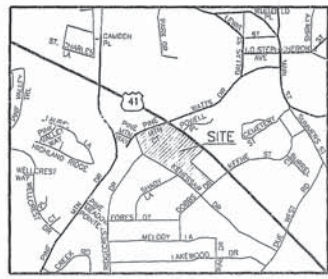
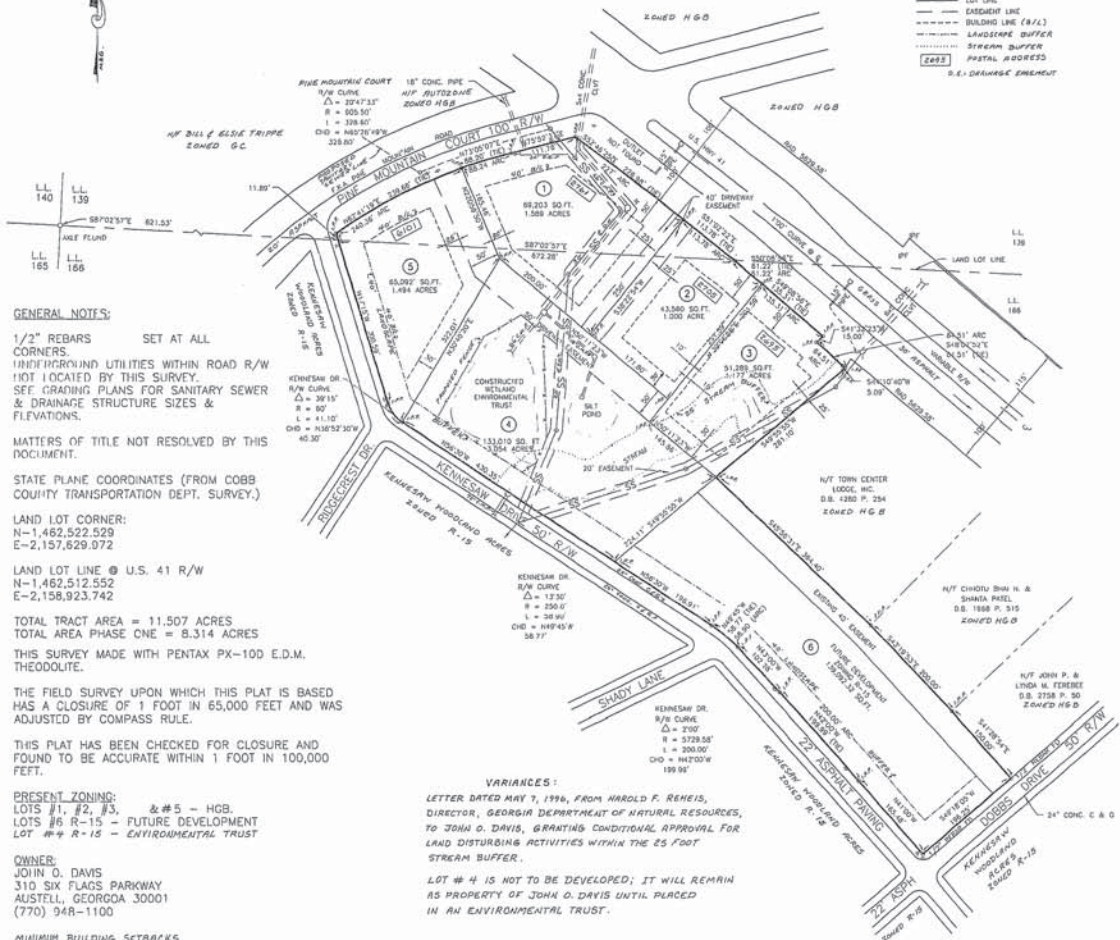




LEGEND

- 1/2" REBAR SET
- CONC. 1/4" HOUSING
- SANITARY SEWER LINE
- POWER POLE
- TELEPHONE POLE
- TELEPHONE PEDESTAL
- TELEPHONE WAREHOUSE
- FIRE HOUSING
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- BUILDING LINE (R/L)
- LANDSCAPE BUFFER
- Stream Buffer
- PASTAL ADDRESS
- 2.5' DRAINAGE EASEMENT



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:
 1/2" REBARS SET AT ALL CORNERS.
 UNIFORM UTILITIES WITHIN ROAD R/W NOT LOCATED BY THIS SURVEY.
 SEE GRADING PLANS FOR SANITARY SEWER & DRAINAGE STRUCTURE SIZES & ELEVATIONS.
 MATTERS OF TITLE NOT RESOLVED BY THIS DOCUMENT.

STATE PLANE COORDINATES (FROM COBB COUNTY TRANSPORTATION DEPT. SURVEY.)
 LAND LOT CORNER:
 N-1,462,522.529
 E-2,157,629.072
 LAND LOT LINE @ U.S. 41 R/W
 N-1,462,512.552
 E-2,158,923.742

TOTAL TRACT AREA = 11.507 ACRES
 TOTAL AREA PHASE ONE = 8.314 ACRES
 THIS SURVEY MADE WITH PENTAX PX-10D E.D.M. THEODOLITE.
 THE FIELD SURVEY UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 65,000 FEET AND WAS ADJUSTED BY COMPASS RULE.
 THIS PLAN HAS BEEN CHECKED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN 1 FOOT IN 100,000 FEET.

PRESENT ZONING:
 LOTS #1, #2, #3, & #5 - HCB
 LOTS #6 R-15 - FUTURE DEVELOPMENT
 LOT #4 R-15 - ENVIRONMENTAL TRUST
OWNER:
 JOHN O. DAVIS
 310 SIX FLAGS PARKWAY
 AUSTELL, GEORGIA 30001
 (770) 948-1100

MINIMUM BUILDING SETBACKS
 FRONT - 40' OR 50'
 MAJOR SIDE - 25'
 MINOR SIDE - 10'
 REAR - 30'

THIS PROPERTY IS NOT SUBJECT TO ANY PRIVATE PROTECTIVE COVENANTS.

STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT-OF-WAY. THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE PROPERTY OWNERS.

VARIANCES:
 LETTER DATED MAY 1, 1996, FROM HAROLD F. REHEIS, DIRECTOR, GEORGIA DEPARTMENT OF NATURAL RESOURCES, TO JOHN O. DAVIS, GRANTING CONDITIONAL APPROVAL FOR LAND DISTURBING ACTIVITIES WITHIN THE 25 FOOT STREAM BUFFER.
 LOT #4 IS NOT TO BE DEVELOPED; IT WILL REMAIN AS PROPERTY OF JOHN O. DAVIS UNTIL PERCED IN AN ENVIRONMENTAL TRUST.

OWNER'S ACKNOWLEDGEMENT

I HEREBY CERTIFY AS 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 KENNESAW AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON 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 KENNESAW 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, EMBANKMENTS, 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 KENNESAW 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, STREET 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 SUCCESSION IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

 SIGNATURE DATE 11-18-97

SURVEYOR'S ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE KENNESAW DEVELOPMENT STANDARDS.



REGISTERED GA. LAND SURVEYOR #1687
 Arthur Z. Shady 11-18-97
 DATE

KENNESAW DEVELOPMENT CERTIFICATION

THIS PLAN, HAVING BEEN SUBMITTED TO KENNESAW AND HAVING BEEN FOUND TO COMPLY WITH THE KENNESAW DEVELOPMENT STANDARDS AND THE KENNESAW ZONING ORDINANCE, IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREET UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS AND THE CITY OF KENNESAW ONE YEAR MAINTENANCE BOND.

 KENNESAW PUBLIC WORKS DIVISION/COBB COUNTY WATER SYSTEM DATE 2/6/98

 PLANNING AND ZONING DIVISION DATE 2/8/98

 CITY ENGINEER DATE 9/9/97

 CONSTRUCTION AND DEVELOPMENT DIVISION DATE 2/6/98

 COBB COUNTY DEPARTMENT OF TRANSPORTATION DATE N/A

 MAYOR AND CITY COUNCIL DATE 12/15/97

John O. Davis 2-11-98
 Plot Book 71 - Page 04
 J. L. Atkinson, Clerk
 12/15

NOV 11 1997
 COBB COUNTY CLERK



DATE	11-18-97	REVISIONS	
SCALE	1" = 100'		
DRAWN BY	J.R.		
CHECKED BY	E.C.		
FILE	11-18-97		

FLOYD SHADY

FINAL PLAN OF
DAVIS PROPERTIES PHASE ONE
 LOCATED IN L.L. 139 AND 166
 20th DISTRICT, 2nd SECTION
 COBB COUNTY, GA.
 CITY OF KENNESAW
 SHEET 1 OF 1