

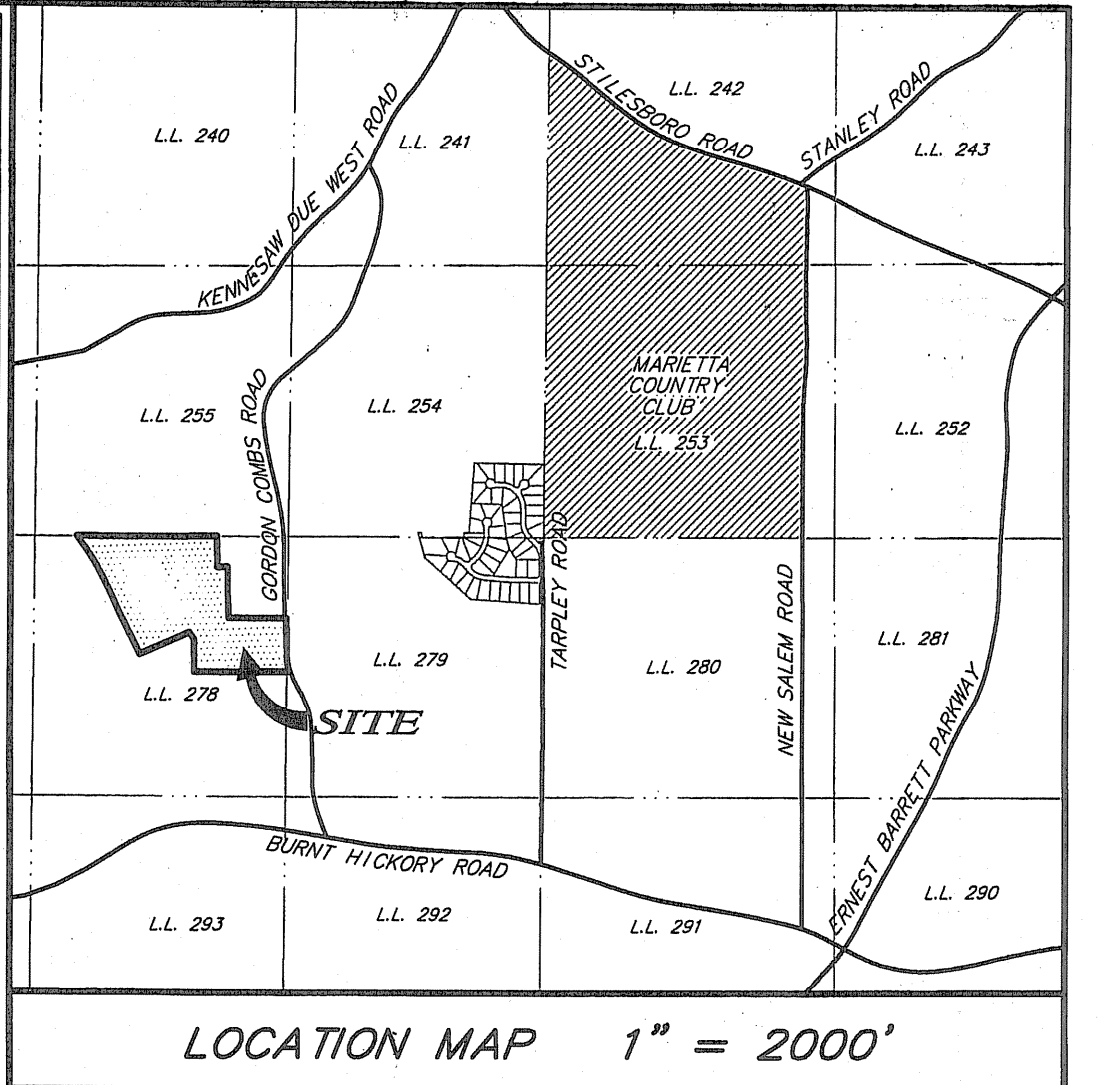
**NOTES:**

- 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.
- NO. 4 REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT OF WAY. THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY OWNERS.
- 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.
- PERPETUAL CARE AND MAINTENANCE AND THE CONVEYANCE OF REAL PROPERTY REFERENCED IN SECTION 205 OF THE COBB COUNTY DEVELOPMENT STANDARDS AND SPECIFICATIONS WILL BECOME EFFECTIVE AT THE COMPLETION OF THE FINAL ACCEPTANCE PROCESS.
- NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE.

**TOTAL AREA = 39.95 ACRES**  
**TOTAL NO. OF LOTS = 58**  
**DENSITY / YIELD = 1.45 LOTS PER ACRE**  
**PRESENT ZONING = R-20 (#268 OF 1988)**  
**MIN. FRONT YARD = 35'**  
**MIN. SIDE YARD = 10'**  
**MIN. REAR YARD = 35'**  
**MIN. HOUSE SIZE = 2000 SF**

STRUCTURES LEGEND		ABBREVIATIONS LEGEND	
[Symbol]	HEADWALL	ABBR.	DEFINITION
[Symbol]	FLARED END SECTION	D.E.	DRAINAGE EASEMENT
[Symbol]	SINGLE-WING CATCH BASIN	S.S.E.	SANITARY SEWER EASEMENT
[Symbol]	DOUBLE-WING CATCH BASIN	A.E.	ACCESS EASEMENT
[Symbol]	WEIR INLET	W.L.E.	WATER LINE EASEMENT
[Symbol]	JUNCTION BOX	F.M.E.	FORCE MAIN EASEMENT
[Symbol]	FIRE HYDRANT	M.F.E.	MINIMUM FINISHED FLOOR

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



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 COBB COUNTY DEVELOPMENT STANDARDS.

*Christopher A. Evans* 11/9/05  
 CHRISTOPHER A. EVANS, GEORGIA R.L.S.# 2784 DATE

I HEREBY CERTIFY AS THE OWNER OF THE LAND SHOWN ON THIS PLAN AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGE THAT THIS PLAN 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 COBB COUNTY AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, DETENTION FACILITIES, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREBY SHOWN FOR THE PURPOSES AND CONSIDERATIONS EXPRESSLY SET FORTH IN THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES AND HOLDS HARMLESS COBB COUNTY 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 COBB COUNTY 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, DRAINS, STRUCTURES, STREET, CULVERTS, CURBS OR SIDEWALKS, 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 PLAN AND DO HEREBY BIND MYSELF AND OWNERS SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

FOR ORIGINAL SIGNATURE, SEE PB 243, PG 70  
 OWNER: WILLIAMS-CRAFT, LLC DATE

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

FOR ORIGINAL SIGNATURE, SEE PB 243, PG 70  
 COBB COUNTY WATER SYSTEM DATE

FOR ORIGINAL SIGNATURE, SEE PB 243, PG 70  
 COBB COUNTY BOARD OF COMMISSIONERS DATE

FOR ORIGINAL SIGNATURE, SEE PB 243, PG 70  
 ZONING DIVISION DATE

FOR ORIGINAL SIGNATURE, SEE PB 243, PG 70  
 DEVELOPMENT & INSPECTIONS DIVISION DATE

FOR ORIGINAL SIGNATURE, SEE PB 243, PG 70  
 COBB COUNTY BOARD OF COMMISSIONERS DATE

PLAT FILED IN OFFICE ON \_\_\_\_\_ RECORDED IN  
 PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

FOR ORIGINAL SIGNATURE, SEE PB 243, PG 70  
 CLERK, COBB COUNTY SUPERIOR COURT DATE

**OWNER & DEVELOPER**  
 WILLIAMS-CRAFT  
 4985 LOWER ROSWELL RD.  
 MARIETTA, GA 30068  
 (678) 987-1518

24 HR. PHONE & EMERGENCY CONTACT:  
**JAMIE PUGH**  
 (770) 527-2134

DATE	REVISIONS
01/17/06	REV. #1 01/27/06
01/17/06	REV. #2 03/03/06
01/17/06	REV. #3 01/24/07
01/17/06	REV. #4 06/28/07

FINAL PLAT FOR:  
**FALLWOOD SUBDIVISION**



LOCATED IN L.L. 278 & 279  
 20th DISTRICT, 2ND SECTION  
 COBB COUNTY, GA.

**LOT AREA DATA**

LOT	AREA	LOT	AREA
1	34611	32	23216
2	32968	33	30625
3	20012	34	21365
4	29987	35	20001
5	20537	36	24239
6	20004	37	20015
7	20002	38	20003
8	20000	39	20116
9	20002	40	22907
10	21100	41	21328
11	27096	42	20438
12	21319	43	20001
13	24359	44	20002
14	21032	45	20067
15	26928	46	20127
16	20788	47	20633
17	20136	48	20032
18	20275	49	20001
19	24046	50	20008
20	21790	51	20163
21	20045	52	26108
22	22064	53	43563
23	20077	54	20054
24	22681	55	20015
25	20148	56	20003
26	20048	57	23254
27	20005	58	58076
28	20084		
29	20050		
30	23269		
31	43053		

**C/L CURVE DATA**

NO.	DATA	NO.	DATA
1	Δ = 13°40'06" R = 917.83' L = 218.96' T = 110.00'	5	Δ = 51°20'03" R = 107.69' L = 177.12' T = 95.00'
2	Δ = 24°00' R = 446.94' L = 187.21' T = 95.00'	6	Δ = 07°00' R = 980.99' L = 119.85' T = 80.00'
3	Δ = 74°12' R = 317.34' L = 410.98' T = 240.00'	7	Δ = 32°48' R = 203.86' L = 116.70' T = 60.00'
4	Δ = 19°58'06" R = 454.44' L = 158.38' T = 80.00'	8	Δ = 38°08' R = 248.16' L = 163.69' T = 85.00'

**TABLE OF DEDICATION**

STREET NAME	L.F.
FALLWOOD DRIVE	2192
MIMMS COURT	313
FALLWOOD COURT	339
MIMMS DRIVE	616
BROKENWOOD TRAIL	142
DILCREST DRIVE	374

**REVISION NOTE #1** DATE: 01-27-06  
 THIS PLAT SUPERSEDES THE PLAT RECORDED ON 01-03-06 IN PLAT BOOK 243, PAGE 70. THE PURPOSE OF THIS REVISION IS TO:  
 -REVISED LOT LINES BETWEEN LOTS 52 AND 53.  
 -CHANGE ADDRESSES ON LOT 57 FROM 790 TO 780 AND ON LOT 56 FROM 788 TO 790.  
 PLAT FILED IN OFFICE ON: 2-14-06  
 RECORDED IN PLAT BOOK: 243 PAGE: 9  
 CFN: 2006-23703

**REVISION NOTE #2** DATE: 03-03-06  
 THIS PLAT SUPERSEDES THE PLAT RECORDED ON 02-14-06 IN PLAT BOOK 243, PAGE 9. THE PURPOSE OF THIS REVISION IS TO:  
 -REVISED ADD 100 YEAR TO LOT 58.  
 PLAT FILED IN OFFICE ON: 03-29-06  
 RECORDED IN PLAT BOOK: 246, PAGE: 68  
 CFN: 2006-005010108

**REVISION NOTE #3** DATE: 01-24-07  
 THIS PLAT SUPERSEDES THE PLAT RECORDED ON 03-29-06 IN PLAT BOOK 246, PAGE 68. THE PURPOSE OF THIS REVISION IS TO:  
 -CHANGE ADDRESS ON LOT 57 FROM 790 TO 788  
 PLAT FILED IN OFFICE ON: 02-02-07  
 RECORDED IN PLAT BOOK: 257, PAGE: 38  
 CFN: 2007-0018342

**REVISION NOTE #4** DATE: 06-28-07  
 THIS PLAT SUPERSEDES THE PLAT RECORDED ON 02-02-07 IN PLAT BOOK 257, PAGE 38. THE PURPOSE OF THIS REVISION IS TO:  
 -MAKE CHANGES TO THE SQUARE FOOTAGE TABLE.  
 -MOVE THE LOT LINE BETWEEN LOTS 15 & 16.  
 PLAT FILED IN OFFICE ON: 07-06-07  
 RECORDED IN PLAT BOOK: 263, PAGE: 8  
 CFN: 2007-0108475

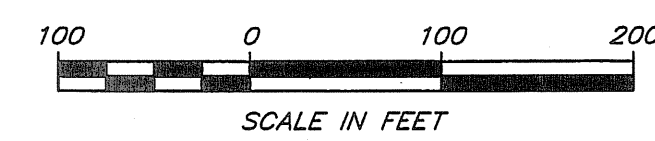
**REVISION #5** DATE: 06-04-08  
 THIS PLAT SUPERSEDES THE PLAT RECORDED ON 07-06-07 IN PLAT BOOK 263, PAGE 8. THE PURPOSE OF THIS REVISION IS TO:  
 -CHANGED TREE SYMBOL FROM CLOSED TREE TO OPEN TREE ON LOTS: 2, 3, 8, 10, 11, 12, 13, 33, 34, 35, 53, 57 & 58.  
 PLAT FILED IN OFFICE ON: 06-10-08  
 RECORDED IN PLAT BOOK: 271, PAGE: 4  
 CFN: 2008-0079037

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED \_\_\_\_\_ WHICH HEREBY BECOMES A PART OF THIS PLAT, RECORDED IN DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_, COBB COUNTY DEED RECORDS AND SIGNED BY THE OWNER.

BENCHMARK: RM 133 (NGVD 29)  
 ELEV. = 1103.75  
 LOCATED ON TOP OF FIRE HYDRANT AT SOUTHWEST CORNER OF PROPERTY ALONG GORDON COMES ROAD.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X-1, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130652. HAZARD NUMBER # 13067 C 0050 F. DATED AUGUST 18, 1992.

**REVISION #6** DATE: 08-28-08  
 THIS PLAT SUPERSEDES THE PLAT RECORDED ON 06-10-08 IN PLAT BOOK 271, PAGE 4. THE PURPOSE OF THIS REVISION IS TO:  
 -REVISE TRACTS 52, 53 & 58  
 APPROVED BY:  
*John P. Brown* 10/24/08  
 COBB COUNTY ZONING DIVISION DATE  
 APPROVED BY:  
*Lester C. Brewer* 10/31/08  
 COBB COUNTY DEVELOPMENT & INSPECTIONS DATE  
 PLAT FILED IN OFFICE ON: 10-31-08 @ 2:37P  
 RECORDED IN PLAT BOOK: 271, PAGE: 227  
 CFN: 2008-143713  
 Jay C. Stegeman, Clerk of PC



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: 1/446,195. MATTERS OF TITLE ARE EXCEPTED.