FINAL PLAT OF STATE OF GEORGIA
ROXEYWOOD PARK - UNIT ONE
CITY: WINDER COUNTY: BARROW SCALE: 1"=100' DATE: 08-14-2006
W. T. DUNAHOO AND ASSOCIATES
P.O. BOX 183
WINDER, GA. 30680
PH: 770-867-0011

