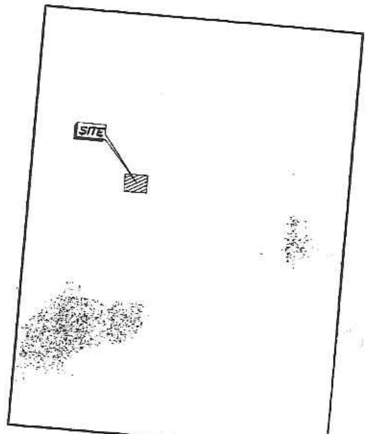
PLAT CATEGORY: (SECT. 3.2.25.2)



F.I.R.M. MAP
NOT TO SCALE

THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE F.I.R.M. MAPS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NO. 13121C0163E DATED JUNE 22, 1998

AREA	SQ. FT.	ACRES
1	21405.73	0.49
2	21088.59	0.48
3	21053.58	0.48
4	22678.48	0.52
5	20752.00	0.476

The location of underground utilities shown or not shown on this survey are subject to actual excavation before this surveyor will assume any accuracy to these locations. Locations shown are approximate subject to actual witness of any location. Rights or utilities may exist and not be shown hereon. Mineral rights may also exist and this surveyor has not researched this possibility and assumes no responsibility in these or the above named rights.

EACH LOT THUS CREATED MAY NOT BE RESUBDIVIDED PURSUANT TO THE PROVISIONS OF THIS SECTION.

FULTON COUNTY LDP# 98-203

THE DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN + 10,000 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT AND WAS ADJUSTED BY THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE IN EXCESS OF ONE FOOT IN 183,949 FEET.

BEARINGS SHOWN ARE CALCULATED FROM ANGLES TURNED.

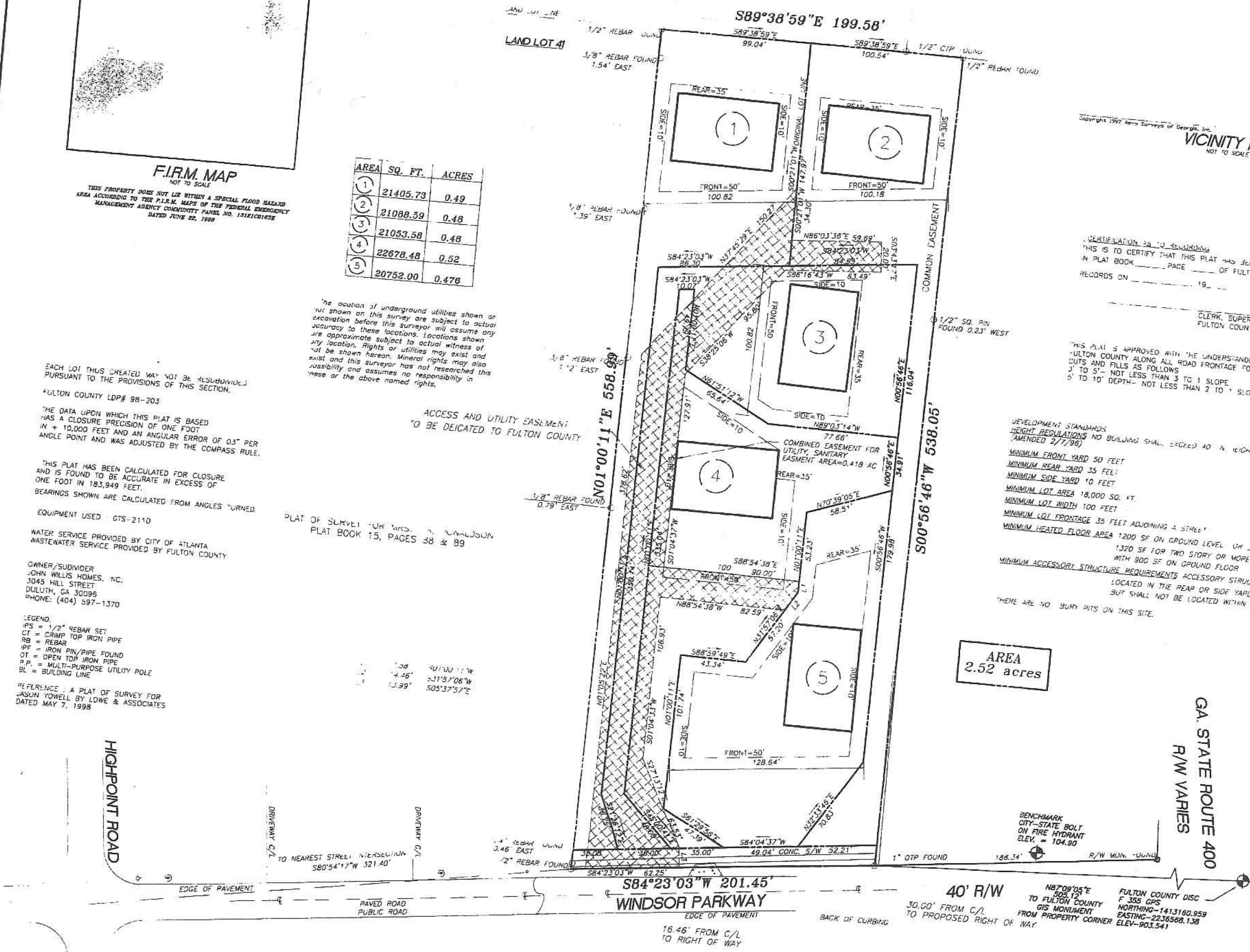
EQUIPMENT USED GTS-211D

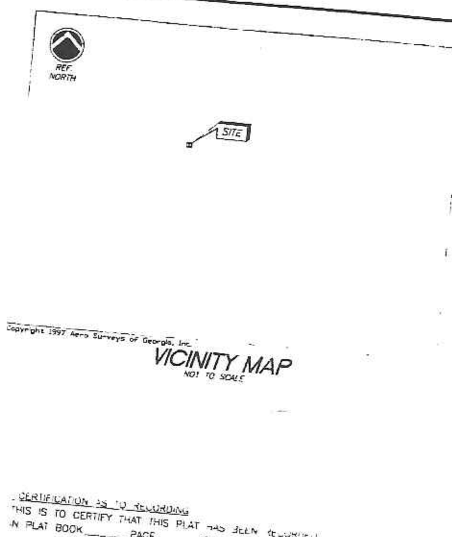
WATER SERVICE PROVIDED BY CITY OF ATLANTA
WASTEWATER SERVICE PROVIDED BY FULTON COUNTY

OWNER/SUDIVIDER
JOHN WILLIS HOMES, INC.
3045 HILL STREET
DULUTH, GA 30096
PHONE: (404) 597-1370

LEGEND.
IPS = 1/2" REBAR SET
CT = CRIMP TOP IRON PIPE
RB = REBAR
IPF = IRON PIN/PIPE FOUND
OT = OPEN TOP IRON PIPE
P.P. = MULTI-PURPOSE UTILITY POLE
BL = BUILDING LINE

REFERENCE : A PLAT OF SURVEY FOR JASON YOWELL BY LOWE & ASSOCIATES DATED MAY 7, 1998





VICINITY MAP
NOT TO SCALE

CERTIFICATION AS TO RECORDING
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN RECORDED IN PLAT BOOK ____ PAGE ____ OF FULTON COUNTY RECORDS ON ________ 19__

CLERK, SUPERIOR COURT
FULTON COUNTY, GEORGIA

THIS PLAT IS APPROVED WITH THE UNDERSTANDING THAT EASEMENT IS GRANTED FULTON COUNTY 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' DEPTH- NOT LESS THAN 2 TO 1 SLOPE

DEVELOPMENT STANDARDS
HEIGHT REGULATIONS NO BUILDING SHALL EXCEED 40' IN HEIGHT (AMENDED 2/7/96)
MINIMUM FRONT YARD 50 FEET
MINIMUM REAR YARD 35 FEET
MINIMUM SIDE YARD 10 FEET
MINIMUM LOT AREA 18,000 SQ. FT.
MINIMUM LOT WIDTH 100 FEET
MINIMUM LOT FRONTAGE 35 FEET ADJOINING A STREET
MINIMUM HEATED FLOOR AREA 1200 SF ON GROUND LEVEL OR LESS THAN TWO STORY
1320 SF FOR TWO STORY OR MORE THAN 2 STORY WITH 900 SF ON GROUND FLOOR
MINIMUM ACCESSORY STRUCTURE REQUIREMENTS ACCESSORY STRUCTURES MAY BE LOCATED IN THE REAR OR SIDE YARDS ONLY, BUT SHALL NOT BE LOCATED WITHIN A MINIMUM YARD

THERE ARE NO BURY PITS ON THIS SITE.

SITE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. TOPOGRAPHIC BOUDARY SURVEY,INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE OWNER, LOWE & ASSOCIATES ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING CONDITIONS SHOWN HEREON NOR WILL BE HELD RESPONSIBLE FOR DESIGN ERRORS AS A RESULT OF INACCURATE SURVEY DATA.
3. THIS DEVELOPMENT CONTAINS 5 UNITS ON 2.52 ACRES OF LAND.
4. ALL CONSTRUCTION MUST CONFORM TO FULTON COUNTY STANDARDS AND SPECIFICATIONS.
5. SIGNING AND STRIPING TO BE PROVIDED BY THE DEVELOPER ACCORDING TO FULTON COUNTY SPECIFICATIONS.

CERTIFICATE

THIS IS TO CERTIFY THAT THE VOLUME AND THE STRUCTURE OF THE DETENTION POND, AS SHOWN ON THE FINAL PLAT FOR THE WINDSOR PARKWAY SUBDIVISION IS IN COMPLIANCE WITH THE APPROVED HYDROLOGY STUDY AND CONSTRUCTION PLAN.

9/14/99
DATE

REGISTERED GEORGIA PROFESSIONAL ENGINEER NO 21272

This plat is subject to the covenants set forth in the separate document(s) as recorded in Deed Book 21381, Page(s) 77, which hereby becomes a part of this plat.

DRAINAGE

"The owner of record, on behalf of themselves and all successors in interest, specifically releases Fulton County 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. A drainage easement is hereby established for the sole purpose of providing for the emergency protection for the free flow of surface waters along all watercourses as established by these Regulations and the Director of the Department of Public Works. The Director of the Department of Public Works may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees, and other debris, excavation, filling and the like, necessary to remedy a condition, Which in the judgment of the Director of Public Works, is potentially injurious to Life, property or the public road or utility system. Such emergency maintenance. Conducted for the common good, shall not be construed constituting a intoning maintenance obligation on the part of Fulton County, nor an abrogation of Fulton County's right to seek reimbursement for expenses from the owners of the property/ies of the the lands that generated the conditions."

OWNERS ACKNOWLEDGMENT
STATE OF GEORGIA)
COUNTY OF FULTON)

The owner for record of the land shown on this plat and whose name is subscribed thereto, in person or through a duly subscribed agent, hereby acknowledges that this plat was made from an actual survey, dedicates to Fulton County, the complete ownership and use of all water and sewer improvements constructed or to be constructed in accordance with this plat, and dedicates to the use of the public forever the following:

Public Streets 0.06 acres.
Public Sewer Easements 0.207 acres.
Public Drainage Easements 0 acres.
Public Parks/ Open Space 0 acres.

SUBJECT PROPERTY IS ZONED R3
BUILDING SETBACKS ARE: FRONT = 50' REAR = 35' SIDE = 10'

JOHN WILLIS HOMES, INC.
Typed Name of Subdivider

JOHN WILLIS HOMES, INC.
Typed Name of Owner of Record

Signature of Subdivider
9-14-1999
Date

Signature of Owner of Record
9-14-1999
Date

TOTAL AREA 2.52 ACRES.
TOTAL NUMBER OF LOTS=5
MINIMUM LOT AREA=18,000 S.F.

MINIMUM LOT WIDTH AT BUILDING LINE= 100'

LOT	DISTANCE @ BLDG. LINE
1	100.82'
2	100.18'
3	100.82'
4	100.00'
5	115.89'

Signature of Subdivider / Owner of Record John Willis Homes 9-14-1999
Date

[redacted]
Subdivider
JOHN WILLIS HOLMES, INC.

[redacted]
Owner of Record
JOHN WILLIS HOLMES, INC.

EXEMPTION PLAT APPROVAL

The Director of the Development Services Department of Fulton County, Georgia certifies that this plat complies with the Fulton County Zoning Resolution, Conditions of Zoning, and the 1982 Fulton County Subdivision Regulations as amended.

Director, Environmental and Community Development Department Date

"It is certified that this Exemption 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, and their location, size, type and material are correctly shown."

JOHN STANZILIS, JR. Registered Georgia Land Surveyor, # 2109
SURVEYOR'S CERTIFICATION

FULTON COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES

THE DEVELOPMENT IS APPROVED PROVIDED THE FOLLOWING REQUIRED IMPROVEMENTS ARE IN COMPLIANCE WITH THE FULTON COUNTY CODE OF LAWS TITLE 30, CHAPTER 2; BOARD OF HEALTH REGULATIONS, SPECIFICALLY SECTION 30-2-1 DRINKING WATER SUPPLY AND SECTION 30-2-1 SEWAGE DISPOSAL

WATER SUPPLY
[✓] PUBLIC WATER SUPPLY
[ ] INDIVIDUAL ONSITE WATER SUPPLY

[✓] PUBLIC SANITARY SEWAGE DISPOSAL
[ ] INDIVIDUAL ONSITE SEWAGE MANAGEMENT

9-14-99
DATE

FULTON COUNTY HEALTH DEPARTMENT

REVISION DATE

FULTON COUNTY HEALTH DEPARTMENT

SCALE IN FEET 0 40' 60' 80

MAGNETIC NORTH

RECEIVED
OCT 04 2016
City Of Sandy Springs
Community Development

REVISIONS
8/30/99
9/14/99

SEP 14 3 05 PM 99
DEVELOPMENT SERVICES DEPARTMENT
FULTON COUNTY, GEORGIA

EXEMPTION PLAT(SECT.3.2.25.2)
WINDSOR PARK
PREPARED FOR
JOHN WILLIS HOMES, INC
LAND LOT 41, 17th DISTRICT

LOWE & ASSOCIATES, INC.
CONSULTING ENGINEERS
1395 S. MARIETTA PKWY. - BLDG. 400 - SUITE 200 - MARIETTA, GA 30067
PHONE: 770-423-0807 FAX: 770-423-1262

GEORGIA REGISTERED No. 21272 PROFESSIONAL ENGINEER JAMES A. LOWE

JOB NO.: 447
DWG NAME: 447PLAT2

EXEMPTION PLAN

SHEET: 1

CONSTRUCTION

EXHIBIT "A"