Sold- Sold- Sold

FINAL PLAT OF

ALEXIS POINTE SUBDIVISION

LAND LOT 160 – 5th DISTRICT
MAP # 5160-210
CITY OF LOGANVILLE
GWINNETT COUNTY

APPLICABLE ZONING CASE NUMBER:

Case #R04-018CU RANDY RD. REZONE: R-44 to R-22 Cond. Use
Date: January 8, 2005

CONDITIONS:

1) Subdivision shall contain no more than 24 lots.
2) Lot size: minimum 80 feet wide x 100 feet deep.
3) Minimum front yard setback: 25 ft.
4) Minimum side yard setback: 7.5 ft.
5) Minimum rear yard setback: 20 ft.
6) 4 ft. sidewalk, 2 feet behind curb constructed according to GA ADA Standards.
7) Entire yards shall be sodded.
8) A minimum of 2 trees at least 2 inches in diameter and 8 ft. tall shall be planted or preserved on each individual lot, one in front and one in rear of lot.
9) Homes shall have front facades of brick, stone, stucco or combination with hardipank siding.
10) Minimum heated floor area shall be 1,900 sq. ft. for one-story.
11) Require Homeowners Association for ownership and maintenance of all open space including detention ponds.
12) Minimum of 65% open/greenspace.
13) Provided a 100-foot, natural, undisturbed buffer along the property lines adjoining the Fox Chase subdivision and homes along Teresa Lane.
14) Developer shall contribute $15,000 toward improvements to Teresa Lane and Randy Road.
15) Developer shall pay the cost of repair for any damage incurred along Teresa Lane and Randy Road as a result of construction activities on the property.

HLP - HOUSE LOCATION PLAN :

A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "HLP". A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED BY THE BUILDER AT THE TIME OF THE PERMIT. IT IS NOT REQUIRED THAT THIS PLAN BE PREPARED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER. THE PURPOSE OF THIS PLAN IS TO ENSURE THAT THE HOUSE IS PROPERLY LOCATED ON THE LOT. PLEASE REFER TO THE CITY OF LOGANVILLE DEVELOPMENT REGULATIONS OR CONTACT THE CITY OF LOGANVILLE DEPARTMENT OF PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.

RDP - RESIDENTIAL DRAINAGE PLAN
RDS - RESIDENTIAL DRAINAGE STUDY :

A RESIDENTIAL DRAINAGE PLAN OR RESIDENTIAL DRAINAGE STUDY SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "RDP" OR "RDS", RESPECTIVELY. PLEASE REFER TO THE CITY OF LOGANVILLE DEVELOPMENT REGULATIONS AND CONTACT THE CITY OF LOGANVILLE DEPARTMENT OF PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.

FLOOD PLAIN STATEMENT :
BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS SITE LIES WITHIN THE LIMITS OF A 100 YEAR FLOOD HAZARD AREA PER THE FOLLOWING F.I.R.M. PANEL:
CITY OF LOGANVILLE, GWINNETT COUNTY
COMMUNITY PANEL NO. 130326 0005 A
PANEL BEARS AN EFFECTIVE DATE OF JULY 16, 1982.



LOCATION MAP
NTS

OWNER/DEVELOPER
EPIC XIV-LLC
P.O. BOX 1005
GRAYSON, GEORGIA 30017
CONTACT: GUS POUNDS
PH. (770) 736-3009

ENGINEER:
LAND SOLUTIONS GROUP, INC.
295 COOPER ROAD
LOGANVILLE, GA 30052
(770) 682-8022
(770) 682-8055 (FAX)
CONTACT: CHESTER CLEGG

SURVEYOR
M.V. INGRAM ENTERPRISES, INC.
P.O. BOX 464092
LAWRENCEVILLE, GA 30042
(770) 963-4801
CONTACT: MATT INGRAM, R.L.S.

PROJECT INFORMATION

TOTAL SITE AREA: 19.02 ACRES

ZONING:
R-22 CONDITIONAL USE FOR CONSERVATION SUBDIVISION

LOTS PROPOSED: 24 LOTS

DENSITY: 1.26 UNITS/AC

GREEN SPACE: 12.56 AC (66.0% OF SITE)

MIN. LOT SIZE: 7,000 S.F. (70'x100' TYPICAL)

NOTES :

1. OPEN SPACE / GREEN SPACE, INCLUDING DETENTION PONDS, SHALL BE OWNED IN FEE-SIMPLE BY A MANDATORY PROPERTY OWNER'S ASSOCIATION. INCORPORATION DOCUMENTS AND BY-LAWS FOR THE HOMEOWNERS ASSOCIATION ARE RECORDED IN
2. THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT ATTACHED HERETO DATED SEPT 5TH, 2006, WHICH HEREBY BECOME A PART OF THIS PLAT, AND WHICH WERE RECORDED IN D.B. 46973, PAGE 471 AND SIGNED BY THE OWNER.
3. 1/2" REBAR SET AT ALL PROPERTY CORNERS UNLESS NOTED OTHERWISE.
4. TOTAL MILEAGE OF SUBDIVISIONS STREETS = 0.222 MILES
5. SURVEY DATA BASED ON STATE PLANE COORDINATES, GRID NORTH. BEARINGS SHOW ARE CALCULATED FROM ANGLES TURNED.

PUBLIC NOTICE - DRAINAGE :

1. THE CITY OF LOGANVILLE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.
2. STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
3. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

FINAL PLAT APPROVAL :

THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT OF THE CITY OF LOGANVILLE, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF LOGANVILLE ZONING RESOLUTION AND THE CITY OF LOGANVILLE DEVELOPMENT REGULATIONS AS AMENDED, AND HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY DEPARTMENTS, AS APPROPRIATE. THE DIRECTOR HEREBY ACCEPTS ON BEHALF OF THE CITY OF LOGANVILLE THE DEDICATION OF THE RIGHT-OF-WAY OF ALL PUBLIC STREETS AND DRAINAGE EASEMENTS, PUBLIC WATER, SEWER, DRAINAGE AND OTHER PUBLIC FACILITIES AND APPURTENANCES SHOWN THEREON. FURTHER, THE DIRECTOR HEREBY ACCEPTS ON BEHALF OF THE CITY OF LOGANVILLE PUBLIC UTILITIES DEPARTMENT ALL WATER AND SANITARY SEWER EASEMENTS, ALL SUBJECT TO RATIFICATION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LOGANVILLE. THIS PLAT IS APPROVED, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF LOGANVILLE.

DATED THIS 6th DAY OF October 2006.

DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY ENGINEER

CERTIFICATE OF SEWER SYSTEM :

I HEREBY CERTIFY THAT THE COMMUNITY OR PUBLIC SEWERAGE COLLECTION AND DISPOSAL SYSTEM AND THE COMMUNITY OR PUBLIC WATER SUPPLY AND DISTRIBUTION SYSTEM INSTALLED OR TO BE INSTALLED AND/OR THE PLANS FOR PRIVATE SEWAGE DISPOSAL SYSTEM IN THE SUBDIVISION PLAT MEET THE REQUIREMENTS OF THE HEALTH DEPARTMENT AND THE CITY OF LOGANVILLE.

CITY ENGINEER — DATE 10/06/06

CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES :

I HEREBY CERTIFY THAT THE STREETS, UTILITIES AND OTHER IMPROVEMENTS IN THIS SUBDIVISION HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND MEET ALL THE REQUIREMENTS OF THE LAND DEVELOPMENT ORDINANCE FOR THE CITY OF LOGANVILLE, GEORGIA.

CITY ENGINEER — DATE 10/06/06

OWNER'S ACKNOWLEDGMENT AND DECLARATION :

STATE OF GEORGIA, COUNTY OF GWINNETT, CITY OF LOGANVILLE.
THE OWNER OF THE LAND ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN, AND TRANSFERS OWNERSHIP OF ALL PUBLIC USE AREAS IN FEE SIMPLE BY DEED FOR THE PURPOSES THEREIN EXPRESSED.

Epic XIV, LLC — Mick Holbrook, V.P.
SUBDIVIDER

Epic XIV, LLC — Mick Holbrook, V.P.
OWNER

Mick Holbrook, V.P. — PRINTED NAME
Mick Holbrook, V.P. — PRINTED NAME

OWNER'S CERTIFICATE OF OWNERSHIP AND DEDICATION :

I HEREBY CERTIFY THAT I ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM SETBACK LINES AND DEDICATE ALL STREETS, WALKWAYS AND ALL EASEMENTS TO THE CITY OF LOGANVILLE.

OWNER — DATE 9-15-06

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, 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. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,631,908 FEET AND CONTAINS A TOTAL OF 19.02 ACRES, MORE OR LESS. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREON WAS AN ELECTRONIC TOTAL STATION WITH ELECTRONIC DISTANCE MEASURING.

BY MATTHEW V. INGRAM
GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 2286
DATE OF EXPIRATION: DECEMBER 31st, 2006.

GEORGIA REGISTERED No. 2286 LAND SURVEYOR MATTHEW V. INGRAM

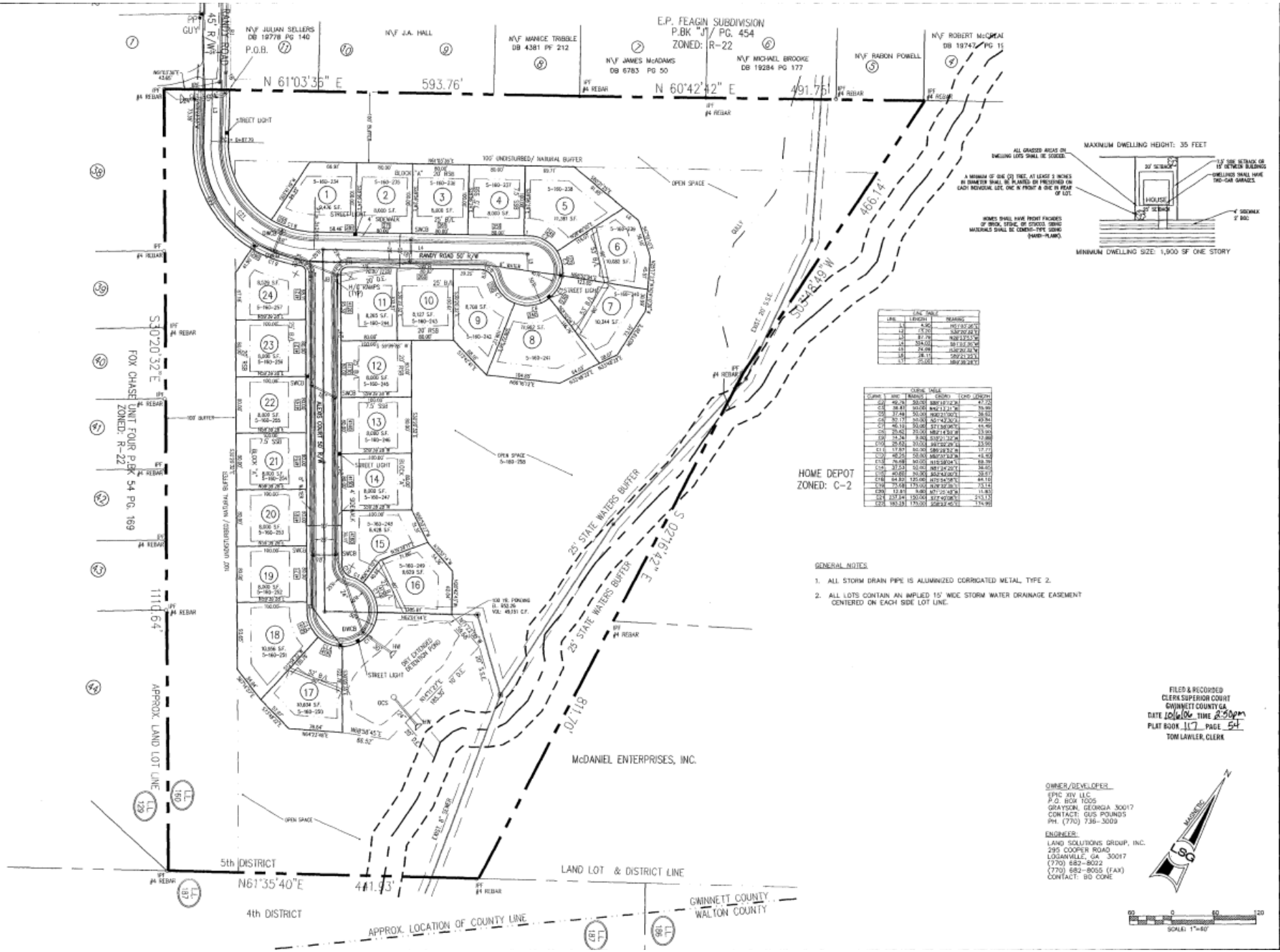
FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA
DATE 10/6/06 TIME 2:30pm
PLAT BOOK 117 PAGE 53
TOM LAWLER, CLERK

No.	By	Date	Revision
ACAD FILE:			

295 COOPER ROAD
LOGANVILLE, GA 30052
t 770-682-8022
f 770-682-8055
land solutions group, inc.
Planning, Engineering, Landscape Architecture

Date: 6/26/06 Land Lots: 160 District: 5th
County: GWINNETT Scale: N/A Sheet No. 1
Designed By: CBC Drawn By: RR Checked By: RAC
Job Number: 116-05-110 File Number:

ALEXIS POINTE SUBDIVISION - LSG #116-05-110



LINE TABLE		
LINE	LENGTH	BEARING
L1	4.90'	N61°03'35"E
L2	57.70'	N30°20'32"W
L3	57.70'	N30°20'32"W
L4	504.00'	S61°03'35"W
L5	74.09'	N30°20'32"W
L6	28.11'	S89°21'25"E
L7	25.00'	N89°38'28"E

CURVE TABLE					
CURVE	L	ARC	RADIUS	CHORD	CHD LENGTH
C1	40.74'	50.00'	S85°16'12"W	39.64'	
C2	38.41'	50.00'	N42°11'21"W	37.42'	
C3	37.48'	50.00'	N00°23'39"E	36.61'	
C4	30.17'	50.00'	N31°42'30"E	29.72'	
C5	45.13'	50.00'	S71°36'36"E	43.63'	
C6	39.42'	50.00'	N82°16'30"E	38.39'	
C7	14.24'	9.00'	S33°21'32"W	12.88'	
C8	39.63'	50.00'	S67°39'28"E	38.59'	
C9	17.87'	50.00'	S89°28'52"E	17.77'	
C10	40.23'	50.00'	N67°31'52"E	39.16'	
C11	76.68'	50.00'	S15°28'04"E	69.39'	
C12	37.23'	50.00'	N81°24'29"E	36.40'	
C13	40.60'	50.00'	S52°43'06"E	39.51'	
C14	64.82'	125.00'	N73°54'09"E	64.10'	
C15	75.68'	175.00'	S78°32'39"E	75.14'	
C16	12.81'	9.00'	N71°25'45"W	11.80'	
C17	237.54'	150.00'	S72°49'08"E	213.73'	
C18	193.39'	175.00'	S08°23'40"E	174.99'	

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THESE DRAWINGS AND PLANS ARE THE PROPERTY OF LAND SOLUTIONS GROUP, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF LAND SOLUTIONS GROUP, INC. ANY UNAUTHORIZED USE OF THESE DRAWINGS AND PLANS WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO LAND SOLUTIONS GROUP, INC.

NO	DESCRIPTION	DATE
	COUTY COMMENTS	9/26/06

295 COOPER ROAD
LOGANVILLE, GA 30052
(770) 682-8022
(770) 682-8677
land solutions group, inc.
Planning, Engineering, Landscape Architecture

REVISION

PROJECT

ALEXIS POINTE SUBDIVISION

LAND LOT 160, 5th DISTRICT
GWINNETT COUNTY, GEORGIA

SHEET TITLE

FINAL PLAT

DESIGN BY: RC
DRAWN BY: KR
CHECKED BY: CC

STAMP

GEORGIA REGISTERED No. 3286 LAND SURVEYOR MATTHEW V. INGRAM

06-29-06
DATE

110-05-110
JOB NUMBER

FILE LOCATION

SHEET

2

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CITY OF LOGANVILLE, GWINNETT COUNTY
COMMUNITY PANEL NO. 130326 0005 A
PANEL BEARS AN EFFECTIVE DATE OF JULY 16, 1982.

PUBLIC NOTICE - DRA

1. THE CITY OF LOGANVILLE