

OWNER/SUBDIVIDER:  
ROBERT B. HOWARD  
MARY W. HOWARD  
115 WINDFALL COURT  
ALPHARETTA, GEORGIA, 30004  
CONTACT: ROBERT HOWARD  
PHONE: 770-475-1297

CERTIFICATE OF OWNER:  
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO IN PERSON, CERTIFIES THAT THIS PLAT CORRECTLY SHOWS THE ENTIRE CONTIGUOUS PROPERTY OWNED BY ME IN LAND LOT 1082 OF DISTRICT 2, SECTION 2, FULTON COUNTY, GEORGIA AND LOCATED WITHIN THE CITY LIMITS OF ROSWELL AND CONTAINING 148,099 S.F.

DATED 12/5/07 OWNER: Robert B. Howard

OWNER/SUBDIVIDER:  
MARY W. HOWARD  
115 WINDFALL COURT  
ALPHARETTA, GEORGIA, 30004  
CONTACT: ROBERT HOWARD  
PHONE: 770-475-1297  
TAX PARCEL I.D.# 22327010820315

CERTIFICATE OF OWNER:  
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO IN PERSON, CERTIFIES THAT THIS PLAT CORRECTLY SHOWS THE ENTIRE CONTIGUOUS PROPERTY OWNED BY ME IN LAND LOT 1082 OF DISTRICT 2, SECTION 2, FULTON COUNTY, GEORGIA AND LOCATED WITHIN THE CITY LIMITS OF ROSWELL AND CONTAINING 148,099 S.F.

DATED 12/5/07 OWNER: Mary W. Howard

STATEMENT OF SLOPE EASEMENT:  
THIS PLAT IS APPROVED WITH THE UNDERSTANDING THAT EASEMENT IS GRANTED CITY OF ROSWELL ALONG ALL ROAD FRONTAGE FOR THE PURPOSE OF SLOPING CUTS AND FILLS AS FOLLOWS:  
0' TO 5' - NOT LESS THAN 3 TO 1 SLOPE  
5' TO 10' - NOT LESS THAN 2 TO 1 SLOPE

#### SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS DIVISION PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE LAND SUBDIVISION ORDINANCE OF THE CITY OF ROSWELL AND THE REQUIREMENTS OF THE ZONING ORDINANCE OF THE CITY OF ROSWELL, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

12-5-07  
DATE  
REGISTERED CIVIL ENGINEER NO. 9605  
TM CORPORATION ENGINEERS  
1060 TUXEDO COURT, ROSWELL, GEORGIA 30077  
CONTACT: RODNEY H. REESE  
PHONE: 770-475-6817

12-05-2007  
DATE  
REGISTERED GEORGIA LAND SURVEYOR NO. 2072  
BRUMBELOW-REESE & ASSOCIATES, INC.  
13685 HIGHWAY 9, ALPHARETTA, GA 30004  
CONTACT: RODNEY H. REESE  
PHONE: 770-475-6817

#### FULTON COUNTY DEPARTMENT OF HEALTH AND WELLNESS ENVIRONMENTAL HEALTH SERVICES

This development is approved provided the following required improvements are in compliance with the Fulton County code of ordinances, Chapter 34, article IV, DRINKING WATER SUPPLY and Article XI, SEWAGE DISPOSAL.

WATER SUPPLY  
☒ Public Water Supply  
☐ Individual Onsite Water Supply(ies)  
SEWAGE DISPOSAL  
☐ Public Sanitary Sewerage System  
☒ Individual Onsite Sewage Management Systems

12/10/07  
Date  
Fulton County Department of Health and Wellness

Revision Date Fulton County Department of Health and Wellness

#### FIRM PANEL COVER

NATIONAL FLOOD INSURANCE PROGRAM

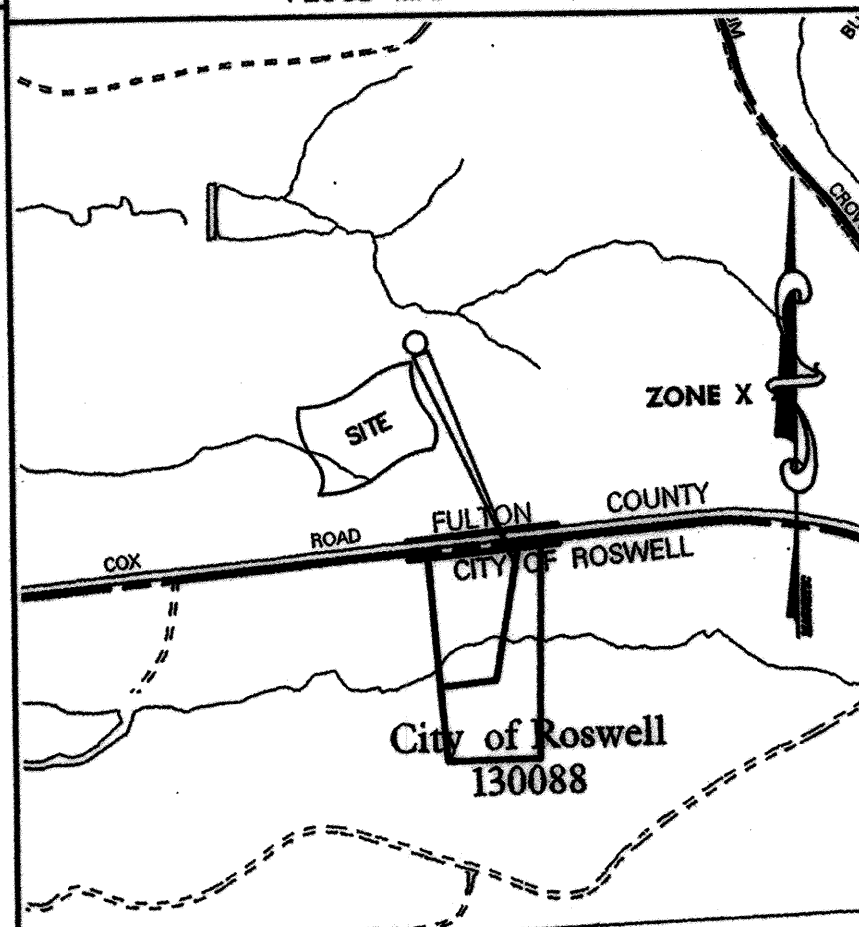
FIRM  
FLOOD INSURANCE RATE MAP  
FULTON COUNTY,  
GEORGIA  
AND INCORPORATED AREAS

PANEL 31 OF 490  
(SEE MAP INDEX FOR PANELS NOT PRINTED)  
COMMUNITY: FULTON COUNTY  
FULTON CITY OF  
NUMBER: 13121C0031 E  
PANEL: 0001  
SUFFIX: E

MAP NUMBER  
13121C0031 E  
EFFECTIVE DATE:  
JUNE 22, 1998

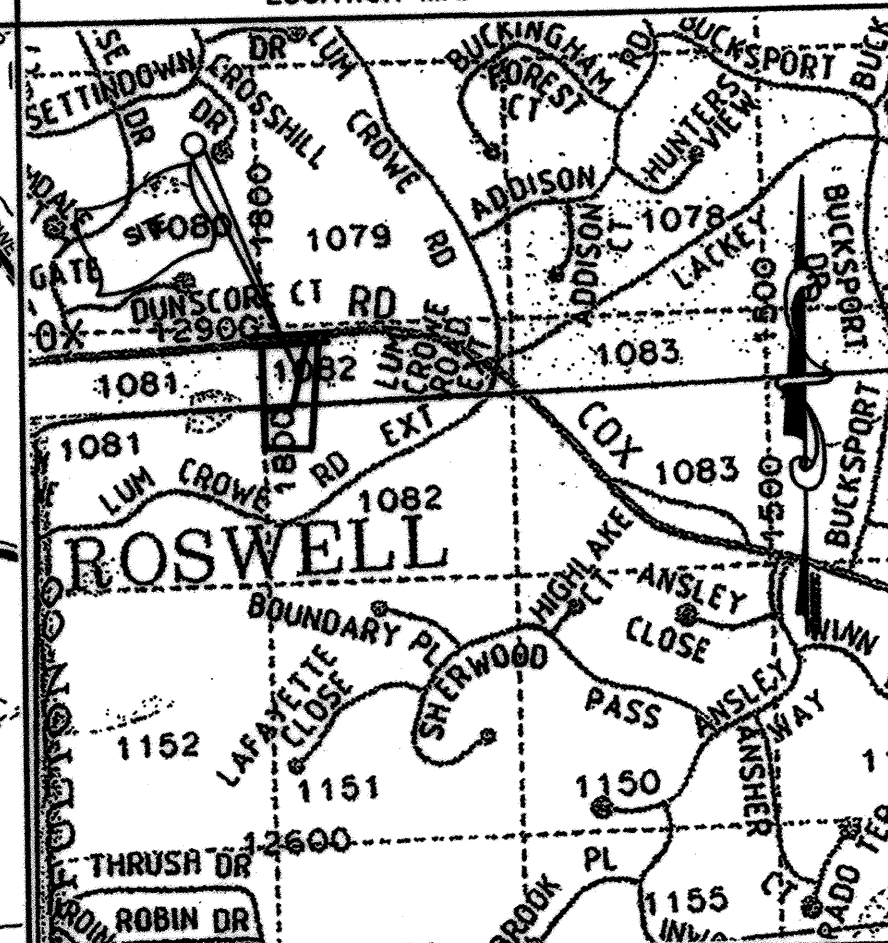
Federal Emergency Management Agency

#### FLOOD MAP - 1"=500'±



"ACCORDING TO THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) OF FULTON COUNTY, PANEL NUMBER 13121C0031 E, DATED JUNE 22, 1998, THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA"

#### LOCATION MAP - 1"=1000'±



Atlanta Metropolitan Series October 2006 to October 2007  
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#### DRAINAGE NOTES:

1. THE NATURAL DRAINS, BRANCHES, CULVERTS AND DRAINAGE STRUCTURES SHOWN ON THIS PLAT ARE NECESSARY FOR DRAINAGE OF THE SUBDIVISION, AND THE CITY OF ROSWELL WILL NOT BE HELD RESPONSIBLE FOR OVERFLOW OR EROSION CAUSED BY THEM, OR FOR EXTENSION OF CULVERTS SHOWN. PURSUANT TO THE LAND SUBDIVISION ORDINANCE OF THE CITY OF ROSWELL, THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY OF ROSWELL.
2. NO STRUCTURE SHALL BE LOCATED WITHIN FORTY (40) FEET OF AN OPEN DRAIN.
3. DISTURBANCE OF THE WETLANDS WAS APPROVED, WITH CONDITIONS, BY THE DEPARTMENT OF THE ARMY, SAVANNAH DISTRICT, CORPS OF ENGINEERS, PER A LETTER FROM WILLIAM J. FONFEREK, PIEDMONT BRANCH, DATED SEPTEMBER 4, 2007, BEARING THEIR REGULATORY DIVISION PROJECT NO. 200701172.
4. DISTURBANCE OF THE STREAM MAY REQUIRE GEORGIA EPD APPROVAL VIA PEGGY CHAMBERS (JULY 12, 2007, LETTER SUBMITTED TO MS. JAN SAMMONS IN PRECONSTRUCTION NOTIFICATION [PCN] PACKAGE).

TAX PARCEL I.D.# 22327010820315

NOTE:  
THE PURPOSE OF THIS PLAT IS TO DIVIDE A 3.40 ACRES TRACT INTO 2 LEGAL LOTS OF RECORD.

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR:  
PURSUANT TO THE LAND SUBDIVISION ORDINANCE OF THE CITY OF ROSWELL SECTION 201.5, THIS PLAT HAS BEEN APPROVED FOR RECORDING BY THE ZONING DIRECTOR OF THE CITY OF ROSWELL IN ACCORDANCE WITH EXISTING RULES AND REGULATIONS.

1-3-2008  
DATE  
ZONING DIRECTOR

#### Certification As To Recording

This is to certify that this plat has been recorded in Plat Book 334, Page 1 of Fulton County Records, on Jan 7, 2008, at

Deputy Clerk, Superior Court  
Fulton County, Georgia

#### NOTES:

1. TOTAL NUMBER OF LOTS = 2
2. LOT 1 AREA = 1.893 ACRES (82,454 S.F.)  
LOT 2 AREA = 1.473 ACRES (64,146 S.F.)  
TOTAL AREA OF THE TRACT = 3.366 ACRES (146,600 S.F.)
3. RIGHT-OF-WAY DEDICATION OF COX ROAD  
= 0.034 ACRES (1,499 S.F.)
4. ZONING = E-2C
5. MINIMUM LOT SIZE = 43,560 S.F.
6. BUILDING SETBACKS REQUIRED:  
FRONT - 60 FEET  
MINIMUM LOT WIDTH = 120'  
SIDE - 15 FEET  
REAR - 40 FEET
7. MINIMUM HOUSE SIZE FOR NEWLY CONSTRUCTED HOMES = 1,800 S.F.
8. WATER SUPPLY = FULTON COUNTY SYSTEM  
WATER LINES ARE DEDICATED TO THE APPROPRIATE AGENCY AS REQUIRED.
9. SEWAGE DISPOSAL = INDIVIDUAL ON-SITE WASTE MANAGEMENT SYSTEM.
10. IRON PIN SET (1/2" R/B) AT ALL CORNERS UNLESS INDICATED OTHERWISE.
11. THE BEARINGS SHOWN HEREON ARE BASED ON FULTON COUNTY GIS MONUMENTATION AND WERE CALCULATED FROM ANGLES TURNED IN FIELD.
12. THERE ARE NO KNOWN PRIVATE COVENANTS FOR THIS PROPERTY.
13. WETLAND DELINEATION FOR THE SITE WAS DONE BY KENDALL AND ASSOCIATES, INC.

WYN L. GALLSBY  
City Administrator

#### City of Roswell Planning and Zoning Office

W.L. MARY  
Mayor

MEMO  
TO: File - R291-07  
FROM: Susan Canon, Zoning Administrator  
DATE: April 9, 1991  
SUBJECT: R291-07 - Petitioner: City of Roswell - South side of Cox Road - Land Lots 1081, 1082, and 1152 - 2nd District, 2nd Section - R-1 to R-2 - Single Family Residential

Please be advised the Mayor and City Council at their April 8, 1991 hearing approved the above mentioned rezoning petition subject to the following:

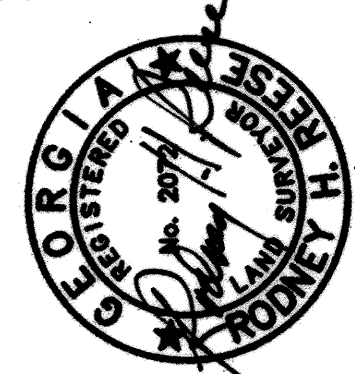
1. The minimum lot size for the subject property shall be one (1) acre.
2. The minimum floor area shall be one thousand eight hundred (1800) square feet of heated floor area per single family dwelling.

JO/at  
cc: R291-07

BRUMBELOW-REESE & ASSOC., INC.

LAND SURVEYING SERVICES  
GEORGIA REGISTRATION NO. 2072

13685 HIGHWAY 9  
ALPHARETTA, GEORGIA 30004-3616  
PHONE (770) 475-6817  
FAX (770) 569-4948  
EMAIL--BRASSINC@COMCAST.NET



MEMBER OF S.A.M.S.O.G.

LOCATED IN:  
LAND LOT(S): 1082  
DISTRICT: 2, SECTION: 2  
CITY OF: ROSWELL  
COUNTY OF: FULTON  
STATE OF: GEORGIA

DIVISION PLAT FOR  
ROBERT HOWARD

DATE: JUNE 27, 2007

REVISIONS:  
08-29-2007, ADDRESSED CITY COMMENTS

FIELD BY: SDR,DL  
DRAWN BY: PPM  
CHECKED BY: RHR  
DRAWING: HOWARD-DIV1  
JOB NO. 2007-091