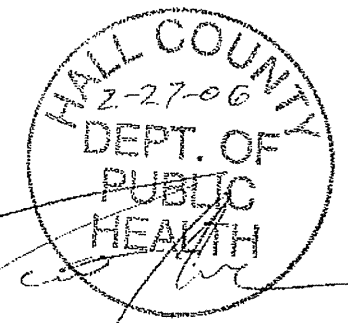


GENERAL NOTES

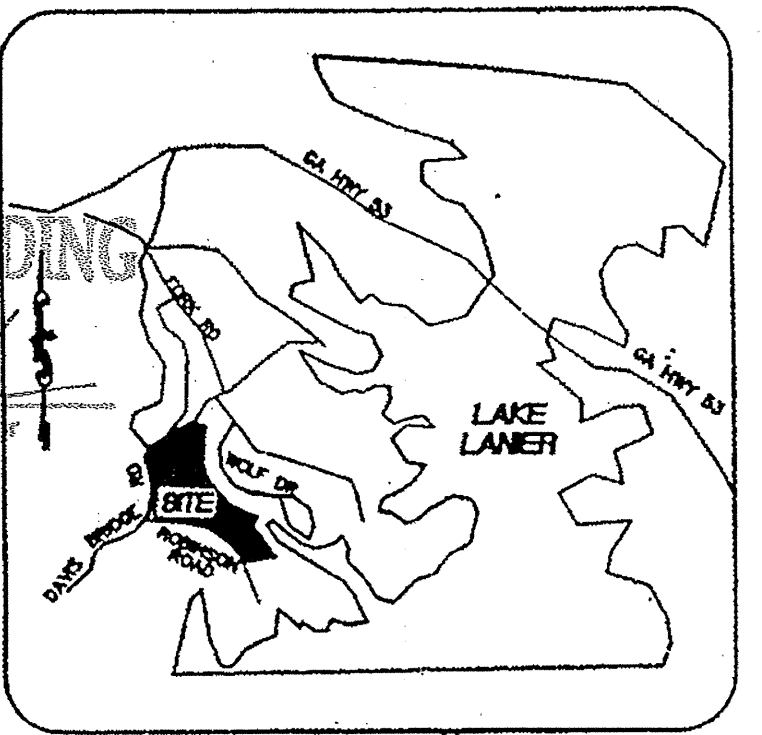
1. TOTAL ACREAGE = 108.329 ACRES
2. TOTAL NUMBER OF LOTS = 97 LOTS.
3. ZONING = PRD.
4. BOUNDARY INFORMATION BASED ON PLAT BY GRIFFIN LAND SURVEYING, INC., DATED 05/20/04 PREPARED FOR HHW, LLC.
5. VERTICAL DATUM BASED ON MEAN SEA LEVEL AND IS AERIAL PRODUCED.
6. MINIMUM 30 FOOT RADIUS ON ALL STREET RIGHT-OF-WAY INTERSECTIONS.
7. LOTS SHOWN ARE FOR SINGLE FAMILY RESIDENTIAL LOTS ONLY AND ALL LOTS ARE RESTRICTED TO NO MORE THAN 4 BEDROOMS UNLESS NON-RESTRICTED LOT SIZE MEETS THE MINIMUM REQUIRED FOR ADDITIONAL BEDROOMS AND PLANS ARE SUBMITTED AS PART OF THE APPLICATION FOR A SEPTIC TANK PERMIT.
8. SEWAGE DISPOSAL BY SEPTIC TANK.
9. WATER PROVIDED BY CITY OF GAINESVILLE.
10. LOTS SHOWN HAVE 35,000 SQUARE FEET OR GREATER AND HAVE A MINIMUM OF 21,780 S.F. OF SUITABLE SOIL FOR SEPTIC SYSTEMS OUTSIDE OF ALL SETBACKS.
11. YARD REQUIREMENTS
FRONT = 55 FEET FROM CENTERLINE OR 30 FEET FROM PROPERTY LINE (WHICHEVER IS GREATER)
REAR = 20 FEET
SIDE = 10 FEET
MINIMUM LOT SIZE = 35,000 SQUARE FEET
MINIMUM WIDTH AT FRONT BUILDING LINE = 75 FEET.
MINIMUM SQUARE FOOT RESIDENCE 2,000 SQUARE FEET
12. OVERALL DENSITY 0.90 LOTS/AREA.
13. HALL COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS 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 PLAT.
14. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED ON F.I.R.M. PANEL NO. 13139 C 0170 C, DATED MARCH 21, 2000.
15. IRON PINS SET AT ALL LOT CORNERS, 1/2" REBAR UNLESS NOTED OTHERWISE.
16. HALL COUNTY PERSONAL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS AND ROADS.
17. THERE IS A 5' PERPETUAL EASEMENT DEDICATED TO THE HOMEOWNERS ASSOCIATION ALONG THE RIGHT OF WAY OF ROADS FRONTING ALL LOTS.
18. NO ADDITIONAL CONSTRUCTION OR IMPROVEMENT INCLUDING BUT NOT LIMITED TO WALLS, FENCES, SIGNS, SPRINKLER SYSTEMS, LIGHTS, TREES, ETC WILL BE ALLOWED WITHIN THE 5' PERPETUAL EASEMENT.
19. ALL ROADS, RIGHTS OF WAY, PERPETUAL & STORM EASEMENTS OF THIS SUBDIVISION ARE INTENDED TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION.
20. HOMEOWNERS ASSOCIATION IS TO BE FORMED FOR THE DEVELOPMENT AND THE STRUCTURE & ORGANIZATION WILL BE PROVIDED PRIOR TO RECORDING OF FINAL PLAT.
21. ALL LOTS ARE MEASURED TO 50 FOOT ROAD RIGHT OF WAY.
22. ALL ROADS ARE CONTAINED WITHIN A 50 FOOT RIGHT OF WAY.
23. ALL REQUIREMENTS AS SPECIFIED IN SECTION 17.280 OF THE HALL COUNTY ZONING REGULATION, TREE PROTECTION SHALL BE MET UPON THE BUILDING OF RESIDENTIAL HOUSES.
24. THE SIDE AND REAR SETBACK OF CORNER LOTS SHALL BE DETERMINED BY THE ORIENTATION OF DWELLING.
25. NO OBSTRUCTION SHALL BE BUILT, CONSTRUCTED OR PLANTED IN THE ACCESS EASEMENT(S) TO THE STORM WATER MANAGEMENT FACILITY (IES).
26. THIS DEVELOPMENT IS IN AN AGRICULTURAL AREA WHICH IS CUSTOMARILY USED FOR AND EXPOSED TO THE SOUNDS, SMELLS, THE GROWING OF CROPS AND THE RAISING OF HOGS, COWS, CHICKENS, HORSES AND OTHER FARM ANIMALS WHICH MAY CAUSE NOISES AND ODORS TYPICAL OF A RURAL AREA.
27. SOILS INFORMATION TAKE FROM USDA SOIL SURVEY DATED APRIL 1972, BARROW, HALL, AND JACKSON COUNTIES AND FROM STUDY BY HORIZON ENVIRONMENTAL, INC.
28. THIS DEVELOPMENT WILL UTILIZE A SIDEWALK SYSTEM THROUGHOUT THE PROJECT. THE SIDEWALKS WILL BE INSTALLED ON A LOT BY LOT BASIS. THEREFORE, PROPERTY OWNERS OF PARCELS SHOWN ON THIS PLAT ARE REQUIRED TO CONTRACT SIDEWALKS ALONG THE ROAD FRONTAGE OF THEIR SUBDIVISION REGULATIONS. THE ENTIRE SIDEWALK SYSTEM MUST BE COMPLETED PRIOR TO THE RELEASE OF THE MAINTENANCE BOND AND/OR BEFORE THE ELAPSING OF TWO YEARS.
29. FRONT LOT CORNERS ARE TO BE SET AT RIGHT OF WAY.
30. ANY PORTION OF A DETENTION FACILITY IS TO BE CONSIDERED EASEMENT.
31. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE OPERATIONAL CHARACTERISTICS OF ANY FACILITY CONSTRUCTED ON THEIR PROPERTY FOR STORM WATER DETENTION PURSUANT TO HALL COUNTY REQUIREMENTS AND TO MAINTAIN THE FACILITY FREE OF OBSTRUCTION, SILT OR DEBRIS.
32. A 50 FOOT UNDISTURBED VEGETATIVE BUFFER MEASURED EACH SIDE OF THE CREEK, ADJACENT TO ALL STATE WATERS WILL BE LEFT MAINTAINED. (MEASURED FROM THE RESTED AREA WRESTED LEVEL OF VEGETATION)
33. TO THE BEST OF MY KNOWLEDGE THERE ARE NO DISPOSAL AREAS OR BURIAL PITS ON THIS SITE.
34. THE HOMEOWNER'S ASSOCIATION OF THE SHORES AT LYNNCLIFF COVE WILL BE RESPONSIBLE FOR THE PAYMENT OF PROPERTY TAXES FOR HALL COUNTY FOR ALL COMMON LANDS AND ANY COMMON IMPROVEMENTS.
35. HALL COUNTY INSPECTION DEPARTMENT AND THE BUILDER IS RESPONSIBLE FOR THE INTEGRITY OF THE SHOULDERS ONCE THE LOT IS SOLD. IT IS NOT THE RESPONSIBILITY OF THE DEVELOPER.
36. HALL COUNTY DOES NOT ENFORCE PROTECTIVE COVENANTS IT IS THE RESPONSIBILITY OF THE HOMEOWNERS TO ENSURE COMPLIANCE WITH THE PROTECTIVE COVENANTS.
37. ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
38. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
39. HYDROLOGY STUDY IS PROVIDED FOR THIS SUBDIVISION PER REPORT BY MYERS ENGINEERING, INC. DATED 09/21/04.
40. HORIZONTAL AND VERTICAL TIE INTO STATE PLANE COORDINATES BY G.P.S. PERFORMED BY GEORGIA PREMIER LAND SURVEYING, INC.
41. TOTAL LINEAR FOOTAGE OF STREET IS 7,329 FEET.
42. HALL COUNTY HAS ACCESS TO ANY AND ALL EASEMENTS AND RIGHT-OF-WAY SHOWN ON THIS PLAT.



APPROVED FOR RECORDING

Shirley T. Webb
Hall County Plans Review Coordinator

2/27/06
Date



VICINITY MAP
HALL COUNTY GOVERNMENT
BOARD OF COMMISSIONERS

November 15, 2005

HWW LLC, II
Attention: Tim Wilbanks
4610 Montclair Circle
Gainesville, GA 30506

Dear Mr. Wilbanks:

Please be advised that in its meeting of November 10, 2005, the Hall County Board of Commissioners voted to approve with conditions, the application of HWW LLC, II to amend an existing PRD zoning on a 112+ acre tract located on the east side of Davis Bridge Road at its intersection with Brier Court, a.k.a. 3225 Davis Bridge Road; Tax Parcel 10068 000004A. Proposed Use: To amend condition of zoning to allow development to be gated in its entirety. Commission District 2.

The following conditions apply:

1. All prior approvals for boat storage, amenity site and sign locations approved on June 8, 2005, remain in effect.
2. Development shall be limited to 97 lots as shown on the concept plan submitted and described in the project narrative.
3. Development shall be limited to site-built homes having no less than 1,800 square feet of heated floor space with each home having a two-car garage.
4. No access to external roads from internal lots.
5. Developer shall work with Administration, Planning and Building Inspection staffs to review options to permit the construction of two (2) model homes in conjunction with the permit for the amenity site.
6. All lots shall have sodded front lawns.
7. All conditions of zoning shall appear on any plats created for the subdivision.

If you have any questions or concerns regarding this matter, please contact me.
Best regards,
Sincerely,

Michelle Smallwood
Michelle Smallwood
Commission Clerk



Post Office Box 300
GAINESVILLE, GEORGIA 30604
PHONE: 770-534-3000
FAX: 770-534-3007

Tom Clutter
Chairman
Daleman Lane, District 1
Brier Forest, District 2
Street Cares, District 3
Dorinda K. Mack, District 4
Jim Shuler
County Administrator
Five Sycamore
Assistant County
Administrator
Michelle Smallwood
Commission Clerk
Janice York
Executive Assistant

FINAL PLAT FOR: THE SHORES AT LYNNCLIFF COVE

ZONING PRD
LOCATED IN 10th DISTRICT
LAND LOTS 68,69 & 87
TAX PARCELS 10-68-3,4A,4B,5A,30-33 & 10-87-59
HALL COUNTY, GEORGIA

TABLE OF CONTENTS

- 1 COVER SHEET
- 2 INDEX SHEET
- 3 TABLE/CHARTS
- 4-8 FINAL PLAT
- 9-13 SOILS PLAT

OWNER'S DEDICATION CERTIFICATE (WATER SYSTEM)
CITY OF GAINESVILLE, HALL COUNTY, GEORGIA

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATED TO THE CITY OF GAINESVILLE FOREVER, ALL WATER MAINS, SANITARY SEWERS EASEMENTS AND ASSOCIATED APPURTENANCES THEREON SHOWN.

John A. ...
OWNER
2/24/06
DATE

OWNER'S DEDICATION CERTIFICATE HALL COUNTY, GEORGIA

THE OWNER OF THE LAND SHOWN ON THE PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE HOMEOWNERS ASSOCIATION FOREVER, ALL ACCESS EASEMENTS TO PONDS FROM COUNTY MAINTAINED ROADS THEREON SHOWN WHICH COMPRISE A TOTAL OF 18.625 ACRES, FOR THE PURPOSE THEREIN EXPRESSED.

John A. ...
OWNER
2/24/06
DATE

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENT SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENT SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND THAT ALL RELEVANT REQUIREMENTS OF THE HALL COUNTY ZONING AND SUBDIVISION REGULATIONS HAVE BEEN MET. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,749 FEET AND ANGULAR ERROR OF 02" PER ANGLE HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 277,507 FEET, AND CONTAINS A TOTAL OF 108.329 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TOPCON GTS-303 TOTAL STATION INSTRUMENTS.

BY: *John A. ...*
REGISTERED GEORGIA LAND SURVEYOR
2503
REG NO:
12/31/06
DATE OF EXPIRATION

HALL COUNTY ENGINEERING APPROVAL

PURSUANT TO HALL COUNTY SUBDIVISION REGULATIONS, THIS PLAT IS GIVEN FINAL APPROVAL BY THE HALL COUNTY DIRECTOR OF ENGINEERING. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS APPROVAL GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS.

DIRECTOR OF ENGINEERING
DATE

FINAL PLAT APPROVAL

PURSUANT TO HALL COUNTY SUBDIVISION REGULATIONS, THIS PLAT IS GIVEN FINAL APPROVAL BY THE HALL COUNTY PLANNING DIRECTOR. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS APPROVAL GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS.

NAME PLANNING DIRECTOR
DATE

HALL COUNTY HEALTH DEPARTMENT

THIS PLAT IS GIVEN FINAL APPROVAL BY THE HALL COUNTY HEALTH DEPARTMENT. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS APPROVAL GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS.

HEALTH DEPARTMENT
DATE

FINAL PLAT:
THE SHORES AT
LYNNCLIFF COVE

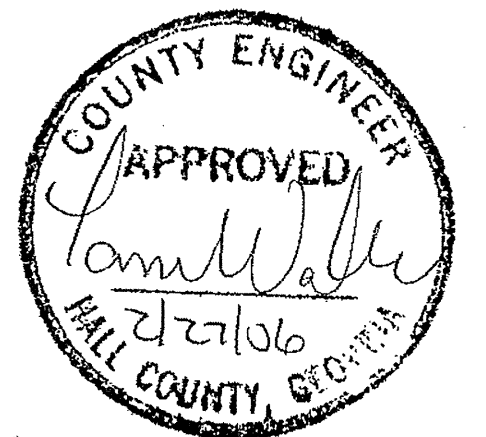
GRIFFIN LAND SURVEYING, INC.
2274 AZALEA DRIVE, SUITE A
LAWRENCEVILLE, GEORGIA 30043
(770) 995-9723

Date: 11/21/05 Land Lot: 68,69 & 87 District: 10th
County: HALL COUNTY Scale: 1" = 100'
Drawn By: JJI Checked By: JHG
Job Number: MEAD File Number:
Sheet No. 1 of 13

OWNER'S DEDICATION CERTIFICATE

THE OWNER OF THE LAND SHOWN ON THE PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED ATEN, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL ACCESS EASEMENTS TO PONDS FROM COUNTY MAINTAINED ROADS THERON SHOWN WHICH COMPRISE A TOTAL OF 0.198 ACRES, FOR THE PURPOSE THEREIN EXPRESSED.

John A. ...
OWNER
2/24/06
DATE



SURVEYOR
GRIFFIN SURVEYING, INC.
2255 AZALEA DRIVE SUITE A
LAWRENCEVILLE, GA 30043
PHONE: 770-995-9723
CONTACT: JEFF GRIFFIN

DESIGNER:
MYERS ENGINEERING, INC.
P.O. BOX 907459
GAINESVILLE, GEORGIA 30501
PHONE: 770-297-9793
CONTACT: ED MYERS

OWNER/DEVELOPER
HHW, LLC.
1813 WATUGA DRIVE
GAINESVILLE, GEORGIA 30501
PHONE: 770-861-8880
CONTACT: KENT HENDERSON

No.	By	Date	Revision
1	JJI	02/21/06	COUNTY COMMENTS

ACAD FILE:

SHEET 4

SHEET 5

SHEET 6

SHEET 7

SHEET 8

- LEGEND**
- CHF = CONCRETE MONUMENT FOUND
 - CTP = CRIMP TOP PIPE
 - IFP = IRON PIN FOUND
 - DTP = OPEN TOP PIPE
 - RBF = REBAR PIN FOUND
 - IPS = 1/2" REBAR PIN SET
 - R/W = RIGHT OF WAY
 - LL = LAND LOT
 - LLL = LAND LOT LINE
 - SSE = SANITARY SEWER EASEMENT
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - P = PROPERTY LINE
 - B = BUILDING LINE
 - C = CENTERLINE
 - EP = EDGE OF PAVEMENT
 - BDC = BACK OF CURB
 - MH = MAN HOLE
 - CB = CATCH BASIN
 - JB = JUNCTION BOX
 - DI = DROP INLET
 - MW = HEAD WALL
 - PP = POWER POLE
 - FH = FIRE HYDRANT
 - IE = INVERT ELEVATION
 - FFE = FINISHED FLOOR ELEVATION
 - SSL = SANITARY SEWER LINE/PIPE
 - SDS = STORM SEWER LINE/PIPE
 - FL = FLOOD HAZARD ZONE LINE
 - NW = NW CORNER
 - 0-000-00 = DISTRICT-LAND LOT-PARCEL CALL
 - CALL = NEED OR PLAT CALL



GRAPHIC SCALE

(IN FEET)



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

Jeff H. Griffin

MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA

No.	By	Date	Revision
2	JJI	02/24/06	ADDRESSED COUNTY COMMENTS
1	JJI	02/17/06	ADDRESSED COUNTY COMMENTS

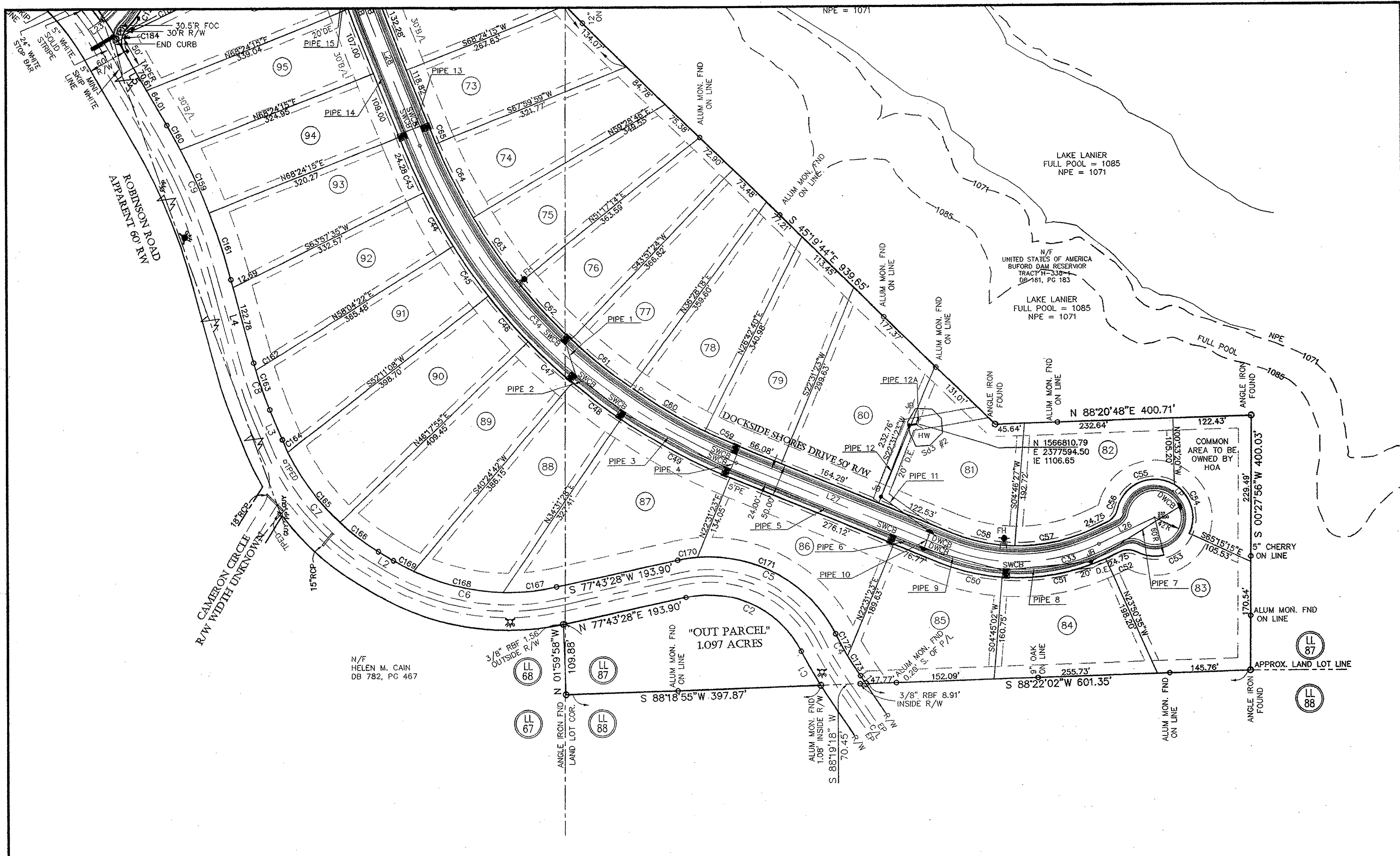
FINAL PLAT FOR

THE SHORES AT LYNNCLIFF COVE

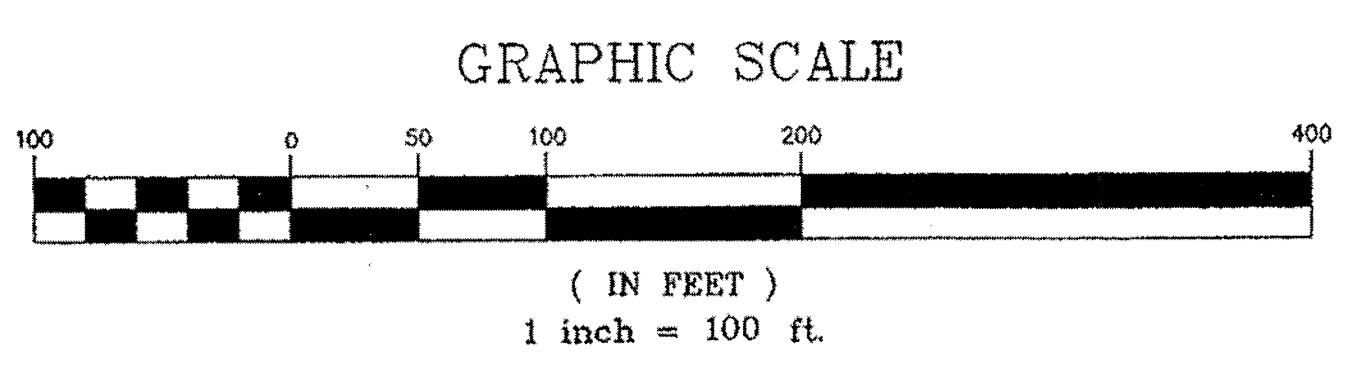
GRIFFIN LAND SURVEYING, INC.

2274 AZALEA DRIVE, SUITE A
LAWRENCEVILLE, GEORGIA 30043
(770) 995-9723

Date: 11/21/05	Land Lot: 68,69 & 87	District: 10th
County: HALL, GA	Scale: 1" = 100'	Sheet No.
Drawn By: JJI	Checked By: JHG	2 of 13
Job Number: MEAD	File Number:	



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 - LL-L = LAND LOT LINE
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 - UE = UTILITY EASEMENT
 - P = PROPERTY LINE
 - B = BUILDING LINE
 - C = CENTER LINE
 - E = EDGE OF PAVEMENT
 - B = BACK OF CURB
 - MH = MAN HOLE
 - CB = CATCH BASIN
 - JB = JUNCTION BOX
 - DI = DRAIN INLET
 - HW = HEAD WALL
 - PP = POWER POLE
 - FH = FIRE HYDRANT
 - IE = INVERT ELEVATION
 - FTE = FINISHED FLOOR ELEVATION
 - SS = SANITARY SEWER LINE/PIPE
 - SSS = STORM SEWER LINE/PIPE
 - F = FENCE LINE
 - FHZ = FLOOD HAZARD ZONE LINE
 - N/P = NEW OR FORMERLY
 - 0-00-00 = DISTRICT LAND LOT-PARCEL
 - (CALL) = DEED OR PLAT CALL



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MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA

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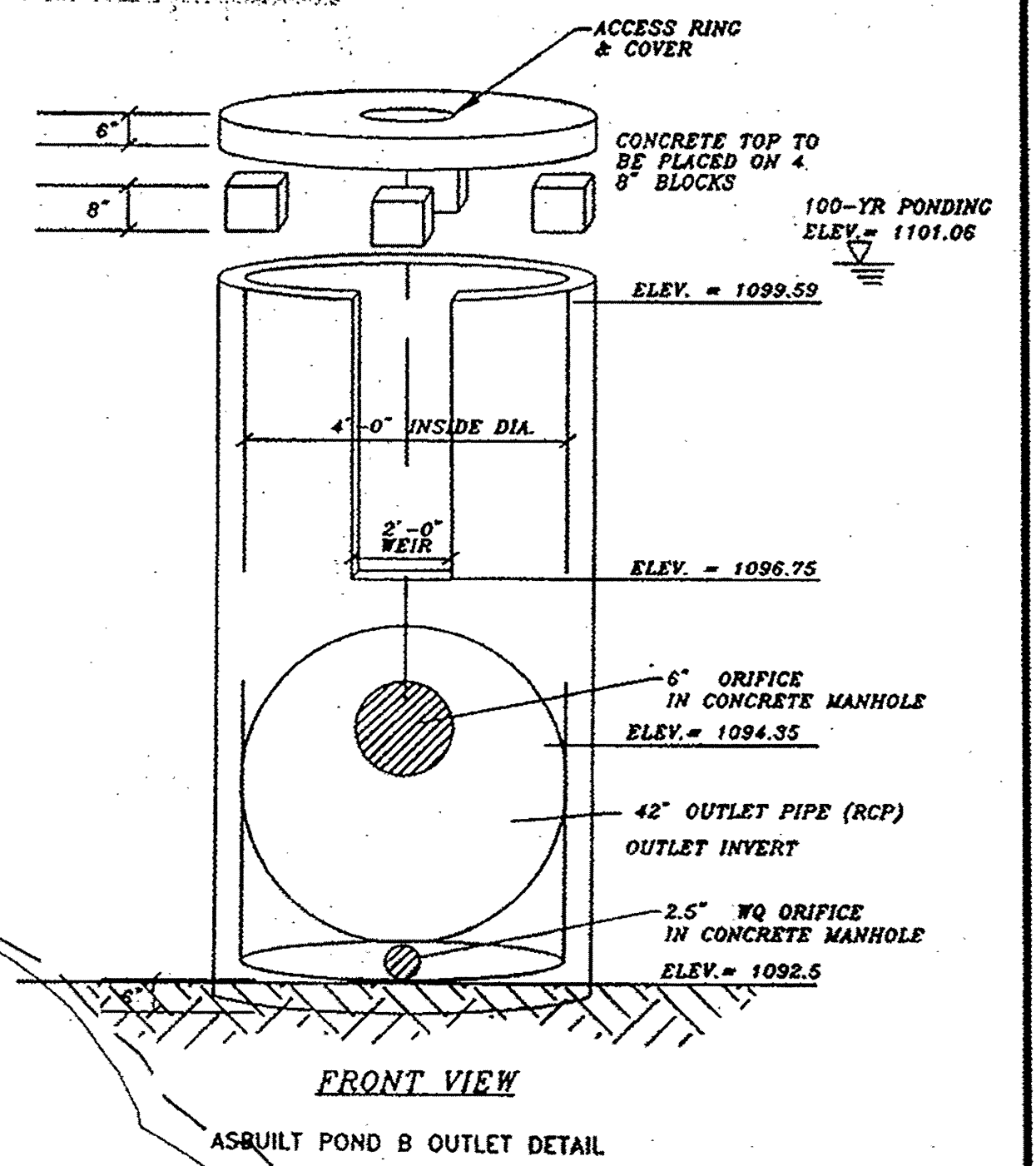
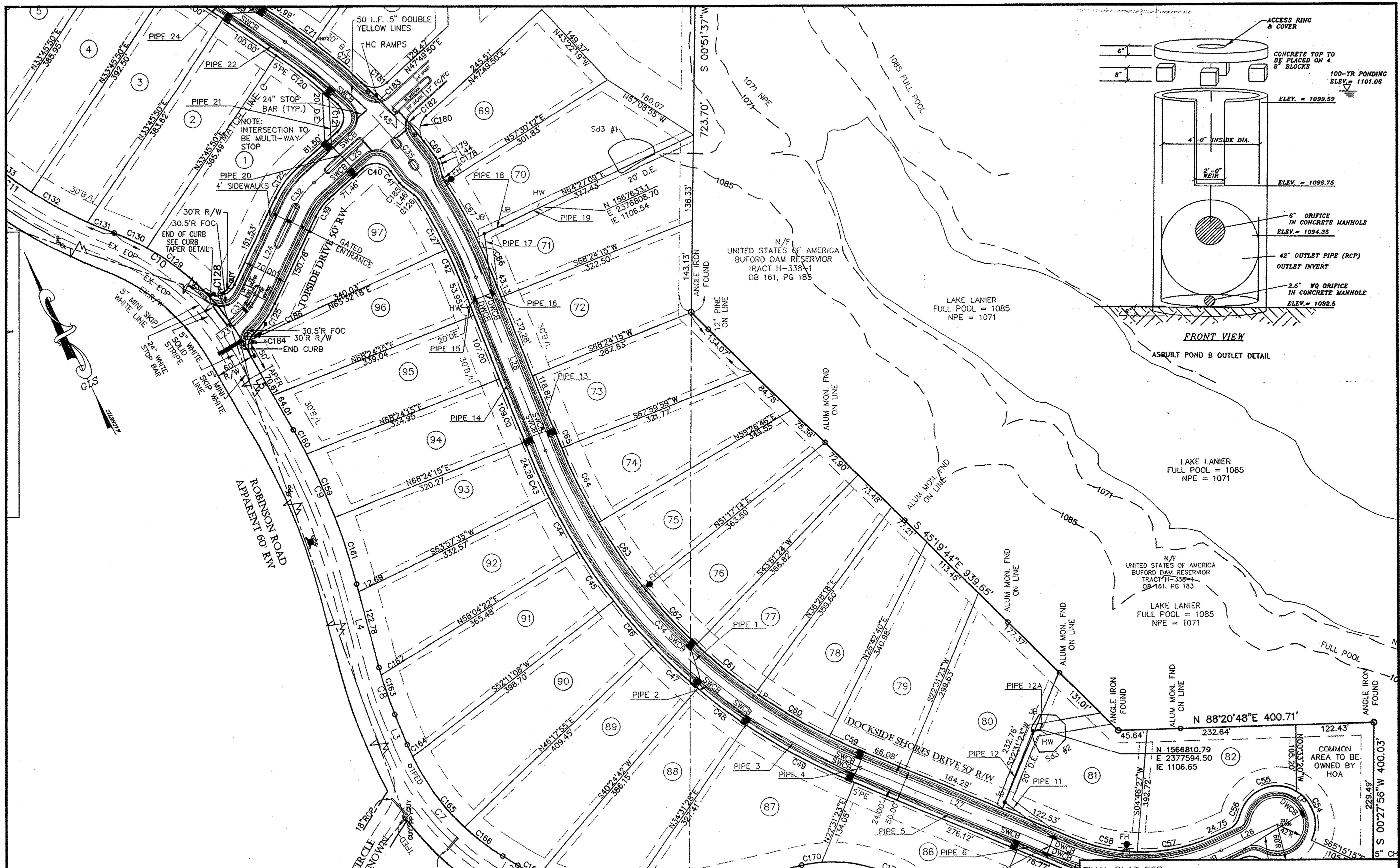
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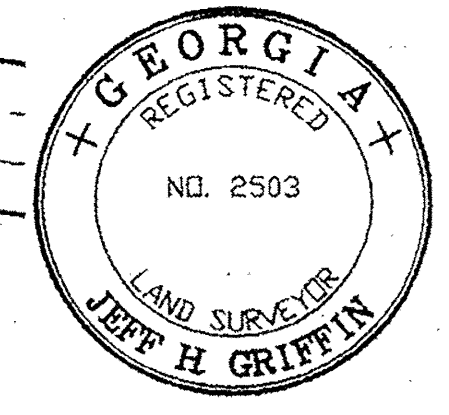
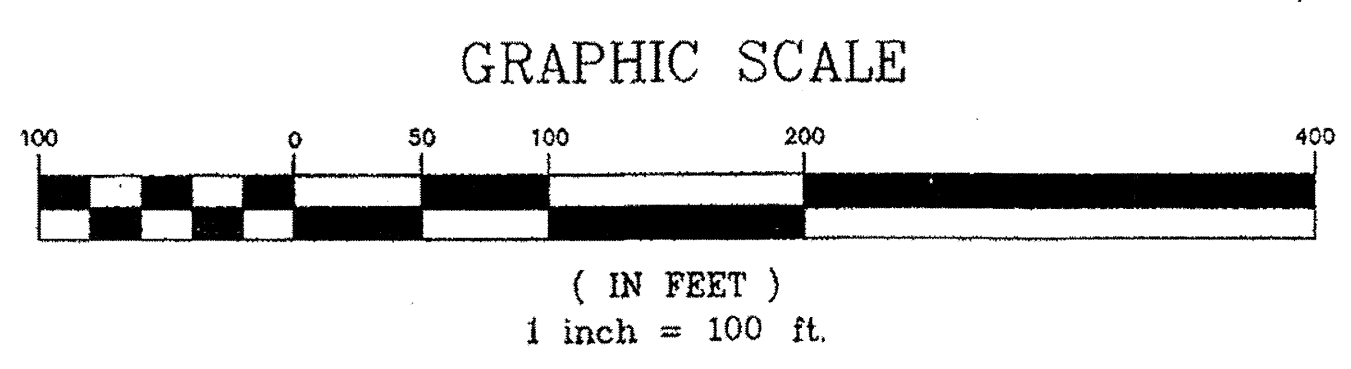
GRIFFIN LAND SURVEYING, INC.

2274 AZALEA DRIVE, SUITE A
LAWRENCEVILLE, GEORGIA 30043
(770) 995-9723

Date: 11/21/05	Land Lot: 68, 69 & 87	District: 10th
County: HALL, GA	Scale: 1" = 100'	Sheet No.
Drawn By: JJI	Checked By: JHG	4 of 13
Job Number: MEAD	File Number:	



- LEGEND**
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 - FZ FLOOD HAZARD ZONE LINE
 - N/F NOW OR FORMERLY
 - 0-000-00 DISTRICT-LAND LOT-PARCEL
 - (CALL) DEED OR PLAT CALL



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE BOARD OF SURVEYING AND MAPPING SOCIETY OF GEORGIA.

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2	JJI	02/24/06	ADDRESSED COUNTY COMMENTS
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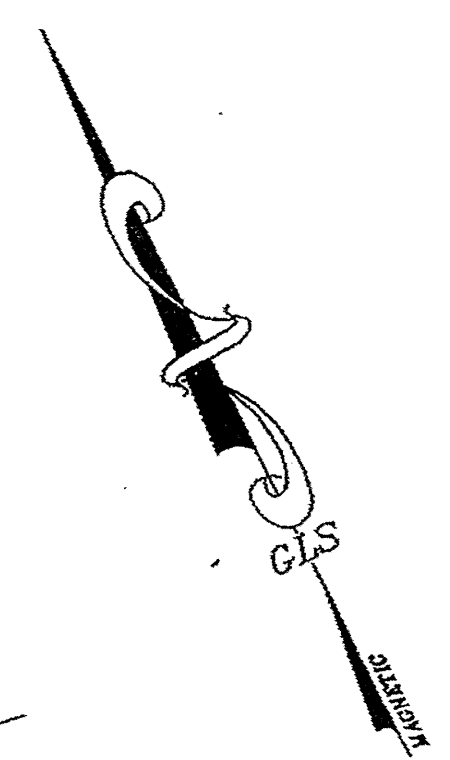
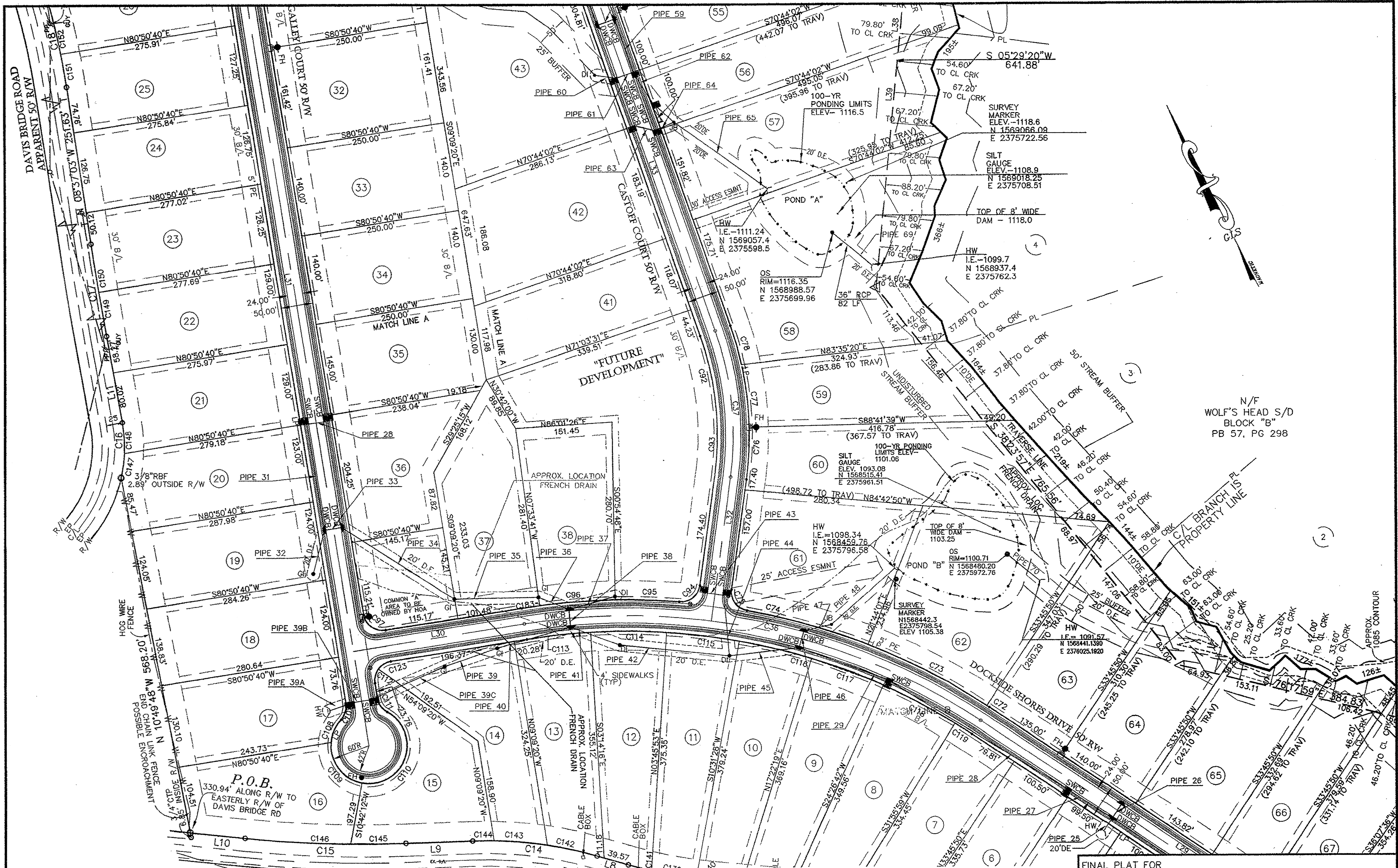
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Job Number: MEAD	File Number:	



- LEGEND**
- CGP CONCRETE MONUMENT FOUND
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 - LL LINE LAND LOT LINE
 - SEW SANITARY SEWER EASEMENT
 - SEW SEWAGE EASEMENT
 - UTILITY UTILITY EASEMENT
 - PL PROPERTY LINE
 - BL BUILDING LINE
 - EL EDGE OF PAVEMENT
 - BC BACK OF CURB
 - MH MAN HOLE
 - CB CATCH BASIN
 - JB JUNCTION BOX
 - DB DROP INLET
 - HW HEAD WALL
 - FW FIRE HYDRANT
 - FE FINISH FLOOR ELEVATION
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 - SEW SEWAGE LINE/PIPE
 - FL FENCE LINE
 - FL FLOOD HAZARD ZONE LINE
 - NS NEW OR FORMERLY
 - 0-00-00 DISTRICT-LAND LOT-PARCEL
 - CHL CHED OR PLAT CALL

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

INLET STRUCTURE	SIZE	INLET STRUCTURE	LENGTH	SLOPE	TOTAL 0	TOTAL ACRES	T.C.	COEF.	DELTA Q	DELTA ACRES	RETURN YR.	OUTLET PROJECTION	PIPE NO.	INLET STRUCTURE	SIZE	INLET STRUCTURE	LENGTH	SLOPE	



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MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA

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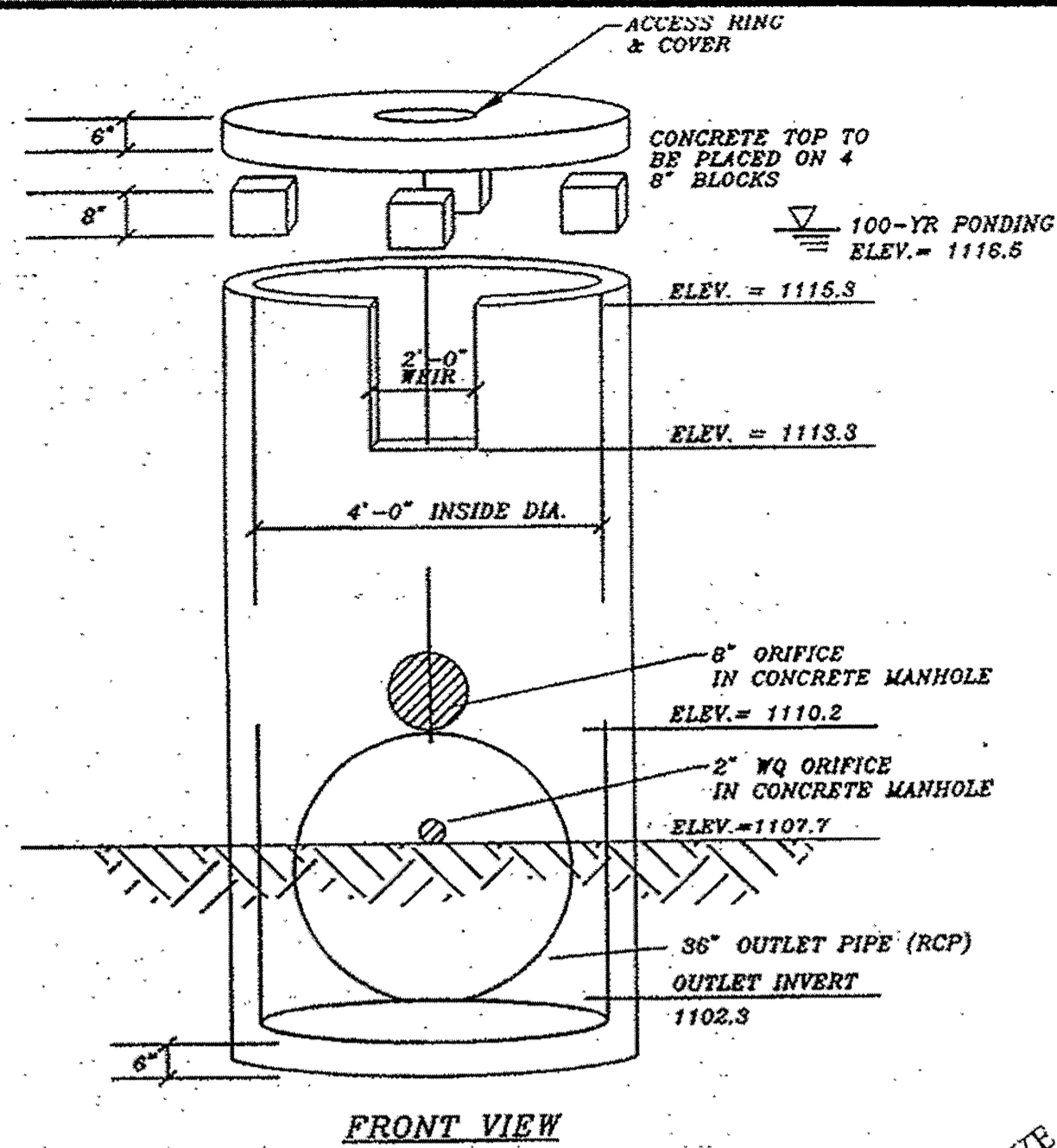
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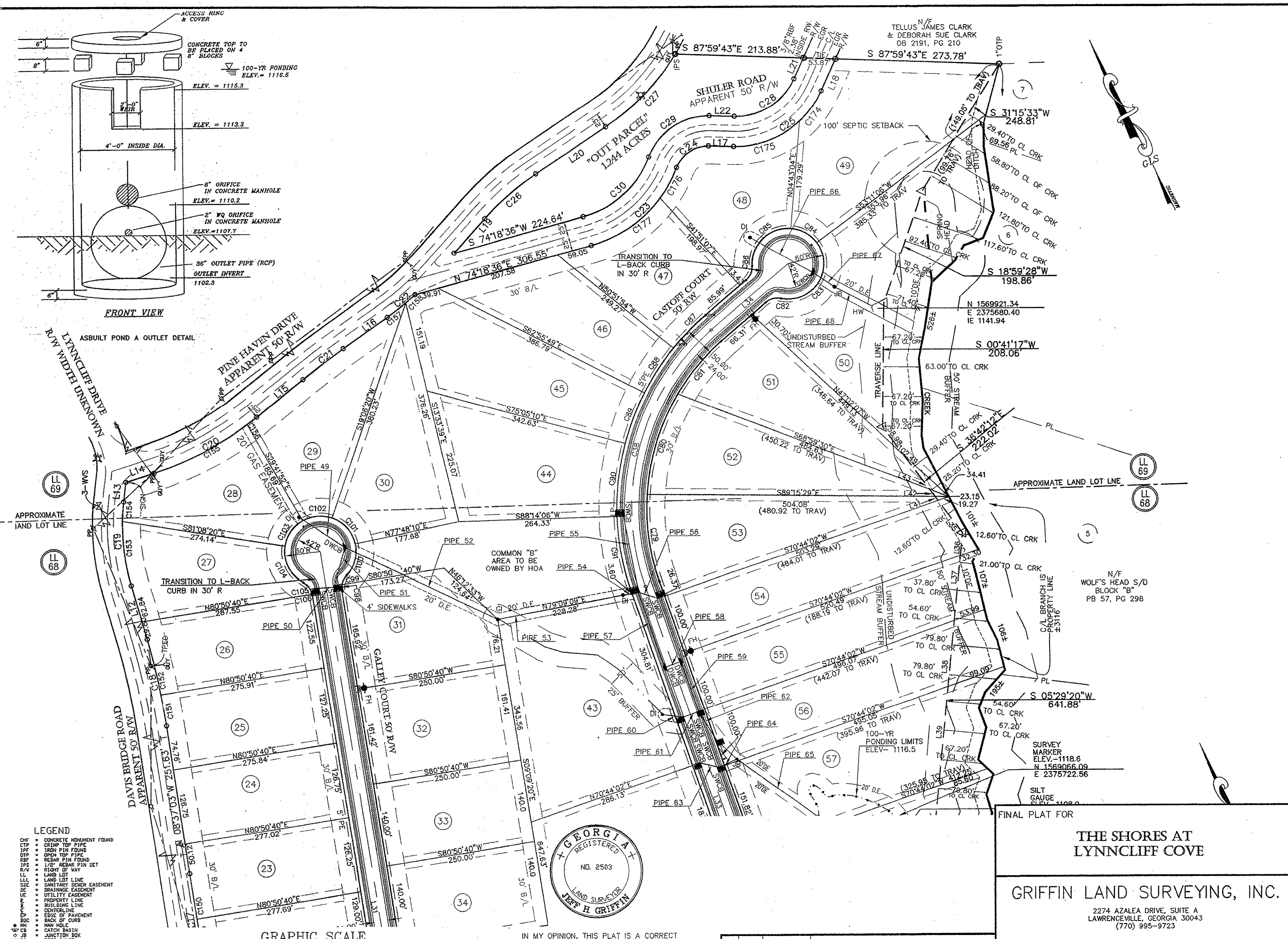
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Drawn By: JJI	Checked By: JHG	70113
Job Number: MEAD	File Number:	



ASBUILT POND A OUTLET DETAIL



LL 69

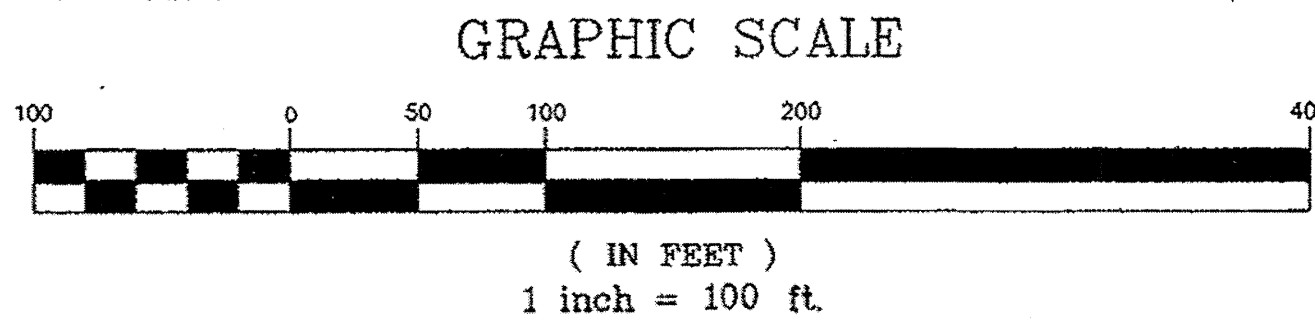
LL 68

LL 69

LL 68

N/F WOLF'S HEAD S/D
BLOCK "B"
PB 57, PG 298

SURVEY
MARKER
ELEV. = 1118.6
N 1569066.09
E 2376722.56



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA

FINAL PLAT FOR
**THE SHORES AT
LYNNCLIFF COVE**

GRIFFIN LAND SURVEYING, INC.

2274 AZALEA DRIVE, SUITE A
LAWRENCEVILLE, GEORGIA 30043
(770) 995-9723

No.	By	Date	Revision
2	JJI	02/24/06	ADDRESSED COUNTY COMMENTS
1	JJI	02/17/06	ADDRESSED COUNTY COMMENTS

ACAD FILE:

Date: 11/21/05	Land Lot: 68,69 & 87	District: 10th
County: HALL, GA	Scale: 1" = 100'	
Drawn By: JJI	Checked By: JHG	
Job Number: MEAD	File Number:	

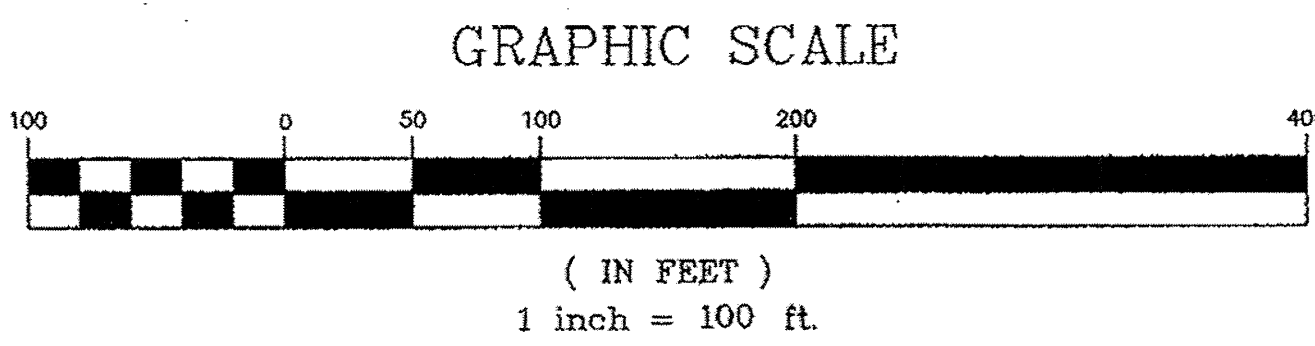
Sheet No.
8 of 13

HEALTH DEPARTMENT NOTES:
 1. SEE SOIL INFORMATION FOR WHICH LOTS WILL REQUIRE SHALLOW INSTALLATION OF ONSITE SEWAGE MANAGEMENT SYSTEMS.
 2. ALL LOTS WILL BE RESTRICTED TO NO MORE THAN 4 BEDROOM HOMES UNLESS PLANS ARE SUBMITTED FOR APPROVAL PRIOR TO START OF ANY CONSTRUCTION.
 3. TRASH/BURIAL PIT LOCATIONS MUST BE REPORTED TO HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO ISSUANCE OF A SEPTIC TANK PERMIT.
 4. MUST SUBMIT GRADING PLANS WITH SEPTIC TANK APPLICATION FOR ANY LOTS REQUIRING EXTENSIVE GRADE MODIFICATION. FURTHER SOILS STUDIES MAY BE REQUIRED PRIOR TO ISSUANCE OF A SEPTIC TANK PERMIT OR APPROVAL OF AN ON-SITE SEWAGE MANAGEMENT STUDY.
 5. SLAB CONSTRUCTION IS PROHIBITED WITHOUT GRADING PLANS ON ALL LOTS AT THE TIME OF SEPTIC TANK PERMIT APPLICATION.
 6. LOTS 17,24,44,50,51,65 AND 66 WILL REQUIRE SITE PLANS AT TIME OF SEPTIC TANK APPLICATION ON A 1" = 40' SCALE DRAWING OR LESS SCALE SHOWING ALL HOUSE LOCATION, DRIVEWAYS ANY DECKS, POOLS OR OTHER AMENITIES, PRIMARY AND RECOVERY ABSORPTION TRENCHES WITH LENGTHS OF EACH TRENCH. SOIL BOUNDARIES AND LEVEL SURFACE WATER AND SPRING SETBACKS, EASEMENTS, AND TOPOGRAPHY.
 7. MUST NOTIFY HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT BEFORE BURIAL OF MULCH, ORGANIC DEBRIS, TRASH OR OTHER MATERIAL AND WHEN SETTING UP PITS.
 10. THE COMMON AREAS CANNOT BE APPROVED FOR ANY ON-SITE WASTEWATER SYSTEM OR HABITABLE STRUCTURE.

SOILS INFORMATION SHOWN
 HEREON PREPARED BY:
 HORIZON ENVIRONMENTAL, INC.
 KEVIN W. HERNDON & CHRIS D. PARKER
 GEORGIA BOARD CERTIFIED SOIL CLASSIFIERS
 P.O. BOX 759, BRASELTON, GA 30517
 770-967-7880(O), 770-967-7882(F)

SOIL MAP KEY
 — Soil Boundary
 • Boring Location
 ~~~~~ Gully  
 ⊕ Rock

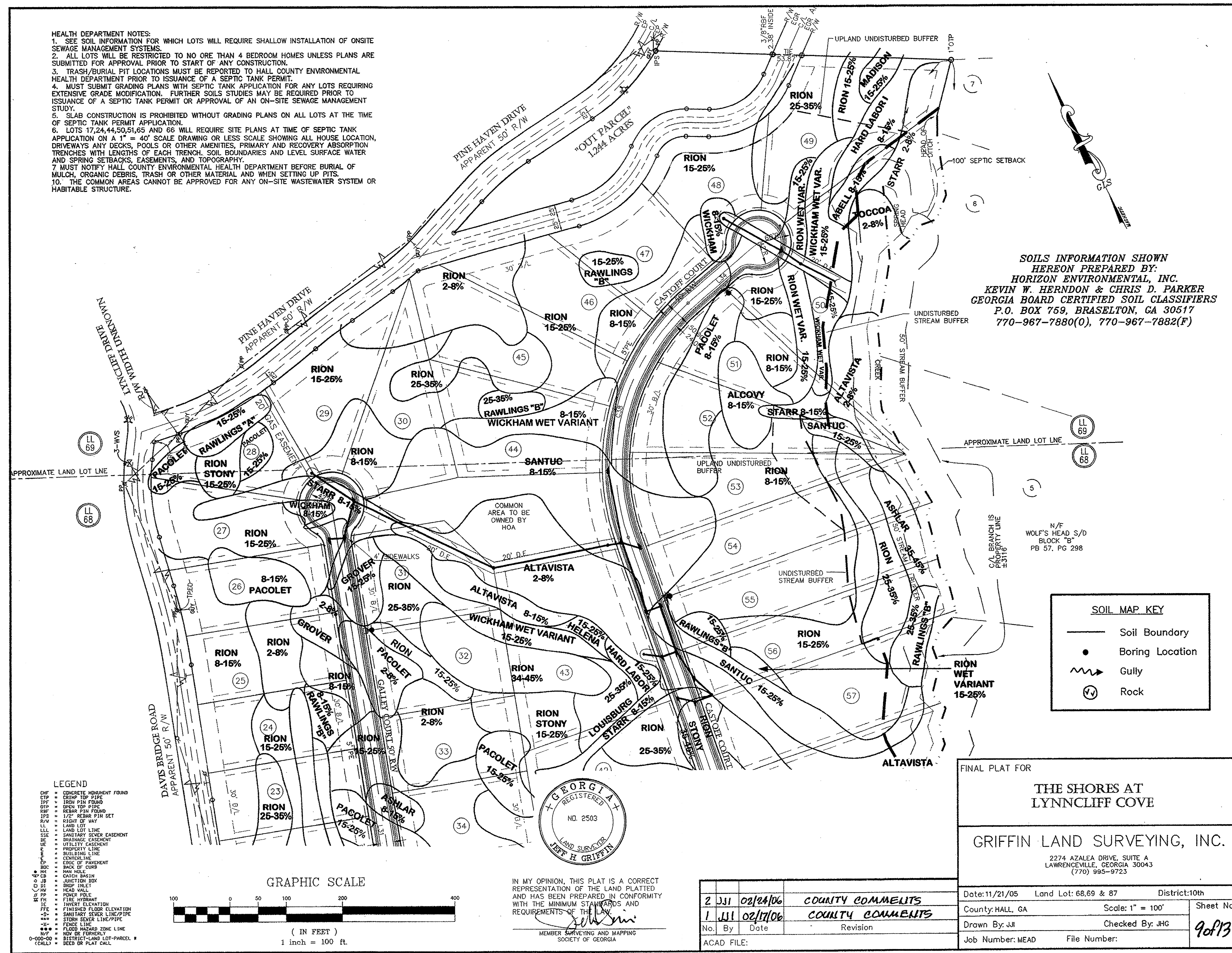
**LEGEND**  
 CHF CONCRETE MONUMENT FOUND  
 CTP CRIMP TOP PIPE  
 IFF IRON PIN FOUND  
 OIP OPEN TOP PIPE  
 RPF REBAR PIN FOUND  
 IPS 1/2" REBAR PIN SET  
 R/W RIGHT OF WAY  
 LL LAND LOT  
 LLL LAND LOT LINE  
 SSS SANITARY SEWER CASEMENT  
 BEE BRAINING CASEMENT  
 UE UTILITY CASEMENT  
 P PROPERTY LINE  
 B BUILDING LINE  
 C CENTERLINE  
 EP EDGE OF PAVEMENT  
 BOC BACK OF CURB  
 MK MARKER  
 CB CATCH BASIN  
 SJ SUNCTION BOX  
 DI DROP INLET  
 PP POWER POLE  
 FH FIRE HYDRANT  
 IE INVERT ELEVATION  
 FFE FINISHED FLOOR ELEVATION  
 S-S SANITARY SEWER LINE/PIPE  
 S-S STORM SEWER LINE/PIPE  
 -X- FENCE LINE  
 --- FLOOD HAZARD ZONE LINE  
 N/F NDV OR FORMERLY  
 0-000-00 DISTRICT-LAND LOT-PARCEL  
 (CALL)

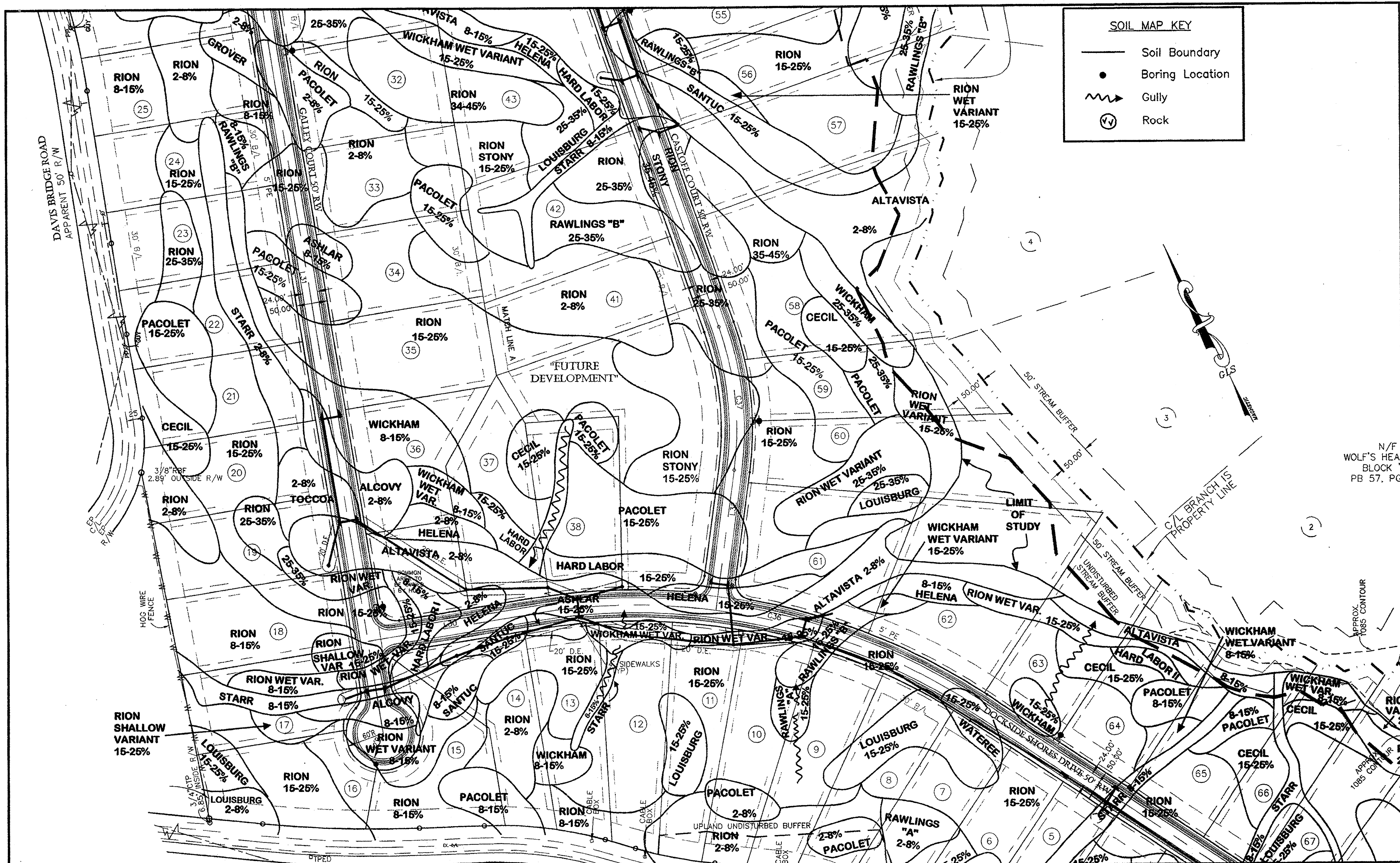


IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.  
 MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA

| No. | By  | Date     | Revision        |
|-----|-----|----------|-----------------|
| 2   | JJI | 02/24/06 | COUNTY COMMENTS |
| 1   | JJI | 02/17/06 | COUNTY COMMENTS |

FINAL PLAT FOR  
**THE SHORES AT LYNNCLIFF COVE**  
 GRIFFIN LAND SURVEYING, INC.  
 2274 AZALEA DRIVE, SUITE A  
 LAWRENCEVILLE, GEORGIA 30043  
 (770) 995-9723  
 Date: 11/21/05 Land Lot: 68, 69 & 87 District: 10th  
 County: HALL, GA Scale: 1" = 100'  
 Drawn By: JJI Checked By: JHG  
 Job Number: MEAD File Number:  
 Sheet No. 9 of 13





**SOIL MAP KEY**

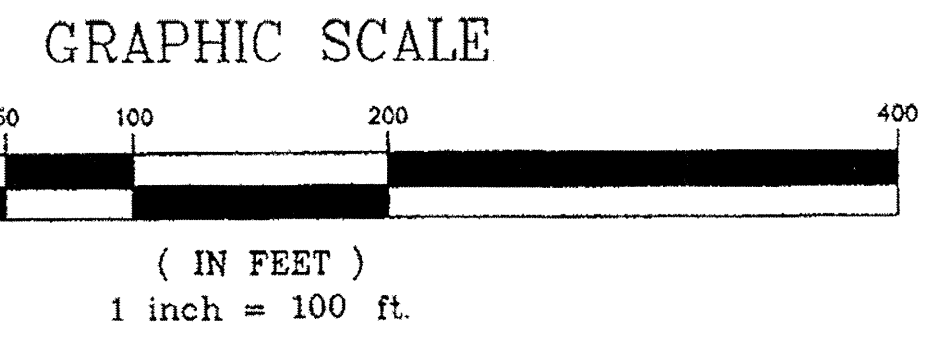
- Soil Boundary
- Boring Location
- ~ Gully
- ⊙ Rock

- LEGEND**
- CHP CONCRETE MONUMENT FOUND
  - CTPS CRIMP TOP PIPE
  - IFPS IRON PIN FOUND
  - OPPS OPEN TOP PIPE
  - REPS REBAR PIN FOUND
  - IFPS 1/2" REBAR PIN SET
  - R/W RIGHT OF WAY
  - LL LAND LOT
  - LL LAND LOT LINE
  - SE SANITARY SEWER EASEMENT
  - DE DRAINAGE EASEMENT
  - UE UTILITY EASEMENT
  - PL PROPERTY LINE
  - BL BUILDING LINE
  - CL CENTERLINE
  - EP EDGE OF PAVEMENT
  - BC BACK OF CURB
  - MH MAN HOLE
  - CB CATCH BASIN
  - JB JUNCTION BOX
  - DI DROP INLET
  - HA HEAD WALL
  - PP POWER POLE
  - PH FIRE HYDRANT
  - IE INVERT ELEVATION
  - FFE FINISHED FLOOR ELEVATION
  - SFL SANITARY SEWER LINE/PIPE
  - SS STORM SEWER LINE/PIPE
  - FZ FLOOD HAZARD ZONE LINE
  - N/P NAD OR FORMERLY
  - DLP DISTRICT LAND LOT-PARCEL
  - CALL DEED OR PLAT CALL



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MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA



FINAL PLAT FOR

**THE SHORES AT LYNNCLIFF COVE**

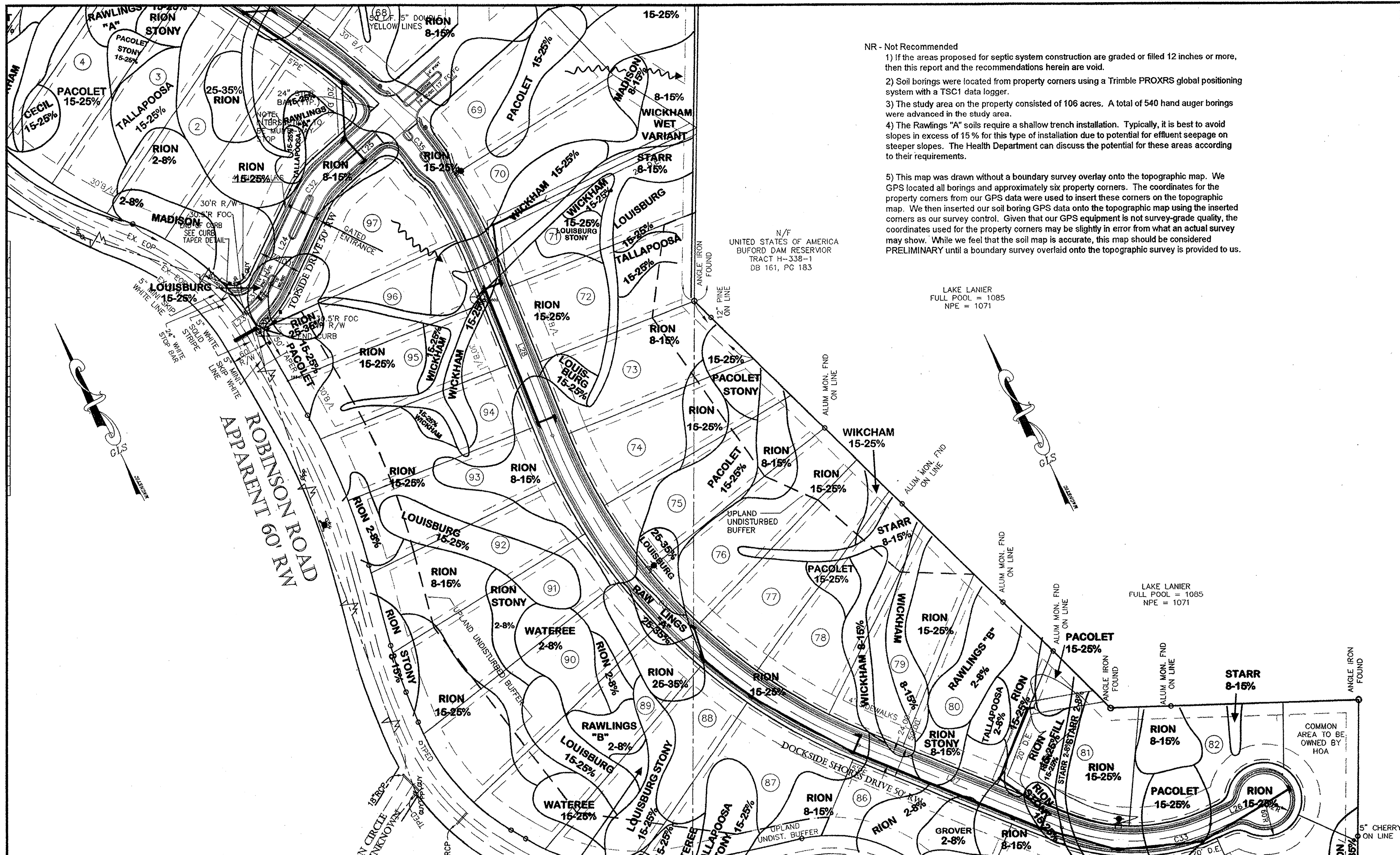
GRIFFIN LAND SURVEYING, INC.

2274 AZALEA DRIVE, SUITE A  
LAWRENCEVILLE, GEORGIA 30043  
(770) 995-9723

|                  |                       |                |
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| County: HALL, GA | Scale: 1" = 100'      | Sheet No.      |
| Drawn By: JJ     | Checked By: JHG       | 1001B3         |
| Job Number: MEAD | File Number:          |                |

| No. | By | Date     | Revision        |
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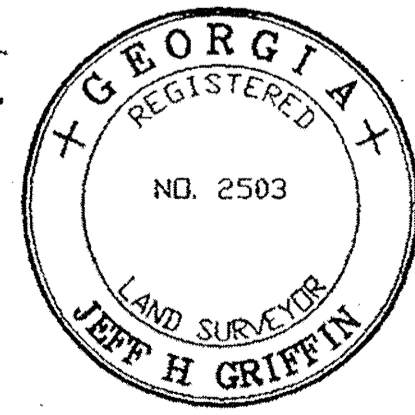
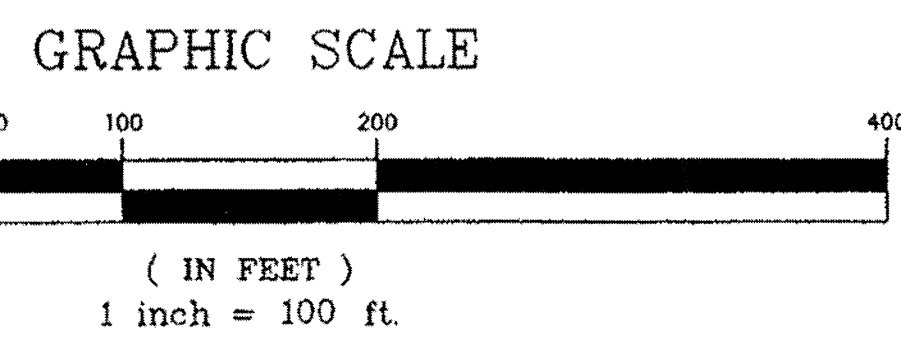
- NR - Not Recommended
- 1) If the areas proposed for septic system construction are graded or filled 12 inches or more, then this report and the recommendations herein are void.
  - 2) Soil borings were located from property corners using a Trimble PROXRS global positioning system with a TSC1 data logger.
  - 3) The study area on the property consisted of 106 acres. A total of 540 hand auger borings were advanced in the study area.
  - 4) The Rawlings "A" soils require a shallow trench installation. Typically, it is best to avoid slopes in excess of 15% for this type of installation due to potential for effluent seepage on steeper slopes. The Health Department can discuss the potential for these areas according to their requirements.
  - 5) This map was drawn without a boundary survey overlay onto the topographic map. We GPS located all borings and approximately six property corners. The coordinates for the property corners from our GPS data were used to insert these corners on the topographic map. We then inserted our soil boring GPS data onto the topographic map using the inserted corners as our survey control. Given that our GPS equipment is not survey-grade quality, the coordinates used for the property corners may be slightly in error from what an actual survey may show. While we feel that the soil map is accurate, this map should be considered PRELIMINARY until a boundary survey overlaid onto the topographic survey is provided to us.

N/F  
 UNITED STATES OF AMERICA  
 BUFORD DAM RESERVOIR  
 TRACT H-338-1  
 DB 161, PG 183

LAKE LANIER  
 FULL POOL = 1085  
 NPE = 1071

LAKE LANIER  
 FULL POOL = 1085  
 NPE = 1071

- LEGEND**
- CMF = CONCRETE MONUMENT FOUND
  - CTP = CRIMP TOP PIPE
  - IFP = IRON PIN FOUND
  - OTF = OPEN TOP PIPE
  - RFP = REBAR PIN FOUND
  - IPS = 1/2" REBAR PIN SET
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  - BL = BUILDING LINE
  - CL = CENTERLINE
  - EP = EDGE OF PAVEMENT
  - BC = BACK OF CURB
  - MN = MAN HOLE
  - CB = CATCH BASIN
  - AB = ANCHOR BOX
  - DI = DRAIN INLET
  - HW = HEAD WALL
  - PP = POWER POLE
  - FD = FIRE HYDRANT
  - IE = INVERT ELEVATION
  - FFE = FINISHED FLOOR ELEVATION
  - SS = SANITARY SEWER LINE/PIPE
  - DS = DRAINAGE SEWER LINE/PIPE
  - FL = FENCE LINE
  - FFZ = FLOOD HAZARD ZONE LINE
  - N/F = NEW OR FERROUS
  - 0-000-00 = DISTRICT-LAND LOT-PARCEL
  - (CALL) = BEED OR PLAT CALL



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MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA

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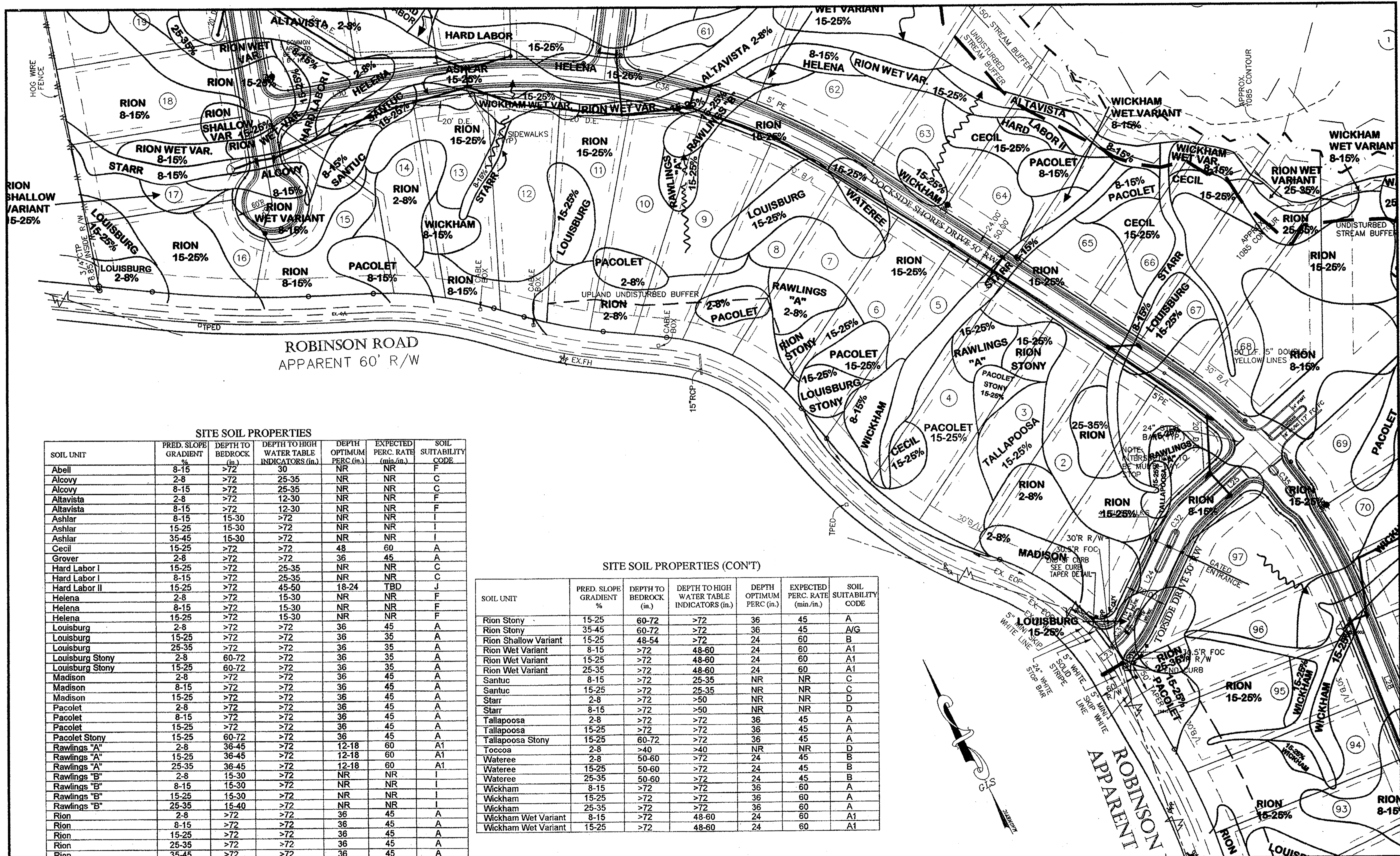
FINAL PLAT FOR

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**GRIFFIN LAND SURVEYING, INC.**

2274 AZALEA DRIVE, SUITE A  
 LAWRENCEVILLE, GEORGIA 30043  
 (770) 995-9723

|                  |                       |                |
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| Date: 11/21/05   | Land Lot: 68, 69 & 87 | District: 10th |
| County: HALL, GA | Scale: 1" = 100'      | Sheet No.      |
| Drawn By: JJI    | Checked By: JHG       |                |
| Job Number: MEAD | File Number:          | 110f13         |



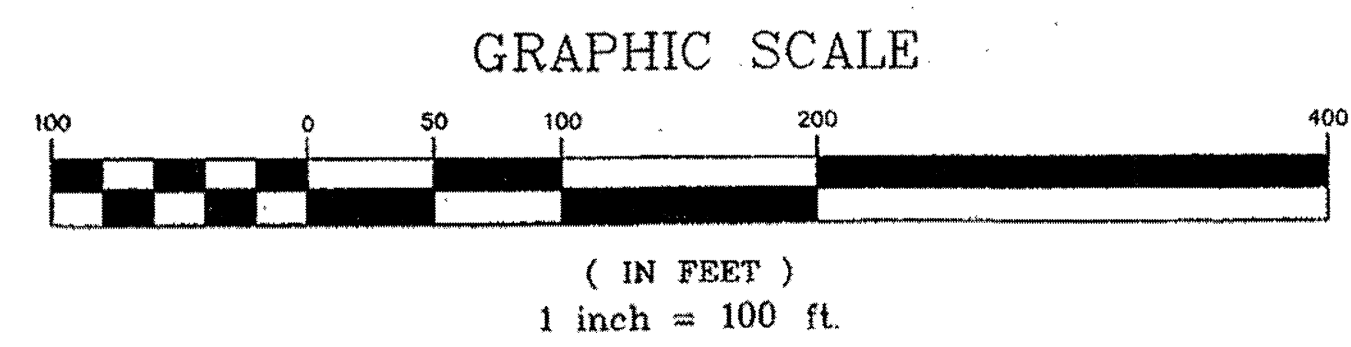
SITE SOIL PROPERTIES

| SOIL UNIT       | PRED. SLOPE GRADIENT (%) | DEPTH TO BEDROCK (in.) | DEPTH TO HIGH WATER TABLE INDICATORS (in.) | DEPTH OPTIMUM PERC. (in.) | EXPECTED PERC. RATE (min./in.) | SOIL SUITABILITY CODE |
|-----------------|--------------------------|------------------------|--------------------------------------------|---------------------------|--------------------------------|-----------------------|
| Abell           | 8-15                     | >72                    | 30                                         | NR                        | NR                             | F                     |
| Alcovy          | 2-8                      | >72                    | 25-35                                      | NR                        | NR                             | C                     |
| Alcovy          | 8-15                     | >72                    | 25-35                                      | NR                        | NR                             | C                     |
| Altavista       | 2-8                      | >72                    | 12-30                                      | NR                        | NR                             | F                     |
| Altavista       | 8-15                     | >72                    | 12-30                                      | NR                        | NR                             | F                     |
| Ashlar          | 8-15                     | 15-30                  | >72                                        | NR                        | NR                             | I                     |
| Ashlar          | 15-25                    | 15-30                  | >72                                        | NR                        | NR                             | I                     |
| Ashlar          | 35-45                    | 15-30                  | >72                                        | NR                        | NR                             | I                     |
| Cecil           | 15-25                    | >72                    | >72                                        | 48                        | 60                             | A                     |
| Grover          | 2-8                      | >72                    | >72                                        | 36                        | 45                             | A                     |
| Hard Labor I    | 15-25                    | >72                    | 25-35                                      | NR                        | NR                             | C                     |
| Hard Labor I    | 8-15                     | >72                    | 25-35                                      | NR                        | NR                             | C                     |
| Hard Labor II   | 15-25                    | >72                    | 45-50                                      | 18-24                     | TBD                            | J                     |
| Helena          | 2-8                      | >72                    | 15-30                                      | NR                        | NR                             | F                     |
| Helena          | 8-15                     | >72                    | 15-30                                      | NR                        | NR                             | F                     |
| Helena          | 15-25                    | >72                    | 15-30                                      | NR                        | NR                             | F                     |
| Louisburg       | 2-8                      | >72                    | >72                                        | 36                        | 45                             | A                     |
| Louisburg       | 15-25                    | >72                    | >72                                        | 36                        | 35                             | A                     |
| Louisburg       | 25-35                    | >72                    | >72                                        | 36                        | 35                             | A                     |
| Louisburg Stony | 2-8                      | 60-72                  | >72                                        | 36                        | 35                             | A                     |
| Louisburg Stony | 15-25                    | 60-72                  | >72                                        | 36                        | 35                             | A                     |
| Madison         | 2-8                      | >72                    | >72                                        | 36                        | 45                             | A                     |
| Madison         | 8-15                     | >72                    | >72                                        | 36                        | 45                             | A                     |
| Madison         | 15-25                    | >72                    | >72                                        | 36                        | 45                             | A                     |
| Pacolet         | 2-8                      | >72                    | >72                                        | 36                        | 45                             | A                     |
| Pacolet         | 8-15                     | >72                    | >72                                        | 36                        | 45                             | A                     |
| Pacolet         | 15-25                    | >72                    | >72                                        | 36                        | 45                             | A                     |
| Pacolet Stony   | 15-25                    | 60-72                  | >72                                        | 36                        | 45                             | A                     |
| Rawlings "A"    | 2-8                      | 36-45                  | >72                                        | 12-18                     | 60                             | A1                    |
| Rawlings "A"    | 15-25                    | 36-45                  | >72                                        | 12-18                     | 60                             | A1                    |
| Rawlings "A"    | 25-35                    | 36-45                  | >72                                        | 12-18                     | 60                             | A1                    |
| Rawlings "B"    | 2-8                      | 15-30                  | >72                                        | NR                        | NR                             | I                     |
| Rawlings "B"    | 8-15                     | 15-30                  | >72                                        | NR                        | NR                             | I                     |
| Rawlings "B"    | 15-25                    | 15-30                  | >72                                        | NR                        | NR                             | I                     |
| Rawlings "B"    | 25-35                    | 15-40                  | >72                                        | NR                        | NR                             | I                     |
| Rion            | 2-8                      | >72                    | >72                                        | 36                        | 45                             | A                     |
| Rion            | 8-15                     | >72                    | >72                                        | 36                        | 45                             | A                     |
| Rion            | 15-25                    | >72                    | >72                                        | 36                        | 45                             | A                     |
| Rion            | 25-35                    | >72                    | >72                                        | 36                        | 45                             | A                     |
| Rion            | 35-45                    | >72                    | >72                                        | 36                        | 45                             | A                     |
| Rion Stony      | 2-8                      | 60-72                  | >72                                        | 36                        | 45                             | A                     |
| Rion Stony      | 8-15                     | 60-72                  | >72                                        | 36                        | 45                             | A                     |

SITE SOIL PROPERTIES (CON'T)

| SOIL UNIT            | PRED. SLOPE GRADIENT (%) | DEPTH TO BEDROCK (in.) | DEPTH TO HIGH WATER TABLE INDICATORS (in.) | DEPTH OPTIMUM PERC. (in.) | EXPECTED PERC. RATE (min./in.) | SOIL SUITABILITY CODE |
|----------------------|--------------------------|------------------------|--------------------------------------------|---------------------------|--------------------------------|-----------------------|
| Rion Stony           | 15-25                    | 60-72                  | >72                                        | 36                        | 45                             | A                     |
| Rion Stony           | 35-45                    | 60-72                  | >72                                        | 36                        | 45                             | A/G                   |
| Rion Shallow Variant | 15-25                    | 48-54                  | >72                                        | 24                        | 60                             | B                     |
| Rion Wet Variant     | 8-15                     | >72                    | 48-60                                      | 24                        | 60                             | A1                    |
| Rion Wet Variant     | 15-25                    | >72                    | 48-60                                      | 24                        | 60                             | A1                    |
| Rion Wet Variant     | 25-35                    | >72                    | 48-60                                      | 24                        | 60                             | A1                    |
| Santuc               | 8-15                     | >72                    | 25-35                                      | NR                        | NR                             | C                     |
| Santuc               | 15-25                    | >72                    | 25-35                                      | NR                        | NR                             | C                     |
| Starr                | 2-8                      | >72                    | >50                                        | NR                        | NR                             | D                     |
| Starr                | 8-15                     | >72                    | >50                                        | NR                        | NR                             | D                     |
| Talapoosa            | 2-8                      | >72                    | >72                                        | 36                        | 45                             | A                     |
| Talapoosa            | 15-25                    | >72                    | >72                                        | 36                        | 45                             | A                     |
| Talapoosa Stony      | 15-25                    | 60-72                  | >72                                        | 36                        | 45                             | A                     |
| Toccoa               | 2-8                      | >40                    | >72                                        | NR                        | NR                             | D                     |
| Waterree             | 2-8                      | 50-60                  | >72                                        | 24                        | 45                             | B                     |
| Waterree             | 15-25                    | 50-60                  | >72                                        | 24                        | 45                             | B                     |
| Waterree             | 25-35                    | 50-60                  | >72                                        | 24                        | 45                             | B                     |
| Wickham              | 8-15                     | >72                    | >72                                        | 36                        | 60                             | A                     |
| Wickham              | 15-25                    | >72                    | >72                                        | 36                        | 60                             | A                     |
| Wickham              | 25-35                    | >72                    | >72                                        | 36                        | 60                             | A                     |
| Wickham Wet Variant  | 8-15                     | >72                    | 48-60                                      | 24                        | 60                             | A1                    |
| Wickham Wet Variant  | 15-25                    | >72                    | 48-60                                      | 24                        | 60                             | A1                    |

- LEGEND
- CHF - CONCRETE MONUMENT FOUND
  - CIP - CRIMP TOP PIPE
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  - BC - BACK OF CURB
  - MI - MAN HOLE
  - CB - CATCH BASIN
  - SI - SANITARY SEWER INLET
  - HP - HEAD PILE
  - IF - FIRE HYDRANT
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  - N/P - NOW OR FORMERLY
  - 0-000-00 - DISTRICT-LAND LOT-PARCEL
  - CALL - BEED DEP. PLAT CALL



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FINAL PLAT FOR

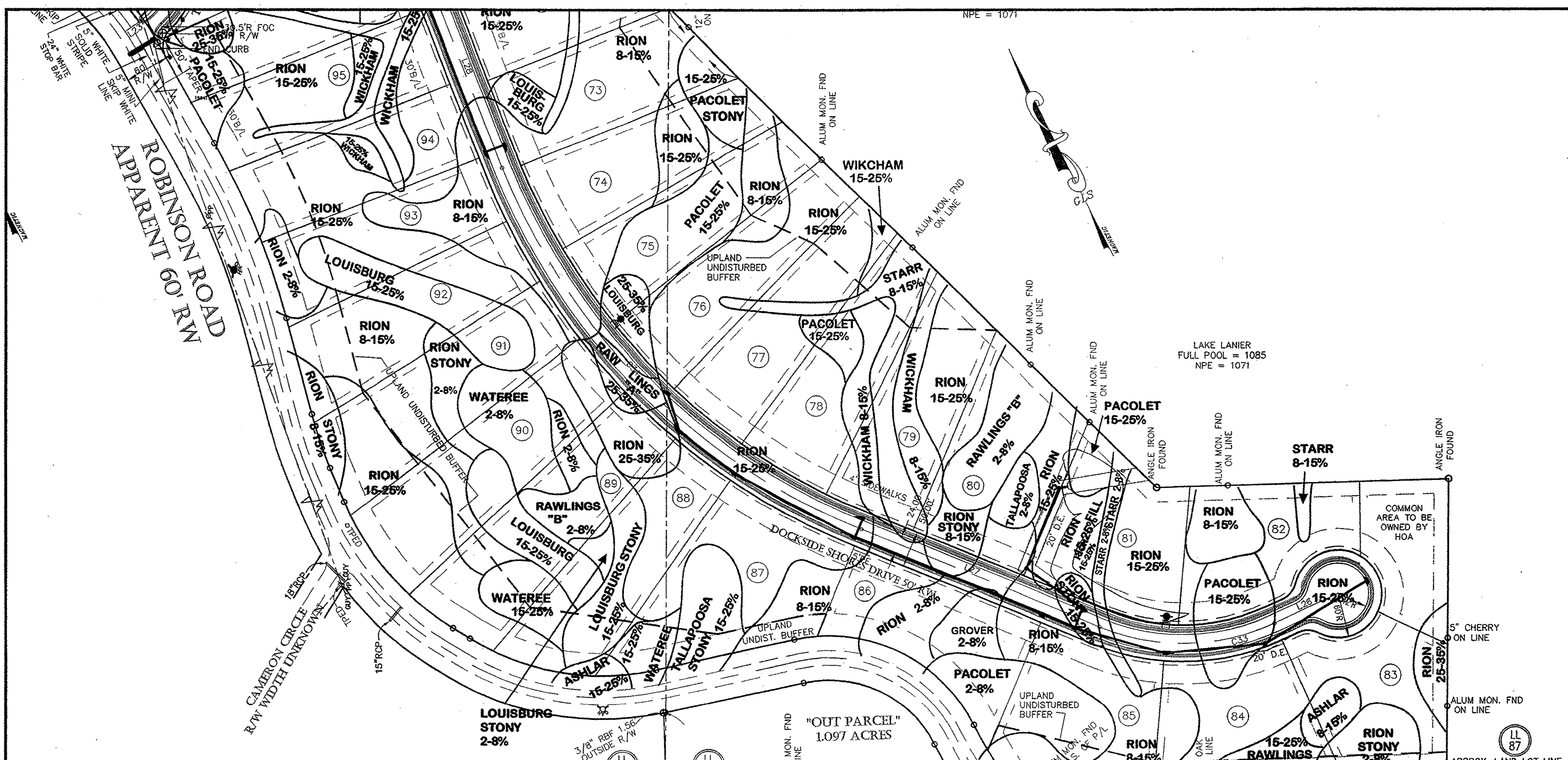
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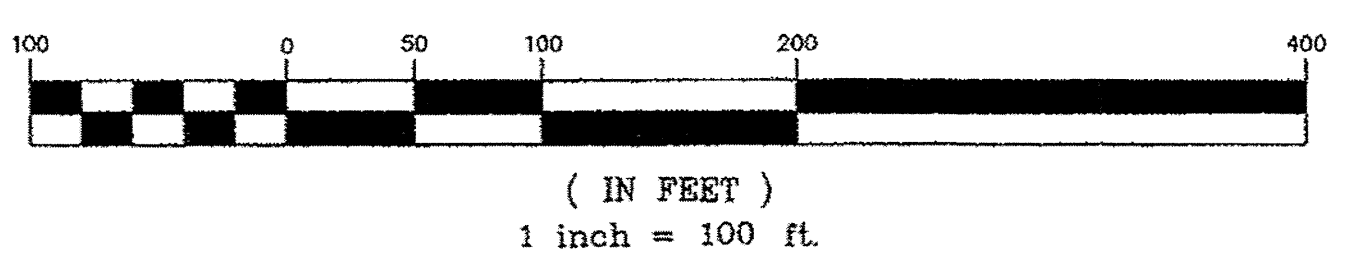


**SOIL SUITABILITY CODES:**

- A) These soils have the ability to function as suitable absorption fields given proper system design, installation and maintenance.
- A1) These soils have evidence of a seasonal high water at a depth sufficient to accommodate a conventional septic installation at a shallow depth. The recommended trench depth must be maintained.
- B) Due to stony and/or marginal bedrock depths, it is recommended that drain lines are installed first to ensure that the required two-foot separation between trench bottom and the rock layer is maintained.
- C) Due to evidence of a perched or seasonal high water table, there is a high probability of failure for conventional septic systems. These should, however, have the ability to function for drip emitter systems with a hydraulic loading rate of 0.10 gpd/sq.ft.
- D) Due to drainage and/or flooding potential, these soils should be avoided for septic system construction.
- F) There is a very high probability of failure for septic systems.
- G) Soils greater than 30 percent may not be considered suitable for septic system installation. You can contact your local health department to discuss possible alternatives.
- I) Due to observed depth of rock these soils are not recommended for septic system installation. However, further investigation with a backhoe may yield areas within these mapping units with sufficient depth to rock to accommodate a septic system.
- J) Due to the clayey texture and density of subsurface layers in these soils, percolation rates may be prohibitively slow. A special level 4 study including percolation tests are required to assess if a suitable percolation rate exists.

- LEGEND**
- CHP CONCRETE MONUMENT FOUND
  - CRP CRIMP TYP PIPE
  - IFP IRON PIN FOUND
  - OTP OPEN TYP PIPE
  - RFP REBAR PIN FOUND
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  - BCK BACK OF CURB
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  - CB CATCH BASIN
  - JR JUNCTION BOX
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  - HW HEAD WALL
  - PP PIPES POLE
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  - N/F NOW OR FORMERLY
  - D/L DISTRICT-LAND LOT-PARCEL
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**GRAPHIC SCALE**



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FINAL PLAT FOR

**THE SHORES AT LYNNCLIFF COVE**

GRIFFIN LAND SURVEYING, INC.

2274 AZALEA DRIVE, SUITE A  
LAWRENCEVILLE, GEORGIA 30043  
(770) 995-9723

Date: 11/21/05    Land Lot: 68, 69 & 87    District: 10th

County: HALL, GA    Scale: 1" = 100'    Sheet No. 13 of 13

Drawn By: JJI    Checked By: JHG

Job Number: MEAD    File Number: