

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT

THIS DOCUMENT MUST ONLY BE RECORDED BY PERSONNEL OF THE FULTON COUNTY LAND DIVISION

Return Recorded Document to:
Fulton County Land Division
141 Pryor Street, S.W. – Suite 8021
Atlanta, Georgia 30303

Project Name : Morning Creek Forest Phase III
Tax Parcel Identification No.: 13-0128-LL2254
Land Disturbance Permit No.: 22S-001WR
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only
Approval Date: 5/16/2024
Initials: AM

**SEWER EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 16 day of April, 2024, between Morning Creek Partners, LLC, a corporation duly organized under the laws of the State of Georgia, party of the first part (hereinafter referred to as Grantor) and **FULTON COUNTY**, a Political Subdivision of the State of Georgia, party of the second part and Grantee.

WITNESSETH, that for and in consideration of \$1.00 in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefits which will accrue to the undersigned from the construction of a sewer line through subject property, and in consideration of the benefits which will accrue to the subject property from the construction of a sewer line through subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to **FULTON COUNTY** and to successors and assigns the right, title, and privilege of easements through subject property located in Land Lot(s) 128, N/A Section (if applicable) of District 13, Fulton County, Georgia, and more particularly described as follows: To wit:

Morning Creek Forest - Phase Three

Project Name

[See Exhibit "A" attached hereto and made a part hereof]

This right and easement herein granted being to occupy such portion of my property as would be sufficient for the construction, access, maintenance and upgrade of a sewer line through my property according to the location and size of said sewer line as shown on the map and profile now on file in the office of the Public Works Department of Fulton County, and which size and location may be modified from time to time including in the future after the date of this document to accommodate said sewer line within the aforesaid boundaries of the above-described easement.

For the same consideration, Grantor hereby conveys and relinquishes to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said sewer line on both a routine and emergency basis.

Said Grantor hereby warrants that it has the right to sell and convey said sewer line easement and right of access and binds itself, its successors and assigns forever to warrant and defend the right and title to the above described sewer line easement unto the said FULTON COUNTY, its successors and assigns against the claims of all persons whomever by virtue of these presents.

Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said sewer line for the use of the property as herein agreed.

IN WITNESS HEREOF said party of the first part has hereunto affixed his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 16
day of April 2024
in the presence of:

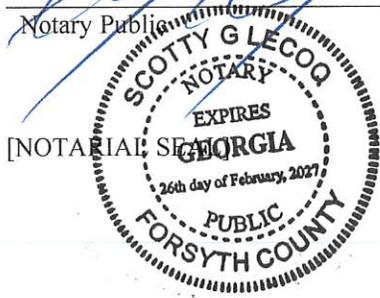
GRANTOR: Morning Creek Partners LLC
CORPORATE NAME

James M. Taylor
Witness

By: [Signature]
Print Name: Douglas W. Co. H. Jr.
Title: MGR

[Signature]
Notary Public

By: _____
Print Name: _____
Title: _____



[CORPORATE SEAL]

LEGAL DESCRIPTION – Sanitary Sewer Easement

ALL THAT TRACT or parcel of land lying and being in Land Lot 128, 13th District, City of South Fulton, Fulton County, Georgia and being more particularly described as follows:

Commencing from the intersection of the Northern Right-of-Way of Buffington Road (Right-of-Way Varies) and the Eastern Right-of-Way of Ripple Way (Private 50' Right-of-Way);

Thence leaving said intersection and following said Western Right-of-Way of Ripple Way, South 25 degrees 31 minutes 57 seconds West, a distance of 26.04 feet to a point;

Thence continuing along said Right-of-Way, South 17 degrees 02 minutes 48 seconds East, a distance of 133.72 feet to a point;

Thence continuing along said Right-of-Way, along an arc of a curve to the left, an arc length of 62.38 feet, having a radius of 197.00 feet, being subtended by chord bearing of South 26 degrees 07 minutes 07 seconds East, a chord distance of 62.12 feet to a point;

Thence South 54 degrees 48 minutes 35 seconds West, a distance of 50.00 feet to a point;

Thence along an arc of a curve to the left, an arc length of 84.69 feet, having a radius of 256.20 feet, being subtended by chord bearing of South 45 degrees 03 minutes 28 seconds East, a chord distance of 84.30 feet to a point;

Thence South 54 degrees 33 minutes 09 seconds East, a distance of 121.72 feet to a point;

Thence along an arc of a curve to the left, an arc length of 117.97 feet, having a radius of 175.00 feet, being subtended by a chord bearing of South 35 degrees 29 minutes 09 seconds East, a chord distance of 115.75 feet to a point;

Thence South 16 degrees 08 minutes 58 seconds East, a distance of 197.32 feet to a point;

Thence along an arc of a curve to the right, an arc length of 18.84 feet, with a radius of 12.50 feet, being subtended by a chord bearing of South 30 degrees 41 minutes 24 seconds West, a chord distance of 17.11 feet to a point;

Thence South 73 degrees 51 minutes 49 seconds West, a distance of 59.03 feet to a point;

Thence along an arc of a curve to the left, an arc length of 152.66 feet, with a radius of 225.00 feet, being subtended by a chord bearing of South 54 degrees 25 minutes 34 seconds West, a chord distance of 149.75 feet to a point;

Thence South 34 degrees 58 minutes 20 seconds West, a distance of 44.93 feet to a point;

Thence along an arc of a curve to the left, an arc length of 27.85 feet, with a radius of 125.00 feet, being subtended by a chord bearing of South 28 degrees 35 minutes 32 seconds West, a chord distance of 27.91 feet to a point, said point being the **POINT OF BEGINNING**;

Thence along an arc of a curve to the left, an arc length of 20.13 feet, with a radius of 125.00 feet, being subtended by a chord bearing of South 17 degrees 34 minutes 56 seconds West, a chord distance of 20.11 feet to a point;

Thence North 78 degrees 23 minutes 12 seconds West, a distance of 95.87 feet to a point;

Thence North 53 degrees 33 minutes 48 seconds West, a distance of 101.02 feet to a point;

Thence South 81 degrees 55 minutes 00 seconds West, a distance of 133.48 feet to a point;

Thence North 67 degrees 04 minutes 50 seconds West, a distance of 144.34 feet to a point;

Thence North 35 degrees 13 minutes 59 seconds West, a distance of 99.71 feet to a point;

Thence North 73 degrees 12 minutes 59 seconds East, a distance of 21.08 feet to a point;

Thence South 35 degrees 13 minutes 59 seconds East, a distance of 87.34 feet to a point;

Thence South 67 degrees 04 minutes 50 seconds East, a distance of 133.09 feet to a point;

Thence North 81 degrees 55 minutes 00 seconds East, a distance of 136.12 feet to a point;

Thence South 53 degrees 33 minutes 48 seconds East, a distance of 104.81 feet to a point;

Thence South 78 degrees 23 minutes 12 seconds East, a distance of 93.56 feet to a point, said point being the **POINT OF BEGINNING**.

The herein described area of land contains 11,283 Square Feet or 0.26 Acres.

FILE NAME: I:\CUSTOMERS_PROJECTS\1124_Silverstone Ref. GA1124-18-133 Morning C/SUB/P/PHASE 3 - FIRM PLAN DATE: 5/10/2024 USER: JASON WOODS

AM
5/13/2024

OWNER OF RECORD/SUBDIVIDER:
MORNING CREEK PARTNERS, LLC
6621 BAY CIRCLE, STE 170
NORCROSS, GEORGIA 30071
(866) 559-1910

ENGINEER/SURVEYOR:
SOUTHEASTERN ENGINEERING, INC (SEI)
2470 SANDY PLAINS ROAD
MARIETTA, GEORGIA 30066
(770) 321-3936
CONTACT: WAYNE POWERS

FINAL PLAT PREPARED FOR MORNING CREEK FOREST - PHASE 3

CITY OF SOUTH FULTON, FULTON COUNTY,
LL: 128 of the 13th DISTRICT
TAX PARCEL ID: 13-0128-LL0274
FULTON COUNTY PROJ. NO: 22S-001WR
ZONING CASE: Z83-215

COVENANTS AND RESTRICTIONS FOR MORNING CREEK FOREST ARE RECORDED IN DEED BOOK 60839, PAGE 354, FULTON COUNTY RECORDS. AMENDMENT RECORDED IN DEED BOOK 63374, PAGE 388, FULTON COUNTY RECORDS.

MAINTENANCE AGREEMENTS FOR MORNING CREEK FOREST ARE RECORDED IN DEED BOOK 67651, PAGE 54-56, FULTON COUNTY RECORDS.

GEOGRAPHICAL AND VERTICAL INFORMATION WERE OBTAINED VIA GPS OBSERVATIONS UTILIZING TRIMBLE (AN INTERNET BASED RTN NETWORK) THAT REPORTS NAD83(2011), NAVD83 DATUM AND GEOID18 MODEL.

SITE NOTES:
PROPOSED 17.24± ACRE DEVELOPMENT, ZONED TR CONDITIONAL. PROPOSED TOWN HOME LOTS FOR PHASE III(II)=71
• EACH DWELLING UNIT TO RECEIVE 2 PARKING SPACES:
• 1/2 = 1,300 ± SQ. FT. 1,200 ± 1,300 ± 1,100 SF
• THERE SHALL BE A 20" STORM D.I.E. FOR ALL PIPES, DITCHES, & SWALES.
• MAXIMUM GRADES: COLLECTOR STREETS TO BE AT 8%
• MINOR STREET TO BE BETWEEN 12%-15%
• PUBLIC WATER PROVIDED BY CITY OF ATLANTA.
• PUBLIC SEWER PROVIDED BY FULTON COUNTY.
• ALL WATER LINES UPON ACCEPTANCE SHALL BECOME THE PROPERTY OF CITY OF ATLANTA.
• ALL CONSTRUCTION TO CONFORM TO APPLICABLE FULTON COUNTY WATER SYSTEMS SPECS, AND IN ACCORDANCE WITH FULTON COUNTY ORDINANCES/CITY OF ATLANTA WATER.
• NO COVENANTS OR RESTRICTIONS OUTSIDE OF ZONING CONDITIONS EXIST AT THIS TIME.
• STREAM BUFFERS ARE MEASURED FROM THE TOP OF BANKS.

CURRENT ZONING: TR (Z83-215)
TOWNHOUSE RESIDENTIAL
*THE SURVEYOR IN NO WAY INTENDS TO CERTIFY, INTERPRET OR MAKE CONCLUSIONS REGARDING THE ZONING DESIGNATION SHOWN.
INFORMATION WAS TAKEN FROM ON AND SETBACK REQUIREMENTS SHOWN MAY DIFFER FROM ACTUAL ZONING OR VARIANCES.
*(SEE PAGE 2 FOR DETAILED ZONING NOTES)
02/14/22 <http://www.fultoncountysga.gov>

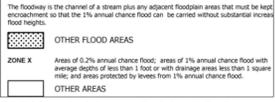
CITY OF SOUTH FULTON NOTES:
FINAL PLAT APPROVAL
THE DIRECTOR OF THE OF THE COMMUNITY AND REGULATORY AFFAIRS DEPARTMENT OF THE CITY OF SOUTH FULTON, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF SOUTH FULTON ZONING RESOLUTION, CONDITIONS OF ZONING, AND THE SOUTH FULTON SUBDIVISION REGULATIONS, AS AMENDED.
FOR THE DIRECTOR, COMMUNITY AND REGULATORY AFFAIRS _____ DATE _____

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

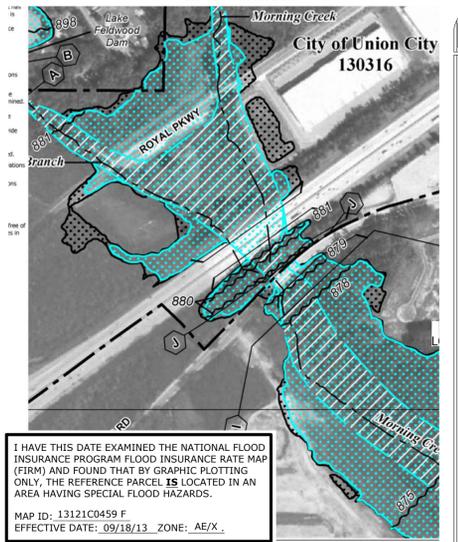
DRAINAGE
THE OWNER OF RECORD, ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASES THE CITY OF SOUTH FULTON FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THESE REGULATIONS AND THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS. SAID DIRECTOR 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 STAFF AND DIRECTOR, IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY, OR THE PUBLIC ROAD OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSIDERED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF SOUTH FULTON NOR ABROGATION OF THE CITY OF SOUTH FULTON'S RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER(S) OF THE PROPERTY(IES) OR THE LANDS THAT GENERATED THE CONDITIONS.

FLOOD HAZARD
THE INTERMEDIATE REGIONAL FLOOD (I.R.F.) AREAS SHOWN HEREON WERE DETERMINED BY THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED HERETO. THE CITY OF SOUTH FULTON DOES NOT, BY APPROVING THIS PLAT, WARRANT THEIR ACCURACY, NOR IMPLY THAT LAND OUTSIDE THE AREAS OF FLOOD HAZARD SHOWN, WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. FURTHER, THE CITY OF SOUTH FULTON DOES NOT BY APPROVING THIS PLAT NOR ACCEPTING THE PUBLIC IMPROVEMENTS THEREIN, ASSUME MAINTENANCE OF THE FLOOD CARRYING CAPACITY OF THE FLOOD AREAS OR WATERCOURSES. MAINTENANCE SHALL REMAIN THE RESPONSIBILITY OF THE OWNERS OF THE LAND UPON WHICH THEY EXIST. THE OWNER OF A LOT OR PARCEL, THAT CONTAINS A FLOOD HAZARD AREA, IS REQUIRED TO SUBMIT A SITE PLAN TO THE CITY OF SOUTH FULTON, PRIOR TO THE INITIATION OF ANY IMPROVEMENTS TO THE LOT OR PARCEL. THE SITE PLAN SHALL INCLUDE THE LOCATION AND ELEVATION OF THE I.R.F. WITHIN THE LOT OR PARCEL AND THE EXISTING AND PROPOSED IMPROVEMENTS. APPROVAL OF THE SITE PLAN BY THE CITY OF SOUTH FULTON IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

NOTE:
CITY OF SOUTH FULTON, FULTON COUNTY, AND CITY OF ATLANTA PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.



SPECIAL FLOOD HAZARD AREAS
INUNDED BY 100-YEAR FLOOD:
ZONE AE-BASE FLOOD ELEVATIONS DETERMINED
ZONE A-BASE FLOOD ELEVATIONS NOT-DETERMINED
OTHER AREAS: ZONE X - AREAS TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.



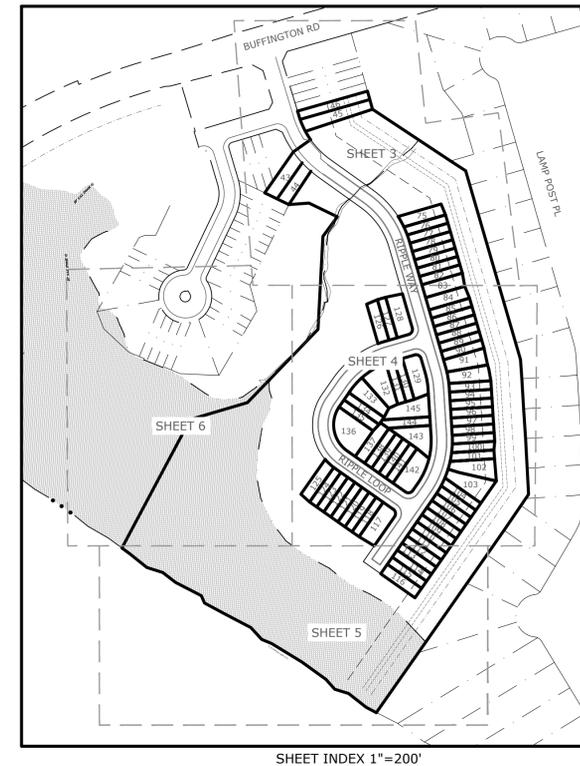
I HAVE THIS DATE EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) AND FOUND THAT BY GRAPHIC PLOTTING ONLY, THE REFERENCE PARCEL IS LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
MAP ID: 13121C0459 F
EFFECTIVE DATE: 09/18/13_ZONE: AE/X.

SITE ZONING NOTES: (ZONING CASE: Z83-215)

- NO MORE THAN 178 TOTAL DWELLING UNITS AT A MAXIMUM DENSITY OF 5 DWELLING UNITS PER ACRE BASED ON THE TOTAL ACRES ZONED
- AT LEAST ONE-THIRD OF ALL UNITS SHALL HAVE A HEATED FLOOR AREA OF 1300 sq ft OR MORE, AN NO MORE THAN ONE-THIRD OF ALL UNITS SHALL HAVE A HEATED FLOOR AREA OF BETWEEN 1,200 AND 1,300 sq.ft.
- NO MORE THAN ONE-THIRD OF ALL UNITS MAY HAVE A HEATED FLOOR AREA LESS THAN 1,200 BUT NOT LESS THAN 1,100 sq.ft.
- PROVIDE A 50 FEET WIDE LANDSCAPE STRIP CONTAINING A 4 FOOT HIGH LANDSCAPED EARTHEN BERM OR OTHER EQUIVALENT VISUAL SCREEN SUBJECT TO THE APPROVAL OF THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT ALONG THE ENTIRE LENGTH OF THE EAST PROPERTY LINE.
- PROVIDE A TOTAL 100 FOOT BUILDING SETBACK FROM THE EAST PROPERTY LINE, INCLUDING THE LANDSCAPE STRIP.
- NO MORE THAN 1 EXIT ON BUFFINGTON ROAD.
- THE EXTERIOR OF ALL CONCRETE BLOCKS SHALL BE COATED WITH AN ARCHITECTURAL TREATMENT (E.G., EPOXY, STUCCO, BRICK VENEER, ETC.) OR AN ALTERNATE SOLUTION AS MAY BE APPROVED BY THE DIRECTOR OF ENVIRONMENT AND COMMUNITY DEVELOPMENT.
- LIMIT THE PROJECT IDENTIFICATION SIGNAGE ON THE ENTIRE PROPERTY TO NO MORE THAN ONE UNLIGHTED, DOUBLE-FACED FREE-STANDING MONUMENT SIGN ADJACENT TO BUFFINGTON ROAD, HAVING NO MORE THE 12 SQ.FT. OF SURFACE AREA PER FACE AND FURTHER NOT TO EXCEED A HEIGHT OF 4 FEET FROM FINISHED GRADE MEASURED FROM THE BASE OF THE SIGN STRUCTURE.
- IN THE 100 YEAR FLOOD PLAIN (INTERMEDIATE REGIONAL FLOOD), NO MORE THAN 20% OF THE TOTAL AREA CONTAINED THEREIN SHALL BE DISTURBED OR NO MORE THAN 10% COVERED BY IMPERVIOUS SURFACES. NO FILL MATERIAL SHALL BE BROUGHT INTO AND PLACED WITHIN THE BOUNDARIES OF THE I.R.F. AND THERE SHALL BE NO BUILDING CONSTRUCTION IN OR ABOVE THE LANDS WITHIN THE FLOOD PLAIN.
- MAXIMUM INTERIOR SETBACKS WHEN ONE BUILDING PER LOT
 - MINIMUM FRONT YARD-20 FEET FROM RIGHT-OF-WAY.
 - MINIMUM SIDE YARD - 0.0 FEET IF UNITS ARE ATTACHED ON SEPARATE LOTS.
 - 7.0 FEET ADJACENT TO INTERIOR LINE OR A 14 FOOT SEPARATION WITH UP TO 7 FOOT ENCRoACHMENT & MAINTENANCE EASEMENT ON ADJACENT PARCELS.
 - 15 FEET ADJACENT TO STREET.
 - MINIMUM REAR YARD - 25 FEET.
 - MINIMUM LOT AREA - 2,000 S.F.
- MAXIMUM LOT COVERAGE-THE AREA OF THE FOOT PRINT OF ALL BUILDINGS AND PARKING SHALL NOT EXCEED 50% OF THE TOTAL LAND AREA.
- MINIMUM BUILDING SEPARATION WHEN MORE THAN ONE BUILDING PER LOT. THE MINIMUM DISTANCES BETWEEN BUILDING SHALL BE AS FOLLOWS FOR MULTI FAMILY:
 - FRONT TO FRONT - 50 FEET
 - FRONT TO REAR - 60 FEET
 - FRONT TO REAR - 50 FEET
 - FRONT OR REAR TO SIDE - 40 FEET
 - SIDE TO SIDE - 40 FEET
- NO MORE THAN TWENTY DWELLING UNITS SHALL FORM A SINGLE BUILDING. SETBACKS AND ROOF LINES SHALL BE VARIED BY AT LEAST 2 FEET SO THAT NO MORE THAN 3 ADJOINING DWELLINGS WITHIN A SINGLE BUILDING SHALL HAVE THE SAME FRONT SETBACK OR ROOF LINE.
- HEIGHT REGULATIONS-BUILDINGS SHALL BE NO HIGHER THAN 35 FEET OR 2 AND 1/2 STORIES, WHICHEVER IS HIGHER.

NATIONAL INSURANCE PROGRAM
FIRM FLOOD INSURANCE RATE MAP
FULTON COUNTY, GEORGIA AND INCORPORATED AREAS
PANEL 0459 F
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
FULTON COUNTY 13160 0459 F
UNION CITY,CITY OF 130316 0459 F
MAP NUMBER 13121C0459F
EFFECTIVE DATE: SEPTEMBER 18, 2013
Note to user: MAP NUMBER below should be used when placing map orders; the COMMUNITY NUMBER shown above should be used on insurance applications for the subject community.
Federal Emergency management agency

SITE DATA
OWNER/DEVELOPER: MORNING CREEK PARTNERS, LLC
6621 BAY CIRCLE, STE 170
PEACHTREE CORNERS, GA 30071
PHONE: 866-559-1910
ENGINEER/SURVEYOR: SOUTHEASTERN ENGINEERING, INC.
2470 SANDY PLAINS ROAD
MARIETTA, GA 30066
PHONE: 770.321.3936
BOUNDARY: BOUNDARY SURVEY BY SEI, DATED AUGUST 2018
TOPOGRAPHY: COMBINATION OF FIELD RAN TOPOGRAPHY VARIOUS DATES AND GIS CONTOUR DATA (UPDATED JULY 2020)
SITE/DISTURBED AREA: 17.2/ 8.3 AC.
NUMBER OF LOTS: 75
DENSITY: 75 LOTS / 17.2 = 4.36 UNITS PER ACRE
FLOOD INFO: A PORTION OF THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANEL # 13121C0459F, DATED 9-18-13.
EXISTING ZONING: TR PER ZONING CASE #Z83-215
DEVELOPMENT STANDARDS: MIN HEIGHT: 40 FEET
MIN LOT AREA: 2,000 SF
MAX DENSITY: 9 UNITS/ ACRE
MIN LOT WIDTH: 20 FEET
MIN DEVELOPMENT FRONTAGE: 35 FEET
MIN LOT FRONTAGE: 20 FEET
MIN HEATED FLOOR AREA: 1,100 SF
MIN PERIMETER SETBACK: 40 FEET TO INTERIOR
MIN PERIMETER REAR YARD: 30 FEET TO INTERIOR
MIN PERIMETER REAR YARD: 35 FEET
MIN FRONT YARD: 20 FEET
MIN SIDE YARD: 0 FEET WHEN ATTACHED
MAX DEVELOPMENT LOT COVERAGE: 50%
MAX UNITS PER BUILDING: 20 UNITS



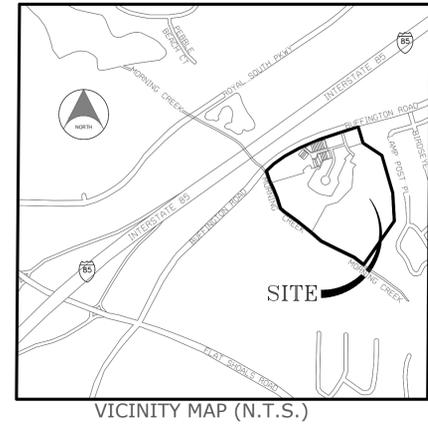
LATERAL EASEMENT NOTE:
PRIVATE SEWER LATERAL/CROSS-ACCESS EASEMENTS ON LOTS ARE DEDICATED FOR THE PURPOSE OF ALLOWING SANITARY SEWER CONNECTIONS AND MAINTENANCE. THE EASEMENTS SHALL CONVEY WITH TITLE CHANGES TO EACH PROPERTY. THE CROSS-ACCESS EASEMENTS ARE DEDICATED AS SHOWN ON THE PLAT.

NOTE:
CITY OF SOUTH FULTON, FULTON COUNTY, AND CITY OF ATLANTA PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.

NOTE:
NO RENTAL OR LEASE OF LOTS OR HOUSES BY MORNING CREEK PARTNERS, LLC.

FULTON COUNTY HEALTH DEPARTMENT
THIS DEVELOPMENT, AS SHOWN, IS APPROVED UPON THE CONDITION THAT IT COMPLIES WITH THE FULTON COUNTY BOARD OF HEALTH'S ADOPTED MINIMUM LOT SIZE AND DPH CHAPTER 511-3-1, RULES FOR ONSITE SEWAGE MANAGEMENT SYSTEMS AND CHAPTER 511-3-3 DRINKING WATER SUPPLY WITH THE REQUIREMENTS BELOW:
WATER SUPPLY SEWAGE DISPOSAL
(X) PUBLIC WATER SUPPLY (X) PUBLIC SANITARY SEWER
() INDIVIDUAL WATER WELL () INDIVIDUAL ONSITE SEWAGE
SERVICE REQUIREMENTS - S/D TYPE SERVICE REQUIREMENTS - S/D TYPE
(X) TYPE "A" (X) TYPE "A" () TYPE "C"
() TYPE "B" () TYPE "B" () TYPE "D"
DATED THIS _____ DAY OF _____ 20____ BY: _____
REVISION DATE: _____ TITLE: _____

FULTON COUNTY DEPARTMENT OF PUBLIC WORKS
I CERTIFY THAT THIS DEVELOPMENT HAS COMPLIED WITH THE APPLICABLE SANITARY SEWER REQUIREMENTS OF FULTON COUNTY AS OF THE FOLLOWING DATE. ANY REVISIONS TO THIS DOCUMENT AFTER THE DATE BELOW THAT MAY AFFECT SEWER SYSTEMS PRESENTED HEREON SHALL VOID THIS APPROVAL.
APPROVED THIS _____ DAY OF _____, 2024.
SIGNATURE _____
PRINTED NAME AND TITLE _____



FLOOD NOTE:
I HAVE THIS DATE EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) AND FOUND THAT BY GRAPHIC PLOTTING ONLY, THE REFERENCE PARCEL IS LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
MAP ID: 13121C0459 F EFFECTIVE DATE: 09/18/13_ZONE: AE/X.

CERTIFICATE AS TO RECORDING
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN RECORDED IN PLAT BOOK _____ OF FULTON COUNTY, RECORDED ON _____ 20____
CLERK, SUPERIOR COURT
FULTON COUNTY, GEORGIA

FULTON COUNTY DRIVEWAY INDEMNIFICATION AGREEMENT:
SOUTH FULTON COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO, ACROSS AND UNDER DRIVEWAYS THAT WILL BE INSTALLED ON THESE RECORDED LOTS. FOR THE PURPOSES OF INSPECTION, REPAIR AND/OR CONSTRUCTION, AND SHALL HAVE NO RESPONSIBILITIES FOR DAMAGES TO, OR REPAIR OF IMPROVEMENTS WITHIN SAID EASEMENT.

CERTIFICATE OF HOMEOWNERS ASSOCIATION:
ALL LOTS SUBJECT TO CONVENIENCE OF A MANDATORY HOMEOWNER'S ASSOCIATION AS RECORDED ON DE: 60839 PG: 294-405
DATED: 11/25/2019 AT THE CLERK OF SUPERIOR COURT, FULTON COUNTY, GA.

SUBJECT PHASE 3:
1. TOTAL PHASE 3 AREA: = 750,868 SQ. FT./ 17.24 ACRES
2. COMMON AREA: = 473,260 SQ. FT./ 10.86 ACRES
3. UTILITY EASEMENT/RIGHT-OF-WAY: = 87,215 SQ. FT./ 2.00 ACRES

OWNER'S ACKNOWLEDGEMENT:
STATE OF GEORGIA, CITY OF SOUTH FULTON, (COUNTY OF FULTON)
THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, DEDICATES TO THE PUBLIC FOR USE FOREVER THOSE WATER AND SEWER IMPROVEMENTS CONSTRUCTED IN ACCORDANCE WITH THIS PLAT THAT ARE SPECIFICALLY LABELED AS DEDICATED TO THE PUBLIC, AND DEDICATES TO THE CITY OF SOUTH FULTON, THE COMPLETE OWNERSHIP AND USE OF ALL PUBLIC STREETS AND DEDICATED RIGHT-OF-WAY SPECIFICALLY LABELED AS PUBLIC STREETS AND DEDICATED RIGHT-OF-WAY, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING:
PUBLIC STREETS 0.0 ACRES
PUBLIC SEWER EASEMENTS 0.29 ACRES
PUBLIC DRAINAGE EASEMENTS 0.0 ACRES
PUBLIC PARKS/OPEN SPACE 0.0 ACRES
MORNING CREEK PARTNERS, LLC
TYPED NAME OF SUBDIVIDER TYPED NAME OF OWNER OF RECORD
SIGNATURE OF SUBDIVIDER SIGNATURE OF OWNER OF RECORD
DATE DATE

DETENTION CERTIFICATE:
THIS TO CERTIFY THAT THE VOLUME, STAGE-STORAGE RELATIONSHIPS, OUTLET CONTROL DEVICES AND THE STRUCTURES OF THE DETENTION PONDS, AS SHOWN ON THE L.D.P. PLAN FOR MORNING CREEK FOREST SUBDIVISION, IN LAND LOT 128, AND IS IN COMPLIANCE WITH THE PERMITTED HYDROLOGY REPORT AND CONSTRUCTION PLAN.
E WAYNE MATTHEWS JR. *WPM* 2/2/24
PRINTED NAME SIGNATURE DATE
REGISTERED GEORGIA PROFESSIONAL ENGINEER NUMBER: 31277

GEORGIA SURVEYOR CERTIFICATION
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.
Wayne Matthews Jr. 2/2/24
DATE

RESIDENTIAL FINAL PLAT FOR:
MORNING CREEK FOREST PHASE III
LOCATED IN:
LAND LOT 128, 13th DISTRICT, CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA
Project No.: 1124-18-133
Surveyed By: B. COVENEY
Field Date: 10/27/2023
Drafted By: J. WOODS
Issue Date: 12/06/2023
1 OF 6

SEI
SOUTHEASTERN ENGINEERING, INC.
2470 Sandy Plains Road, Marietta, Georgia 30066
tel: 770-321-3936 fax: 770-321-3935
www.sei.com
LIC. NO. 000913

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| No. | REVISION PER COMMENTS | ISSUED DESCRIPTION | DATE |
|-----|-----------------------|--------------------|---------|
| 1 | REVISED PER COMMENTS | | 1/22/24 |
| 2 | REVISED PER COMMENTS | | 2/2/24 |

PLAT INFORMATION
A FLOOR OF 1 FOOT IN 31.68 FEET AND AN INCH IN 12 FEET. THIS PLAT WAS PREPARED BY THE SURVEYOR AND APPROVED BY THE CITY OF SOUTH FULTON, GEORGIA. THIS PLAT IS SUBJECT TO THE CITY OF SOUTH FULTON ZONING RESOLUTION, CONDITIONS OF ZONING, AND THE SOUTH FULTON SUBDIVISION REGULATIONS, AS AMENDED. THIS PLAT IS SUBJECT TO THE CITY OF SOUTH FULTON ZONING RESOLUTION, CONDITIONS OF ZONING, AND THE SOUTH FULTON SUBDIVISION REGULATIONS, AS AMENDED. THIS PLAT IS SUBJECT TO THE CITY OF SOUTH FULTON ZONING RESOLUTION, CONDITIONS OF ZONING, AND THE SOUTH FULTON SUBDIVISION REGULATIONS, AS AMENDED.

AM
5/13/2024

THIS BLOCK RESERVED FOR SUPERIOR COURT CLERK

LINE TABLE with columns: LINE, DIRECTION, LENGTH. Rows L2 to L45.

LINE TABLE with columns: LINE, DIRECTION, LENGTH. Rows L46 to L83.

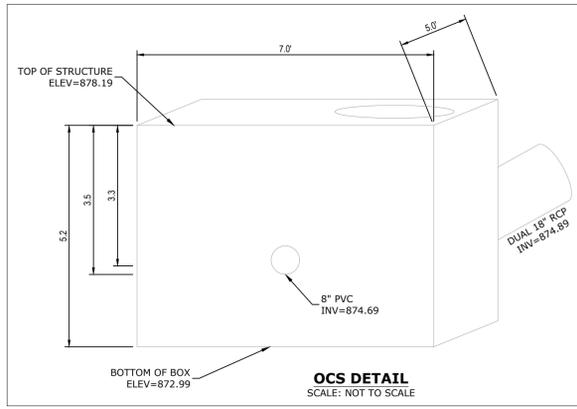
AREA TABLE with columns: #, ACRES, S.F. Rows 43 to 78.

AREA TABLE with columns: #, ACRES, S.F. Rows 109 to 145.

CURVE TABLE with columns: CURVE, ARC LEN., RADIUS, CHORD, DIRECTION. Rows C2 to C15.

CURVE TABLE with columns: CURVE, ARC LEN., RADIUS, CHORD, DIRECTION. Rows C16 to C58.

CURVE TABLE with columns: CURVE, ARC LEN., RADIUS, CHORD, DIRECTION. Rows C60 to C67.



LEGEND:

- REINFORCING BAR FOUND, SANITARY SEWER EASEMENT, OPEN TOP PIPE, POINT OF COMMENCEMENT, CRIMP TOP PIPE, POINT OF INTERSECTION, SOLID IRON BAR, BUILDING SETBACK LINE, CONCRETE MONUMENT FOUND, DRAINAGE EASEMENT, CENTERLINE, CATCH BASIN, RIGHT-OF-WAY, UTILITY MANHOLE (SPECIFY TYPE), LAND LOT, DROP INLET, LAND LOT LINE, HEAD WALL, LINE, FLARED END SECTION (FES), ARC, TELEPHONE BOX, RADIUS, CHORD, CURVE, SEWER CLEANOUT, CONCRETE, FIRE HYDRANT, GUY POLE, WATER VALVE, GAS VALVE, GAS METER, WATER METER, GUY MARKER, WATER SEEP, LAMP POLE, SIGN, POWER POLE, TRAFFIC BOX, FIBER OPTIC MARKER, PEDESTRIAN SIGNAL, IRRIGATION CONTROL VALVE, CABLE BOX, MONITORING WELL, CENTERLINE, PRESSURE RELEASE VALVE, BORE HOLE, PVC STUB, FENCE POST, POWER STUB, ELECTRIC METER, WETLAND FLAG, CORRUGATED METAL PIPE, REINFORCED CONCRETE PIPE, CROSS DRAIN, SANITARY SEWER, FENCE, OVERHEAD UTILITY LINE(S).

GENERAL NOTES:

- 1. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
2. 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 RELYING ON THIS PLAT. 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, ITS EMPLOYEES, ITS CONSULTANTS, ITS CONTRACTORS, AND/OR ITS 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 INFORMATION.
3. UNLESS OTHERWISE STATED HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.
4. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENTS, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.
5. ACCEPTANCE OF THIS SURVEY PLAT OR USE OF THE CORNER MONUMENTS FOUND OR SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE UNDERSIGNED LIABILITY RELATED TO PROFESSIONAL NEGLIGENCE ACTS, ERRORS, OMISSIONS OR BREACH OF CONTRACT TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED. FOR ADDITIONAL LIABILITY COVERAGE FROM THE UNDERSIGNED, A FEE OF 2% OF THE LIABILITY AMOUNT REQUESTED MUST BE PAID TO THE UNDERSIGNED PRIOR TO COMMENCEMENT OF THIS PROJECT.
6. REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS THE SEAL IS SIGNED WITH A "LIVE" SIGNATURE.
7. UNLESS OTHERWISE STATED HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

GENERAL NOTES:

- 1. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
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6. FIELD WORK COMPLETED ON OR NEAR OCTOBER OF 2023.
7. IRON PINS TO BE SET AT ALL CORNERS (IF APPLICABLE).
8. STORM-WATER DETENTION TO BE ACCOMPLISHED VIA DETENTION PONDS ON-SITE.
9. FINAL DESIGNS TO BE COMPLETED DURING LAND DISTURBANCE PERMIT REVIEW. A 10' LANDSCAPE STRIP SHALL BE ESTABLISHED AROUND ALL DETENTION/WATER QUALITY PONDS PER CITY OF SOUTH FULTON STANDARDS. WATER QUALITY/DETENTION PONDS ARE LOCATED IN COMMON AREAS, SO NO 10' ACCESS EASEMENTS ARE REQUIRED.
10. ALL ROADS INTERIOR TO THE DEVELOPMENT ARE SHOWN AS 50' RIGHT-OF-WAY, WITH TYPICAL PAVEMENT WIDTHS DEPICTED.
11. ALL ROAD DIMENSIONS ARE BASED ON ASBLT ROAD LOCATIONS AND CONDITIONS ARE AS SHOWN FROM THE CENTERLINE OF THE ROAD TO THE LIMIT OF SHOWN RIGHT-OF-WAY.
12. SIDEWALKS SHALL BE INSTALLED THROUGHOUT THE DEVELOPMENT PER CITY OF SOUTH FULTON STANDARDS. ALL SIDEWALKS TO BE 5 FEET IN WIDTH.
13. NO EROSION AND SEDIMENT CONTROL MEASURES SHOWN FOR CONCEPT REVIEW. MEASURES SHALL BE DESIGNED FOR LAND DISTURBANCE PERMIT REVIEW.
14. YARD SETBACKS SHOWN ON LOTS. SEE ZONING CONDITIONS ON COVER SHEET FOR PROPOSED YARD REQUIREMENTS.
15. THIS SITE DOES LIE WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FIRM PANEL NUMBER: 13121A059, DATED 09182013, AND IS IN ZONE AE & X.
16. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
17. DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO THE SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE IN THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES MORE PRECISE ANGULAR MEASUREMENTS AND THE USE OF SATELLITE SURVEYING TECHNIQUES USING THE GLOBAL POSITIONING SYSTEM (GPS) SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETTIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
18. CORNER LOT ADDRESSES ARE DETERMINED BY DRIVEWAY LOCATIONS. DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
19. ALL COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION IN PERPETUITY.
20. CITY OF SOUTH FULTON, FULTON COUNTY, AND CITY OF ATLANTA, PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.
21. ALL LOTS TO BE SERVICED BY FULTON COUNTY AND CITY OF SOUTH FULTON SANITARY SEWER.
22. ALL WATER LINES TO HAVE A 10' EASEMENT.
23. THERE ARE NO TRASH/BURIAL PITS ON SITE.
24. ALL DRAINAGE EASEMENTS SHOWN HEREON ARE TO BE CENTERED ON EXISTING DRAINAGE STRUCTURES.
25. ALL EASEMENTS SHOWN HEREON ARE PUBLIC EASEMENTS, UNLESS OTHERWISE SHOWN.
26. ALL SANITARY SEWER LINES ARE 8" PVC UNLESS SHOWN OTHERWISE.
27. REFERENCE BENCH MARK BASED ON CITY OF SOUTH FULTON GIS MONUMENT F-387 & F487, AS SHOWN HEREON.
28. BEARINGS AND DISTANCES SHOWN ON FINAL PLAT BASED ON FIELD RUN SURVEY MEASURING ANGLES AND DISTANCES.
29. DISTANCES SHOWN ON THE PLAT SHALL BE HORIZONTAL.

FULTON COUNTY GIS TIE TO PROJECT DETAIL

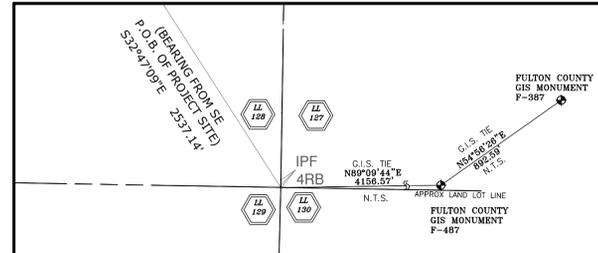


Table with columns: No, Issued Description, Revised Per Comments. Rows 1, 2.

PLAT INFORMATION: THE FILE NUMBER OF THIS PLAT IS 1124-18-133. THIS PLAT WAS PREPARED BY J. WOODS AND IS A PART OF PROJECT 1124-18-133. THE TOTAL AREA OF THIS PLAT IS 1.124 ACRES. THE TOTAL AREA OF THE PROJECT IS 1.124 ACRES. THE TOTAL AREA OF THE PROJECT IS 1.124 ACRES.

RESIDENTIAL FINAL PLAT FOR: MORNING CREEK FOREST PHASE III. LOCATED IN: LAND LOT 128, 13th DISTRICT, CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA.



Project No.: 1124-18-133
Surveyed By: B. COVENEY
Field Date: 10/27/2023
Drafted By: J. WOODS
Issue Date: 12/06/2023

FILE NAME: I:\CUSTOMERS_PROJECTS\1124_Silverstone_Rd_GA\1124-18-133 Morning C/SUR\PHASE 3 - Final PLOT DATE: 5/10/2024 USER: JASON WOODS

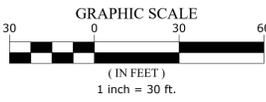
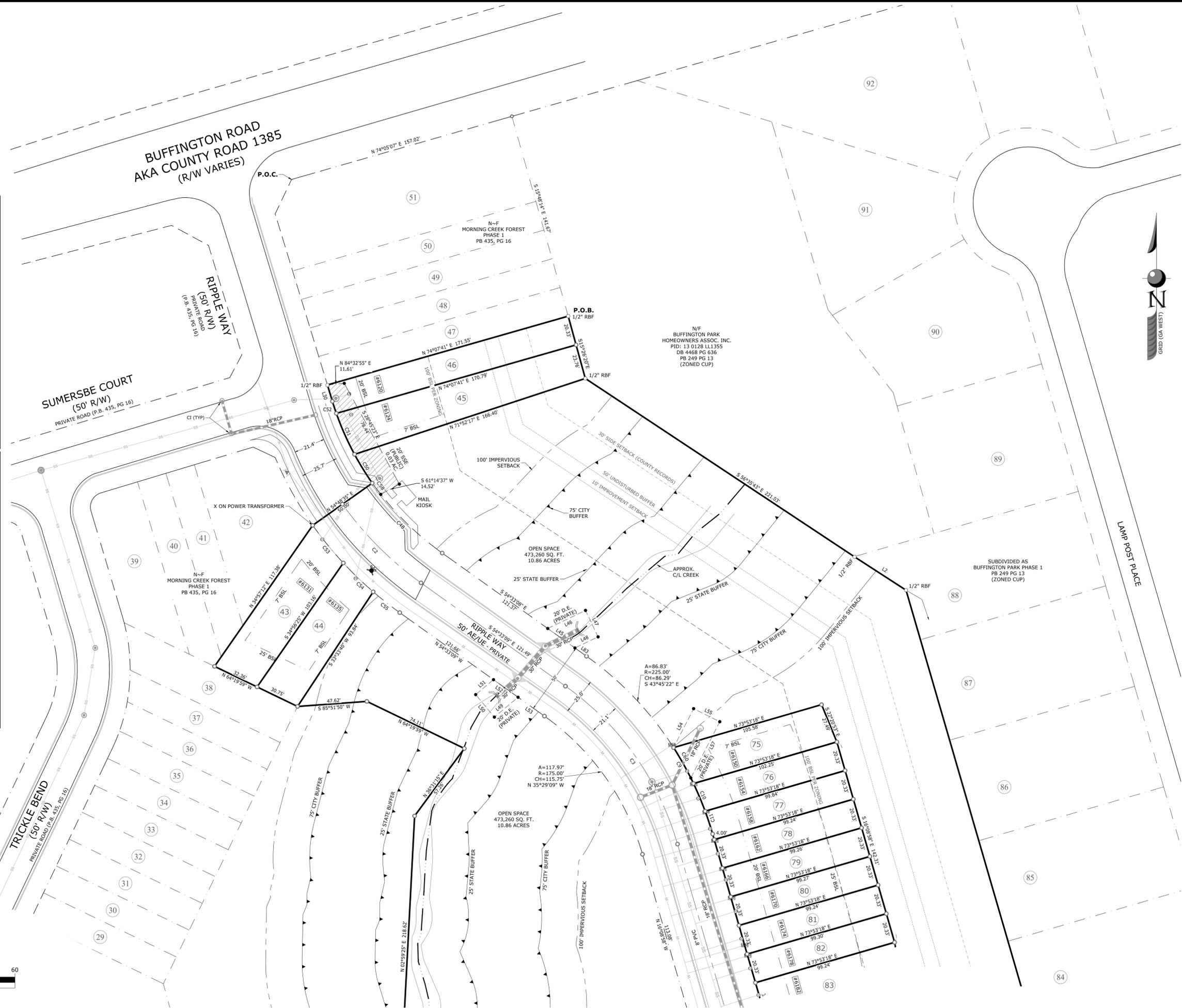
AM
5/13/2024

THIS BLOCK RESERVED FOR SUPERIOR COURT CLERK

LEGEND:

| | | | |
|------|--------------------------|------|--------------------------------|
| RFB | REINFORCING BAR FOUND | SSE | SANITARY SEWER EASEMENT |
| RBS | REINFORCING BAR SET | POB | POINT OF BEGINNING |
| OTI | OPEN TOP PIPE | POC | POINT OF COMMENCEMENT |
| CTP | CRIMP TOP PIPE | PI | POINT OF INTERSECTION |
| SIB | SOLID IRON BAR | BSL | BUILDING SETBACK LINE |
| CMF | CONCRETE MONUMENT FOUND | DE | DRAINAGE EASEMENT |
| CL | CENTERLINE | CB | CATCH BASIN |
| R/W | RIGHT-OF-WAY | UM | UTILITY MANHOLE (SPECIFY TYPE) |
| LL | LAND LOT | DI | DROP INLET |
| LLL | LAND LOT LINE | HW | HEAD WALL |
| L | LINE | FLS | FLARED END SECTION (FES) |
| A | ARC | TP | TELEPHONE PEDESTAL |
| R | RADIUS | TB | TELEPHONE BOX |
| CH | CHORD | WC | SEWER CLEANOUT |
| C | CURVE | FW | FIRE HYDRANT |
| CONC | CONCRETE | WV | WATER VALVE |
| GUY | GUY POLE | WM | WATER METER |
| GV | GAS VALVE | WS | WATER SEEP |
| GM | GAS METER | WSPI | WATER SPIGOT |
| GMK | GAS MARKER | SI | SIGN |
| LP | LAMP POLE | TB | TRAFFIC BOX |
| FOM | FIBER OPTIC MARKER | PS | PEDESTRIAN SIGNAL |
| ICV | IRRIGATION CONTROL VALVE | CB | CABLE BOX |
| MW | MONITORING WELL | CH | CENTERLINE |
| PRV | PRESSURE RELEASE VALVE | BH | BORE HOLE |
| PST | PVC STUB | FP | FENCE POST |
| PT | POWER STUB | | |
| EM | ELECTRIC METER | | |
| WF | WETLAND FLAG | | |
| CMP | CORUGATED METAL PIPE | | |
| RCP | REINFORCED CONCRETE PIPE | | |
| CD | CROSS DRAIN | | |
| SS | SANITARY SEWER | | |
| X-X | FENCE | | |
| U | OVERHEAD UTILITY LINE(S) | | |

- GENERAL NOTES:**
- PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
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 - REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS THE SEAL IS SIGNED WITH A "LIVE" SIGNATURE.
 - UNLESS OTHERWISE STATED HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.



FILE NAME: I:\CUSTOMERS_PROJECTS\1124_Silverstone Res GA1124-18-133 Phase 3 - Final PLOT DATE: 5/10/2024 USER: JASON WOODS

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SOUTHEASTERN ENGINEERING, INC.
2410 Sandy Plains Road, Marietta, Georgia 30066
tel: 770-371-9950 fax: 770-371-9955
www.sei.com
LIC. NO. 000913

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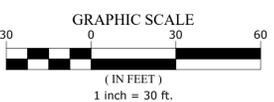
| NO. | ISSUED DESCRIPTION | DATE |
|-----|----------------------|---------|
| 1 | REVISED PER COMMENTS | 1/22/24 |
| 2 | REVISED PER COMMENTS | 2/2/24 |

PLAT INFORMATION
THIS PLAT WAS PREPARED BY THE SURVEYOR AND IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS FILED IN THE PUBLIC RECORDS OF THE CLERK OF SUPERIOR COURT OF THE DISTRICT OF SOUTH FULTON, GEORGIA. THIS PLAT IS NOT VALID UNLESS THE SEAL IS SIGNED WITH A "LIVE" SIGNATURE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL NEGLIGENCE ACTS, ERRORS, OMISSIONS OR BREACH OF CONTRACT TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED. FOR ADDITIONAL LIABILITY COVERAGE FROM THE SURVEYOR, A FEE OF 2% OF THE LIABILITY AMOUNT REQUESTED MUST BE PAID TO THE SURVEYOR PRIOR TO COMMENCEMENT OF THIS PROJECT.

RESIDENTIAL FINAL PLAT FOR:
**MORNING CREEK FOREST
PHASE III**
LOCATED IN:
LAND LOT 128, 134th DISTRICT, CITY OF SOUTH FULTON,
FULTON COUNTY, GEORGIA

Project No.: 1124-18-133
Surveyed By: B. COVENEY
Field Date: 10/27/2023
Drafted By: J. WOODS
Issue Date: 12/06/2023

5/13/2024



THIS BLOCK RESERVED FOR SUPERIOR COURT CLERK

FILE NAME: I:\CUSTOMERS_PROJECTS\1124 Silverstone Res GA\1124-18-133 Morning Creek Forest Phase 3 - Final Plot DATE: 5/10/2024 USER: JASON WOODS

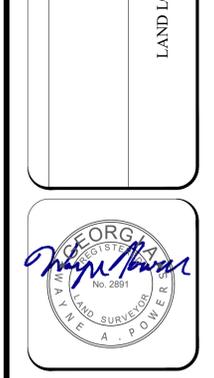


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SOUTHEASTERN ENGINEERING, INC.
2410 Sandy Plains Road, Marietta, Georgia, 30066
tel: 770-371-9956 fax: 770-371-9955
www.sei.com
LIC. NO. 0009013

| NO. | ISSUED DESCRIPTION | DATE |
|-----|----------------------|---------|
| 1 | REVISED PER COMMENTS | 1/22/24 |
| 2 | REVISED PER COMMENTS | 2/2/24 |

PLAT INFORMATION
THIS PLAT WAS PREPARED BY THE SURVEYOR AND IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AND INTERESTS THEREIN AS SHOWN ON THE ORIGINAL FIELD NOTES AND RECORDS OF THE SURVEYOR. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND INTERESTS THEREIN AND HAS FOUND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND INTERESTS THEREIN AND HAS FOUND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND INTERESTS THEREIN AND HAS FOUND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

RESIDENTIAL FINAL PLAT FOR:
**MORNING CREEK FOREST
PHASE III**
LOCATED IN:
LAND LOT 128, 134th DISTRICT, CITY OF SOUTH FULTON,
FULTON COUNTY, GEORGIA

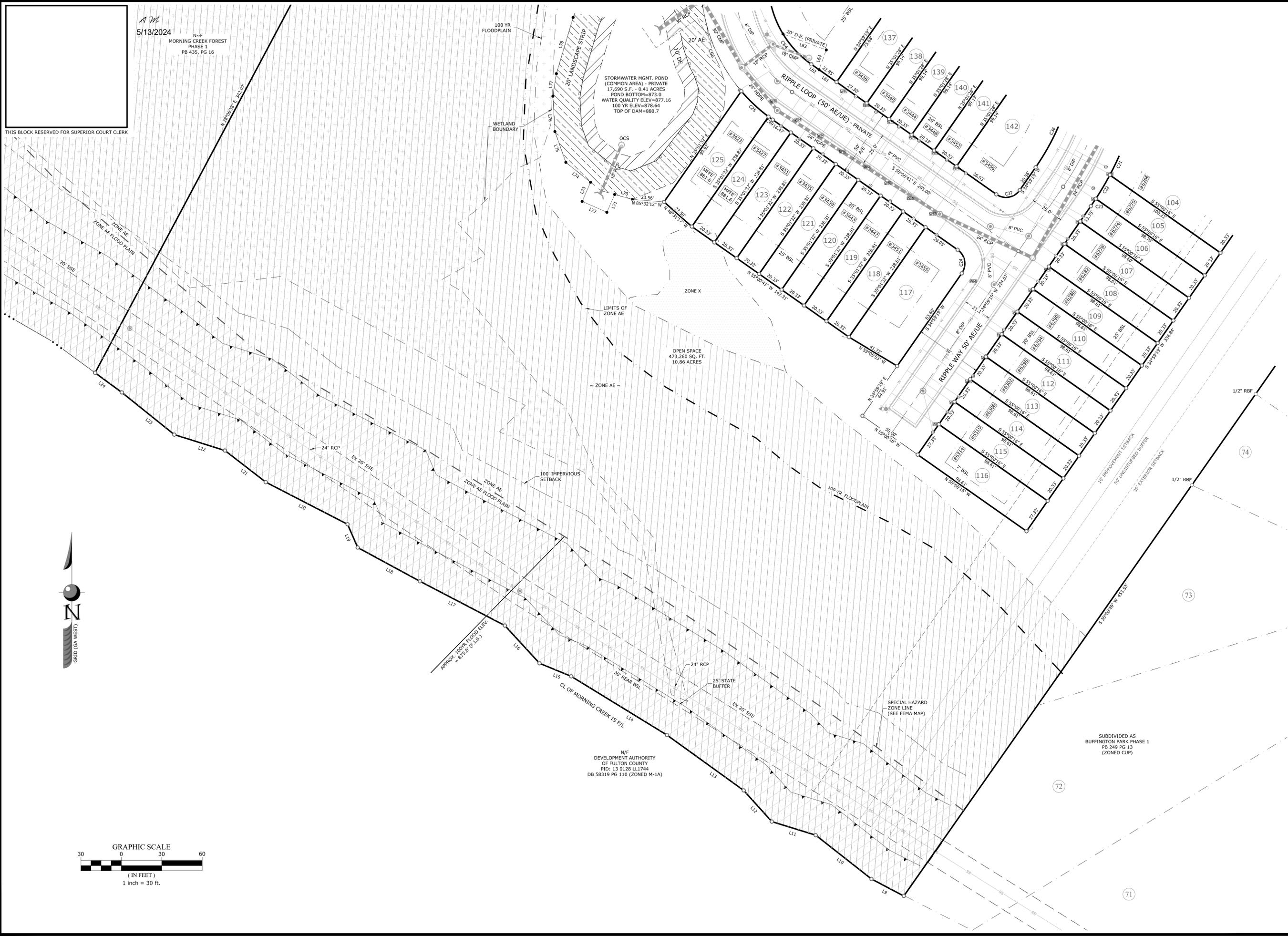
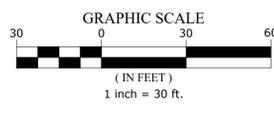


Project No.: 1124-18-133
Surveyed By: B. COVENEY
Field Date: 10/27/2023
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FILE NAME: I:\CUSTOMERS_PROJECTS\1124_Silverstone Res GA\1124-18-133 Morning C/SUR\PHASE 3 - Final\PLOT DATE:5/10/2024 USER:JASON WOODS

5/13/2024
N/F
MORNING CREEK FOREST
PHASE 1
PB 435, PG 16

THIS BLOCK RESERVED FOR SUPERIOR COURT CLERK



N/F
DEVELOPMENT AUTHORITY
OF FULTON COUNTY
PID: 13 0128 LL1744
DB 58319 PG 110 (ZONED M-1A)

OPEN SPACE
473,260 SQ. FT.
10.86 ACRES

STORMWATER MGMT. POND
(COMMON AREA) - PRIVATE
17,690 S.F. - 0.41 ACRES
POND BOTTOM=873.0
WATER QUALITY ELEV=877.16
100 YR ELEV=878.64
TOP OF DAM=880.7



| NO | ISSUED DESCRIPTION | DATE |
|----|----------------------|---------|
| 1 | REVISED PER COMMENTS | 1/22/24 |
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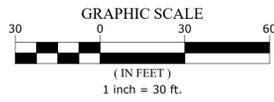
PLAT INFORMATION
THIS PLAT WAS PREPARED BY THE SURVEYOR AND IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY. THE SURVEYOR HAS BEEN CALLED TO THE SITE AND HAS FOUND THE POINTS TO BE CORRECTLY PLACED AND THE DISTANCES TO BE CORRECT. THE SURVEYOR HAS BEEN CALLED TO THE SITE AND HAS FOUND THE POINTS TO BE CORRECTLY PLACED AND THE DISTANCES TO BE CORRECT. THE SURVEYOR HAS BEEN CALLED TO THE SITE AND HAS FOUND THE POINTS TO BE CORRECTLY PLACED AND THE DISTANCES TO BE CORRECT.

RESIDENTIAL FINAL PLAT FOR:
**MORNING CREEK FOREST
PHASE III**
LOCATED IN:
LAND LOT 128, 134th DISTRICT, CITY OF SOUTH FULTON,
FULTON COUNTY, GEORGIA



Project No.: 1124-18-133
Surveyed By: B. COVENEY
Field Date: 10/27/2023
Drafted By: J. WOODS
Issue Date: 12/06/2023

AM
5/13/2024



THIS BLOCK RESERVED FOR SUPERIOR COURT CLERK



SEI
SOUTHEASTERN ENGINEERING, INC.
2410 Sandy Plains Road, Marietta, Georgia 30066
tel: 770-371-1956 fax: 770-371-1955
www.sei.com
LIC. NO. 000913

| No. | ISSUED DESCRIPTION | DATE |
|-----|----------------------|---------|
| 1 | REVISED PER COMMENTS | 1/22/24 |
| 2 | REVISED PER COMMENTS | 2/2/24 |

PLAT INFORMATION
THE FILED MAP WAS PREPARED BY THE SURVEYOR AND WAS ACCURATELY PLACED ON A FLOOR OF 1 FOOT IN 31.68 FEET AND AN APPROXIMATELY 1/8" TYPICAL POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR 100% OF THE TOTAL AREA OF THE PLAT. THE PREPARATION OF THIS PLAT, INCLUDING THE FIELD SURVEY, THE PERSON, PERSONS OR ENTITY HAVING HEREON, REPRESENTATION BY THE SURVEYOR MAKING SAID PERSON, PERSONS OR ENTITY WITHOUT DOUBT.

RESIDENTIAL FINAL PLAT FOR:
**MORNING CREEK FOREST
PHASE III**
LOCATED IN:
LAND LOT 128, 134th DISTRICT, CITY OF SOUTH FULTON,
FULTON COUNTY, GEORGIA



| | |
|--------------|-------------|
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FILE NAME: I:\CUSTOMERS_PROJECTS\1124_Silverstone Ref. GA\1124-18-133 Morning Creek Forest Phase 3 - Final Plot DATE: 5/10/2024 USER: JASON WOODS