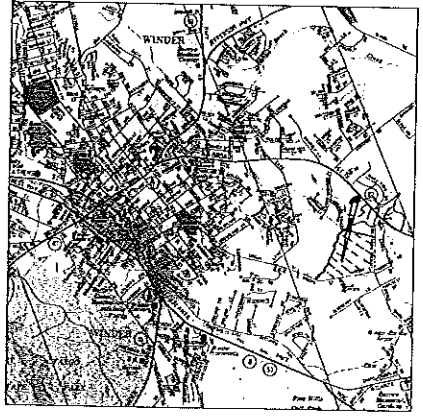
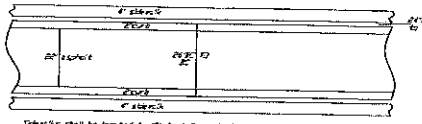




Sidewalk shall be located twelve feet from the back of curb. Where no curbing exists or proposed road improvements are anticipated, sidewalks shall be placed in a location acceptable to the Department of Transportation. Sidewalk shall be constructed of concrete and shall be 5 inches of four feet in width and four inches of four feet in width and four inches of 3,000 PSI at 28 days. TO BE INSTALLED ON A LOT BY LOT BASIS BY BUILDER BEFORE C.O. IS ISSUED.

THIS PLAT IS APPROVED BY THE CITY OF WINDER
MAYOR 1-14-08 DATE

PROTECTIVE COVENANTS RECORDED IN BOOK ____ PAGE

OWNER'S CERTIFICATE AND DECLARATION:

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever all streets, drains, easements and other public facilities and appurtenances thereon shown for the purposes therein expressed. The owner further certifies that either there are no wetlands on this site or such wetlands are not impacted by the development.

Dated this 9 day of Jan 20 08

By: _____ (Owner)

GENERAL NOTES:

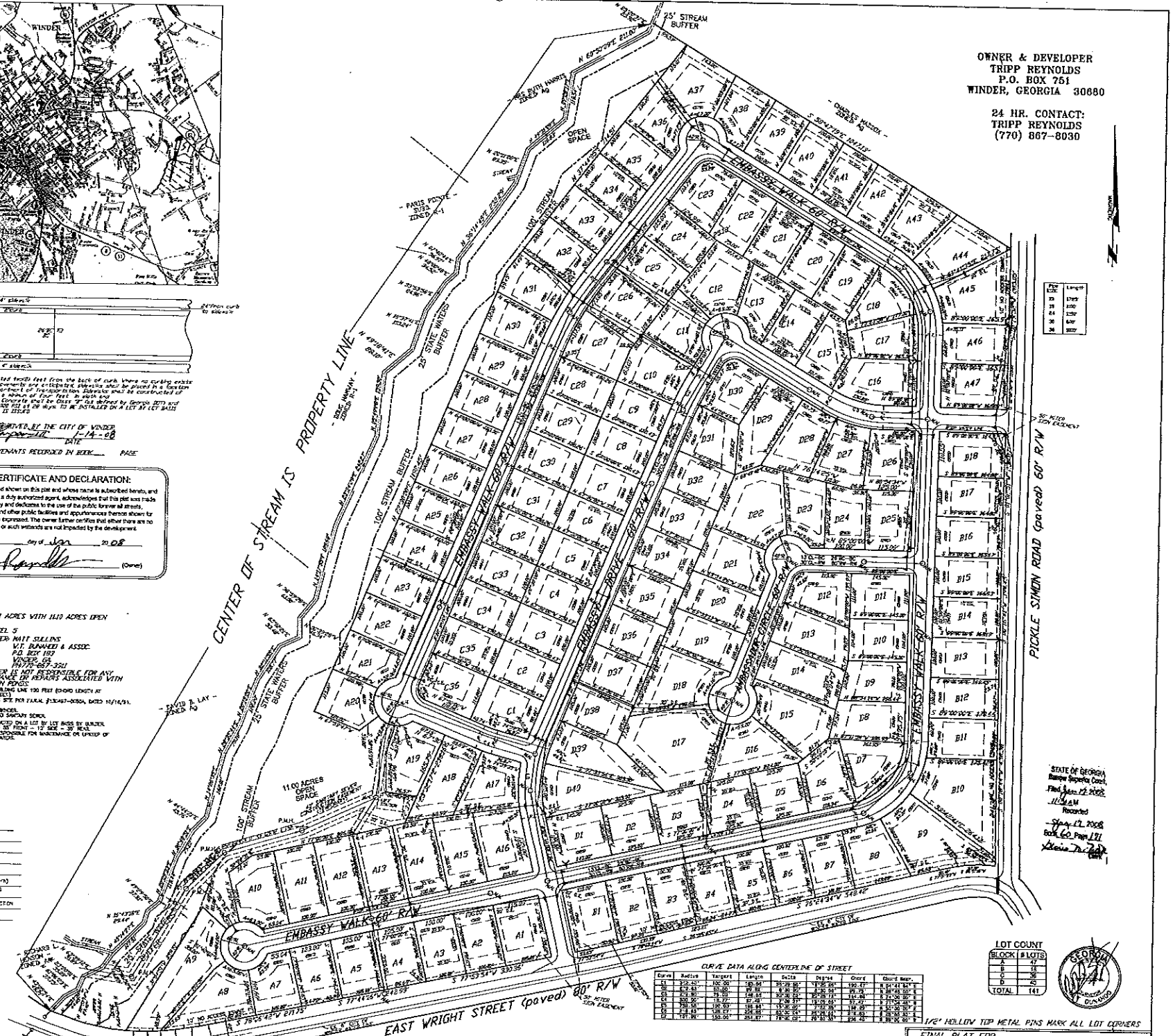
1. TOTAL AREA 79.51 ACRES WITH 11.10 ACRES OPEN SPACE
2. TAX MAP 90-PARCEL 5
3. HYDROLOGY ENGINEER: MATT SULLINS
   V.T. DUNAHOO & ASSOC.
   P.O. BOX 193
   WINDER, GA
   PH 770-867-3221
4. THE CITY OF WINDER IS NOT RESPONSIBLE FOR ANY REQUIRED MAINTENANCE OR REPAIRS ASSOCIATED WITH THE SEDIMENTATION PONDS.
5. MINIMUM LOT WIDTH AT BUILDING LINE 100 FEET (CURVED LENGTH AT BLDG. SETBACK TO BE 75 FEET)
6. FLOOD HAZARD SHOWN ON SITE PER F.I.R.M. #13247-0050A, DATED 10/16/91.
7. ZONING IS R-1A CITY OF WINDER
8. CITY OF WINDER WATER AND SANITARY SEWER
9. SIDEWALKS TO BE CONSTRUCTED ON A LOT BY LOT BASIS BY BUILDER.
10. BUILDING LINE SET BACK AS FOLLOWS: 17 SIDE - 35 REAR
11. CITY OF WINDER IS NOT RESPONSIBLE FOR MAINTENANCE OR UPKEEP OF ANY OF THE OPEN SPACE AREAS.

SYMBOLS:

AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
	HEADWALL
	EXISTING SINGLE WING CATCH BASIN (S-WCB)
	EXISTING HEADWALL (H)
	EXISTING DOUBLE WING CATCH BASIN (D-WCB)
	GDOT SAFETY END SECTION
	FIRE HYDRANT
	SANITARY SEWER MANHOLE

~ LEGEND ~

R/W = RIGHT OF WAY
D.E. = DRAINAGE EASEMENT
B.L. = BUILDING LINE
R = RADIUS
S.S.E. = SANITARY SEWER EASEMENT
℄ = CENTERLINE
IFP = IRON PIN FOUND(1/2"O.D.)
IPS = IRON PIN SET (1/2"O.D.)



OWNER & DEVELOPER
TRIPP REYNOLDS
P.O. BOX 751
WINDER, GEORGIA 30680

24 HR. CONTACT:
TRIPP REYNOLDS
(770) 867-8030

STATE OF GEORGIA
Barrow Superior Court
Filed Jan 12 2008
11:00 AM
Recorded
Jan 17 2008
Book 60 Page 171
Clerk

LOT COUNT

BLOCK	# LOTS
A	47
B	18
C	36
D	40
TOTAL	141

CURVE DATA ALONG CENTERLINE OF STREET

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	310.40'	100.00'	200.00'	95°-22-00"	18°-28-00"	198.37'	S 24°-41-34" W
C2	310.40'	50.00'	99.00'	18°-30-00"	18°-28-00"	98.59'	S 88°-46-00" W
C3	310.40'	73.00'	146.00'	27°-00-00"	18°-28-00"	144.69'	S 64°-30-00" W
C4	310.40'	13.00'	26.00'	4°-48-00"	18°-28-00"	25.99'	S 52°-06-00" W
C5	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 71°-54-00" W
C6	310.40'	50.00'	99.00'	18°-30-00"	18°-28-00"	98.59'	S 88°-46-00" W
C7	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C8	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C9	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C10	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C11	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C12	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C13	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C14	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C15	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C16	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C17	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C18	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C19	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C20	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C21	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C22	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C23	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C24	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C25	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C26	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C27	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C28	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C29	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C30	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C31	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C32	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C33	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C34	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C35	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C36	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C37	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C38	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C39	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W
C40	310.40'	100.00'	200.00'	37°-30-00"	18°-28-00"	196.44'	S 52°-06-00" W

1/2" HOLLOW TOP METAL PINS MARK ALL LOT CORNERS

*NOTE: THIS DEVELOPMENT IS LOCATED IN CLOSE PROXIMITY TO THE NORTHEAST GEORGIA REGIONAL AIRPORT.

Scale 1" = 100'

FINAL PLAT FOR

EMBASSY WALK

TAX MAP/PARCEL	GMD	COUNTY / CITY	SCALE	DATE
	243	BARROW / WINDER	1"=100'	8-17-2007

V. T. DUNAHOO AND ASSOCIATES