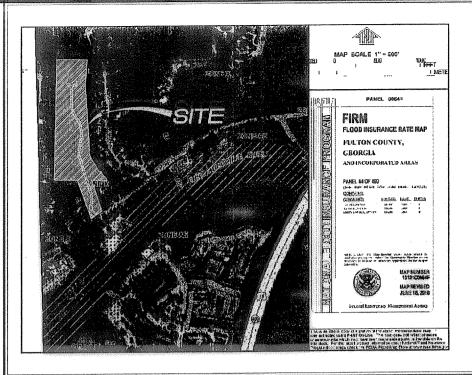


FINAL PLAT FOR:

TAIMEN ON THE RIVER

LAND LOTS 493, 494, 1st DISTRICT, 2nd SECTION CITY OF ROSWELL, FULTON COUNTY, GEORGIA **DEVELOPMENT PERMIT NO.:11090389 ZONING: R1**



FEMA FLOOD MAP

RIVER

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF FULTON COUNTY, PANEL NUMBER 13121C0064 F, DATED : JUNE 18, 2010. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

SUBJECT PROPERTY HAS ACCESS TO THE RIGHT OF WAY OF RIVERSIDE ROAD.

REF. AERO ATLAS NOT TO SCALE

DEVELOPMENT DATA

- OWNER / SUBDIVIDER: ARCHWAY CUSTOM HOMES ADDRESS: 227 SANDY SPRINGS, SUITE D-377, SANDY SPRINGS, GEORGIA 30328
- TELEPHONE: (678) 409-8557 SURVEYOR: TRAVIS PRUITT AND ASSOCIATES
 ADDRESS: 4317 PARK DRIVE, NORCROSS, GEORGIA 30093 TELEPHONE: (770) 416-7511
- SUBDIVISION CONFIGURATION: SOURCE OF DATA: TRAVIS PRUITT AND ASSOCIATES, INC.
- LOCATION: RIVERSIDE ROAD
- TOTAL PROJECT AREA 13.54 ACRES/# 4.19 ACRES DISTURBED
- D. CONSERVATION AREA = 20% REQUIRED (2.708 AC) / 30% PROVIDED (4.09 ACRES)
- OPEN SPACE = 0% REQUIRED (0.00 ACRES) / 3.3% PROVIDED (0.45 ACRES)
- G. TYPE OF SUBDIVISION: SINGLE-FAMILY RESIDENTIAL-DETACHED
- NUMBER OF LOTS: 10
- DENSITY: 0.74 LOTS PER ACRE / 2.42 LOTS PER ACRE MAXIMUM
- J. LOT WIDTH = MINIMUM 100' AT FRONT BUILDING SETBACK
- K. LOT AREA = MINIMUM 18,000 SF / MAXIMUM 30% LOT COVERAGE BUILDING HEIGHT = MAXIMUM 35'
- TYPE OF STREETS: PRIVATE 1,687 LINEAR FEET
- ACCESS AND UTILITY EASEMENT WIDTH: 50'
- ALL EXTERIOR SIDEWALKS ARE INSTALLED AND INTERIOR SIDEWALKS ALONG OPEN SPACE. INTERIOR SIDEWALKS TO BE INSTALLED BY BUILDER ON A LOT BY LOT BASIS, PRIOR TO
- P. PAVEMENT WIDTH: 21' BACK OF FLUSH CURB TO BACK OF FLUSH CURB
- Q. BUILDING SETBACKS: FRONT: 30' (PER VARIANCE)
- R. NO NATIONAL GEODETIC SURVEY MONUMENT EXISTS WITHIN 2,500' OF THIS SITE.
- ALL DAMAGED INFRASTRUCTURE TO BE REPLACED PRIOR TO C.O.
- TBM ELEVATIONS BASED ON GPS OBSERVATIONS UTILIZING eGPS CONTINUOUS OPERATING BASE STATIONS AND IS ON NoGVD 88 DATUM.
- AS-BUILT CERTIFICATION AND STORMWATER BMP MANAGEMENT COVENANT WILL BE REQUIRED FOR LOTS 1, 2, 7 AND 8 FOR THE BIO-RETENTION PONDS PRIOR TO
- BOUNDARY SURVEY FOR ARCHWAY CUSTOM HOMES, LLC & TAIMEN ARCHES, LLC DATED
- W. STORMWATER MANAGEMENT/BMP FACILITIES COVENANT RECORDED IN DEED BOOK

UPON RECORDING OF THIS PLAT, ALL SANITARY AND WATER LINES ARE DEDICATED TO FULTON COUNTY WATER AND SEWER.

WATER SOURCE IS FULTON COUNTY.

SANITARY SEWER SOURCE IS FULTON COUNTY.

WATER LINE SHOWN PER CONSTRUCTION PLANS FOR GRAPHICAL PURPOSE ONLY.

CERTIFICATE OF OWNER

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO 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 PUBLIC FOREVER. ALL STREETS, PARKS, DRAMS, EASEMENTS, AND PUBLIC GROUNDS HEREON SHOWN, WHICH COMPRISE A TOTAL OF 647 ACRES, FOR THE PURPOSE HEREIN EXPRESSED.

OWNER PAUL MCKITTRICK

5|31|la

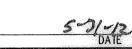
CERTIFICATE OF SURVEYOR/ENGINEER

IT IS HEREBY CERTIFIED THAT THIS 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 AS "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 "ZONING ORD NANCE OF THE CITY OF ROSWELL, GEORGIA" HAVE BEEN COMPLIED WITH.

CHRISTOPHER E. PATTERSON, GEORGIA REGISTERED ENGINEER No. 030094

2/18/6

RUCE HAMILTON, GEORGIA REGISTERED LAND SURVEYOR No. 2951



CERTIFICATE OF FINAL APPROVAL

MAYOR - CITY OF ROSWELL

THE MATURAL 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

A TRIMBLE 5603 TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AN DISTANCE MEASUREMENTS

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE OF ONE FOOT IN 28,882 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GEORGIA WEST ZONE STATE PLANE GRID

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON,

TRAVIS PRUITT & ASSOCIATES, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

FIELD WORK FOR THE BOUNDARY ON THIS PROPERTY WAS COMPLETED ON AUGUST 11, 2011.

DRAINAGE NOTES

HE OWNER OF RECORD, ON BEHALF OF HIMSELF/HERSELF/ITSELF AND ALL SUCCESSORS IN INTEREST. SPECIFICALLY RELEASE THE CITY OF ROSWELL FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES. DRAINAGE EASEMENTS ARE HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE OR STORM WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY A FINAL PLAT. THE CITY OF ROSWELL MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT, WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL INCLUDE THE REMOVAL OF TREES OR OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE. NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGMENT OF THE CITY OF ROSWELL IS POTENTIALLY INJURIOUS TO THE HEALTH, LIFE, PUBLIC PROPERTY, PUBLIC ROADS OR UTILITY SYSTEMS. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF ROSWELL. THE CITY RESERVES THE RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNERS OF THE PROPERT(IES) OF THE LAND THAT GENERATED THE CONDITIONS REQUIRING THE EMERGENCY SERVICE.

LOOD HAZARD NOTE: THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS SHOWN ON FULTON COUNTY, GEORGIA F.E.M.A. FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NUMBER 13121C0064 F, DATED: JUNE 18, 2010.

DISTURBANCE OF THE 100 YEAR FLOOD PLAIN IS PROHIBITED.

NO STRUCTURE SHALL BE LOGATED WITHIN (40) FEET OF AN OPEN DRAIN

DETENTION AND/OR WATER QUALITY FEATURES THAT SERVICE THIS SUBDIVISION ARE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE STORM WATER FACILITIES BMP COVENANT ON FILE WITH FULTON COUNTY AND THE CITY OF ROSWELL.

HOA COVENANTS: BOOK _____ - PAGE ____

FULTON COUNTY HEALTH DEPARTMENT

THIS SUBDIVISION, AS SHOWN, IS APPROVED UPON THE CONDITION THAT SEWAGE DISPOSAL AND WATER SUPPLY FACILITIES ARE IN COMPLIANCE WITH ARTICLES, ARTICLE XI - SEWAGE DISPOSAL AND ARTICLE IV - DRINKING WATER SUPPLY, OF FULTON COUNTY HEALTH DEPARTMENT. REGULATIONS AND IN ACCORDANCE WITH THE REQUIREMENTS BELOW:

INDIVIDUAL ONSITE SEWAGE

WATER SUPPLY X PUBLIC WATER SUPPLY INDIVIDUAL WATER SUPPLIES

SERVICE REQUIREMENTS - S/D TYPE

SERVICE REQUIREMENTS - S/D TYPE

5/11/12

FULTON COUNTY HEALTH DEPARTMENT

FULTON COUNTY HEALTH DEPARTMENT REVISION

2	05/11/12	ADDRESS COMMENTS	CEF
1	05/07/12	ADDRESS COMMENTS	GEF
ND.	DATE	DESCRIPTION	BY

OWNER/DEVELOPER

Archway Custom Homes

227 Sandy Springs Place, Suite D-377 24 HOUR EMERCENCY CONTACT Sandy Springs, Georgia 30328 678-409-8557

Kevin Seifert 678-409-8557 Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

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AIMEN



DATE: 04/11/12

DN: 1-11-0127FP

JN: 1-11-0127.296

SHEET 1 OF 8

C:\ Civil 3D Projects\ 110127\ dwg\ 1-11-0127FP dwg, FP-1, CPatterson, May 31, 2012 - 9:53:59am



July 19, 2011

Kevin Seifert **Archway Custom Homes** 227 Sandy Springs Place Suite D-377 Sandy Springs, GA 30328

Subject:

Taimen on the River, preliminary plat

Land Lots 493 and 494 Riverside Road

Dear Mr. Seifert:

Please be advised the Roswell Mayor and City Council approved the above referenced preliminary plat during their July 11, 2011 hearing. The plat was approved with the following

- 1. A reduction in the front setback from 40 feet to 30 feet.
- 2. It shall remain a private road.
- The street width pavement shall be reduced from 24 feet to 20 feet.
 The sidewalk is to be installed on one side of the street.
- 5. The applicant shall dedicate a trail easement within the conservation area prior to the issuance of a land development permit.
- 6. The 125' road frontage is accepted for the 10 homes.
- 7. The road is a substandard surface with the applicant to add a 2" topping and stabilize both sides of the road with GAB and concrete shoulder as shown on the attached drawing by the Transportation Department approved at the meeting.

If you have any questions, please contact me at 770-641-3774.

Sincerely,

City of Roswell

Bradford D. Townsend, AICP Planning and Zoning Director

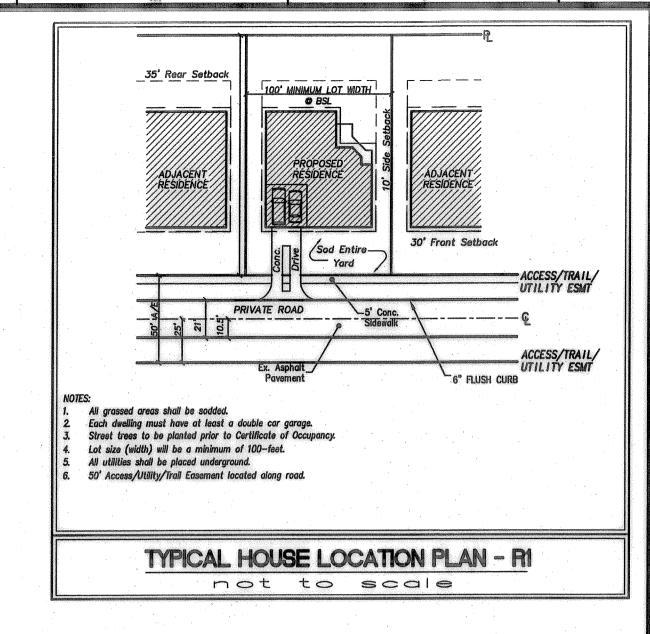
cc: Matt Grugen State Bank and Trust Company

3399 Peachtree Road, NE Suite 2050

Atlanta, GA 30326-2814

BT/jd

CITY OF ROSWELL. 38 HILL STREET ROSWELL, GEORGIA 30075 TELEPHONE 770-641-3727 www.foswellgov.com



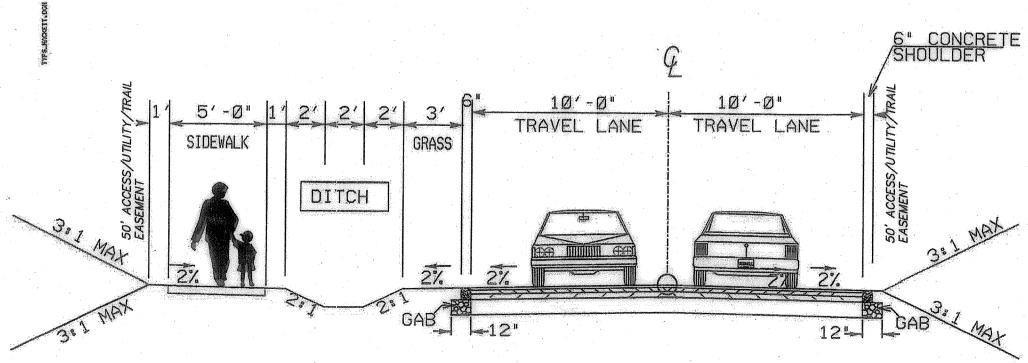
OWNER/DEVELOPER

Archway Custom Homes

227 Sandy Springs Place, Suite D-377 Sandy Springs, Georgia 30328 678-409-8557

24 HOUR EMERGENCY CONTACT Kevin Seifert 678-409-8557

TAIMEN ON THE RIVER



ADD SHOULDERS TO EXISTING 20' WIDE PAVEMENT AS SHOWN

DATE: 04/11/12 SCALE: 1"=50" CN: 1-11-0127FP JN: 1-11-0127.296

> FN: 116-C-2716 SHEET 2 OF 8

4317 Park Drive - Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

RIVER

AIMEN

ō,

City

494, 1st District,

Final Subdivision Plat For:

THERE ARE STATE WATERS WITHIN 200 FEET OF THE SITE. This property does lie within a 100 year flood hazard zone as defined by the F.E.M.A. Flood insurance Rate Map of Fulton County Community Panel Number 13121 C0064F dated June 18, 2010. Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information. © Copyright 2012 Travis Pruitt & Associates, Inc. THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.

2	05/11/12	ADDRESS COMMENTS	CEP
1	05/07/12	ADDRESS COMMENTS	GEP
NO	. DATE	DESCRIPTION	BY
	RE	VISION:	■

		CO	NSEF	RVATI	ON T	ABLES				
	Line To	able	Curve Table							
Line #	Length	Direction	Curve #	Radius	Length	Chord Length	Chord Direction			
L0300	54.77'	N56°50'29"E	CO300	195.00'	30.78'	30.74	S25° 17′ 59″E			
L0301	28.05	S77°41'31"E	CO301	70.00'	35.67'	35.29'	S6° 10′ 46″E			
L0302	21.15'	S20°46'42"E	CO302	250.00'	112.69'	111.74'	N4° 29′ 36″W			
L0303	42.22'	S1°37'03"W	CO303	175.00'	84.05	83.25'	53° 38' 49"E			
L0304	419.13'	S17°24'23"E	CO304	325.00'	252.01'	245.74	N12° 06' 04"W			
L0305	123.83'	S10'06'45"W	CO305	175.00'	106.15	104.53	S16° 56′ 20″E			
L0306	47.72'	S34°18'54"E		<u>Anna a ann an an ann an ann an ann an ann an a</u>						
L0307	190.07'	S0'26'14"W								
L0308	64.53'	S59°54'25"W								
L0309	50.00'	S30°05'35"E								
L0310	36.78'	N59°54'25"E								
L0311	149.00'	S88'58'47"E								

L	ot Tabl	e		Line To	able	Curve Table							
	T 6 51		Line #	Length	Direction	Curve #	Radius	Length	Chord Length	Chord Direction			
Lot #	Sq. Ft.	Acres	L1	105.37	S17°24'23"E	C1	225.00'	53.24'	53.11'	N10° 37′ 40″W			
1	33030	0.76	L2	105.33	N17'24'23"W	C2	225.00'	54.83'	54.69'	N3° 07' 54"E			
2	29626	0.68	L3	50.51	N17°24'23"W	C3	275.00'	213.24'	207.94	N12° 06′ 04″W			
3	26368	0.61	L6	113.83	N10°06'45"E	C4	225.00'	102.90'	102.01	N21° 12′ 48″W			
4	43550	1.00	L8	10.00'	N10°06'45"E	C5	225.00'	33.57	33.54'	N3° 50′ 13″W			
			L10	36.97'	N34°18'54"W	CO306	130.00'	66.25	65.531	S6° 10′ 46″E			
5	62332	1.43	L11	10.76	N34°18'54"W	CO307	200.00'	90.15	89.39'	N4° 29′ 36″W			
6	18092	0.42	L15	83.60'	NO'29'15"E				3				
7	18134	0.42	L17	105.08'	NO 23'51"E								
8	20107	0.46	L18	66.21	N59°17'55"W								
9	23753	0.55	L19	50.00'	N30°42'05"E								
10	32169	0.74	L20	64.60'	S5917'55"E								
	102700	10.71	L21	28.66	N59*54'25"E								
			L0313	5.01'	N70*00'05"E	,							
			LO314	42.22'	N15*13'18"E								

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Lot #	Sq. Ft.
1	4,300
2	4,300
3	4,300
4	4,300
5	4,300
6	4,300
7	4,300
8	4,300
9	4,300
10	4,300

	CENTERLINE ROAD LINE TABLE						CE	ENTERLIN	E ROAD	CURVE	TABLE	
Line #	Street	BEG. STA.	END STA.	Length	Direction	Curve #	Street	P.C. STA.	P.T. STA.	Radius	Arc	Chord Direction
CL102	TAIMEN-DRIVE	0+00.00	0+48.37	48.37	N33° 11' 28.36"W	CL201	TAIMEN-DRIVE	0+48.37	0+97.12	225.00	48.75	N26°59'05"W—48.65'
CL110	TAIMEN-DRIVE	0+97.12	1+18.27	21.15	N20° 46′ 42.07"W	CL202	TAIMEN-DRIVE	1+18.27	1+69.23	100.00	50.96	N6°10'46"W-50.41'
CL103	TAIMEN-DRIVE	1+69.23	2+11.15	41.92	N8° 25' 10.63"E	CL203	TAIMEN-DRIVE	2+11.15	3+12.57	225.00	101.42	N4°29'36"W-100.56'
CL104	TAIMEN-DRIVE	3+12.57	7+31.70	419.13	N17° 24' 22.66"W	CL204	TAIMEN-DRIVE	7+31.70	8+27.76	200.00	96.06	N3°38'49"W-95.14'
CL105	TAIMEN-DRIVE	8+27.76	9+51.60	123.83	N10° 06′ 45.48″E	CL205	TAIMEN-DRIVE	9+51.60	11+84.22	300.00	232.62	N12°06'04"W-226.84
CL106	TAIMEN-DRIVE	11+84.22	12+31.94	47.72	N34° 18' 54.40"W	CL206	TAIMEN-DRIVE	12+31.94	13+53.25	200.00	121.31	N16°56'20"W-119.46'
CL108	TAIMEN-DRIVE	13+53.25	15+56.29	203.04	NO° 26' 14.26"E			o Baharan zere minorina na za za za za po poje a kao za popoje ga pra mina kao sa pod	allenge kinde de kom i rezespenne er et er er bibliothelle men en e		and the second s	
CL109	TAIMEN-DRIVE	15+56.29	16+18.03	61.74	N60° 45' 16.00"W							

LO315 | 419.13' | N17'24'23"W

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			 	0,000				0	9,137	9,173		9,173				Ö		***************************************		0	3,906	4,305		4,305
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Taimen Drive	13,676	50,000		50,000	26,109	27,731	***************************************	27,731	38,774	38,811		38,811	6,975	10,000		10,000	11,052	16,000	·	16,000	19,140	19,522		19,522
5' Sidewalk	10,070		NOT THE REPORT OF THE PROPERTY	0	0	ener j r sæ 1		0	0		***************************************	0	964	1,500	egyanitakan menenten saman ayan aktoraksen hiji	1,500	2,444	3,000		3,000	4,383	4,401	A-1-0-A-1-0-A-1-0-A-1-0-A-1-0-A-1-0-A-1-0-A-1-0-A-1-0-A-1-0-A-1-0-A-1-0-A-1-0-A-1-0-A-1-0-A-1-0-A-1-0-A-1-0-A	4,401
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Total	16,368	62,432		62,432	48,367	52,531		52,531	118,228	118,726		118,726	8,400	14,500	0	14,500	20,532	40,135	0	40,135	52,444	59,363	0	59,363

THERE ARE STATE WATERS WITHIN 200 FEET OF THE SITE.

This property does lie within a 100 year flood hazard zone as defined by the F.E.M.A. Flood insurance Rate Map of Fulton County Community Panel Number 13121 C0064F dated June 18, 2010.

Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

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NO.	DATE	DESCRIPTION	BY
1	05/07/12	ADDRESS COMMENTS	CEF
2	05/11/12	ADDRESS COMMENTS	CEF



OWNER/DEVELOPER

Archway Custom Homes

227 Sandy Springs Place, Suite D-377
Sandy Springs, Georgia 30328
678-409-8557

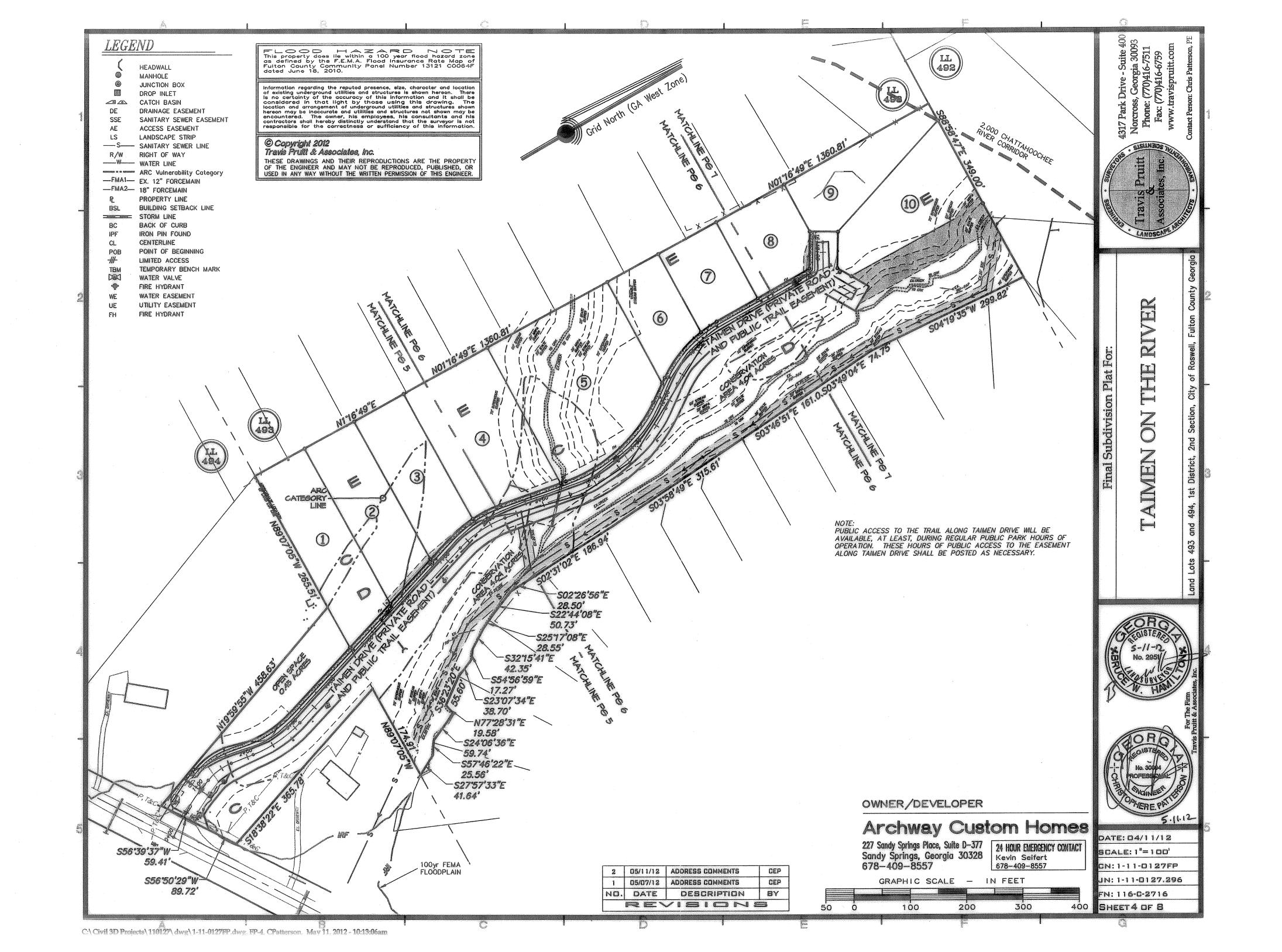
24 HOUR EMERCENCY CONTACT
Kevin Seifert
678-409-8557

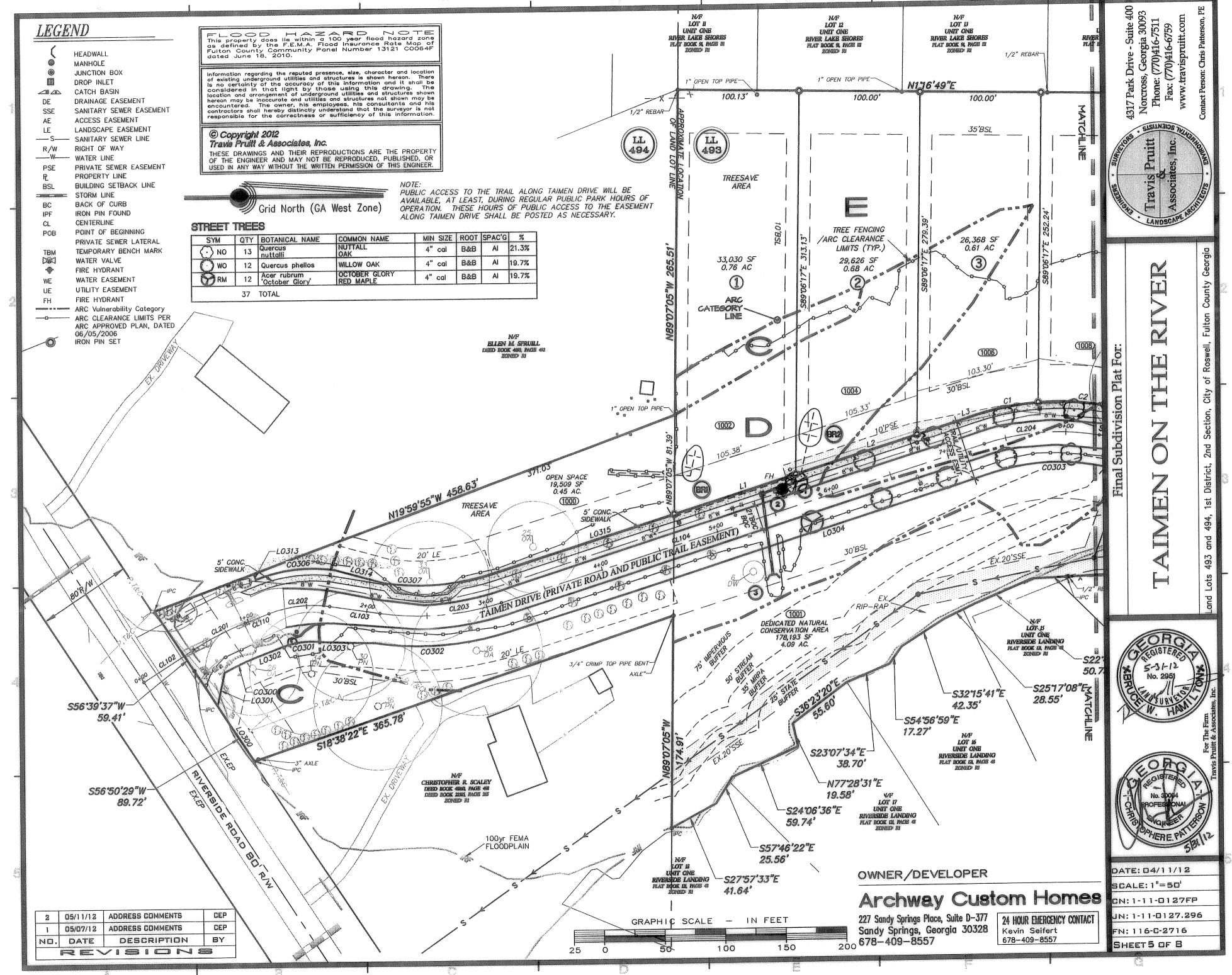
A317 Park Drive - Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

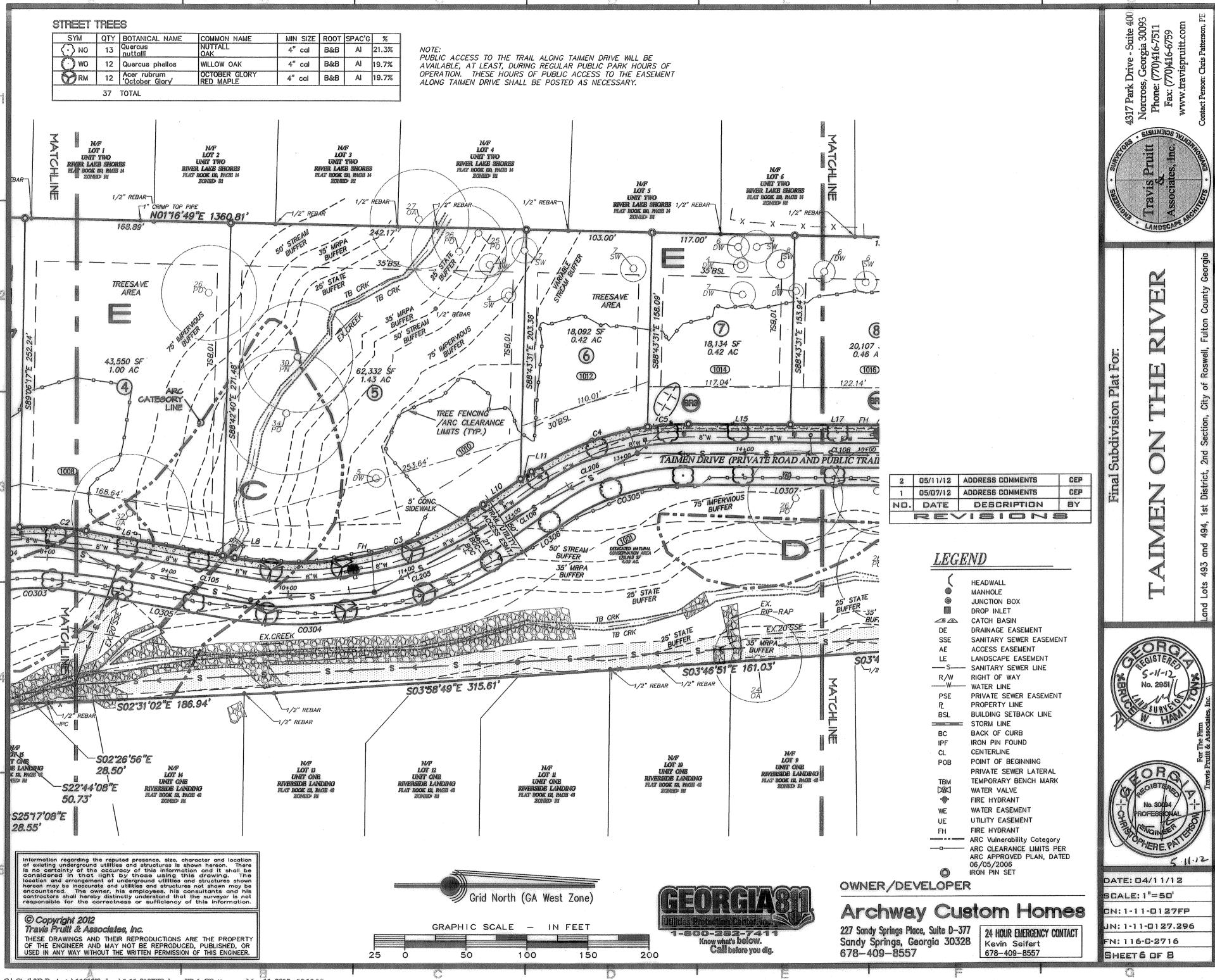
RIVER 3 TAIMEN

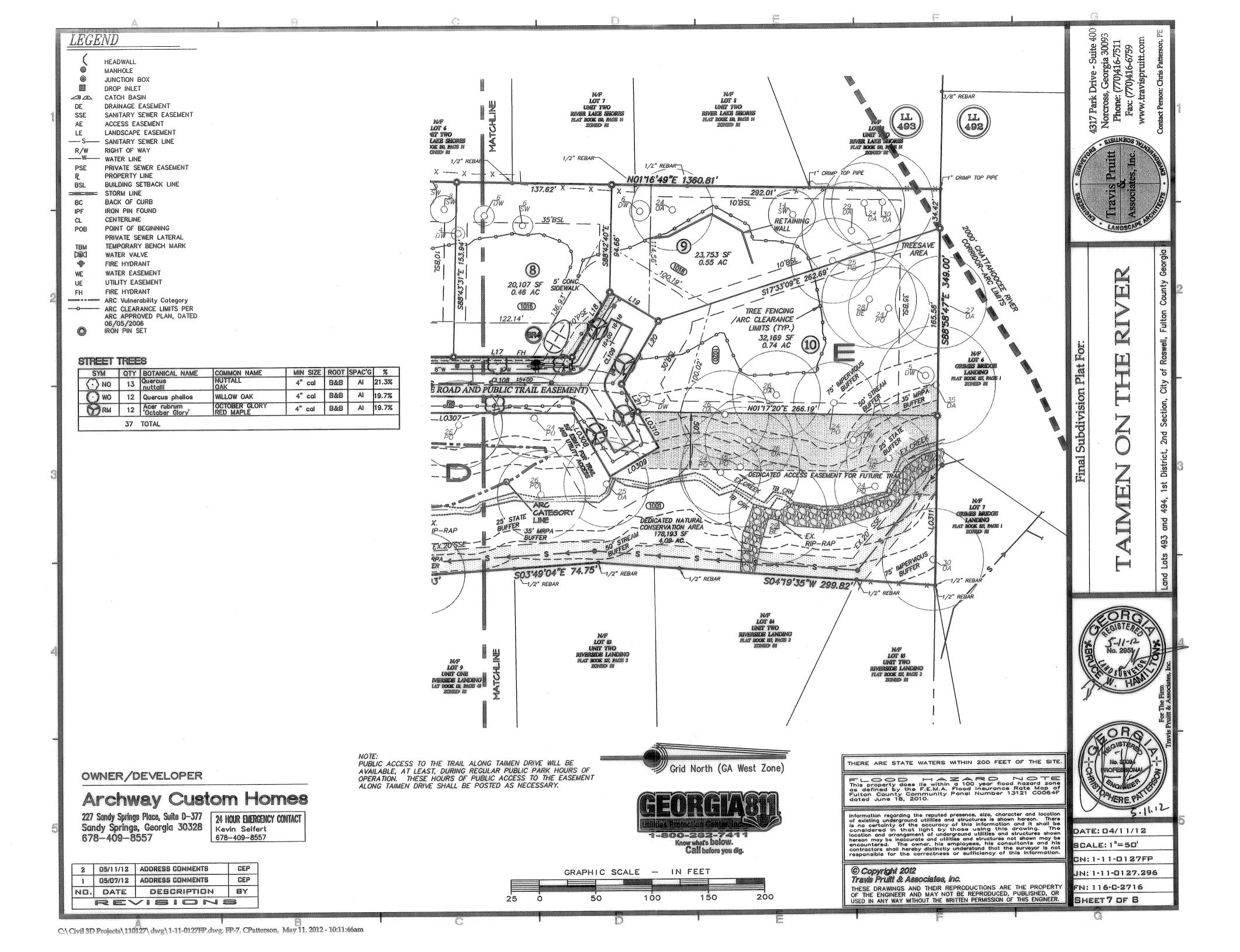


DATE: 04/11/12 SCALE: 1"=50' CN: 1-11-0127FP JN: 1-11-0127.296 FN: 116-C-2716 SHEET3 OF 8









NATURAL AREA CONSERVATION EASEMENT

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the 8th day of MONEMBER in the

Two thousand and CQUEN (2011), between as party or parties of the first part, (hereinafter called "Grantor"), and CITY OF ROSWELL, a Georgia Municipal Corporation, as party or parties of the second part, (hereinafter called "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH

WHEREAS, Grantor is the owner of all that tract or parcel of land lying and being in Land Lot 493 154 District, 2 nd Section, Fulton County, Georgia, being more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter called the "Easement Property"); and

WHEREAS, Grantor desires to grant to Grantee a Natural Area Conservation Easement to fulfill all or part of the water quality requirements as provided in the City of Roswell Code of Ordinances; and

WHEREAS, Grantee is a governmental body empowered to hold an interest in real property under the laws of the State of Georgia; and

WHEREAS, Grantee is a "qualified organization" within the meaning of Section 170(h) of the Internal Revenue Code of 1986, as amended, as defined by Clause (v) of Section 170(b)(1)(A), and Section 170(c)(1); and

WHEREAS, Greatee is a qualified "holder" within the meaning of Official Code of Georgia Annotated §44-10-2(2)(A); and

WHEREAS, Grantee, by recording this Deed of Conservation Easement accepts the grant and dedication of the Easement Property under the terms hereinafter specified.

NOW, THEREFORE, in consideration of Ten Dollers (\$10.00) and Other Valuable Considerations, Grantor has donated, granted, remised, released, and conveyed, and by these presents does hereby donate, grant, remise, release, and convey unto Grantee a perpetual Conservation Easement in, to and through the Easement Property described in Exhibit "A", subject to the following terms, conditions, restrictions, and reservations:

(a) No building, billboard or advertising material, feace or other structure shall be erected on the property.

(b) There shall be no dumping of soil, eahes, waste or other unsightly or offensive material.

(c) There shall be no excavation, dredging or removal of loam, gravel, soil, rock, sand, or other material nor any building of roads or other change in the general topography of the land, excepting the maintenance of

existing foot trails, fire lanes, farm roads or other accesses.

(d) There shall be no removal, destruction, or culting of trees, alrubs, or other vegetation except as may be necessary for (a) the maintenance of existing foot trait, fire lanes, or other accesses, (b) the prevention or treatment of disease, or (c) other good husbandry practices approved by the Grantee.

Deed Book 50692 Pg 305

(e) No advertising of kind or nature shall be located on or within the property.

(f) There shall be no activities, actions, or uses detrimental or adverse to water conservation, erosion control, soil conservation and fish and wildlife or habitat preservation.

(g) Grantor and Grantee acknowledge and agree that Grantor retains and owns certain property (hereinafter called the "Retained Property") located immediately adjacent to the Easement Property. For the benefit of Grantor and its successors and assigns and the Retained Property, Grantor hereby reserves the right to continue to use the Easement Property for all purposes not inconsistent with this Conservation Easement.

(h) The general purpose of this Conservation Easement is to assure that in the future there is properly that retains its present natural, scenic, aesthetic, watershed, wildlife, forest, and habitat condition. Neither Grantor nor Grantee shall have the right to mine the surface or subsurface of the Easement Property in compliance with Section 170(h)(5)(B) of the internal Revenue Code of 1986, as amended.

(i) No representation is made by Grantee as to the tax implications to Grantor of this transaction.

(j) The covenants, terms, conditions, and restrictions of this Easement shall be binding upon and shall inure to the benefit of, the parties hereto and their respective heirs, executors, administrators, personal representatives, successors and assigns, and shall continue as an easement and servinde running with the Easement property in perpetuity and enforceable against Grantor and all present and future owners, tenents, and other holders of any interest in the Easement Property.

(iv) Nothing contained herein will result in a forfeiture or reversion of Grantor's title, in any respect, and any condition, restriction or other matter contained herein shall be construed as a covenant.

(i) In the event a violation of these terms, conditions or restrictions is found to exist the Grantce, or its successor or assign, may, after a thirty (30) day notice to the grantor, or his/her personal representatives, heirs, successors, or assigns, institute a suit to exjoin by ex parte, temporary and/or permanent injunction such violation, to require the restoration of the property to its prior condition, or for damages for breach of covenant.

(m) The Grantee, or its successor or assign, does not waive or forfeit the right to take action as may be necessary to ensure compliance with the terms, conditions and purposes of this conservation easement by a failure to act.

(n) The Grantee, or its successor or assign, reserves the right to enter the property at all reasonable times for the purpose of inspecting the property to determine if the Grantor, or his/her personal representatives, heirs, successors, or assigns, is complying with the terms of, conditions, restrictions and purposes of this connervation easement.

IN WITNESS WHEREOF, the Grantor has signed and sealed and Grantee has accepted this Deed of Conservation Easement, the day and year above written.

Signed, sealed and delivered in the presence of:

Affin Milliand Vinossicial Witness

By: PAUL MCKITTPICK

MANASER (SEAL)

Title:

Attest; MANASER (SEAL)

Deed Deek 50692 Pg 306

otary Public by Comm. Exp.: 11-17otate Notarized: 11-10-(Seal)

ACCEPTED BY: Rober Kenne CITY OF ROSWELL, a Georgismunicipal comoration

By:

Jere Wood, Mayor (SEAL)

Title:

Notary Public
My Comm. Exp.: Feb 17, 2014

Date Notarized: Dec 5, 2011



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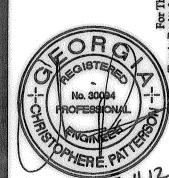
LANDSCA.

City

I317 Park Drive - Suite 400 Norcross, Georgia 30093 Phone: (770)416-7511 Fax: (770)416-6759 www.travispruitt.com

IMEN ON THE R

ORG CHEGISTER No. 2951 No. 2951 No. 4444 HAMM



DATE: 04/11/12 SCALE: 1"=50'

GN: 1-11-0127FP JN: 1-11-0127.296

FN: 116-C-2716 SHEET8 OF 8

Deed Book 50692 Pg 307

DESCRIPTION OF THE ACCESS EASEMENT FOR TAIMEN ON THE RIVER

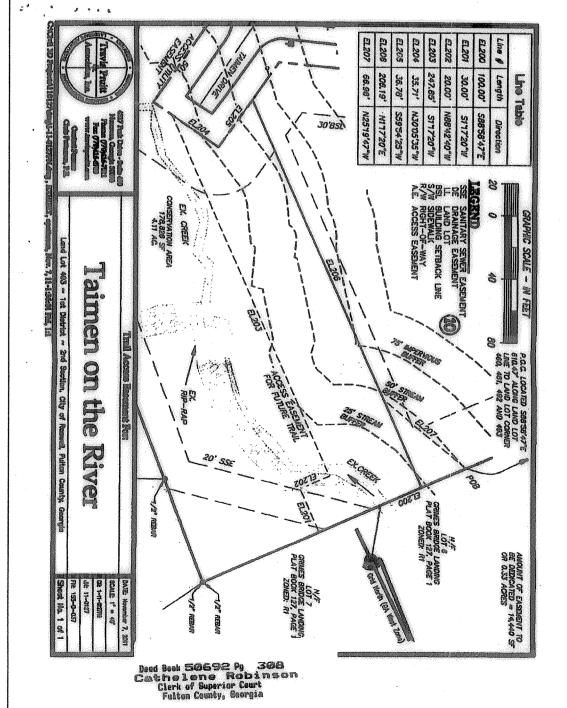
All that tract or parcel of land lying and being in Land Lot 493 of the 1st District, 2nd Section, City of Roswell, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at a point at the Land Lot Corner of 460, 461, 492 and 493; THENCE leaving said Land Lot Corner of 460, 461, 492 and 493 South 88 degrees 58 minutes 47 seconds East a distance of 610,47 feet to a point, said point being the TRUE POINT OF RECEINATING.

THENCE from said TRUE POINT OF BEGINNING South 88 degrees 58 minutes 47 seconds East a distance of 100.00 feet to a Point; THENCE South 01 degrees 17 minutes 20 seconds West a distance of 30.00 feet to a Point; THENCE North 88 degrees 42 minutes 40 seconds West a distance of 20.00 feet to a Point; THENCE South 01 degrees 17 minutes 20 seconds West a distance of 247.85 feet to a Point; THENCE North 30 degrees 05 minutes 35 seconds West a distance of 35.71 feet to a Point; THENCE South 59 degrees 54 minutes 25 seconds West a distance of 36.78 feet to a Point; THENCE North 01 degrees 17 minutes 20 seconds East a distance of 206.19 feet to a Point; THENCE North 25 degrees 19 minutes 47 seconds West a distance of 66.96 feet to a Point; THENCE North 25 degrees 19 minutes 47 seconds West a distance of 66.96 feet to a Point;

Said tract contains 14440 square feet or 0.33 acres.

The above described property is shown on a Survey for Taimen on the River, dated 11/07/11, prepared by CEP



OWNER/DEVELOPER

Archway Custom Homes

227 Sandy Springs Place, Suite D-377
Sandy Springs, Georgia 30328
678-409-8557

24 HOUR EMERGENCY CONTACT
Kevin Seifert
678-409-8557

678-409-8557

2	05/11/12	ADDRESS COMMENTS	GEP
1	05/07/12	ADDRESS COMMENTS	CEP
NO.	DATE	DESCRIPTION	BY