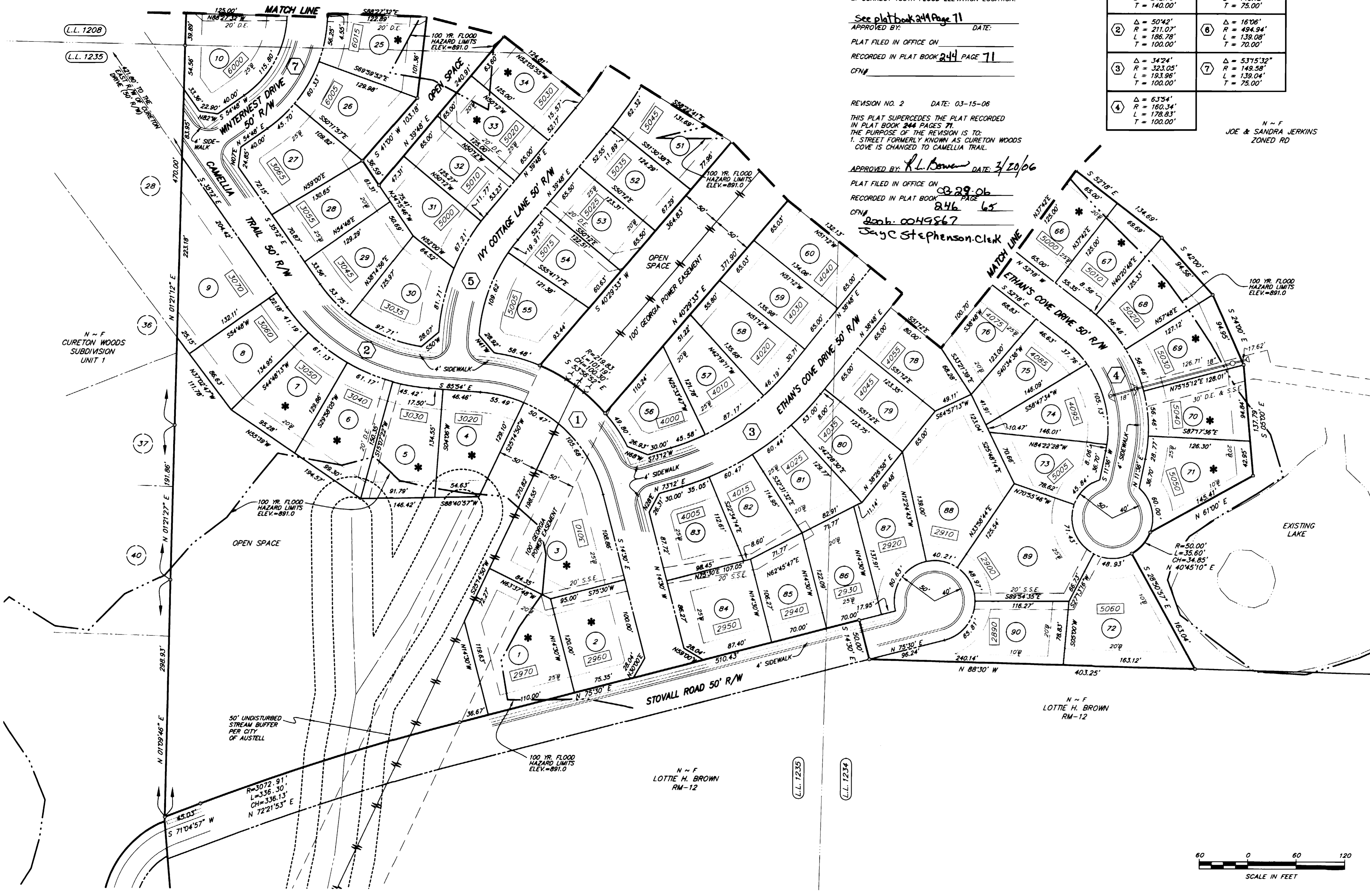
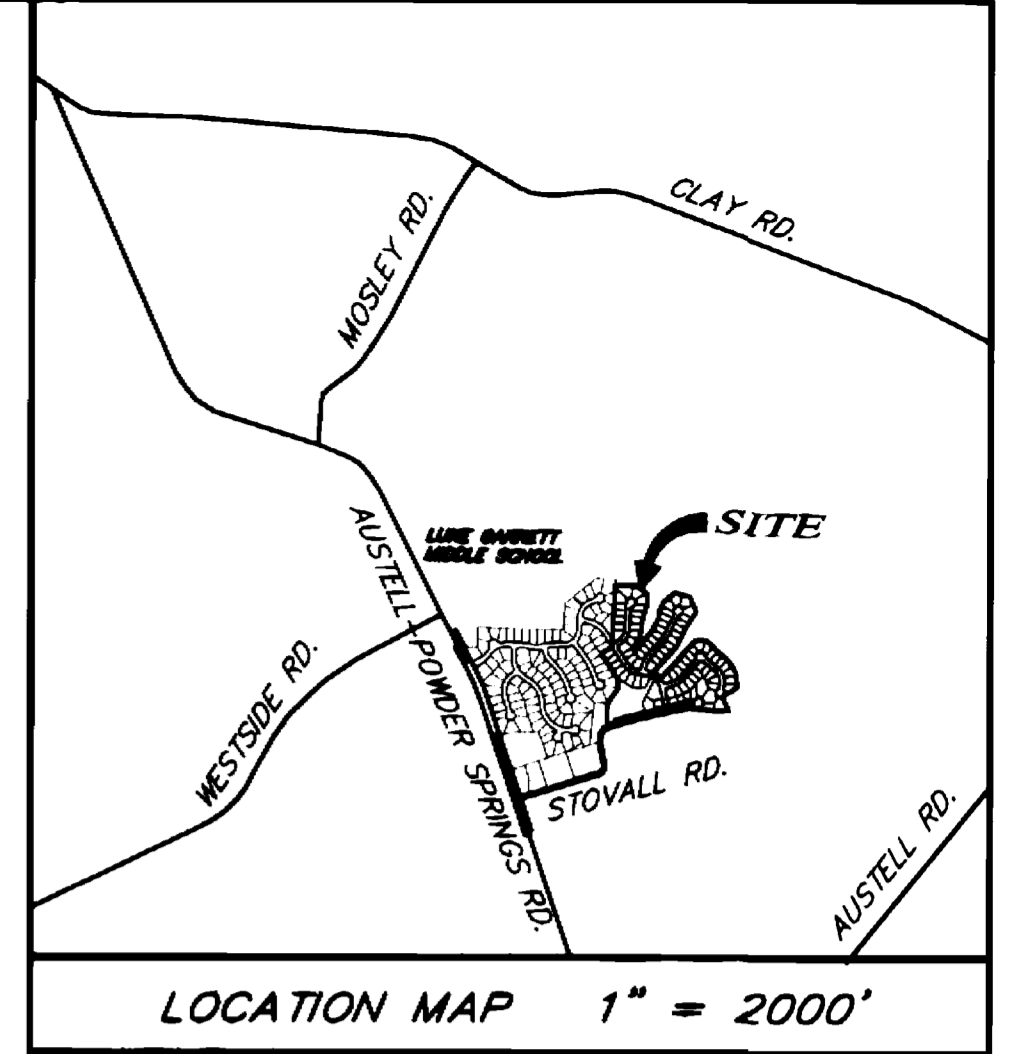


REVISION NO. 1 DATE: 01-24-06
 THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 244 PAGES 8-9.
 THE PURPOSE OF THE REVISION IS TO:
 1. CORRECT NORTH ARROW DATUM.
 2. CORRECT 100YR FLOOD ELEVATION LOCATION.
 See plat book 244 Page 71
 APPROVED BY: DATE:
 PLAT FILED IN OFFICE ON:
 RECORDED IN PLAT BOOK 244 PAGE 71
 CFN#

CURVE TABLE			
①	Δ = 71.24' R = 194.83' L = 242.79' T = 140.00'	⑤	Δ = 35.42' R = 232.90' L = 145.12' T = 75.00'
②	Δ = 50.42' R = 211.07' L = 186.78' T = 100.00'	⑥	Δ = 18.06' R = 494.94' L = 139.08' T = 70.00'
③	Δ = 34.24' R = 323.05' L = 193.96' T = 100.00'	⑦	Δ = 53.15.32' R = 149.58' L = 139.04' T = 75.00'
④	Δ = 63.54' R = 160.34' L = 178.83' T = 100.00'		

REVISION NO. 2 DATE: 03-15-06
 THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 244 PAGES 71.
 THE PURPOSE OF THE REVISION IS TO:
 1. STREET FORMERLY KNOWN AS CURETON WOODS COVE IS CHANGED TO CAMELLIA TRAIL.
 APPROVED BY: R.L. Bowen DATE: 3/20/06
 PLAT FILED IN OFFICE ON: 03-29-06
 RECORDED IN PLAT BOOK 246 PAGE 65
 CFN# 2049567
 Say C Stephenson, Clerk



DATE	: 12/20/05	REVISIONS	
SCALE	: 1"=60'	01-24-06: REVISION NO.1	
DRAWN BY	: JRM	03-15-06: REVISION NO.2	
CHECKED BY	: CAE		
FIELD BOOK	:		

FINAL PLAT FOR:
AUTUMN BROOK SUBDIVISION
 LOCATED IN L.L. 1208, 1209, 1234, & 1235
 19th DISTRICT, 2nd SECTION
 CITY OF AUSTELL, COBB COUNTY, GA. SHEET 1 OF 2

TOTAL AREA = 28.78 ACRES
TOTAL NO. OF LOTS = 90
DENSITY / YIELD = 3.12 LOTS PER ACRE
PRESENT ZONING = RM-12
MIN. FRONT YARD = 25'
MIN. SIDE YARD = 7.5' (MIN. 15' B/T BLDGS.)
MIN. REAR YARD = 25'
MIN. HOUSE SIZE = A/P ZONING STIPULATIONS

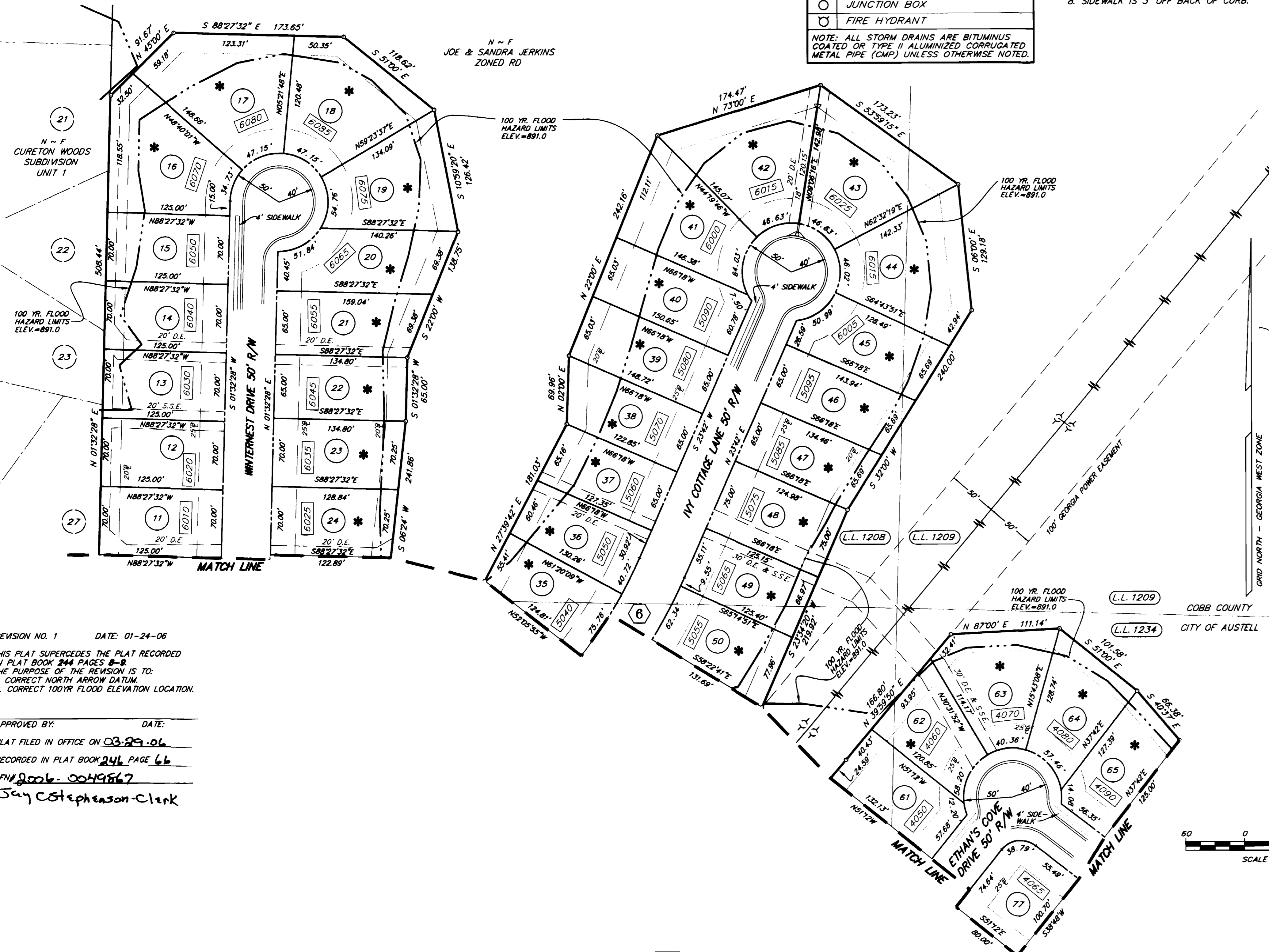
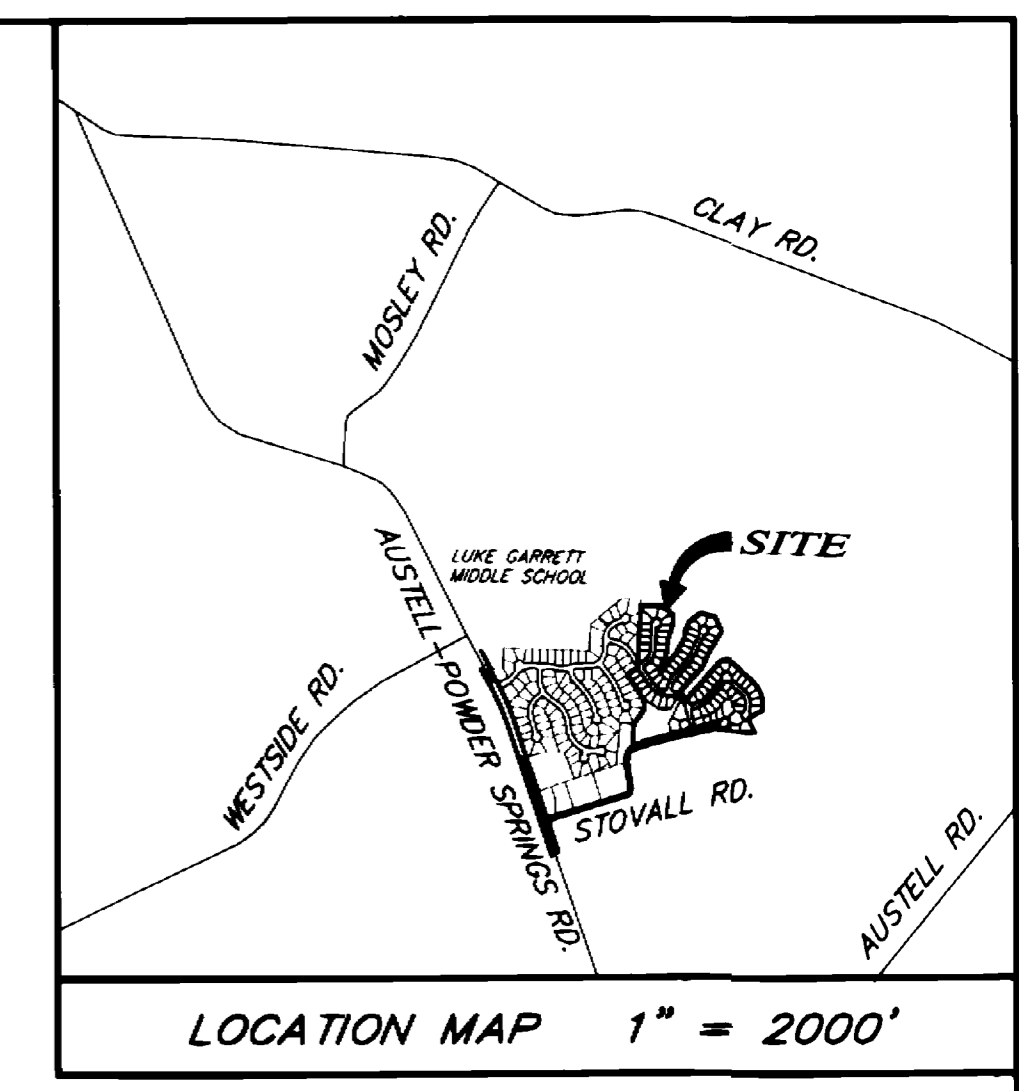
TABLE OF DEDICATION	
STREET NAME	LENGTH IN L.F.
CAMELLIA TRAIL	983
ETHAN'S COVE DRIVE	1006
IVY COTTAGE LANE	830
WINTERNEST DRIVE	586
STOVALL ROAD	96

ABBREVIATIONS LEGEND	
ABBR.	DEFINITION
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
A.E.	ACCESS EASEMENT
W.L.E.	WATER LINE EASEMENT
F.M.E.	FORCE MAIN EASEMENT

STRUCTURES LEGEND	
[Symbol]	HEADWALL
[Symbol]	FLARED END SECTION
[Symbol]	SINGLE-WING CATCH BASIN
[Symbol]	DOUBLE-WING CATCH BASIN
[Symbol]	WEIR INLET
[Symbol]	JUNCTION BOX
[Symbol]	FIRE HYDRANT

NOTE: ALL STORM DRAINS ARE BITUMINUS COATED OR TYPE II ALUMINIZED CORRUGATED METAL PIPE (CMP) UNLESS OTHERWISE NOTED.

- NOTE:
- BUILDER ON EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM ENTERING ANY ADJACENT LOT OR PUBLIC ROADWAY.
 - ALL LOTS ARE TO HAVE A RESERVE STRIP FOR DRAINAGE CONTROL, 5' EITHER SIDE OF SIDE PROPERTY LINES, 10' EITHER SIDE OF REAR PROPERTY LINES, AND 20' ALONG EXTERIOR (REAR) PROPERTY LINES.
 - #4 REINFORCING BARS HAVE BEEN SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 - INDIVIDUAL SITE PLANS REQUIRED AT TIME OF BUILDING PERMIT TO ENSURE BUILDING PAD IS OUT OF FLOOD PLAIN AND MINIMUM FLOOR ELEVATION \geq 3' ABOVE 100 YEAR HEADWATER ELEVATION OR FLOOD LIMIT.
 - NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN 10 FT. OF THE EDGE OF A PERMANENT WATER OR SEWER EASEMENT ON FRONT OR REAR SETBACKS, OR WITHIN 2 FT. ON SIDE SETBACKS.
 - LOTS WITH THIS SYMBOL HAVE 25' FRONT BUILDING LINES AS PER CITY OF AUSTELL COUNCIL MINUTES, DATED SEPTEMBER 13, 2004.
 - 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 BETWEEN DRAINAGE STRUCTURES ON THE PROPERTY OR BETWEEN DRAINAGE STRUCTURES AND THE EXTERIOR PROPERTY LINE. THE LOCATIONS SHOWN ARE INTENDED LOCATIONS BUT ARE CONTINGENT UPON FINAL GRADING AND LANDSCAPING OF THE INDIVIDUAL LOTS.
 - SIDEWALK IS 3' OFF BACK OF CURB.



LOT AREA DATA

LOT#	SQFT	LOT#	SQFT
1	18227	46	8416
2	11203	47	8386
3	20547	48	8130
4	9804	49	8242
5	10049	50	8943
6	10279	51	8897
7	9794	52	8148
8	9531	53	8051
9	8856	54	8112
10	12027	55	11063
11	8750	56	9024
12	8750	57	8864
13	8750	58	9053
14	8750	59	8776
15	13537	60	8651
16	17286	61	8495
17	11522	62	7890
18	13337	63	10807
19	13376	64	9108
20	11522	65	8509
21	9544	66	8125
22	9346	67	8351
23	9227	68	8326
24	8811	69	9451
25	9974	70	9412
26	9403	71	10721
27	11020	72	15534
28	8581	73	8110
29	8841	74	8639
30	10065	75	8469
31	8017	76	7266
32	8126	77	7886
33	8125	78	8268
34	8208	79	8031
35	8303	80	8867
36	8535	81	8594
37	8132	82	7980
38	8826	83	9867
39	9672	84	11179
40	10650	85	7983
41	12866	86	9100
42	13952	87	9414
43	13740	88	18306
44	13287	89	16536
45	12519	90	14459

CURVE TABLE

① $\Delta = 71'24''$ $R = 194.83'$ $L = 242.79'$ $T = 140.00'$	⑤ $\Delta = 35'42''$ $R = 232.90'$ $L = 145.12'$ $T = 75.00'$
② $\Delta = 50'42''$ $R = 211.07'$ $L = 186.78'$ $T = 100.00'$	⑥ $\Delta = 18'08''$ $R = 494.94'$ $L = 139.08'$ $T = 70.00'$
③ $\Delta = 34'24''$ $R = 323.05'$ $L = 193.96'$ $T = 100.00'$	⑦ $\Delta = 53'15'32''$ $R = 149.58'$ $L = 139.04'$ $T = 75.00'$
④ $\Delta = 63'54''$ $R = 160.34'$ $L = 178.83'$ $T = 100.00'$	

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE CITY OF AUSTELL SUBDIVISION REGULATIONS.

John C. Gaskins
JOHN C. GASKINS, GEORGIA R.L.S.# 2060
1-4-06
DATE

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 FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY CONVEY ALL STREETS AND RIGHTS-OF-WAY, WATER MAINS AND SEWER LINES SHOWN HEREON IN FEE SIMPLE TO CITY OF AUSTELL AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES AND HOLDS HARMLESS CITY OF AUSTELL FROM ANY AND ALL CLAIMS, DAMAGES OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON; ON ACCOUNT OF THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS DRAINS, CULVERTS, WATER MAINS, SEWER LINES, AND BRIDGES WITHIN THE PROPOSED RIGHTS-OF-WAY AND EASEMENTS SHOWN; AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS.

AND FURTHER THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT CITY OF AUSTELL SHALL NOT BE LIABLE TO HIM, HIS HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS DRAIN EXTENSIONS, DRIVES, STRUCTURES, STREET, CULVERTS, CURBS OR SIDEWALK, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND MYSELF AND OWNERS SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

SEE ORIGINAL SIGNATURE, SEE PLAT BOOK 244 PAGES 8-9.
OWNER _____ DATE _____

THIS PLAT, HAVING BEEN SUBMITTED TO THE CITY OF AUSTELL AND HAVING BEEN FOUND TO COMPLY WITH THE CITY OF AUSTELL DEVELOPMENT STANDARDS AND THE CITY OF AUSTELL ZONING ORDINANCE, IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS, AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE CITY OF AUSTELL STANDARD DESIGN SPECIFICATIONS AND THE POSTING OF A ONE YEAR MAINTENANCE BOND.

SEE ORIGINAL SIGNATURE, SEE PLAT BOOK 244 PAGES 8-9.
MAYOR _____ DATE _____

SEE ORIGINAL SIGNATURE, SEE PLAT BOOK 244 PAGES 8-9.
ZONING _____ DATE _____

SEE ORIGINAL SIGNATURE, SEE PLAT BOOK 244 PAGES 8-9.
WATER AND SANITARY SEWER _____ DATE _____

SEE ORIGINAL SIGNATURE, SEE PLAT BOOK 244 PAGES 8-9.
DEVELOPMENT AND INSPECTIONS _____ DATE _____

REVISION NO. 1 DATE: 01-24-06

THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 244 PAGES 8-9. THE PURPOSE OF THE REVISION IS TO:
1. CORRECT NORTH ARROW DATUM
2. CORRECT 100YR FLOOD ELEVATION LOCATION.

APPROVED BY: _____ DATE: _____
PLAT FILED IN OFFICE ON 03-29-06
RECORDED IN PLAT BOOK 244 PAGE 66
CFN# 2006-0049867
Cory Stephenson-Clerk

THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE AE; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 13087 C 0085; MAP NUMBER 85 DATED AUGUST 18, 1992.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000+; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/383,277. MATTERS OF TITLE ARE EXCEPTED.



OWNER/DEVELOPER:
CARLOS JONES
P.O. BOX 217
POWDER SPRINGS, GEORGIA 30127
(770)944-4326

PLAT FILED IN OFFICE ON 01-12-06
RECORDED IN PLAT BOOK 244 PAGES 8-9
CLERK, COBB COUNTY SUPERIOR COURT DATE _____
CFN# _____

DATE	: 12/20/05	REVISIONS		FINAL PLAT FOR:
SCALE	: 1"=80'		01-24-06: REVISION NO.1	
DRAWN BY	: JRM			
CHECKED BY	: CAE			
FIELD BOOK	:			

Gaskins
ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL

1266 Powder Springs Rd
Marietta, Georgia 30066
Phone: (770) 424-2188
Fax: (770) 424-2593

AUTUMN BROOK SUBDIVISION
LOCATED IN L.L. 1208, 1209, 1234, & 1235
19th DISTRICT, 2nd SECTION
CITY OF AUSTELL
COBB COUNTY, GA.
SHEET 2 OF 2

