

City of Sugar Hill
Road Acceptance Summary
Roberts Landing



DATE: May 31, 2016
TO: Mayor and Council
FROM: Planning Director *Ka*
SUBJECT: Request for Road Acceptance, Roberts Landing

RECOMMENDED ACTION

Accept and record the Right of Way and Acceptance Deed for all streets within Roberts Landing.

ISSUE CalAtlantic Homes (fka Ryland Homes) has requested that the City accept the streets in Roberts Landing. City Council action is needed to properly accept the streets into the City road system.

DISCUSSION

Roberts Landing is a 46 lot subdivision on 20.77 acres located off ~~Roberts Road~~ *Burford Hwy.*. The final plat was recorded on 7/15/2010. There are two streets: Woods Creek Drive and Woods Creek Lane. Both streets have been constructed to City standards and the maintenance period along with all performance and maintenance agreements have been closed out. Building permits have been issued for all 46 lots.

In coordination with the City Public Works Dept. recent inspections of the streets and associated public improvements found no outstanding issues.

After Recording, Return to:
City of Sugar Hill, Georgia
Attn: Planning Department
5039 West Broad Street
Sugar Hill, Georgia 30518

Prepared by:
Dan Smedley
Ryland Group, Inc.
1000 Mansell Exchange West
Suite 200
Alpharetta, GA 30022

RIGHT-OF-WAY DEDICATION AND ACCEPTANCE DEED

Project Name: Roberts Landing Unit ____ Phase _____

GEORGIA, GWINNETT COUNTY:

THIS INDENTURE made this 23th day of December, 2015, by and between CalAtlantic Group, Inc. (as successor/grantor) pursuant to Deed Under Power of Sale recorded at Deed Book 126, Page 256, Gwinnett County, Georgia records, as party of the first part, hereinafter referred to as "Grantor," and the **CITY OF SUGAR HILL**, a municipality organized and existing under the laws of the State of Georgia, as party of the second part, hereinafter referred to as the "Grantee," the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollar (\$10.00) in hand paid, and other good and valuable consideration delivered to the Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all those tracts or parcels of land lying and being in the City of Sugar Hill, Gwinnett County, Georgia, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property"), located in District 7th, Land Lot(s) 254. This conveyance is made subject to all matters filed of records with the Clerk of Superior Court of Gwinnett County, Georgia.


TO HAVE AND TO HOLD the Property, together with any and all improvements thereon and any and all of the rights, members and appurtenances, thereof, to the same being, belonging or in anywise appertaining to, the only proper use, benefit and be hoof of Grantee and the heirs, legal representatives, successors and assigns of Grantee forever IN FEE SIMPLE.

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto Grantee and the heirs, legal representatives, successors and assigns of Grantee against the claims of all persons whomsoever claiming by, through or under Grantor but not otherwise.

GRANTEE does hereby execute this deed for the purpose of confirming its acceptance of the within conveyance.

IN WITNESS WHEREOF, Grantor and Grantee have caused this deed to be signed and sealed by their duly authorized officers as of the day and year first above written.

Signed, sealed and delivered in the presence of:


Unofficial Witness

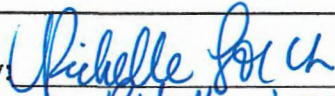

Notary Public, State of Georgia

Commission Expires: 9-3-18

{AFFIX NOTARIAL SEAL}



GRANTOR:

By: 
Name: Michelle Losch
Title: Operational VP
{SEAL}



Acceptance approved by the Mayor and City Council of the City of Sugar Hill on the _____ day of _____, 20____.

GRANTEE:

CITY OF SUGAR HILL, GEORGIA
a municipality organized and existing under
the laws of the State of Georgia

By: _____
Name: _____
Title: _____

Attest:

Jane Whittington, City Clerk

{City Seal}

EXHIBIT A

All those roadways lying and being in Land Lots 254 of the 7th District, 2nd, Gwinnett County, City of Sugar Hill Georgia and being more particularly described as follows:

“Woods Creek Lane”;
“ Woods Creek Drive”;

As such roadways are shown and depicted on the final plat for Roberts Crest Subdivision, recorded in Plat Book 126, Pages 256. Gwinnett County Superior Courts Records.

Kim Landers

From: George Bearden
Sent: Thursday, February 04, 2016 8:08 AM
To: Kim Landers; Joe Appling
Cc: Kevin Pittman; Joey Goodrich
Subject: RE: Roberts Landing Bond Inspection #6
Attachments: 147 Woods Creek Drive (3).JPG

Kim,
All items on inspection list have now been completed. Please let me know if you need anything else.

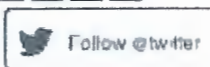
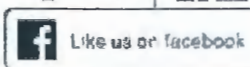


George Bearden

Stormwater Inspector, City Of Sugar Hill

p:770-271-2137 f: 770-932-9951

e:gbearden@cityofsugarhill.com | w:www.cityofsugarhill.com



This communication and any files transmitted with it, is intended solely for the individual or entity to which it is addressed and may contain confidential, private, and/or privileged material. Any review, retransmission, dissemination or other use of or taking action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you are not the intended recipient, or believe that you have received this communication in error, do not print, copy, retransmit, disseminate, or otherwise use the information. You should reply to the sender and indicate to the sender that you have received this communication in error, and then delete this communication and any accompanying files you received. Thank you.

From: Kim Landers
Sent: Monday, February 01, 2016 3:36 PM
To: George Bearden; Joe Appling
Cc: Kaipo Awana; Susan Puri
Subject: FW: Roberts Landing Bond Inspection #6

Please conduct a re-inspection (Bond Inspection #6) for Roberts Landing Stormwater.



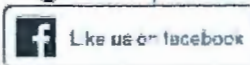
Kimberly B. Landers

Planning Technician /Municipal Court Clerk

p:770-945-6734 extension: 1209

e:klanders@cityofsugarhill.com | w:www.cityofsugarhill.com

City of Sugar Hill | 5039 West Broad Street | Sugar Hill | GA | 30518



Please consider the environment before printing this email.

This communication and any files transmitted with it, is intended solely for the individual or entity to which it is addressed and may contain confidential, private, and/or privileged material. Any review, retransmission, dissemination or other use of or taking action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you are not the intended recipient, or believe that you have received this communication in error, do not print, copy, retransmit, disseminate, or otherwise use the information. You should reply to the sender and indicate to the sender that you have received this communication in error, and then delete this communication and any accompanying files you received. Thank you.

Road Acceptance Roberts Landing

Applicant: CalAtlantic Homes
 Zoning: RS-100/ PRD
 Location: Buford Highway 23
 Request: Road Acceptance



Legend

Zoning District

- | | | |
|---|--|------------------------------|
| AF- Agricultural - Forest | RS100-Medium Density Single Family Residential | HSB-Highway Service Business |
| RS200-Low Density Single Family Residential | RM-Residential Multi-Family Residential | BG-General Business |
| RS175-Low Density Single Family Residential | CSD-Conservation Subdivision Residential | LM-Light Manufacturing |
| RS150-Low Density Single Family Residential | MH-Mobile Home Park | HM-1-Light Industry |
| | OI-Office - Institutional | HM-2-Heavy Industry |



1 inch = 333 feet



BROGDON ROAD

WOODS CREEK DRIVE

ROBERTS ROAD

Roberts Landing Right of Way Dedication

LEGEND

- 1' R/W (As-shown unless noted otherwise)
- 2' R/W (As-shown unless noted otherwise)
- 3' R/W (As-shown unless noted otherwise)
- 4' R/W (As-shown unless noted otherwise)
- 5' R/W (As-shown unless noted otherwise)
- 6' R/W (As-shown unless noted otherwise)
- 7' R/W (As-shown unless noted otherwise)
- 8' R/W (As-shown unless noted otherwise)
- 9' R/W (As-shown unless noted otherwise)
- 10' R/W (As-shown unless noted otherwise)
- 12' R/W (As-shown unless noted otherwise)
- 15' R/W (As-shown unless noted otherwise)
- 20' R/W (As-shown unless noted otherwise)
- 25' R/W (As-shown unless noted otherwise)
- 30' R/W (As-shown unless noted otherwise)
- 35' R/W (As-shown unless noted otherwise)
- 40' R/W (As-shown unless noted otherwise)
- 45' R/W (As-shown unless noted otherwise)
- 50' R/W (As-shown unless noted otherwise)
- 60' R/W (As-shown unless noted otherwise)
- 75' R/W (As-shown unless noted otherwise)
- 100' R/W (As-shown unless noted otherwise)
- 125' R/W (As-shown unless noted otherwise)
- 150' R/W (As-shown unless noted otherwise)
- 200' R/W (As-shown unless noted otherwise)
- 250' R/W (As-shown unless noted otherwise)
- 300' R/W (As-shown unless noted otherwise)
- 350' R/W (As-shown unless noted otherwise)
- 400' R/W (As-shown unless noted otherwise)
- 450' R/W (As-shown unless noted otherwise)
- 500' R/W (As-shown unless noted otherwise)
- 550' R/W (As-shown unless noted otherwise)
- 600' R/W (As-shown unless noted otherwise)
- 650' R/W (As-shown unless noted otherwise)
- 700' R/W (As-shown unless noted otherwise)
- 750' R/W (As-shown unless noted otherwise)
- 800' R/W (As-shown unless noted otherwise)
- 850' R/W (As-shown unless noted otherwise)
- 900' R/W (As-shown unless noted otherwise)
- 950' R/W (As-shown unless noted otherwise)
- 1000' R/W (As-shown unless noted otherwise)

NOTES

1. The underground utilities shown have been located from field survey information and existing drawings. This surveyor makes no guarantee that the underground utilities shown comprise all utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available and to the surveyor's best knowledge are approximately as shown. The surveyor has not physically located the underground utilities.
2. I have examined the Federal Emergency Management Agency Flood Insurance Rate Map for DeKalb County, Georgia and Incorporated Areas, Community Flood Number 1313300024F, Panel 24 of 153, effective date September 25, 2008 and found NO portion of the property shown herein to fall within a designated Flood Zone "A" (area of 100 Year Flood).
3. The orthometric heights (elevations) shown herein were determined by GPS observations and were adjusted by Planners and Engineers Collaborative in January 2004. North American Datum of 1983 (NAD83), North American Vertical Datum of 1988 (NAVD83), Georgia West Zone, State Plane Coordinates.
4. The term "Certification" relating to professional engineering and land surveying services shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty either expressed or implied.
5. The stream classifications and wetland vegetation lines shown herein were provided by Red Oak Ecological - 878-894-8224.
6. The City of Sugar Hill assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way or for the installation of culverts beyond the point shown on the approved and recorded subdivision plat.
7. Permanent structures and trees are not allowed in sanitary sewer easements according to current DeKalb County policy.
8. Structures shown are proposed, and to be installed.

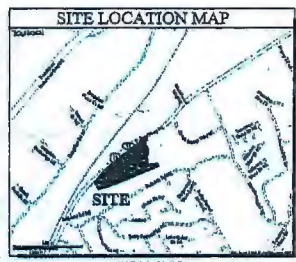
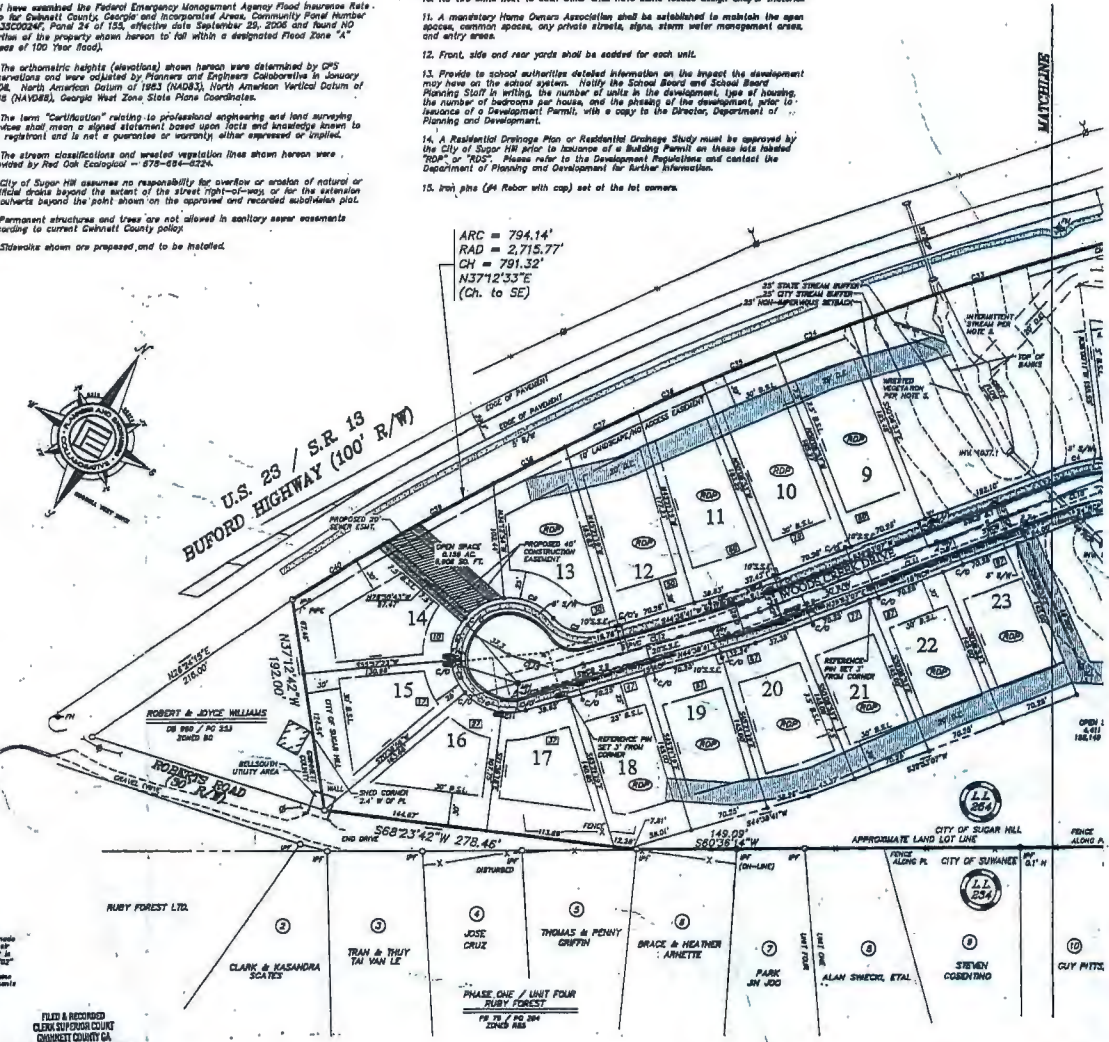
NOTES CONTINUED

9. Each unit shall have at least a two-car garage and be constructed so that the front exterior shall contain at least 40K sq. ft. of area. High grade cedar or first-cabinet architectural style shingles, stone siding or top siding shall be used on the remainder.
10. No two units next to each other shall have same concrete design and/or material.
11. A mandatory Home Owners Association shall be established to maintain the open spaces, common spaces, city private streets, signs, storm water management areas, and entry areas.
12. Front, side and rear yards shall be ceded for each unit.
13. Provide to school authorities detailed information on the impact the development may have on the school system. Notify the School Board and School Board Planning Staff in writing, the number of units in the development, type of housing, the number of bedrooms per house, and the phasing of the development, prior to issuance of a Development Permit, with a copy to the Director, Department of Planning and Development.
14. A Residential Drainage Plan or Residential Drainage Study must be approved by the City of Sugar Hill prior to issuance of a Building Permit on these lots labeled 7001 or 7002. Please refer to the Development Regulations and contact the Department of Planning and Development for further information.
15. Inlet pits (4' R/W with cap) set at the lot corners.

ARC = 794.14'
 RAD = 2,715.77'
 CH = 791.32'
 N37°12'33"E
 (Ch. to SE)



U.S. 23 / S.R. 13
 BUFORD HIGHWAY (100' R/W)



SITE DATA:	
TOTAL SITE AREA	20.77 ACRES
ZONING	RHD - R5100
ZONING JURISDICTION	CITY OF SUGAR HILL
DENSITY CALCULATIONS	
TOTAL LOTS	46 LOTS
TOTAL DENSITY	3.1 LOTS/ACRE
OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED (50 SF PER LOT)	(46 x 50) = 2,300 SQ. FT.
LOTS DEFICIENT OF 16,000 SQ. FT.	15,851 SQ. FT.
TOTAL OPEN SPACE REQUIRED	41,251 SQ. FT.
USABLE OPEN SPACE PROVIDED	11,038 SQ. FT.
OPEN SPACE PROVIDED IN BUFFERS	118,394 SQ. FT.
TOTAL OPEN SPACE PROVIDED	129,432 SQ. FT.
PERCENTAGE PROVIDED	313.89%
SETBACKS AND LOT SIZES 94-1:	
MIN. LOT SIZE	10,000 SQ. FT.
MIN. FRONTAGE WIDTH	65 FEET
FRONT YARD SETBACK	25.00 FEET (SEE PLAN)
SIDE YARD SETBACK	5 FEET
REAR YARD SETBACK	10 FEET
SETBACKS AND LOT SIZES FOR INTERIOR LOTS 1-4: 42-46	
MIN. LOT SIZE	LESS THAN 10,000 SQ. FT.
MIN. FRONTAGE WIDTH	65 FEET
FRONT YARD SETBACK	25.00 FEET (SEE PLAN)
MIN. FRONT YARD SETBACK	7.5 FEET
MIN. SIDE YARD SETBACK	5 FEET
REAR YARD SETBACK	10 FEET
ZONING CASES: 1208-01 & 8299-02; APPLICATION CASE: AX-05-006	

OWNERS ACKNOWLEDGMENT AND DECLARATION

STATE OF GEORGIA
 COUNTY OF CHAMNETT

I, the owner of the land shown on this plat and whose name is subscribed herein, do hereby certify that the information contained herein is true and correct and that I have read and understand the contents of this plat and the laws of the State of Georgia relating to the same, and I hereby agree to the provisions, conditions, easements and other public facilities and easements therein shown.

WILSHIRE COMMUNITIES, LLC
 7-13-10
 Date Signed

Tom Kullert
 7-13-10
 Date Signed

FINAL SURVEYOR'S CERTIFICATE:

STATE OF GEORGIA
 COUNTY OF CHAMNETT

I, the undersigned, being duly sworn, do hereby certify that this plat is true and correct and that I have read and understand the contents of this plat and the laws of the State of Georgia relating to the same, and I hereby agree to the provisions, conditions, easements and other public facilities and easements therein shown.

Dated this 13th day of July, 2010

FINAL SURVEYOR'S CERTIFICATE:

STATE OF GEORGIA
 COUNTY OF CHAMNETT

I, the undersigned, being duly sworn, do hereby certify that this plat is true and correct and that I have read and understand the contents of this plat and the laws of the State of Georgia relating to the same, and I hereby agree to the provisions, conditions, easements and other public facilities and easements therein shown.

Dated this 13th day of July, 2010

FILED & RECORDED
 CLEM BURTON COUNTY
 CHAMNETT COUNTY GA
 DATE: 7-13-10 TIME: 1:50 PM
 PLAT BOOK: 1214 PAGE: 1032
 YOUR LAND, OUR CARE

DATE: 7/13/10
 Jonathan H. Howard, G.S. R.L.S. No. 3008

This plat is subject to the comments set forth in the separate document(s) attached hereto dated _____ which hereby become a part of this plat, and which were recorded _____ and signed by the Owner.

REFERENCE

1. AS-BUILT Hydrology Study by Planners and Engineers Collaborative.

FINAL PLAT

DATE: 7/13/10
 TIME: 1:50 PM
 PLAT BOOK: 1214 PAGE: 1032

CHAMNETT COUNTY GEORGIA

RECORDED

ROBERTS LANDING
 f.k.a.
 WILTSHIRE WOODS

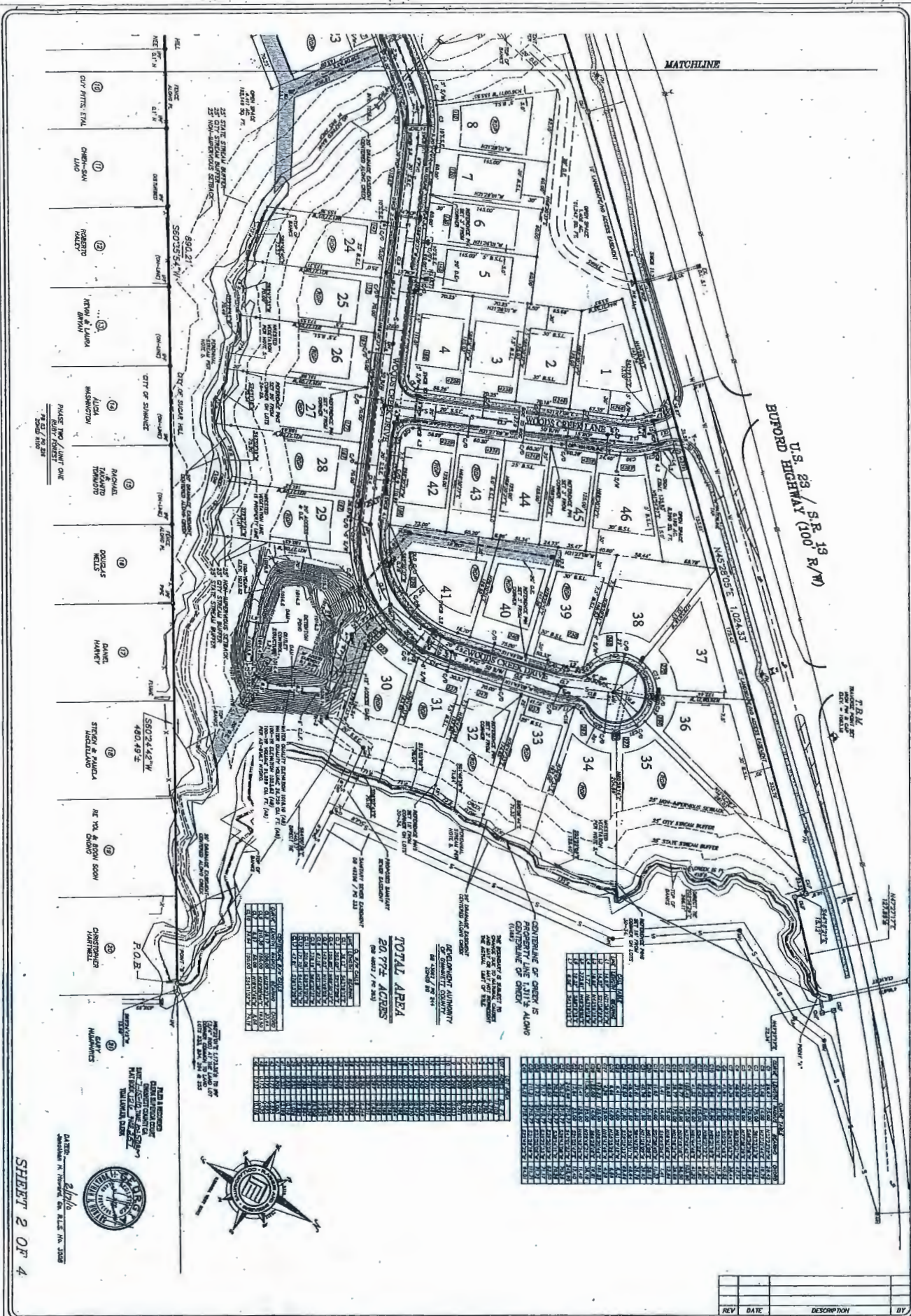
DEVELOPER / SUBDIVIDER
 WILTSHIRE COMMUNITIES, LLC
 3775-C PEACHTREE BLVD. ROAD
 SUITE 240
 ATLANTA GA 30342
 PH: 404-882-6862
 CONTACT: JIM RRIGHT

ENGINEER/SURVEYOR
 PLANNERS AND ENGINEERS COLLABORATIVE
 330 RESEARCH COURT
 MONROESVILLE, VA 22062
 PH: 703-451-2741
 ENGINEER: KENNETH WOOD
 SURVEYED BY: JONATHAN HOWARD

PLANNERS AND ENGINEERS COLLABORATIVE

WE PROVIDE SOLUTIONS
 TO YOUR PROBLEMS

3000 Peachtree Road, Suite 200, Atlanta, GA 30328
 Phone: 770-451-2741
 Fax: 770-451-2742
 Email: info@pecol.com



MATCHLINE

U.S. 28 / S.R. 19 R/W
BURFORD HIGHWAY (100' R/W)

PHASE TWO / LAYOUT ONE

PHASE ONE / LAYOUT ONE

PHASE THREE / LAYOUT ONE

PHASE FOUR / LAYOUT ONE

PHASE FIVE / LAYOUT ONE

PHASE SIX / LAYOUT ONE

PHASE SEVEN / LAYOUT ONE

PHASE EIGHT / LAYOUT ONE

PHASE NINE / LAYOUT ONE

PHASE TEN / LAYOUT ONE

PHASE ELEVEN / LAYOUT ONE

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PHASE THIRTEEN / LAYOUT ONE

PHASE FOURTEEN / LAYOUT ONE

PHASE FIFTEEN / LAYOUT ONE

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PHASE NINETY FIVE / LAYOUT ONE

PHASE NINETY SIX / LAYOUT ONE

PHASE NINETY SEVEN / LAYOUT ONE

PHASE NINETY EIGHT / LAYOUT ONE

PHASE NINETY NINE / LAYOUT ONE

PHASE HUNDRED / LAYOUT ONE

TOTAL AREA
20.774 ACRES

DEPARTMENT AUTHORITY
OF COMMUNITY DEVELOPMENT

CENTRELINE OF CENTER IS
PROPERTY LINE 1.111'S ALONG
CENTRELINE OF CENTER

CONTRACTOR'S NOTES:

1. ALL UTILITIES TO BE LOCATED AND DEPTH TO BE VERIFIED BY CONTRACTOR.

2. ALL UTILITIES TO BE DEPT. BY CONTRACTOR.

3. ALL UTILITIES TO BE DEPT. BY CONTRACTOR.

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41. ALL UTILITIES TO BE DEPT. BY CONTRACTOR.

42. ALL UTILITIES TO BE DEPT. BY CONTRACTOR.

43. ALL UTILITIES TO BE DEPT. BY CONTRACTOR.

44. ALL UTILITIES TO BE DEPT. BY CONTRACTOR.

45. ALL UTILITIES TO BE DEPT. BY CONTRACTOR.

46. ALL UTILITIES TO BE DEPT. BY CONTRACTOR.

SHEET 2 OF 4

PLANNERS AND ENGINEERS COLLABORATIVE

"WE PROVIDE SOLUTIONS"

110 Peachtree Street, N.E., Suite 1100
Atlanta, Georgia 30309
Phone: (404) 431-1100
Fax: (404) 431-1101
www.plncoll.com

ROBERTS LANDING
f.k.a.
WILTSHIRE WOODS

CITY OF SUGAR HILL
CONNETT COUNTY, GEORGIA

LAND LOTS: 256
DISTRICT 71A

FINAL PLAT

DRAWN BY: [Signature]
CHECKED BY: [Signature]
FILE NO.: 07151.00
DATE: FEBRUARY 17, 2010
SCALE: 1" = 50'

REV	DATE	DESCRIPTION	BY

APPROVED

[Signature]

APPROVED

[Signature]

APPROVED

[Signature]



Table 1: Schedule of Dimensions

NO.	DESCRIPTION	LENGTH	WIDTH	AREA
1	Lot 1	100.00	50.00	5,000.00
2	Lot 2	100.00	50.00	5,000.00
3	Lot 3	100.00	50.00	5,000.00
4	Lot 4	100.00	50.00	5,000.00
5	Lot 5	100.00	50.00	5,000.00
6	Lot 6	100.00	50.00	5,000.00
7	Lot 7	100.00	50.00	5,000.00
8	Lot 8	100.00	50.00	5,000.00
9	Lot 9	100.00	50.00	5,000.00
10	Lot 10	100.00	50.00	5,000.00

Table 2: Schedule of Dimensions

NO.	DESCRIPTION	LENGTH	WIDTH	AREA
1	Lot 1	100.00	50.00	5,000.00
2	Lot 2	100.00	50.00	5,000.00
3	Lot 3	100.00	50.00	5,000.00
4	Lot 4	100.00	50.00	5,000.00
5	Lot 5	100.00	50.00	5,000.00
6	Lot 6	100.00	50.00	5,000.00
7	Lot 7	100.00	50.00	5,000.00
8	Lot 8	100.00	50.00	5,000.00
9	Lot 9	100.00	50.00	5,000.00
10	Lot 10	100.00	50.00	5,000.00

Table 3: Schedule of Dimensions

NO.	DESCRIPTION	LENGTH	WIDTH	AREA
1	Lot 1	100.00	50.00	5,000.00
2	Lot 2	100.00	50.00	5,000.00
3	Lot 3	100.00	50.00	5,000.00
4	Lot 4	100.00	50.00	5,000.00
5	Lot 5	100.00	50.00	5,000.00
6	Lot 6	100.00	50.00	5,000.00
7	Lot 7	100.00	50.00	5,000.00
8	Lot 8	100.00	50.00	5,000.00
9	Lot 9	100.00	50.00	5,000.00
10	Lot 10	100.00	50.00	5,000.00

Table 4: Schedule of Dimensions

NO.	DESCRIPTION	LENGTH	WIDTH	AREA
1	Lot 1	100.00	50.00	5,000.00
2	Lot 2	100.00	50.00	5,000.00
3	Lot 3	100.00	50.00	5,000.00
4	Lot 4	100.00	50.00	5,000.00
5	Lot 5	100.00	50.00	5,000.00
6	Lot 6	100.00	50.00	5,000.00
7	Lot 7	100.00	50.00	5,000.00
8	Lot 8	100.00	50.00	5,000.00
9	Lot 9	100.00	50.00	5,000.00
10	Lot 10	100.00	50.00	5,000.00

Table 5: Schedule of Dimensions

NO.	DESCRIPTION	LENGTH	WIDTH	AREA
1	Lot 1	100.00	50.00	5,000.00
2	Lot 2	100.00	50.00	5,000.00
3	Lot 3	100.00	50.00	5,000.00
4	Lot 4	100.00	50.00	5,000.00
5	Lot 5	100.00	50.00	5,000.00
6	Lot 6	100.00	50.00	5,000.00
7	Lot 7	100.00	50.00	5,000.00
8	Lot 8	100.00	50.00	5,000.00
9	Lot 9	100.00	50.00	5,000.00
10	Lot 10	100.00	50.00	5,000.00

Table 6: Schedule of Dimensions

NO.	DESCRIPTION	LENGTH	WIDTH	AREA
1	Lot 1	100.00	50.00	5,000.00
2	Lot 2	100.00	50.00	5,000.00
3	Lot 3	100.00	50.00	5,000.00
4	Lot 4	100.00	50.00	5,000.00
5	Lot 5	100.00	50.00	5,000.00
6	Lot 6	100.00	50.00	5,000.00
7	Lot 7	100.00	50.00	5,000.00
8	Lot 8	100.00	50.00	5,000.00
9	Lot 9	100.00	50.00	5,000.00
10	Lot 10	100.00	50.00	5,000.00

Table 7: Schedule of Dimensions

NO.	DESCRIPTION	LENGTH	WIDTH	AREA
1	Lot 1	100.00	50.00	5,000.00
2	Lot 2	100.00	50.00	5,000.00
3	Lot 3	100.00	50.00	5,000.00
4	Lot 4	100.00	50.00	5,000.00
5	Lot 5	100.00	50.00	5,000.00
6	Lot 6	100.00	50.00	5,000.00
7	Lot 7	100.00	50.00	5,000.00
8	Lot 8	100.00	50.00	5,000.00
9	Lot 9	100.00	50.00	5,000.00
10	Lot 10	100.00	50.00	5,000.00

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PHOTOGRAPHY BY: [Signature]

DATE: 2/17/10

PROJECT: [Signature]

SHEET 3 OF 4

ROBERTS LANDING

f.k.a.

WILTSHIRE WOODS

CITY OF SUGAR HILL

LAND LOTS 254

OCTOBER 2009

COWNETT COUNTY GEORGIA

FINAL PLAT

DRAWN BY: [Signature]

CHECKED BY: [Signature]

DATE: FEBRUARY 12, 2010

SCALE: 1" = 50'

0 25 50 100

REV	DATE	DESCRIPTION	BY

1. The City of Sugar Hill, Georgia, is hereby certifying that the information contained herein is true and correct to the best of its knowledge and belief.

2. The City of Sugar Hill, Georgia, is hereby certifying that the information contained herein is true and correct to the best of its knowledge and belief.

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 254 LAND LOTS 254
 DISTRICT-7H

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of
ROBERTS LANDING
 i.k.a.
WILTSHIRE WOODS
 CITY OF SUGAR HILL
 CHMNETT COUNTY
 GEORGIA

FINAL PLAT
 DRAWN BY: [Signature]
 CHECKED BY: JAV
 FILE NO.: 07151.00
 DATE: FEBRUARY 17, 2010
 SCALE: 1" = 50'

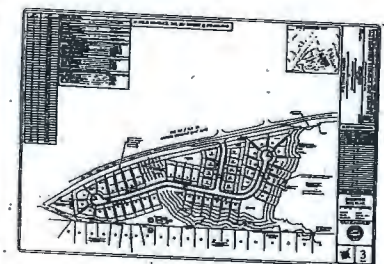
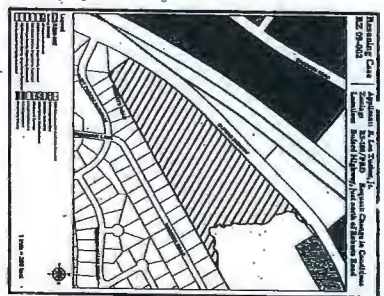
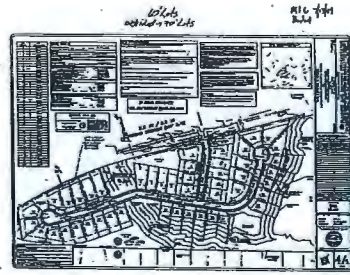
REV	DATE	DESCRIPTION	BY

SHEET 4 OF 4



MATTHEW N. MOORE
 State of Georgia
 License No. 2002

1010 AMSTERDAM
 CHMNETT COUNTY
 GEORGIA 30062
 (770) 488-7241
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APPROVED FOR THE CITY OF SUGAR HILL, GEORGIA
 [Signatures and stamps]