

FINAL PLAT OF
CARTER'S OVERLOOK II
AT
TALKING ROCK CREEK PROPERTIES

LOCATED IN LAND LOT 31, DISTRICT 24, SECTION 2, GORDON COUNTY, GEORGIA

OWNER / DEVELOPER
RMT PROPERTIES, INC
115 PERIMETER CIRCLE
ATLANTA, GEORGIA 30346
770 842-9409

THE FOLLOWING LOTS MAY HAVE
ALTERNATE ADDRESSES DEPENDING
UPON PLACEMENT OF DRIVEWAY.

LOT NUM.	STREET ADDRESS
1	104 HOPEWELL DRIVE
2	105 HOPEWELL DRAW
3	124 HOPEWELL DRAW
4	145 HOPEWELL DRAW
5	135 HOPEWELL DRAW
6	121 HOPEWELL DRAW
7	107 HOPEWELL DRAW
8	145 HOPEWELL DRIVE
9	169 HOPEWELL DRIVE
10	178 HOPEWELL DRIVE
11	162 HOPEWELL DRIVE
12	204 HOPEWELL DRIVE
13	220 HOPEWELL DRIVE
14	232 HOPEWELL DRIVE
15	240 HOPEWELL DRIVE
16	233 HOPEWELL DRIVE
17	221 HOPEWELL DRIVE
18	211 HOPEWELL DRIVE
19	201 HOPEWELL DRIVE
20	189 HOPEWELL DRIVE
21	163 HOPEWELL DRIVE
22	123 HOPEWELL DRIVE
23	205 CARTER'S OVERLOOK DRIVE
24	216 CARTER'S OVERLOOK DRIVE
25	226 CARTER'S OVERLOOK DRIVE
26	240 CARTER'S OVERLOOK DRIVE
27	258 CARTER'S OVERLOOK DRIVE
28	278 CARTER'S OVERLOOK DRIVE
29	344 CARTER'S OVERLOOK DRIVE
30	378 CARTER'S OVERLOOK DRIVE
31	387 CARTER'S OVERLOOK DRIVE
34	301 CARTER'S OVERLOOK DRIVE
35	283 CARTER'S OVERLOOK DRIVE
36	114 ONYX CIRCLE
37	105 ONYX CIRCLE
38	168 ONYX CIRCLE
39	215 CARTER'S OVERLOOK DRIVE
40	171 CARTER'S OVERLOOK DRIVE
41	141 CARTER'S OVERLOOK DRIVE
42	115 CARTER'S OVERLOOK DRIVE

LOT NUM.	ALTERNATE ADDRESSES
1	132 CARTER'S OVERLOOK DRIVE 152 CARTER'S OVERLOOK DRIVE 172 CARTER'S OVERLOOK DRIVE
2	126 HOPEWELL DRIVE
3	138 HOPEWELL DRAW
22	194 CARTER'S OVERLOOK DRIVE

FINAL PLAT DOCUMENT
MAY BE RECORDED
THIS DOCUMENT HAS BEEN REVIEWED AND
ACCEPTED BY GORDON COUNTY AS THE
FINAL PLAT OF THIS SUBDIVISION WHEN SIGNED
& DATED BY ALL DEPARTMENTS INDICATED BELOW.
BUILDING: *Tom Burgess 2/3/09*
ZONING: *L. Davidson 2/3/09*
ROADS: *J. Blair 2/20/09*
HEALTH: *J. Blair 2/20/09*
FIRE: *J. Blair 2/5/09*

LEGEND

- IPF-IRON PIN FOUND
- IPS- IRON PIN SET
- △ COMPUTED POINT
- OTF OPEN TOP PIPE
- CTP CRIMPED TOP PIPE
- R/W RIGHT-OF-WAY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- NF PRESENT OR FORMER OWNER
- NTS NOT TO SCALE
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- LL LAND LOT
- SD SUBDIVISION
- POB POINT OF BEGINNING
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- UE UTILITY EASEMENT
- AE ACCESS EASEMENT

Recorded 2/24/2009 10:25
Doc# PLAT Rch# 272563
Brian Brannon, C.S.C.
GORDON County, Ga
PLAT Bk 49 Pg 58

THIS PLAT IS SUBJECT TO ALL LEGAL
EASEMENTS AND RIGHTS OF WAY BOTH
PUBLIC AND PRIVATE. ALL MATTERS OF TITLE
ARE EXCEPTED. THE FIELD DATA UPON WHICH
THIS PLAT IS BASED WAS OBTAINED BY A
CLOSED TRAVERSE. THE CLOSURE
PRECISION IS ONE FOOT IN 10,000 FEET, AND
THE ANGULAR ERROR IS 5 SECONDS PER
ANGLE POINT. THE DATA HAS BEEN ADJUSTED
USING LEAST SQUARES.

THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 1,237.845 FEET. THE
EQUIPMENT USED FOR FIELD MEASUREMENTS
IS A NII 3 IN 310 TOTAL STATION.

1/2" DIAMETER REBARS WITH CAPS SET AT ALL
CORNERS UNLESS NOTED OTHERWISE.

THIS SURVEY WAS PREPARED WITHOUT THE
BENEFIT OF A LEGAL TITLE SEARCH, AND IS
SUBJECT TO ANY AND ALL DISCLOSURES
PRODUCED BY SAME INCLUDING EASEMENTS
WHETHER SHOWN ON THIS PLAT.

A PORTION OF THIS PARCEL OF LAND
DOES LIE IN THE ZONE A FLOOD HAZARD
AREA ACCORDING TO GORDON COUNTY
DFIRM 13129C 0105D DATED SEP 26, 2008

TOTAL AREA OF SITE:
81.31 ACRES



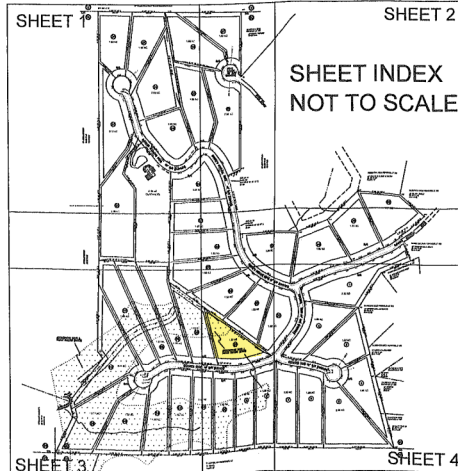
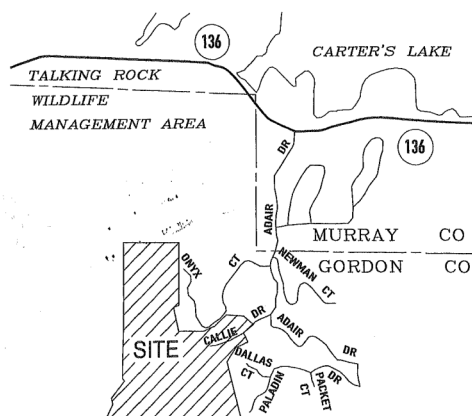
PREPARED BY

D&S LAND SURVEYING
106 CHEROKEE ST., P.O. BOX 4686, CANTON, GA 30114
770 720-4443 FAX: 770 720-7539

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EDITING OR REPRODUCTION OF THIS
DOCUMENT WITHOUT THE
SURVEYOR'S PERMISSION IS
PROHIBITED.



VICINITY MAP - NOT TO SCALE



FORT LOTS UPSTREAM OF CULVERT
CROSSINGS, FINISHED FLOOR ELEVATION
SHALL BE NO LESS THAN ONE FOOT
ABOVE THE LOW POINT OF THE ROAD.

PROTECTIVE COVENANTS RECORDED IN DEED
BOOK _____ PAGE _____

*ALL EASEMENTS MARKED "UE" COMPLY WITH DEVELOPMENT REGULATION 11-125-d-4 WHICH STATES: A UTILITY
EASEMENT SHALL BE PROVIDED AT ALL STREET INTERSECTIONS. THIS EASEMENT SHALL FORM A TRIANGLE
WITH TWO (2) TWENTY FOOT LEGS OF THE TRIANGLE LEADING AWAY FROM THE STREET RIGHT-OF-WAY
INTERSECTION. THIS EASEMENT MITER SHALL BE GRADED A MINIMUM OF THIRTEEN FEET BACK FROM THE
INTERSECTING RIGHT-OF-WAY LINES TO PROVIDE FOR UTILITY LINE PLACEMENT (TWENTY-FIVE (25) FEET FOR
OVERHEAD UTILITIES).

EASEMENT NOTE: A 10' WIDE
UTILITY EASEMENT EXISTS
ACROSS THE FRONT OF ALL
LOTS IN THIS SUBDIVISION.

SETBACK NOTES:
FRONT SETBACK = 40'
SIDE SETBACK = 10'
REAR SETBACK = 25'
MINIMUM LOT WIDTH AT BUILDING LINE=100'
MINIMUM ROAD FRONTAGE (EXCEPT CUL-DE-SAC LOTS)=75'
MINIMUM ROAD FRONTAGE AT CUL-DE-SAC LOTS=25'