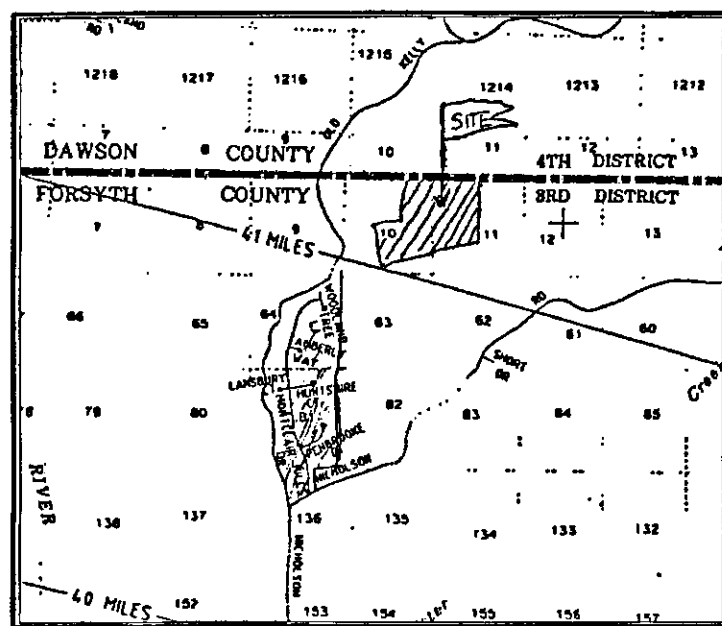




LOCATION MAP

APPROVAL CERTIFICATE

"PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF FORSYTH COUNTY, GEORGIA, AND ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY ALL REVIEWING DEPARTMENTS OR AGENCIES AND THE AUTHORIZED REPRESENTATIVE FROM THE FORSYTH COUNTY PLANNING COMMISSION ON 2-10-06 AND IT IS ENTITLED TO RECORDATION IN THE CLERK'S OFFICE, FORSYTH COUNTY SUPERIOR COURT."

BY: Michael Smith
AUTHORIZED REPRESENTATIVE:
FORSYTH COUNTY PLANNING COMMISSION

FINAL

This is to certify that this subdivision or project has been constructed according to these plans/specifications and applicable ordinances of Forsyth County.

By: CA Toney 1-30-06
OWNER/AGENT DATE

FINAL

This is to certify that the water lines in this subdivision or development have been installed according to these plans/specifications and all applicable ordinances of Forsyth County.

By: CA Toney 1-30-06
OWNER/AUTHORIZED AGENT DATE

OWNER'S CERTIFICATE

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, and that all state and local taxes or other assessments now due on this land have been paid. Said owner donates and dedicates to the public for use forever the street right-of-way as shown on this plat.

By: CA Toney 1-30-06
Owner DATE

Signed, sealed and delivered in the presence of:

Benny T. Bane
Witness
Virginia E. Anglin
Notary Public

STATEMENT OF LIMITATIONS:

The undersigned assumes no responsibility or liability for statements or certifications made or implied on this document or plat except those specifically defined by the laws of the State of Georgia and the State Board of Registration for Professional Engineers and Land Surveyors as being within the scope of training, education, experience and expertise necessary for the profession and practice as a Registered Land Surveyor.

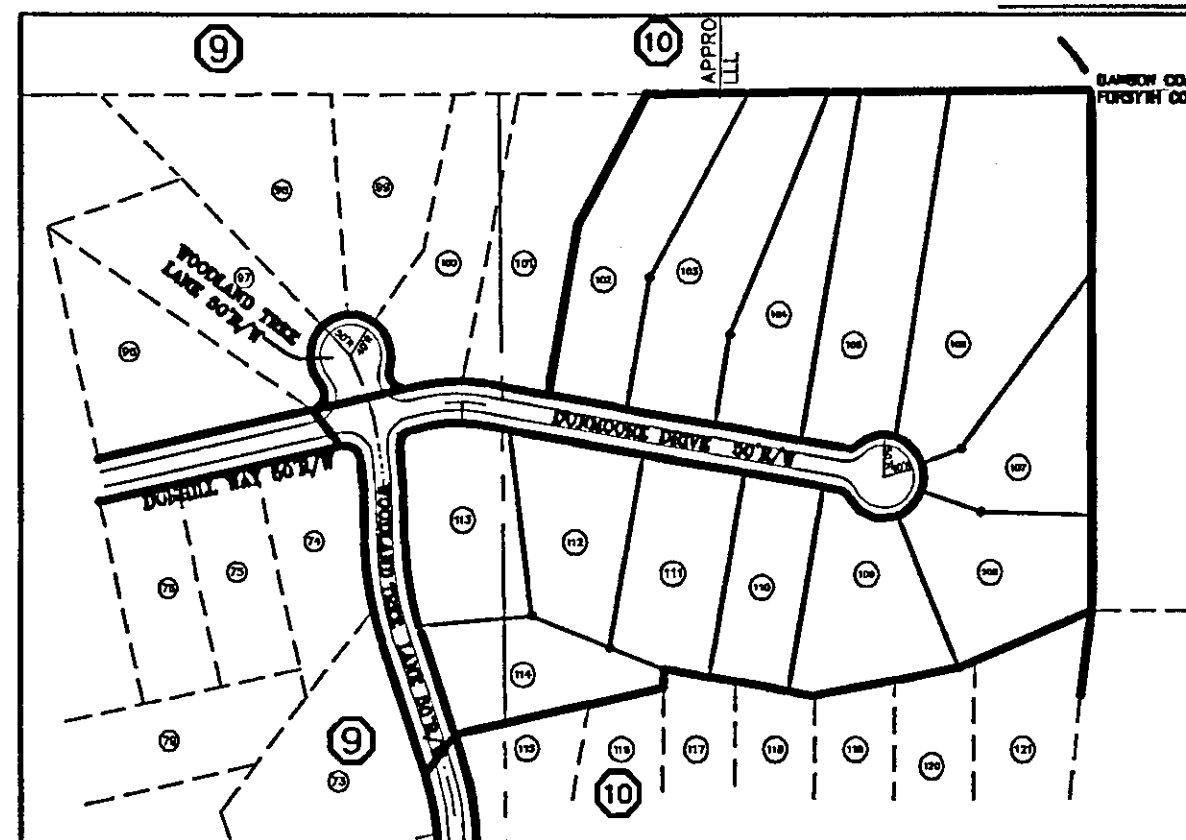
By: Richard N. May #2210
Registered Georgia Land Surveyor R.L.S.

SURVEYOR'S CERTIFICATION

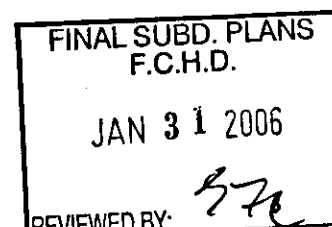
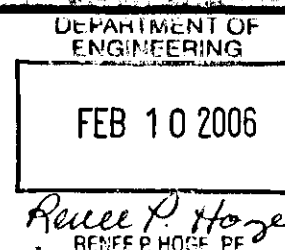
It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or persons under my supervision; that all monuments shown hereon actually exist or are marked as "found" and that the location, size, type and material are correctly shown and that the engineering requirements of the Unified Development Code of Forsyth County, Georgia, have been fully complied with.

By: Richard N. May #2210
Registered Georgia Land Surveyor R.L.S.

Montclair Phase 4



OWNER/DEVELOPER:
NICHOLSON ROAD, L.L.C.
7620 SADDLECREEK TRAIL
GAINESVILLE, GA. 30506
CONTACT: PHIL SMITH
TELEPHONE: 770-887-1200



ZA#2576, Conditions of Zoning:

1. Lighting at Amenities shall not encumber adjoining properties.
2. The development must meet fire flows of 750 gpm, or irrigation demands, whichever is greater. All improvements to the County water system that are required to serve this development, as determined by the Forsyth County Water & Sewer Department, shall be designed and constructed at the expense of the developer.
3. If road widening is required as part of the project, such as addition of a left turn lane or deceleration lane, any necessary water main relocation (as determined by Forsyth County), will be done at the developer's expense.
4. All improvements shall conform to Forsyth County Construction Standards and Specifications, latest edition.
5. Developer to donate any additional right-of-way required to construct recommended improvements.
6. No permits will be issued nor shall this rezoning be effective until all of Nicholson road is paved to Forsyth County standards.
7. The developer shall pay for and install acceleration and deceleration lanes as required by the Forsyth County Engineering Department on Nicholson Road at the entrance of the subject property and pay costs of leveling hill to improve line of sight from the entrance of subdivision to curve which is located to the west of the entrance.
8. Amenities will not be placed in Land Lot 136 and will be at least 1000 feet from Nicholson Road.
9. Developer shall construct and maintain a decorative white fence with Leyland Cypress trees behind it along the portion of the subject property that adjoins the property owned by Randy and Cheryl Corney.
10. Any exterior lighting shall be of box type on a pole no more than 25 feet high to minimize light spillage not more than one foot candle along the boundary of the subject property.
11. Minimum house size shall be 1800 square feet of heated space excluding basement and garage.
12. Setbacks shall be as required by the UDC except for Lot #147 & Lot #148 which shall have a 20 foot front B/L.
13. When sewer becomes available, the development shall provide easements necessary for sewer construction at discretion of Forsyth County Water and Sewer Department.
14. All roads will be contained in this development and will not provide access into Dawson County.
15. Entrance to this development must be designed by a licensed Landscape Architect and completed before any CO's are issued.
16. District Commissioner must approve final site plan before approval of any permits.
17. To avoid a monotonous appearance in the subdivision, house plans shall be varied so that the houses located adjacent to each other would have a different appearance.
18. Upon Richard Kerr granting written permission, Developer shall plant a single row of 5' to 6' high Leyland Cypress not to exceed 100' along the frontage of Richard Kerr's property across the road from the entrance of the subdivision.
19. The developer will take precautions to protect the stream running through Land Lot 10 pursuant to State and County buffer requirements and other applicable environmental requirements.

RECORDED IN PLAT BOOK _____, PAGES _____

SURVEYOR'S NOTATIONS:

Field data (precision: 1'/16,637'; angular error = 00"/station; no N.G.S. monuments found) was obtained on 6-14-01, 6-18-01, 7-2-01, 7-11-01 & with a Topcon 310 and was balanced by Least Squares. Bearings, are based on A Boundary Survey for Phil A. Smith by Richard May & Associates, Inc., dated 7-12-01. Plat precision: 1'/226,737'.

F.I.R.M. No. 13117C0025D indicates this property is not within a "Special Flood Hazard" area inundated by the 100 year flood. Date of Panel: 6-18-90.

Toilet facilities to be made available for construction workers within 300' of each site.

Irrigation systems are prohibited on all existing and proposed county right-of-way and considered to be a violation of the County's Ordinance prohibiting unpermitted right-of-way encroachments.

Utilities may exist in locations not shown. Call the Utility Protection Center (1-800-282-7411) 3 days before any excavation.

Protective covenants will apply to this subdivision and will be recorded separately.

This tract is currently zoned R2R with Conditions.

Total area including all road R/W is 12.912 Acres. Total number of Lots: 13

Iron Pins set at all corners.

D.E. are intended to follow normal drainage courses. Locations are approximate. All side and rear lot lines have a 10'D.E. centered on the lot line, unless shown otherwise.

Water supplied by Forsyth County. Sewage treatment is by individual septic tank system.

Minimum 20' Radius on all Street R/W Intersections, in accordance with ordinances.

Forsyth County shall not be responsible for maintenance of any pipes, ditches, detention ponds, or other structures within any drainage easement beyond the County Right of Way.

No structures, fences or other obstructions may be located within a drainage or access easement without prior approval by the Forsyth County Department of Engineering.

NOTE: PER O.C.G.A. 391-3-4-06: No portion of waste disposal area shall be located within one hundred (100) linear feet of any property line or enclosed structure.

NOTE: The "As-Built" Storm Drainage system will function as designed in the approved construction drawings and Hydrology Report by William Floyd & Company. "As-Built" conditions were surveyed by Richard May & Associates, Inc.

NOTE: Any grading, filling, or other landscaping or construction activities on the lot subsequent to final inspection by the County Board of Health which adversely affect the onsite sewage management system shall render the approval void.

NOTE: No structures, fences or other obstructions may be located within a drainage or access easement without prior approval by the Forsyth County Department of Engineering.

NOTE: Lot Areas equal or exceed 25,500 S.F., NOT including 100 YR Flood Plain or Wetlands.

NOTE: Developer has 1 year maintenance from the date of sign off on all water and sewer lines before county will assume responsibility.

NOTE: All structures will be required to conform to the Standard Building Code's Horizontal Separation Standards. Approval of this permit will not justify any deviation in Horizontal Separation Standards as adopted and amended by the Georgia Dept. of Community Affairs.

Building Lines: Front-30'; Side-10'; Rear Interior Lines-25' Rear Exterior Property Lines-50'.

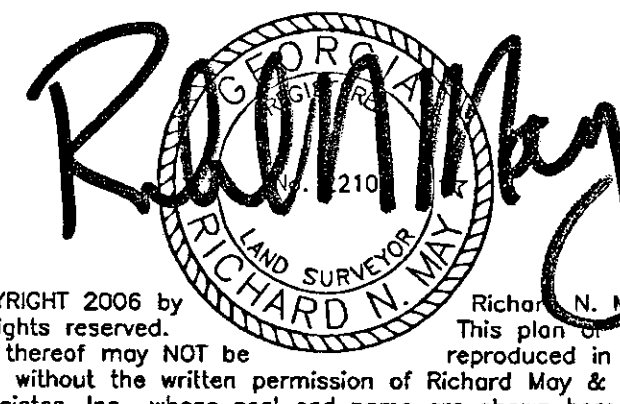
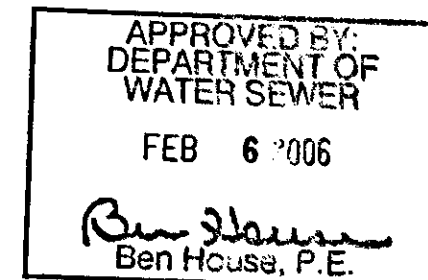
Soils Information by: Georgia Land Evaluation, Inc. Wetland Information by: Register & Assoc.

BENCH MARK: P.K. Nail Set in Back of Curb at the intersection of Woodland Tree Lane & Hillgrove Way. Elevation 1194.13.

Forsyth County Planning and Development
Tree Protection & Replacement Ordinance

JAN 31 2006

Approved By: Greg Wallace
Greg Wallace County Arborist



COPYRIGHT 2006 by
All rights reserved.
This plan or any
part thereof may NOT be
reproduced in any
form without the written permission of Richard May &
Associates, Inc., whose seal and name are shown hereon.

Revised: 1-25-06 Per County Comments

PROJECT FILE NO.:
9C-12937-F4
SHEET 1 of 2

Dwg. File: 937F4
Drawn By: BB
Plat Date: 01-04-06

Land Lot(s): 9,10
3RD District 1ST Section
Forsyth County, Georgia

Final Subdivision Plat of:
MONTCLAIR PHASE IV

RICHARD MAY & ASSOCIATES, INC.
330 Dahlonega Road Cumming, GA 30040-2410
Phone: 770-887-2421 Fax: 770-889-5313 Email: rmasur@bellsouth.net

Course	Bearing	Distance
L10	N 18°50'55" W	134.40'
L11	Rad: 375.00' Tan: 3.88' Chd: N18°15'22" W	Arc: 7.76' CA: 1°11'07" 7.76'
L12	Rad: 375.00' Tan: 53.44' Chd: N09°33'12" W	Arc: 106.16' CA: 16°13'13" 105.81'
L13	N 01°26'36" W	57.67'
L14	Rad: 425.00' Tan: 27.04' Chd: N05°05'00" W	Arc: 54.00' CA: 7°16'48" 53.97'
L15	Rad: 20.00' Tan: 18.70' Chd: N34°20'59" E	Arc: 30.07' CA: 86°08'46" 27.32'
L16	N 77°25'22" E	20.31'
L17	Rad: 175.00' Tan: 34.79' Chd: N88°39'56" E	Arc: 68.68' CA: 22°29'08" 68.24'
L18	S 80°05'30" E	37.11'
L19	S 80°05'30" E	168.48'
L20	S 80°05'30" E	128.05'
L21	S 80°05'30" E	100.00'
L22	S 80°05'30" E	21.70'
L23	Rad: 15.00' Tan: 7.32' Chd: S54°04'54" E	Arc: 13.62' CA: 52°01'12" 13.16'
L24	Rad: 50.00' Tan: 43.50' Chd: S69°05'42" E	Arc: 71.60' CA: 82°02'49" 65.64'
L25	Rad: 50.00' Tan: 23.65' Chd: N44°34'19" E	Arc: 44.17' CA: 50°37'09" 42.75'
L26	Rad: 50.00' Tan: 17.24' Chd: N00°14'28" E	Arc: 33.20' CA: 38°02'33" 32.59'

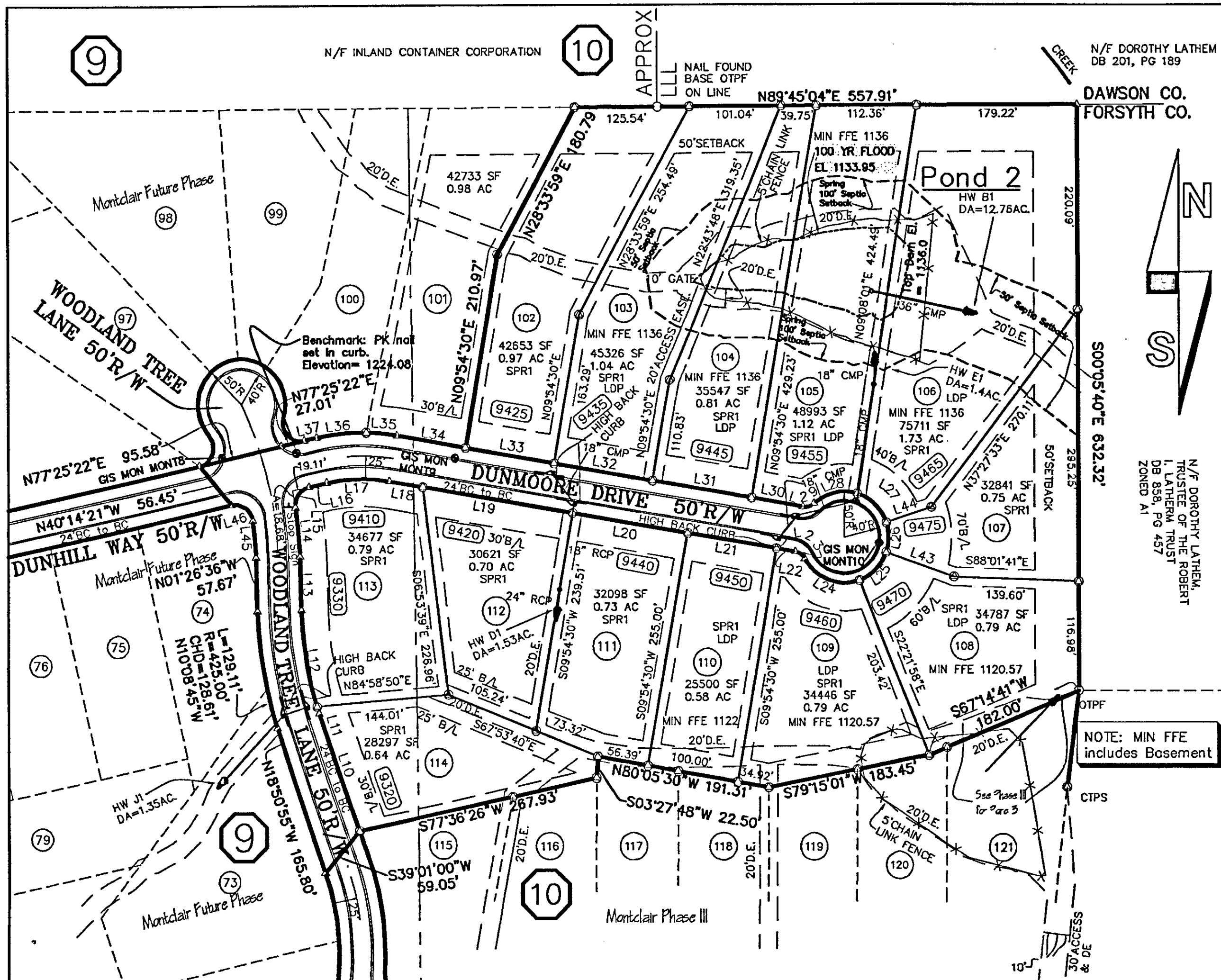
Course	Bearing	Distance
L27	Rad: 50.00' Tan: 25.48' Chd: N45°47'03" W	Arc: 47.13' CA: 54°00'30" 45.41'
L28	Rad: 50.00' Tan: 28.48' Chd: S77°32'59" W	Arc: 51.77' CA: 59°19'26" 49.49'
L29	Rad: 15.00' Tan: 7.32' Chd: S73°53'53" W	Arc: 13.62' CA: 52°01'15" 13.16'
L30	N 80°05'29" W	58.75'
L31	N 80°05'30" W	110.00'
L32	N 80°05'30" W	110.00'
L33	N 80°05'30" W	100.00'
L34	N 80°05'30" W	76.59'
L35	Rad: 225.00' Tan: 16.82' Chd: N84°22'00" W	Arc: 33.58' CA: 8°33'00" 33.54'
L36	Rad: 225.00' Tan: 27.50' Chd: S84°23'26" W	Arc: 54.72' CA: 13°56'08" 54.59'
L37	S 77°25'22" W	14.19'

Course	Bearing	Distance
L38	N 18°50'55" W	165.80'
L39	Rad: 425.00' Tan: 22.54' Chd: N15°48'44" W	Arc: 45.04' CA: 6°04'21" 45.02'
L40	Rad: 425.00' Tan: 42.17' Chd: N07°06'35" W	Arc: 84.06' CA: 11°19'58" 83.93'
L41	N 01°26'36" W	57.67'
L42	Rad: 375.00' Tan: 20.64' Chd: N04°35'37" W	Arc: 41.24' CA: 6°18'03" 41.22'
L43	S 70°44'15" E	80.00'
L44	N 71°13'12" E	52.96'

COORDINATE DATA:

Monument Name:	State Plane North	State Plane East	Project Coords. North	Project Coords. East	Elevation
MONT8	1576614.393	2280631.527	23952.471	6641.841	1224.92
MONT9	1576613.055	2280890.110	23951.308	6900.495	1215.79
MONT10	1576518.873	2281360.721	23857.382	7371.288	1174.20

State Plane Coordinates provided by Moreland Altobelli Associates Inc., 4000 Dekalb Technology Pkwy, Bldg 300, Suite 370, Atlanta, Ga. 30340 and not verified by Richard May & Associates, Inc.



Course	Bearing	Distance
L45	Rad: 375.00' Tan: 20.64' Chd: N04°35'37" W	Arc: 41.24' CA: 6°18'03" 41.22'
L46	Rad: 20.00' Tan: 21.76' Chd: N55°09'39" W	Arc: 33.10' CA: 94°49'59" 29.45'

Richard May
REGISTERED SURVEYOR
No. 2210
State of Georgia

COPYRIGHT 2006 by Richard N. May
All rights reserved.
This plan or any part thereof may NOT be reproduced in any form without the written permission of Richard May Associates, Inc., whose seal and name are shown hereon.

THIS TRACT CONTAINS 12.809 ACRES



Revised: 1-25-06 Per County Comments

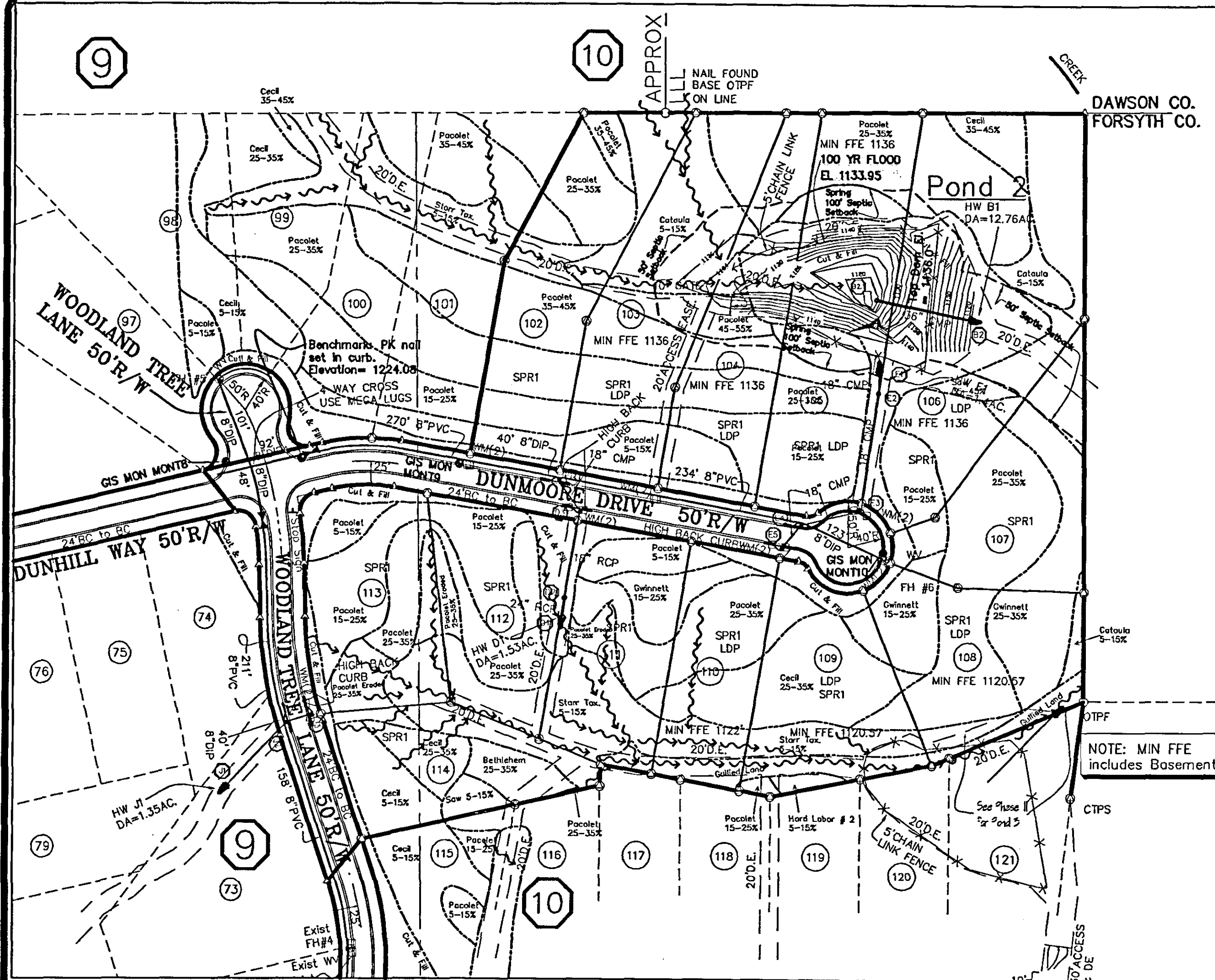
PROJECT FILE NO.:
9C-12837-F4
SHEET 1 of 2

Dwg. File: 937F4
Drawn By: BB
Plot Date: 01-04-06

Land Lot(s): 9, 10
3RD District, 1ST Section
Forsyth County, Georgia

Final Subdivision Plat of:
MONTCLAIR PHASE IV

RICHARD MAY & ASSOCIATES, INC.
330 Dohionega Road Cumming, GA 30040-2410
Phone: 770-887-2421 Fax: 770-889-5313 Email: rmay@bellsouth.net



ALL PVC IS C-900 CLASS 200
ALL DIP IS CLASS 50 OR 350

WOODLAND TREE LANE
FH: 1; WV: 1; WM: 2
369 LINEAR FEET OF 8" PVC
189 LINEAR FEET OF 8" DIP

DUNMOORE DRIVE
FH: 1; WV: 1; WM: 12
504 LINEAR FEET OF 8" PVC
255 LINEAR FEET OF 8" DIP

Revised: 1-25-06 Per County Comments

PROJECT FILE NO.:
9C-12937-F4
SHEET 1 of 3

Dwg. File: 937F4
Drawn By: BB
Plot Date: 01-04-06

Land Lot(s): 9, 10
3RD District 1ST Section
Forsyth County, Georgia

"As Built" Plan of:
MONTCLAIR PHASE IV

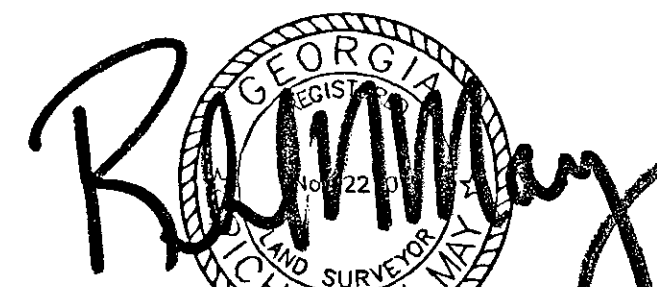
The calculated available fire flows at each fire hydrant with a residual system pressure of 20 psi are as follows:

FH#4 977 gpm
FH#5 859 gpm
FH#6 993 gpm

See flow and pressure test report by Monarch Engineering and Consulting, Inc., dated 3-31-2005.

I certify that the water distribution system and/or sanitary sewer system depicted by this As-Built Drawing was constructed in accordance with the plans approved by the FCDWS. The information submitted on the As-Built Drawing is to the best of my knowledge and belief, true, accurate and complete.

Richard N. May



COPYRIGHT 2006 by
All rights reserved.
This plan or any part thereof may NOT be reproduced in any form without the written permission of Richard May Associates, Inc., whose seal and name are shown hereon.

RICHARD MAY & ASSOCIATES, INC.
330 Doholaga Road Cumming, GA 30040-2410
Phone: 770-887-2421 Fax: 770-889-5313 Email: rmasur@bellsouth.net