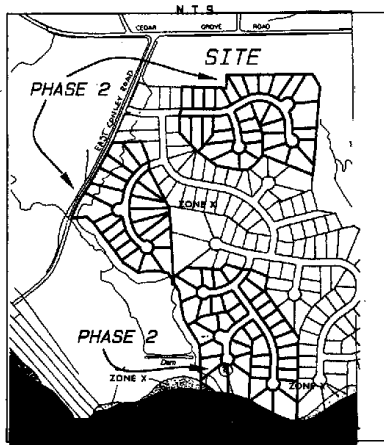
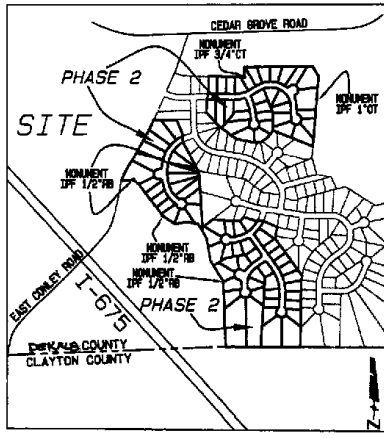


GENERAL NOTES:

- TOTAL AREA - 45.82927 AC (LOTS 4-37: 14.99516 AC, LOTS 178-198: 10.76359 AC, LOTS 119-156: 20.10052 AC)
- TOTAL NUMBER OF LOTS - 80 (PHASE 2, 8 PHASE 2A), 102 (PHASE 1), 198 (PHASE 1, 2A, & 2)
- DENSITY - 1.25 ACRES PER LOT
- PROPERTY IS ZONED - R-6B
- SITE INFORMATION:
MINIMUM LOT AREA - 12,000 SF
MINIMUM SETBACKS:
FRONT: 30'
REAR: 30'
MINIMUM FLOOR AREA - 1,200 SF
MINIMUM HEIGHT OF STRUCTURES - 36'
MAXIMUM LOT COVERAGE - 55%
- WATER SERVICE PROVIDED BY DEKALB COUNTY.
- SEWER SERVICE PROVIDED BY DEKALB COUNTY.
- OWNER / DEVELOPER:
DOZIER DEVELOPMENT CO.
5004 HUNTERSWOOD ROAD
TUCKER, GEORGIA 30083
PHONE: (770) 448-1277
FAX: (770) 448-1277
- NO WORK IN RIGHTS OF WAY, INCLUDING PAVED SURFACES, PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM DEKALB COUNTY DEPT. OF PUBLIC WORKS.
- PROVISIONS HAVE BEEN MADE FOR STREET LIGHTING.
- A 10' DRAINAGE EASEMENT EXISTS BETWEEN ALL LOTS AND ALONG THE PERIMETER BOUNDARY LINES OF A SUBDIVISION EXCEPT WHERE SHOWN OTHERWISE.
- SUBSEQUENT BUILDERS AND DEVELOPERS OF INDIVIDUAL LOTS SHALL MAKE PROVISIONS TO CONDUCT LOT GENERATED SURFACE WATERS TO THE DRAINAGE FACILITIES PROVIDED BY THE DEVELOPER WITHOUT UNAUTHORIZED DISCHARGE ONTO ADJACENT PROPERTIES.
- EASEMENTS FOR STORM DRAINING AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND CONTRACTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.
- STORM DRAINAGE AND SANITARY SEWER EASEMENTS SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION MUST BE LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
- EASEMENT LINES ARE DISCONTINUED OR BROKEN IN MANY AREAS. THE OVERALL PATTERN OF EASEMENT LINES CONFIRM THE LOCATION OF SUCH EASEMENTS. WHERE EASEMENT LINES ARE BROKEN IN THIS FASHION, THIS EASEMENT IS HEREBY IDENTIFIED TO RUN CONTINUOUSLY THROUGHOUT THE WIDTH OR DEPTH OF THE LOTS OR BLOCKS OF LOTS ON WHICH ANY PORTION OF THE EASEMENT LINE IS INDICATED. IF AN EASEMENT IS SHOWN ON ONLY ONE PORTION OF A LOT LINE IT IS HEREBY IDENTIFIED TO RUN THE ENTIRE LENGTH OF THE LOT LINE AT THE SAME EASEMENT WIDTH AND POSITION AS THAT PORTION SHOWN. ALL FLOOD ZONE AREAS ARE HEREBY IDENTIFIED AS DRAINAGE EASEMENT AREAS OF VARIABLE WIDTH FOLLOWING THE FLOOD ZONE BOUNDARIES. IF WETLANDS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THIS PLAN ARE UNDER THE JURISDICTION OF THE US ARMY CORPS OF ENGINEERS, LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION. INTENTIONALLY OMITTED.
- FOR HOMES LOCATED BELOW THE STREET LEVEL, A SEWER RELIEF VALVE IS REQUIRED ON CLEAR OUT OUTSIDE EACH BUILDING AND BELOW THE LOWEST FLOOR ELEVATION. A BACKFLOW CHECK VALVE IS REQUIRED BETWEEN CLEAR OUT AND THE STRUCTURE.
- NO EROSION CONTROL OR DEVELOPMENT OF SUCH EASEMENTS, BUFFERS AND FLOOD LIMITS ON THESE LOTS MUST BE CLEARLY IDENTIFIED ON SITE AT THE TIME OF FOOTING INSPECTION. LOTS: 15-20, 31-32, 38-37, 128-130, 137-153, 159-158, 178-186 & 182-188.
- LOTS SHOWN ON THE PLAT THAT RECEIVED FILL DEPTH OF TWO (2) FEET OR GREATER BETWEEN THE ROAD RIGHT-OF-WAY AND REAR BUILDING LINE DURING THE DEVELOPMENT STAGE: 4-7, 10-12, 17-19, 21, 28-33, 35-37, 120-128, 193 & 195-198.
- LOTS THAT WILL REQUIRE FILL DEPTH OF TWO (2) FEET OR GREATER BETWEEN THE ROAD RIGHT-OF-WAY AND REAR BUILDING LINE AT THE TIME OF FUTURE LOT GRADING WILL REQUIRE A COMPLETION CERTIFICATION SEALED BY A REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER TO BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION.
- INERT LANDFILLS OR THE BURYING OF CONSTRUCTIONS DEBRIS, TREE STUMPS AND TOPS OR ANY OTHER REFUSE IS PROHIBITED EXCEPT IN M-2 INDUSTRIAL DISTRICT PER LAND DEVELOPMENT ORDINANCE CHAPTER 14, ARTICLE 11, SECTION 14-37 (D) (3).
- DEKALB COUNTY SHALL BE RESPONSIBLE SOLELY FOR THE 8 INCH SANITARY SEWER, THE 6 INCH SEWER SERVICE LATERAL PIPE UP TO THE CLEAN-OUT, AND THE 8" WATER MAIN.
- STORM WATER DETENTION AND WATER QUALITY FOR THIS PHASE OF DEVELOPMENT IS HANDLED BY ON-SITE DETENTION FACILITIES.
- AN AS-BUILT ELEVATION CERTIFICATE IS REQUIRED PRIOR TO FRAMING ON THE FOLLOWING LOTS: 18-17, 128-143 & 180-183.
- SITE PLAN REQUIRED ON ALL LOTS.
- A 10' LANDSCAPE BUFFER IS REQUIRED ON ALL DOUBLE FRONTAGE LOTS. EXTERNAL LOTS SHALL HAVE THE BUFFER ON THE EXTERNAL STREET FRONTAGE. INTERNAL LOTS' BUFFERS SHALL BE ON THE STREET (S) WHICH IS/ARE NOT THE PRIMARY ACCESS STREET (S) OR THE STREET TO THE REAR OF THE HOUSE.
- ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOODPLAIN SHALL BE CONSTRUCTED SO THAT ALL PORTIONS OF THE STRUCTURE, INCLUDING THE BASEMENT FLOOR OR CRAWL AREAS, SHALL NOT BE LESS THAN THREE (3) FEET ABOVE THE INTERMEDIATE REGIONAL FLOOD ELEVATIONS.
- AN EASEMENT SHALL EXIST WHICH INCLUDES THE FLOODPLAIN PLUS FIVE FEET.
- WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THE PLAN ARE UNDER THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
- STORM WATER DETENTION / WATER QUALITY FACILITIES TO BE MAINTAINED BY DEKALB COUNTY.



INERT LANDFILL/CONSTRUCTION DEBRIS STATEMENT
THERE ARE NO BURY PITS CONSTRUCTED DURING THE DEVELOPMENT OF THIS PROPERTY.
Dennis Hedgpeth 2-1-6
OWNER/DEVELOPER DATE

ENGINEER'S OWNERS' ACKNOWLEDGMENTS
IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
W. J. ... R.L.S. NO. 2004

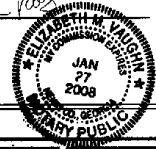
I, DOZIER DEVELOPMENT CO. LLC, THE OWNER OF THE LAND SHOWN ON THIS PLAN AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGE THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED. DO HEREBY CONVEY ALL STREETS AND RIGHTS-OF-WAY, WATER MAINS AND SEWER LINES SHOWN HEREON IN FEE SIMPLE TO DEKALB COUNTY, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES AND HOLDS HARMLESS DEKALB COUNTY FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON ON ACCOUNT OF THE ROADS, FILLS, EASEMENTS, DITCHES, CROSS DRAINS, CULVERTS, WATER MAINS, SEWER LINES, AND BRIDGES WITHIN THE PROPOSED RIGHTS-OF-WAY AND EASEMENTS SHOWN, AND ON ACCOUNT OF BACKWATER THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS.

AND FURTHER THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT DEKALB COUNTY SHALL NOT BE LIABLE TO HIM, HIS HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS DRAIN EXTENSIONS, DRAINS, STRUCTURES, STREETS, CULVERTS, CURBS OR SIDEWALKS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS, AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAN AND DO HEREBY BIND MYSELF AND OWNERS SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 22nd DAY OF December, 2004.
Joe A. Brooks WITNESS
Elizabeth ... NOTARY PUBLIC
DOZIER DEVELOPMENT CO., LLC. OWNER
BY: *Dennis Hedgpeth*
BY: *Blanca C. ...* CORPORATE SECRETARY

NOTE: INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

Plat Book 152 Ps 45
Filed and Recorded Apr-07-2005 09:11
2005-007205
Linda Carter
Clerk of Superior Court
DeKalb County, Georgia

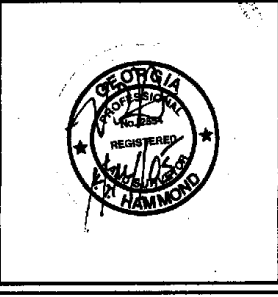


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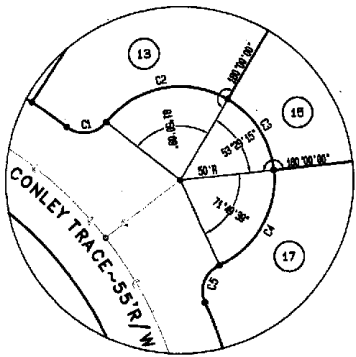
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UPDATE DRAFTED: N/A
DRAWN BY: J. TARATOOT
CHECKED BY: MH
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JOB NUMBER: 011121
FOLDER NUMBER: 011121
CADD FILE: 508-CONLEYD
DISC FILE: 6-VEINALS011121
COUNTY/D/S: DEKALB/13/15
PLAT FILE: B
SHEET: 1 OF 9

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
5582 PEACHTREE ROAD
ATLANTA, GEORGIA 30341-4953
PHONE: (770) 461-7483
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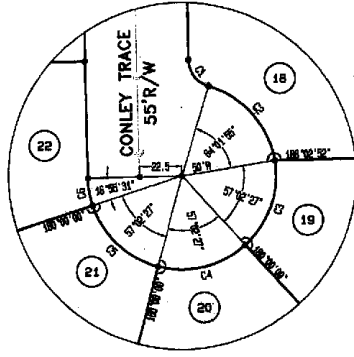
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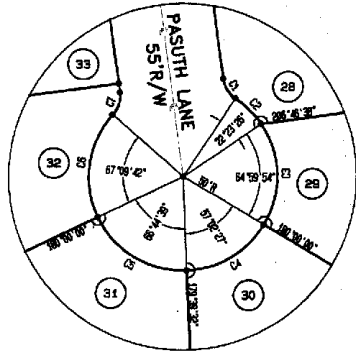
FINAL PLAT OF
PHASE TWO
CONLEY CREEK
LOCATED IN
LAND LOT 13
15TH DISTRICT
DEKALB COUNTY, GEORGIA



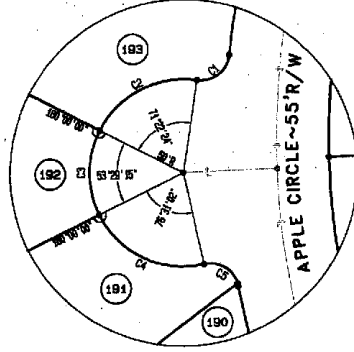
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C1	23.45	15.00	89°34'37"	21.13	S83°44'44"W
C2	71.42	50.00	81°50'09"	65.50	S79°52'30"W
C3	46.68	50.00	53°29'15"	45.00	N32°27'48"E
C4	62.68	50.00	71°49'39"	56.68	N30°11'38"E
C5	23.45	15.00	89°34'37"	21.13	N21°19'10"E



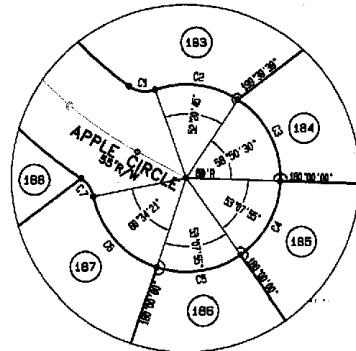
LINE	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
C1	18.87	15.00	72°04'47"	17.65	N57°02'24"W
C2	55.88	50.00	64°01'55"	53.33	N41°03'53"W
C3	46.78	50.00	57°02'27"	47.75	N19°28'21"E
C4	46.78	50.00	57°02'27"	47.75	N76°30'49"E
C5	46.78	50.00	57°02'27"	47.75	S46°28'44"E
C6	14.77	15.00	16°05'31"	14.78	S69°27'48"E



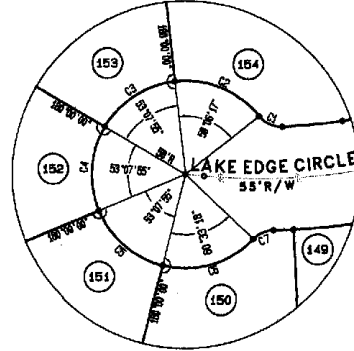
LINE	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
C1	12.87	15.00	49°10'04"	12.48	N31°32'02"W
C2	19.54	50.00	22°23'26"	19.42	N44°38'21"W
C3	56.72	50.00	64°59'54"	53.73	N01°16'42"W
C4	49.78	50.00	57°02'27"	47.75	N69°44'28"E
C5	56.25	50.00	66°44'39"	55.01	S68°11'58"E
C6	56.61	50.00	67°09'42"	55.31	S68°35'13"E
C7	12.87	15.00	49°10'04"	12.48	S17°35'02"E



LINE	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
C1	24.22	15.00	92°31'44"	21.88	S52°25'28"W
C2	62.28	50.00	71°22'24"	58.34	S63°00'08"W
C3	46.68	50.00	53°29'15"	45.00	S00°34'19"W
C4	66.77	50.00	76°31'02"	61.92	S64°28'49"E
C5	22.51	15.00	65°07'56"	20.45	S69°42'22"E



LINE	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
C1	14.30	15.00	54°37'56"	13.77	N81°32'01"W
C2	45.68	50.00	22°20'45"	44.11	N62°40'38"W
C3	51.35	50.00	56°50'30"	49.12	N27°05'06"W
C4	45.37	50.00	53°07'55"	44.72	N68°54'12"E
C5	48.37	50.00	53°07'55"	44.72	N62°02'08"E
C6	52.86	50.00	60°34'21"	50.43	S41°05'48"E
C7	11.87	15.00	45°20'38"	11.56	S33°29'58"E



LINE	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
C1	14.13	15.00	53°57'26"	13.81	N64°48'11"W
C2	50.71	50.00	58°06'17"	48.58	N64°52'36"W
C3	46.37	50.00	53°07'55"	44.72	S67°30'18"E
C4	46.37	50.00	53°07'55"	44.72	S04°22'23"W
C5	46.37	50.00	53°07'55"	44.72	S48°48'32"E
C6	52.84	50.00	60°33'18"	50.42	N74°23'32"E
C7	11.86	15.00	45°18'20"	11.86	N66°43'23"E

CUL-DE-SAC DETAILS
SCALE: 1" = 50'

Plot Book 152 Ps 46

DEKALB COUNTY CONTRACT NO. 545349

DCR# 99018R02 F

PROJECT BENCHMARK - DEKALB COUNTY BENCHMARK
BOK-10: FROM THE POST OFFICE IN CONLEY, GO NORTH ON STATE HIGHWAY 42 FOR 1.1 MILES, TURN RIGHT ON CEDAR GROVE ROAD AND GO 1.0 MILE TO STATION, 18FT. NORTH OF CENTERLINE OF CEDAR GROVE RD., 32FT. NW OF THE NW END OF A STEEL CULVERT UNDER CEDAR GROVE RD., 32FT. WEST OF CENTERLINE OF A DIRT ROAD GOING NORTH FROM CEDAR GROVE RD. V8 BOK-9, X-453, 888.3, Y-1, 329, 837.2 - ELEV. 963.308.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 90,605 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

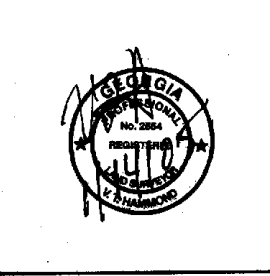
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 260,983 FEET (LOTS 4-37, 39, 309 LOTS 178-180, 604, 227 LOTS 119-156).

A TOPCON 313 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

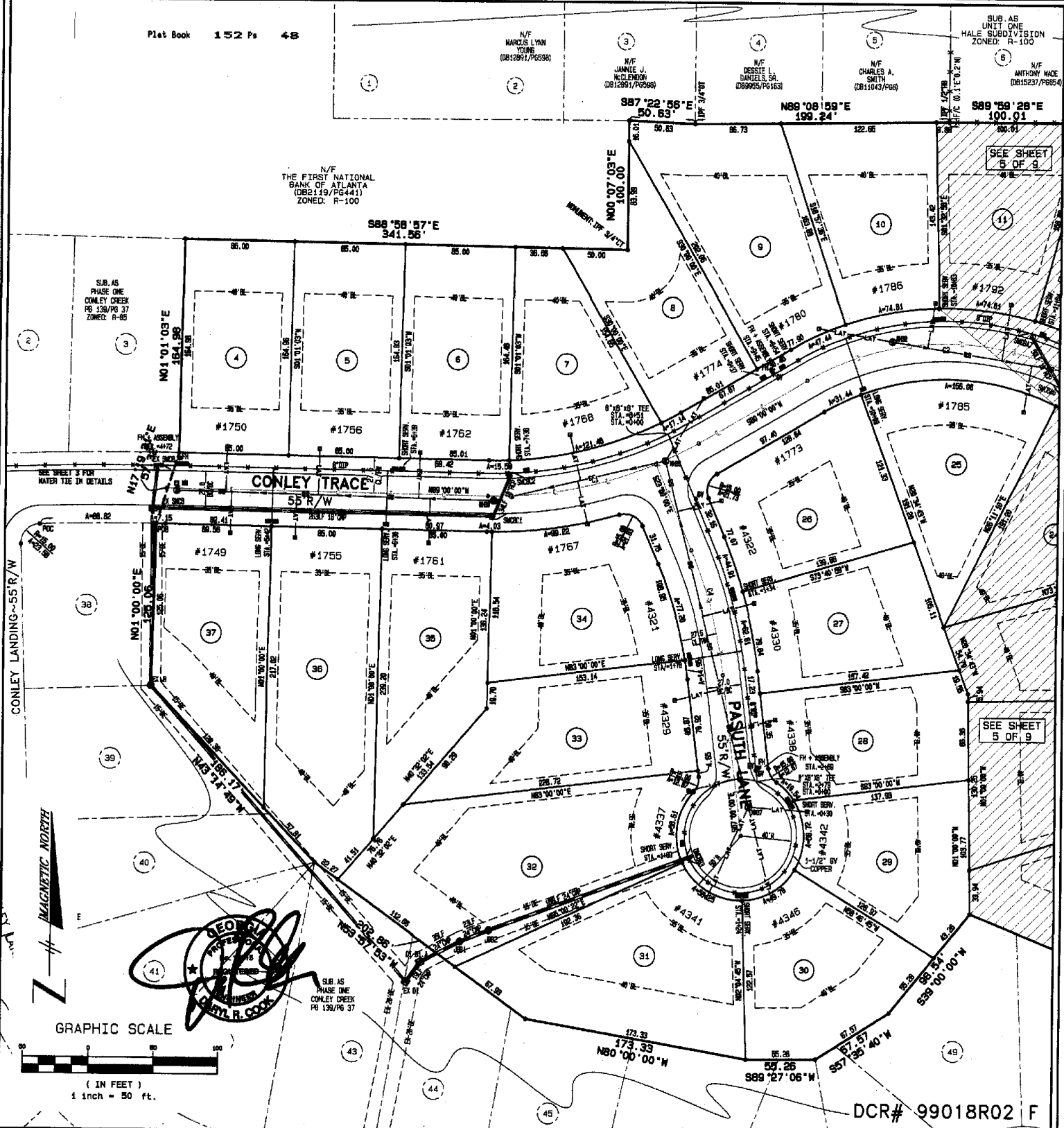
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SURVEYED BY: J. GREENE
DATE DRAFTED: 10/08/04
UPDATE DRAFTED: N/A
DRAWN BY: J. TAPATOOT
CHECKED BY: MH
FIELD BOOK #: 2001, 2005
JOB NUMBER: 011121
FOLDER NUMBER: 011121
CADD FILE: 558-CONLEY.DWG
DSC FILE: 6_VFNA.SV011121
COUNTY/LL/D/S: DEKALB/13/15
PLAT FILE: 8
SHEET: 2 OF 9

WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
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ATLANTA, GEORGIA 30341-4953
PHONE: (770) 451-7453
FAX: (770) 455-3855
WWW.WBENGR.COM

REVISIONS			
NO.	DATE	BY	DESCRIPTION



**FINAL PLAT OF
PHASE TWO
CONLEY CREEK**
LOCATED IN
LAND LOT 13
15TH DISTRICT
DEKALB COUNTY, GEORGIA



SEE SHEET 5 OF 9

SEE SHEET 5 OF 9

DCR# 99018R02 F

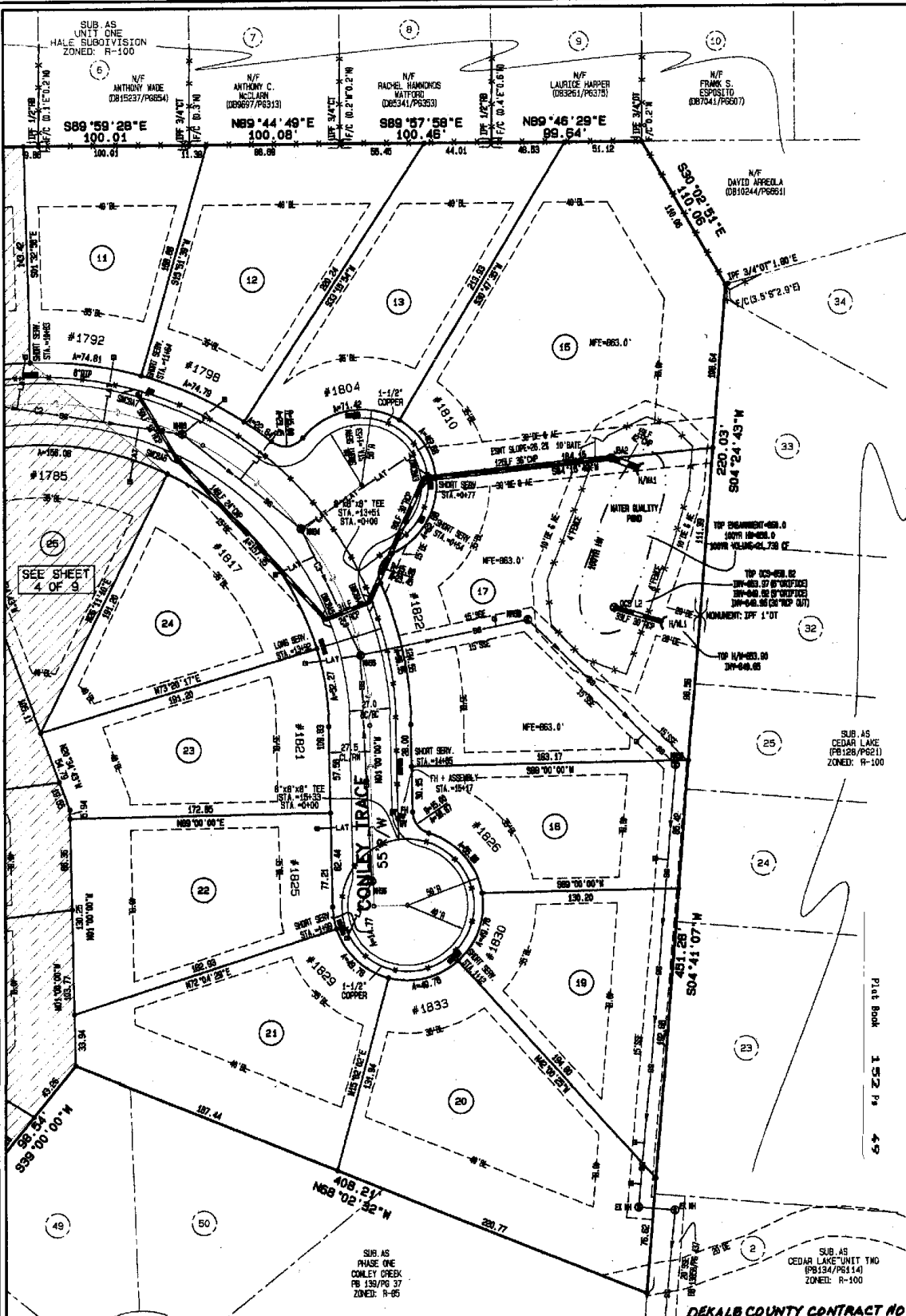
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DATE UPDATED:	N/A
SURVEYED BY:	T. GREENE
DATE DRAFTED:	10/08/04
UPDATE DRAFTED:	N/A
DRAWN BY:	J. TARATOOT
CHECKED BY:	ML
FIELD BOOK #:	2001, 2005
JOB NUMBER:	011121
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COUNTY/LL/O/S:	DEKALB/13/15
PLAT FILE:	8
SHEET:	4 OF 9

WATTS & BROWNING ENGINEERS, INC.
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 WWW.WBENR.COM

REVISIONS			
NO.	DATE	BY	DESCRIPTION

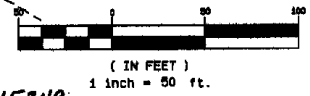
DEKALB COUNTY CONTRACT NO. 545349

**FINAL PLAT OF
 PHASE TWO
 CONLEY CREEK**
 LOCATED IN
 LAND LOT 13
 15TH DISTRICT
 DEKALB COUNTY, GEORGIA



LOT AREA CHART				
LOT	AREA (SQ FT)	OUT OF FLOOD	FURNACE	COM # B.L.
4	14222	85.00	85.00	85.00
5	14020	85.00	85.00	85.00
6	14016	85.01	85.01	85.00
7	12502	121.48	104.71	104.71
8	13079	85.01	85.00	85.00
9	15045	77.90	85.00	85.00
10	14693	74.81	85.11	85.11
11	14408	74.81	85.11	85.11
12	15064	74.79	85.08	85.08
13	12658	71.42	105.22	105.22
16	32260	46.68	85.96	85.96
17	36847	219.68	185.98	185.98
18	13784	104.90	101.73	101.73
19	16373	49.78	85.18	85.18
20	26518	49.78	85.30	85.30
21	13954	49.78	85.30	85.30
22	13780	77.21	85.31	85.31
23	15419	109.23	101.38	101.38
24	15243	157.35	136.33	136.33
25	14620	156.08	139.08	139.08
26	14843	227.64	98.94	98.94
27	13485	79.84	85.74	85.74
28	15297	80.76	87.20	87.20
29	13270	56.72	85.00	85.00
30	14403	49.78	85.38	85.38
31	20357	58.25	112.39	112.39
32	24462	76.13	85.22	85.22
33	15792	85.87	85.87	85.87
34	15820	230.00	118.73	118.73
36	18955	85.00	85.00	85.00
37	21163	85.00	85.00	85.00
37	15319	85.00	85.55	85.55
119	14863	85.55	85.00	85.00
120	15520	75.00	85.23	85.23
121	13028	85.00	85.00	85.00
122	15038	85.00	85.00	85.00
123	15898	84.57	87.21	87.21
124	13963	79.70	85.00	85.00
125	15700	79.32	85.00	85.00
126	14273	79.07	85.41	85.41
127	13365	82.87	86.12	86.12
128	12788	89.89	86.64	86.64
129	14543	11433	58.23	85.00
130	4817	18098	46.37	85.00
131	48707	12183	46.37	85.00
132	17260	18847	77.64	103.49
133	12732	85.52	85.08	85.08
134	13140	101.48	85.49	85.49
135	17922	184.30	152.19	152.19
136	13068	229.30	100.00	100.00
137	12900	128.35	112.39	112.39
138	14894	146.58	112.64	112.64
139	14894	46.37	85.00	85.00
140	76256	26128	46.37	85.00
141	87894	15451	46.37	85.00
142	18543	11903	86.82	86.61
143	18499	153.71	126.31	126.31
144	19864	46.37	85.75	85.75
145	17035	46.37	85.00	85.00
146	13871	152.00	92.13	92.13
147	12837	221.19	127.36	127.36
148	14899	206.70	107.60	107.60
149	12156	76.80	85.00	85.00
150	12431	58.02	86.40	86.40
151	23623	46.37	85.00	85.00
152	18140	46.37	85.05	85.05
153	21917	46.37	85.00	85.00
154	12398	58.61	84.53	84.53
155	15885	123.57	106.56	106.56
156	15780	143.83	123.51	123.51
157	17498	126.30	112.02	112.02
158	15713	121.46	107.81	107.81
159	21889	103.61	96.55	96.55
161	21258	108.55	98.65	98.65
162	19052	121.01	109.33	109.33
163	21211	100.35	103.29	103.29
164	18534	51.39	85.00	85.00
165	23961	46.37	85.00	85.00
166	16261	46.37	85.00	85.00
167	16825	54.73	86.97	86.97
168	13031	97.12	87.04	87.04
169	13262	86.24	85.55	85.55
170	15398	92.09	81.57	81.57
171	15533	88.28	87.98	87.98
172	49421	46.58	85.65	85.65
173	28977	156.75	137.09	137.09
175	28309	78.28	85.00	85.00
176	28783	79.73	85.00	85.00
177	28198	74.56	85.03	85.03
178	19892	74.40	85.00	85.00

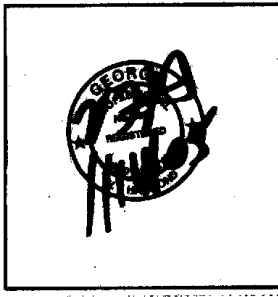
DCR# 99018R02 F
GRAPHIC SCALE



SCALE:	1" = 50'
DATE SURVEYED:	11/04/98
DATE UPDATED:	N/A
SURVEYED BY:	T. GREENE
DATE DRAFTED:	10/08/04
UPDATE DRAFTED:	N/A
DRAWN BY:	J. TARATOOT
CHECKED BY:	NH
FIELD BOOK #:	2001, 2005
JOB NUMBER:	011121
FOLDER NUMBER:	011121
COBO FILE:	950-CONLEY790
DISC FILE:	R_VFINALSV011121
COUNTY/L/D/S:	DEKALB/13/15
PLAT FILE:	B
SHEET:	5 OF 9

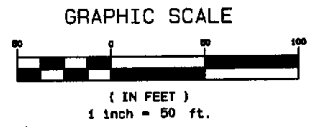
W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
5582 PEACHTREE ROAD
ATLANTA, GEORGIA 30341-4953
PHONE: (770) 451-7453
FAX: (770) 455-3950
WWW.WBENG.COM

NO.	DATE	BY	DESCRIPTION



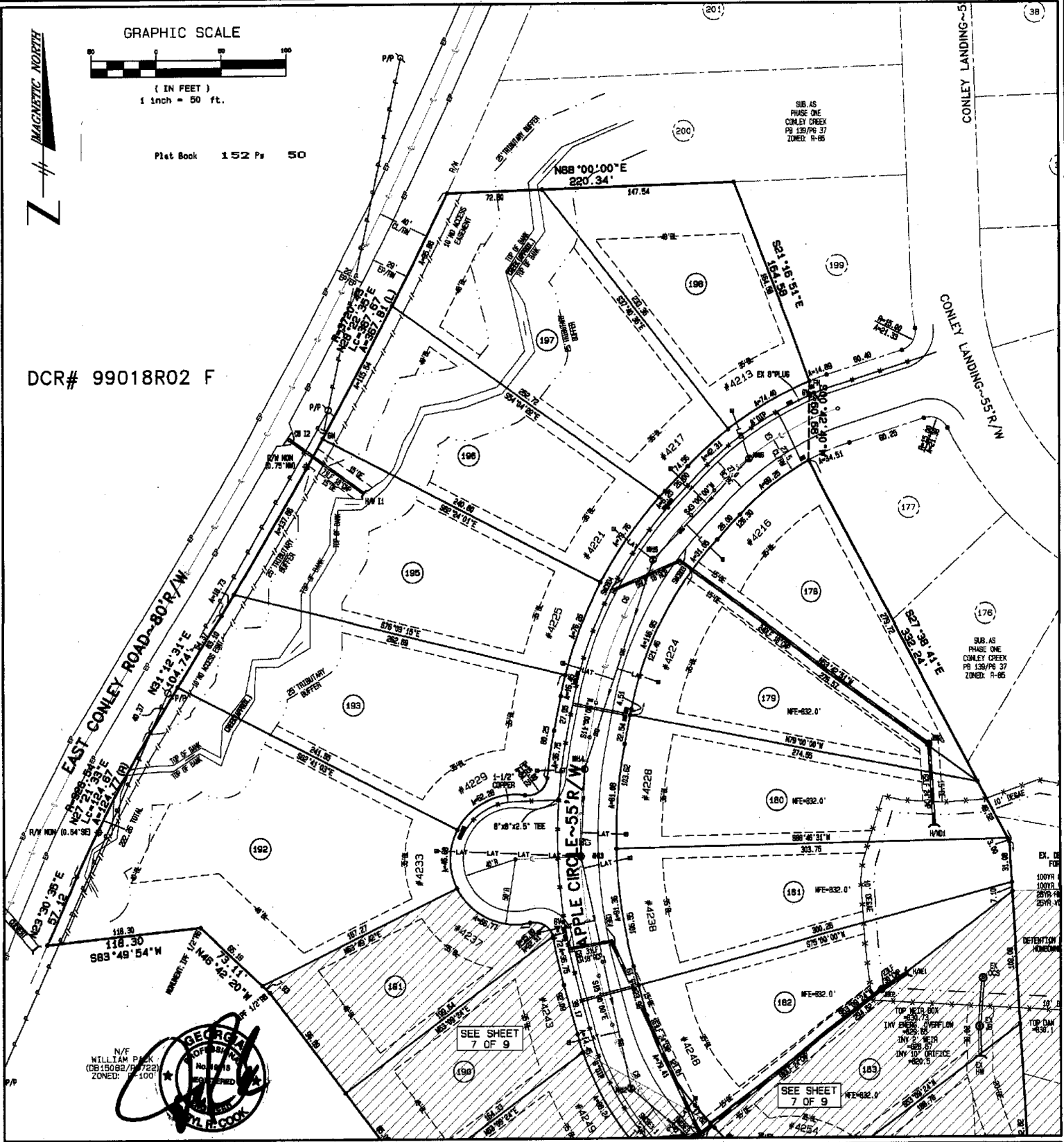
**FINAL PLAT OF
PHASE TWO
CONLEY CREEK**
LOCATED IN
**LAND LOT 13
15TH DISTRICT
DEKALB COUNTY, GEORGIA**

MAGNETIC NORTH

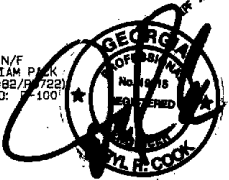


Plat Book 152 Ps 50

DCR# 99018R02 F



N/V WILLIAM PARK (DB15092/15722) ZONED: R-100'



SEE SHEET 7 OF 9

SEE SHEET 7 OF 9

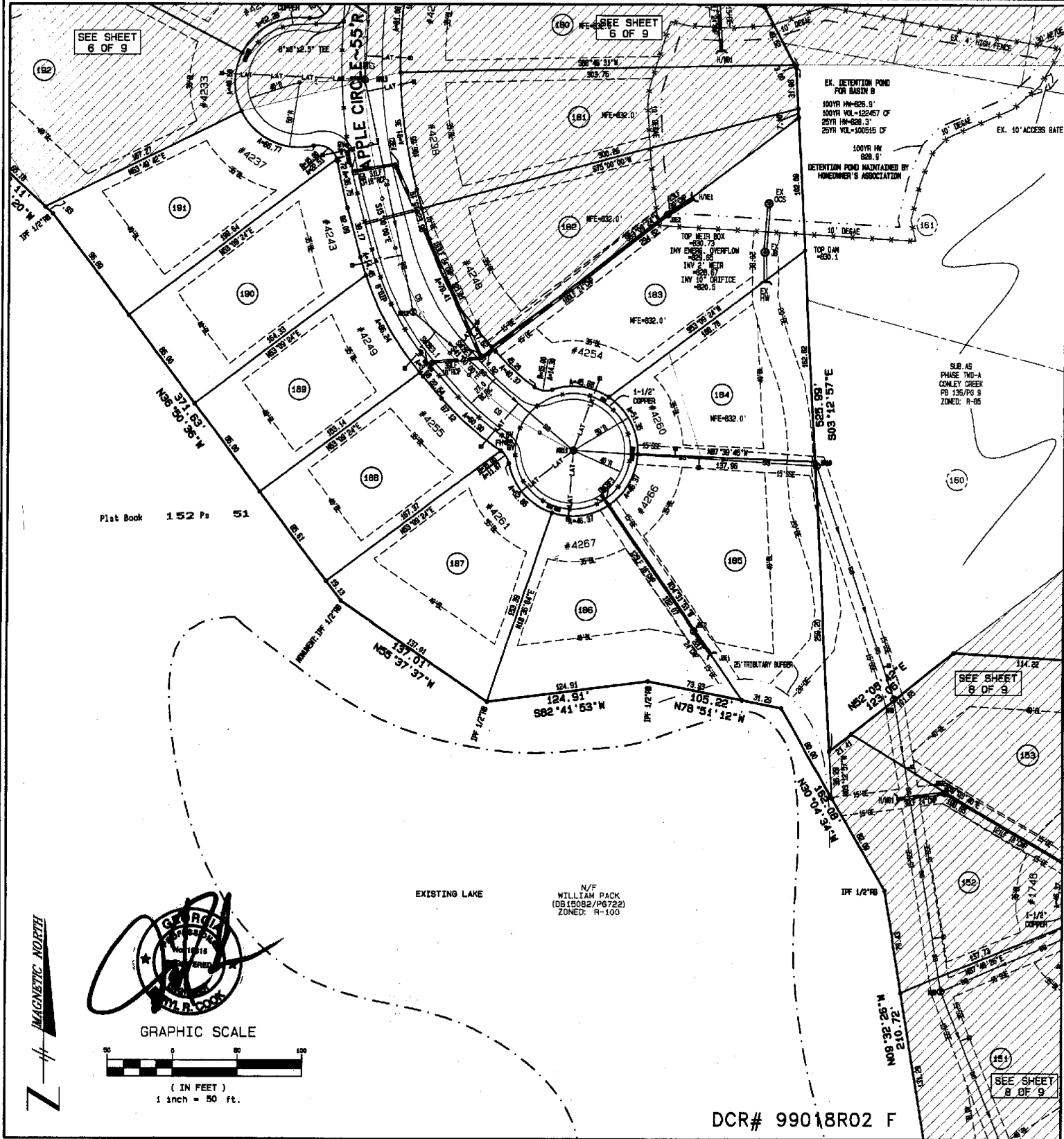
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DATE SURVEYED:	11/04/98
DATE UPDATED:	N/A
SURVEYED BY:	T. GREENE
DATE DRAFTED:	10/06/04
UPDATE DRAFTED:	N/A
DRAWN BY:	J. TAPATOOTI
CHECKED BY:	MM
FIELD BOOK #:	2001, 2005
JOB NUMBER:	011121
FOLDER NUMBER:	011121
CORD FILE:	958-CONLEYRD
DISC FILE:	S:\FDNAL\9011121
COUNTY/LL/O/S:	DEKALB/13/15
PLAT FILE:	8
SHEET:	5 OF 9

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REVISIONS			
NO.	DATE	BY	DESCRIPTION

DEKALB COUNTY CONTRACT NO.
545349

**FINAL PLAT OF
 PHASE TWO
 CONLEY CREEK**
 LOCATED IN
 LAND LOT 13
 15TH DISTRICT
 DEKALB COUNTY, GEORGIA



Plat Book 152 Ps 51

MAGNETIC NORTH



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

DCR# 99018R02 F

SCALE:	1" = 50'
DATE SURVEYED:	11/04/98
DATE UPDATED:	N/A
SURVEYED BY:	T. GREENE
DATE DRAFTED:	10/06/04
UPDATE DRAFTED:	N/A
DRAWN BY:	J. TARATOOT
CHECKED BY:	MH
FIELD BOOK #:	2001-2005
JOB NUMBER:	011121
FOLDER NUMBER:	011121
OSD FILE:	506-CONLEYRD
DISC FILE:	6-VFTHALS011121
COUNTY/L/D/R:	DEKALB/13/15
PLAT FILE:	B
SHEET:	7 OF 9

W&B

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 FAX: (770) 456-3855
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REVISIONS			
NO.	DATE	BY	DESCRIPTION

DEKALB COUNTY CONTRACT NO.
545349

**FINAL PLAT OF
 PHASE TWO
 CONLEY CREEK**
 LOCATED IN
 LAND LOT 13
 15TH DISTRICT
 DEKALB COUNTY, GEORGIA

SEE SHEET
7 OF 9

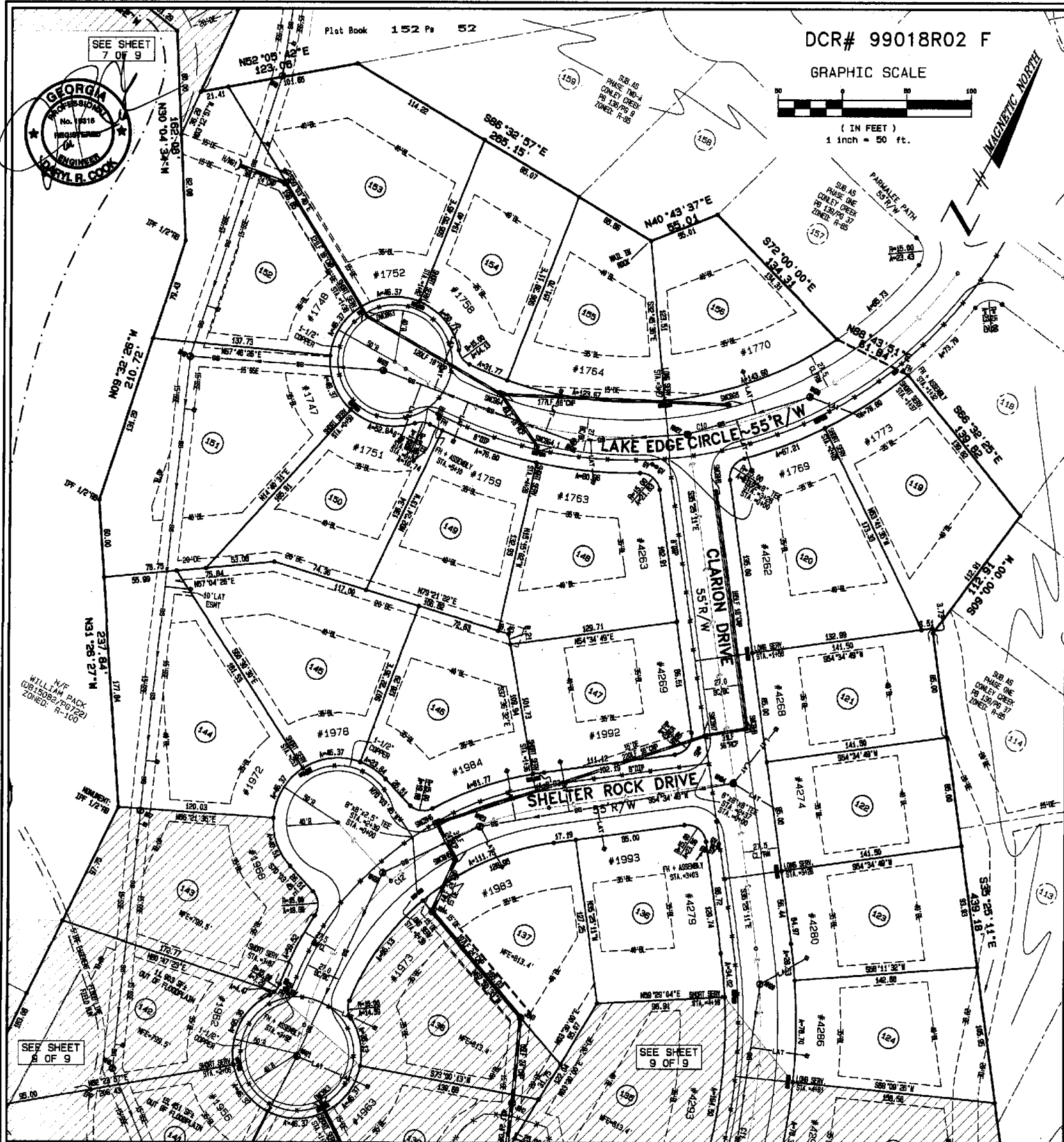
Plat Book 152 Pg 52

DCR# 99018R02 F

GRAPHIC SCALE




(IN FEET)
1 inch = 50 ft.



SEE SHEET
8 OF 9

SEE SHEET
9 OF 9


SCALE: 1" = 50'
 DATE SURVEYED: 11/04/98
 DATE UPDATED: N/A
 SURVEYED BY: T. GREENE
 DATE DRAFTED: 10/08/04
 UPDATE DRAFTED: N/A
 DRAWN BY: J. TARATOOT
 CHECKED BY: MH
 FIELD BOOK #: 2001, 2005
 JOB NUMBER: 011121
 FOLDER NUMBER: 011121
 CD60 FILE: 888-CONLEYRD
 DISC FILE: S:\FZM\S\011121
 COUNTY\LL\O/R: DEKALB\13\15
 PLAT FILE: B
 SHEET: 8 OF 9



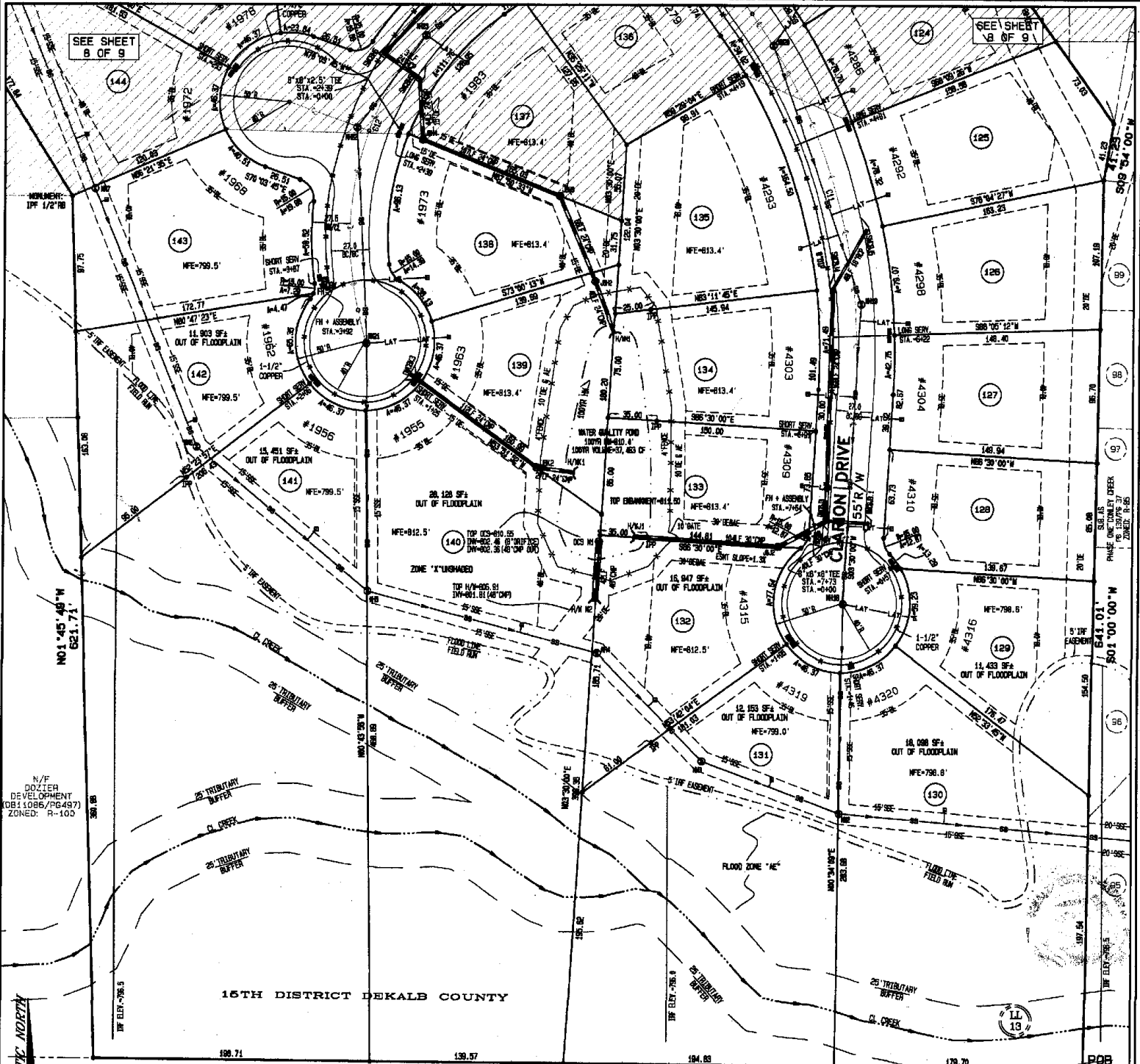
WATTS & BROWNING ENGINEERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 5582 PEACHTREE ROAD
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 PHONE: (770) 451-7453
 FAX: (770) 455-3958
 WWW.WBEENG.COM

REVISIONS			
NO.	DATE	BY	DESCRIPTION

DEKALB COUNTY CONTRACT NO.
545349



**FINAL PLAT OF
 PHASE TWO
 CONLEY CREEK**
 LOCATED IN
 LAND LOT 13
 15TH DISTRICT
 DEKALB COUNTY, GEORGIA



SEE SHEET 8 OF 9

SEE SHEET 8 OF 9

N/F DOZIER DEVELOPMENT (DB:15086/P6497) ZONED: R-103

15TH DISTRICT DEKALB COUNTY

12TH DISTRICT CLAYTON COUNTY

712.81' N89°31'02"W

LAND LOT DISTRICT & COUNTY LINE

TO POC SEE DETAILS PAGE 3 OF 9

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

Plat Book 152 Ps 53
Linda Carter
Clerk of Superior Court
DeKalb County, Georgia

N/F FIRST ATLANTA PROPERTIES ZONED: A

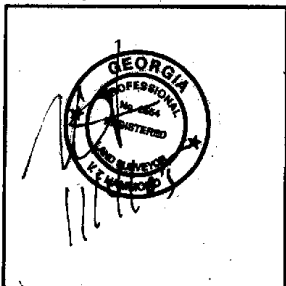


DCR# 99018R02 F
DEKALB COUNTY CONTRACT NO. 545349

SCALE:	1" = 80'
DATE SURVEYED:	11/04/98
DATE UPDATED:	N/A
SURVEYED BY:	T. GREENE
DATE DRAFTED:	10/09/04
UPDATE DRAFTED:	N/A
DRAWN BY:	J. TARATOOT
CHECKED BY:	NH
FIELD BOOK #:	2004, 2005
JOB NUMBER:	011121
FOLDER NUMBER:	011121
CORD FILE:	998-CONLEYRD
DISC FILE:	9 FINAL 5/01/121
COUNTY/LL/DO/S:	DEKALB/13/15
PLAT FILE:	9
SHEET:	9 OF 9

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REVISIONS		
NO.	DATE	DESCRIPTION



**FINAL PLAT OF
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**LAND LOT 13
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DEKALB COUNTY, GEORGIA**