City of Flowery Branch
City Council Meeting
Thursday, December 18, 2025, 6:00 PM
5410 Pine Street
Flowery Branch, GA 30542

Call Work Session to Order:

Pledge of Allegiance:

Adoption of Agenda:

Awards & Recognitions:

a. Presentation of the National Association of Development Organizations' (NADO) Aliceann Wholbruck Impact Awards to the City of Flowery Branch by the Georgia Mountain Regional Commission

Public Hearing:

Unfinished Business - Work Session:

a. Consider Operating Budget Policy Update

New Business - Work Session:

a. Consider Resolution 25-014 to Accept Public Right of Way at Pod Z - Sterling on the Lake

b. Consider Resolution 25-015 to Accept Public Right of Way at Pod Knutson - Sterling on the Lake

Department Reports:

a. City Manager Report

b. City Clerk Report

c. Department of Fun Report

d. Finance Department Report

e. Human Resources Report

f. Planning Department Report

g. Police Department Report

h. Public Utilities Report

i. Public Works Report

j. Attorney Report

k. Council Report

Adjournment Work Session:

Voting Session Agenda

Call Voting Session to Order:

Public Comments:

Consent Agenda:

a. Consider November 2025 Per Diem for Mayor Asbridge

b. Consider December 2025 Per Diem for Mayor Asbridge

c. Consider November 2025 Per Diem for Council Member Joseph Mezzanotte

d. Consider November 20, 2025 City Council Meeting Minutes

e. Consider December 4, 2025 City Council Meeting Minutes

f. Consider 2026 City Council Meeting Dates (Corrected)

Unfinished Business - Voting Session:

a. Consider Second Reading of Ordinance 769 to Amend the Fats, Oils, and Grease (FOG) Code Sections 50-640 and 50-643 of Article VI for Reporting Maintenance and Requiring Test Manholes

b. Consider Operating Budget Policy Update

New Business - Voting Session:

a. Consider Resolution 25-014 to Accept Public Right of Way at Pod Z - Sterling on the Lake

b. Consider Resolution 25-015 to Accept Public Right of Way at Pod Knutson - Sterling on the Lake

Executive Session:

Adjournment:

If you have a disability or impairment and need special assistance, please contact the City Clerk prior to the meeting at 770-967-6371 - Meeting agenda is subject to change.

FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY

SUBJECT: Operating Budget Policy Update.

DATE: December 18, 2025

(X)RECOMMENDATION
( ) POLICY DISCUSSION
( ) STATUS REPORT
( ) OTHER

BUDGET INFORMATION:
ANNUAL-
CAPITAL-

COUNCIL ACTION REQUESTED ON: December 18, 2025

PURPOSE:

To update the City of Flowery Branch's Operating Budget Policy.

HISTORY:

Historically, The City of Flowery Branch last updated its Operating Budget Policy on July 1, 2021. As a prudent practice, city staff reviews the city policies to ensure they remain relevant and efficient.

FACTS AND ISSUES:

In an effort to ensure city policies remain relevant and efficient, city staff review the cities policies annually. The Operating Budget policy was last reviewed and updated on July 1, 2021. During this year's review, it was determined changes to the policy are recommended to keep the Operating Budget policy relevant and efficient.

OPTIONS:

Approve the updates to the City of Flowery Branch Operating Budget Policy or deny and leave the policy the same.

RECOMMENDED SAMPLE MOTION:

I make a motion to make the necessary changes to the City of Flowery Branch's Operating Budget Policy.

DEPARTMENT: Administration

Prepared by: Matthew Hamby

City of Flowery Branch

Operating Budget Policy

Section 1: Authority

The Finance Department is responsible for all financial operations, budgeting reporting and compliance, payroll processing, coordinating, and preparing for the annual audit for the City of Flowery Branch. The Finance Director, as head of the Finance Department, therefore, upholds the responsibility for administering the Operating Budget Policy on behalf of the Finance Department and City Administration.

Although the Finance Department is responsible for all financial operations, authority over the Operating Budget Policy remains under the discretion of City Council, as indicated by The City Charter, Article II, §2.3.

Section 2: Purpose

The purpose of this Operating Budget Policy is to guide a comprehensive plan to deliver efficient and effective services to residents and stakeholders of the City. The formulation of the operating and capital budget is one of the most important financial activities that Flowery Branch undertakes each year. This budget policy is intended to provide guidelines to assist in the formulation and consideration of broader implications of financial discussions and decisions.

Section 3: Scope

The Expenditures Policy for the City of Flowery Branch shall apply to all funds for the City, which are accounted for in the City's Annual Audit.

Section 4: Policy

Basis of Budgeting

- Government-wide and Proprietary Fund financial statements are adopted on the accrual basis of accounting.
- Governmental Fund financial statements are adopted on the modified accrual basis of accounting.

Budgetary Control

- The Flowery Branch Budget shall be adopted in accordance with all state statutes and mandates.
- Department management is responsible for administering their respective programs within the financial constraints described by the budget as adopted.
- The City Manager along with the Finance Director shall provide updates on the City's financial position by regularly reporting to City Council the status of actual expenditures, expenses, and revenues compared to the adopted budget. Further, the City Manager and the Finance Director will ensure that department management has access to timely and accurate financial data.

Balanced Budget

- The City shall endeavor to adopt a structurally balanced budget. Generally, this means that recurring revenues should fund recurring expenditures and non-recurring revenues should fund non-recurring expenditures. On occasion, the recurring revenues may cover the non-recurring expenditures when these revenues experience an unusual increase. [See Structurally Balanced Budget Policy]
- Minimum levels of reserves must be maintained unless reserves are being used in accordance with the purposes permitted by the City's policy. [See General Fund Reserves policy and Enterprise Fund Reserves policy]

Budget Structure

- The budget shall be constructed around City Council and City Administration's long-term goals for the distribution of City services and the associated desired culture and environment. When appropriate, a needs assessment of constituents' priorities, challenges, and opportunities shall be integrated into the visioning process to assist with the establishment of both short-term and long-term goals.
- The City's departments shall create plans that describe their operational needs. These plans shall address the appropriate level of funding required to meet constituents' needs based on the established long-term and short-term goals for the City. These funding requests are to be distinguished from CIP Requests [see Capital Improvements Policy] in that they shall provide an overview of the entire department rather than just one project. These plans should contain the identification of opportunities and challenges associated with implementing the department's priorities and vision.
- The budget shall be based on programs in order to provide insight into the costs of the types of services that the City provides. Deliverables and specific actions shall be detailed

at the programmatic level, which support the goals outlined in both City and department plans.

- The budget shall be prepared in a manner that reflects the full cost of providing services.
- The budget shall display estimated beginning fund balances and net position, estimated revenue and receipts, appropriations, and the estimated year-end fund balances and net position.

Estimates of Revenue, Expenditures, and Expenses

- The City shall take an objective and analytical approach to forecasting revenues, expenditures, and expenses as accurately as possible. Though the City will use the best information available to estimate revenues, including millage rates and tax revenues accurately, absolute certainty is impossible. Should revenues be overestimated, the spending plans and priorities established during the budget process shall be used to propose appropriations and spending as required to bring the budget into balance.
- The Finance Department shall monitor revenue incomes and expenditure/expense outflows to assess the implications of the annual budget in order to provide timely updates on actual financial performance.
- The Finance Department shall develop and maintain long-term financial forecasts, at least five years into the future, in order to help the City assess its long-term financial sustainability.

Stakeholder Participation

- The City shall provide meaningful opportunities for the stakeholders (constituents) to provide input into the financial planning and budget process before a budget is adopted.

Address Long-Term Liabilities

- The City shall fully fund current portions of long-term liabilities in order to maintain the trust of creditors and avoid accumulating excessive liabilities over the long-term.

Responsibilities and Calendar

- The City's fiscal year runs from July 1 to June 30. Each department shall submit their budget plans no later than February, after which the Finance Department Director and the City Manager shall review them. By May, the proposed budget shall be reviewed with the Mayor and City Council. In June, a public hearing and budget discussion shall be held to facilitate stakeholder participation, and the budget is adopted by City Council by the end of the year.
- All budget procedures shall be conducted in accordance with City ordinance and state law.

Budget Amendments Authorizatoin

- Budget Adjustments (Authorization) The Budget is a dynamic, rather than a static revenue and spending plan, which requires adjustments from time to time. Approval by the City Council is required for:
    - increases in total department or fund budgets
    - increases or decreases in the personal services budget
    - increases in the number of authorized positions.
    - changes to capital outlay accounts in amounts greater than $10,000.

    Approval by the Budget and Purchasing Manager is required for changes to capital outlay budgets amounts less than $10,000 and budget transfers within the department, excluding personal services.

Priorities for Funding

- It is the City's policy to first spend restricted expenditures, which are defined as "when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments."
- It is the City's policy to subsequently spend unrestricted expenditures in the following order:
    - Committed expenditures, which are defined as "when they can be used only for specific purposes pursuant to constraints imposed by formal action of the City Council through the adoption of a resolution. The City Council also may modify or rescind the commitment."
    - Assigned expenditures, which are defined as "when amounts are constrained by the City's intent to be used for specific purposes, but are neither restricted nor committed. Through resolution, the City Council has authorized the City manager to assign fund balances."
    - Unassigned expenditures, which are defined as "the residual amount when the balances do not meet any of the above criterion. The City reports positive unassigned fund balances only in the General Fund. Negative unassigned fund balances may be reported in all funds."
- See the City of Flowery Branch Expenditures Policy for more information on spending

Section 5: Review and Amendment

The targets, as mentioned above, shall be reviewed every fiscal year during the budget planning process or whenever city conditions indicate that a policy update is necessary. Any updates to the policy shall be subject to the approval of City Council. The following notes the creation, revision, and planned review dates:

- Date Created: February 26, 2020

- Last Revised: March 6, 2020
- Revision date by: July 1, 2021

RESOLUTION NO. 25-014

A RESOLUTION OF THE CITY OF FLOWERY BRANCH CITY COUNCIL ACCEPTING THE DEDICATION OF ROADWAYS AND STORMWATER STRUCTURES THEREIN LOCATED WITHIN POD Z, STERLING ON THE LAKE, FROM NNP-LOOPER LAKE, LLC, FOR PUBLIC PURPOSES. THE ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED AS BEING 7.24 ACRES; SAID ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED IN EXHIBIT "A" AND AS DESCRIBED ON EXHIBIT "B".

WHEREAS, the City Council of the City of Flowery Branch reviewed roadway dedications and all related aspects of the proposal as required by the Flowery Branch Subdivision and Land Development Regulations at the meeting of December 18th, 2025.

NOW THEREFORE BE IT RESOLVED that the governing authority of the City of Flowery Branch, Georgia hereby accepts the following roadways from NNP-LOOPER LAKE, LLC, for public purposes and hereby places them into the city's maintenance program: the roadways are identified as being 7.24 ACRES within POD Z OF STERLING ON THE LAKE and any stormwater structures located within any portion of the right-of-way of said accepted roadways in Exhibit **"A"** and as described in Exhibit **"B".** Said exhibit is incorporated by reference as if fully set forth herein.

Approved this _____ day of _____ 2025.

_____
Edward R. Asbridge, Mayor

ATTEST:

_____

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM:

_____
Ted Baggett, City Attorney

After recording, please return to:
Michael E. Leavey
Dorough & Dorough, LLC
Attorneys at Law
160 Clairemont Avenue
Suite 650
Decatur, Georgia 30030
(404) 687-9977
D&D File No.: 1775-75

CITY OF FLOWERY BRANCH
RIGHT-OF-WAY DEED

GEORGIA, FLOWERY BRANCH

THIS INDENTURE made this 18th day of December, 2025, between the undersigned (Grantor) and The City of Flowery Branch, a municipal corporation of the State of Georgia (Grantee).

WITNESSETH

That for and in consideration of the sum of One Dollar ($1.00) in hand paid, and the benefits flowing from the project hereinafter described, Grantor does grant and convey unto Grantee, its successors and assigns, the following property, to-wit, 7.240 acres of required right-of-way, located in Georgia Militia District 1270, City of Flowery Branch, Hall County, Georgia, being designated as Winding Canyon Road, Conifer Court, Cherokee Rose Way, Running Deer Court, and Blackbird Court, as shown on that certain Final Plat for Sterling on the Lake – Pod Z, prepared by Hayes, James & Associates, containing the seal of LeRoy W. James, Georgia Registered Land Surveyor No. 1795, and dated November 6, 2006, last revised September 7, 2007, recorded October 9, 2007 at Plat Book 857, Pages 57-65, Hall County, Georgia land records, reference to said plat of survey and the record thereof being hereby made for a more complete description, and as more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

To have and to hold the bargained premises unto Grantee, its successors and assigns forever in fee simple.

Grantor will forever warrant and defend the title to the bargained premises unto Grantee, its successors and assign claims of all the persons whomsoever.

IN WITNESS WHEREOF Grantors has hereunto set its hands and seal the day and year above written.

GRANTOR: **NNP-LOOPER LAKE, LLC**, a Delaware limited liability company

By: _____ (SEAL)
Name: E. William Meyer
Title: Regional President

Signed, sealed and delivered in the presence of

_____
WITNESS

Kathleen M. Sepulveda II
NOTARY PUBLIC

My Commission Expires: 02-11-2026

[AFFIX NOTARY SEAL]

KATHLEEN M. SEPULVEDA, II
Notary Public, State of Texas
Comm. Expires 02-11-2026
Notary ID 133585119

[EXHIBIT “A” BEGINS ON THE FOLLOWING PAGE]

Sterling on the Lake, Pod Z Subdivision
(Right-of-Way Legal Description)

All that tract or parcel of land lying and being in G.M.D. 1270, City of Flowery Branch, Hall County, Georgia and being more particularly described as follows:

Beginning at the intersection of the northern Right-of-Way of Trail Side Drive (50′ R/W) and southwestern Right-of-Way of Winding Canyon Road (R/W varies); thence along said Right-of-Way of Winding Canyon Road 25.81 feet along an arc of a curve to the left having a radius of 18.00 feet and a chord bearing and distance of North 26°56'33" East, 23.65 feet to a point; thence North 18°51'29" West, a distance of 124.26 feet to a point; thence 90.64 feet along an arc of a curve to the left having a radius of 179.34 feet and a chord bearing and distance of North 33°58'16" West, 89.68 feet to a point; thence 78.03 feet along an arc of a curve to the left having a radius of 346.56 feet and a chord bearing and distance of North 54°30'02" West, 77.87 feet to a point; thence North 60°51'05" West, a distance of 55.37 feet to a point; thence North 60°51'05" West, a distance of 19.39 feet to a point; thence 102.52 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 53°56'27" West , 102.27 feet to a point; thence North 47°01'49" West, a distance of 58.32 feet to a point on the southwestern Right-of-Way of Cherokee Rose Way (50′ R/W); thence along said Right-of-Way 26.70 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of South 87°58'11" West, 24.04 feet to a point; thence South 42°58'11" West, a distance of 238.51 feet to a point; thence South 42°58'11" West, a distance of 33.02 feet to a point; thence 35.25 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of South 47°27'29" West, 35.22 feet to a point; thence South 52°28'12" West, a distance of 157.31 feet to a point; thence South 52°28'12" West, a distance of 141.91 feet to a point; thence South 52°28'12" West, a distance of 29.01 feet to a point; thence 13.53 feet along an arc of a curve to the left having a radius of 275.00 feet and a chord bearing and distance of South 51°03'37" West, 13.53 feet to a point; thence 317.36 feet along an arc of a curve to the left having a radius of 16120.68 feet and a chord bearing and distance of South 49°05'11" West, 317.36 feet to a point; thence 4.39 feet along an arc of a curve to the right having a radius of 331.71 feet and a chord bearing and distance of South 56°29'30" West, 4.39 feet to a point; thence 81.00 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 77°49'53" West, 72.43 feet to a point on the northwestern Right-of-Way of said Cherokee Rose Way; thence along said Right-of-Way 50.29 feet along an arc of a curve to the left having a radius of 284.74 feet and a chord bearing and distance of North 58°46'42" East, 50.22 feet to a point; thence 316.21 feet along an arc of a curve to the right having a radius of 16170.68 feet and a chord bearing and distance of North 49°05'25" East, 316.21 feet to a point; thence 16.00 feet along an arc of a curve to the right having a radius of 325.00 feet and a chord bearing and distance of North 51°03'37" East, 15.99 feet to a point; thence North 52°28'13" East, a distance of 19.77 feet to a point; thence North 52°28'13" East, a distance of 220.42 feet to a point; thence North 52°28'13" East, a distance of 87.69 feet to a point; thence 27.42 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of North 47°27'29" East, 27.39 feet to a point; thence North 42°58'11" East, a distance of 92.60 feet to a point; thence North 42°58'11" East, a distance of 178.93 feet to a point; thence 26.70 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 02°01'49" West, 24.04 feet to a point on the northeastern Right-of-Way of said Winding Canyon Road; thence along said Right-

of-Way North 47°01'49" West, a distance of 165.91 feet to a point; thence 163.94 feet along an arc of a curve to the left having a radius of 375.00 feet ad a chord bearing and distance of North 59°33'15" West, 162.63 feet to a point; thence 6.78 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of North 72°35'44" West, 6.78 feet to a point; thence North 73°06'47" West, a distance of 153.64 feet to a point; thence 63.37 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 68°50'29" West, 63.31 feet to a point; thence 218.73 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 49°49'33" West, 216.32 feet to a point on the southwestern Right-of-Way of Conifer Court (50' R/W); thence along said Right-of-Way 25.09 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 77°21'20" West, 22.87 feet to a point; thence South 60°22'14" West, a distance of 55.08 feet to a point; thence 110.83 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 42°13'38" West, 108.99 feet to a point; thence South 24°05'01" West, a distance of 51.01 feet to a point; thence South 24°05'01" West, a distance of 182.14 feet to a point; thence 78.39 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing distance of South 18°05'44" West, 78.24 feet to a point; thence 41.33 feet along an arc of a curve to the left having a radius of 17.00 and a chord bearing and distance of South 08°56'58" West, 41.31 feet to a point; thence South 05°47'31" West, a distance of 58.19 feet to a point; thence 13.87 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of South 17°34'56" East, 13.49 feet to a point; thence 87.93 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 09°25'17" West, 77.03 feet to a point; thence 80.42 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 74°07'26" West, 72.03 feet to a point; thence 77.83 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 16°32'55" East, 70.21 feet to a point; thence 16.42 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 33°28'05" East, 15.79 feet to a point; thence North 05°47'31" East, a distance of 51.87 feet to a point; thence 20.24 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 07°09'23" East, 20.24 feet to a point on the southwestern Right-of-Way of Running Deer Court (50' R/W); thence 25.09 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 33°45'10" West, 22.87 feet to a point; thence North 76°01'35" West, a distance of 13.65 feet to a point; thence 84.95 feet along an arc of a curve to the right having radius of 425.00 feet and a chord bearing and distance of North 70°18'01" West, 84.81 feet to a point; thence North 64°34'26" West, a distance of 28.27 feet to a point; thence North 64°34'26" West, a distance of 181.71 feet to a point; thence North 64°34'26" West, a distance of 153.42 feet to a point; thence 30.47 feet along an arc of curve to the right having a radius of 225.00 feet and chord bearing and distance of North 60°41'41" West 30.44 feet to a point; thence 164.87 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 35°49'25" West, 161.21 feet to a point; thence 88.77 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 03°31'45" West, 88.19 feet to a point; thence 11.59 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 09°14'54" East, 11.59 feet to a point; thence North 10°43'26" East, a distance of 109.71 feet to a point; thence 3.67 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 04°32'37" East, 3.66 feet to a point; thence 62.48 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 34°09'36" East, 58.49 feet to a point; thence 67.23 feet

along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 71°31'34" East, 62.28 feet to a point; thence 31.64 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 14°52'52" East, 31.11 feet to a point; thence 71.04 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 43°56'50" West, 65.21 feet to a point; thence 21.93 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of South 47°41'09" West, 20.44 feet to a point; thence South 10°43'26" West, a distance of 59.67 feet to a point; thence 229.98 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 26°55'30" East, 213.79 feet to a point; thence South 64°34'26" East, a distance of 25.74 feet to a point; thence South 64°34'26" East, a distance of 231.28 feet to a point; thence South 64°34'26" East, a distance of 106.37 feet to a point; thence 74.96 feet along an arc if a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 70°18'01" East, 74.83 feet to a point; thence South 76°01'35" East, a distance of 10.94 feet to a point; thence 29.39 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 61°52'32" East and a chord distance of 26.82 feet to a point on the northwestern Right-of-Way of said Conifer Court; thence along said Right-of-Way 31.94 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 21°55'50" East, 31.94 feet to a point; thence North 24°05'01" East, a distance of 142.33 feet to a point; thence North 24°05'01" East, a distance of 90.83 feet to a point; thence 63.80 feet along an arc of a curve to the right having a radius of 225.00 feet and a having a chord bearing and distance of North 32°12'26" East, 63.59 feet to a point; thence 78.70 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 50°21'03" East, 78.30 feet to a point; thence North 60°22'14" East, a distance of 55.08 feet to a point; thence 25.09 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 18°05'49" East, 22.87 feet to a point on the northeastern Right-of-Way of said Winding Canyon Road; thence along said Right-of-Way 35.28 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 21°47'54" West, 35.27 feet to a point; thence North 19°25'13" West, a distance of 203.72 feet to a point; thence 20.08 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 20°37'53" West, 20.08 feet to a point; thence 172.89 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 32°16'12" West, 171.94 feet to a point; thence North 42°41'51" West, a distance of 121.15 feet to a point; thence North 42°41'51" West, a distance of 106.31 feet to a point; thence 244.93 feet along an arc of a curve to the left having a radius of 425.00 feet and a chord bearing and distance of North 59°12'28" West, 241.56 feet to a point; thence 377.07 feet along an arc of a curve to the left having a radius of 425.00 feet and a chord bearing and distance of South 78°51'53" West, 364.83 feet to a point; thence 52.86 feet along an arc of a curve to the left having a radius of 425.00 feet and a chord bearing and distance of South 49°53'05" West, 52.82 feet to a point; thence South 46°19'18" West, a distance of 242.73 feet to a point; thence South 46°19'18" West, a distance of 163.75 feet to a point; thence 15.19 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of South 20°43'53" West, 14.69 feet to a point; thence 53.86 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 26°00'01" West, 51.29 feet to a point; thence 61.53 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 87°53'08" West, 57.72 feet to a point; thence 53.94 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 21°43'25" West, 51.36 feet to a point; thence 77.07 feet along an arc of a curve to the right having a radius of

50.00 feet and a North 53°20'35" East, 69.67 feet to a point; thence 15.19 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 71°54'44" East 14.69 feet to a point; thence North 46°19'18" East, a distance of 156.89 feet to a point; thence North 46°19'18" East, a distance of 202.73 feet to a point; thence North 46°19'18" East, a distance of 46.87 feet to a point; thence 124.56 feet along an arc of a curve to the right having a radius of 475.00 feet and a chord bearing and distance of North 53°50'03" East, 124.20 feet to a point; thence 149.09 along an arc of a curve to the right having a radius of 475.00 feet and a chord bearing and distance of North 70°20'19" East, 148.48 feet to a point; thence 171.24 feet along an arc of a curve to the right having a radius of 475.00 feet and a chord bearing and distance of North 89°39'30" East, 170.31 feet to a point; thence 141.78 feet along an arc of a curve to the right having a radius of 475.00 feet and a chord bearing and distance of South 71°27'46" East, 141.26 feet to a point; thence 167.58 feet along an arc of a curve to the right having a radius of 475.00 feet and a chord bearing and distance of South 52°48'17" East, 166.71 feet to a point; thence South 42°41'51" East, a distance of 59.86 feet to a point; thence South 42°41'51" East, a distance of 167.60 feet to a point; thence 73.71 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 38°40'32" East, 73.65 feet to a point; thence 139.58 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 27°02'13" East, 139.17 feet to a point; thence South 19°25'13" East, a distance of 61.06 feet to a point; thence South 19°25'13" East, a distance of 142.66 feet to a point; thence 47.07 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 23°00'59" East, 47.04 feet to a point; thence 257.90 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 46°18'52" East, 252.84 feet to a point; thence 46.45 feet a along an arc of a curve to the left having a radius of 375.00 and a chord bearing and distance of South 69°33'53" East, 46.42 feet to a point; thence South 73°06'47" East, a distance of 153.64 feet to a point; thence 45.19 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of South 70°04'02" East, 45.17 feet to a point; thence 148.29 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of South 57°01'33" East, 147.54 feet to a point; thence South 47°01'49" East, a distance of 48.87 feet to a point; thence South 47°01'49" East, a distance of 210.87 feet to a point; thence South 47°01'49" East, a distance of 48.66 feet to a point; thence 90.14 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 3°54'59" East, 89.92 feet to a point; thence South 60°48'10" East, a distance of 74.87 feet to a point; thence 205.79 feet along an arc of a curve to the right having a radius of 444.34 feet and a chord bearing and distance of South 47°04'32" East, 203.95 feet to a point; thence 139.71 feet along an arc of a curve to the right having a radius of 444.34 feet and a chord bearing and distance of South 24°48'02" East, 139.14 feet to a point; thence 21.76 feet along an arc of a curve to the left having a radius of 18.23 feet and a chord bearing and distance of South 49°35'39" East, 20.49 feet to a point on the northern Right-of-Way of said Trail Side Drive; thence along said Right-of-Way 107.80 feet along an arc of a curve to the left having a radius of 325.00 feet and a chord bearing and distance of South 77°22'46" West, 107.31 feet feet to the ***Point of Beginning***.

Said tract contains 7.240 Acres.

November 25, 2025

City of Flowery Branch, Georgia
5410 Pine Street
Flowery Branch, Georgia 30542

Re: All that tract or parcel of land lying and being in G.M.D. 1270, Flowery Branch District of Hall County, Georgia, being designated as Winding Canyon Road, Conifer Court, Cherokee Rose Way, Running Deer Court, and Blackbird Court, as more particularly shown on that certain Final Subdivision Plat for Sterling On The Lake – Pod Z, prepared by Hayes, James & Associates, containing the seal of LeRoy W. James, Georgia Registered Land Surveyor No. 1795, dated November 6, 2006, last revised September 7, 2007, recorded on October 9, 2007 in Plat Book 857, Pages 57-65, Hall County, Georgia land records.

Dear Sir or Madam:

In consideration of a fee to be paid, this is to certify that I have examined the properly indexed deed records of Hall County, Georgia, and we find the above captioned property is vested in NNP-Looper Lake, LLC, a Delaware limited liability company, by virtue of that certain Limited Warranty Deed between ANC-Looper Lake, LLC, a Delaware limited liability company, to NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 21, 2002, recorded in Deed Book 4233, page 568, Hall County, Georgia land records and/or that certain Limited Warranty Deed between Jeanelle Knutson a/k/a Jeanelle M. Knutson a/k/a J'Nel Knutson a/k/a J'Nel Jeffreys a/k/a Mary Jnell Jeffreys to NNP-Looper Lake, LLC, a Delaware limited liability company, dated May 4, 2007, recorded in Deed Book 6045, page 188, Hall County, Georgia land records, subject to the following exceptions to-wit:

1. All taxes for the year 2025 and subsequent years not yet due and payable, and any additional taxes for the current year or any prior year resulting from a reassessment, amendment or re-billing of city or county taxes subsequent to the effective date of this letter.

2. Right-of-Way Easement from NNP-Looper Lake, LLC, a Delaware limited liability company, to Jackson Electric Membership Corporation, dated February 20, 2003, filed for record March 24, 2003 at 4:50 p.m., recorded in Deed Book 4505, Page 521, Records of Hall County, Georgia.

3. Easement Agreement by and between Rocky Creek Development, L.L.C., a Georgia limited liability company, Little River Homes, Inc., a Georgia corporation, A & S Builders, Inc., a Georgia corporation, and Darby C.

Crawford, and NNP-Looper Lake, LLC, a Delaware limited liability company, dated November 12, 2003, filed for record December 2, 2003 at 9:28 a.m., recorded in Deed Book 4814, Page 295, Records of Hall County, Georgia.

4. Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, executed December 11, 2003, filed for record December 15, 2003 at 4:05 p.m., recorded in Deed Book 4828, Page 136, Records of Hall County, Georgia; as supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 1, 2004, filed for record June 14, 2004 at 12:20 p.m., recorded in Deed Book 5000, Page 437, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 1, 2004, filed for record July 28, 2004 at 9:22 a.m., recorded in Deed Book 5043, Page 287, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated October 21, 2004, filed for record November 19, 2004 at 4:09 p.m., recorded in Deed Book 5151, Page 421, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 14, 2005, filed for record March 15, 2005 at 9:08 a.m., recorded in Deed Book 5251, Page 177, Records of Hall County, Georgia; as further supplemented by Corrective Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 16, 2005, filed for record March 16, 2005 at 9:00 a.m., recorded in Deed Book 5252, Page 298, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 13, 2005, filed for record June 30, 2005 at 10:12 a.m., recorded in Deed Book 5359, Page 512, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated August 2, 2005, filed for record August 2, 2005 at 3:48 p.m., recorded in Deed Book 5394, Page 410, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated October 11, 2005, filed for record October 11, 2005 at 4:33 p.m., recorded in Deed Book 5471, Page 350, Records of Hall County, Georgia; as further

supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated December 2, 2005, filed for record December 20, 2005 at 10:39 a.m., recorded in Deed Book 5543, Page 584, Records of Hall County, Georgia; as amended by Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod R) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 13, 2006, filed for record March 13, 2006 at 4:24 p.m., recorded in Deed Book 5624, Page 462, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 31, 2006, filed for record April 3, 2006 at 4:31 p.m., recorded in Deed Book 5645, Page 445, Records of Hall County, Georgia; as re-filed for record April 25, 2006 at 9:30 a.m., re-recorded in Deed Book 5665, Page 317, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 12, 2006, filed for record September 13, 2006 at 4:41 p.m., recorded in Deed Book 5812, Page 290, Records of Hall County, Georgia; as re-filed for record October 4, 2006 at 9:41 a.m., re-recorded in Deed Book 5832, Page 422, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 12, 2006, filed for record September 13, 2006 at 4:41 p.m., recorded in Deed Book 5812, Page 295, Records of Hall County, Georgia; as re-filed for record October 4, 2006 at 9:41 a.m., re-recorded in Deed Book 5832, Page 417, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 12, 2006, filed for record October 5, 2006 at 4:36 p.m., recorded in Deed Book 5834, Page 538, Records of Hall County, Georgia; as further amended by Second Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod R) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated October 3, 2006, filed for record October 5, 2006 at 4:36 p.m., recorded in Deed Book 5834, Page 543, Records of Hall County, Georgia; as further amended by First Amendment to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated November 6, 2006, filed for record November 8, 2006 at 3:46 p.m., recorded in Deed Book 5868, Page 280, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated January 10, 2007, filed for record January 17, 2007 at 4:34 p.m., recorded in Deed Book 5930, Page 69, Records of Hall County, Georgia; as

further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated January 10, 2007, filed for record January 12, 2007 at 4:34 p.m., recorded in Deed Book 5930, Page 74, Records of Hall County, Georgia; as further amended by Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod Z) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated May 30, 2007, filed for record May 31, 2007 at 4:18 p.m., recorded in Deed Book 6066, Page 469, Records of Hall County, Georgia; as further amended by Second Amendment to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated August 28, 2007, filed for record October 30, 2007 at 9:36 a.m., recorded in Deed Book 6197, Page 132, Records of Hall County, Georgia; as further amended by First Amendment to the By-Laws of Sterling on the Lake Community Association, Inc., by Sterling on the Lake Community Association, Inc., dated February 20, 2008, filed for record February 26, 2008 at 9:41 a.m., recorded in Deed Book 6278, Page 342, Records of Hall County, Georgia; as further amended by Third Amendment to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 26, 2008, filed for record April 2, 2008 at 9:49 a.m., recorded in Deed Book 6306, Page 86, Records of Hall County, Georgia; as further amended by First Amendment to the Bylaws of Sterling on the Lake Community Association, Inc., by Sterling on the Lake Community Association, Inc., effective as of January 16, 2012, filed for record March 9, 2012 at 12:10 p.m., recorded in Deed Book 6968, Page 167, Records of Hall County, Georgia; as further amended by Amendment to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated as of January 1, 2012, filed for record October 29, 2012 at 1:17 p.m., recorded in Deed Book 7082, Page 643, Records of Hall County, Georgia; as further amended by Third Amendment to the Bylaws of Sterling on the Lake Community Association, Inc., by Sterling on the Lake Community Association, Inc., effective as of January 22, 2013, filed for record February 6, 2013 at 11:05 a.m., recorded in Deed Book 7136, Page 688, Records of Hall County, Georgia; as further amended by Second Amendment to the Bylaws of Sterling on the Lake Community Association, Inc., by Sterling on the Lake Community Association, Inc., effective as of January 16, 2012, filed for record March 18, 2013 at 11:59 a.m., recorded in Deed Book 7156, Page 108, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pod N and Pod O) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 23, 2013, filed for record September 26, 2013 at 1:08 p.m., recorded in Deed Book 7262, Page 154, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pod T, Phase 1) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 23, 2013, filed for record September 26, 2013 at

1:08 p.m., recorded in Deed Book 7262, Page 167, Records of Hall County, Georgia; as further amended by First Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod T, Phase I) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 25, 2014, filed for record September 29, 2014 at 9:13 a.m., recorded in Deed Book 7423, Page 336, Records of Hall County, Georgia; as further amended and restated by Amended and Restated Supplement to the Community Charter for Sterling on the Lake (Pod N and Pod O), by NNP-Looper Lake, LLC, a Delaware limited liability company, and consenting owners, with joinder and consent of Sterling on the Lake Community Association, Inc., a Georgia nonprofit corporation, dated October 29, 2014, filed for record November 3, 2014 at 9:10 a.m., recorded in Deed Book 7437, Page 97, Records of Hall County, Georgia; as further amended by Second Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod T, Phases 1 and 2) by NNP-Looper Lake, LLC, a Delaware limited liability company, with the joinder and consent of Vanderbilt Homes, LLC, a Georgia limited liability company, dated as of March 18, 2015, filed for record March 24, 2015 at 10:44 a.m., recorded in Deed Book 7494, Page 724, Records of Hall County, Georgia; as further amended and restated by Amended and Restated Supplement to the Community Charter for Sterling on the Lake (Pod T, Phases 1 and 2), by NNP-Looper Lake, LLC, a Delaware limited liability company, and consenting owners, with joinder and consent of Sterling on the Lake Community Association, Inc., a Georgia nonprofit corporation, dated March 19, 2015, filed for record March 24, 2015 at 10:44 a.m., recorded in Deed Book 7494, Page 732, Records of Hall County, Georgia; as further amended by Second Amended and Restated Supplement to the Community Charter for Sterling on the Lake (Pod T, Phases 1 and 2), by NNP-Looper Lake, LLC, a Delaware limited liability company, with joinder and consent of Sterling on the Lake Community Association, Inc., a Georgia nonprofit corporation, dated October 21, 2015, filed for record October 28, 2015 at 10:34 a.m., recorded in Deed Book 7606, Page 216, Records of Hall County, Georgia; as further amended by Fourth Amendment to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated December 31, 2015, filed for record January 13, 2016 at 1:15 p.m., recorded in Deed Book 7640, Page 442, Records of Hall County, Georgia; as further amended by Fourth Amendment to the ByLaws of Sterling on the Lake Community Association, Inc., by Sterling on the Lake Community Association, Inc., a Georgia nonprofit corporation, made effective as of December 31, 2015, filed for record January 13, 2016 at 1:15 p.m., recorded in Deed Book 7640, Page 444, Records of Hall County, Georgia; as further supplemented by the Supplement to the Community Charter for Sterling on the Lake (Pod S), by NNP-Looper Lake, LLC, a Delaware limited liability company, with the joinder and consent of Sterling on the Lake Community Association, Inc., a Georgia nonprofit corporation, dated January 21, 2016, filed for record January 26, 2016 at 9:59 a.m., recorded in Deed

Book 7644, Page 730, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pods V & W, Phase 1), by NNP-Looper Lake, LLC, a Delaware limited liability company, dated July 7, 2016, filed for record July 12, 2016 at 9:56 a.m., recorded in Deed Book 7732, Page 235, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pod U, Phase 1), by NNP-Looper Lake, LLC, a Delaware limited liability company, dated October 6, 2016, filed for record October 11, 2016 at 12:13 p.m., recorded in Deed Book 7784, Page 357, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling On the Lake (Pod Y) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated November 15, 2016, filed for record November 17, 2016 at 10:04 a.m., recorded in Deed Book 7806, Page 87, Records of Hall County, Georgia; as further supplemented by Amended and Restated Supplement to the Community Charter for Sterling on the Lake (Pod V & W, Phase 1 and Phase 2), by NNP-Looper Lake, LLC, a Delaware limited liability company, dated January 30, 2017, filed for record February 9, 2017 at 10:10 a.m., recorded in Deed Book 7849, Page 603, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pod L & M) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 23, 2017, filed for record March 29, 2017 at 9:37 a.m., recorded in Deed Book 7873, Page 660, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pod Q) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated December 20, 2017, filed for record December 26, 2017 at 11:13 a.m., recorded in Deed Book 8018, Page 693, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pod Q and Pod P) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 28, 2018, filed for record April 3, 2018 at 1:03 p.m., recorded in Deed Book 8064, Page 227, Records of Hall County, Georgia; as further amended by Second Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod Z) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 25, 2018, filed for record April 4, 2018 at 9:58 a.m., recorded in Deed Book 8064, Page 615, Records of Hall County, Georgia; as further supplemented by that certain Supplement to the Community Charter for Sterling on the Lake (Pod Knutson-1) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated December 6, 2018, filed for record December 7, 2018 at 12:17 p.m., recorded in Deed Book 8188, Page 501, Records of Hall County, Georgia; as further supplemented by that certain Supplement to the Community Charter for Sterling on the Lake (Pod Knutson-2) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated February 13, 2020, filed for record February 19, 2020 at 9:58 a.m., recorded in Deed Book 8428, Page 512, Records of Hall County, Georgia; as further amended by that certain Amended and

Restated Supplement to the Community Charter for Sterling on the Lake (Pod Knutson-2) by NNP-Looper Lake, LLC, a Delaware limited liability company, with the joinder and consent of D.R. Horton, Inc., a Delaware corporation, dated June 10, 2020, filed for record June 22, 2020 at 8:42 a.m., recorded in Deed Book 8516, Page 566, Records of Hall County, Georgia; as further supplemented by that certain Supplement to the Community Charter for Sterling on the Lake (Pod Honeycutt, Ph. 1A) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 15, 2020, filed for record June 22, 2020 at 8:42 a.m., recorded in Deed Book 8516, Page 575, Records of Hall County, Georgia; as further supplemented by that certain Supplement to the Community Charter for Sterling on the Lake (Pod Knutson-3) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 15, 2020, filed for record June 22, 2020 at 8:42 a.m., recorded in Deed Book 8516, Page 582, Records of Hall County, Georgia; as further amended by that certain First Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod Honeycutt, Ph. 1A-Adding Ph. 1B) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 2, 2020, filed for record September 14, 2020 at 9:07 a.m., recorded in Deed Book 8591, Page 21, Records of Hall County, Georgia; as further supplemented by that certain Supplemental Declaration of Covenants, Restrictions and Easements for The Retreat at Sterling on the Lake (Ph. 1B) by NNP-Looper Lake, LLC, a Delaware limited liability company, with the joinder and consent of Weekley Homes, LLC, a Delaware limited liability company, dated September 2, 2020, filed for record September 14, 2020 at 9:07 a.m., recorded in Deed Book 8591, Page 28, Records of Hall County, Georgia; as further amended by that certain Second Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod Honeycutt, Ph. 1A and Ph. 1B - Adding Ph. 2) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated January 15, 2021, filed for record February 10, 2021 at 10:09 a.m., recorded in Deed Book 8727, Page 359, Records of Hall County, Georgia; as further supplemented by that certain Supplement to the Community Charter for Sterling on the Lake (Pod J2) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated November 15, 2021, filed for record December 7, 2021 at 10:51 a.m., recorded in Deed Book 9006, Page 325, Records of Hall County, Georgia.

5. Declaration of Covenants and Restrictions for Compensatory Mitigation for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated April 30, 2004, and consented, joined and subordinated by Residential Funding Corporation, a Delaware corporation, filed for record May 11, 2004 at 2:38 p.m., recorded in Deed Book 4967, Page 406, Records of Hall County, Georgia.

6. Reciprocal Easement Agreement by and between Patrick W. R. Barry, Tricia Barry, Lonna Barry, Clobher-Ceann, LLC, a Virginia limited liability company, NNP-Looper Lake, LLC, a Delaware limited liability company, and Sterling on the Lake Community Association, Inc., dated December 22, 2004, filed for record January 6, 2005 at 9:57 a.m., recorded in Deed Book 5193, Page 276, Records of Hall County, Georgia.

7. Signage Easement from Spout Springs Water Reclamation, LLC, a Georgia limited liability company, to John Wieland Homes and Neighborhoods, Inc., a Georgia corporation, and NNP-Looper Lake, LLC, a Delaware limited liability company, dated as of December 31, 2007, filed for record January 2, 2008 at 11:19 a.m., recorded in Deed Book 6242, Page 1, Records of Hall County, Georgia.

8. All those matters as disclosed by that certain plat recorded in Plat Book 857, Page 57, Records of Hall County, Georgia.

9. All those matters as disclosed by that certain plat recorded in Plat Book 876, Page 247, Records of Hall County, Georgia.

10. All those matters as disclosed by that certain plat recorded in Plat Book 878, Page 428, Records of Hall County, Georgia.

11. All those matters as disclosed by that certain plat recorded in Plat Book 880, Page 19, Records of Hall County, Georgia.

12. Right-of-way Deed from Mulberry Properties Limited to Hall County, Georgia, recorded at Deed Book 471, page 233, Records of Hall County, Georgia.

13. Right-of-way Deed from L. B. Carter to Hall County, Georgia, recorded at Deed Book 422, page 71, Records of Hall County, Georgia.

14. Easement from Capitola Farm Road Limited Partnership to Hall County, Georgia, recorded at Deed Book 860, page 43, Records of Hall County, Georgia.

15. Right-of-way Easement from Mrs. L. W. Hodges to State Highway of Georgia, recorded at Deed Book 83, page 578, Records of Hall County, Georgia.

16. Right-of-way Easement from H. P. Pirkle and Virginia T. Looper to Hall County, Georgia, recorded at Deed Book 471, page 246, Records of Hall County, Georgia.

17. General Utility Easement from L. B. Carter to Georgia Power Company, recorded at Deed Book 374, page 311, Records of Hall County, Georgia.

18. Right-of-way Easement from Lela Bennett to State Highway Board of Georgia, recorded at Deed Book 83, pages 564-565, Records of Hall County, Georgia.

19. Right-of-way Easement from W. J. Cash to State Highway Board of Georgia, recorded at Deed Book 83, page 570, Records of Hall County, Georgia.

20. Right-of-way Deeds to Hall County, Georgia, recorded at Deed Book 786, page 531, Deed Book 1019, page 267 and Deed Book 1019, page 268, Records of Hall County, Georgia.

21. Driveway crossing the southeast corner of Tract 3 and a driveway crossing the southwest corner of Tract 1, as per plat recorded at Plat Book 130, pages 188-189, Records of Hall County, Georgia, as located on survey prepared by Moreland Altobelli, Inc., dated January 25, 2001.

22. Fence encroachments, driveway encroachments, rights of ingress and egress to cemetery, shown on plat referenced in Exhibit "A" of that certain Limited Warranty Deed recorded at Deed Book 4233, page 568, Records of Hall County, Georgia, as shown on survey prepared by Moreland Altobelli, Inc. dated January 25, 2001, last revised June 12, 2002.

23. Easements granted in the following deeds:

a) Limited Warranty Deed from The Club Shakespeare Atlanta Limited Partnership I to Commonwealth Investments, L.L.C., dated November 24, 1998, recorded at Deed Book 3414, pages 315-319, Records of Hall County, Georgia.

b) Limited Warranty Deed from The Club Shakespeare Atlanta Limited Partnership I to On Eagles Wings, L.L.C., dated November 24, 1998, recorded at Deed Book 3414, pages 320-325, Records of Hall County, Georgia.

c) Limited Warranty Deed from The Club Shakespeare Atlanta Limited Partnership I to Patrick W. R. Barry and Julie Krista Barry, dated November 24, 1998, recorded at Deed Book 3406, pages 337-342, Records of Hall County, Georgia.

d) Limited Warranty Deed from George H. Lane, III to The Club Shakespeare Atlanta, Inc., recorded at Deed Book 1630, page 159, Records of Hall County, Georgia.

24. Easement to Hall County recorded at Deed Book 3097, page 283, Records of Hall County, Georgia.

25. Matters shown on plat recorded at Plat Slide 599, page 71-A, Records of Hall County, Georgia.

26. Rights of others in and to the cemetery located on subject property and the right of ingress and egress thereto via a "field road" as shown on survey by Moreland Altobelli, Inc. dated January 25, 2001, last revised June 12, 2002.

27. Construction/Slope Easement to the Hall County Board of Commissioners dated December 5, 2000 and recorded on December 7, 2000 at Deed Book 3780, pages 411-412, Records of Hall County, Georgia.

28. The survey for Looper Lake, LLC and First American Title Insurance Company by Donald Rex Jones, GRLS No. 2396, dated January 25, 2001, last revised June 12, 2002, reveals the following:

    a) Fence encroachment along Spout Springs Road.
    b) 50 foot Easement for ingress and egress.
    c) Gravel drive encroachment near Lollis Creek Road.
    d) Shed encroachment.
    e) Fence meandering along the property line.
    f) Various power poles, guy wires and guy poles found on the property.

29. Matters shown on that certain plat of survey for Rolling Hills Lake Club by Frederick C. Youngman, R.L.S. No. 2160 dated July 20, 2001.

30. Easement and Right of Way for Construction of Road and Installation of Utility Lines between Looper Lake, LLC and Inland Paperboard and Packaging, Inc. dated June 29, 2001, recorded at Deed Book 3944, pages 109-115, Records of Hall County, Georgia.

31. Construction/Slope Easement to the Hall County Board of Commissioners dated December 5, 2000, recorded on December 7, 2000 at Deed Book 3780, pages 411-412, Records of Hall County, Georgia.

32. Declaration of Reciprocal Easement and Operating Agreement by and between ANC-Looper Lake, LLC, a Delaware limited liability company and NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 21, 2002, recorded at Deed Book 4233, page 501, Records of Hall County, Georgia.

33. Easement from Looper Lake, LLC, a Georgia limited liability company to Commonwealth Investments, LLC, a Virginia limited liability company and On Eagles Wings, LLC, a Virginia limited liability company, filed June 25,

2002, recorded at Deed Book 4233, page 438, Records of Hall County, Georgia.

34. Easements contained in Right of Way Deed from Rayford N. Jeffreys et. al. to Hall County, Georgia, dated April 26, 1982, recorded at Deed Book 765, page 577, Records of Hall County, Georgia.

35. All matters disclosed by that ALTA/ACSM Boundary Survey for First American Title Insurance Company; and NNP-Looper Lake, LLC, prepared by Hayes, James & Associates, Inc. and containing the seal of LeRoy W. James, Georgia Registered Land Surveyor No. 1795, dated April 28, 2007.

This certificate is effective as of October 20, 2025 at 5:00 p.m., and is restricted to the sole use of the addressees herein and is strictly limited to matters set forth in period of time certified.

Sincerely,

Michael E. Leavey

PT-61 (Rev. 2/18) To be filed in **HALL COUNTY** **PT-61 069-2025-008230**

SECTION A – SELLER'S INFORMATION (Do not use agent's information)		SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME NNP-LOOPER LAKE, LLC		Exempt Code If no exempt code enter NONE	Public Road Acquisition
MAILING ADDRESS (STREET & NUMBER) 733 EIGHTH AVENUE		1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	$1.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY SAN DIEGO, CA 92101 USA	DATE OF SALE 12/18/2025	1A. Estimated fair market value of Real and Personal property	$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)		2. Fair market value of Personal Property only	$0.00
BUYERS'S BUSINESS / ORGANIZATION / OTHER NAME CITY OF FLOWERY BRANCH		3. Amount of liens and encumbrances not removed by transfer	$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 5410 PINE STREET		4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY FLOWERY BRANCH, GA 30542 USA	Check Buyers Intended Use ( ) Residential ( ) Commercial ( ) Agricultural ( ) Industrial	5. TAX DUE at .10 per $100 or fraction thereof (Minimum $1.00)	$0.00

SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))

HOUSE NUMBER & EXTENSION (ex 265A)	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION		SUITE NUMBER
COUNTY HALL	CITY (IF APPLICABLE)	MAP & PARCEL NUMBER N/A	ACCOUNT NUMBER

TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK

SECTION E – RECORDING INFORMATION (Official Use Only)

DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS

None

GENERAL NOTES

1. OWNER — NNP-LOOPER LAKE, LLC
3885 CRESTWOOD PARKWAY
DULUTH, GEORGIA 30096
SUITE 250
(770) 638-4094

2. DEVELOPER — NNP-LOOPER LAKE, LLC
3885 CRESTWOOD PARKWAY
DULUTH, GEORGIA 30096
SUITE 250
(770) 638-4094
CONTACT: KEVIN O'NEILL

3. ENGINEER: HAYES, JAMES & ASSOCIATES, INC.
4145 SHAKLEFORD ROAD.
SUITE 300
NORCROSS, GEORGIA 30093
CONTACT: MARK BOND
(770) 923-1600

4. BOUNDARY INFORMATION BASED ON COMPOSITE SURVEY FOR NNP LOOPER LAKE, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY DATED 6-22-2002 BY MORELAND ALTOBELLI.

5. TOPOGRAPHIC INFORMATION BASED ON AN AERIAL TOPOGRAPHIC SURVEY PROVIDED BY BERRY AND ASSOCIATES FOR MORELAND ALTOBELLI.

6. ALL WORK PERFORMED ON CITY RIGHT-OF-WAYS SHALL BE IN STRICT CONFORMATION WITH APPLICABLE FLOWERY BRANCH STANDARDS AND SPECIFICATIONS.

7. UTILITY SERVICE PROVIDERS:
ELECTRIC: JACKSON EMC
WATER: GAINESVILLE PUBLIC UTILITIES
GAS: ATLANTA GAS LIGHT CO.
TELEPHONE: BELLSOUTH
UPC TICKET NO. 02253-055-007

8. MINIMUM LOT SIZE SETBACKS AND DIMENSIONS ESTABLISHED BY "EXHIBIT A", ORDINANCE NOS. 239 AND 240 OF CITY OF FLOWERY BRANCH AS AMENDED.

9. TOTAL AREA = 115.041 AC. (5,011,187 SQ. FT.)
NUMBER OF LOTS= 61
DENSITY= 0.53 LOTS/ACRE

10. MAXIMUM CUT OR FILL SLOPES IS 2H.:1V.

11. THIS PROPERTY IS ZONED PUD

12. NO LAND DISTURBANCE OUTSIDE OF AREA OF STREETS, DRAINAGE, AND UTILITIES.

13. PROPOSED STREETS SHALL BE 24 FEET BACK TO BACK OF CURB, ASPHALT PAVED WITH 24" STANDARD RAISED CONCRETE CURBS.

14. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER.

15. CITY OF FLOWERY BRANCH PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL PUBLIC EASEMENTS.

16. NNP-LOOPER LAKE L.L.C. PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL PRIVATE EASEMENTS.

17. THERE IS A PERPETUAL EASEMENT TO CITY OF FLOWERY BRANCH DEDICATED ALONG THE RIGHT OF WAY FRONTING ALL LOTS. SEE ZONING CHART FOR EASEMENT WIDTHS.

18. THIS PROPERTY WILL BE SERVED BY PUBLIC WATER.

19. IRON PINS SET AT EVERY LOT CORNER (#4 REBAR UNLESS OTHERWISE NOTED), ALL FRONT PINS ARE TO BE INSTALLED AFTER ALL UNDERGROUND UTILITIES ARE INSTALLED.

20. ALL PERPETUAL & STORM EASEMENTS OF THE SUBDIVISION TO BE DEDICATED TO THE CITY OF FLOWERY BRANCH

21. DEVIATION FROM THESE PLANS WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.

22. THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

23. THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THAT COMMUNITY CHARTER FOR STERLING ON THE LAKE, RECORDED IN DEED BOOK 4828, PAGE 136 HALL COUNTY, GEORGIA RECORDS.

24. TRASH/BURY PIT LOCATIONS MUST BE REPORTED TO HALL COUNTY ENVIROMENTAL HEALTH DEPARTMENT

25. THERE IS NO ABOVE GROUND VISIBLE EVIDENCE OF A CEMETERY LOCATED IN THIS UNIT.

26. SIDEWALKS TO BE INSTALLED ON A LOT BY LOT BASIS BY THE BUILDER AT THE TIME OF HOUSE CONSTRUCTION. THIS DEVELOPMENT WILL UTILIZE A SIDEWALK SYSTEM THROUGHOUT THE PROJECT. THEREFORE PROPERTY OWNERS OF LOTS SHOWN ON THIS PLAT ARE REQUIRED TO CONSTRUCT SIDEWALKS ALONG THE ROAD FRONTAGE OF THIER PROPERTY. SAID SIDEWALKS WILL COMPLY WITH THE CITY OF FLOWERY BRANCH SUBDIVISION REGULATIONS.

27. THE SIDE AND REAR SETBACK OF CORNER LOTS SHALL BE DETERMINED BY THE ORIENTATION OF THE DWELLING.

28. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY FLOWERY BRANCH OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.

29. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,100 FEET AND AN ANGULAR ERROR OF 1.00 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 471,061 FEET, AND CONTAINS A TOTAL OF 115.041 ACRES, THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A NIKON 520 TOTAL STATION ELECTRONIC DISTANCE METER.

30. STERLING ON THE LAKE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE FOR THE OPEN SPACES AND STORMWATER DETENTION FACILITIES.

31. THERE IS A 20' WIDE EASEMENT CENTERED ON STORM AND SANITARY SEWER PIPES AND STRUCTURES LOCATED OUTSIDE OF THE RIGHT-OF-WAY

32. SANITARY SEWER SERVING THIS SITE WILL BE TIED INTO A PRIVATE SEWAGE TREATMENT FACILITY THAT HAS BEEN APPROVED BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES AND THE ENVIRONMENTAL PROTECTION DIVISION.

33. ALL SANITARY SEWER LINES AND SANITARY SEWER EASEMENTS SHOWN HEREON ARE DEDICATED TO NNP-LOOPER LAKE, L.L.C.

34. NO PORTION OF THIS PHASE IS LOCATED IN THE FLOOD HAZARD ZONE PER THE HALL COUNTY PANEL (F.I.R.M.) NO. 13139C 0294E DATED MARCH 21, 2000.

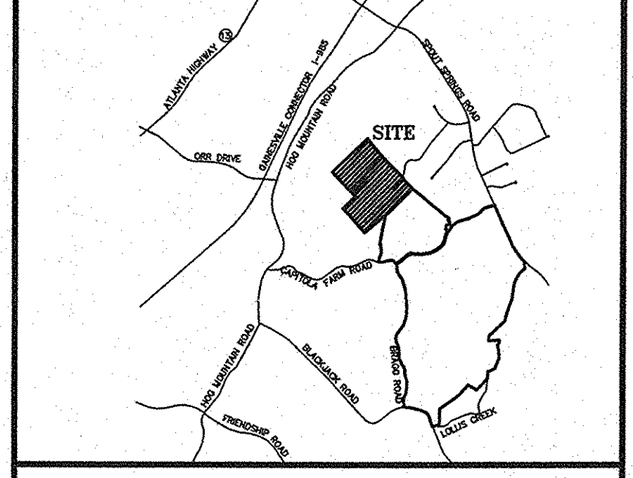
CERTIFICATE OF RE-RECORDING

THIS PLAT HAS BEEN RE-RECORDED IN PLATBOOK 857 PAGES 57-65 IN THE RECORDS OF THE CLERK OF SUPERIOR COURT, HALL COUNTY, GEORGIA.

RECORDED — 9 OCT 07
CLERK, HALL COUNTY SUPERIOR COURT — DATE

REVISION NO. 1 NOTE:
SEPTEMBER 6, 2007. THIS PLAT SUPERCEDES A PORTION OF THE PLAT RECORDED IN PLAT BOOK 853, PAGES 65-73. THE PURPOSE OF THIS REVISION IS TO CORRECT THE SQUARE FOOTAGE ON OPEN AREA 25. AND TO CORRECT THE SITE LOCATION ON THE VICINITY MAP.

EXHIBIT A



VICINITY MAP

FINAL SUBDIVISION PLAT
STERLING ON THE LAKE
NNP - LOOPER LAKE LLC
NEWLAND COMMUNITIES
POD Z

DISTRICT:
FLOWERY BRANCH DISTRICT
GMD 1270
HALL COUNTY, GEORGIA

FINAL SURVEYOR'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT 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; AND THAT ALL REQUIREMENTS OF THE CITY OF FLOWERY BRANCH SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE REQUIREMENTS OF THE FLOWERY BRANCH ZONING ORDINANCE HAVE BEEN FULLY COMPLIED WITH.

LeROY W. JAMES — 9/12/07 DATE
REGISTERED GEORGIA LAND SURVEYOR NO. 1795

CERTIFICATE OF OWNERSHIP:

(STATE OF GEORGIA)
(CITY OF FLOWERY BRANCH)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE PUBLIC FOREVER THE FOLLOWING:

STREETS — PRIVATE
PUBLIC DRAIN EASEMENTS — 3.205 ACRES
PRIVATE SANITARY EASEMENTS — 0.769 ACRES

NNP-LOOPER LAKE L.L.C.
KEVIN O'NEILL ITS ASS'T. V.P.
PRINTED NAME OF SUBDIVIDER
SIGNATURE OF SUBDIVIDER
DATE 9/13/07

NNP-LOOPER LAKE L.L.C.
KEVIN O'NEILL ITS ASS'T. V.P.
PRINTED NAME OF OWNER OF RECORD
SIGNATURE OF OWNER OF RECORD
DATE 9/13/07

FINAL PLAT APROVAL:

THE CITY OF FLOWERY BRANCH, GEORGIA CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF FLOWERY BRANCH ZONING ORDINANCE, CONDITIONS OF ZONING, AND THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF FLOWERY BRANCH, AND THAT THIS PLAT IS HEREBY APPROVED AND RELEASED FOR RECORDING PURPOSES.

MAYOR — 9-25-07 DATE
CITY OF FLOWERY BRANCH

CERTIFICATE OF RECORDING:

THIS PLAT HAS BEEN RECORDED IN PLATBOOK _____, PAGE _____, IN THE RECORDS OF THE CLERK OF SUPERIOR COURT, HALL COUNTY, GEORGIA.

CLERK, HALL COUNTY SUPERIOR COURT — DATE

CERTIFICATE OF OWNERSHIP:

(CITY OF GAINESVILLE)
(HALL COUNTY, GEORGIA)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE CITY OF GAINESVILLE FOREVER ALL WATER MAINS, EASEMENTS, AND ASSOCIATED APPURTENANCES THEREON SHOWN.

OWNER — 9/13/07 DATE

ENGINEER'S CERTIFICATE

THE UTILITIES, INFRASTRUCTURE AND PHISICAL PLACEMENT OF IMPROVEMENTS REFLECTED ON THIS PLAT HAVE BEEN INSTALLED ACCORDING TO EXHIBIT A OF ORDINANCE NOS. 239 AND 240 OF THE CITY OF FLOWERLY BRANCH (THE CONDITIONS PLACED UPON THE FOR ZONING APPROVALTHE STERLING ON THE LAKE DEVELOPMENT) AND ARE NOT IN CONFLICT WITH THE DEVELOPMENT REQUIREMENTS OF THE CITY OF FLOWERY BRANCH, NOR THE CONDITIONS OF ZONING APPROVAL SET FORTH IN ORDINANCE NOS. 239 AND 240 OF THE CITY OF FLOWERY BRANCH.

ENGINEER

LEGEND

IPF	= IRON PIN FOUND (●)
IPS	= IRON PIN SET (○)
CMF	= CONCRETE MONUMENT FOUND (□)
CMS	= CONCRETE MONUMENT SET (□)
R/W	= RIGHT OF WAY
STA	= STATION NUMBER
LLL	= LAND LOT LINE
C/L	= CENTERLINE
P/L	= PROPERTY LINE
BM	= BENCHMARK
PT	= POINT OF TANGENCY
PC	= POINT OF CURVATURE
IE	= INVERT ELEVATION
EL	= ELEVATION (ELEV.)
B/L	= BUILDING LINE
R	= RADIUS
FFE	= FINISHED FLOOR ELEVATION
—→	= FLOW
⊙	= PROPERTY CORNER
—x—	= FENCE
Ø	= POLE
—T—	= TELEPHONE LINE
—TV—	= TELEVISION LINE
—P—	= POWER LINE
—S—	= SANITARY SEWER LINE
SSE	= SANITARY SEWER EASEMENT
MH	= MANHOLE
—G—	= GAS LINE
—W—	= WATER LINE
	= PLUGGED STUB
	= GATE VALVE
F.H.	= EXIST. FIRE HYDRANT
F.H.	= PROP. FIRE HYDRANT
W.M.	= WATER METER (⊗)
—ST—	= STORM SEWER LINE
YI	= YARD INLET
DI	= DROP INLET
CB	= CATCH BASIN
HW	= HEAD WALL
JB	= JUNCTION BOX
DE	= DRAINAGE EASEMENT
FM	= SEWER FORCE MAIN
DS	= DOWNSPOUT
CO	= CLEAN OUT
CMP	= CORRUGATED METAL PIPE
RCP	= REINFORCED CONCRETE PIPE
VCP	= VITRIFIED CLAY PIPE
DIP	= DUCTILE IRON PIPE
PVC	= POLYVINYL CHLORIDE PIPE
C & G	= CURB AND GUTTER
F.I.R.M.	= FEDERAL INSURANCE RATE MAP
T.P.O.B.	= TRUE POINT OF BEGINNING
P.O.B.	= POINT OF BEGINNING
GMD	= GA. MILITIA DISTRICT
	= TREE LINE
	= RIPRAP
——	= BRANCH
----	= EXISTING CONTOURS (DASHED)
—912—	= PROPOSED CONTOURS (SOLID)
TC	= TOP OF CURB ELEVATION
▲	= TRAVERSE POINT
L.P.	= LIGHT POLE
	= PLANTED TREE
MT	= MARKED TREE
	= 20' STORM / SANITARY EASEMENT

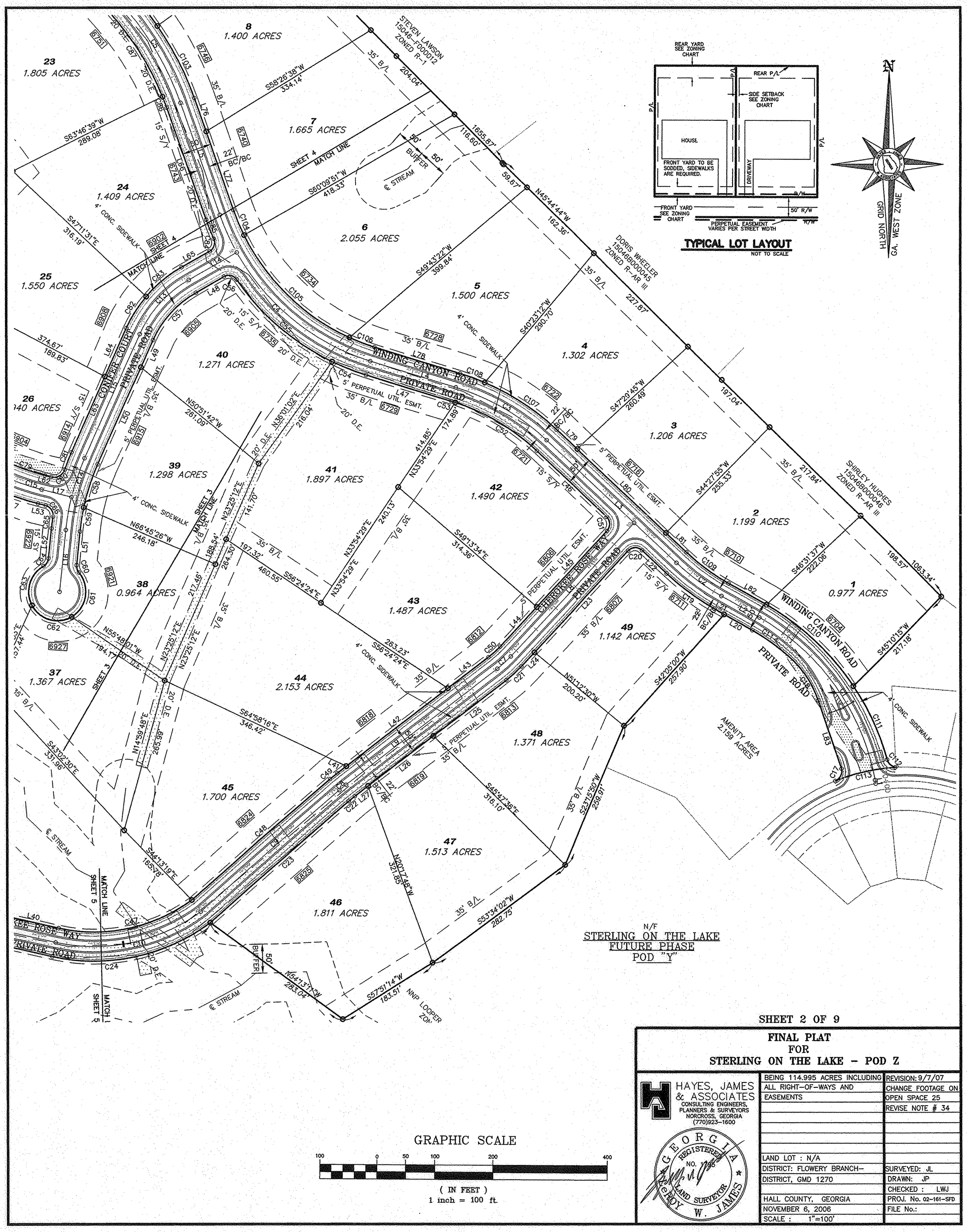
SHEET 1 OF 9

FINAL PLAT
FOR
STERLING ON THE LAKE - POD Z

HAYES, JAMES & ASSOCIATES
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
NORCROSS, GEORGIA
(770)923-1600

GEORGIA REGISTERED NO. 1795 LAND SURVEYOR LeROY W. JAMES

BEING 114.995 ACRES INCLUDING	REVISION: 9/7/07
ALL RIGHT-OF-WAYS AND	CHANGE FOOTAGE ON
EASEMENTS	OPEN SPACE 25
	REVISE NOTE # 34
LAND LOT : N/A	
DISTRICT: FLOWERY BRANCH-	SURVEYED: JL
DISTRICT, GMD 1270	DRAWN: JP
	CHECKED : LWJ
HALL COUNTY, GEORGIA	PROJ. No. 02-161-SFD
NOVEMBER 6, 2006	FILE No.:
SCALE : 1"=100'	



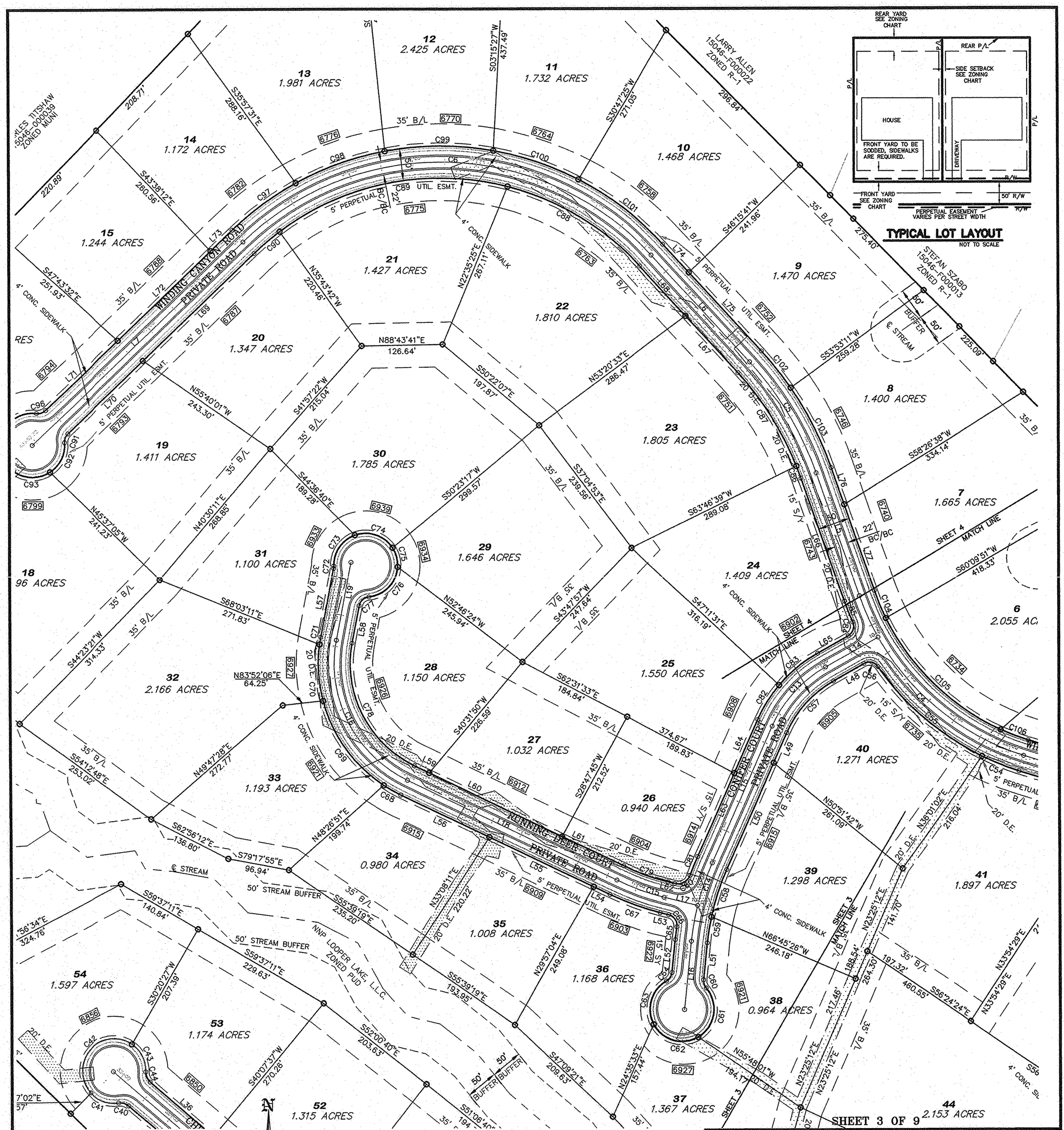
SHEET 2 OF 9

FINAL PLAT
FOR
STERLING ON THE LAKE - POD Z

HAYES, JAMES & ASSOCIATES
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
NORCROSS, GEORGIA
(770)923-1600

GEORGIA REGISTERED NO. 1796 LAND SURVEYOR LEROY W. JAMES

BEING 114.995 ACRES INCLUDING	REVISION: 9/7/07
ALL RIGHT-OF-WAYS AND	CHANGE FOOTAGE ON
EASEMENTS	OPEN SPACE 25
	REVISE NOTE # 34
LAND LOT : N/A	
DISTRICT: FLOWERY BRANCH-	SURVEYED: JL
DISTRICT, GMD 1270	DRAWN: JP
	CHECKED : LWJ
HALL COUNTY, GEORGIA	PROJ. No. 02-161-SFD
NOVEMBER 6, 2006	FILE No.:
SCALE : 1"=100'	

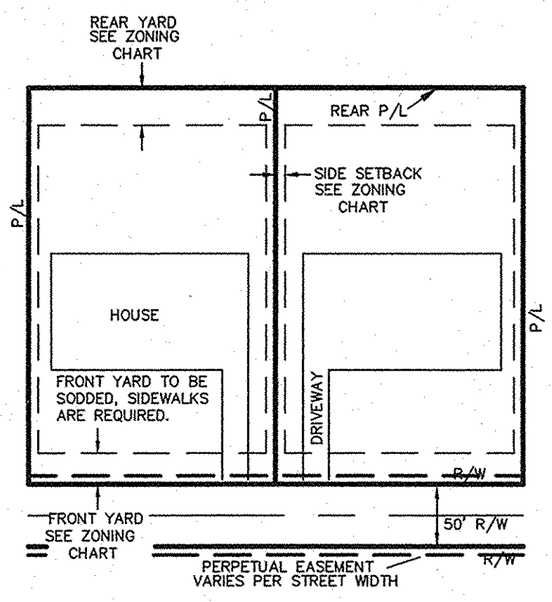


FINAL PLAT
FOR
STERLING ON THE LAKE – POD Z

HAYES, JAMES & ASSOCIATES
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
NORCROSS, GEORGIA
(770)923-1600

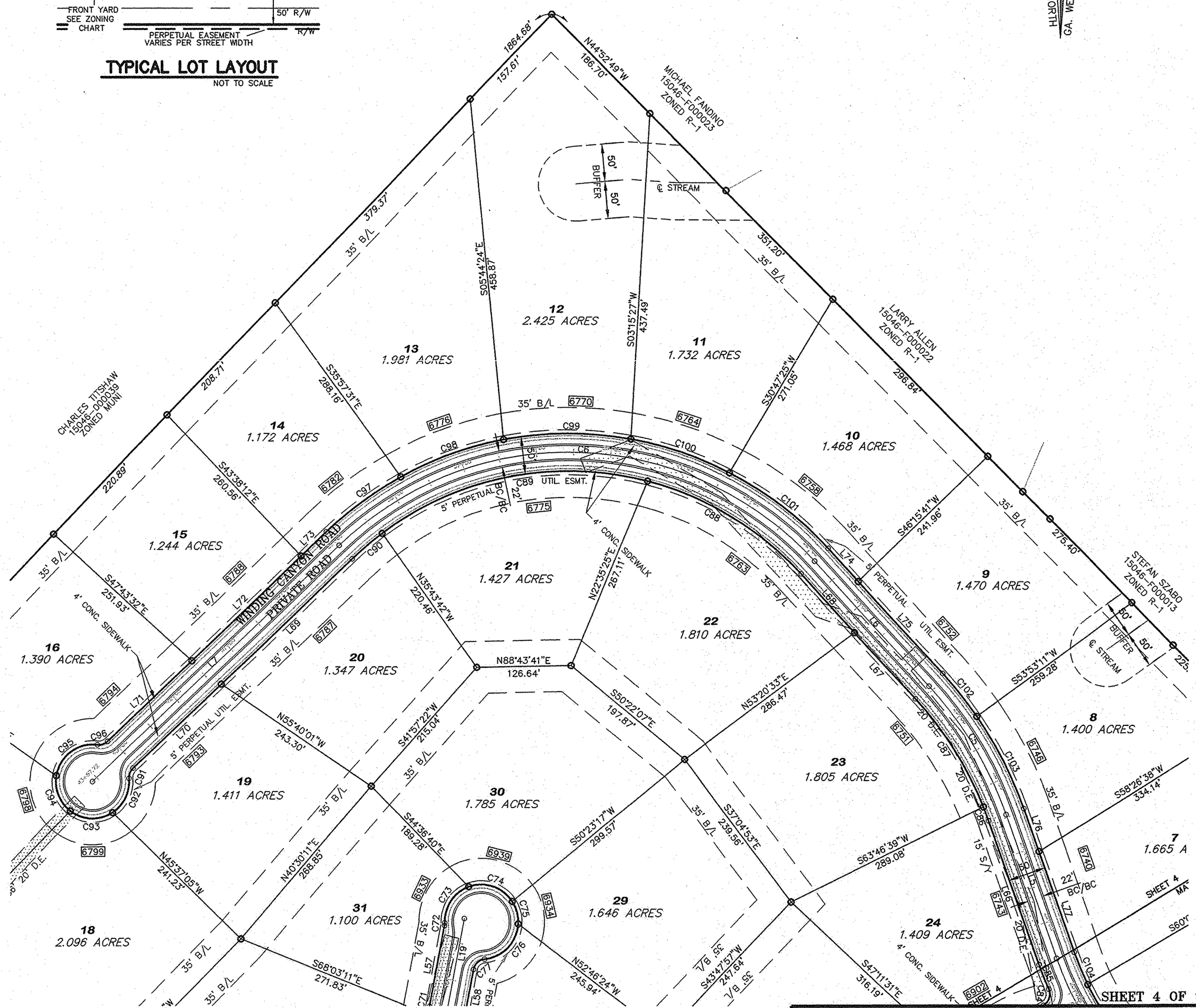
GEORGIA REGISTERED NO. 2795 LAND SURVEYOR LEROY W. JAMES

BEING 114.995 ACRES INCLUDING ALL RIGHT-OF-WAYS AND EASEMENTS	REVISION: 9/7/07
	CHANGE FOOTAGE ON OPEN SPACE 25
	REVISE NOTE # 34
LAND LOT : N/A	
DISTRICT: FLOWERY BRANCH-	SURVEYED: JL
DISTRICT, GMD 1270	DRAWN: JP
	CHECKED : LWJ
HALL COUNTY, GEORGIA	PROJ. No. 02-161-SFD
NOVEMBER 6, 2006	FILE No.:
SCALE : 1"=100'	



TYPICAL LOT LAYOUT

NOT TO SCALE



GRAPHIC SCALE

100 0 50 100 200 400

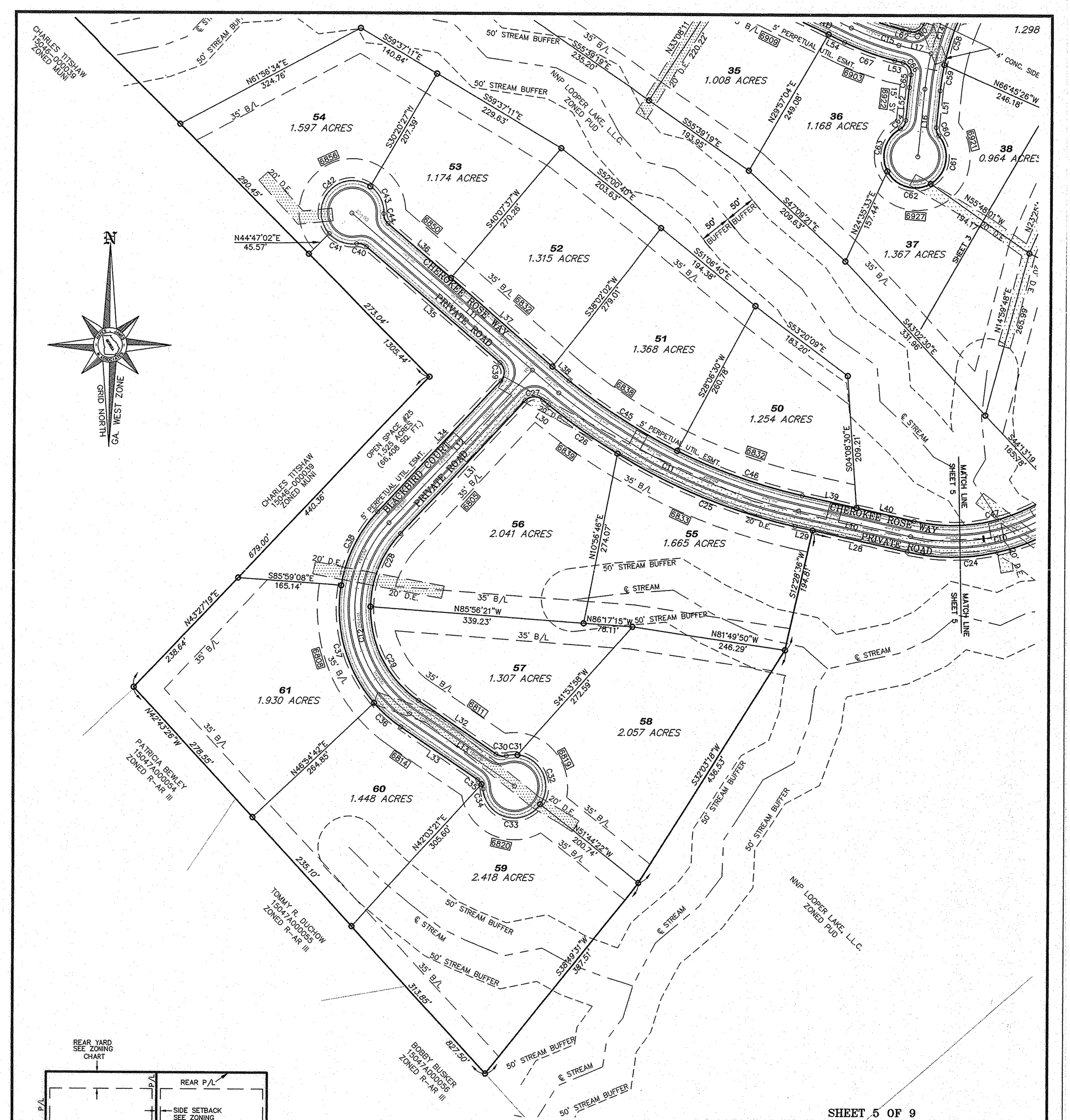
(IN FEET)
1 inch = 100 ft.

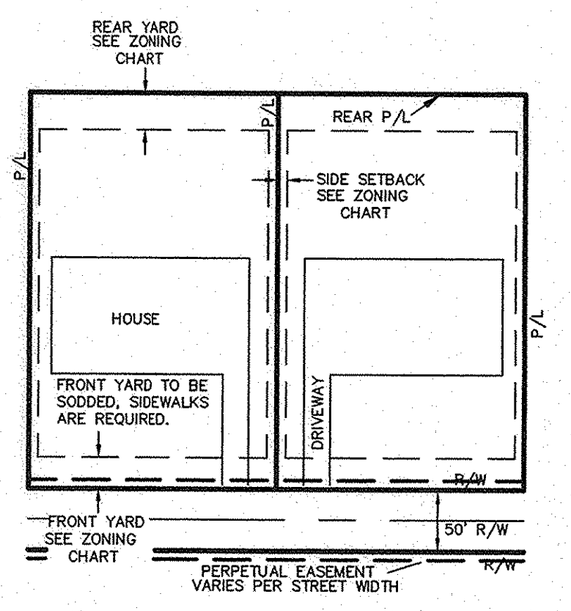
FINAL PLAT
FOR
STERLING ON THE LAKE – POD Z

HAYES, JAMES & ASSOCIATES
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
NORCROSS, GEORGIA
(770)923-1600

GEORGIA REGISTERED NO. 1795 LAND SURVEYOR KEROY W. JAMES

BEING 114.995 ACRES INCLUDING	REVISION: 9/7/07
ALL RIGHT-OF-WAYS AND	CHANGE FOOTAGE ON
EASEMENTS	OPEN SPACE 25
	REVISE NOTE # 34
LAND LOT : N/A	
DISTRICT: FLOWERY BRANCH-	SURVEYED: JL
DISTRICT, GMD 1270	DRAWN: JP
	CHECKED : LWJ
HALL COUNTY, GEORGIA	PROJ. No. 02-161-SFD
NOVEMBER 6, 2006	FILE No.:
SCALE : 1"=100'	





TYPICAL LOT LAYOUT

NOT TO SCALE

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

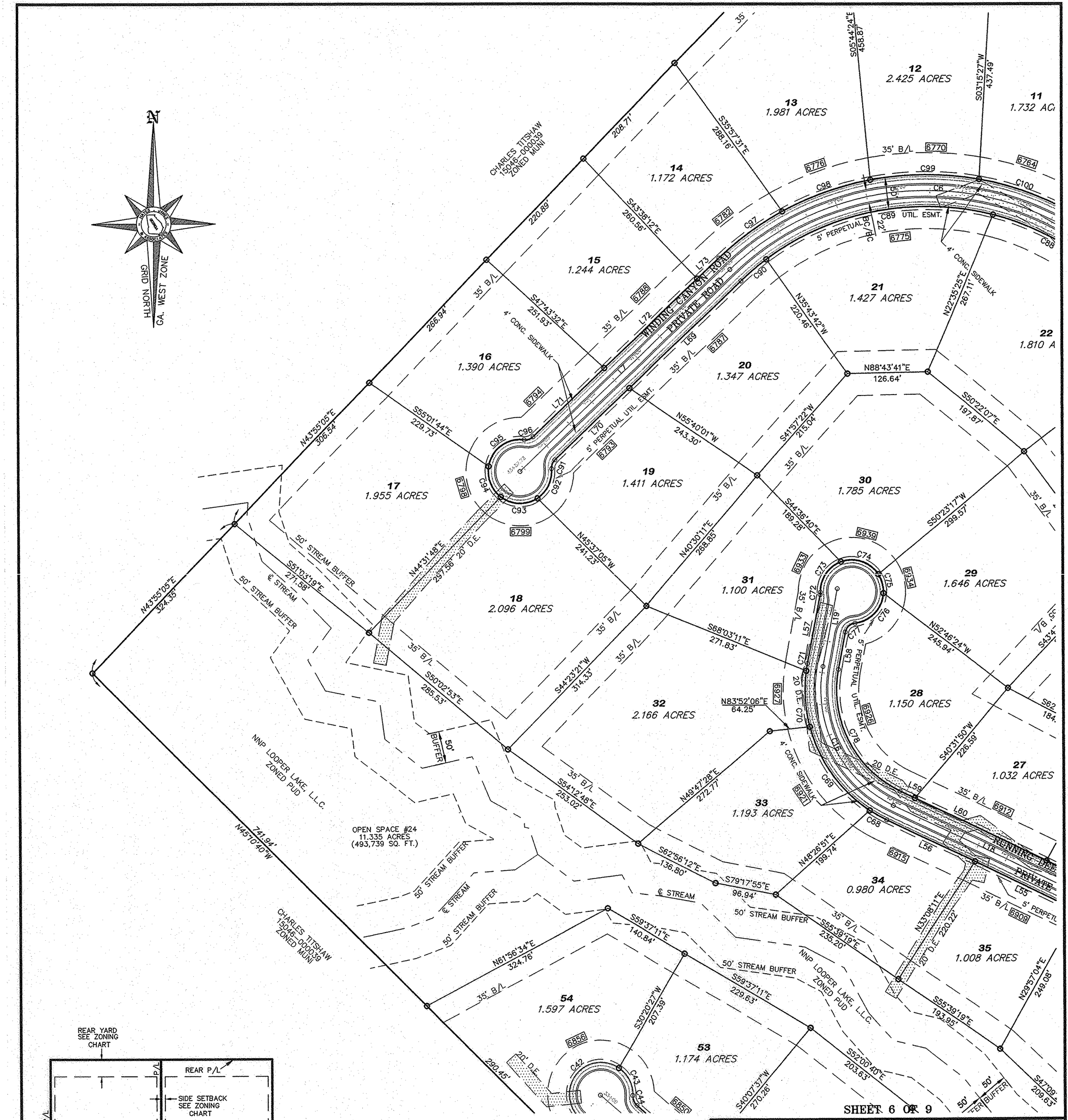
SHEET 5 OF 9

FINAL PLAT
FOR
STERLING ON THE LAKE - POD Z

HAYES, JAMES & ASSOCIATES
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
NORCROSS, GEORGIA
(770)923-1600

GEORGIA REGISTERED NO. 1795 LAND SURVEYOR NEROY W. JAMES

BEING 114.995 ACRES INCLUDING	REVISION: 9/7/07
ALL RIGHT-OF-WAYS AND	CHANGE FOOTAGE ON
EASEMENTS	OPEN SPACE 25
	REVISE NOTE # 34
LAND LOT : N/A	
DISTRICT: FLOWERY BRANCH-	SURVEYED: JL
DISTRICT, GMD 1270	DRAWN: JP
	CHECKED : LWJ
HALL COUNTY, GEORGIA	PROJ. No. 02-161-SFD
NOVEMBER 6, 2006	FILE No.:
SCALE : N/A	



SHEET 6 OF 9

FINAL PLAT
FOR
STERLING ON THE LAKE – POD Z

HAYES, JAMES & ASSOCIATES
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
NORCROSS, GEORGIA
(770)923-1600

GEORGIA REGISTERED NO. 1795 LAND SURVEYOR ROY W. JAMES

BEING 114.995 ACRES INCLUDING	REVISION: 9/7/07
ALL RIGHT-OF-WAYS AND	CHANGE FOOTAGE ON
EASEMENTS	OPEN SPACE 25
	REVISE NOTE # 34
LAND LOT : N/A	
DISTRICT: FLOWERY BRANCH–	SURVEYED: JL
DISTRICT, GMD 1270	DRAWN: JP
	CHECKED : LWJ
HALL COUNTY, GEORGIA	PROJ. No. 02-161-SFD
NOVEMBER 6, 2006	FILE No.:
SCALE : N/A	

CENTERLINE CURVE AND LINE DATA CHARTS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N10°10'27"W	6.31
L2	N60°51'05"W	74.76
L3	N47°01'49"W	308.23
L4	N73°06'47"W	153.64
L5	N19°25'13"W	203.72
L6	N42°41'51"W	227.46
L7	S46°19'18"W	458.68
L8	S42°58'11"W	313.53
L9	S52°28'13"W	328.00
L10	N77°31'24"W	181.87
L11	N49°37'19"W	434.76
L12	S42°54'56"W	331.78
L13	S55°56'43"E	201.37
L14	S60°22'14"W	95.08
L15	S24°05'01"W	233.16
L16	S05°47'31"W	106.99
L17	N76°01'35"W	53.65
L18	N64°34'26"W	363.39
L19	N10°43'26"E	124.05

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG.	CHORD DIST.
C1	353.79	400.00	N35°30'46"W	342.37
C2	96.49	400.00	S53°56'27"E	96.26
C3	182.09	400.00	N60°04'18"W	180.52
C4	374.85	400.00	S46°16'00"E	361.28
C5	203.13	500.00	N31°03'32"W	201.74
C6	714.56	450.00	N88°11'16"W	641.82
C7	31.34	200.00	N47°27'29"E	31.30
C8	14.76	300.00	S51°03'37"W	14.76
C9	317.77	16145.68	S49°05'12"W	317.77
C10	263.75	310.20	N78°07'09"E	255.87
C11	429.13	934.72	S64°22'15"E	425.37
C12	345.09	200.00	S06°30'54"E	303.85
C13	126.67	200.00	S42°13'38"W	124.56
C14	127.70	400.00	S14°56'16"W	127.16
C15	79.95	400.00	S70°18'01"E	79.82
C16	262.84	200.00	S26°55'30"E	244.33

PROPERTY LINE CURVE DATA CHART

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG.	CHORD DIST.
C17	25.81	18.00	N26°56'33"E	23.65
C18	90.64	179.34	N33°58'16"W	89.68
C19	102.52	425.00	S53°56'27"E	102.27
C20	26.70	17.00	N87°58'11"E	24.04
C21	35.25	225.00	N47°27'29"E	35.22
C22	13.53	275.00	N51°03'37"E	13.53
C23	317.36	16120.68	N49°05'11"E	317.36
C24	287.19	334.71	N77°54'52"E	278.46
C25	307.25	959.72	S68°21'06"E	305.94
C26	133.71	959.72	S55°11'20"E	133.60
C27	30.54	20.00	N86°39'15"E	27.65
C28	128.43	175.00	N21°53'30"E	125.56
C29	173.53	175.00	N27°32'19"W	166.50
C30	17.17	20.00	S80°32'25"E	16.65
C31	18.09	50.00	S85°13'53"W	18.00
C32	103.39	50.00	N25°09'51"W	85.93
C33	122.85	50.00	S75°32'28"E	94.20
C34	8.16	20.00	S16°50'12"E	8.10
C35	9.57	20.00	S42°13'54"E	9.48
C36	56.72	225.00	S48°43'23"E	56.57
C37	199.41	225.00	S16°06'40"E	192.95
C38	132.09	225.00	S26°05'50"W	130.20
C39	32.30	20.00	N03°20'51"W	28.90
C40	17.30	20.00	N73°19'25"W	16.77
C41	48.63	50.00	S70°14'49"E	46.73
C42	145.59	50.00	S41°01'57"W	99.34
C43	50.12	50.00	N26°50'09"W	48.04
C44	17.60	20.00	N23°19'48"W	17.04
C45	206.12	909.72	N57°43'53"W	205.68
C46	211.19	909.72	N70°52'22"W	210.71
C47	242.24	284.74	N78°07'31"E	235.00
C48	316.21	16170.68	S49°05'25"W	316.21
C49	16.00	325.00	S51°03'37"W	15.99
C50	27.42	175.00	S47°27'29"W	27.39
C51	26.70	17.00	S02°01'49"E	24.04
C52	163.94	375.00	S59°33'15"E	162.63
C53	6.78	375.00	S72°35'44"E	6.78
C54	63.37	425.00	S68°50'29"E	63.31
C55	218.73	425.00	S49°49'33"E	216.32
C56	25.09	17.00	S77°21'20"E	22.87
C57	110.83	175.00	N42°13'38"E	108.99
C58	78.39	375.00	N18°05'44"E	78.24
C59	41.33	375.00	N08°56'58"E	41.31
C60	13.87	17.00	N17°34'56"W	13.49
C61	87.93	50.00	N09°25'17"E	77.03
C62	80.42	50.00	S74°07'26"E	72.03
C63	77.83	50.00	S16°32'55"W	70.21
C64	16.42	17.00	N33°28'05"E	15.79
C65	20.24	425.00	S07°09'23"W	20.24
C66	25.09	17.00	N33°45'10"W	22.87
C67	84.95	425.00	S70°18'01"E	84.81
C68	30.47	225.00	S60°41'41"E	30.44
C69	164.87	225.00	S35°49'25"E	161.21
C70	88.77	225.00	S03°31'45"E	88.19
C71	11.59	225.00	S09°14'54"W	11.59
C72	3.67	17.00	N04°32'37"E	3.66
C73	62.48	50.00	S34°09'36"W	58.49
C74	67.23	50.00	N71°31'34"W	62.28
C75	31.64	50.00	N14°52'52"W	31.11
C76	71.04	50.00	N43°56'50"E	65.21
C77	21.93	17.00	S47°41'09"W	20.44
C78	229.98	175.00	S26°55'30"E	213.79
C79	74.96	375.00	S70°18'01"E	74.83
C80	29.39	20.00	N61°52'32"E	26.82
C81	31.94	425.00	S21°55'50"W	31.94
C82	63.80	225.00	S32°12'26"W	63.59
C83	78.70	225.00	S50°21'03"W	78.30
C84	25.09	17.00	N18°05'49"E	22.87
C85	35.28	425.00	S21°47'54"E	35.27
C86	20.08	475.00	N20°37'53"W	20.08
C87	172.89	475.00	N32°16'12"W	171.94
C88	244.93	425.00	N59°12'28"W	241.56
C89	377.07	425.00	S78°51'53"W	364.83
C90	52.86	425.00	S49°53'05"W	52.82
C91	15.19	17.00	S20°43'53"W	14.69
C92	53.86	50.00	N26°00'01"E	51.29
C93	61.53	50.00	S87°53'08"E	57.72
C94	53.94	50.00	S21°43'25"E	51.36
C95	77.07	50.00	S53°20'35"W	69.67
C96	15.19	17.00	S71°54'44"W	14.69
C97	124.56	475.00	S53°50'03"W	124.20
C98	149.09	475.00	S70°20'19"W	148.48
C99	171.24	475.00	S89°39'30"W	170.31
C100	141.78	475.00	N71°27'46"W	141.26
C101	167.58	475.00	N52°48'17"W	166.71
C102	73.71	525.00	N38°40'32"W	73.65
C103	139.58	525.00	N27°02'13"W	139.17
C104	47.07	375.00	N23°00'59"W	47.04
C105	257.90	375.00	N46°18'52"W	252.84
C106	46.45	375.00	N69°33'53"W	46.42
C107	148.29	425.00	N57°01'33"W	147.54
C108	45.19	425.00	N70°04'02"W	45.17
C109	90.46	375.00	N53°56'27"W	90.24
C110	205.79	444.34	N47°04'32"W	203.95
C111	139.71	444.34	N24°48'02"W	139.14
C112	21.76	18.23	S49°35'39"E	20.49
C113	107.80	325.00	S77°22'46"W	107.31
C114	78.03	346.56	N54°30'02"W	77.87

PROPERTY LINE DATA CHARTS

LINE TABLE		
LINE	BEARING	LENGTH
L20	N60°51'05"W	55.37
L21	S60°51'05"E	19.39
L22	S47°01'49"E	58.32
L23	N42°58'11"E	238.51
L24	N42°58'11"E	33.02
L25	N52°28'12"E	157.31
L26	N52°28'12"E	141.91
L27	N52°28'12"E	29.01
L28	N77°31'24"W	153.78
L29	S77°31'24"E	28.09
L30	S49°36'27"E	12.73
L31	N42°54'56"E	288.73
L32	N55°56'43"W	148.39
L33	S55°56'43"E	147.13
L34	S42°54'56"W	284.76
L35	N49°36'38"W	279.48
L36	N49°36'49"W	131.61
L37	N49°36'49"W	213.68
L38	N49°36'49"W	34.70
L39	N77°31'24"W	87.92
L40	N77°31'24"W	93.94
L41	S52°28'13"W	19.77
L42	S52°28'13"W	220.42
L43	S52°28'13"W	87.69
L44	S42°58'11"W	92.60
L45	S42°58'11"W	178.93
L46	S47°01'49"E	165.91
L47	S73°06'47"E	153.64
L48	N60°22'14"E	55.08
L49	N24°05'01"E	51.01
L50	N24°05'01"E	182.14
L51	N05°47'31"E	58.19
L52	S05°47'31"W	51.87
L53	N76°01'35"W	13.65
L54	N64°34'26"W	28.27
L55	N64°34'26"W	181.71
L56	N64°34'26"W	153.42
L57	N10°43'26"E	109.71
L58	N10°43'26"E	59.67
L59	N64°34'26"W	25.74
L60	N64°34'26"W	231.28
L61	N64°34'26"W	106.37
L62	N76°01'35"W	10.94
L63	N24°05'01"E	142.33
L64	S24°05'01"W	90.83
L65	S60°22'14"W	55.08
L66	N19°25'13"W	203.72
L67	S42°41'51"E	121.15
L68	N42°41'51"W	106.31
L69	N46°19'18"E	242.73
L70	S46°19'18"W	163.75
L71	S46°19'18"W	156.89
L72	N46°19'18"E	202.73
L73	S46°19'18"W	46.87
L74	N42°41'51"W	59.86
L75	N42°41'51"W	167.60
L76	N19°25'13"W	61.06
L77	N19°25'13"W	142.66
L78	N73°06'47"W	153.64
L79	N47°01'49"W	48.87
L80	N47°01'49"W	210.87
L81	N47°01'49"W	48.50
L82	N60°51'05"W	74.76
L83	S18°51'29"E	124.26

SHEET 7 OF 9

FINAL PLAT
FOR
STERLING ON THE LAKE – POD Z

HAYES, JAMES & ASSOCIATES
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
NORCROSS, GEORGIA
(770)923-1600

GEORGIA REGISTERED NO. 1795 LAND SURVEYOR KENDY W. JAMES

BEING 114.995 ACRES INCLUDING ALL RIGHT-OF-WAYS AND EASEMENTS	REVISION: 9/7/07
	CHANGE FOOTAGE ON OPEN SPACE 25
	REVISE NOTE # 34
LAND LOT : N/A	
DISTRICT: FLOWERY BRANCH-DISTRICT, GMD 1270	SURVEYED: JL
	DRAWN: JP
	CHECKED : LWJ
HALL COUNTY, GEORGIA	PROJ. No. 02-161-SFD
NOVEMBER 6, 2006	FILE No.:
SCALE : 1"=100'	

LOT SUMMARY TOTAL – NOVEMBER 7, 06				
LOT TYPES	PREVIOUS PODS	POD Z		TOTALS
A	116	–		116
B	124	–		124
C	167	–		242
ESTATE LOTS	–	61		61
E	140	–		219
F	45	–		45
TOTAL	671	61		807

	R/W	PAVING B.O.C.	CURB WIDTH (EACH SIDE)	PLANTING STRIP	SIDEWALK STRIP	UTILITY EASEMENT
COLLECTOR	60'	28'	① 2'	③ 6'	④ 10'	⑥ 7'
SUB–COLLECTOR	50'	24'	② 2'	6'	⑤ 6'	⑥ 6'
NEIGHBORHOOD (ACCESS)	50'	22'	② 2'	6'	⑤ 6'	⑥ 5'

① CONCRETE CURB AND GUTTER
② CONCRETE ROLLED EDGE CURB
③ 6' WIDE PLANTING STRIP ON SIDE WITH SIDEWALK. 16' WIDE SHOULDER AND LANDSCAPE STRIP ON SIDE WITH NO SIDEWALK
④ 8' WIDE CURVILINEAR SIDEWALK MEANDERS ALONG 10' WIDE SIDEWALK STRIP – ONE SIDE OF STREET ONLY
⑤ 4' WIDE CURVILINEAR SIDEWALK MEANDERS ALONG 6' WIDE SIDEWALK STRIP – BOTH SIDES OF STREET
⑥ UTILITY EASEMENT OUTSIDE OF STREET RIGHT–OF–WAY. BOTH SIDES OF STREET

POD Z
LOT DATA CHART

LOT NO.		LOT WIDTH @ B/L	LOT AREA IN S.F.
1		203'	42,542
2		214'	52,227
3		209'	52,534
4		201'	56,734
5		235'	65,334
6		245'	89,496
7		191'	72,521
8		202'	60,997
9		246'	63,937
10		239'	64,438
11		161'	75,354
12		177'	105,615
13		171'	86,297
14		176'	51,034
15		205'	54,223
16		248'	60,564
17		122'	85,161
18		145'	91,293
19		233'	61,462
20		282'	58,659
21		329'	62,141
22		324'	78,846
23		285'	78,605
24		167'	61,363
25		165'	67,499
26		204'	40,955
27		223'	44,934
28		280'	50,077
29		92'	71,689
30		162'	77,747
31		209'	47,916
32		108'	94,340
33		192'	51,960
34		194'	42,696
35		184'	43,910
36		156'	50,877
37		155'	59,568
38		191'	41,976
39		249'	56,552
40		214'	55,369
41		223'	82,619
42		197'	64,895
43		211'	64,788
44		227'	93,786
45		337'	74,044
46		337'	78,901
47		161'	65,904
48		230'	59,715
49		253'	49,740
50		277'	54,615
51		233'	59,587
52		212'	57,281
53		198'	51,146
54		246'	69,544
55		333'	72,545
56		416'	88,908
57		320'	56,934
58		194'	89,615
59		192'	105,315
60		216'	63,089
61		244'	84,090
TOTAL LOT AREA			4,018,412 SQ.FT.
OPEN SPACE 24			493,739 SQ.FT.
OPEN SPACE 25			66,408 SQ.FT.
TOTAL OPEN AREA			560,147 SQ.FT.

SHEET 8 OF 9

FINAL PLAT
FOR
STERLING ON THE LAKE – POD Z

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GEORGIA REGISTERED NO. 1795 LAND SURVEYOR LEROY W. JAMES

BEING 114.995 ACRES INCLUDING	REVISION: 9/7/07
ALL RIGHT–OF–WAYS AND	CHANGE FOOTAGE ON
EASEMENTS	OPEN SPACE 25
	REVISE NOTE # 34
LAND LOT : N/A	
DISTRICT: FLOWERY BRANCH–	SURVEYED: JL
DISTRICT, GMD 1270	DRAWN: JP
	CHECKED : LWJ
HALL COUNTY, GEORGIA	PROJ. No. 02–161–SFD
NOVEMBER 6, 2006	FILE No.:
SCALE : 1"=100'	

ZONING CONDITIONS

EXHIBIT "A" TO ORDINANCE NOS. 239 and 240 OF THE CITY OF FLOWERY BRANCH

The Property consisting of 894 acres and more particularly described in the application for annexation and rezoning (hereinafter the "Property") submitted by Looper Lake, L.L.C. (hereinafter "Owner") is zoned P–U–D (Planned Unit Development) subject to the following conditions set forth below:

A. Environmental Conditions

1. Stream buffers. There shall be a fifty (50') foot undisturbed buffer measured from either side of the centerline of those streams identified on pages A–2 and A–3 (in green with a blue line running through it) of the Community Development Plan for Rolling Hills Lake Club prepared by Botich Partnership, dated June 28, 2001 (the "Community Development Plan") presented to City Council on the recorded final plats for the Property. Notwithstanding the above, Owner shall have the limited right to disturb the undisturbed buffer area to install, construct and thereafter maintain sidewalk and road crossings, sewer and storm water runoff lines and re–use water lines, provided that said lines are installed in a direction generally perpendicular to the direction of the stream and are constructed in accordance with State of Georgia Environmental Protection Division ("EPD") guidelines. In addition, Owner and any homeowners association and/or associations created to administer some portion or all of the Property shall have the right, with respect to that portion of the undisturbed buffer which they own, administer or otherwise control to do any of the following: a) remove dead or diseased trees, shrubs or plants; b) install erosion control devices; c) remove any thing or control any condition which represents a potential safety or health hazard.

2. The Property shall be constructed in accordance with the following: a) the State of Georgia National Pollutant Discharge Elimination System (NPDES) requirements regarding storm water discharge from construction sites, and b) all applicable federal wetlands and regulation laws.

3. All construction and development activities within the Property shall be performed in accordance with a master storm water management plan. Each phase of development for which a land disturbance permit has been issued will be developed in conformance with such plan. The plan shall employ sound management practices for both onsite storm water detention and sedimentation and erosion control. Sedimentation and erosion control shall be accomplished through the use of construction siltation fences, temporary, or permanent, settlement ponds and/or check dams which shall be installed, as necessary, prior to and during land disturbance to minimize the potential for sedimentation runoff into the lakes and streams. Storm water detention will be provided in both the existing lakes and through additional detention facilities constructed on the Property. The lakes shall not be used for capture of sedimentation. Except as provided below, the ownership and maintenance responsibility for the storm water detention facilities on the Property shall be that of Owner or a homeowners association and/or associations created to administer some portion or all of the Property. Notwithstanding the above, the City shall own all of those portions of the storm water system within the Property (including but not limited to storm water pipes, inlets, junction boxes, headwalls and catch basins) that are located either within the public rights–of–way or dedicated drainage easements within the Property upon their construction by Owner and inspection and acceptance by the City. The Owner shall post a maintenance bond for each phase of the development for which a final plat has been recorded covering those parts of the storm water drainage system located within such phase. For the purposes of this Agreement, the term "final plat" shall mean a finished drawing of the subdivision or phase thereof that completely and accurately shows the infrastructure improvements constructed within said subdivision or phase. The maintenance bond shall be equal to twenty (20%) percent of the cost of the storm water drainage system improvements located and constructed within such phase and shall be effective for a term of twenty–four (24) months from the recording of the final plat for said phase of the development in the land records office of Hall County. Nothing herein shall abrogate the Owner's responsibility, after the expiration of the maintenance bond, to control sediment to the extent required by State Law. The final plat as recorded in the office of the Clerk of Superior Court of Hall County shall identify and locate all portions of the storm water drainage system that have been constructed in said phase, inspected and approved by the City. Open drainage swales and detention facilities shall be maintained by either the Owner, lot owner and/or a homeowners association and/or associations created to administer some portion or all of the Property as set forth in a recorded declaration of covenants for the Property and as shown on the recorded final plat for the Property. After the expiration of the maintenance bond, all other portions of the storm water drainage system shall be maintained, repaired and replaced within public rights–of–way or dedicated easements within the Property.

4. Owner shall construct infrastructure on the Property designed to allow for the onsite storage and use of treated effluent ("re–use water") for irrigation purposes by Owner, lot owners and/or a homeowners association and/or associations created to administer some portion or all of the Property. The re–use water distribution system shall be designed, based on sound engineering practices, to a) accept and use at a minimum, twenty percent of the average monthly discharge generated from the property, which discharge shall be based upon each residential dwelling unit being deemed to discharge two–hundred forty (240) gallons per day; and b) store, on site, three (3) days volume of required re–use water. Nothing in this condition shall prevent or limit the Owner from accepting, storing and using more than twenty (20 %) percent of the treated effluent. The City shall cause the sewer service authority, utility or other governmental or quasi–governmental body which provides sewer to the Property to provide treated effluent to the Property at no cost, charge, fee or tax to the user for a period of seven (7) years; provided, however, the City may pass along to said users any costs, fees or assessments imposed by the State of Georgia Environmental Protection Division (GAEPD), or other governmental entity.

5. The City shall cause the sewer service authority, utility or other governmental or quasi–governmental body which provides sewer to the Property to be responsible for the maintenance, repair and replacement of all parts of the re–use water distribution system commencing from the sewer treatment plant up to and including the point where the main distribution lines are connected to service stub outs (and to which feeder lines are then connected). Beyond this connection, the lot owners and/or a homeowners association and/or associations created to administer some portion or all of the Property shall be responsible for the maintenance and repair of said lines. The Owner shall post a maintenance bond covering those parts of the re–use water system identified on the recorded plat for each phase of the development to be constructed by the Owner on the Property. The maintenance bond shall be for an amount equal to twenty (20 %) percent of the cost of that portion of the distribution system for re–use water located within that platted phase of the development and shall be for a duration of twenty–four months from the first day of the month following the first month during which certificates of occupancy have been issued on more than fifty (50 %) percent of the residential units in a platted phase of the development. The final plat for each phase of the development shall identify that portion of the re–use water system located within that phase.

6. All residential dwellings on the Property shall be constructed with water–saving fixtures, including but not limited to, low–flow toilets, showerheads, and water faucets. Such water–saving fixtures shall meet all applicable state law requirements.

7. The Owner shall designate at least one–hundred eighty (180) acres of the Property for permanent open space. The permanent open space may consist of and be located on common areas (including, but not limited to, the lakes, buffer areas, and passive and active parks and recreational areas) of the Property administered by a homeowners association or associations or on individually owned lots. The permanent open space (which shall be not less than twenty (20 %) percent of the Property) is shown on the Community Development Plan on pages A–2 and A–3 of said Community Development Plan. The Owner shall have the right to revise the location of the permanent open space, in its discretion, provided that the total acreage of permanent open space is at least one–hundred eighty (180) acres plus any additional open space required due to increased density of six or more units per acre in any separately platted phase. Any portion of the permanent open space constituting an undisturbed buffer area shall be limited to passive uses. Any permanent open space located outside of an undisturbed buffer area may be used for among other things, recreational amenities and other active and passive uses including but not limited to parks, playgrounds, recreation centers, swimming pools and tennis courts for the use by residents of the subdivision.

8. (a) Any other provision of this ordinance notwithstanding, no separately platted phase of this development shall have gross density greater than eight (8) residential units per acre.
(b) In all separately platted phases of this development in which the gross density is fewer than six (6) units per acre, the residential dwelling units therein shall consist of single family detached homes.
(c) In any separately platted phases of this development where the gross density is six (6) or more residential units per acre, there shall be a required twenty–five (25') foot front yard setback and a required twenty–five (25') foot rear yard setback on each attached multi–family building (and on each detached residential unit, if any) and a required fifteen (15') foot side yard setback on each attached multi–family building (and on each detached residential unit, if any) which required front, rear, and side yard setback area shall not be counted toward the open space requirements for that phase of the development. Any setback area in excess of the required minimum shall be counted toward the open space requirement.
(d) If the density of any separately platted phase of development within the Property is more than six (6) or more residential units per acre, based on the number of units and acreage shown on the recorded final plat for that phase, the total permanent open space required for the Property shall be increased over the required 180 acres of permanent open space in accordance with the following formula:
The number of acres in the separately platted phase of development within the property of which the gross density is six or more residential units per acre shall be multiplied by twenty (20%) percent and the resulting product shall be the additional permanent open space to be created for the development.
An example of the application of this formula is set forth below for a 20 acre platted phase were the density is eight (8) residential units per acre:
20 acres x .20 = 4 acres of additional permanent open space in the final platted phase of the development, exclusive of required setback areas, resulting in no more than 160 residential units being constructed on that separately platted twenty (20) acres.

9. Gasoline powered boats and vehicles shall not be permitted on any lake within the Property; provided that, the Association may use or allow to be used gasoline powered boats for construction maintenance and repair of the lakes, dams or docks on the Property. Electric powered boats and vehicles may be permitted on the lakes to the extent, if at all, permitted under the recorded covenants, and rules and regulations adopted pursuant thereto, for the Property.

10. (a) Lake buffers. There shall be a twenty–five (25) foot undisturbed buffer adjacent to the lakes on all lots bordering a lake. The undisturbed buffer shall be measured from the normal pool elevation of the lake. Notwithstanding the above, the buffer may be disturbed in compliance with State EPD guidelines and to do any of the following: (1) perform lake maintenance and repair; (2) remove dead or diseased trees, shrubs and plants; and (3) to control any condition or remove any thing that constitutes a potential health or safety hazard.
(b) In addition, there shall be a twenty–five (25) foot additional undisturbed buffer area immediately to the interior of the undisturbed buffer area immediately to the interior of the undisturbed buffer area described in paragraph 10(a) above on all lots bordering a lake. Notwithstanding the above, this additional buffer area may be disturbed for all of the purposes described in paragraph 10(a) above and for the additional purpose of installing, maintaining and repairing sewer and storm water drainage lines.
(c) In addition to the undisturbed buffers described above, there shall be an additional fifteen (15') foot landscape strip immediately to the interior of the fifty (50) foot undisturbed buffers described in paragraphs 10(a) and 10(b) above on all lots adjacent to a lake which landscape strip may be disturbed, but not improved with impervious materials. For the purposes of these conditions, an "impervious material" shall mean any material that substantially reduces or prevents the infiltration of storm water, including but not limited to buildings, paved roads, paved parking lots and paved driveways, swimming pools and patios. Notwithstanding the above, the term "impervious material" shall not include the following: 1) any deck or fence post, support or foundation, or 2) any deck or similar structure constructed above the grade of the Property.

B. Amenities

1. The recreational amenities described in the Application shall be completed no later than within twenty–four (24) months after recording of the final plat for the first phase of the development containing residential lots or units.

2. Additional recreational amenities may, but shall not be required to be provided by Owner in any phase of development within the Property. Such amenities shall not be required to be completed any sooner than within twenty–four (24) months from the recording of the final plat for the phase in which such amenities are located.

3. The Lower Lake as identified on the Community Development Plan prepared by Botich Partnership dated June 28, 2001 and submitted to the City Council (and found on page A–2 of said Community Development Plan) shall be available for the recreational use of all of the residents within the Property, including boating and fishing, subject to such restrictions as may be contained in the recorded declaration of covenants for the Property and rules and regulations adopted pursuant to said declaration. Access to the Lower Lake through a common area administered by a homeowners association and/or associations shall be provided to the residents of the Property by the Owner no later than by thirty–six (36) months from the recording of the final plat for the first phase of the development containing residential lots or units.

C. Transportation Conditions

1. All roads, including collector roads, neighborhood streets and sub–collector roads, constructed within the Property shall be of a width that meets or exceeds the standards and specifications for such road set forth on page A–6 of the Community Development Plan. All collector roads within a phase of the development shall be identified on the final recorded plat for that phase of the development and shall include on one side of the collector road an eight (8) foot wide sidewalk/path. All neighborhood and sub–collector streets within a phase of the development shall be identified on the final recorded plat for that phase of the development, shall include four (4) foot wide sidewalks on both sides of all neighborhood and sub–collector streets, and shall connect to the eight (8) foot wide sidewalk/path. The exact location of such streets, sidewalks and paths shall be determined by the Owner on the final recorded plat for each phase of the development. Sidewalks and paths located in any phase of the development shall not be required to be constructed prior to the approval of the final plat for the phase within which the sidewalk and/or path is located. All sidewalks and/or paths located within the Property shall in the discretion of the Owner be maintained by either the Association or individual lot owners (but not the City) as specified in a recorded declaration of covenants for the Property.

2. A sidewalk five (5) feet in width shall be constructed by the Owner on that part and side of Spout Springs Road immediately adjacent to the Property and shall be located within the right–of–way of Spout Springs Road. The sidewalk shall be maintained by a homeowners association and/or associations created to administer some portion or all of the Property and shall be constructed within twenty–four (24) months from the recording of the final plat for the first phase of the development containing residential lots or units.

3. Road improvements within the Property including curbs and gutters shall be constructed to City standards and shall be dedicated to and maintained by the City. The Owner shall additionally construct the City's standards and dedicate to the City the appropriate turn lanes on collector roads as described in the Application and the appropriate left turn lanes, acceleration lanes and deceleration lanes on Spout Springs Road to be located at the entrance to the Property; additionally, Owner shall construct to the City's standards the appropriate left turn lanes, acceleration and deceleration lanes at Capitola Road and Bragg Road and as required inside the development.

4. The Owner shall post a maintenance bond for an amount equal to twenty (20%) percent of the cost of constructing the roads within each phase of the development, which bond shall have a duration of thirty–six (36) months with respect to collector roads from the date the City accepts such collector roads within any phase of the development and twenty–four (24) months with respect to sub–collector roads and neighborhood roads from the date the City accepts such sub–collector roads and neighborhood roads within any phase of the development. The City shall use its best efforts to timely inspect and accept all roads constructed within the development. If, not later than thirty (30) days prior to the expiration of the last maintenance bond on any of the roads within a platted phase of the development, all sidewalks within that platted phase have not been constructed, Owner shall construct, or cause to be constructed, said sidewalks and the maintenance bond shall not be released until said sidewalks have been completed by Owner and approved by the City.

5. The landscaping in the street rights–of–way adjacent to lots where a residence has been constructed that does not front the street shall be maintained by a homeowners association and/or associations created to administer some portion or all of the Property. The landscaping in the street rights–of–way adjacent

be maintained by the owner of the lot immediately adjacent to the right–of–way.

6. Owner shall, within twelve (12) months of Zoning Approval, dedicate to the City an additional twenty (20') foot right–of–way immediately adjacent to the current fifty (50') foot right–of–way of Spout Springs Road and the Property. For the purposes of these conditions, the term "Zoning Approval" shall mean thirty (30) days from the date that the City Council of the City of Flowery Branch has approved

has been signed and approved by the Mayor and City Council.

D. Infrastructure Improvements

1. Sewer service for the Property shall be provided in accordance with a Development Agreement to be entered into by the Owner and the City.

E. Office/Commercial Parcel

1. That portion of the Property identified on the Community Development Plan as the office/commercial parcel may be used for office, retail and commercial uses and purposes intended to primarily serve the residents within the Property to lots where a dwelling unit has been constructed that fronts the right–of–way shall including for illustrative purposes only and without limitation the following: restaurants, cafes and coffee houses; general or convenience stores; child or elder care facilities, except that there shall be no child or elder care facilities providing care for more than fourteen (14) hours during any twenty–four (24) hour period as measured from any 12:00 midnight through the following 12:00 midnight; book or video stores, office support and/or supply stores; and professional offices. Owner shall cooperate with the City to facilitate locating a police sub–station within the the ordinance to rezone the Property to a P–U–D zoning classification and the same office/commercial parcel if so requested by the City.

F. Cemetery

1. Within twenty–four (24) months from the recording of the final plat for the first phase of the development containing residential lots or units, Owner shall install a three (3) rail fence around the perimeter of the cemetery, remove any trash and debris from the cemetery, remove any dead or diseased trees or shrubs within the cemetery, and trim, prune and shape all trees and shrubs, as needed, within the cemetery. In performing this work, the Owner shall consult with and follow all reasonable recommendations of the Hall County Historical Society.

G. Density

1. The total number of residential units that may be approved for construction in all phases of the development shall not exceed a maximum of 2,300 residential units to be built on the Property (consisting of 897 acres), or an average density of 2.56 residential units per acre; provided however, that the density on any given acre of land can exceed the 2.56 units per acre so long as the density does not in any instance exceed eight (8) units per acre and the overall density for the Property does not exceed 2.56 units per acre. No portion of the Property shall be divided, sold, or conveyed without the Owner allocating a maximum number of residential dwelling units which may be constructed on said portion of the Property, and Owner notifying the City thereof in which case the allocation shall be made a condition of zoning applicable to said portion of the Property being divided, sold, transferred or conveyed. In no event shall the total number of residential dwelling units constructed on the Property as a whole exceed 2,300.

SHEET 9 OF 9

FINAL PLAT
FOR
STERLING ON THE LAKE – POD Z

HAYES, JAMES & ASSOCIATES
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
NORCROSS, GEORGIA
(770)923–1600

GEORGIA REGISTERED NO. 2795 LAND SURVEYOR LEROY W. JAMES

BEING 114.995 ACRES INCLUDING	REVISION: 9/7/07
ALL RIGHT–OF–WAYS AND	CHANGE FOOTAGE ON
EASEMENTS	OPEN SPACE 25
	REVISE NOTE # 34
LAND LOT : N/A	
DISTRICT: FLOWERY BRANCH–	SURVEYED: JL
DISTRICT, GMD 1270	DRAWN: JP
	CHECKED : LWJ
HALL COUNTY, GEORGIA	PROJ. No. 02–161–SFD
NOVEMBER 6, 2006	FILE No.:
SCALE : 1"=100'	

EXHIBIT 'B'

Sterling on the Lake, Pod Z Subdivision
(Right-of-Way Legal Description)

All that tract or parcel of land lying and being in G.M.D. 1270, City of Flowery Branch, Hall County, Georgia and being more particularly described as follows:

Beginning at the intersection of the northern Right-of-Way of Trail Side Drive (50' R/W) and southwestern Right-of-Way of Winding Canyon Road (R/W varies); thence along said Right-of-Way of Winding Canyon Road 25.81 feet along an arc of a curve to the left having a radius of 18.00 feet and a chord bearing and distance of North 26°56'33" East, 23.65 feet to a point; thence North 18°51'29" West, a distance of 124.26 feet to a point; thence 90.64 feet along an arc of a curve to the left having a radius of 179.34 feet and a chord bearing and distance of North 33°58'16" West, 89.68 feet to a point; thence 78.03 feet along an arc of a curve to the left having a radius of 346.56 feet and a chord bearing and distance of North 54°30'02" West, 77.87 feet to a point; thence North 60°51'05" West, a distance of 55.37 feet to a point; thence North 60°51'05" West, a distance of 19.39 feet to a point; thence 102.52 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 53°56'27" West , 102.27 feet to a point; thence North 47°01'49" West, a distance of 58.32 feet to a point on the southwestern Right-of-Way of Cherokee Rose Way (50' R/W); thence along said Right-of-Way 26.70 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of South 87°58'11" West, 24.04 feet to a point; thence South 42°58'11" West, a distance of 238.51 feet to a point; thence South 42°58'11" West, a distance of 33.02 feet to a point; thence 35.25 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of South 47°27'29" West, 35.22 feet to a point; thence South 52°28'12" West, a distance of 157.31 feet to a point; thence South 52°28'12" West, a distance of 141.91 feet to a point; thence South 52°28'12" West, a distance of 29.01 feet to a point; thence 13.53 feet along an arc of a curve to the left having a radius of 275.00 feet and a chord bearing and distance of South 51°03'37" West, 13.53 feet to a point; thence 317.36 feet along an arc of a curve to the left having a radius of 16120.68 feet and a chord bearing and distance of South 49°05'11" West, 317.36 feet to a point; thence 4.39 feet along an arc of a curve to the right having a radius of 331.71 feet and a chord bearing and distance of South 56°29'30" West, 4.39 feet to a point; thence 81.00 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 77°49'53" West, 72.43 feet to a point on the northwestern Right-of-Way of said Cherokee Rose Way; thence along said Right-of-Way 50.29 feet along an arc of a curve to the left having a radius of 284.74 feet and a chord bearing and distance of North 58°46'42" East, 50.22 feet to a point; thence 316.21 feet along an arc of a curve to the right having a radius of 16170.68 feet and a chord bearing and distance of North 49°05'25" East, 316.21 feet to a point; thence 16.00 feet along an arc of a curve to the right having a radius of 325.00 feet and a chord bearing and distance of North 51°03'37" East, 15.99 feet to a point; thence North 52°28'13" East, a distance of 19.77 feet to a point; thence North 52°28'13" East, a distance of 220.42 feet to a point; thence North 52°28'13" East, a distance of 87.69 feet to a point; thence 27.42 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of North 47°27'29" East, 27.39 feet to a point; thence North 42°58'11" East, a distance of 92.60 feet to a point; thence North 42°58'11" East, a distance of 178.93 feet to a point; thence 26.70 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 02°01'49" West, 24.04 feet to a point on the northeastern Right-of-Way of said Winding Canyon Road; thence along said Right-

of-Way North 47°01'49" West, a distance of 165.91 feet to a point; thence 163.94 feet along an arc of a curve to the left having a radius of 375.00 feet ad a chord bearing and distance of North 59°33'15" West, 162.63 feet to a point; thence 6.78 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of North 72°35'44" West, 6.78 feet to a point; thence North 73°06'47" West, a distance of 153.64 feet to a point; thence 63.37 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 68°50'29" West, 63.31 feet to a point; thence 218.73 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 49°49'33" West, 216.32 feet to a point on the southwestern Right-of-Way of Conifer Court (50′ R/W); thence along said Right-of-Way 25.09 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 77°21'20" West, 22.87 feet to a point; thence South 60°22'14" West, a distance of 55.08 feet to a point; thence 110.83 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 42°13'38" West, 108.99 feet to a point; thence South 24°05'01" West, a distance of 51.01 feet to a point; thence South 24°05'01" West, a distance of 182.14 feet to a point; thence 78.39 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing distance of South 18°05'44" West, 78.24 feet to a point; thence 41.33 feet along an arc of a curve to the left having a radius of 17.00 and a chord bearing and distance of South 08°56'58" West, 41.31 feet to a point; thence South 05°47'31" West, a distance of 58.19 feet to a point; thence 13.87 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of South 17°34'56" East, 13.49 feet to a point; thence 87.93 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 09°25'17" West, 77.03 feet to a point; thence 80.42 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 74°07'26" West, 72.03 feet to a point; thence 77.83 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 16°32'55" East, 70.21 feet to a point; thence 16.42 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 33°28'05" East, 15.79 feet to a point; thence North 05°47'31" East, a distance of 51.87 feet to a point; thence 20.24 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 07°09'23" East, 20.24 feet to a point on the southwestern Right-of-Way of Running Deer Court (50′ R/W); thence 25.09 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 33°45'10" West, 22.87 feet to a point; thence North 76°01'35" West, a distance of 13.65 feet to a point; thence 84.95 feet along an arc of a curve to the right having radius of 425.00 feet and a chord bearing and distance of North 70°18'01" West, 84.81 feet to a point; thence North 64°34'26" West, a distance of 28.27 feet to a point; thence North 64°34'26" West, a distance of 181.71 feet to a point; thence North 64°34'26" West, a distance of 153.42 feet to a point; thence 30.47 feet along an arc of curve to the right having a radius of 225.00 feet and chord bearing and distance of North 60°41'41" West 30.44 feet to a point; thence 164.87 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 35°49'25" West, 161.21 feet to a point; thence 88.77 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 03°31'45" West, 88.19 feet to a point; thence 11.59 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 09°14'54" East, 11.59 feet to a point; thence North 10°43'26" East, a distance of 109.71 feet to a point; thence 3.67 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 04°32'37" East, 3.66 feet to a point; thence 62.48 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 34°09'36" East, 58.49 feet to a point; thence 67.23 feet

along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 71°31'34" East, 62.28 feet to a point; thence 31.64 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 14°52'52" East, 31.11 feet to a point; thence 71.04 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 43°56'50" West, 65.21 feet to a point; thence 21.93 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of South 47°41'09" West, 20.44 feet to a point; thence South 10°43'26" West, a distance of 59.67 feet to a point; thence 229.98 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 26°55'30" East, 213.79 feet to a point; thence South 64°34'26" East, a distance of 25.74 feet to a point; thence South 64°34'26" East, a distance of 231.28 feet to a point; thence South 64°34'26" East, a distance of 106.37 feet to a point; thence 74.96 feet along an arc if a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 70°18'01" East, 74.83 feet to a point; thence South 76°01'35" East, a distance of 10.94 feet to a point; thence 29.39 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 61°52'32" East and a chord distance of 26.82 feet to a point on the northwestern Right-of-Way of said Conifer Court; thence along said Right-of-Way 31.94 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 21°55'50" East, 31.94 feet to a point; thence North 24°05'01" East, a distance of 142.33 feet to a point; thence North 24°05'01" East, a distance of 90.83 feet to a point; thence 63.80 feet along an arc of a curve to the right having a radius of 225.00 feet and a having a chord bearing and distance of North 32°12'26" East, 63.59 feet to a point; thence 78.70 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 50°21'03" East, 78.30 feet to a point; thence North 60°22'14" East, a distance of 55.08 feet to a point**;** thence 25.09 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 18°05'49" East, 22.87 feet to a point on the northeastern Right-of-Way of said Winding Canyon Road; thence along said Right-of-Way 35.28 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 21°47'54" West, 35.27 feet to a point; thence North 19°25'13" West, a distance of 203.72 feet to a point; thence 20.08 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 20°37'53" West, 20.08 feet to a point; thence 172.89 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 32°16'12" West, 171.94 feet to a point; thence North 42°41'51" West, a distance of 121.15 feet to a point; thence North 42°41'51" West, a distance of 106.31 feet to a point; thence 244.93 feet along an arc of a curve to the left having a radius of 425.00 feet and a chord bearing and distance of North 59°12'28" West, 241.56 feet to a point; thence 377.07 feet along an arc of a curve to the left having a radius of 425.00 feet and a chord bearing and distance of South 78°51'53" West, 364.83 feet to a point; thence 52.86 feet along an arc of a curve to the left having a radius of 425.00 feet and a chord bearing and distance of South 49°53'05" West, 52.82 feet to a point; thence South 46°19'18" West, a distance of 242.73 feet to a point; thence South 46°19'18" West, a distance of 163.75 feet to a point; thence 15.19 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of South 20°43'53" West, 14.69 feet to a point; thence 53.86 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 26°00'01" West, 51.29 feet to a point; thence 61.53 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 87°53'08" West, 57.72 feet to a point; thence 53.94 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 21°43'25" West, 51.36 feet to a point; thence 77.07 feet along an arc of a curve to the right having a radius of

50.00 feet and a North 53°20'35" East, 69.67 feet to a point; thence 15.19 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 71°54'44" East 14.69 feet to a point; thence North 46°19'18" East, a distance of 156.89 feet to a point; thence North 46°19'18" East, a distance of 202.73 feet to a point; thence North 46°19'18" East, a distance of 46.87 feet to a point; thence 124.56 feet along an arc of a curve to the right having a radius of 475.00 feet and a chord bearing and distance of North 53°50'03" East, 124.20 feet to a point; thence 149.09 along an arc of a curve to the right having a radius of 475.00 feet and a chord bearing and distance of North 70°20'19" East, 148.48 feet to a point; thence 171.24 feet along an arc of a curve to the right having a radius of 475.00 feet and a chord bearing and distance of North 89°39'30" East, 170.31 feet to a point; thence 141.78 feet along an arc of a curve to the right having a radius of 475.00 feet and a chord bearing and distance of South 71°27'46" East, 141.26 feet to a point; thence 167.58 feet along an arc of a curve to the right having a radius of 475.00 feet and a chord bearing and distance of South 52°48'17" East, 166.71 feet to a point; thence South 42°41'51" East, a distance of 59.86 feet to a point; thence South 42°41'51" East, a distance of 167.60 feet to a point; thence 73.71 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 38°40'32" East, 73.65 feet to a point; thence 139.58 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 27°02'13" East, 139.17 feet to a point; thence South 19°25'13" East, a distance of 61.06 feet to a point; thence South 19°25'13" East, a distance of 142.66 feet to a point; thence 47.07 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 23°00'59" East, 47.04 feet to a point; thence 257.90 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 46°18'52" East, 252.84 feet to a point; thence 46.45 feet a along an arc of a curve to the left having a radius of 375.00 and a chord bearing and distance of South 69°33'53" East, 46.42 feet to a point; thence South 73°06'47" East, a distance of 153.64 feet to a point; thence 45.19 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of South 70°04'02" East, 45.17 feet to a point; thence 148.29 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of South 57°01'33" East, 147.54 feet to a point; thence South 47°01'49" East, a distance of 48.87 feet to a point; thence South 47°01'49" East, a distance of 210.87 feet to a point; thence South 47°01'49" East, a distance of 48.66 feet to a point; thence 90.14 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 3°54'59" East, 89.92 feet to a point; thence South 60°48'10" East, a distance of 74.87 feet to a point; thence 205.79 feet along an arc of a curve to the right having a radius of 444.34 feet and a chord bearing and distance of South 47°04'32" East, 203.95 feet to a point; thence 139.71 feet along an arc of a curve to the right having a radius of 444.34 feet and a chord bearing and distance of South 24°48'02" East, 139.14 feet to a point; thence 21.76 feet along an arc of a curve to the left having a radius of 18.23 feet and a chord bearing and distance of South 49°35'39" East, 20.49 feet to a point on the northern Right-of-Way of said Trail Side Drive; thence along said Right-of-Way 107.80 feet along an arc of a curve to the left having a radius of 325.00 feet and a chord bearing and distance of South 77°22'46" West, 107.31 feet feet to the ***Point of Beginning***.

Said tract contains 7.240 Acres.

RESOLUTION NO. 25-015

A RESOLUTION OF THE CITY OF FLOWERY BRANCH CITY COUNCIL ACCEPTING THE DEDICATION OF ROADWAYS AND STORMWATER STRUCTURES THEREIN LOCATED WITHIN POD KNUTSON PHASES 1, 2 AND 3, STERLING ON THE LAKE, FROM NNP-LOOPER LAKE, LLC, FOR PUBLIC PURPOSES. THE ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED AS BEING 9.307 ACRES; SAID ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED IN EXHIBIT "A" PHASE 1, EXHIBIT "B" PHASE 2, EXHIBIT "C" PHASE 3 AND AS DESCRIBED ON EXHIBIT "D".

WHEREAS, the City Council of the City of Flowery Branch reviewed roadway dedications and all related aspects of the proposal as required by the Flowery Branch Subdivision and Land Development Regulations at the meeting of December 18th, 2025.

NOW THEREFORE BE IT RESOLVED that the governing authority of the City of Flowery Branch, Georgia hereby accepts the following roadways from NNP-LOOPER LAKE, LLC, for public purposes and hereby places them into the city's maintenance program: the roadways are identified as being 9.307 ACRES within POD KNUTSON PHASES 1, 2 AND 3 OF STERLING ON THE LAKE and any stormwater structures located within any portion of the right-of-way of said accepted roadways in Exhibit **"A"** Phase 1, Exhibit **"B"** Phase 2, Exhibit **"C"** Phase 3 and as described on Exhibit **"D"**. Said exhibits are incorporated by reference as if fully set forth herein.

Approved this _____ day of _____ 2025.

_____
Edward R. Asbridge, Mayor

ATTEST:

_____

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM:

_____
Ted Baggett, City Attorney

After recording, please return to:
Michael E. Leavey
Dorough & Dorough, LLC
Attorneys at Law
160 Clairemont Avenue
Suite 650
Decatur, Georgia 30030
(404) 687-9977
D&D File No.: 1775-75

CITY OF FLOWERY BRANCH
RIGHT-OF-WAY DEED

GEORGIA, FLOWERY BRANCH

THIS INDENTURE made this 18th day of December, 2025, between the undersigned (Grantor) and The City of Flowery Branch, a municipal corporation of the State of Georgia (Grantee).

WITNESSETH

That for and in consideration of the sum of One Dollar ($1.00) in hand paid, and the benefits flowing from the project hereinafter described, Grantor does grant and convey unto Grantee, its successors and assigns, the following property, to-wit, 9.307 acres of required right-of-way, located in Georgia Militia District 1270, City of Flowery Branch, Hall County, Georgia, being designated as all or a portion of Scarlet Oak Way (50' R/W), Moondancer Court (50' R/W), Star Gaze Court (50' R/W), Bluegill Road (50' R/W), Woodtrail Run (50' R/W), Lake Overlook Lane (50' R/W), and Blackbird Court (50' R/W), as shown on: (i) that certain Final Subdivision Plat for Sterling on the Lake Pod Knutson, Phase 1, prepared by Rochester & Associates, Inc., containing the seal of Richard E. Millard, Georgia Registered Land Surveyor No. 3044, and dated September 25, 2018, recorded November 21, 2018 at Plat Book 876, Page 247, *et seq*., Hall County, Georgia land records; (ii) that certain Final Subdivision Plat for Sterling on the Lake Pod Knutson, Phase 2, prepared by Rochester & Associates, Inc., containing the seal of Richard E. Millard, Georgia Registered Land Surveyor No. 3044, and dated October 16, 2019, last revised February 9, 2021, recorded February 16, 2021 at Plat Book 880, Pages 19-27, Hall County, Georgia land records; and (iii) that certain Final Subdivision Plat for Sterling on the Lake Pod Knutson, Phase 3, prepared by Rochester & Associates, Inc., containing the seal of Richard E. Millard, Georgia Registered Land Surveyor No. 3044, and dated December 19, 2019, recorded June 8, 2020 at Plat Book 878, Page 428, *et seq*., Hall County, Georgia land records, reference to said plats of survey and the record thereof being hereby made for a more complete description, and as more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

To have and to hold the bargained premises unto Grantee, its successors and assigns forever in fee simple.

Grantor will forever warrant and defend the title to the bargained premises unto Grantee, its successors and assign claims of all the persons whomsoever.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF Grantor has hereunto set its hands and seal the day and year above written.

GRANTOR: **NNP-LOOPER LAKE, LLC**, a Delaware limited liability company

By: _____ (SEAL)
Name: E. William Meyer
Title: Regional President

Signed, sealed and delivered in the presence of

_____
WITNESS

Kathleen M Sepulveda II
NOTARY PUBLIC

My Commission Expires: 02-11-2026

[AFFIX NOTARY SEAL]

KATHLEEN M. SEPULVEDA, II
Notary Public, State of Texas
Comm. Expires 02-11-2026
Notary ID 133585119

[EXHIBIT "A" BEGINS ON THE FOLLOWING PAGE]

Sterling on the Lake, Pod Knutson Subdivision
(Right-of-Way Legal Description)

All that tract or parcel of land lying and being in G.M.D 1270, City of Flowery Branch, Hall County, Georgia and being more particularly described as follows:

Beginning at the intersection of the northern Right-of-Way of Capitola Farm Road (60' R/W) and the southwestern Right-of-Way of Scarlet Oak Way (50' R/W); thence along the Right-of-Way of said Scarlet Oak Way 29.82 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 62°39'05" East, 27.14 feet to a point; thence 35.53 feet along an arc of a curve to the left having a radius of 125.00 feet and a chord bearing and distance of North 11°47'15" East, 35.41 feet to a point; thence 40.37 feet along an arc of a curve to the left having a radius of 125.00 feet and a chord bearing and distance of North 05°36'31" West, 40.20 feet to a point; thence North 14°51'42" West, a distance of 85.88 feet to a point on the southeastern Right-of-Way of Moondancer Court (50' R/W); thence along said Right-of-Way 28.13 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 55°09'23" West 25.87 feet to a point; thence South 84°32'55" West, a distance of 39.73 feet to a point; thence South 84°32'55" West, a distance of 50.00 feet to a point; thence South 84°32'55" West, a distance of 50.00 feet to a point; thence South 84°32'55" West, a distance of 7.22 feet to a point; thence 39.20 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of South 89°32'21" West, 39.15 feet to a point; thence North 85°28'13" West, a distance of 3.84 feet to a point; thence North 85°28'13" West, a distance of 4.67 feet to a point; thence 17.45 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 69°31'56" West, 16.90 feet to a point; thence 31.85 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 62°46'54" West, 31.31 feet to a point; thence 64.00 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 62°18'08" West, 59.72 feet to a point; thence 39.82 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 02°49'01" West, 38.78 feet to a point; thence 61.19 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 55°03'29" East, 57.44 feet to a point; thence 47.48 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 62°40'45" East, 45.72 feet to a point; thence 15.10 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 57°06'07" East, 14.74 feet to a point; thence 2.35 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 82°05'58" East, 2.35 feet to a point; thence South 85°28'13" East, a distance of 8.51 feet to a point; thence 30.49 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of North 89°32'21" East, 30.45 feet to a point; thence North 84°32'55" East, a distance of 11.00 feet to a point; thence North 84°32'55" East, a distance of 50.00 feet to a point; thence North 84°32'55" East, a distance of 50.00 feet to a point; thence North 84°32'55" East, a distance of 36.00 feet to a point; thence 27.72 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 44°50'25" East, 25.56 feet to a point on the northwestern Right-of-Way of said Scarlet Oak Way; thence along said Right-of-Way 48.02 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing of North 11°14'48" East and a chord distance and distance of 47.93 feet to a point; thence North 17°21'39" East, a distance of 62.91 feet to a point; thence 7.14 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 16°55'49" East

7.14 feet to a point; thence 110.46 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 09°50'16" East, 110.21 feet to a point on the southeastern Right-of-Way of Star Gaze Court (50′ R/W); thence along said Right-of-Way 33.40 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 44°39'44" West and a chord distance of 29.65 feet and a radius of 20.00 feet to a point; thence South 87°30'00"West, 51.90 feet to a point; thence South 87°30'00" West, a distance of 50.07 feet to a point; thence South 87°30'00" West, a distance of 42.42 feet to a point; thence 6.80 feet along an arc of a curve to the right having a radius of 175.00 feet and a chord bearing and distance of South 88°36'48" West, 6.80 feet to a point; thence 44.63 feet along an arc of a curve to the right having a radius of 175.00 feet and a chord bearing and distance of North 82°58'04" West, 44.51 feet to a point; thence 44.63 feet along an arc of a curve to the right having a radius of 175.00 feet and a chord bearing and distance of North 68°21'22" West, 44.51 feet to a point; thence 44.63 feet along an arc of a curve to the right having a radius of 175.00 feet and a chord bearing and distance of North 53°44'40" West, 44.51 feet to a point; thence 12.59 feet along an arc of a curve to the right having a radius of 175.00 feet and a chord bearing and distance of North 44°22'40" West, 12.59 feet to a point; thence North 42°19'01" West, a distance of 17.70 feet to a point; thence 17.45 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 67°18'51" West, 16.90 feet to a point; thence 4.34 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 89°49'30" West, 4.34 feet to a point; thence 54.14 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 56°19'12" West, 51.53 feet to a point; thence 41.17 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 01°42'44" West, 40.02 feet to a point; thence 41.66 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 45°44'48" East, 40.47 feet to a point; thence 63.02 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 74°16'29" East, 58.93 feet to a point; thence 40.01 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 15°14'39" East, 38.95 feet to a point; thence 17.45 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 17°19'10" East, 16.90 feet to a point; thence South 42°19'01" East, a distance of 17.70 feet to a point; thence 80.84 feet along an arc of a curve to the left having a radius of 125.00 feet and a chord bearing and distance of South 60°50'40" East, 79.44 feet to a point; thence along a curve to the Left for an arc distance of 28.64 feet, said curve having a chord bearing of South 85°56'10" East and a chord distance of 28.58 feet and a radius of 125.00 feet to a point; thence North 87°30'00" East, a distance of 51.00 feet to a point; thence North 87°30'00" East, a distance of 50.00 feet to a point; thence North 87°30'00" East, a distance of 43.94 feet to a point; thence 32.41 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 41°04'42" East, 28.98 feet to a point on the northwestern Right-of-Way of said Scarlet Oak Way; thence along said Right-of-Way North 05°20'35" West, a distance of 109.14 feet to a point; thence North 05°20'35" West, a distance of 24.09 feet to a point; thence 13.46 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 06°09'18" West 13.46 feet to a point; thence 74.14 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 11°26'19" West, 74.07 feet to a point; thence 38.94 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 18°15'32" West, 38.93 feet to a point; thence North 20°36'27" West, a distance of 28.47 feet to a point; thence North 20°36'27" West, a distance of 60.00 feet to a point; thence North 20°36'27" West, a distance of 60.00 feet to a point; thence North

20°36'27" West, a distance of 50.00 feet to a point southwestern Right-of-Way of Bluegill Road (50' R/W); thence along said Right-of-Way 31.42 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 65°36'27" West, 28.28 feet to a point; thence South 69°23'33" West, a distance of 110.00 feet to a point; thence South 69°23'33" West, a distance of 35.00 feet to a point; thence South 69°23'33" West, a distance of 2.69 feet to a point; thence 47.67 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of South 75°27'42" West, 47.58 feet to a point; thence 11.71 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of South 83°01'19" West, 11.71 feet to a point; thence 15.23 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 62°42'12" West, 14.86 feet to a point; thence 24.87 feet along an arc of a curve to the right having radius of 50.00 feet and a chord bearing and distance of South 55°08'44" West, 24.62 feet to a point; thence 78.54 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 65°36'18" West, 70.71 feet to a point; thence along a curve to the Right for an arc distance of 18.29 feet, said curve having a chord bearing of North 10°07'44" West and a chord distance of 18.19 feet and a radius of 50.00 feet to a point; thence 63.56 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 36°46'04" East, 59.37 feet to a point; thence 58.35 feet along an arc of a curve to the right having a radius of 50.0 feet and a chord bearing and distance of South 73°22'56" East, 55.10 feet to a point; thence 10.85 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 55°29'31" East, 10.72 feet to a point; thence 9.75 feet along an arc of curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 85°00'13" East, 9.66 feet to a point; thence 35.54 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of North 75°12'36" East, 35.48 feet to a point; thence North 69°23'33" East, a distance of 6.00 feet to a point; thence North 69°23'33" East, a distance of 50.00 feet to a point; thence North 69°23'33" East, a distance of 50.00 feet to a point; thence North 69°23'33" East, a distance of 41.69 feet to a point; thence 31.42 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 24°23'33" East, 28.28 feet to a point on the northwestern Right-of-Way of said Scarlet Oak Way; thence along said Scarlet Oak Way North 20°36'27" West, a distance of 110.00 feet to a point; thence North 20°36'27" West, a distance of 60.00 feet to a point; thence North 20°36'27" West, a distance of 60.00 feet to a point; thence North 20°36'27" West, a distance of 60.00 feet to a point; thence North 20°36'27" West, a distance of 34.03 feet to a point; thence 15.25 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 19°34'47" West, 15.25 feet to a point; thence 47.70 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing of North 15°20'10" West and a chord distance and distance of 47.68 feet to a point; thence 47.70 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing of North 08°54'18" West and a chord distance and distance of 47.68 feet to a point; thence 47.70 feet along an arc of a curve to the right making a radius of 425.00 feet and chord bearing and distance of North 02°28'27" West, 47.68 feet to a point; thence 47.70 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 03°57'25" East, 47.68 feet to a point; thence 47.70 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 10°23'17" East, 47.68 feet to a point; thence 47.70 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 16°49'08" East, 47.68 feet to a point; thence 47.70 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 23°15'00" East, 47.68 feet to a point; thence 18.31 feet along an arc of a curve to the right

having a radius of 425.00 feet and a chord bearing and distance of North 27°41'59" East, 18.31 feet to a point; thence North 28°56'02" East, a distance of 30.82 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 72.32 feet to a point; thence 116.13 feet along an arc of a curve to the left having a radius of 275.00 feet and a chord bearing and distance of North 16°50'12" East, 115.27 feet to a point; thence 31.44 feet along an arc of a curve to the left having a radius of 275.00 feet and a chord bearing and distance of North 01°27'50" East, 31.42 feet to a point; thence North 01°48'41" West, a distance of 133.34 feet to a point; thence North 01°48'41" West, a distance of 7.93 feet to a point; thence 125.71 feet along an arc of a curve to the left having a radius of 95.00 feet and a chord bearing and distance of North 39°43'17" West, 116.74 feet to a point; thence North 77°37'53" West, a distance of 105.38 feet to a point; thence North 77°37'53" West, a distance of 50.00 feet to a point; thence North 77°37'53" West, a distance of 23.51 feet to a point; thence 25.81feet along an arc of curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 76°51'11" West, 25.81 feet to a point; thence 48.71 feet along an arc of a curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 74°36'21" West, 48.70 feet to a point; thence 48.71 feet along an arc of a curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 71°40'06" West, 48.70 feet to a point; thence 48.71 feet along an arc of a curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 68°43'50" West, 48.70 feet to a point; thence 48.71 feet along an arc of a curve to the right having a radius of 950.00 feet and chord bearing and distance of North 65°47'35" West, 48.70 feet to a point; thence 19.48 feet along an arc of a curve to the right having a radius 950.00 feet and a chord bearing and distance of North 63°44'12" West, 19.48 feet to a point; thence 48.71 feet along an arc of a curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 61°40'49" West, 48.70 feet to a point; thence 52.90 feet along an arc of a curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 58°36'58" West, 52.90 feet to a point; thence 111.94 feet along an arc of a curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 53°38'43" West, 111.87 feet to a point on the southeastern Right-of-Way of Blackbird Court (50' R/W); thence 30.29 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 86°20'54" West, 27.47 feet to a point; thence South 42°58'00" West, a distance of 49.97 feet to a point; thence South 42°58'00" West, a distance of 60.00 feet to a point; thence South 42°58'00" West, a distance of 60.00 feet to a point; thence South 42°58'00" West, a distance of 50.00 feet to a point; thence South 42°58'00" West, a distance of 50.00 feet to a point; thence South 42°58'00" West, a distance of 18.95 feet to a point; thence 124.75 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 22°32'39" West, 122.13 feet to a point; thence 109.19 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 15°45'12" East, 107.43 feet to a point; thence 68.49 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 44°50'24" East 68.05 feet to a point; thence South 56°03'06" East, a distance of 27.95 feet to a point; thence South 56°03'06" East, a distance of 60.00 feet to a point; thence South 56°03'06" East, a distance of 60.00 feet to a point; thence 17.15 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 80°37'27" East, 16.63 feet to a point; thence 30.26 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 87°51'30" East, 29.80 feet to a point; thence 44.88 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South

44°48'27" East, 43.39 feet to a point; thence 10.16 feet along an arc of a curve to the right having a radius 50.00 feet and a chord bearing and distance of South 13°16'24" East, 10.14 feet to a point; thence 72.50 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 34°05'19" West, 66.31 feet to a point; thence 55.03 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 72°50'34" West, 52.29 feet to a point; thence 31.50 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 23°15'58" West 30.98 feet to a point; thence 17.74 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 30°38'05" West, 17.17 feet to a point; thence North 56°03'06" West, a distance of 18.45 feet to a point; thence North 56°03'06" West, a distance of 60.00 feet to a point; thence North 56°03'06" West, a distance of 60.00 feet to a point; thence North 56°03'06" West, a distance of 8.18 feet to a point; thence 46.44 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 50°08'21" West, 46.35 feet to a point; thence 52.70 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 37°31'02" West 52.58 feet to a point; thence 43.98 feet along an arc of a curve to the right having a radius of 225.00 feet and chord bearing and distance of North 25°12'28" West, 43.91 feet to a point; thence 43.98 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 14°00'33" West, 43.91 feet to a point; thence 52.70 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 01°41'59" West, 52.58 feet to a point; thence 149.05 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 23°59'18" East 146.34 feet to a point; thence North 42°58'00" East, a distance of 284.97 feet to a point; thence 32.37 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 03°15'30" West, 28.88 feet to a point on the northwestern Right-of-Way of said Scarlet Oak Way; thence along said Right-of-Way North 49°29'00" West, a distance of 278.77 feet to a point; thence 17.45 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 74°28'51" West, 16.90 feet to a point; thence 142.86 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 17°37'35" West, 98.99 feet to a point; thence 41.16 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 87°48'32" East, 40.01 feet to a point; thence 53.56 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 37°55'12" East, 51.04 feet to a point; thence 6.76 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 03°21'38" East, 6.75 feet to a point; thence 17.45 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 24°29'09" East, 16.90 feet to a point; thence South 49°29'00" East, a distance of 30.00 feet to a point; thence South 49°29'00" East, a distance of 60.00 feet to a point; thence South 49°29'00" East, a distance of 60.00 feet to a point; thence South 49°29'00" East, a distance of 60.00 feet to a point; thence South 49°29'00" East, a distance of 60.00 feet to a point; thence South 49°29'00" East, a distance of 60.00 feet to a point; thence South 49°29'00" East, a distance of 25.54 feet to a point; thence 38.78 feet along an arc of a curve to the left having a radius of 900.00 feet and a chord bearing and distance of South 50°43'03" East, 38.77 feet to a point; thence 67.52 feet along an arc of a curve to the left having a radius of 900.00 feet and a chord bearing and distance of South 54°06'04" East, 67.50 feet to a point; thence 56.26 feet along an arc of a curve to the left having a radius of 900.00 feet and a chord bearing and distance of South 58°02'29" East, 56.25 feet to a point; thence 56.26 feet along an arc of a curve to the left having a radius of 900.00 feet and a chord bearing and distance of South 61°37'23" East, 56.25 feet to

a point; thence 56.26 feet along an arc of a curve to the left having a radius of 900.00 feet and a chord bearing and distance of South 65°12'17" East, 56.25 feet to a point; thence 56.26 feet along an arc of a curve to the left having a radius 900.00 feet and a chord bearing and distance of South 68°47'12" East, 56.25 feet to a point; thence 56.26 feet along an arc of a curve to the left having a radius of 900.00 feet and a chord bearing and distance of South 72°22'06" East and 56.25 feet to a point; thence 54.54 feet along an arc of a curve to the left having radius of 900.00 feet and a chord bearing and distance of South 75°53'43" East, 54.53 feet to a point; thence South 77°37'53" East, a distance of 1.53 feet to a point; thence South 77°37'53" East, a distance of 177.36 feet to a point; thence 191.88 feet along an arc of a curve to the right having a radius of 145.00 feet and a chord bearing and distance of South 39°43'17" East, 178.18 feet to a point; thence South 01°48'41" East, a distance of 16.44 feet to a point; thence South 01°48'41" East, a distance of 115.19 feet to a point; thence South 01°48'41" East, a distance of 9.64 feet to a point; thence 47.37 along an arc of a curve to the right having a radius of 325.00 feet and a chord bearing and distance of South 02°21'41" West, 47.30 feet to a point; thence 56.38 feet along an arc of curve to the right having a radius of 325.00 feet and a chord bearing and distance of South 11°30'13" West, 56.31 feet to a point; thence 47.02 feet along an arc of a curve to the right having a radius of 325.00 feet and a chord bearing and distance of South 20°37'05" West, 46.98 feet to a point; thence 23.66 feet along an arc of a curve to the right having a radius of 325.00 feet and a chord bearing and distance of South 26°50'54" West, 23.65 feet to a point; thence South 28°56'02" West, a distance of 24.86 feet to a point; thence South 28°56'02" West, a distance of 50.00 feet to a point; thence South 28°56'02" West, a distance of 50.00 feet to a point; thence South 28°56'02" West, a distance of 50.00 feet to a point; thence South 28°56'02" West, a distance of 50.00 feet to a point; thence South 28°56'02" West, a distance of 28.28 feet to a point; thence 28.61 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 26°44'53" West, 28.61 feet to a point; thence 65.94 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 19°31'30" West 65.85 feet to a point; thence 65.94 feet along an arc of a curve to the left having a radius of 375.00 and a chord bearing and distance of South 09°27'01" West, 65.85 feet to a point; thence 9.20 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 01°38'16" East, 79.06 feet to a point; thence 79.20 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 13°44'21" East, 79.06 feet to a point; thence 5.35 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 20°11'55" East, 5.35 feet to a point; thence South 20°36'27" East, a distance of 55.93 feet to a point; thence South 20°36'27" East, a distance of 60.00 feet to a point; thence South 20°36'27" East, a distance of 60.00 feet to a point; thence South 20°36'27" East, a distance of 38.10 feet to a point; thence South 20°36'27" East, a distance of 111.98 feet to a point on the northeastern Right-of-Way of Lake Overlook Lane (50′ R/W); thence along said Right-of-Way 29.65 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 63°05'06" East 27.01 feet to a point; thence 9.33 feet along an arc of a curve to the right having a radius of 491.74 feet and a chord bearing and distance of North 74°58'51" East, 9.33 feet to a point; thence North 75°31'28" East, a distance of 211.55 feet to a point on the Woodtrail Run (50′ R/W); thence along said Right-of-Way 33.56 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 27°27'31" East, 29.76 feet to a point; thence North 20°36'27" West, a distance of 100.37 feet to a point; thence North 20°36'27" West, a distance of 47.04 feet to a point; thence North 20°36'27" West, a distance of 50.00 feet to a point; thence North 20°36'27" West, a distance of 50.00 feet to a point; thence North 20°36'27"

West, a distance of 50.00 feet to a point; thence North 20°36'27" West, a distance of 1.39 feet to a point; thence 44.49 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 14°56'34" West, 44.42 feet to a point; thence 45.76 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 03°27'06" West, 45.68 feet to a point; thence 45.76 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 08°12'04" East, 45.68 feet to a point; thence 45.76 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 19°51'14" East, 45.68 feet to a point; thence 12.78 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 27°18'26" East, 12.78 feet to a point; thence North 28°56'02" East, a distance of 36.08 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 52.87 feet to a point; thence 7.29 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 18°29'22" East, 7.25 feet to a point; thence 10.16 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing of North 06°30'29" West, 10.05 feet to a point; thence 192.98 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 89°30'24" East, 93.63 feet to a point; thence 51.36 feet along an arc of a curve to the right having a radios of 50.00 feet and a chord bearing and distance of South 49°30'06" West, 49.13 feet to a point; thence 5.42 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 71°10'00" West, 5.40 feet to a point; thence 12.03 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 46°10'10" West, 11.85 feet to a point; thence South 28°56'02" West, a distance of 38.68 feet to a point; thence South 28°56'02" West, a distance of 50.00 feet to a point; thence South 28°56'02" West, a distance of 200.27 feet to a point; thence 149.74 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 04°25'14" West, 145.22 feet to a point; thence 1.57 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 20°21'01" East, 1.57 feet to a point; thence South 20°36'27" East, a distance of 48.43 feet to a point; thence South 20°36'27" East, a distance of 50.00 feet to a point; thence South 20°36'27" East, a distance of 50.00 feet to a point; thence South 20°36'27" East, a distance of 50.00 feet to a point; thence South 20°36'27" East, a distance of 108.86 feet to a point; thence 30.44 along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 64°12'53" East, 27.59 feet to a on the northern Right-of-Way of said Lake Overlook Lane; thence along said Right-of-Way 22.09 feet along an arc of a curve to the left having a radius of 705.00 feet and a chord bearing and distance of North 71°16'48" East, 22.09 feet to a point; thence North 70°22'56" East, a distance of 18.53 feet to a point; thence North 70°22'56" East, a distance of 50.00 feet to a point; thence North 70°22'56" East, a distance of 32.33 feet to a point; thence 20.26 feet along an arc of a curve to the left having a radius 705.00 feet and a chord bearing and distance of North 69°33'33" East, 20.26 feet to a point; thence 57.34 feet along an arc of a curve to the left having a radius of 705.00 feet and a chord bearing and distance of North 66°24'22" East, 57.32 feet to a point; thence 13.99 feet along an arc of a curve to the left having a radius of 705.00 feet and a chord bearing and distance of North 63°30'28" East, 13.99 feet to a point; thence North 62°56'22" East, a distance of 37.80 feet to a point; thence North 62°56'22" East, a distance of 60.18 feet to a point; thence North 62°56'22" East, a distance of 49.99 feet to a point; thence 30.97 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 18°34'48" East, 27.97 feet to a point; thence North

25°46'46" West, a distance of 110.47 feet to a point; thence North 25°46'46" West, a distance of 4.69 feet to a point; thence 57.09 along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of North 30°08'26" West, 57.03 feet to a point; thence 19.39 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of North 35°58'59" West, 19.39 feet to a point; thence 18.68 along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 64°13'32" West, 18.01 feet to a point; thence 21.12 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 78°53'18" West, 20.96 feet to a point; thence 52.40 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 36°45'50" West, 50.04 feet to a point; thence 92.73 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 46°23'42" East, 80.00 feet to a point; thence 46.26 feet along an arc of curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 53°57'52" East, 44.63 feet to a point; thence 31.68 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 09°18'11" East, 31.16 feet to a point; thence 16.42 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 14°40'17" East, 15.96 feet to a point; thence 14.99 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of South 37°11'01" East 14.99 feet to a point; thence 57.22 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of South 32°19'00" East, 57.17 feet to a point; thence 19.88 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of South 27°07'11" East, 19.88 feet to a point; thence South 25°46'46" East, a distance of 39.17 feet to a point; thence South 25°46'46" East, a distance of 60.00 feet to a point; thence South 25°46'46" East, a distance of 6.38 feet to a point; thence 17.45 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 50°46'37" East, 16.90 feet to a point; thence 43.63 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 50°46'37" East, 42.26 feet to a point; thence 69.45 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 14°00'48" West, 64.00 feet to a point; thence 51.60 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 83°22'12" West, 49.34 feet to a point; thence 15.89 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 89°49'58" West, 15.48 feet to a point; thence 1.56 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 65°10'11" West, 1.56 feet to a point; thence South 62°56'22" West, a distance of 58.44 feet to a point; thence South 62°56'22" West, a distance of 60.00 feet to a point; thence South 62°56'22" West, a distance of 19.92 feet to a point; thence 39.04 feet along an arc of a curve to the right having a radius of 755.00 feet and a chord bearing and distance of South 64°25'14" West, 39.03 feet to a point; thence 58.42 feet along an arc of a curve to the right having a radius of 755.00 feet and a chord bearing and distance of South 68°07'07" West, 58.41 feet to a point; thence 0.62 feet along an arc of a curve to the right having a radius of 755.00 feet and a chord bearing and distance of South 70°21'32" West, 0.62 feet to a point; thence South 70°22'56" West, a distance of 59.36 feet to a point; thence South 70°22'56" West, a distance of 41.50 feet to a point; thence 8.28 feet along an arc of a curve to the right having a radius of 75.00 feet and a chord bearing and distance of South 70°41'48" West, 8.28 feet to a point; thence 48.69 feet along an arc of a curve to the right having a radius of 755.00 feet and a chord bearing and distance of South 72°51'31" West, 48.68 feet to a point; thence 10.78 feet along an arc of a curve to the right having a radius of 755.00 feet and a chord bearing and distance of South 75°06'55" West, 10.78 feet to a point; thence South

75°31'28" West, a distance of 38.93 feet to a point; thence South 75°31'28" West, a distance of 50.00 feet to a point; thence South 75°31'28" West, a distance of 64.58 feet to a point; thence South 75°31'28" West, a distance of 108.48 feet to a point; thence 33.56 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 27°27'31" West, 29.76 feet to a point on the northeastern Right-of-Way of said Scarlet Oak Way; thence South 20°36'27" East, a distance of 57.41 feet to a point; thence South 20°36'27" East, a distance of 66.36 feet to a point; thence South 20°36'27" East, a distance of 60.04 feet to a point; thence South 20°36'27" East, a distance of 12.26 feet to a point; thence 45.95 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 18°06'01" East, 45.93 feet to a point; thence 57.74 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 12°26'33" East, 57.71 feet to a point; thence 36.18 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 07°19'03" East, 36.17 feet to a point; thence South 05°20'35" East, a distance of 22.42 feet to a point; thence South 05°20'35" East, a distance of 50.00 feet to a point; thence South 05°20'35" East, a distance of 50.00 feet to a point; thence South 05°20'35" East, a distance of 33.27 feet to a point; thence 16.11 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 04°27'50" East, 16.11 feet to a point; thence 48.13 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 00°57'30" East, 48.12 feet to a point; thence 48.13 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 04°17'40" West, 48.12 feet to a point; thence 48.13 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 09°32'51" West, 48.12 feet to a point; thence 47.53 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 14°46'02" West, 47.51 feet to a point; thence South 17°21'39" West, a distance of 0.63 feet to a point; thence South 17°21'39" West, a distance of 50.00 feet to a point; thence South 17°21'39" West, a distance of 12.28 feet to a point; thence 80.84 feet along an arc of a curve to the left and a chord bearing and distance of South 04°07'40" West, 80.12 feet to a point; thence 17.58 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 11°59'00" East, 17.57 feet to a point; thence South 14°51'42" East, a distance of 90.89 feet to a point; thence 104.60 feet along an arc of a curve to the right having a radius of 175.00 feet and a chord bearing of South 02°15'43" West, 103.05 feet to a point; thence 31.10 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 25°18'49" East, 28.06 feet to a point on the northeastern Right-of-Way of said Capitola Farm Road; thence along said Right-of-Way North 69°51'48" West, a distance of 45.24 feet to a point; thence 43.14 feet along an arc of a curve to the left having a radius of 652.42 feet and a chord bearing and distance of North 72°44'03" West, 43.13 feet to the ***Point of Beginning***.

Said tract contains 9.307 Acres.

November 25, 2025

City of Flowery Branch, Georgia
5410 Pine Street
Flowery Branch, Georgia 30542

Re: All that tract or parcel of land lying and being in G.M.D. 1270, Flowery Branch District of Hall County, Georgia, being designated as Scarlet Oak Way (50' R/W), Moondancer Court (50' R/W), Star Gaze Court (50' R/W), Bluegill Road (50' R/W), Woodtrail Run (50' R/W), Lake Overlook Lane(50' R/W), and Blackbird Court (50' R/W), as more particularly shown on (i) that certain Final Subdivision Plat for Sterling on the Lake Pod Knutson, Phase 1, prepared by Rochester & Associates, Inc., containing the seal of Richard E. Millard, Georgia Registered Land Surveyor No. 3044, and dated September 25, 2018, recorded November 21, 2018 at Plat Book 876, Page 247, *et seq.*, Hall County, Georgia land records; (ii) that certain Final Subdivision Plat for Sterling on the Lake Pod Knutson, Phase 2, prepared by Rochester & Associates, Inc., containing the seal of Richard E. Millard, Georgia Registered Land Surveyor No. 3044, and dated October 16, 2019, last revised February 9, 2021, recorded February 16, 2021 at Plat Book 880, Pages 19-27, Hall County, Georgia land records; and (iii) that certain Final Subdivision Plat for Sterling on the Lake Pod Knutson, Phase 3, prepared by Rochester & Associates, Inc., containing the seal of Richard E. Millard, Georgia Registered Land Surveyor No. 3044, and dated December 19, 2019, recorded June 8, 2020 at Plat Book 878, Page 428, *et seq.*, Hall County, Georgia land records.

Dear Sir or Madam:

In consideration of a fee to be paid, this is to certify that I have examined the properly indexed deed records of Hall County, Georgia, and we find the above captioned property is vested in NNP-Looper Lake, LLC, a Delaware limited liability company, by virtue of that certain Limited Warranty Deed from Jeanelle Knutson a/k/a Jeanelle M. Knutson a/k/a J'Nel Knutson a/k/a J'Nel Jeffreys a/k/a Mary Jnell Jeffreys to NNP-Looper Lake, LLC, a Delaware limited liability company, dated May 4, 2007, recorded in Deed Book 6045, page 188, Hall County, Georgia land records and/or that certain Limited Warranty Deed between ANC-Looper Lake, LLC, a Delaware limited liability company, to NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 21, 2002, recorded in Deed Book 4233, page 568, Hall County, Georgia land records, subject to the following exceptions to-wit:

1. All taxes for the year 2025 and subsequent years not yet due and payable, and any additional taxes for the current year or any prior year resulting from a reassessment, amendment or re-billing of city or county taxes subsequent to the effective date of this letter.

2. Right-of-Way Easement from NNP-Looper Lake, LLC, a Delaware limited liability company, to Jackson Electric Membership Corporation, dated February 20, 2003, filed for record March 24, 2003 at 4:50 p.m., recorded in Deed Book 4505, Page 521, Records of Hall County, Georgia.

3. Easement Agreement by and between Rocky Creek Development, L.L.C., a Georgia limited liability company, Little River Homes, Inc., a Georgia corporation, A & S Builders, Inc., a Georgia corporation, and Darby C. Crawford, and NNP-Looper Lake, LLC, a Delaware limited liability company, dated November 12, 2003, filed for record December 2, 2003 at 9:28 a.m., recorded in Deed Book 4814, Page 295, Records of Hall County, Georgia.

4. Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, executed December 11, 2003, filed for record December 15, 2003 at 4:05 p.m., recorded in Deed Book 4828, Page 136, Records of Hall County, Georgia; as supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 1, 2004, filed for record June 14, 2004 at 12:20 p.m., recorded in Deed Book 5000, Page 437, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 1, 2004, filed for record July 28, 2004 at 9:22 a.m., recorded in Deed Book 5043, Page 287, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated October 21, 2004, filed for record November 19, 2004 at 4:09 p.m., recorded in Deed Book 5151, Page 421, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 14, 2005, filed for record March 15, 2005 at 9:08 a.m., recorded in Deed Book 5251, Page 177, Records of Hall County, Georgia; as further supplemented by Corrective Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 16, 2005, filed for record March 16, 2005 at 9:00 a.m., recorded in Deed Book 5252, Page 298, Records of Hall County, Georgia; as further supplemented by Supplement to the

Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 13, 2005, filed for record June 30, 2005 at 10:12 a.m., recorded in Deed Book 5359, Page 512, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated August 2, 2005, filed for record August 2, 2005 at 3:48 p.m., recorded in Deed Book 5394, Page 410, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated October 11, 2005, filed for record October 11, 2005 at 4:33 p.m., recorded in Deed Book 5471, Page 350, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated December 2, 2005, filed for record December 20, 2005 at 10:39 a.m., recorded in Deed Book 5543, Page 584, Records of Hall County, Georgia; as amended by Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod R) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 13, 2006, filed for record March 13, 2006 at 4:24 p.m., recorded in Deed Book 5624, Page 462, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 31, 2006, filed for record April 3, 2006 at 4:31 p.m., recorded in Deed Book 5645, Page 445, Records of Hall County, Georgia; as re-filed for record April 25, 2006 at 9:30 a.m., re-recorded in Deed Book 5665, Page 317, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 12, 2006, filed for record September 13, 2006 at 4:41 p.m., recorded in Deed Book 5812, Page 290, Records of Hall County, Georgia; as re-filed for record October 4, 2006 at 9:41 a.m., re-recorded in Deed Book 5832, Page 422, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 12, 2006, filed for record September 13, 2006 at 4:41 p.m., recorded in Deed Book 5812, Page 295, Records of Hall County, Georgia; as re-filed for record October 4, 2006 at 9:41 a.m., re-recorded in Deed Book 5832, Page 417, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 12, 2006, filed for record October 5, 2006 at 4:36 p.m., recorded in Deed Book 5834, Page 538, Records of Hall County, Georgia;

as further amended by Second Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod R) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated October 3, 2006, filed for record October 5, 2006 at 4:36 p.m., recorded in Deed Book 5834, Page 543, Records of Hall County, Georgia; as further amended by First Amendment to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated November 6, 2006, filed for record November 8, 2006 at 3:46 p.m., recorded in Deed Book 5868, Page 280, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated January 10, 2007, filed for record January 17, 2007 at 4:34 p.m., recorded in Deed Book 5930, Page 69, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated January 10, 2007, filed for record January 12, 2007 at 4:34 p.m., recorded in Deed Book 5930, Page 74, Records of Hall County, Georgia; as further amended by Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod Z) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated May 30, 2007, filed for record May 31, 2007 at 4:18 p.m., recorded in Deed Book 6066, Page 469, Records of Hall County, Georgia; as further amended by Second Amendment to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated August 28, 2007, filed for record October 30, 2007 at 9:36 a.m., recorded in Deed Book 6197, Page 132, Records of Hall County, Georgia; as further amended by First Amendment to the By-Laws of Sterling on the Lake Community Association, Inc., by Sterling on the Lake Community Association, Inc., dated February 20, 2008, filed for record February 26, 2008 at 9:41 a.m., recorded in Deed Book 6278, Page 342, Records of Hall County, Georgia; as further amended by Third Amendment to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 26, 2008, filed for record April 2, 2008 at 9:49 a.m., recorded in Deed Book 6306, Page 86, Records of Hall County, Georgia; as further amended by First Amendment to the Bylaws of Sterling on the Lake Community Association, Inc., by Sterling on the Lake Community Association, Inc., effective as of January 16, 2012, filed for record March 9, 2012 at 12:10 p.m., recorded in Deed Book 6968, Page 167, Records of Hall County, Georgia; as further amended by Amendment to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated as of January 1, 2012, filed for record October 29, 2012 at 1:17 p.m., recorded in Deed Book 7082, Page 643, Records of Hall County, Georgia; as further amended by Third Amendment to the Bylaws of Sterling on the Lake Community Association, Inc., by Sterling on the Lake Community Association, Inc., effective as of January 22, 2013, filed for record February 6, 2013 at 11:05 a.m., recorded in Deed Book 7136, Page

688, Records of Hall County, Georgia; as further amended by Second Amendment to the Bylaws of Sterling on the Lake Community Association, Inc., by Sterling on the Lake Community Association, Inc., effective as of January 16, 2012, filed for record March 18, 2013 at 11:59 a.m., recorded in Deed Book 7156, Page 108, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pod N and Pod O) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 23, 2013, filed for record September 26, 2013 at 1:08 p.m., recorded in Deed Book 7262, Page 154, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pod T, Phase 1) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 23, 2013, filed for record September 26, 2013 at 1:08 p.m., recorded in Deed Book 7262, Page 167, Records of Hall County, Georgia; as further amended by First Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod T, Phase I) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 25, 2014, filed for record September 29, 2014 at 9:13 a.m., recorded in Deed Book 7423, Page 336, Records of Hall County, Georgia; as further amended and restated by Amended and Restated Supplement to the Community Charter for Sterling on the Lake (Pod N and Pod O), by NNP-Looper Lake, LLC, a Delaware limited liability company, and consenting owners, with joinder and consent of Sterling on the Lake Community Association, Inc., a Georgia nonprofit corporation, dated October 29, 2014, filed for record November 3, 2014 at 9:10 a.m., recorded in Deed Book 7437, Page 97, Records of Hall County, Georgia; as further amended by Second Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod T, Phases 1 and 2) by NNP-Looper Lake, LLC, a Delaware limited liability company, with the joinder and consent of Vanderbilt Homes, LLC, a Georgia limited liability company, dated as of March 18, 2015, filed for record March 24, 2015 at 10:44 a.m., recorded in Deed Book 7494, Page 724, Records of Hall County, Georgia; as further amended and restated by Amended and Restated Supplement to the Community Charter for Sterling on the Lake (Pod T, Phases 1 and 2), by NNP-Looper Lake, LLC, a Delaware limited liability company, and consenting owners, with joinder and consent of Sterling on the Lake Community Association, Inc., a Georgia nonprofit corporation, dated March 19, 2015, filed for record March 24, 2015 at 10:44 a.m., recorded in Deed Book 7494, Page 732, Records of Hall County, Georgia; as further amended by Second Amended and Restated Supplement to the Community Charter for Sterling on the Lake (Pod T, Phases 1 and 2), by NNP-Looper Lake, LLC, a Delaware limited liability company, with joinder and consent of Sterling on the Lake Community Association, Inc., a Georgia nonprofit corporation, dated October 21, 2015, filed for record October 28, 2015 at 10:34 a.m., recorded in Deed Book 7606, Page 216, Records of Hall County, Georgia; as further amended by Fourth Amendment to the Community Charter for Sterling on the Lake by NNP-

Looper Lake, LLC, a Delaware limited liability company, dated December 31, 2015, filed for record January 13, 2016 at 1:15 p.m., recorded in Deed Book 7640, Page 442, Records of Hall County, Georgia; as further amended by Fourth Amendment to the ByLaws of Sterling on the Lake Community Association, Inc., by Sterling on the Lake Community Association, Inc., a Georgia nonprofit corporation, made effective as of December 31, 2015, filed for record January 13, 2016 at 1:15 p.m., recorded in Deed Book 7640, Page 444, Records of Hall County, Georgia; as further supplemented by the Supplement to the Community Charter for Sterling on the Lake (Pod S), by NNP-Looper Lake, LLC, a Delaware limited liability company, with the joinder and consent of Sterling on the Lake Community Association, Inc., a Georgia nonprofit corporation, dated January 21, 2016, filed for record January 26, 2016 at 9:59 a.m., recorded in Deed Book 7644, Page 730, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pods V & W, Phase 1), by NNP-Looper Lake, LLC, a Delaware limited liability company, dated July 7, 2016, filed for record July 12, 2016 at 9:56 a.m., recorded in Deed Book 7732, Page 235, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pod U, Phase 1), by NNP-Looper Lake, LLC, a Delaware limited liability company, dated October 6, 2016, filed for record October 11, 2016 at 12:13 p.m., recorded in Deed Book 7784, Page 357, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling On the Lake (Pod Y) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated November 15, 2016, filed for record November 17, 2016 at 10:04 a.m., recorded in Deed Book 7806, Page 87, Records of Hall County, Georgia; as further supplemented by Amended and Restated Supplement to the Community Charter for Sterling on the Lake (Pod V & W, Phase 1 and Phase 2), by NNP-Looper Lake, LLC, a Delaware limited liability company, dated January 30, 2017, filed for record February 9, 2017 at 10:10 a.m., recorded in Deed Book 7849, Page 603, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pod L & M) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 23, 2017, filed for record March 29, 2017 at 9:37 a.m., recorded in Deed Book 7873, Page 660, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pod Q) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated December 20, 2017, filed for record December 26, 2017 at 11:13 a.m., recorded in Deed Book 8018, Page 693, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pod Q and Pod P) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 28, 2018, filed for record April 3, 2018 at 1:03 p.m., recorded in Deed Book 8064, Page 227, Records of Hall County, Georgia; as further amended by Second Amendment to the Supplement to the Community Charter for Sterling on the Lake

(Pod Z) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 25, 2018, filed for record April 4, 2018 at 9:58 a.m., recorded in Deed Book 8064, Page 615, Records of Hall County, Georgia; as further supplemented by that certain Supplement to the Community Charter for Sterling on the Lake (Pod Knutson-1) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated December 6, 2018, filed for record December 7, 2018 at 12:17 p.m., recorded in Deed Book 8188, Page 501, Records of Hall County, Georgia; as further supplemented by that certain Supplement to the Community Charter for Sterling on the Lake (Pod Knutson-2) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated February 13, 2020, filed for record February 19, 2020 at 9:58 a.m., recorded in Deed Book 8428, Page 512, Records of Hall County, Georgia; as further amended by that certain Amended and Restated Supplement to the Community Charter for Sterling on the Lake (Pod Knutson-2) by NNP-Looper Lake, LLC, a Delaware limited liability company, with the joinder and consent of D.R. Horton, Inc., a Delaware corporation, dated June 10, 2020, filed for record June 22, 2020 at 8:42 a.m., recorded in Deed Book 8516, Page 566, Records of Hall County, Georgia; as further supplemented by that certain Supplement to the Community Charter for Sterling on the Lake (Pod Honeycutt, Ph. 1A) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 15, 2020, filed for record June 22, 2020 at 8:42 a.m., recorded in Deed Book 8516, Page 575, Records of Hall County, Georgia; as further supplemented by that certain Supplement to the Community Charter for Sterling on the Lake (Pod Knutson-3) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 15, 2020, filed for record June 22, 2020 at 8:42 a.m., recorded in Deed Book 8516, Page 582, Records of Hall County, Georgia; as further amended by that certain First Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod Honeycutt, Ph. 1A-Adding Ph. 1B) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 2, 2020, filed for record September 14, 2020 at 9:07 a.m., recorded in Deed Book 8591, Page 21, Records of Hall County, Georgia; as further supplemented by that certain Supplemental Declaration of Covenants, Restrictions and Easements for The Retreat at Sterling on the Lake (Ph. 1B) by NNP-Looper Lake, LLC, a Delaware limited liability company, with the joinder and consent of Weekley Homes, LLC, a Delaware limited liability company, dated September 2, 2020, filed for record September 14, 2020 at 9:07 a.m., recorded in Deed Book 8591, Page 28, Records of Hall County, Georgia; as further amended by that certain Second Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod Honeycutt, Ph. 1A and Ph. 1B - Adding Ph. 2) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated January 15, 2021, filed for record February 10, 2021 at 10:09 a.m., recorded in Deed Book 8727, Page 359, Records of Hall County, Georgia; as further supplemented by that certain Supplement to the Community Charter for Sterling on the Lake (Pod J2) by NNP-Looper Lake, LLC, a Delaware limited

liability company, dated November 15, 2021, filed for record December 7, 2021 at 10:51 a.m., recorded in Deed Book 9006, Page 325, Records of Hall County, Georgia.

5. Declaration of Covenants and Restrictions for Compensatory Mitigation for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated April 30, 2004, and consented, joined and subordinated by Residential Funding Corporation, a Delaware corporation, filed for record May 11, 2004 at 2:38 p.m., recorded in Deed Book 4967, Page 406, Records of Hall County, Georgia.

6. Reciprocal Easement Agreement by and between Patrick W. R. Barry, Tricia Barry, Lonna Barry, Clobher-Ceann, LLC, a Virginia limited liability company, NNP-Looper Lake, LLC, a Delaware limited liability company, and Sterling on the Lake Community Association, Inc., dated December 22, 2004, filed for record January 6, 2005 at 9:57 a.m., recorded in Deed Book 5193, Page 276, Records of Hall County, Georgia.

7. Signage Easement from Spout Springs Water Reclamation, LLC, a Georgia limited liability company, to John Wieland Homes and Neighborhoods, Inc., a Georgia corporation, and NNP-Looper Lake, LLC, a Delaware limited liability company, dated as of December 31, 2007, filed for record January 2, 2008 at 11:19 a.m., recorded in Deed Book 6242, Page 1, Records of Hall County, Georgia.

8. All those matters as disclosed by that certain plat recorded in Plat Book 857, Page 57, Records of Hall County, Georgia.

9. All those matters as disclosed by that certain plat recorded in Plat Book 876, Page 247, Records of Hall County, Georgia.

10. All those matters as disclosed by that certain plat recorded in Plat Book 878, Page 428, Records of Hall County, Georgia.

11. All those matters as disclosed by that certain plat recorded in Plat Book 880, Page 19, Records of Hall County, Georgia.

12. Right-of-way Deed from Mulberry Properties Limited to Hall County, Georgia, recorded at Deed Book 471, page 233, Records of Hall County, Georgia.

13. Right-of-way Deed from L. B. Carter to Hall County, Georgia, recorded at Deed Book 422, page 71, Records of Hall County, Georgia.

14. Easement from Capitola Farm Road Limited Partnership to Hall County, Georgia, recorded at Deed Book 860, page 43, Records of Hall County, Georgia.

15. Right-of-way Easement from Mrs. L. W. Hodges to State Highway of Georgia, recorded at Deed Book 83, page 578, Records of Hall County, Georgia.

16. Right-of-way Easement from H. P. Pirkle and Virginia T. Looper to Hall County, Georgia, recorded at Deed Book 471, page 246, Records of Hall County, Georgia.

17. General Utility Easement from L. B. Carter to Georgia Power Company, recorded at Deed Book 374, page 311, Records of Hall County, Georgia.

18. Right-of-way Easement from Lela Bennett to State Highway Board of Georgia, recorded at Deed Book 83, pages 564-565, Records of Hall County, Georgia.

19. Right-of-way Easement from W. J. Cash to State Highway Board of Georgia, recorded at Deed Book 83, page 570, Records of Hall County, Georgia.

20. Right-of-way Deeds to Hall County, Georgia, recorded at Deed Book 786, page 531, Deed Book 1019, page 267 and Deed Book 1019, page 268, Records of Hall County, Georgia.

21. Driveway crossing the southeast corner of Tract 3 and a driveway crossing the southwest corner of Tract 1, as per plat recorded at Plat Book 130, pages 188-189, Records of Hall County, Georgia, as located on survey prepared by Moreland Altobelli, Inc., dated January 25, 2001.

22. Fence encroachments, driveway encroachments, rights of ingress and egress to cemetery, shown on plat referenced in Exhibit "A" of that certain Limited Warranty Deed recorded at Deed Book 4233, page 568, Records of Hall County, Georgia, as shown on survey prepared by Moreland Altobelli, Inc. dated January 25, 2001, last revised June 12, 2002.

23. Easements granted in the following deeds:

a) Limited Warranty Deed from The Club Shakespeare Atlanta Limited Partnership I to Commonwealth Investments, L.L.C., dated November 24, 1998, recorded at Deed Book 3414, pages 315-319, Records of Hall County, Georgia.

b) Limited Warranty Deed from The Club Shakespeare Atlanta Limited Partnership I to On Eagles Wings, L.L.C., dated November 24, 1998, recorded at Deed Book 3414, pages 320-325, Records of Hall County, Georgia.

c) Limited Warranty Deed from The Club Shakespeare Atlanta Limited Partnership I to Patrick W. R. Barry and Julie Krista Barry, dated November 24, 1998, recorded at Deed Book 3406, pages 337-342, Records of Hall County, Georgia.

d) Limited Warranty Deed from George H. Lane, III to The Club Shakespeare Atlanta, Inc., recorded at Deed Book 1630, page 159, Records of Hall County, Georgia.

24. Easement to Hall County recorded at Deed Book 3097, page 283, Records of Hall County, Georgia.

25. Matters shown on plat recorded at Plat Slide 599, page 71-A, Records of Hall County, Georgia.

26. Rights of others in and to the cemetery located on subject property and the right of ingress and egress thereto via a "field road" as shown on survey by Moreland Altobelli, Inc. dated January 25, 2001, last revised June 12, 2002.

27. Construction/Slope Easement to the Hall County Board of Commissioners dated December 5, 2000 and recorded on December 7, 2000 at Deed Book 3780, pages 411-412, Records of Hall County, Georgia.

28. The survey for Looper Lake, LLC and First American Title Insurance Company by Donald Rex Jones, GRLS No. 2396, dated January 25, 2001, last revised June 12, 2002, reveals the following:

    a) Fence encroachment along Spout Springs Road.
    b) 50 foot Easement for ingress and egress.
    c) Gravel drive encroachment near Lollis Creek Road.
    d) Shed encroachment.
    e) Fence meandering along the property line.
    f) Various power poles, guy wires and guy poles found on the property.

29. Matters shown on that certain plat of survey for Rolling Hills Lake Club by Frederick C. Youngman, R.L.S. No. 2160 dated July 20, 2001.

30. Easement and Right of Way for Construction of Road and Installation of Utility Lines between Looper Lake, LLC and Inland Paperboard and Packaging, Inc. dated June 29, 2001, recorded at Deed Book 3944, pages 109-115, Records of Hall County, Georgia.

31. Construction/Slope Easement to the Hall County Board of Commissioners dated December 5, 2000, recorded on December 7, 2000 at Deed Book 3780, pages 411-412, Records of Hall County, Georgia.

32. Declaration of Reciprocal Easement and Operating Agreement by and between ANC-Looper Lake, LLC, a Delaware limited liability company and NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 21, 2002, recorded at Deed Book 4233, page 501, Records of Hall County, Georgia.

33. Easement from Looper Lake, LLC, a Georgia limited liability company to Commonwealth Investments, LLC, a Virginia limited liability company and On Eagles Wings, LLC, a Virginia limited liability company, filed June 25, 2002, recorded at Deed Book 4233, page 438, Records of Hall County, Georgia.

34. Easements contained in Right of Way Deed from Rayford N. Jeffreys et. al. to Hall County, Georgia, dated April 26, 1982, recorded at Deed Book 765, page 577, Records of Hall County, Georgia.

35. All matters disclosed by that ALTA/ACSM Boundary Survey for First American Title Insurance Company; and NNP-Looper Lake, LLC, prepared by Hayes, James & Associates, Inc. and containing the seal of LeRoy W. James, Georgia Registered Land Surveyor No. 1795, dated April 28, 2007.

This certificate is effective as of October 20, 2025 at 5:00 p.m., and is restricted to the sole use of the addressees herein and is strictly limited to matters set forth in period of time certified.

Sincerely,

Michael E. Leavey

PT-61 (Rev. 2/18) To be filed in **HALL COUNTY** **PT-61 069-2025-008229**

SECTION A – SELLER'S INFORMATION (Do not use agent's information)		SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME NNP-LOOPER LAKE, LLC		Exempt Code If no exempt code enter NONE	Public Road Acquisition
MAILING ADDRESS (STREET & NUMBER) 733 EIGHTH AVENUE		1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	$1.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY SAN DIEGO, CA 92101 USA	DATE OF SALE 12/18/2025	1A. Estimated fair market value of Real and Personal property	$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)		2. Fair market value of Personal Property only	$0.00
BUYERS'S BUSINESS / ORGANIZATION / OTHER NAME CITY OF FLOWERY BRANCH		3. Amount of liens and encumbrances not removed by transfer	$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 5410 PINE STREET		4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY FLOWERY BRANCH, GA 30542 USA	Check Buyers Intended Use ( ) Residential ( ) Commercial ( ) Agricultural ( ) Industrial	5. TAX DUE at .10 per $100 or fraction thereof (Minimum $1.00)	$0.00

SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))

HOUSE NUMBER & EXTENSION (ex 265A)	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION		SUITE NUMBER
COUNTY HALL	CITY (IF APPLICABLE)	MAP & PARCEL NUMBER N/A	ACCOUNT NUMBER

TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK

SECTION E – RECORDING INFORMATION (Official Use Only)

DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS

None

eFiled & eRecorded
DATE: 11/21/2018
TIME: 12:54 PM
PLAT BOOK: 00876
PAGE: 00247
RECORDING FEE: 8.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP Page 1 of 11

THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

FINAL SUBDIVISION PLAT
FOR
STERLING ON THE LAKE
POD KNUTSON, PHASE 1

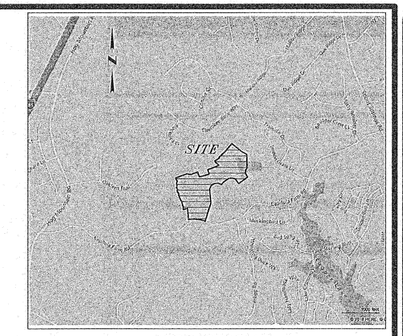
LOCATED IN
G.M.D. 1270
(FLOWERY BRANCH DISTRICT)
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

AREA SUMMARY

LOTS = 15.122 AC
ROADS = 4.409 AC
OPEN SPACE = 14.196 AC

TOTAL AREA = 33.727 ACRES

SCARLET OAK WAY = 1290 LF
MOONDANCER COURT = 285 LF
STAR GAZE COURT = 394 LF
BLUEGILL ROAD = 294 LF
WOODTRAIL RUN = 150 LF
LAKE OVERLOOK LANE = 1056 LF



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. OWNER: NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BOULEVARD
FLOWERY BRANCH, GEORGIA 30542
(678) 960-0232

2. DEVELOPER: NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BOULEVARD
FLOWERY BRANCH, GEORGIA 30542
(678) 960-0232

3. ENGINEER: ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, NW
GAINESVILLE, GEORGIA 30501
(770) 718-0600

4. MINIMUM LOT SIZE, SETBACKS AND DIMENSIONS ESTABLISHED BY EXHIBIT "A" ORDINANCE NOS. 239-I AND 240-I OF CITY OF FLOWERY BRANCH AS AMENDED.

5. TOTAL AREA = 33.727 ACRES
NUMBER OF LOT = 83
DENSITY = 2.460 LOTS/ACRE.

6. THIS PROPERTY IS ZONED PUD.

7. CITY OF FLOWERY BRANCH PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL PUBLIC EASEMENTS.

8. THIS PROPERTY WILL BE SERVED BY PUBLIC WATER PROVIDED BY GDWR.

9. NNP-LOOPER LAKE LLC PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL PUBLIC EASEMENTS.

10. THERE IS A PERPETUAL EASEMENT TO CITY OF FLOWERY BRANCH DEDICATED ALONG THE RIGHT OF WAY FRONTING ALL LOTS.

11. ALL ROADS, RIGHT OF WAY, PERPETUAL AND STORM EASEMENTS & STREET LIGHTING OF THIS SUBDIVISION ARE HEREBY DEDICATED TO THE CITY OF FLOWERY BRANCH.

12. THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THAT COMMUNITY CHARTER FOR STERLING ON THE LAKE, RECORDED IN DEED BOOK 4828, PAGE 136 HALL COUNTY, GEORGIA RECORDS.

13. STERLING ON THE LAKE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE FOR THE OPEN SPACES AND STORMWATER DETENTION FACILITIES.

14. BEARINGS SHOWN HEREON WERE CALCULATED FROM ANGLES TURNED.

15. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA. NO. 13139C0293 G EFFECTIVE DATE: APRIL 4, 2018.

16. PRIOR TO RECORDATION, IRON PINS (1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER LSF000484"), WERE SET IN ACCORDANCE WITH THE GEORGIA PLAT ACT, AS AMENDED, AT ALL REAR LOT CORNERS. AT TIME OF RECORDATION IRON PINS REMAIN TO BE PLACED ON THE FRONT LOT CORNERS. THESE WILL BE ESTABLISHED AND MARKED IN A SIMILAR FASHION, UPON COMPLETION OF ROAD SHOULDER AND UTILITY CONSTRUCTION. WHERE NATURAL OR MANMADE OBSTACLES OCCUR AT THE FRONT LOT CORNERS (SUCH AS LARGE ROCK OUTCROPPINGS, SIDEWALKS, ETC.) NO IRON PIN WILL BE SET. THE CORNER WILL BE MARKED BY A SURVEYOR'S NAIL IMBEDDED IN THE OBJECT. CORNER PINS OR NAILS SUBSEQUENTLY DAMAGED OR REMOVED WILL BE REPLACED UPON THE REQUEST AND AT THE EXPENSE OF THE CLIENT.

17. THIS PLAT IS FOR THE EXCLUSIVE USE OF NNP-LOOPER LAKE, LLC. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

18. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (39.37 INCHES = 1 METER)

19. THE HORIZONTAL DATUM IS REFERENCED TO NAD 83. THE VERTICAL DATUM IS REFERENCED TO NAVD 88.

20. WETLANDS AND STREAMS AS SHOWN HEREON WERE DELINEATED BY NELSON ENVIRONMENTAL, INC, AND WERE FIELD LOCATED BY ROCHESTER & ASSOCIATES, INC.

21. BUILDINGS AND STRUCTURES ERECTED OR TO BE ERECTED SHALL MEET THE FIRE RESISTANCE RATINGS SPECIFIED IN THE INTERNATIONAL FIRE CODE, LATEST EDITION.

22. SURVEY REFERENCE: RECOMBINATION SURVEY FOR NNP-LOOPER LAKE, LLC., PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED 11/14/17

23. ALL WALL ACCESS EASEMENTS ARE 10' FROM TOPO OF WALL AND 10' FROM BOTTOM OF WALL.

24. ALL ELEVATIONS ARE BASED ON MSL.

25. CITY OF FLOWERY BRACH ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENTION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. CITY OF FLOWERY BRANCH DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENT BEYOND THE CITY RIGHT-OF-WAY.

FINAL PLAT APPROVAL:

THE CITY OF FLOWERY BRANCH, GEORGIA CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF FLOWERY BRANCH ZONING ORDINANCE CONDITIONS OF ZONING AND THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF FLOWERY BRANCH, AND THAT THIS PLAT IS HEREBY APPROVED AND RELEASED FOR RECORDING PURPOSES.

CITY OF FLOWERY BRANCH — DATE 11.20.18

ENGINEER / SURVEYOR
ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, N.W.
GAINESVILLE, GEORGIA 30501
SURVEYOR: RICHARD E. MILLARD, R.L.S.
ENGINEER: KEDRICK C. SCOTT, P.E.

OWNER / DEVELOPER
NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BLVD
FLOWERY BRANCH, GEORGIA 30542
PHONE: (678) 960-0232
CONTACT: JENNIFER LANDERS

OWNER'S CERTIFICATE

State of Georgia

County of Hall

The undersigned certifies that he or she is the owner of the land shown on this plat and that the plat and the public and private improvements contained therein or associated therewith meet all applicable requirements and standards of the Flowery Branch Zoning Ordinance and the Flowery Branch Subdivision and Land Development Ordinance. The owner further acknowledges this plat and allotment to be his free act and deed, and dedicates to the City of Flowery Branch forever all areas shown or indicated on this plat as public streets, easements or other public use areas, and all water system, sewerage and other public improvements.

Owner's name: NNP - LOOPER LAKE, LLC

Owner's address: 7004 LAKE STERLING BLVD, FLOWERY BRANCH, GEORGIA 30542

(Owner's signature) Date 11/13/18

CERTIFICATE OF OWNERSHIP
(CITY OF GAINESVILLE)
(HALL COUNTY, GEORGIA)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE CITY OF GAINESVILLE FOREVER . ALL WATER MAINS, EASEMENTS AND ASSOCIATED APPURTENANCES THEREON SHOWN.

OWNER — DATE 11/13/18

CERTIFICATE OF OWNERSHIP
(HALL COUNTY, GEORGIA)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO HALL COUNTY FOREVER ALL SEWER MAINS, EASEMENTS AND ASSOCIATED APPURTENANCES THEREON SHOWN.

OWNER — DATE 11/13/18

ENGINEER'S CERTIFICATE

THE UTILITIES, INFRASTRUCTURE AND PHYSICAL PLACEMENT OF IMPROVEMENTS REFLECTED ON THIS PLAT HAVE BEEN INSTALLED ACCORDING TO EXHIBIT A OF ORDINANCE NOS. 239G AND 240G OF THE CITY OF FLOWERY BRANCH (THE CONDITIONS PLACED UPON FOR ZONING APPROVAL OF THE STERLING ON THE LAKE DEVELOPMENT) AND ARE NOT IN CONFLICT WITH THE DEVELOPMENT REQUIREMENTS OF THE CITY OF FLOWERY BRANCH, NOR THE CONDITIONS OF ZONING APPROVAL SET FORTH IN ORDINANCES NOS. 239-G AND 240-G AS AMENDED BY THE CITY OF FLOWERY BRANCH.

ENGINEER — DATE 11.13.18

HALL COUNTY ENGINEER — APPROVED — HALL COUNTY, GEORGIA
SEWER ONLY
11/13/18

CITY OF GAINESVILLE
DEPT. OF WATER RESOURCES
NOV 13 2018
BY N. SWAFFORD

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF TH E PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST.

THE FIELD DATA WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 44, 211 FEET, AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 417, 540 FEET.
BY: RICHARD E. MILLARD, RLS
GEORGIA LAND SURVEYOR NO. 3044
ADDRESS: 425 OAK STREET N.W. GAINESVILLE GEORGIA
TELEPHONE NUMBER: (770) 718-0600
DATE: 11/7/18

SURVEYOR'S CERTIFICATE

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

REGISTERED GEORGIA LAND SURVEYOR — DATE 11-13-18
Richard E. Millard, GA RLS# 3044
ROCHESTER & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. - LSF000484
Email: remillard@rochester-assoc.com

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

FINAL SUBDIVISION PLAT
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLARD

SHEET 1 OF 11
DATE : 9/25/18
SCALE : 1" = 100'
JOB NO : CG2R0035.KNU
FILE NO. : *FNLPOT
DRAWN BY: WDC

eFiled & eRecorded
DATE: 11/21/2018
TIME: 12:54 PM
PLAT BOOK: 00876
PAGE: 00248
RECORDING FEE: 8.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP Page 2 of 11

THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

Public Hearing Published	02/13/2018	First Reading	03/01/2018
Public Hearing	03/01/2018	Adopted	03/15/2018

ORDINANCE NO. 239-I & 240-I

AN ORDINANCE AMENDING THE CONCEPTUAL SITE PLAN AND CONDITIONS OF APPROVAL RELATING TO ORDINANCE NUMBERS 239H AND 240H, FOR THE MASTER PLANNED COMMUNITY KNOWN AS "STERLING ON THE LAKE". THE REQUEST IS TO AMEND THE PUD ZONING OF THE PORTION OF THE COMMUNITY KNOWN AS POD Z-12 A 23.67 +/- ACRE PROPERTY IDENTIFIED AS TAX PARCELS 15047 000885, 15047 G000050, 15047 G000051, 15047 G000052, 15047 G000053, 15047 G000054, 15047 G000055, 15047 G000056, 15047 G000057, 15047 G000058, 15047 G000059, 15047 G000060, 15047 G000061, 15047 G000062, 15047 G000063 ALL LOCATED IN GMD 1270 FLOWERY BRANCH DISTRICT, HALL COUNTY, GEORGIA. THE REQUEST IS TO ALTER THE NUMBER OF LOTS WITHIN POD Z-12. SUBJECT PROPERTY IS SHOWN ON ATTACHED EXHIBIT "A" AND LEGALLY DESCRIBED ON ATTACHED EXHIBIT "B" AND SHALL BE SUBJECT TO ALL CONDITIONS SET FORTH AND SHOWN ON ATTACHED EXHIBIT "C"; PROVIDING FOR FINDINGS, SEVERABILITY, REPEALING CONFLICTING ORDINANCES, AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, NNP-Looper Lake, LLC owns all that tracts or parcels of land totaling 23.67+/- acres identified as Parcel Tax Identification Nos. 15047 000885, 15047 G000050, 15047 G000051, 15047 G000052, 15047 G000053, 15047 G000054, 15047 G000055, 15047 G000056, 15047 G000057, 15047 G000058, 15047 G000059, 15047 G000060, 15047 G000061, 15047 G000062, and 15047 G000063 – all located within GMD 1270 Flowery Branch District, Hall County, Georgia. Parcels are shown on Exhibit "A", and as legally described on Exhibit "B"; and

WHEREAS, specific conditions shall be placed on subject parcel as shown on attached exhibit "C"; and

WHEREAS, the City Council of the City of Flowery Branch has considered the application of NNP-Looper Lake, LLC in conjunction with the standards set forth in Article 34 - Section 34.7 of Zoning Ordinance No. 348 of the City of Flowery Branch, Georgia; and

WHEREAS, the City Council held a public hearing at the meeting of March 1, 2018 duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

NOW THEREFORE, THE COUNCIL OF THE CITY OF FLOWERY BRANCH DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. FINDINGS.

The City Council finds that the proposed modified rezoning of the current PUD (Planned Unit Development) is consistent with the adopted standards for governing the exercise of the zoning

power consistent with O.C.G.A. § 36-66-5 and requirements of the Zoning Ordinance as identified below.

1. The proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
2. The proposal is not expected to adversely affect the existing use or usability of adjacent or nearby property.
3. The property could be used in accordance with the existing regulations and has a reasonable economic use as currently zoned HB; however, an alternative use is appropriately considered.
4. The development if approved and constructed is not expected to result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
5. The proposal is in conformity with the policy and intent of the comprehensive plan and the character area map and future land use plan map.
6. The proposal is considered appropriate in view of existing use(s) and zoning of the subject property and nearby properties.
7. No determination has been made by staff with regard to the value differential between development under the current zoning as opposed to the modified PUD.
8. A proposed development will not be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
9. There are no known adverse effects that would result from the change in zoning district map, or change in use, on the character of a zoning district.
10. Development as proposed is not expected to impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality. Compliance with city subdivision and land development regulations will be required, which include but are not limited to soil erosion and sedimentation, stormwater, and flood damage prevention.

SECTION 2. LEGAL DESCRIPTION AND CONDITIONS.

The rezoning of the subject parcel, as shown on Exhibit "A" and as legally described in Exhibit "B", to a modified PUD (Planned Unit Development). Conditions as set forth in Exhibit "C". Said Exhibits are incorporated by reference as if fully set forth herein.

SECTION 3. AMENDMENT OF THE ZONING MAP.

This Ordinance is enacted as an amendment to the Zoning Map of Flowery Branch, Georgia. Accordingly, the Zoning Administrator is hereby authorized to update the Official Map consistent with Article 3 of the Zoning Ordinance.

SECTION 4. SEVERABILITY.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE.

The effective date of this Ordinance shall be upon adoption by the City Council of the City of Flowery Branch, Georgia.

SECTION 6. REPEALER.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Adopted this 15th day of March 2018.

James M. Miller, Mayor

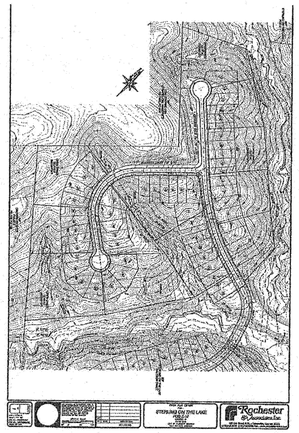
ATTEST:

Melissa McCain, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, Jr., City Attorney

Attachment "A"



Attachment "B"

The overall development is approximately 1001 +/- acres located near the intersection of Capitola Farm Road and Spout Springs Road. The property is described as: **POD Z-12** – a 23.67 acre parcel of real property owned by NNP - Looper Lake, LLC, being known as a portion of **POD Z** (lots 50 – 61) on that plat of survey prepared by Hayes, James & Associates, Inc. recorded on November 8, 2016; and further identified as all or portions of tax identification numbers: 15047 000885, 15047 G000050, 15047 G000051, 15047 G000052, 15047 G000053, 15047 G000054, 15047 G 000055, 15047 G000056, 15047 G000057, 15047 G000058, 15047 G000059, 15047 G000060, 15047 G000061 15047 G000062, 15047 G000063 all located in GMD 1270 Flowery Branch District, Hall County, Georgia.

Attachment "C"

All conditions of zoning as set forth in Ordinances 239 and 240 and all subsequent and relevant modifications shall apply to Pod Z-12.

Applicant has agreed to close Cherokee Rose Way prior to land disturbance activity.

Additionally, the following, as submitted by the applicant, shall be part of the conditions of zoning:

- **POD Z-12 (a portion of POD Z)** – **POD Z-12** is a previously developed, 12 lot portion of Pod Z located on Cherokee Rose Lane and Blackbird Court, north of Capitola Farm Road. The Pod Z Final Plat was recorded last recorded on November 8, 2016. The Applicant is requesting that 12 of the 61 previously platted "Estate" lots be converted to 55 – 42'/52' lots. These 55 – 42'/52' lots will be incorporated into the previously annexed "Knutson" parcel and will be developed as a phase of "Knutson". **POD Z-12** will no longer be accessed through **POD Z** and only through the "Knutson" parcel. The Applicant believes that the amendments are necessary in order to meet current buyer trends and market conditions.

1. **Binding Site Plan and Conditions for Amendment 239I and 240I.** That area shown as "Amendment 239I and 240I," shown on the colored map, "PUD Amendments, Sterling on the Lake," shall be governed by this condition of approval, and shall be substantially in accordance with the Conceptual Master Plan for Sterling on the Lake. In addition, the lots shall be governed by the standards (lot width, depth, setback, building coverage, and floor area) shown below;

   - Property shown as Amendment 239I and 240I, shall be permitted for a maximum of 55 – 42'/52' lots for construction of stick built single family homes only. Applicant shall be permitted to allow the creation of fee-simple single family home lots. Lot design shall be classified as fee simple ownership with no minimum lot width or depth required.
   - The elevations will be consistent with the "Arts and Craft", "Craftsman", and "Traditional" architectural theme evident throughout the Sterling on the Lake development. All elevations shall be reviewed and approved by the Sterling on the Lake, DRC prior to submittal to the City.
   - Applicant shall provide designated open spaces as conceptually illustrated on the binding site plan.
   - All maintenance of roadways and storm water facilities (except storm water management facilities) shall be the responsibility of the City. Roadway design revisions shall be reviewed and approved by the City Engineer and Hall County Fire Department. All road improvements within the property including curbs and gutters shall be constructed or re-

constructed to City standards. Applicant shall construct the roadways in accordance with the "Typical Roadway Layouts." Maintenance and ownership of all roadways within Pod Z-12 shall be the responsibility of the City.
   - Applicant shall provide driveways at each unit that will support two parking spaces.
   - Applicant to utilize Home Owners Association (HOA) or equivalent to provide for all common area maintenance.
   - Applicant shall obtain approval from Hall County Fire Department for proposed roadway and access layout, prior to LDP issuance.
   - All requirements imposed under this Ordinance shall be the standards of the development regardless of any change in ownership.

STATEMENTS OF FACT

Pursuant to Article 34 of the Flowery Branch Zoning Ordinance this amendment to the conceptual master site plan and conditions of approval relating to Ordinance No. 239 and 240 (as amended most recently dated May 4, 2017), to alter the number of lots within **POD Z-12** submit the following Statements of Fact:

A. **POD Z-12** will be developed in general conformance with the enclosed Master Plan. However, the developer will have the right to adjust roads, change lot sizes, and vary the POD density as long as the overall density of the project remains within the previously approved limits. This change is not considered significant and is consistent with previously developed PODs within Sterling on the Lake.

B. The proposed zoning amendment will not adversely affect adjacent property or the overall community as this section of **POD Z** does not contain existing homes and is minor in nature.

C. The property to be affected by the proposed zoning amendment will have more market acceptance with the proposed amendments and will not create any adverse impacts.

D. The proposed zoning amendment will not impact the overall density for the master site plan. As the density has not changed, there are no anticipated additional impacts on existing streets, utilities, or schools.

E. The proposed zoning amendment is minor in scope and involves a re-

allocation of previously approved density for Sterling on The Lake. The proposed zoning amendment is consistent with the spirit and intent of the Community Agenda (Comprehensive Plan), Character Area Map and Future Land Use Map as these documents identify the subject property as "Suburban Residential" and "Planned Unit Development" (PUD). The proposed zoning amendment is consistent with these designations.

F. The changing conditions in the local real estate market have defined product types that are suitable for this market segment within Sterling on the Lake.

G. **POD Z-12** is zoned PUD. Adjacent zonings are as follows:
   - POD Z – PUD
   - Knutson – PUD
   - Oak Fern Estates – AR-III
   - LUM Central USA Evangelical Ministries – R-1

H. The proposed zoning amendment will not significantly impact the value of the property as these changes are more technical in nature

I. The proposed amendment to alter the development standards and re-allocate density will not confer upon the property owner any special privileges that are denied to other properties within the surrounding district. The proposed amendment should not impact the surrounding property owners as the residential use has not changed.

J. The proposed rezoning amendment will not create an isolated zoning district as the subject area is zoned PUD (Planned Unit Development) and will not change. Further, the granting of the requested modifications will be in harmony with the purpose and intent of the City's regulations and will not be injurious to the neighborhood and general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value. To assure that the proposed modifications do not negatively impact the surrounding neighborhood or general public, specific implementation language will be required. The applicant agrees to comply with all previous conditions of approval unless modified by this grant.

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

FINAL SUBDIVISION PLAT
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

REVISIONS

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLARD

SHEET 2 OF 11

DATE : 9/25/18
SCALE : N/A
JOB NO. : G208033.KNU
FILE NO. : *PNLP01
DRAWN BY: WDC

eFiled & eRecorded
DATE: 11/21/2018
TIME: 12:54 PM
PLAT BOOK: 00876
PAGE: 00249
RECORDING FEE: 8.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP Page 3 of 11

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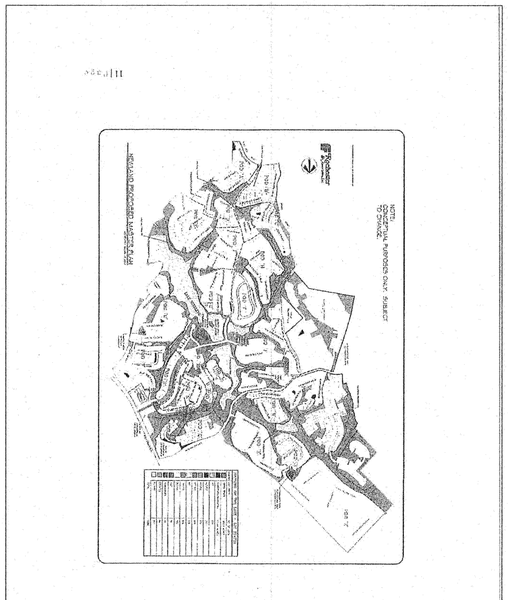
THE CLERK OF THE SUPERIOR COURT

K. The proposed zoning amendment will not change the zoning district map or the character of the zoning district as this change is primarily related to reallocation of density only.

L. The proposed rezoning amendment will not create an impact on the environment as it relates to soil and erosion, flooding, drainage or water quality. The Applicant will comply with all local and state requirements pertaining to soil and erosion as well as water quality. The subject POD Z-

12 is outside of the future floodplain zone.

M. The granting of the proposed zoning amendment is consistent with the overall zoning scheme and the purpose of the Zoning Ordinance. Specifically, the Applicant is asking for an amendment for reallocation of lot density. However, the developer will have the right to adjust roads, change lot sizes, and vary the POD density as long as the overall density of the project remains within the previously approved limits.



BOUNDARY CALL TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS
1	N13°08'22"E	24.95'		
2	N40°37'00"W	16.09'		
3	N62°21'30"W	17.36'		
4	N22°05'17"E	15.38'		
5	N02°36'31"W	10.55'		
6	N24°10'41"W	20.11'		
7	N24°22'29"W	9.71'		
8	N17°18'26"W	8.45'		
9	N02°30'42"W	28.62'		
10	N24°13'09"W	22.45'		
11	N40°59'29"W	25.82'		
12	N23°26'46"W	19.57'		
13	N26°17'26"W	33.62'		
14	N27°13'17"W	45.51'		
15	N01°56'26"E	27.55'		
16	N16°23'19"W	12.47'		
17	N63°35'36"W	19.59'		
18	N03°21'18"E	10.06'		
19	N75°15'56"E	9.16'		
20	N04°23'01"E	16.45'		
21	N68°26'22"W	17.28'		
22	N00°44'33"W	28.71'		
23	N77°45'12"W	21.80'		
24	N03°27'53"E	10.69'		
25	N33°04'54"W	24.58'		
26	N04°42'33"E	18.41'		
27	N27°11'16"E	30.45'		
28	N25°58'25"W	24.82'		
29	N55°13'41"W	20.64'		
30	N35°17'50"W	9.64'		
31	N09°20'14"W	8.05'		
32	N53°17'05"E	15.41'		
33	N00°56'08"W	23.58'		
34	N07°33'26"E	9.90'		
35	N32°10'52"E	12.02'		
36	N00°47'58"W	11.33'		
37	N45°02'26"W	17.96'		
38	N10°05'59"W	12.59'		
39	N10°32'23"E	33.52'		
40	N24°14'16"E	20.89'		
41	N01°51'10"E	6.31'		
42	N23°26'35"E	6.46'		
43	N52°09'58"E	13.29'		
44	N15°12'16"W	5.06'		
45	N67°24'40"W	19.90'		
46	N38°59'16"W	19.13'		
47	N19°37'08"W	32.05'		
48	N23°41'57"W	24.83'		
49	S63°05'06"E	27.01'	29.65'	20.00'
50	N74°58'51"E	9.33'	9.33'	491.74'
51	N27°27'31"E	29.76'	33.56'	20.00'
52	N46°23'42"E	80.00'	92.73'	50.00'
53	S40°57'59"W	27.67'		
54	S23°05'57"W	32.33'		
55	S13°29'07"W	32.71'		
56	S08°21'18"W	46.18'		
57	N69°51'48"W	64.81'		
58	N78°28'39"W	173.42'	173.94'	652.42'
59	S89°38'34"W	112.30'	112.46'	597.40'
60	S80°31'09"W	77.74'	77.79'	597.40'
61	S81°50'55"W	50.06'	50.07'	597.40'

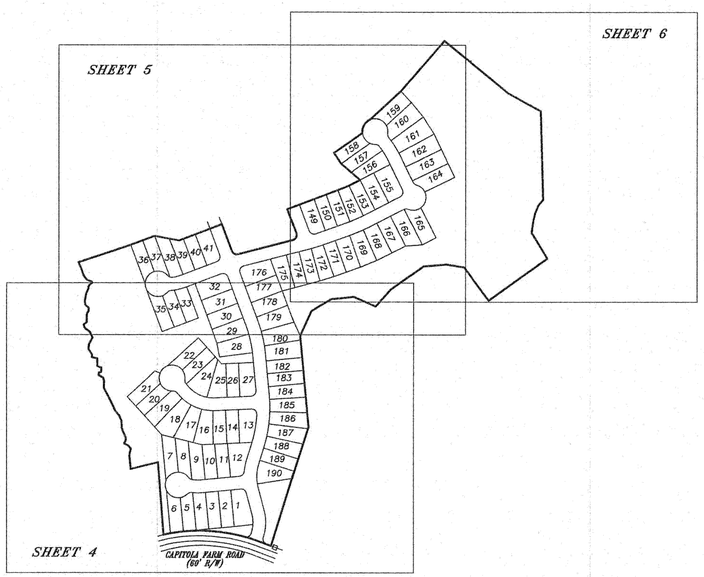
RIGHT-OF-WAY CALL TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS
62	N69°51'48"W	45.24'		
63	N72°44'03"W	43.13'	43.14'	652.42'
64	N62°39'05"E	27.14'	29.82'	20.00'
65	N11°47'15"E	35.41'	35.53'	125.00'
66	N05°36'31"W	40.20'	40.37'	125.00'
67	N14°51'42"W	85.88'		
68	N55°09'23"W	25.87'	28.13'	20.00'
69	S84°32'55"W	39.73'		
70	S84°32'55"W	50.00'		
71	S84°32'55"W	50.00'		
72	S84°32'55"W	7.22'		
73	S89°32'21"W	39.15'	39.20'	225.00'
74	N85°28'13"W	3.84'		
75	N85°28'13"W	4.67'		
76	S69°31'56"W	16.90'	17.45'	20.00'
77	S62°46'54"W	31.31'	31.85'	50.00'
78	N62°18'08"W	59.72'	64.00'	50.00'
79	N02°49'01"W	38.78'	39.82'	50.00'
80	N55°03'29"E	57.44'	61.19'	50.00'
81	S62°40'45"E	45.72'	47.48'	50.00'
82	S57°06'07"E	14.74'	15.10'	20.00'
83	S82°05'58"E	2.35'	2.35'	20.00'
84	S85°28'13"E	8.51'		
85	N89°32'21"E	30.45'	30.49'	175.00'
86	N84°32'55"E	11.00'		
87	N84°32'55"E	50.00'		
88	N84°32'55"E	50.00'		
89	N84°32'55"E	36.00'		
90	N44°50'25"E	25.56'	27.72'	20.00'
91	N11°14'48"E	47.93'	48.02'	225.00'
92	N17°21'39"E	62.91'		
93	N16°55'49"E	7.14'	7.14'	475.00'
94	N09°50'16"E	110.21'	110.46'	475.00'
95	N44°39'44"W	29.65'	33.40'	20.00'
96	S87°30'00"W	51.90'		
97	S87°30'00"W	50.07'		
98	S87°30'00"W	42.42'		
99	S88°36'48"W	6.80'	6.80'	175.00'
100	N82°58'04"W	44.51'	44.63'	175.00'
101	N68°21'22"W	44.51'	44.63'	175.00'
102	N53°44'40"W	44.51'	44.63'	175.00'
103	N44°22'40"W	12.59'	12.59'	175.00'
104	N42°19'01"W	17.70'		
105	N67°18'51"W	16.90'	17.45'	20.00'
106	N89°49'30"W	4.34'	4.34'	50.00'
107	N56°19'12"W	51.53'	54.14'	50.00'
108	N01°42'44"W	40.02'	41.17'	50.00'
109	N45°44'48"E	40.47'	41.66'	50.00'
110	S74°16'29"E	58.93'	63.02'	50.00'
111	S15°14'39"E	38.95'	40.01'	50.00'
112	S17°19'10"E	16.90'	17.45'	20.00'
113	S42°19'01"E	17.70'		
114	S60°50'40"E	79.44'	80.84'	125.00'
115	S85°56'10"E	28.58'	28.64'	125.00'
116	N87°30'00"E	51.00'		
117	N87°30'00"E	50.00'		
118	N87°30'00"E	43.94'		
119	N41°04'42"E	28.98'	32.41'	20.00'
120	N05°20'35"W	109.14'		
121	N05°20'35"W	24.09'		
122	N06°09'18"W	13.46'	13.46'	475.00'
123	N11°26'19"W	74.07'	74.14'	475.00'
124	N18°15'32"W	38.93'	38.94'	475.00'
125	N20°36'27"W	28.47'		
126	N20°36'27"W	60.00'		
127	N20°36'27"W	60.00'		
128	N20°36'27"W	50.00'		
129	N65°36'27"W	28.28'	31.42'	20.00'
130	S69°23'33"W	110.00'		
131	S69°23'33"W	35.00'		

RIGHT-OF-WAY CALL TABLE

132	S69°23'33"W	2.69'		
133	S75°27'42"W	47.58'	47.67'	225.00'
134	S83°01'19"W	11.71'	11.71'	225.00'
135	S62°42'12"W	14.86'	15.23'	20.00'
136	S55°08'44"W	24.62'	24.87'	50.00'
137	N65°36'18"W	70.71'	78.54'	50.00'
138	N10°07'44"W	18.19'	18.29'	50.00'
139	N36°46'04"E	59.17'	63.56'	50.00'
140	S73°22'56"E	55.10'	58.35'	50.00'
141	S55°29'31"E	10.72'	10.85'	20.00'
142	S85°00'13"E	9.66'	9.75'	20.00'
143	N75°12'36"E	35.48'	35.54'	175.00'
144	N69°23'33"E	6.00'		
145	N69°23'33"E	50.00'		
146	N69°23'33"E	50.00'		
147	N69°23'33"E	41.69'		
148	N24°23'33"E	28.28'	31.42'	20.00'
149	N20°36'27"W	110.00'		
150	S20°36'27"E	108.86'		
151	S64°12'53"E	27.59'	30.44'	20.00'
152	N71°16'48"E	22.09'	22.09'	705.00'
153	N70°22'56"E	18.53'		
154	N70°22'56"E	50.00'		
155	N70°22'56"E	32.33'		
156	N69°33'33"E	20.26'	20.26'	705.00'
157	N66°24'22"E	57.32'	57.34'	705.00'
158	N63°30'28"E	13.99'	13.99'	705.00'
159	N62°56'22"E	37.80'		
160	N62°56'22"E	60.18'		
161	N62°56'22"E	49.99'		
162	N18°34'48"E	27.97'	30.97'	20.00'
163	N25°46'46"W	110.47'		
164	N25°46'46"W	4.69'		
165	N30°08'26"W	57.03'	57.09'	375.00'
166	N35°58'59"W	19.39'	19.39'	375.00'
167	N64°13'32"W	18.01'	18.68'	20.00'
168	N78°53'18"W	20.96'	21.12'	50.00'
169	N36°45'50"W	50.04'	52.40'	50.00'
170	S70°06'18"E	67.75'	74.43'	50.00'
171	S09°18'11"E	31.16'	31.68'	50.00'
172	S14°40'17"E	15.96'	16.42'	20.00'
173	S37°11'01"E	14.89'	14.89'	425.00'
174	S32°19'00"E	57.17'	57.22'	425.00'
175	S27°07'11"E	19.88'	19.88'	425.00'
176	S25°46'46"E	39.17'		
177	S25°46'46"E	60.00'		
178	S25°46'46"E	6.38'		
179	S50°46'37"E	16.90'	17.45'	20.00'
180	S50°46'37"E	42.26'	43.63'	50.00'
181	S14°00'48"W	64.00'	69.45'	50.00'
182	S83°22'12"W	49.34'	51.60'	50.00'
183	N89°49'58"W	15.46'	15.89'	20.00'
184	S85°10'11"W	1.56'	1.56'	20.00'
185	S62°56'22"W	58.44'		
186	S62°56'22"W	60.00'		
187	S62°56'22"W	19.92'		
188	S64°25'14"W	39.03'	39.04'	755.00'
189	S68°07'07"W	58.41'	58.42'	755.00'
190	S70°21'32"W	0.62'	0.62'	755.00'
191	S70°22'56"W	59.36'		
192	S70°22'56"W	41.50'		
193	S70°41'48"W	8.28'	8.28'	755.00'
194	S72°51'31"W	48.68'	48.69'	755.00'
195	S72°06'55"W	10.78'	10.78'	755.00'
196	S75°31'28"W	38.93'		
197	S75°31'28"W	50.00'		
198	S75°31'28"W	64.58'		
199	S75°31'28"W	108.48'		
200	S27°27'31"W	29.76'	33.56'	20.00'
201	S20°36'27"E	57.41'		
202	S20°36'27"E	66.36'		
203	S20°36'27"E	60.04'		
204	S20°36'27"E	12.26'		
205	S18°06'01"E	45.93'	45.95'	525.00'
206	S12°26'33"E	57.71'	57.74'	525.00'
207	S07°19'03"E	36.17'	36.18'	525.00'
208	S05°20'35"E	22.42'		
209	S05°20'35"E	50.00'		
210	S05°20'35"E	50.00'		
211	S05°20'35"E	33.27'		
212	S04°27'50"E	16.11'	16.11'	525.00'
213	S00°57'30"E	48.12'	48.13'	525.00'
214	S04°17'40"W	48.12'	48.13'	525.00'
215	S09°32'51"W	48.12'	48.13'	525.00'
216	S14°46'02"W	47.51'	47.53'	525.00'
217	S17°21'39"W	0.63'		
218	S17°21'39"W	50.00'		
219	S17°21'39"W	12.28'		
220	S04°07'40"W	80.12'	80.84'	175.00'
221	S11°59'00"E	17.57'	17.58'	175.00'
222	S14°51'42"E	90.89'		
223	S02°15'43"W	103.05'	104.60'	175.00'
224	S25°18'49"E	28.06'	31.10'	20.00'
225	N80°22'19"W	130.58'	130.80'	652.42'

SHEET INDEX
NOT TO SCALE



MINIMUM HEATED FLOOR AREA PER DWELLING	DESCRIPTIONS PROJECTED LOT CONFIGURATION			SET BACKS			MAXIMUM BUILDING HEIGHT
	LOT TYPE	LOT WIDTH	LOT DEPTH	FRONT YARD	REAR YARD	SIDE YARD	
1000 sq.ft.	A	④ 50'/55'	100'	20'	20'	① 0' MIN-TOTAL 10'	35'
1200 sq.ft.	B	④ 60'/65'	120'	20'	25'	① 0' MIN-TOTAL 10'	35'
1200 sq.ft.	C	⑤ 70'/75'	130'	25'	30'	② 5' MIN-TOTAL 15'	35'
1200 sq.ft.	D	⑤ 80'/85'	140'	25'	30'	② 5' MIN-TOTAL 15'	40'
1200 sq.ft.	E	⑤ 90'/95'	140'	25'	30'	② 5' MIN-TOTAL 15'	40'
1200 sq.ft.	F	⑥ 100'	140'	35'	35'	② 5' MIN-TOTAL 15'	40'
1200 sq.ft.	G	⑧ 40'	115'	20'	20'	① 0' MIN-TOTAL 10'	35'
1000 sq.ft.	⑦ FEE SIMPLE TOWNHOUSE			25'	25'	③ 15'	50'

① THERE MUST BE A MINIMUM OF 10' BETWEEN BUILDINGS AT THE ADJACENT SIDE YARD SETBACK
② THE SIDE YARD SETBACK SHALL BE MINIMUM OF 5' ON ONE SIDE WITH A MINIMUM TOTAL OF 15' BETWEEN BUILDINGS AT THE ADJACENT SIDE YARD SETBACK
③ THERE SHALL BE A MINIMUM 15' SETBACK ALONG ALL OTHER PROPERTY LINES OTHER THAN THE FRONT AND REAR YARD
④ LOT CLASSIFIED AS "VILLAGE LOT" AS FOUND IN DESIGN GUIDELINES FOR R.H.L.C. UNDER "SUB-NEIGHBORHOOD SPECIFICATIONS"
⑤ LOT CLASSIFIED AS "MANOR LOT" AS FOUND IN DESIGN GUIDELINES FOR R.H.L.C. UNDER "SUB-NEIGHBORHOOD SPECIFICATIONS"
⑥ LOT CLASSIFIED AS "ESTATE LOT" AS FOUND IN DESIGN GUIDELINES FOR R.H.L.C. UNDER "SUB-NEIGHBORHOOD SPECIFICATIONS"
⑦ SPECIFIC SPECIFICATIONS WILL BE DEVELOPED FOR FEE SIMPLE TOWNHOUSES. HOWEVER, DESIGN SHALL DEPICT THE CLASSIC AMERICAN AND EUROPEAN ARCHITECTURE.
⑧ TYPE "G" LOT-DWELLING SIZE 1,200 SF - 2,400 SF

*THE MAXIMUM IMPERVIOUS AREA ALLOWED FOR TYPE 'A' LOTS IS 2,600 SF.

	R/W	PAVING B.O.C.	CURB WIDTH (EACH SIDE)	PLANTING STRIP	SIDEWALK STRIP	UTILITY EASEMENT
COLLECTOR	60'	28'	① 2'	③ 6'	④ 10'	⑥ 7'
SUB-COLLECTOR	50'	24'	② 2'	6'	⑤ 6'	⑥ 6'
NEIGHBORHOOD (ACCESS)	50'	22'	② 2'	6'	⑤ 6'	⑥ 5'

① CONCRETE CURB AND GUTTER
② CONCRETE ROLLED EDGE CURB
③ 6' WIDE PLANTING STRIP ON SIDE WITH SIDEWALK. 16' WIDE SHOULDER AND LANDSCAPE STRIP ON SIDE WITH NO SIDEWALK
④ 8' WIDE CURVILINEAR SIDEWALK MEANDERS ALONG 10' WIDE SIDEWALK STRIP - ONE SIDE OF STREET ONLY
⑤ 4' WIDE CURVILINEAR SIDEWALK MEANDERS ALONG 6' WIDE SIDEWALK STRIP - BOTH SIDES OF STREET
⑥ UTILITY EASEMENT OUTSIDE OF STREET RIGHT-OF-WAY. BOTH SIDES OF STREET

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FINAL SUBDIVISION PLAT
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

REVISIONS

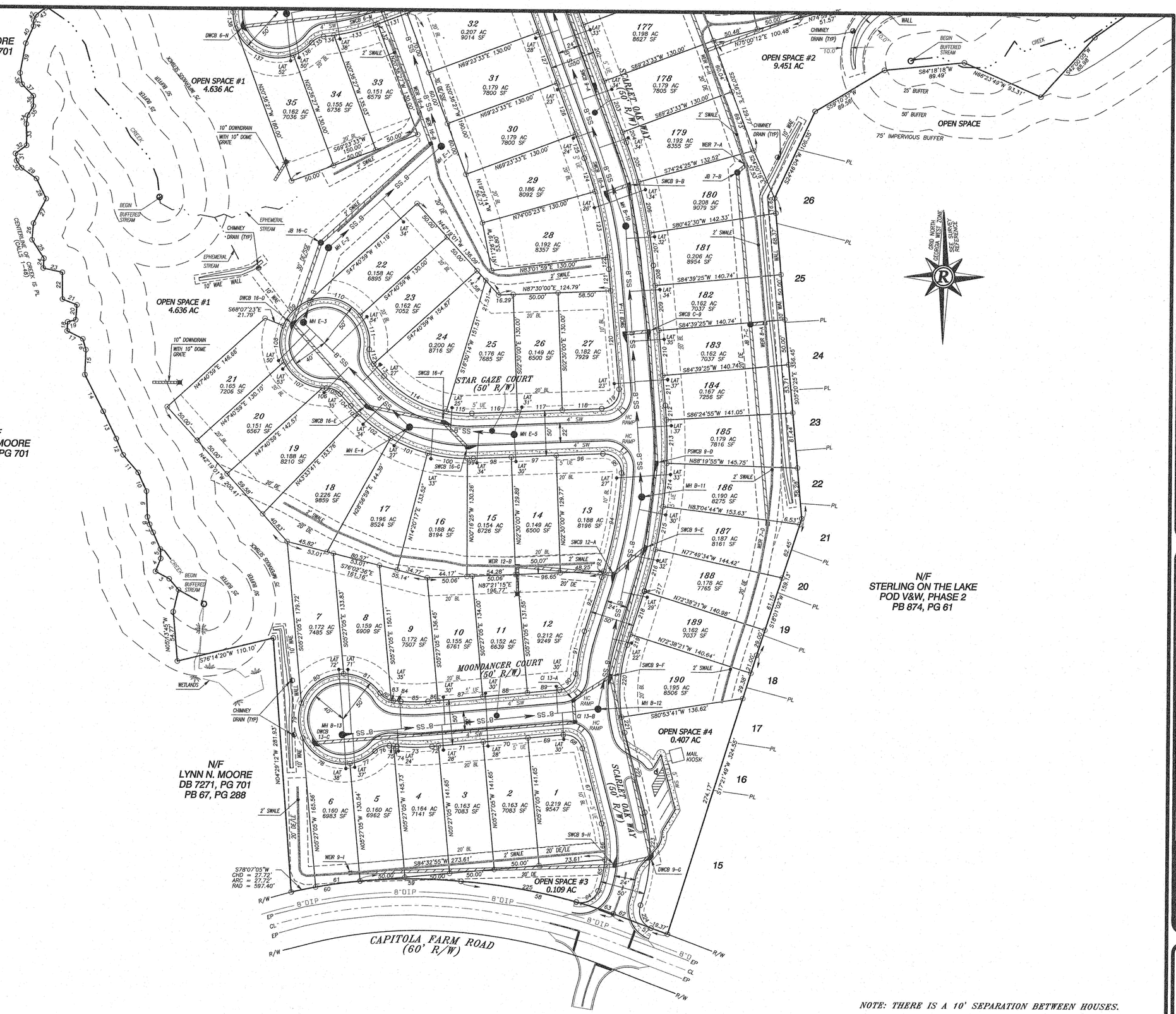
GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLARD

SHEET 3 OF 11

DATE : 9/26/18
SCALE : N/A
JOB NO : G208033.KNJ
FILE NO. *FNLPD1
DRAWN BY: WDC

eFiled & eRecorded
DATE: 11/21/2018
TIME: 12:54 PM
PLAT BOOK: 00876
PAGE: 00250
RECORDING FEE: 8.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP Page 4 of 11

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT



LEGEND

AC	-	ACRES
A/E	-	ACCESS EASEMENT
AKA	-	ALSO KNOWN AS
BC	-	BACK OF CURB
BL	-	BUILDING SETBACK LINE
BLDG	-	BUILDING
BWF	-	BARBED WIRE FENCE
C&G	-	CURB & GUTTER
CT	-	CRIMP TOP PIPE
CI	-	CURB INLET
CL	-	CENTERLINE
CLF	-	CHAIN LINK FENCE
CMF	-	CONCRETE MONUMENT FOUND
CMP	-	CORRUGATED METAL PIPE
CO	-	CLEANOUT
CONC	-	CONCRETE
DB, PG	-	DEED BOOK, PAGE
DE	-	DRAINAGE EASEMENT
DI	-	DROP INLET
DIP	-	DUCTILE IRON PIPE
DP	-	DUMPSTER PAD
DWCB	-	DOUBLE-WING CATCH BASIN
EASE	-	EASEMENT
EA	-	EDGE OF ASPHALT
EP	-	EDGE OF PAVEMENT
EX	-	EXISTING
FH	-	FIRE HYDRANT
-G-	-	GAS LINE
GM	-	GAS METER
GP	-	GUY POLE
GT	-	GREASE TRAP
GV	-	GAS VALVE
GW	-	GUY WIRE
HC	-	HANDICAP
HW	-	HEADWALL
HWF	-	HOG WIRE FENCE
IPF	-	IRON PIN FOUND
IPOS	-	IRON PIN OFFSET
IPS	-	IRON PIN SET (1/2" R/B)
IV	-	IRRIGATION VALVE
JB	-	JUNCTION BOX
LE	-	LANDSCAPE EASEMENT
LL	-	LAND LOT
LAT	-	LATERAL
LLL	-	LAND LOT LINE
LP	-	LIGHT POLE
MH	-	MANHOLE
MON	-	MONUMENT
N/F	-	NOW OR FORMERLY
OCS	-	OUTLET CONTROL STRUCTURE
OT	-	OPEN TOP PIPE
-P-	-	POWER LINE
-P/T-	-	POWER & TELEPHONE LINE
PAV'T	-	PAVEMENT
PBX	-	POWER BOX
PIV	-	POST INDICATOR VALVE
PUE	-	PERPETUAL UTILITY EASEMENT
PL	-	PROPERTY LINE
PM	-	POWER METER
POB	-	POINT OF BEGINNING
PP	-	POWER POLE
PTP	-	POWER & TELEPHONE POLE
PVC	-	POLYVINYLCHLORIDE PIPE
PB, PG	-	PLAT BOOK, PAGE
R/B	-	REBAR
RCP	-	REINFORCED CONCRETE PIPE
R/W	-	RIGHT OF WAY
-SS-	-	SANITARY SEWER LINE
SSE	-	SANITARY SEWER EASEMENT
SF	-	SQUARE FOOT
SW	-	SIDEWALK
SWCB	-	SINGLE-WING CATCH BASIN
TBM	-	TEMPORARY BENCHMARK
TBX	-	TELEPHONE BOX
TMH	-	TELEPHONE MANHOLE
TP	-	TELEPHONE POLE
TPOB	-	TRUE POINT OF BEGINNING
TSB	-	TRAFFIC SIGNAL BOX
TSP	-	TRAFFIC SIGNAL POLE
-T-	-	TELEPHONE LINE
UP	-	UNDERGROUND POWER
UE	-	UTILTY EASEMENT
UT	-	UNDERGROUND TELEPHONE
WI	-	WEIR INLET
-W-	-	WATER LINE
WM	-	WATER METER
WV	-	WATER VALVE
WAE	-	WALL ACCESS EASEMENT
WVT	-	WATER VAULT
♿	-	HANDICAP

NOTE: THERE IS A 10' SEPARATION BETWEEN HOUSES.

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FINAL SUBDIVISION PLAT
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
LOCATED IN
G.M.D. 1
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

GRAPHIC SCALE 25' 0 50' 100

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLARD

SHEET 4 OF 11

DATE : 9/25/18
SCALE : 1" = 50'
JOB NO : C208033.KNU
FILE NO. *FNLP01
DRAWN BY: MDC

eFiled & eRecorded
DATE: 11/21/2018
TIME: 12:54 PM
PLAT BOOK: 00876
PAGE: 00251
RECORDING FEE: 8.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP Page 5 of 11

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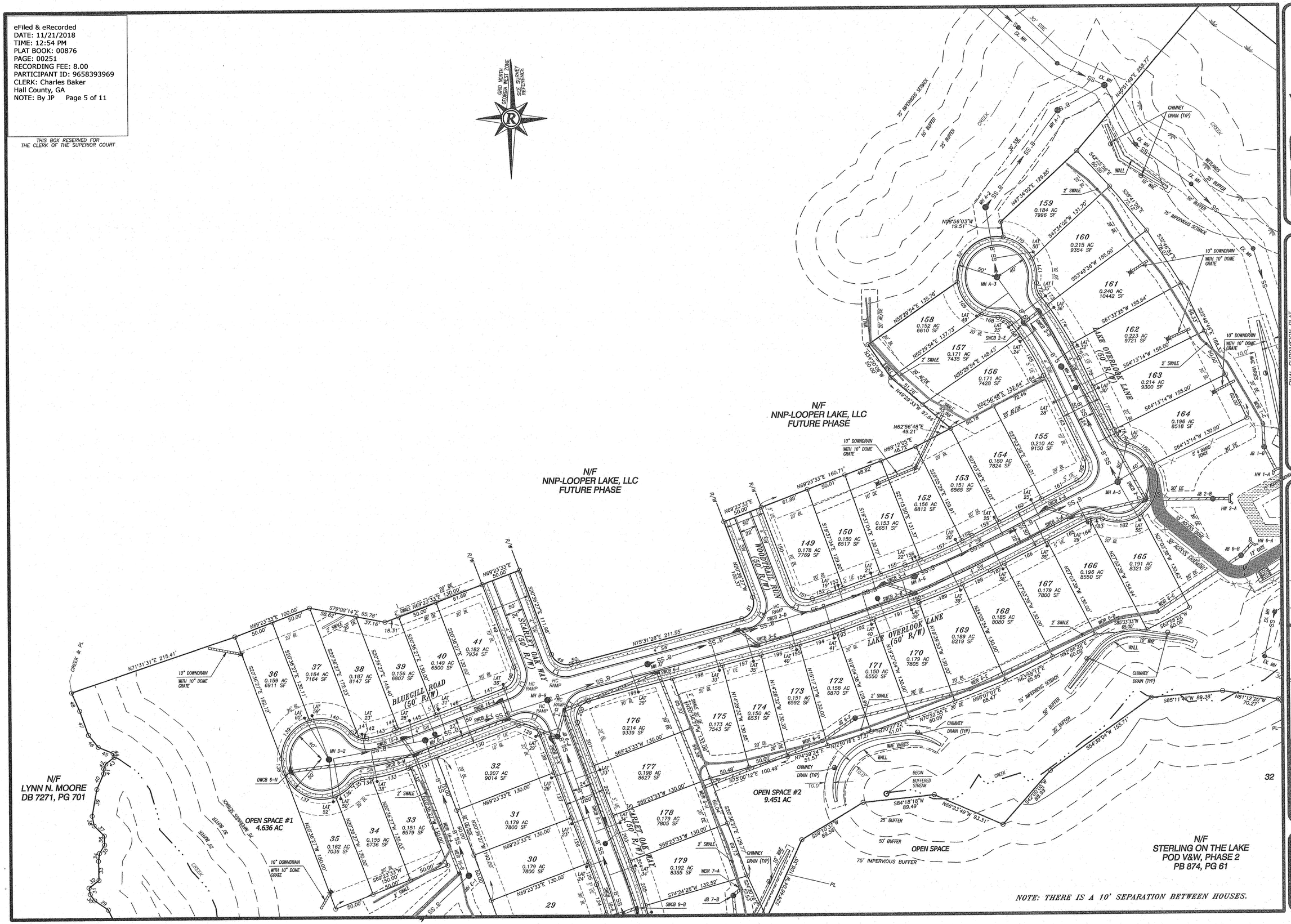

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FINAL SUBDIVISION PLAT
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
LOCATED IN
G.M.D. 270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

GRAPHIC SCALE
25' 0' 50' 100'

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MALLARD

SHEET 5 OF 11

DATE : 9/25/18
SCALE : 1" = 50'
JOB NO : G208033.KNU
FILE NO. #KNLP01
DRAWN BY: WDC

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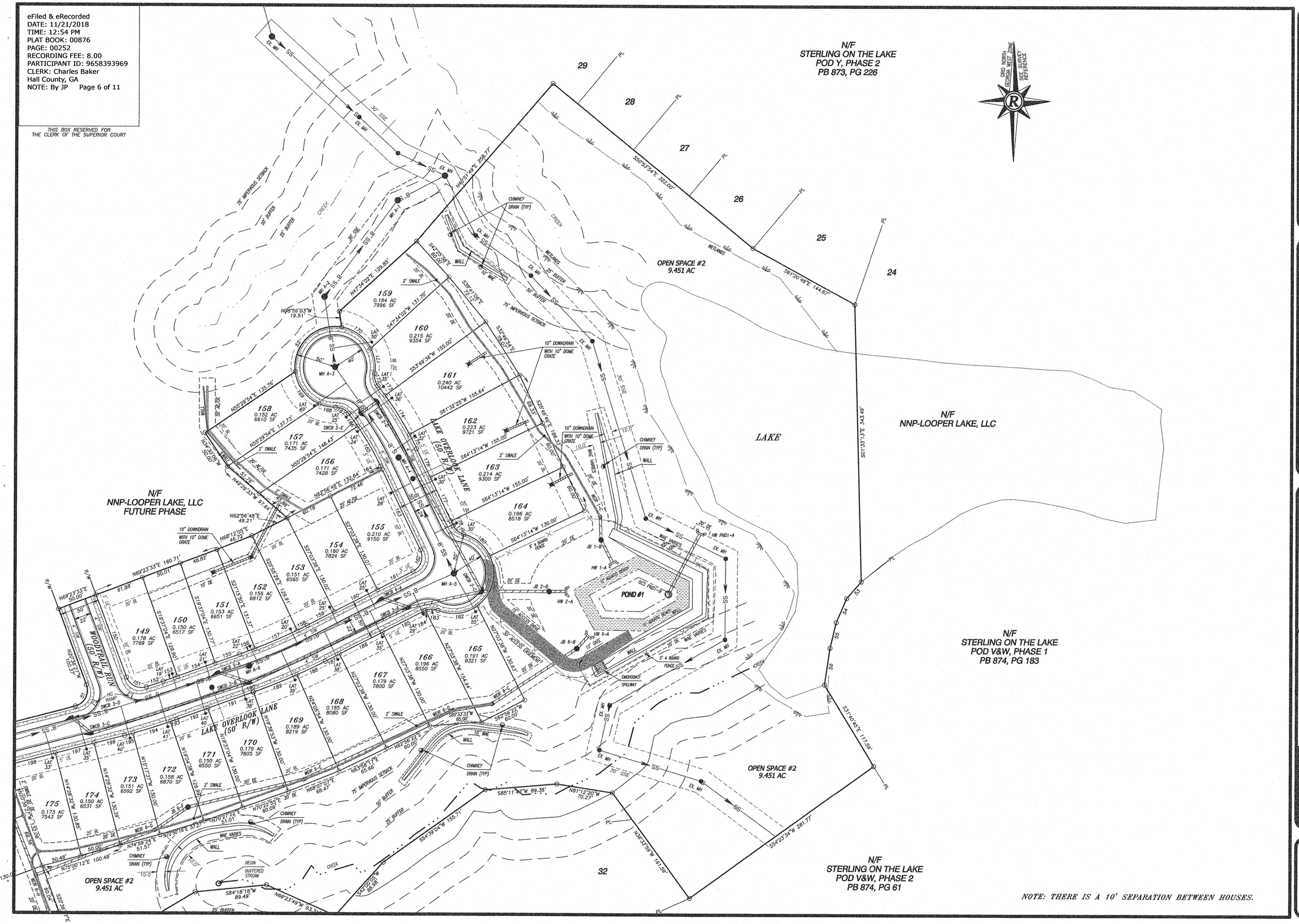

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FINAL SUBDIVISION PLAT
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

GRAPHIC SCALE
25' 0' 50' 100'

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. WILLIARD

SHEET 6 OF 11

DATE : 9/25/18
SCALE : 1" = 50'
JOB NO : G208033.KWU
FIELD BK : WDC-201
DRAWN BY: WDC

eFiled & eRecorded
DATE: 11/21/2018
TIME: 12:54 PM
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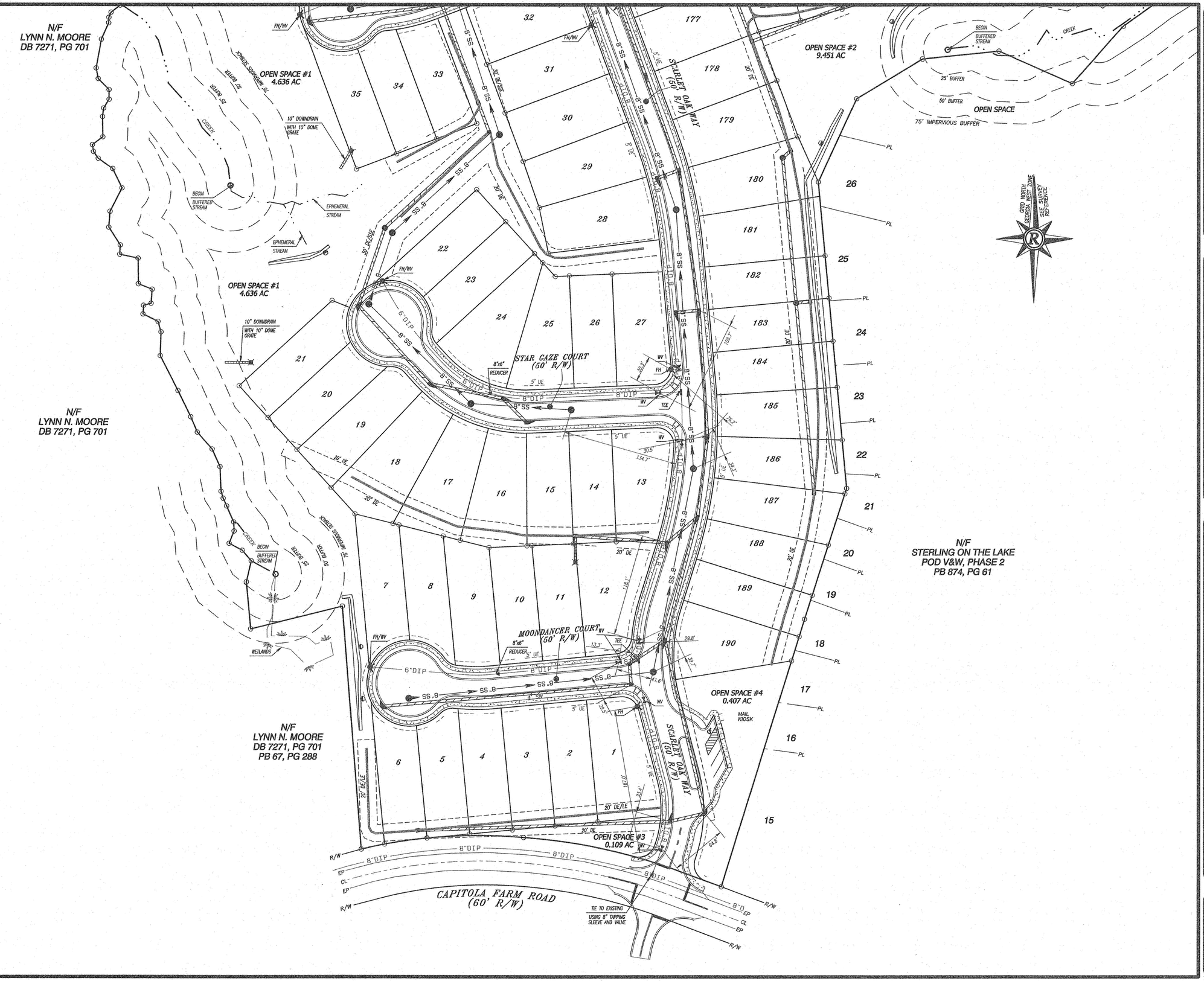

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WATER AS-BUILT DRAWING
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

REVISIONS

GRAPHIC SCALE 25' 0' 50' 100'

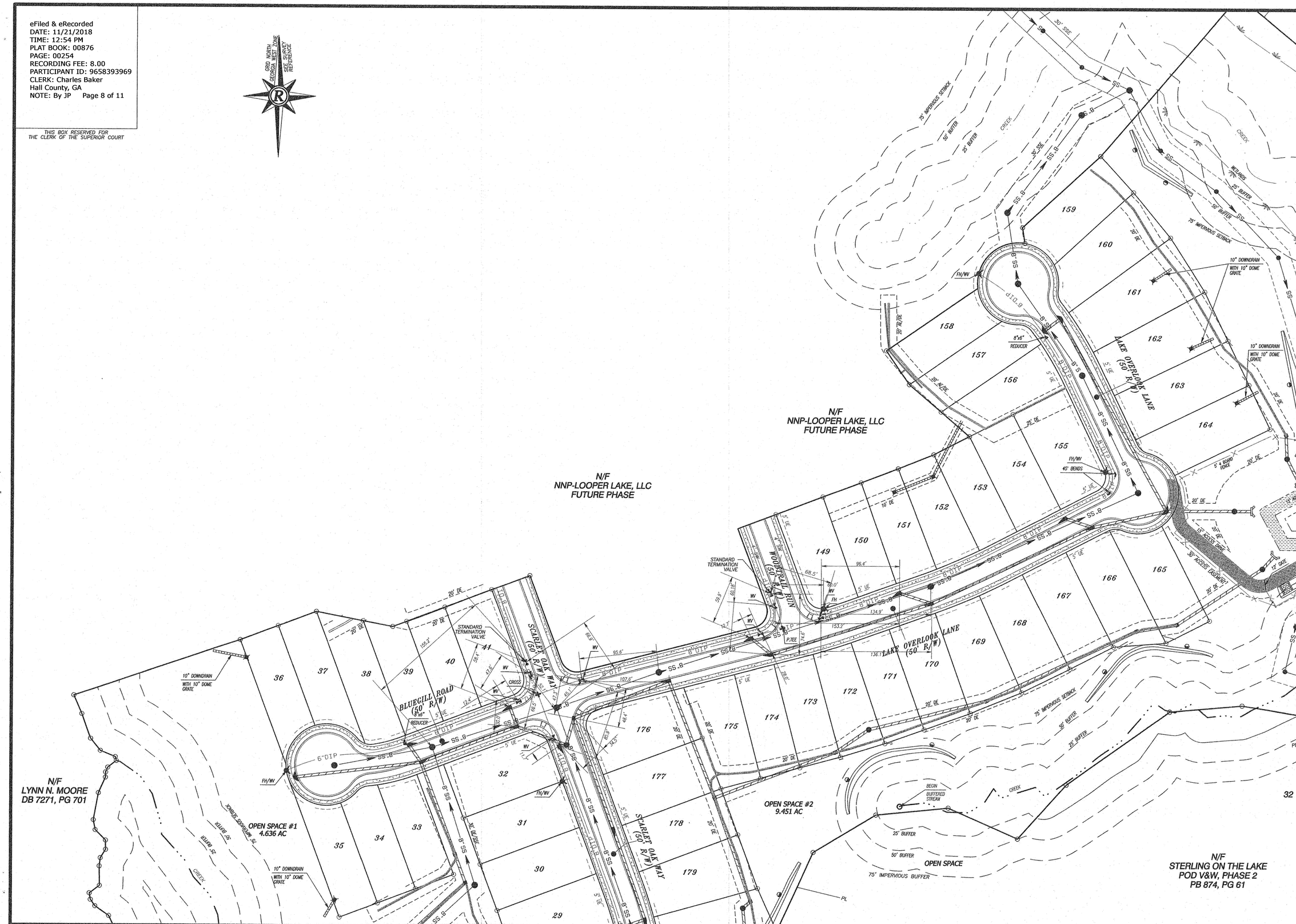
GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLARD

SHEET 7 OF 11

DATE : 9/25/18
SCALE : 1"=50'
JOB NO : G208033.KNU
FILE NO. : FNLP01
DRAWN BY: WDC

eFiled & eRecorded
DATE: 11/21/2018
TIME: 12:54 PM
PLAT BOOK: 00876
PAGE: 00254
RECORDING FEE: 8.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP Page 8 of 11

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT



Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

WATER AS-BUILT DRAWING
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
LOCATED IN
G.M.D. 270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

REVISIONS

GRAPHIC SCALE 25' 0' 50' 100'

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLARD

SHEET 8 OF 11

DATE : 9/25/18
SCALE : 1" = 50'
JOB NO : G208033.KNU
FILE NO : #FNLP01
DRAWN BY: WDC

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NOTE: By JP Page 9 of 11

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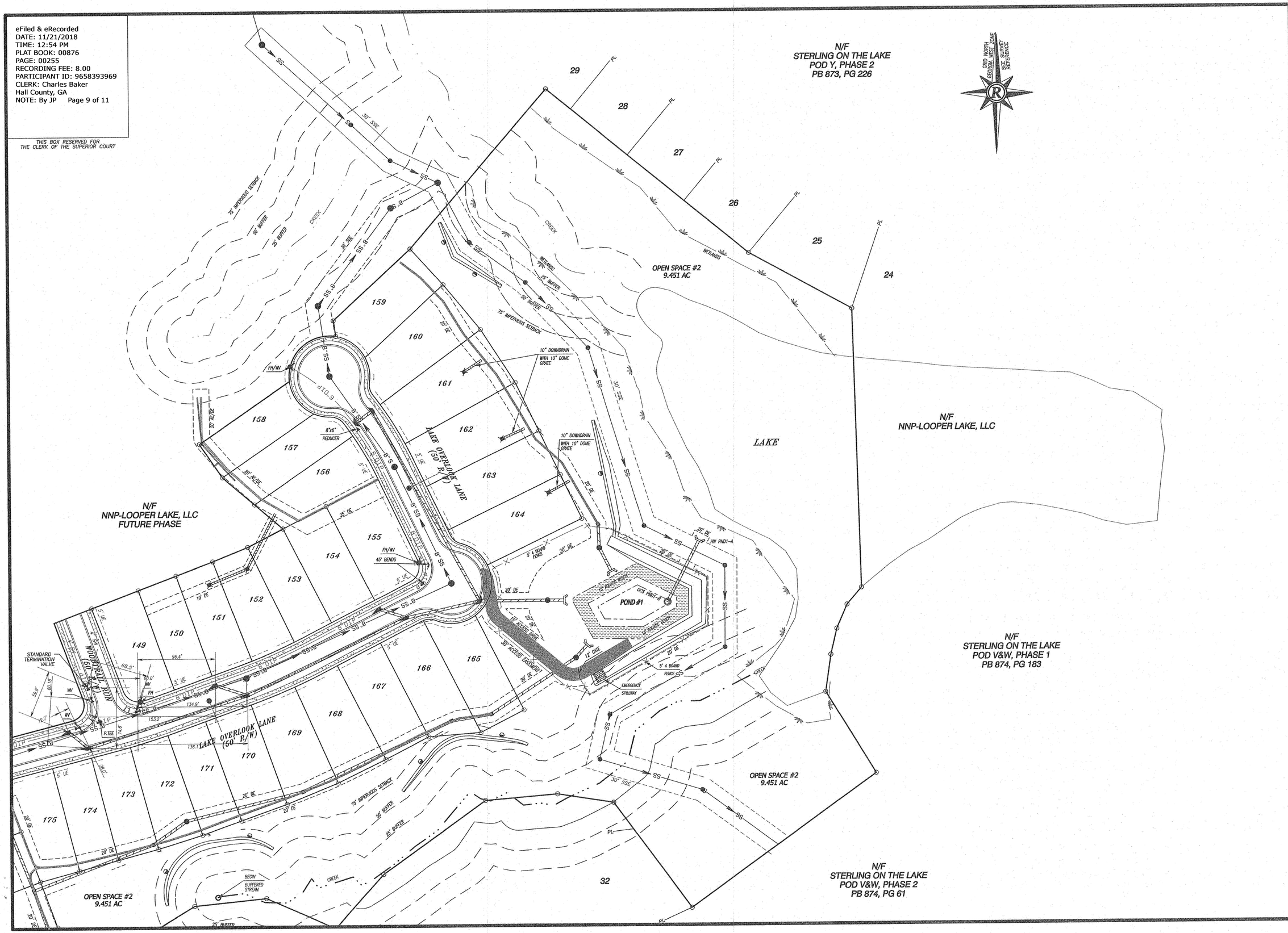

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(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

WATER AS-BUILT DRAWING
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

GRAPHIC SCALE 25' 0' 50' 100'

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLARD

SHEET 9 OF 11

DATE : 9/25/18
SCALE : 1" = 50'
JOB NO : G2080333.KNJ
FILE NO. : *FNLP01
DRAWN BY: WDC

eFiled & eRecorded
DATE: 11/21/2018
TIME: 12:54 PM
PLAT BOOK: 00876
PAGE: 00256
RECORDING FEE: 8.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP Page 10 of 11

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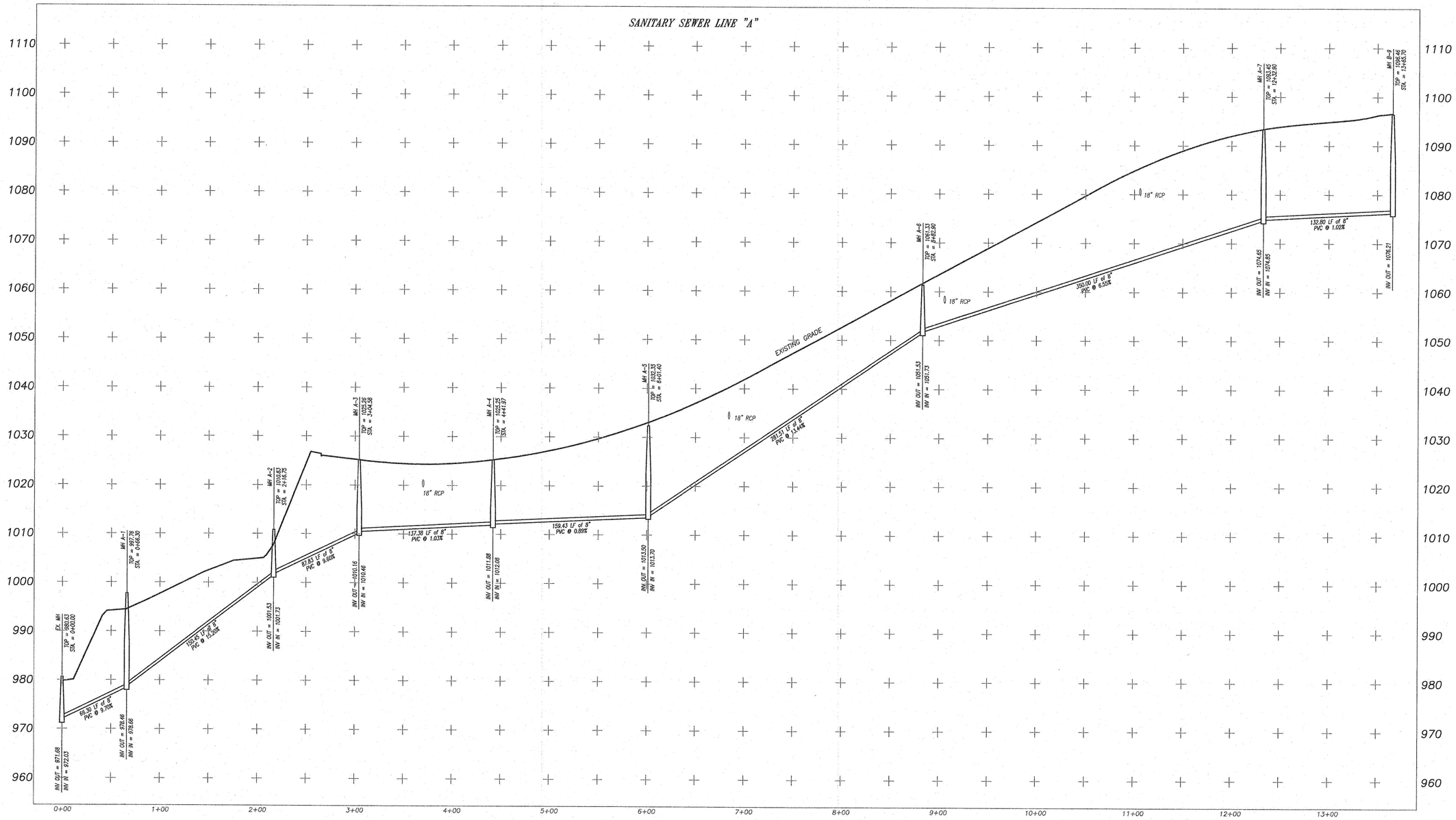

HORZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 10'

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
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SANITARY SEWER PROFILES
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

REVISIONS

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLARD

SHEET 10 OF 11

DATE : 9/25/18
SCALE :
JOB NO : G208033.KNU
FILE NO. *FNLP01
DRAWN BY: WDC

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PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP Page 11 of 11

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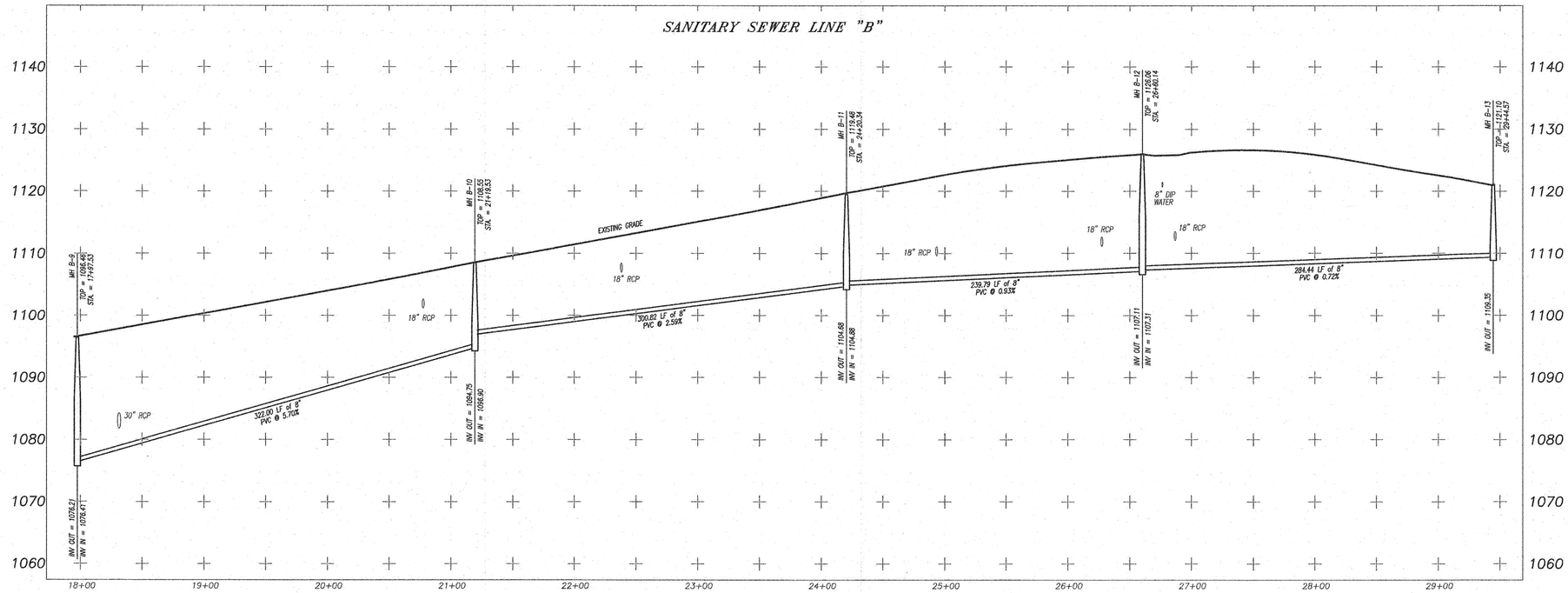

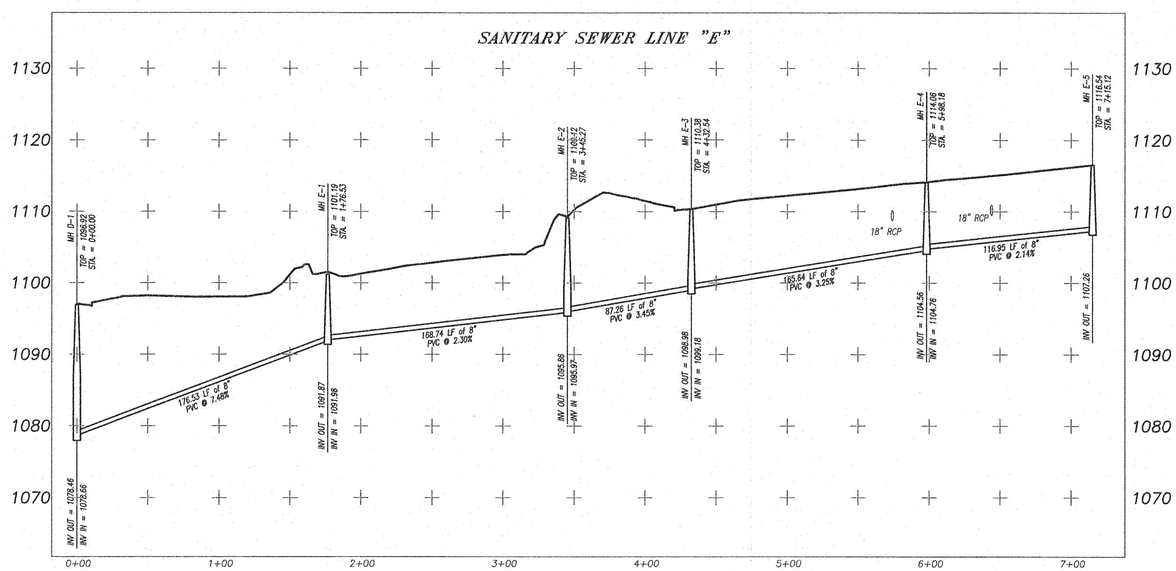

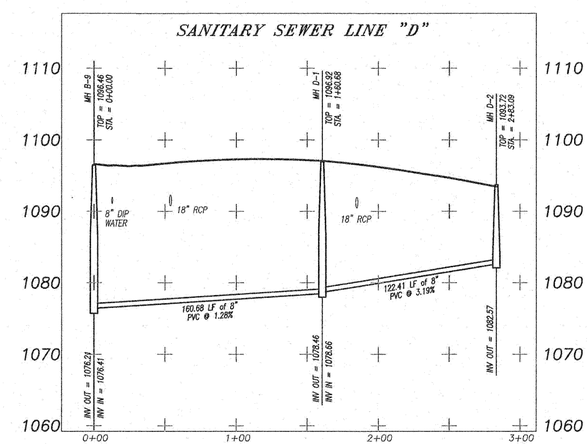

HORZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 10'

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SANITARY SEWER PROFILES
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLARD

SHEET 11 OF 11

DATE : 9/25/18
SCALE : AS SHOWN
JOB NO : 0208033.KNU
FILE NO. *FNLP01
DRAWN BY: WDC

eFiled and eRecorded
DATE: 02/16/2021
TIME: 3:27 PM
PLAT BOOK: 880
PAGE: 19 - 27
FILING FEES: $90.00
PART ID: 9658393969
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA
FILED AND RECORDED FOR
THE CLERK OF THE SUPERIOR COURT

FINAL SUBDIVISION PLAT
FOR
STERLING ON THE LAKE
POD KNUTSON, PHASE 2

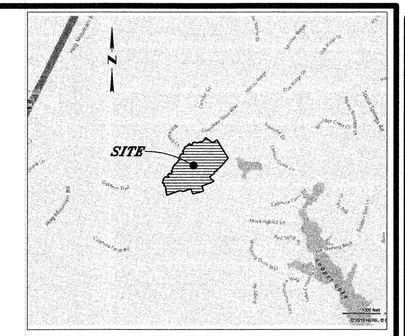
LOCATED IN
G.M.D. 1270
(FLOWERY BRANCH DISTRICT)
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

AREA SUMMARY

LOTS = 9.660 AC
ROADS = 2.274 AC
OPEN SPACE = 14.744 AC

TOTAL AREA = 26.678 ACRES

SCARLET OAK WAY = 1160 LF
WOODTRAIL RUN = 714 LF



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. OWNER: NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BOULEVARD
FLOWERY BRANCH, GEORGIA 30542
(678) 960-0232

2. DEVELOPER: NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BOULEVARD
FLOWERY BRANCH, GEORGIA 30542
(678) 960-0232

3. ENGINEER: ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, NW
GAINESVILLE, GEORGIA 30501
(770) 718-0600

4. MINIMUM LOT SIZE, SETBACKS AND DIMENSIONS ESTABLISHED BY EXHIBIT "A" ORDINANCE NOS. 239-I AND 240-I OF CITY OF FLOWERY BRANCH AS AMENDED.

5. TOTAL AREA = 26.678 ACRES
NUMBER OF LOT = 59
DENSITY = 2.211 LOTS/ACRE.

6. THIS PROPERTY IS ZONED PUD.

7. CITY OF FLOWERY BRANCH PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL PUBLIC EASEMENTS.

8. THIS PROPERTY WILL BE SERVED BY PUBLIC WATER PROVIDED BY GAINESVILLE DEPARTMENT OF WATER AND SEWER.

9. NNP-LOOPER LAKE, LLC PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL PUBLIC EASEMENTS.

10. THERE IS A PERPETUAL EASEMENT TO CITY OF FLOWERY BRANCH DEDICATED ALONG THE RIGHT OF WAY FRONTING ALL LOTS.

11. ALL ROADS, RIGHT OF WAY, PERPETUAL AND STORM EASEMENTS & STREET LIGHTING OF THIS SUBDIVISION ARE HEREBY DEDICATED TO THE CITY OF FLOWERY BRANCH.

12. THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THAT COMMUNITY CHARTER FOR STERLING ON THE LAKE, RECORDED IN DEED BOOK 4828, PAGE 136 HALL COUNTY, GEORGIA RECORDS.

13. STERLING ON THE LAKE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE FOR THE OPEN SPACES AND STORMWATER DETENTION FACILITIES.

14. BEARINGS SHOWN HEREON WERE CALCULATED FROM ANGLES TURNED.

15. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA. NO. 13139C0293 G EFFECTIVE DATE: APRIL 4, 2018.

16. PRIOR TO RECORDATION, IRON PINS (1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER LSF000484"), WERE SET IN ACCORDANCE WITH THE GEORGIA PLAT ACT, AS AMENDED, AT ALL REAR LOT CORNERS. AT TIME OF RECORDATION IRON PINS REMAIN TO BE PLACED ON THE FRONT LOT CORNERS. THESE WILL BE ESTABLISHED AND MARKED IN A SIMILAR FASHION, UPON COMPLETION OF ROAD SHOULDER AND UTILITY CONSTRUCTION. WHERE NATURAL OR MANMADE OBSTACLES OCCUR AT THE FRONT LOT CORNERS (SUCH AS LARGE ROCK OUTCROPPINGS, SIDEWALKS, ETC.) NO IRON PIN WILL BE SET. THE CORNER WILL BE MARKED BY A SURVEYOR'S NAIL IMBEDDED IN THE OBJECT. CORNER PINS OR NAILS SUBSEQUENTLY DAMAGED OR REMOVED WILL BE REPLACED UPON THE REQUEST AND AT THE EXPENSE OF THE CLIENT.

17. THIS PLAT IS FOR THE EXCLUSIVE USE OF NNP-LOOPER LAKE, LLC. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

18. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (39.37 INCHES = 1 METER)

19. THE HORIZONTAL DATUM IS REFERENCED TO NAD 83. THE VERTICAL DATUM IS REFERENCED TO NAVD 88.

20. WETLANDS AND STREAMS AS SHOWN HEREON WERE DELINEATED BY NELSON ENVIRONMENTAL, INC, AND WERE FIELD LOCATED BY ROCHESTER & ASSOCIATES, INC.

21. BUILDINGS AND STRUCTURES ERECTED OR TO BE ERECTED SHALL MEET THE FIRE RESISTANCE RATINGS SPECIFIED IN THE INTERNATIONAL FIRE CODE, LATEST EDITION.

22. SURVEY REFERENCE: RECOMBINATION SURVEY FOR NNP-LOOPER LAKE, LLC., PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED 11/14/17

23. ALL WALL ACCESS EASEMENTS ARE 10' FROM TOP OF WALL AND 10' FROM BOTTOM OF WALL.

24. ALL ELEVATIONS ARE BASED ON MSL.

25. CITY OF FLOWERY BRANCH ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY OR FOR THE EXTENTION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. CITY OF FLOWERY BRANCH DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENT BEYOND THE CITY RIGHT-OF-WAY.

FINAL PLAT APPROVAL:

THE CITY OF FLOWERY BRANCH, GEORGIA CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF FLOWERY BRANCH ZONING ORDINANCE, CONDITIONS OF ZONING AND THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF FLOWERY BRANCH, AND THAT THIS PLAT IS HEREBY APPROVED AND RELEASED FOR RECORDING PURPOSES.

CITY OF FLOWERY BRANCH — DATE 2/6/21

ENGINEER / SURVEYOR
ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, N.W.
GAINESVILLE, GEORGIA 30501
SURVEYOR: RICHARD E. MILLARD, R.L.S.
ENGINEER: KEDRICK C. SCOTT, P.E.

OWNER / DEVELOPER
NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BLVD
FLOWERY BRANCH, GEORGIA 30542
PHONE: (678) 960-0232
CONTACT: JENNIFER LANDERS

OWNER'S CERTIFICATE

State of Georgia

County of Hall

The undersigned certifies that he or she is the owner of the land shown on this plat and that the plat and the public and private improvements contained therein or associated therewith meet all applicable requirements and standards of the Flowery Branch Zoning Ordinance and the Flowery Branch Subdivision and Land Development Ordinance. The owner further acknowledges this plat and allotment to be his free act and deed, and dedicates to the City of Flowery Branch forever all areas shown or indicated on this plat as public streets, easements or other public use areas, and all water system, sewerage and other public improvements.

Owner's name: NNP – LOOPER LAKE, LLC

Owner's address: 7004 LAKE STERLING BLVD, FLOWERY BRANCH, GEORGIA 30542

(Owner's signature) Date 2/3/2020

CERTIFICATE OF OWNERSHIP
(CITY OF GAINESVILLE)
(HALL COUNTY, GEORGIA)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE CITY OF GAINESVILLE FOREVER ALL WATER MAINS, EASEMENTS AND ASSOCIATED APPURTENANCES THEREON SHOWN.

OWNER — DATE 2/3/2020

CERTIFICATE OF OWNERSHIP
(HALL COUNTY, GEORGIA)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO HALL COUNTY FOREVER ALL SEWER MAINS, EASEMENTS AND ASSOCIATED APPURTENANCES THEREON SHOWN.

OWNER — DATE 2/3/2020

ENGINEER'S CERTIFICATE

THE UTILITIES, INFRASTRUCTURE AND PHYSICAL PLACEMENT OF IMPROVEMENTS REFLECTED ON THIS PLAT HAVE BEEN INSTALLED ACCORDING TO EXHIBIT A OF ORDINANCE NOS. 239G AND 240G OF THE CITY OF FLOWERY BRANCH (THE CONDITIONS PLACED UPON FOR ZONING APPROVAL OF THE STERLING ON THE LAKE DEVELOPMENT) AND ARE NOT IN CONFLICT WITH THE DEVELOPMENT REQUIREMENTS OF THE CITY OF FLOWERY BRANCH, NOR THE CONDITIONS OF ZONING APPROVAL SET FORTH IN ORDINANCES NOS. 239-G AND 240-G AS AMENDED BY THE CITY OF FLOWERY BRANCH.

ENGINEER — DATE 2/3/2020

REVISION NOTE #1, DATED 2/9/21
THIS PLAT SUPERSEDES THE PLAT RECORDED IN PLAT BOOK 878 PAGES 235-243. THE PURPOSE OF THIS REVISION IS TO ADD A DRAINAGE EASEMENT ON THE REAR OF LOTS 142-148.

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF TH E PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST.

THE FIELD DATA WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 44,211 FEET, AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 343,210 FEET.
BY: RICHARD E. MILLARD, RLS
GEORGIA LAND SURVEYOR NO. 3044
ADDRESS: 425 OAK STREET N.W. GAINESVILLE GEORGIA
TELEPHONE NUMBER: (770) 718-0600
DATE: 2/9/21

SURVEYOR'S CERTIFICATE

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

2/9/21
REGISTERED GEORGIA LAND SURVEYOR — DATE
Richard E. Millard, GA RLS# 3044
ROCHESTER & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. – LSF000484
Email: remillard@rochester-assoc.com

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

FINAL SUBDIVISION PLAT
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 2
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	2/9/21	SEE REVISION NOTE #1, SHEET #1

REVISIONS

GEORGIA REGISTERED No. 3044 LAND SURVEYOR RICHARD E. MILLARD

SHEET 1 OF 9

DATE : 10/16/19
SCALE : N/A
JOB NO : G20B033.KNU
FILE NO. *FNLPO2
DRAWN BY: WDC

eFiled and eRecorded
DATE: 02/16/2021
TIME: 3:27 PM
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PART ID: 9658393969
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA

THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

Public Hearing Published	02/13/2018	First Reading	03/01/2018
Public Hearing	03/01/2018	Adopted	03/15/2018

ORDINANCE NO. 239-I & 240-I

AN ORDINANCE AMENDING THE CONCEPTUAL SITE PLAN AND CONDITIONS OF APPROVAL RELATING TO ORDINANCE NUMBERS 239H AND 240H, FOR THE MASTER PLANNED COMMUNITY KNOWN AS "STERLING ON THE LAKE". THE REQUEST IS TO AMEND THE PUD ZONING OF THE PORTION OF THE COMMUNITY KNOWN AS POD Z-12 A 23.67 +/- ACRE PROPERTY IDENTIFIED AS TAX PARCELS 15047 000885, 15047 G000050, 15047 G000051, 15047 G000052, 15047 G000053, 15047 G000054, 15047 G000055, 15047 G000056, 15047 G000057, 15047 G000058, 15047 G000059, 15047 G000060, 15047 G000061, 15047 G000062, 15047 G000063 ALL LOCATED IN GMD 1270 FLOWERY BRANCH DISTRICT, HALL COUNTY, GEORGIA. THE REQUEST IS TO ALTER THE NUMBER OF LOTS WITHIN POD Z-12. SUBJECT PROPERTY IS SHOWN ON ATTACHED EXHIBIT "A" AND LEGALLY DESCRIBED ON ATTACHED EXHIBIT "B" AND SHALL BE SUBJECT TO ALL CONDITIONS SET FORTH AND SHOWN ON ATTACHED EXHIBIT "C"; PROVIDING FOR FINDINGS, SEVERABILITY, REPEALING CONFLICTING ORDINANCES, AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, NNP-Looper Lake, LLC owns all that tracts or parcels of land totaling 23.67+/- acres identified as Parcel Tax Identification Nos. 15047 000885, 15047 G000050, 15047 G000051, 15047 G000052, 15047 G000053, 15047 G000054, 15047 G000055, 15047 G000056, 15047 G000057, 15047 G000058, 15047 G000059, 15047 G000060, 15047 G000061, 15047 G000062, and 15047 G000063 – all located within GMD 1270 Flowery Branch District, Hall County, Georgia. Parcels are shown on Exhibit "A", and as legally described on Exhibit "B"; and

WHEREAS, specific conditions shall be placed on subject parcel as shown on attached exhibit "C"; and

WHEREAS, the City Council of the City of Flowery Branch has considered the application of NNP-Looper Lake, LLC in conjunction with the standards set forth in Article 34 - Section 34.7 of Zoning Ordinance No. 348 of the City of Flowery Branch, Georgia; and

WHEREAS, the City Council held a public hearing at the meeting of March 1, 2018 duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

NOW THEREFORE, THE COUNCIL OF THE CITY OF FLOWERY BRANCH DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. FINDINGS.

The City Council finds that the proposed modified rezoning of the current PUD (Planned Unit Development) is consistent with the adopted standards for governing the exercise of the zoning

1 | Page

power consistent with O.C.G.A. § 36-66-5 and requirements of the Zoning Ordinance as identified below.

1. The proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
2. The proposal is not expected to adversely affect the existing use or usability of adjacent or nearby property.
3. The property could be used in accordance with the existing regulations and has a reasonable economic use as currently zoned HB; however, an alternative use is appropriately considered.
4. The development if approved and constructed is not expected to result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
5. The proposal is in conformity with the policy and intent of the comprehensive plan and the character area map and future land use plan map.
6. The proposal is considered appropriate in view of existing use(s) and zoning of the subject property and nearby properties.
7. No determination has been made by staff with regard to the value differential between development under the current zoning as opposed to the modified PUD.
8. A proposed development will not be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
9. There are no known adverse effects that would result from the change in zoning district map, or change in use, on the character of a zoning district.
10. Development as proposed is not expected to impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality. Compliance with city subdivision and land development regulations will be required, which include but are not limited to soil erosion and sedimentation, stormwater, and flood damage prevention.

SECTION 2. LEGAL DESCRIPTION AND CONDITIONS.

The rezoning of the subject parcel, as shown on Exhibit "A" and as legally described in Exhibit "B", to a modified PUD (Planned Unit Development). Conditions as set forth in Exhibit "C". Said Exhibits are incorporated by reference as if fully set forth herein.

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SECTION 3. AMENDMENT OF THE ZONING MAP.

This Ordinance is enacted as an amendment to the Zoning Map of Flowery Branch, Georgia. Accordingly, the Zoning Administrator is hereby authorized to update the Official Map consistent with Article 3 of the Zoning Ordinance.

SECTION 4. SEVERABILITY.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE.

The effective date of this Ordinance shall be upon adoption by the City Council of the City of Flowery Branch, Georgia.

SECTION 6. REPEALER.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Adopted this 15th day of March 2018.

James M. Miller, Mayor

ATTEST

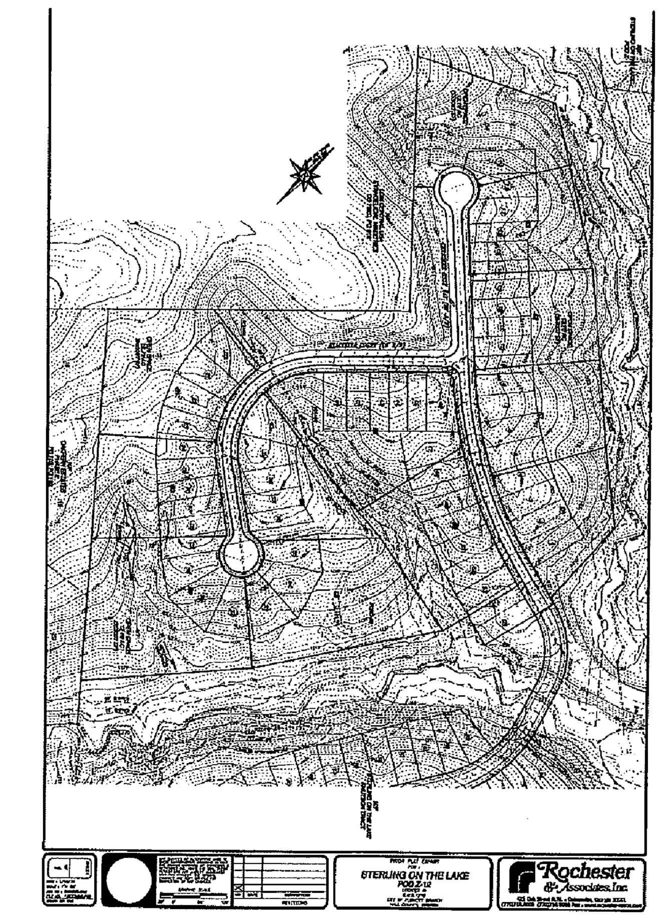
Melissa McCain, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, Jr., City Attorney

3 | Page

Attachment "A"



4 | Page

Attachment "B"

The overall development is approximately 1001 +/- acres located near the intersection of Capitola Farm Road and Spout Springs Road. The property is described as: **POD Z-12 - a** 23.67 acre parcel of real property owned by NNP - Looper Lake, LLC, being known as a portion of **POD Z** (lots 50 – 61) on that plat of survey prepared by Hayes, James & Associates, Inc. recorded on November 8, 2016; and further identified as all or portions of tax identification numbers; 15047 000885, 15047 G000050, 15047 G000051, 15047 G000052, 15047 G000053, 15047 G000054, 15047 G 000055, 15047 G000056, 15047 G000057, 15047 G000058, 15047 G000059, 15047 G000060, 15047 G000061 15047 G000062, 15047 G000063 all located in GMD 1270 Flowery Branch District, Hall County, Georgia.

Attachment "C"

All conditions of zoning as set forth in Ordinances 239 and 240 and all subsequent and relevant modifications shall apply to Pod Z-12.

Applicant has agreed to close Cherokee Rose Way prior to land disturbance activity.

Additionally, the following, as submitted by the applicant, shall be part of the conditions of zoning:

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- **POD Z-12 (a portion of POD Z)** – **POD Z-12** is a previously developed, 12 lot portion of **Pod Z** located on Cherokee Rose Lane and Blackbird Court, north of Capitola Farm Road. The **Pod Z** Final Plat was recorded last recorded on November 8, 2016. The Applicant is requesting that 12 of the 61 previously platted "Estate" lots be converted to 55 – 42'/52' lots. These 55 – 42'/52'l lots will be incorporated into the previously annexed "Knutson" parcel and will be developed as a phase of "Knutson". **POD Z-12** will no longer be accessed through **POD Z** and only through the "Knutson" parcel. The Applicant believes that the amendments are necessary in order to meet current buyer trends and market conditions.

1. **Binding Site Plan and Conditions for Amendment 239I and 240I.** That area shown as "Amendment 239I and 240I," shown on the colored map, "PUD Amendments, Sterling on the Lake," shall be governed by this condition of approval, and shall be substantially in accordance with the Conceptual Master Plan for Sterling on the Lake. In addition, the lots shall be governed by the standards (lot width, depth, setback, building coverage, and floor area) shown below:
   - Property shown as Amendment 239I and 240I, shall be permitted for a maximum of 55 – 42'/52' lots for construction of stick built single family homes only. Applicant shall be permitted to allow the creation of fee-simple single family home lots. Lot design shall be classified as fee simple ownership with no minimum lot width or depth required.
   - The elevations will be consistent with the "Arts and Craft", "Craftsman", and "Traditional" architectural theme evident throughout the Sterling on the Lake development. All elevations shall be reviewed and approved by the Sterling on the Lake, DRC prior to submittal to the City.
   - Applicant shall provide designated open spaces as conceptually illustrated on the binding site plan.
   - All maintenance of roadways and storm water facilities (except storm water management facilities) shall be the responsibility of the City. Roadway design revisions shall be reviewed and approved by the City Engineer and Hall County Fire Department. All road improvements within the property including curbs and gutters shall be constructed or re-

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constructed to City standards. Applicant shall construct the roadways in accordance with the "Typical Roadway Layouts." Maintenance and ownership of all roadways within Pod Z-12 shall be the responsibility of the City.
   - Applicant shall provide driveways at each unit that will support two parking spaces.
   - Applicant to utilize Home Owners Association (HOA) or equivalent to provide for all common area maintenance.
   - Applicant shall obtain approval from Hall County Fire Department for proposed roadway and access layout, prior to LDP issuance.
   - All requirements imposed under this Ordinance shall be the standards of the development regardless of any change in ownership.

STATEMENTS OF FACT

Pursuant to Article 34 of the Flowery Branch Zoning Ordinance this amendment to the conceptual master site plan and conditions of approval relating to Ordinance No. 239 and 240 (as amended most recently dated May 4, 2017), to alter the number of lots within **POD Z-12** submit the following Statements of Fact:

A. **POD Z-12** will be developed in general conformance with the enclosed Master Plan. However, the developer will have the right to adjust roads, change lot sizes, and vary the POD density as long as the overall density of the project remains within the previously approved limits. This change is not considered significant and is consistent with previously developed PODs within Sterling on the Lake.

B. The proposed zoning amendment will not adversely affect adjacent property or the overall community as this section of **POD Z** does not contain existing homes and is minor in nature.

C. The property to be affected by the proposed zoning amendment will have more market acceptance with the proposed amendments and will not create any adverse impacts.

D. The proposed zoning amendment will not impact the overall density for the master site plan. As the density has not changed, there are no anticipated additional impacts on existing streets, utilities, or schools.

E. The proposed zoning amendment is minor in scope and involves a re-

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allocation of previously approved density for Sterling on The Lake. The proposed zoning amendment is consistent with the spirit and intent of the Community Agenda (Comprehensive Plan), Character Area Map and Future Land Use Map as these documents identify the subject property as "Suburban Residential" and "Planned Unit Development" (PUD). The proposed zoning amendment is consistent with these designations.

F. The changing conditions in the local real estate market have defined product types that are suitable for this market segment within Sterling on the Lake.

G. **POD Z-12** is zoned PUD. Adjacent zonings are as follows:
- POD Z – PUD
- Knutson – PUD
- Oak Fern Estates – AR-III
- LDM Central USA Evangelical Ministries – R-I

H. The proposed zoning amendment will not significantly impact the value of the property as these changes are more technical in nature

I. The proposed amendment to alter the development standards and re-allocate density will not confer upon the property owner any special privileges that are denied to other properties within the surrounding district. The proposed amendment should not impact the surrounding property owners as the residential use has not changed.

J. The proposed rezoning amendment will not create an isolated zoning district as the subject area is zoned PUD (Planned Unit Development) and will not change. Further, the granting of the requested modifications will be in harmony with the purpose and intent of the City's regulations and will not be injurious to the neighborhood and general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value. To assure that the proposed modifications do not negatively impact the surrounding neighborhood or general public, specific implementation language will be required. The applicant agrees to comply with all previous conditions of approval unless modified by this grant.

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Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

FINAL SUBDIVISION PLAT
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 2
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	2/9/21	SEE REVISION NOTE #1, SHEET #1

REVISIONS

GEORGIA REGISTERED No. 3044 LAND SURVEYOR RICHARD E. MILLARD

SHEET 2 OF 9

DATE : 10/16/19
SCALE : N/A
JOB NO : G208033.KNU
FILE NO. *FNLP02
DRAWN BY: WDC

eFiled and eRecorded
DATE: 02/16/2021
TIME: 3:27 PM
PLAT BOOK: 880
PAGE: 19 - 27
FILING FEES: $90.00
PART ID: 9658393969
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA

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THE CLERK OF THE SUPERIOR COURT

K. The proposed zoning amendment will not change the zoning district map or the character of the zoning district as this change is primarily related to reallocation of density only.

L. The proposed rezoning amendment will not create an impact on the environment as it relates to soil and erosion, flooding, drainage or water quality. The Applicant will comply with all local and state requirements pertaining to soil and erosion as well as water quality. The subject POD Z-

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12 is outside of the future floodplain zone.

M. The granting of the proposed zoning amendment is consistent with the overall zoning scheme and the purpose of the Zoning Ordinance. Specifically, the Applicant is asking for an amendment for reallocation of lot density. However, the developer will have the right to adjust roads, change lot sizes, and vary the POD density as long as the overall density of the project remains within the previously approved limits.

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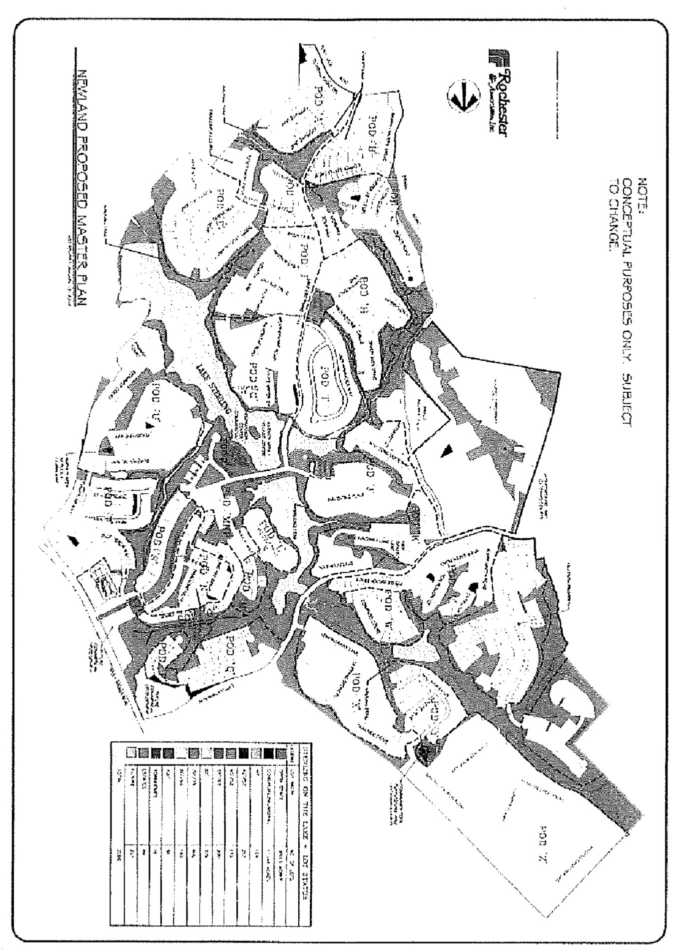
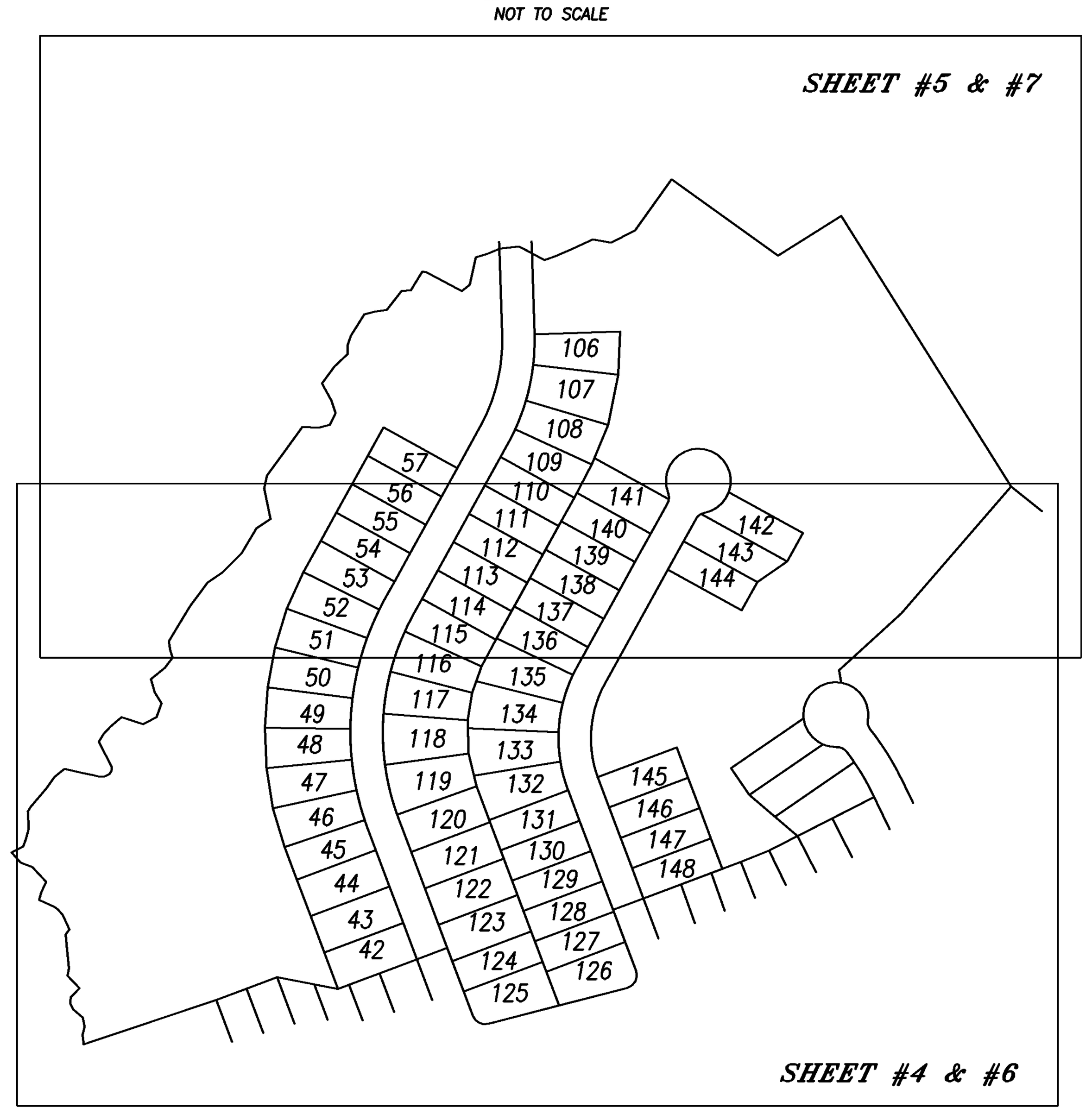


SHEET INDEX
NOT TO SCALE



BOUNDARY CALL TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS
1	N07°47'36"W	14.89'		
2	N15°30'36"E	12.89'		
3	N12°17'51"W	14.48'		
4	N50°09'16"W	19.46'		
5	N25°37'41"W	10.28'		
6	N06°00'53"E	9.68'		
7	N43°41'28"E	19.35'		
8	N43°42'23"W	26.53'		
9	N10°58'26"E	11.64'		
10	N06°07'51"W	28.70'		
11	N05°38'42"W	23.82'		
12	N37°52'11"E	9.51'		
13	N24°49'53"W	25.08'		
14	N41°23'58"W	10.85'		
15	N52°10'05"W	6.32'		
16	N65°08'08"W	26.18'		
17	N14°45'46"E	11.93'		
18	N25°04'15"E	18.06'		
19	N42°54'04"W	31.28'		
20	N69°26'48"W	19.53'		
21	N41°33'24"W	20.53'		
22	N62°42'19"E	19.95'		
23	N21°02'05"E	11.39'		
24	N15°20'59"E	17.88'		
25	N03°22'07"W	26.09'		
26	N30°28'16"E	8.38'		
27	N40°23'13"E	37.60'		
28	N35°40'29"E	21.84'		
29	N50°37'09"E	17.02'		
30	N50°37'09"E	2.64'		
31	S76°49'04"E	22.70'		
32	S74°15'45"E	4.31'		
33	S79°41'28"E	18.69'		
34	S75°52'28"E	8.89'		
35	N88°46'04"E	8.83'		
36	N64°46'28"E	8.28'		
37	N27°50'39"E	5.80'		
38	N07°24'35"E	5.69'		
39	N27°28'45"W	43.86'		
40	N31°44'05"E	14.02'		
41	N43°29'36"E	15.87'		
42	N49°02'39"E	22.36'		
43	S71°57'38"E	35.05'		
44	N62°01'16"E	23.38'		
45	N20°06'31"E	22.63'		
46	N31°45'16"W	20.20'		
47	N16°20'55"W	20.89'		
48	N50°19'37"E	27.66'		
49	N38°31'27"E	19.60'		
50	N17°45'01"W	12.47'		
51	N08°25'05"W	13.64'		
52	N31°04'31"E	63.04'		
53	N36°12'48"E	45.64'		
54	N56°30'47"E	27.76'		
55	N44°47'32"E	41.91'		
56	N30°40'22"E	44.92'		
57	N56°25'13"E	25.94'		
58	N11°41'52"W	48.24'		
59	N12°54'08"E	20.22'		
60	N35°49'09"E	45.32'		
61	N36°16'46"E	46.96'		
62	S88°52'04"E	26.14'		
63	N76°01'50"E	16.91'		
64	N25°13'33"E	20.28'		
65	N18°42'31"W	20.20'		
66	N28°36'27"W	30.24'		
67	N37°02'12"E	32.31'		
68	N46°06'38"E	27.91'		
69	N00°52'24"E	13.44'		
70	N18°23'15"E	15.57'		
71	N31°52'52"E	38.83'		
72	N75°12'43"E	17.62'		
73	N81°39'36"E	18.21'		
74	N37°52'08"E	37.05'		
75	N88°02'33"E	14.19'		
76	N31°33'48"E	34.01'		
77	S83°30'07"E	5.61'		
78	S62°14'17"E	62.49'		
79	N51°26'44"E	15.64'		
80	N12°41'38"E	43.28'		
81	N72°56'59"E	17.67'		
82	N67°45'05"E	22.01'		
83	N83°36'49"E	29.44'		
84	S61°35'28"E	44.48'		
85	N70°15'34"E	17.49'		
86	N66°52'43"E	27.46'		
87	N65°08'30"E	36.34'		
88	S79°53'42"E	28.73'		
89	N62°24'58"E	41.50'		
90	S08°56'03"E	19.51'		
91	N46°23'42"E	80.00'	92.73'	50.00'
92	S27°27'31"W	29.76'	33.56'	20.00'
93	S74°58'51"W	9.33'	9.33'	491.74'
94	N63°05'06"W	27.01'	29.65'	20.00'
95	S69°23'33"W	50.00'		

RIGHT-OF-WAY CALL TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS
96	N20°36'27"W	60.00'		
97	N20°36'27"W	60.00'		
98	N20°36'27"W	60.00'		
99	N20°36'27"W	34.03'		
100	N19°34'47"W	15.25'	15.25'	425.00'
101	N15°20'10"W	47.68'	47.70'	425.00'
102	N08°54'18"W	47.68'	47.70'	425.00'
103	N02°28'27"W	47.68'	47.70'	425.00'
104	N03°57'25"E	47.68'	47.70'	425.00'
105	N10°23'17"E	47.68'	47.70'	425.00'
106	N16°49'08"E	47.68'	47.70'	425.00'
107	N23°15'00"E	47.68'	47.70'	425.00'
108	N27°41'59"E	18.31'	18.31'	425.00'
109	N28°56'02"E	30.82'		
110	N28°56'02"E	50.00'		
111	N28°56'02"E	50.00'		
112	N28°56'02"E	50.00'		
113	N28°56'02"E	50.00'		
114	N28°56'02"E	72.32'		
115	N16°50'12"E	115.27'	116.13'	275.00'
116	N01°27'50"E	31.42'	31.44'	275.00'
117	N01°48'41"W	133.34'		
118	N67°45'05"E	1.31'		
120	S61°35'28"E	22.48'		
121	S01°48'41"E	115.19'		
122	S01°48'41"E	9.64'		
123	S02°21'41"W	47.30'	47.34'	325.00'
124	S11°30'13"W	56.31'	56.38'	325.00'
125	S20°37'05"W	46.98'	47.02'	325.00'
126	S26°50'54"W	23.65'	23.66'	325.00'
127	S28°56'02"W	24.86'		
128	S28°56'02"W	50.00'		
129	S28°56'02"W	50.00'		
130	S28°56'02"W	50.00'		
131	S28°56'02"W	50.00'		
132	S28°56'02"W	50.00'		
133	S28°56'02"W	28.28'		
134	S26°44'53"W	28.61'	28.61'	375.00'
135	S19°31'30"W	65.85'	65.94'	375.00'
136	S09°27'01"W	65.85'	65.94'	375.00'
137	S01°38'16"E	79.06'	79.20'	375.00'
138	S13°44'21"E	79.06'	79.20'	375.00'
139	S20°11'55"E	5.35'	5.35'	375.00'
140	S20°36'27"E	55.93'		
141	S20°36'27"E	60.00'		
142	S20°36'27"E	60.00'		
143	S20°36'27"E	38.10'		
144	N20°36'27"W	50.00'		
145	N20°36'27"W	50.00'		
146	N20°36'27"W	50.00'		
147	N20°36'27"W	50.00'		
148	N20°36'27"W	1.39'		
149	N14°56'34"W	44.42'	44.49'	225.00'
150	N03°27'06"W	45.68'	45.76'	225.00'
151	N08°12'04"E	45.68'	45.76'	225.00'
152	N19°51'14"E	45.68'	45.76'	225.00'
153	N27°18'26"E	12.78'	12.78'	225.00'
154	N28°56'02"E	36.08'		
155	N28°56'02"E	50.00'		
156	N28°56'02"E	50.00'		
157	N28°56'02"E	50.00'		
158	N28°56'02"E	50.00'		
159	N28°56'02"E	52.87'		
160	N18°29'22"E	7.25'	7.29'	20.00'
161	N06°30'29"W	10.05'	10.16'	20.00'
162	N89°30'24"E	93.63'	192.98'	50.00'
163	S49°30'06"W	49.13'	51.36'	50.00'
164	S71°10'00"W	5.40'	5.42'	20.00'
165	S46°10'10"W	11.85'	12.03'	20.00'
166	S28°56'02"W	38.68'		
167	S28°56'02"W	50.00'		
168	S28°56'02"W	200.27'		
169	S04°25'14"W	145.22'	149.74'	175.00'
170	S20°36'27"E	48.43'		
171	S20°36'27"E	50.00'		
172	S20°36'27"E	50.00'		
173	S20°36'27"E	50.00'		
174	S20°21'01"E	1.57'	1.57'	175.00'

MINIMUM HEATED FLOOR AREA PER DWELLING	DESCRIPTIONS PROJECTED LOT CONFIGURATION			SET BACKS			MAXIMUM BUILDING HEIGHT
	LOT TYPE	LOT WIDTH	LOT DEPTH	FRONT YARD	REAR YARD	SIDE YARD	
1000 sq.ft.	A	(4) 50'/55'	100'	20'	20'	(1) 0' MIN-TOTAL 10'	35'
1200 sq.ft.	B	(4) 60'/65'	120'	20'	25'	(1) 0' MIN-TOTAL 10'	35'
1200 sq.ft.	C	(5) 70'/75'	130'	25'	30'	(2) 5' MIN-TOTAL 15'	35'
1200 sq.ft.	D	(5) 80'/85'	140'	25'	30'	(2) 5' MIN-TOTAL 15'	40'
1200 sq.ft.	E	(5) 90'/95'	140'	25'	30'	(2) 5' MIN-TOTAL 15'	40'
1200 sq.ft.	F	(6) 100'	140'	35'	35'	(2) 5' MIN-TOTAL 15'	40'
1200 sq.ft.	G	(8) 40'	115'	20'	20'	(1) 0' MIN-TOTAL 10'	35'
1000 sq.ft.	(7) FEE SIMPLE TOWNHOUSE			25'	25'	(3) 15'	50'

(1) THERE MUST BE A MINIMUM OF 10' BETWEEN BUILDINGS AT THE ADJACENT SIDE YARD SETBACK
(2) THE SIDE YARD SETBACK SHALL BE MINIMUM OF 5' ON ONE SIDE WITH A MINIMUM TOTAL OF 15' BETWEEN BUILDINGS AT THE ADJACENT SIDE YARD SETBACK
(3) THERE SHALL BE A MINIMUM 15' SETBACK ALONG ALL OTHER PROPERTY LINES OTHER THAN THE FRONT AND REAR YARD
(4) LOT CLASSIFIED AS "VILLAGE LOT" AS FOUND IN DESIGN GUIDELINES FOR R.H.L.C. UNDER "SUB-NEIGHBORHOOD SPECIFICATIONS"
(5) LOT CLASSIFIED AS "MANOR LOT" AS FOUND IN DESIGN GUIDELINES FOR R.H.L.C. UNDER "SUB-NEIGHBORHOOD SPECIFICATIONS"
(6) LOT CLASSIFIED AS "ESTATE LOT" AS FOUND IN DESIGN GUIDELINES FOR R.H.L.C. UNDER "SUB-NEIGHBORHOOD SPECIFICATIONS"
(7) SPECIFIC SPECIFICATIONS WILL BE DEVELOPED FOR FEE SIMPLE TOWNHOUSES. HOWEVER, DESIGN SHALL DEPICT THE CLASSIC AMERICAN AND EUROPEAN ARCHITECTURE.
(8) TYPE "G" LOT-DWELLING SIZE 1,200 SF - 2,400 SF

*THE MAXIMUM IMPERVIOUS AREA ALLOWED FOR TYPE 'A' LOTS IS 2,600 SF.

	R/W	PAVING B.O.C.	CURB WIDTH (EACH SIDE)	PLANTING STRIP	SIDEWALK STRIP	UTILITY EASEMENT
COLLECTOR	60'	28'	(1) 2'	(3) 6'	(4) 10'	(6) 7'
SUB-COLLECTOR	50'	24'	(2) 2'	6'	(5) 6'	(6) 6'
NEIGHBORHOOD (ACCESS)	50'	22'	(2) 2'	6'	(5) 6'	(6) 5'

(1) CONCRETE CURB AND GUTTER
(2) CONCRETE ROLLED EDGE CURB
(3) 6' WIDE PLANTING STRIP ON SIDE WITH SIDEWALK. 16' WIDE SHOULDER AND LANDSCAPE STRIP ON SIDE WITH NO SIDEWALK
(4) 8' WIDE CURVILINEAR SIDEWALK MEANDERS ALONG 10' WIDE SIDEWALK STRIP - ONE SIDE OF STREET ONLY
(5) 4' WIDE CURVILINEAR SIDEWALK MEANDERS ALONG 6' WIDE SIDEWALK STRIP - BOTH SIDES OF STREET
(6) UTILITY EASEMENT OUTSIDE OF STREET RIGHT-OF-WAY. BOTH SIDES OF STREET

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FINAL SUBDIVISION PLAT
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 2
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	2/9/21	SEE REVISION NOTE #1, SHEET #1

REVISIONS

GEORGIA REGISTERED No. 2614 LAND SURVEYOR RICHARD E. MILLARD

SHEET 3 OF 9

DATE : 10/16/19
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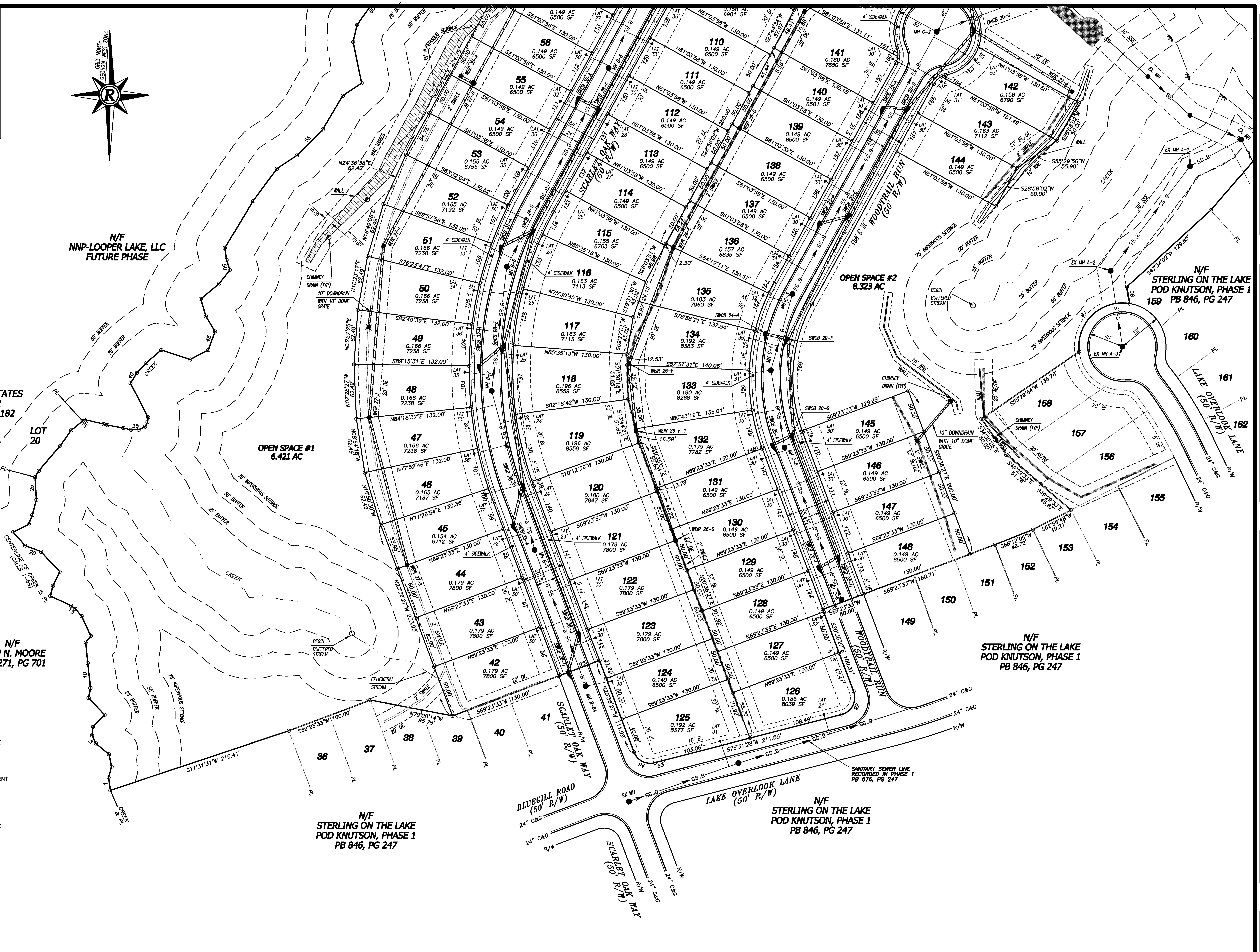

LEGEND

AC - ACRES
A/E - ACCESS EASEMENT
AKA - ALSO KNOWN AS
BC - BACK OF CURB
BL - BUILDING SETBACK LINE
BLDG - BUILDING
BWF - BARBED WIRE FENCE
C&G - CURB & GUTTER
CT - CRIMP TOP PIPE
CI - CURB INLET
CL - CENTERLINE
CLF - CHAIN LINK FENCE
CMF - CONCRETE MONUMENT FOUND
CMP - CORRUGATED METAL PIPE
CO - CLEANOUT
CONC - CONCRETE
DB, PG - DEED BOOK, PAGE
DE - DRAINAGE EASEMENT
DI - DROP INLET
DIP - DUCTILE IRON PIPE
DP - DUMPSTER PAD
DWCB - DOUBLE-WING CATCH BASIN
EASE - EASEMENT
EA - EDGE OF ASPHALT
EP - EDGE OF PAVEMENT
EX - EXISTING
FH - FIRE HYDRANT
-G- - GAS LINE
GM - GAS METER
GP - GUY POLE
GT - GREASE TRAP
GV - GAS VALVE
GW - GUY WIRE
HC - HANDICAP
HW - HEADWALL
HWF - HOG WIRE FENCE
IPF - IRON PIN FOUND
IPOS - IRON PIN OFFSET
IPS - IRON PIN SET (1/2" R/B)
IV - IRRIGATION VALVE
JB - JUNCTION BOX
LE - LANDSCAPE EASEMENT
LL - LAND LOT
LAT - LATERIAL
LLL - LAND LOT LINE
LP - LIGHT POLE
MH - MANHOLE
MON - MONUMENT
MSL - MEAN SEA LEVEL
N/F - NOW OR FORMERLY
OCS - OUTLET CONTROL STRUCTURE
OT - OPEN TOP PIPE
-P- - POWER LINE
-P/T- - POWER & TELEPHONE LINE
PAV'T - PAVEMENT
PBX - POWER BOX
PIV - POST INDICATOR VALVE
PUE - PERPETUAL UTILITY EASEMENT
PL - PROPERTY LINE
PM - POWER METER
POB - POINT OF BEGINNING
PP - POWER POLE
PTP - POWER & TELEPHONE POLE
PVC - POLYVINYLCHLORIDE PIPE
PB, PG - PLAT BOOK, PAGE
R/B - REBAR
RCP - REINFORCED CONCRETE PIPE
R/W - RIGHT OF WAY
-SS- - SANITARY SEWER LINE
SSE - SANITARY SEWER EASEMENT
SF - SQUARE FOOT
SW - SIDEWALK
SWCB - SINGLE-WING CATCH BASIN
TBM - TEMPORARY BENCHMARK
TBX - TELEPHONE BOX
TMH - TELEPHONE MANHOLE
TP - TELEPHONE POLE
TPOB - TRUE POINT OF BEGINNING
TSB - TRAFFIC SIGNAL BOX
TSP - TRAFFIC SIGNAL POLE
-T- - TELEPHONE LINE
UP - UNDERGROUND POWER
UE - UTILTY EASEMENT
UT - UNDERGROUND TELEPHONE
WI - WEIR INLET
-W- - WATER LINE
WM - WATER METER
WV - WATER VALVE
WAE - WALL ACCESS EASEMENT
WVT - WATER VAULT
♿ - HANDICAP

NOTE: THERE IS A 10' SEPARATION BETWEEN HOUSES.

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(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

FINAL SUBDIVISION PLAT
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 2
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	2/9/21	SEE REVISION NOTE #1, SHEET #1

REVISIONS

GRAPHIC SCALE
25' 0' 50' 100'

GEORGIA REGISTERED No. LAND SURVEYOR RICHARD E. MILLARD

SHEET 4 OF 9

DATE : 10/16/19
SCALE : 1"= 50'
JOB NO : G208033.KNU
FILE NO. *FNLP02
DRAWN BY: WDC

eFiled and eRecorded
DATE: 02/16/2021
TIME: 3:27 PM
PLAT BOOK: 880
PAGE: 19 - 27
FILING FEES: $90.00
PART ID: 9658393969
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA

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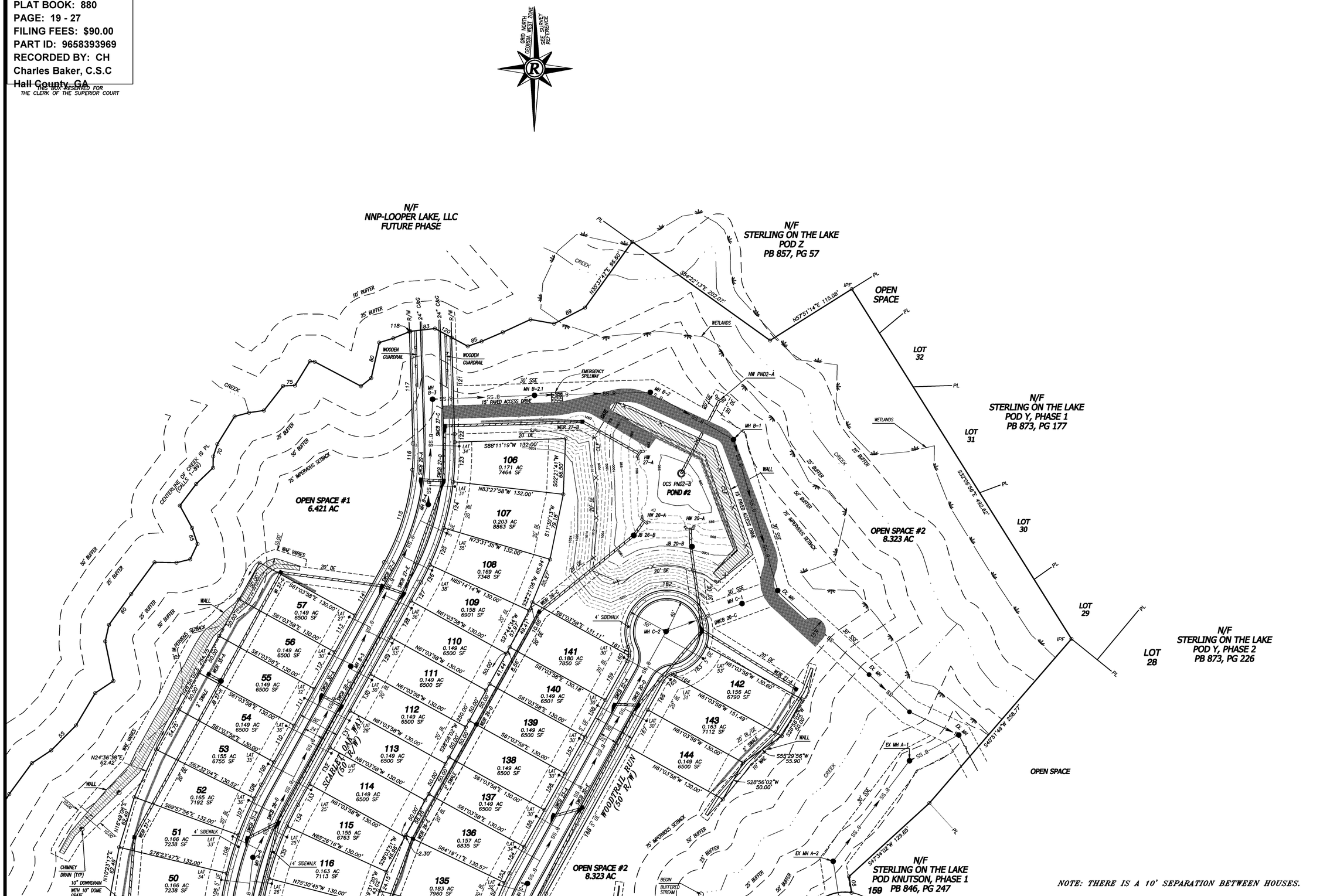

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FINAL SUBDIVISION PLAT
FOR :
STERLING ON THE LAKE
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G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	2/9/21	SEE REVISION NOTE #1, SHEET #1

REVISIONS

GRAPHIC SCALE 25' 0' 50' 100'

GEORGIA REGISTERED No. LAND SURVEYOR RICHARD E. MILLARD

SHEET 5 OF 9

DATE : 10/16/19
SCALE : 1 "= 50'
JOB NO : G208033.KNU
FILE NO. #7NLP02
DRAWN BY: WDC

eFiled and eRecorded
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Hall County, GA
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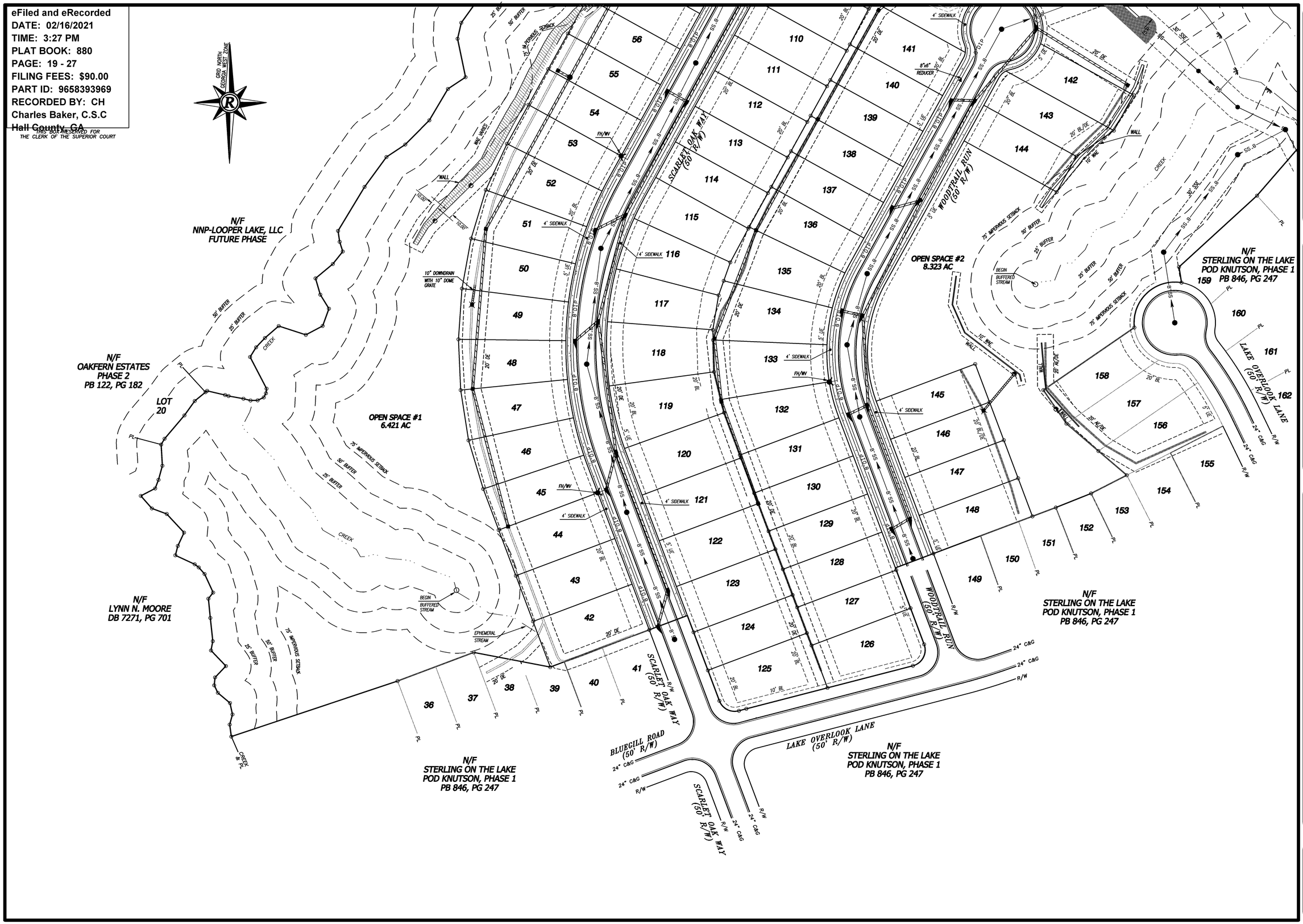

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WATER AS-BUILT DRAWING FOR :

STERLING ON THE LAKE
POD KNUTSON, PHASE 2

LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	2/9/21	SEE REVISION NOTE #1, SHEET #1

REVISIONS

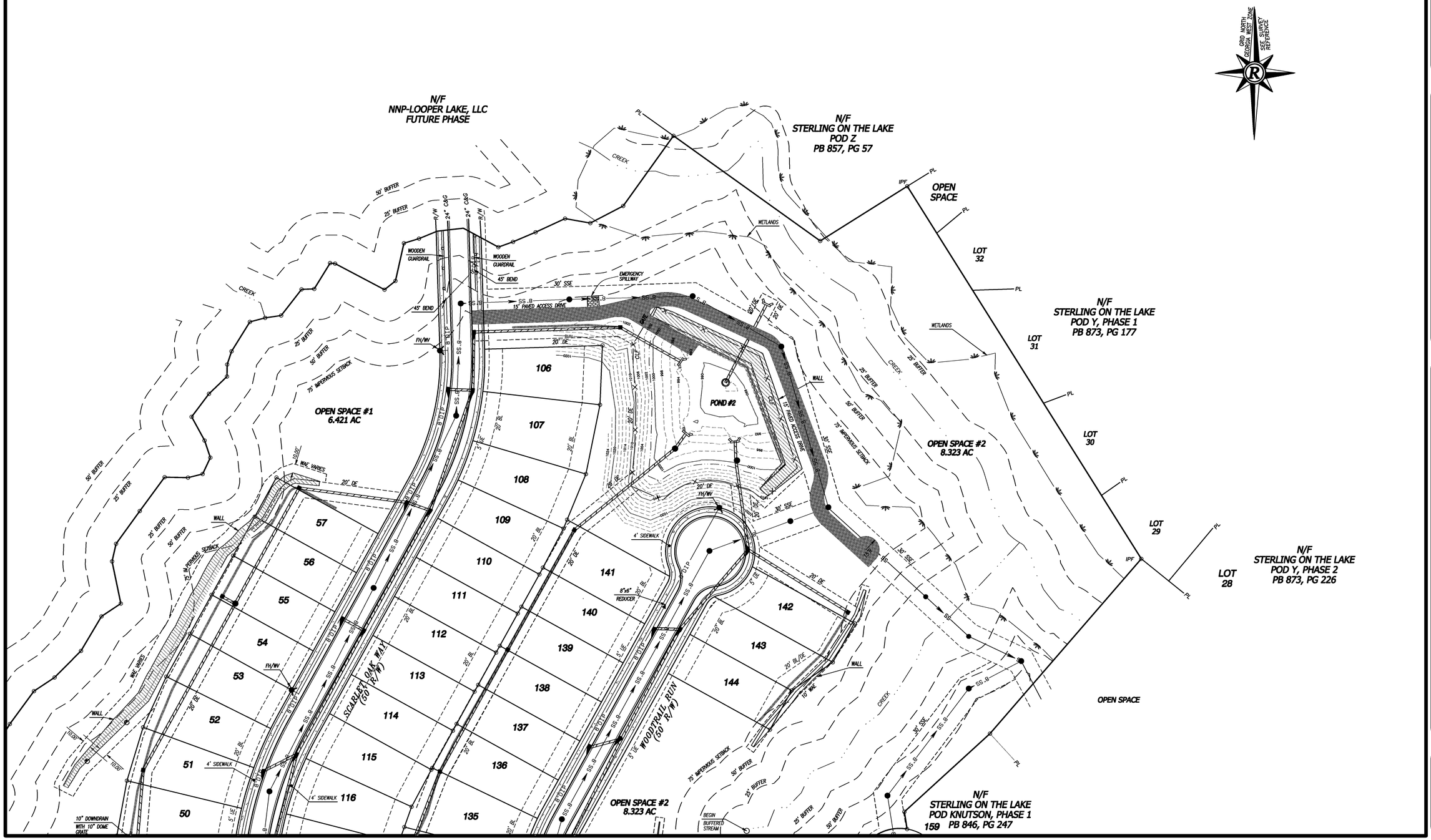
GRAPHIC SCALE
25' 0' 50' 100'

GEORGIA REGISTERED No. 2647 LAND SURVEYOR RICHARD E. MILLARD

SHEET 6 OF 9

DATE : 10/16/19
SCALE : 1" = 50'
JOB NO : C220033.KNU
FILE NO. *7NLP02
DRAWN BY: WDC

eFiled and eRecorded
DATE: 02/16/2021
TIME: 3:27 PM
PLAT BOOK: 880
PAGE: 19 - 27
FILING FEES: $90.00
PART ID: 9658393969
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA
THIS DOCUMENT ASSIGNED FOR THE CLERK OF THE SUPERIOR COURT



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WATER AS-BUILT DRAWING
FOR :

STERLING ON THE LAKE
POD KNUTSON, PHASE 2

LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	2/9/21	SEE REVISION NOTE #1, SHEET #1

REVISIONS

GRAPHIC SCALE
25' 0' 50' 100'

GEORGIA REGISTERED No. 2444
LAND SURVEYOR
RICHARD E. MILLARD

SHEET 7 OF 9

DATE : 10/16/19
SCALE : 1"=50'/1"=50'
JOB NO : C20D033.KNU
FILE NO. : *7NLP02
DRAWN BY: WDC

eFiled and eRecorded
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Charles Baker, C.S.C
Hall County, GA
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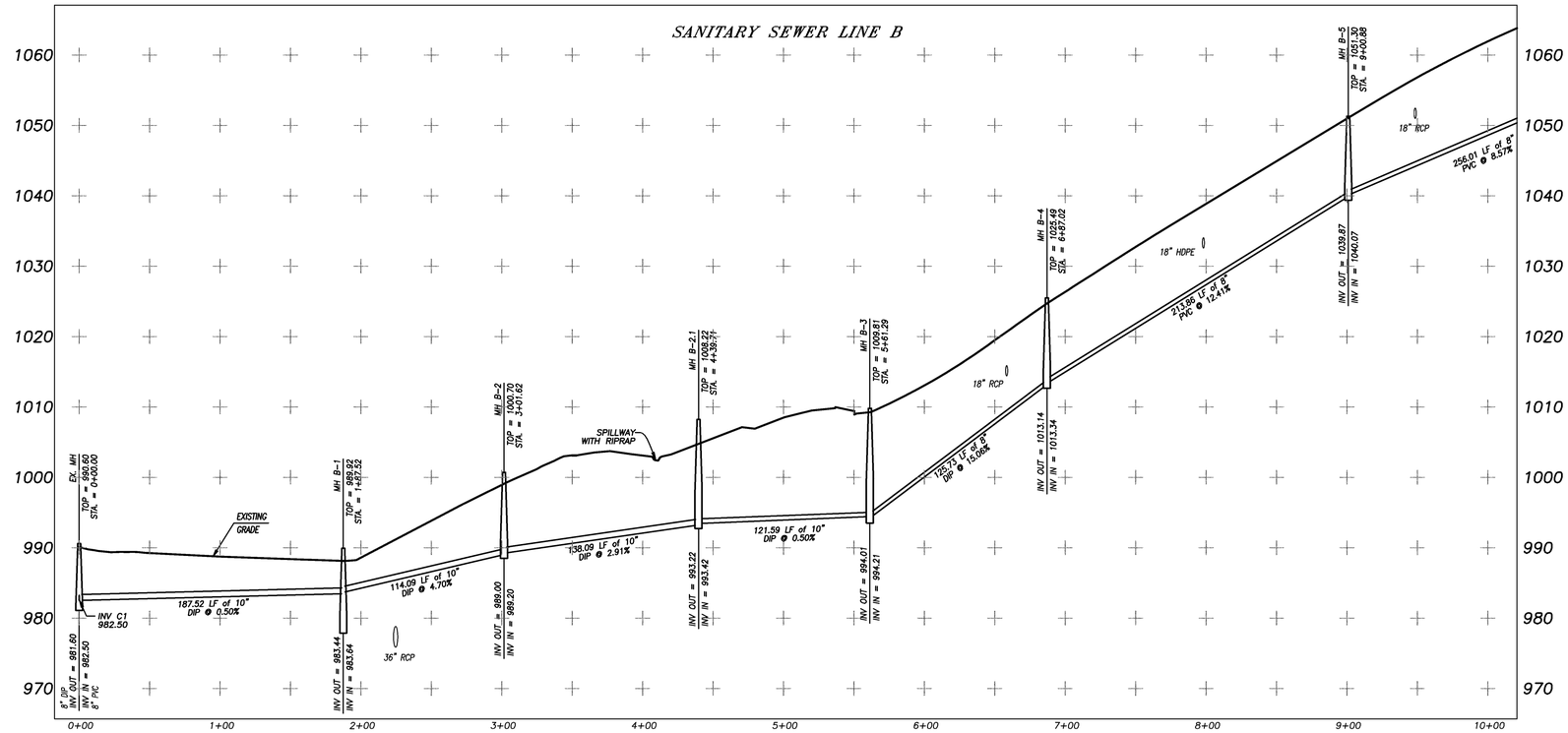

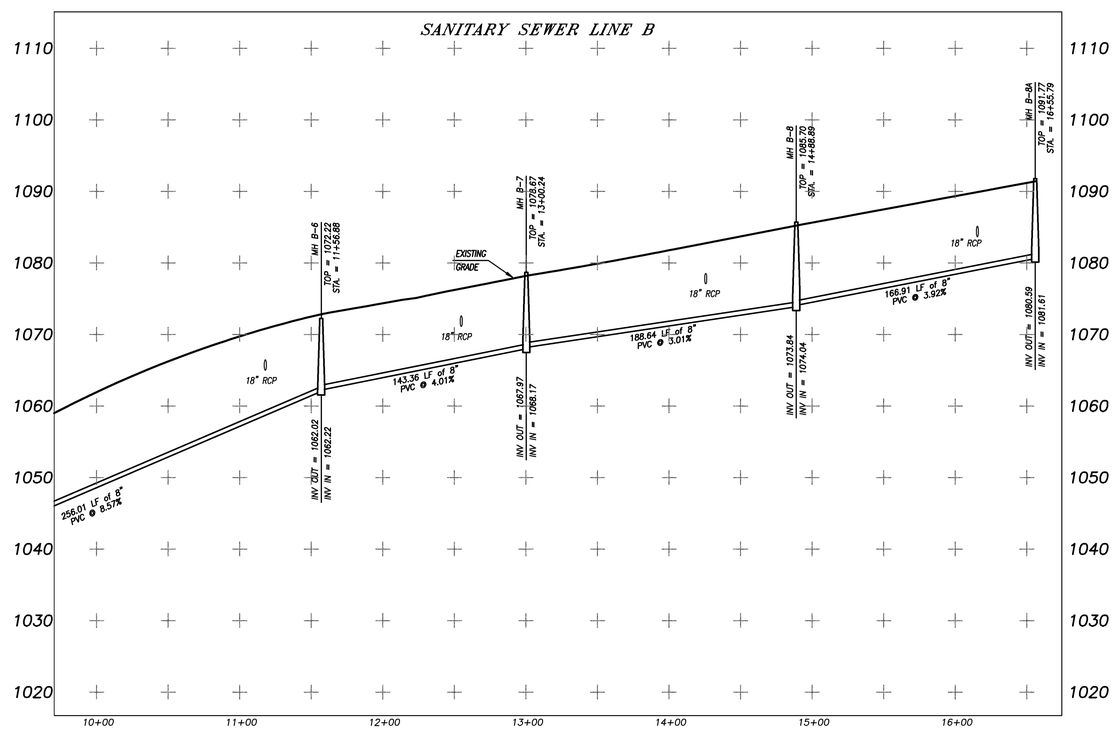

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SANITARY SEWER PROFILES
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 2
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	2/9/21	SEE REVISION NOTE #1, SHEET #1

REVISIONS

GRAPHIC SCALE
25' 0' 50' 100'

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLARD

SHEET 8 OF 9

DATE : 10/16/19
SCALE : 1"= 50'
JOB NO : C208033.KNU
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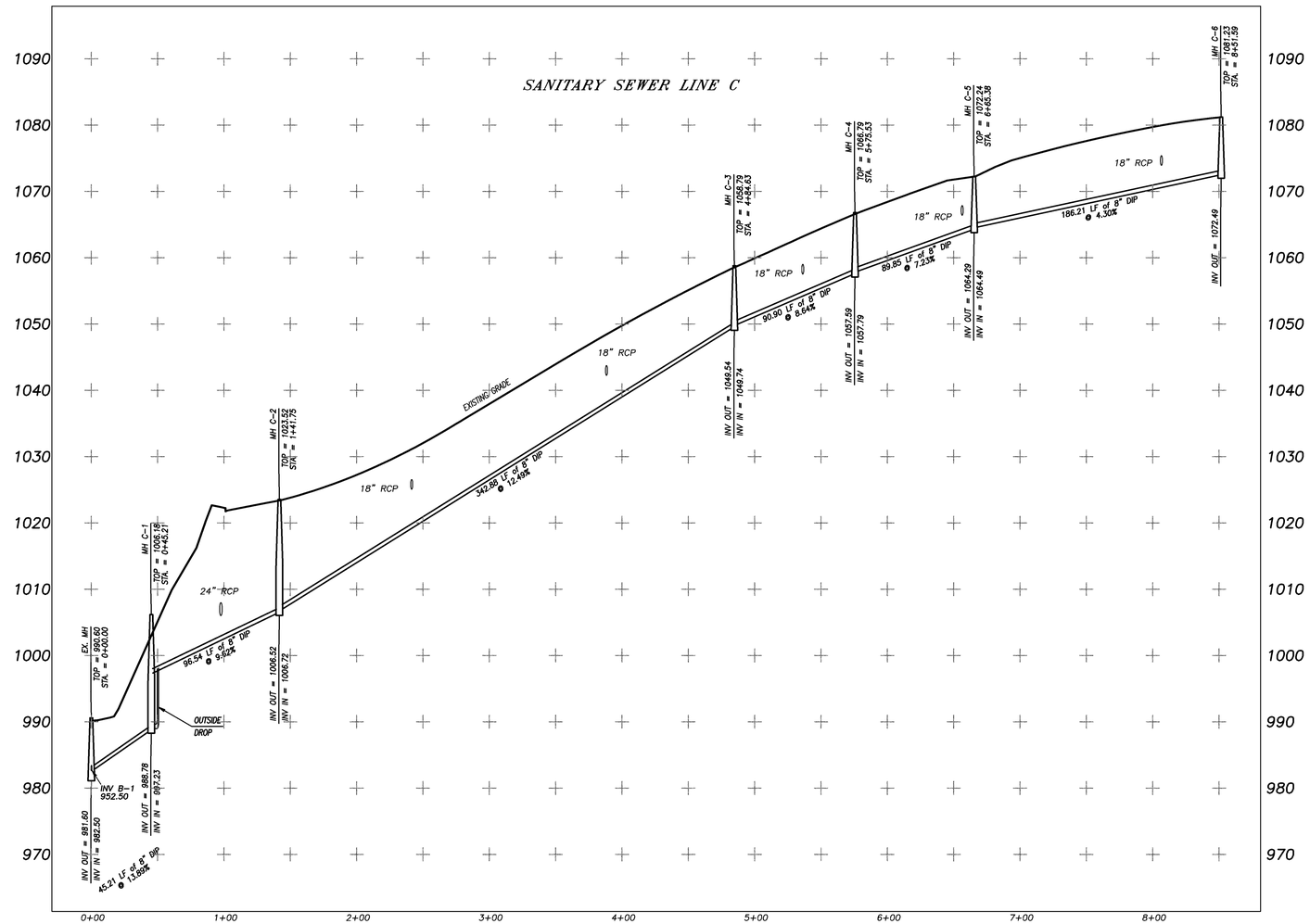

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SANITARY SEWER PROFILES
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 2
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G.M.D. 1270
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HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	2/9/21	SEE REVISION NOTE #1, SHEET #1

REVISIONS

GRAPHIC SCALE
25' 0' 50' 100'

GEORGIA REGISTERED No. LAND SURVEYOR RICHARD E. MILLWOOD

SHEET 9 OF 9
DATE : 10/16/19
SCALE : 1" = 50'
JOB NO. : G208033.KNU
FILE NO. : *FNLP02
DRAWN BY: WDC

eFiled & eRecorded
DATE: 6/8/2020
TIME: 7:44 AM
PLAT BOOK: 00878
PAGE: 00428
RECORDING FEES: $10.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP 1 of 10

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THE CLERK OF THE SUPERIOR COURT

FINAL SUBDIVISION PLAT
FOR
STERLING ON THE LAKE
POD KNUTSON, PHASE 3

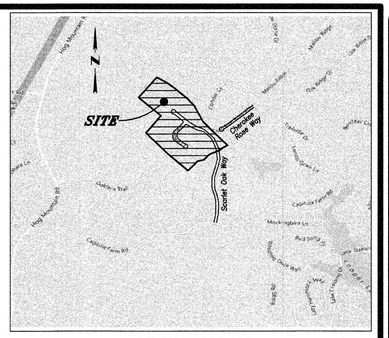
LOCATED IN
G.M.D. 1270
(FLOWERY BRANCH DISTRICT)
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

AREA SUMMARY

LOTS = 7.594 AC
ROADS = 2.624 AC
OPEN SPACE = 24.799 AC

TOTAL AREA = 35.017 ACRES

SCARLET OAK WAY = 1207 LF
BLACKBIRD COURT = 878 LF



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. OWNER: NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BOULEVARD
FLOWERY BRANCH, GEORGIA 30542
(678) 960-0232

2. DEVELOPER: NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BOULEVARD
FLOWERY BRANCH, GEORGIA 30542
(678) 960-0232

3. ENGINEER: ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, NW
GAINESVILLE, GEORGIA 30501
(770) 718-0600

4. MINIMUM LOT SIZE, SETBACKS AND DIMENSIONS ESTABLISHED BY EXHIBIT "A" ORDINANCE NOS. 239-I AND 240-I OF CITY OF FLOWERY BRANCH AS AMENDED.

5. TOTAL AREA = 35.017 ACRES
NUMBER OF LOT = 43
DENSITY = 1.226 LOTS/ACRE.

6. THIS PROPERTY IS ZONED PUD.

7. CITY OF FLOWERY BRANCH PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL PUBLIC EASEMENTS.

8. THIS PROPERTY WILL BE SERVED BY PUBLIC WATER PROVIDED BY GAINESVILLE DEPARTMENT OF WATER AND SEWER.

9. NNP-LOOPER LAKE, LLC PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL PUBLIC EASEMENTS.

10. THERE IS A PERPETUAL EASEMENT TO CITY OF FLOWERY BRANCH DEDICATED ALONG THE RIGHT OF WAY FRONTING ALL LOTS.

11. ALL ROADS, RIGHT OF WAY, PERPETUAL AND STORM EASEMENTS & STREET LIGHTING OF THIS SUBDIVISION ARE HEREBY DEDICATED TO THE CITY OF FLOWERY BRANCH.

12. THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THAT COMMUNITY CHARTER FOR STERLING ON THE LAKE, RECORDED IN DEED BOOK 4828, PAGE 136 HALL COUNTY, GEORGIA RECORDS.

13. STERLING ON THE LAKE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE FOR THE OPEN SPACES AND STORMWATER DETENTION FACILITIES.

14. BEARINGS SHOWN HEREON WERE CALCULATED FROM ANGLES TURNED.

15. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA. NO. 13139C0293 G EFFECTIVE DATE: APRIL 4, 2018.

16. PRIOR TO RECORDATION, IRON PINS (1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER LSF000484"), WERE SET IN ACCORDANCE WITH THE GEORGIA PLAT ACT, AS AMENDED, AT ALL REAR LOT CORNERS. AT TIME OF RECORDATION IRON PINS REMAIN TO BE PLACED ON THE FRONT LOT CORNERS. THESE WILL BE ESTABLISHED AND MARKED IN A SIMILAR FASHION, UPON COMPLETION OF ROAD SHOULDER AND UTILITY CONSTRUCTION. WHERE NATURAL OR MANMADE OBSTACLES OCCUR AT THE FRONT LOT CORNERS (SUCH AS LARGE ROCK OUTCROPPINGS, SIDEWALKS, ETC.) NO IRON PIN WILL BE SET. THE CORNER WILL BE MARKED BY A SURVEYOR'S NAIL IMBEDDED IN THE OBJECT. CORNER PINS OR NAILS SUBSEQUENTLY DAMAGED OR REMOVED WILL BE REPLACED UPON THE REQUEST AND AT THE EXPENSE OF THE CLIENT.

17. THIS PLAT IS FOR THE EXCLUSIVE USE OF NNP-LOOPER LAKE, LLC. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

18. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (39.37 INCHES = 1 METER)

19. THE HORIZONTAL DATUM IS REFERENCED TO NAD 83. THE VERTICAL DATUM IS REFERENCED TO NAVD 88.

20. WETLANDS AND STREAMS AS SHOWN HEREON WERE DELINEATED BY NELSON ENVIRONMENTAL, INC, AND WERE FIELD LOCATED BY ROCHESTER & ASSOCIATES, INC.

21. BUILDINGS AND STRUCTURES ERECTED OR TO BE ERECTED SHALL MEET THE FIRE RESISTANCE RATINGS SPECIFIED IN THE INTERNATIONAL FIRE CODE, LATEST EDITION.

22. SURVEY REFERENCE: RECOMBINATION SURVEY FOR NNP-LOOPER LAKE, LLC., PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED 11/14/17

23. ALL WALL ACCESS EASEMENTS ARE 10' FROM TOPO OF WALL AND 10' FROM BOTTOM OF WALL.

24. ALL ELEVATIONS ARE BASED ON MSL.

25. CITY OF FLOWERY BRANCH ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENTION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. CITY OF FLOWERY BRANCH DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENT BEYOND THE CITY RIGHT-OF-WAY.

ENGINEER / SURVEYOR
ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, N.W.
GAINESVILLE, GEORGIA 30501
SURVEYOR: RICHARD E. MILLARD, R.L.S.
ENGINEER: KEDRICK C. SCOTT, P.E.

OWNER / DEVELOPER
NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BLVD
FLOWERY BRANCH, GEORGIA 30542
PHONE: (678) 960-0232
CONTACT: JENNIFER LANDERS

OWNER'S CERTIFICATE

State of Georgia

County of Hall

The undersigned certifies that he or she is the owner of the land shown on this plat and that the plat and the public and private improvements contained therein or associated therewith meet all applicable requirements and standards of the Flowery Branch Zoning Ordinance and the Flowery Branch Subdivision and Land Development Ordinance. The owner further acknowledges this plat and allotment to be his free act and deed, and dedicates to the City of Flowery Branch forever all areas shown or indicated on this plat as public streets, easements or other public use areas, and all water system, sewerage and other public improvements.

Owner's name: NNP - LOOPER LAKE, LLC

Owner's address: 7004 LAKE STERLING BLVD, FLOWERY BRANCH, GEORGIA 30542

Jennifer Landers Date 4/16/20
(Owner's signature)

CERTIFICATE OF OWNERSHIP
(CITY OF GAINESVILLE)
(HALL COUNTY, GEORGIA)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE CITY OF GAINESVILLE FOREVER ALL WATER MAINS, EASEMENTS AND ASSOCIATED APPURTENANCES THEREON SHOWN.

OWNER Jennifer Landers DATE 4/16/20

CERTIFICATE OF OWNERSHIP
(HALL COUNTY, GEORGIA)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO HALL COUNTY FOREVER ALL SEWER MAINS, EASEMENTS AND ASSOCIATED APPURTENANCES THEREON SHOWN.

OWNER Jennifer Landers DATE 4/16/20

ENGINEER'S CERTIFICATE

THE UTILITIES, INFRASTRUCTURE AND PHYSICAL PLACEMENT OF IMPROVEMENTS REFLECTED ON THIS PLAT HAVE BEEN INSTALLED ACCORDING TO EXHIBIT A OF ORDINANCE NOS. 239I AND 240I OF THE CITY OF FLOWERY BRANCH (THE CONDITIONS PLACED UPON FOR ZONING APPROVAL OF THE STERLING ON THE LAKE DEVELOPMENT) AND ARE NOT IN CONFLICT WITH THE DEVELOPMENT REQUIREMENTS OF THE CITY OF FLOWERY BRANCH, NOR THE CONDITIONS OF ZONING APPROVAL SET FORTH IN ORDINANCES NOS. 239-I AND 240-I AS AMENDED BY THE CITY OF FLOWERY BRANCH.

ENGINEER 4-22-20 DATE

FINAL PLAT APPROVAL:

THE CITY OF FLOWERY BRANCH, GEORGIA CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF FLOWERY BRANCH ZONING ORDINANCE, CONDITIONS OF ZONING AND THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF FLOWERY BRANCH, AND THAT THIS PLAT IS HEREBY APPROVED AND RELEASED FOR RECORDING PURPOSES.

PTER 6/5/20
CITY OF FLOWERY BRANCH DATE

COUNTY ENGINEER
APPROVED
5/22/20
HALL COUNTY, GEORGIA
PER FRANK MILLER

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST.

THE FIELD DATA WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 44,211 FEET, AND AN ANGULAR ERROR OF 01 SECOND PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 343,210 FEET.
BY: RICHARD E. MILLARD, RLS
GEORGIA LAND SURVEYOR NO. 3044
ADDRESS: 425 OAK STREET N.W. GAINESVILLE, GEORGIA 30501
TELEPHONE NUMBER: (770) 718-0600
DATE: 2/24/20

SURVEYOR'S CERTIFICATE

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

4/22/20
REGISTERED GEORGIA LAND SURVEYOR DATE
Richard E. Millard, GA RLS# 3044
ROCHESTER & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. - LSF000484
Email: remillard@rochester-assoc.com

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

FINAL SUBDIVISION PLAT
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 3
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

REVISIONS

GEORGIA REGISTERED PE033231 PROFESSIONAL 4-22-20 ENGINEER KEDRICK C. SCOTT

GEORGIA REGISTERED No. 3044 LAND SURVEYOR RICHARD E. MILLARD

SHEET 1 OF 10

DATE : 12/19/19
SCALE : N/A
JOB NO : 0208033.KNU
FILE NO. #PNLP03
DRAWN BY: WDC

eFiled & eRecorded
DATE: 6/8/2020
TIME: 7:44 AM
PLAT BOOK: 00878
PAGE: 00429
RECORDING FEES: $10.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP 2 of 10

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

Public Hearing Published	02/13/2018	First Reading	03/01/2018
Public Hearing	03/01/2018	Adopted	03/15/2018

ORDINANCE NO. 239-I & 240-I

AN ORDINANCE AMENDING THE CONCEPTUAL SITE PLAN AND CONDITIONS OF APPROVAL RELATING TO ORDINANCE NUMBERS 239H AND 240H, FOR THE MASTER PLANNED COMMUNITY KNOWN AS "STERLING ON THE LAKE". THE REQUEST IS TO AMEND THE PUD ZONING OF THE PORTION OF THE COMMUNITY KNOWN AS POD Z-12 A 23.67 +/- ACRE PROPERTY IDENTIFIED AS TAX PARCELS 15047 000885, 15047 G000050, 15047 G000051, 15047 G000052, 15047 G000053, 15047 G000054, 15047 G000055, 15047 G000056, 15047 G000057, 15047 G000058, 15047 G000059, 15047 G000060, 15047 G000061, 15047 G000062, 15047 G000063 ALL LOCATED IN GMD 1270 FLOWERY BRANCH DISTRICT, HALL COUNTY, GEORGIA. THE REQUEST IS TO ALTER THE NUMBER OF LOTS WITHIN POD Z-12. SUBJECT PROPERTY IS SHOWN ON ATTACHED EXHIBIT "A" AND LEGALLY DESCRIBED ON ATTACHED EXHIBIT "B" AND SHALL BE SUBJECT TO ALL CONDITIONS SET FORTH AND SHOWN ON ATTACHED EXHIBIT "C"; PROVIDING FOR FINDINGS, SEVERABILITY, REPEALING CONFLICTING ORDINANCES, AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, NNP-Looper Lake, LLC owns all that tracts or parcels of land totaling 23.67+/- acres identified as Parcel Tax Identification Nos. 15047 000885, 15047 G000050, 15047 G000051, 15047 G000052, 15047 G000053, 15047 G000054, 15047 G000055, 15047 G000056, 15047 G000057, 15047 G000058, 15047 G000059, 15047 G000060, 15047 G000061, 15047 G000062, and 15047 G000063 – all located within GMD 1270 Flowery Branch District, Hall County, Georgia. Parcels are shown on Exhibit "A", and as legally described on Exhibit "B"; and

WHEREAS, specific conditions shall be placed on subject parcel as shown on attached exhibit "C"; and

WHEREAS, the City Council of the City of Flowery Branch has considered the application of NNP-Looper Lake, LLC in conjunction with the standards set forth in Article 34 - Section 34.7 of Zoning Ordinance No. 348 of the City of Flowery Branch, Georgia; and

WHEREAS, the City Council held a public hearing at the meeting of March 1, 2018 duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

NOW THEREFORE, THE COUNCIL OF THE CITY OF FLOWERY BRANCH DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. FINDINGS.

The City Council finds that the proposed modified rezoning of the current PUD (Planned Unit Development) is consistent with the adopted standards for governing the exercise of the zoning

1 | Page

power consistent with O.C.G.A. § 36-66-5 and requirements of the Zoning Ordinance as identified below.

1. The proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
2. The proposal is not expected to adversely affect the existing use or usability of adjacent or nearby property.
3. The property could be used in accordance with the existing regulations and has a reasonable economic use as currently zoned HB; however, an alternative use is appropriately considered.
4. The development if approved and constructed is not expected to result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
5. The proposal is in conformity with the policy and intent of the comprehensive plan and the character area map and future land use plan map.
6. The proposal is considered appropriate in view of existing use(s) and zoning of the subject property and nearby properties.
7. No determination has been made by staff with regard to the value differential between development under the current zoning as opposed to the modified PUD.
8. A proposed development will not be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
9. There are no known adverse effects that would result from the change in zoning district map, or change in use, on the character of a zoning district.
10. Development as proposed is not expected to impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality. Compliance with city subdivision and land development regulations will be required, which include but are not limited to soil erosion and sedimentation, stormwater, and flood damage prevention.

SECTION 2. LEGAL DESCRIPTION AND CONDITIONS.

The rezoning of the subject parcel, as shown on Exhibit "A" and as legally described in Exhibit "B", to a modified PUD (Planned Unit Development). Conditions as set forth in Exhibit "C". Said Exhibits are incorporated by reference as if fully set forth herein.

2 | Page

SECTION 3. AMENDMENT OF THE ZONING MAP.

This Ordinance is enacted as an amendment to the Zoning Map of Flowery Branch, Georgia. Accordingly, the Zoning Administrator is hereby authorized to update the Official Map consistent with Article 3 of the Zoning Ordinance.

SECTION 4. SEVERABILITY.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE.

The effective date of this Ordinance shall be upon adoption by the City Council of the City of Flowery Branch, Georgia.

SECTION 6. REPEALER.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Adopted this 15th day of March 2018.

James M. Miller, Mayor

ATTEST

Melissa McCain, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, Jr., City Attorney

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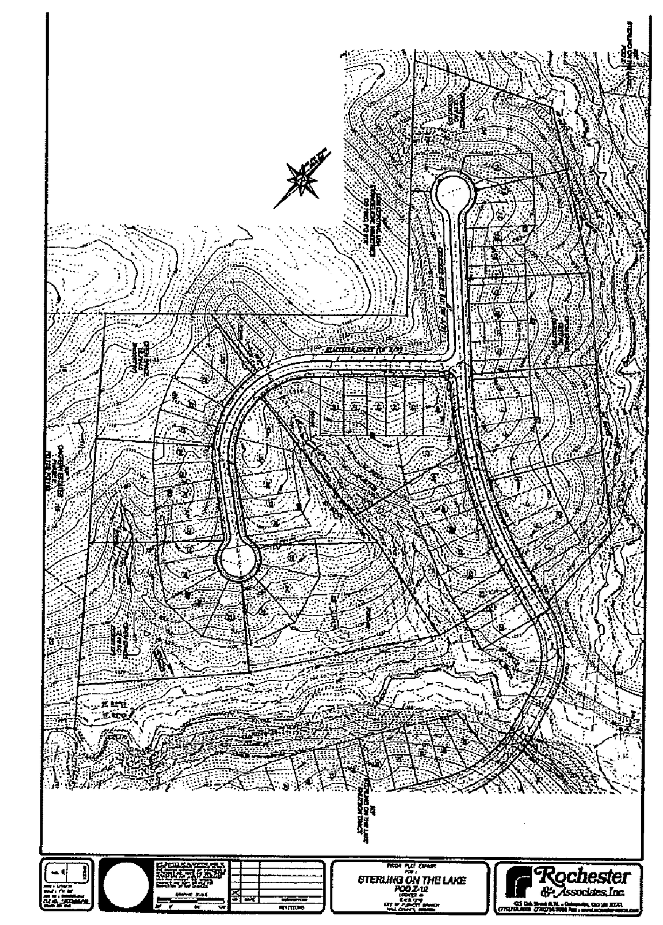
Attachment "A"



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Attachment "B"

The overall development is approximately 1001 +/- acres located near the intersection of Capitola Farm Road and Spout Springs Road. The property is described as: **POD Z-12** - a 23.67 acre parcel of real property owned by NNP - Looper Lake, LLC, being known as a portion of **POD Z** (lots 50 – 61) on that plat of survey prepared by Hayes, James & Associates, Inc. recorded on November 8, 2016; and further identified as all or portions of tax identification numbers; 15047 000885, 15047 G000050, 15047 G000051, 15047 G000052, 15047 G000053, 15047 G000054, 15047 G 000055, 15047 G000056, 15047 G000057, 15047 G000058, 15047 G000059, 15047 G000060, 15047 G000061 15047 G000062, 15047 G000063 all located in GMD 1270 Flowery Branch District, Hall County, Georgia.

Attachment "C"

All conditions of zoning as set forth in Ordinances 239 and 240 and all subsequent and relevant modifications shall apply to Pod Z-12.

Applicant has agreed to close Cherokee Rose Way prior to land disturbance activity.

Additionally, the following, as submitted by the applicant, shall be part of the conditions of zoning:

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- **POD Z-12 (a portion of POD Z)** – **POD Z-12** is a previously developed, 12 lot portion of Pod Z located on Cherokee Rose Lane and Blackbird Court, north of Capitola Farm Road. The **Pod Z** Final Plat was recorded last recorded on November 8, 2016. The Applicant is requesting that 12 of the 61 previously platted "Estate" lots be converted to 55 – 42'/52' lots. These 55 – 42'/52'l lots will be incorporated into the previously annexed "Knutson" parcel and will be developed as a phase of "Knutson". **POD Z-12** will no longer be accessed through **POD Z** and only through the "Knutson" parcel. The Applicant believes that the amendments are necessary in order to meet current buyer trends and market conditions.

1. **Binding Site Plan and Conditions for Amendment 239I and 240I.** That area shown as "Amendment 239I and 240I," shown on the colored map, "PUD Amendments, Sterling on the Lake," shall be governed by this condition of approval, and shall be substantially in accordance with the Conceptual Master Plan for Sterling on the Lake. In addition, the lots shall be governed by the standards (lot width, depth, setback, building coverage, and floor area) shown below:
    - Property shown as Amendment 239I and 240I, shall be permitted for a maximum of 55 – 42'/52' lots for construction of stick built single family homes only. Applicant shall be permitted to allow the creation of fee-simple single family home lots. Lot design shall be classified as fee simple ownership with no minimum lot width or depth required.
    - The elevations will be consistent with the "Arts and Craft", "Craftsman", and "Traditional" architectural theme evident throughout the Sterling on the Lake development. All elevations shall be reviewed and approved by the Sterling on the Lake, DRC prior to submittal to the City.
    - Applicant shall provide designated open spaces as conceptually illustrated on the binding site plan.
    - All maintenance of roadways and storm water facilities (except storm water management facilities) shall be the responsibility of the City. Roadway design revisions shall be reviewed and approved by the City Engineer and Hall County Fire Department. All road improvements within the property including curbs and gutters shall be constructed or re-

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constructed to City standards. Applicant shall construct the roadways in accordance with the "Typical Roadway Layouts." Maintenance and ownership of all roadways within Pod Z-12 shall be the responsibility of the City.

- Applicant shall provide driveways at each unit that will support two parking spaces.
- Applicant to utilize Home Owners Association (HOA) or equivalent to provide for all common area maintenance.
- Applicant shall obtain approval from Hall County Fire Department for proposed roadway and access layout, prior to LDP issuance.
- All requirements imposed under this Ordinance shall be the standards of the development regardless of any change in ownership.

STATEMENTS OF FACT

Pursuant to Article 34 of the Flowery Branch Zoning Ordinance this amendment to the conceptual master site plan and conditions of approval relating to Ordinance No. 239 and 240 (as amended most recently dated May 4, 2017), to alter the number of lots within **POD Z-12** submit the following Statements of Fact:

A. **POD Z-12** will be developed in general conformance with the enclosed Master Plan. However, the developer will have the right to adjust roads, change lot sizes, and vary the POD density as long as the overall density of the project remains within the previously approved limits. This change is not considered significant and is consistent with previously developed PODs within Sterling on the Lake.

B. The proposed zoning amendment will not adversely affect adjacent property or the overall community as this section of **POD Z** does not contain existing homes and is minor in nature.

C. The property to be affected by the proposed zoning amendment will have more market acceptance with the proposed amendments and will not create any adverse impacts.

D. The proposed zoning amendment will not impact the overall density for the master site plan. As the density has not changed, there are no anticipated additional impacts on existing streets, utilities, or schools.

E. The proposed zoning amendment is minor in scope and involves a re-

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allocation of previously approved density for Sterling on The Lake. The proposed zoning amendment is consistent with the spirit and intent of the Community Agenda (Comprehensive Plan), Character Area Map and Future Land Use Map as these documents identify the subject property as "Suburban Residential" and "Planned Unit Development" (PUD). The proposed zoning amendment is consistent with these designations.

F. The changing conditions in the local real estate market have defined product types that are suitable for this market segment within Sterling on the Lake.

G. **POD Z-12** is zoned PUD. Adjacent zonings are as follows:
- POD Z – PUD
- Knutson – PUD
- Oak Fern Estates – AR-III
- LDM Central USA Evangelical Ministries – R-I

H. The proposed zoning amendment will not significantly impact the value of the property as these changes are more technical in nature

I. The proposed amendment to alter the development standards and re-allocate density will not confer upon the property owner any special privileges that are denied to other properties within the surrounding district. The proposed amendment should not impact the surrounding property owners as the residential use has not changed.

J. The proposed rezoning amendment will not create an isolated zoning district as the subject area is zoned PUD (Planned Unit Development) and will not change. Further, the granting of the requested modifications will be in harmony with the purpose and intent of the City's regulations and will not be injurious to the neighborhood and general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value. To assure that the proposed modifications do not negatively impact the surrounding neighborhood or general public, specific implementation language will be required. The applicant agrees to comply with all previous conditions of approval unless modified by this grant.

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Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

FINAL SUBDIVISION PLAT
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 3
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	5/11/20	REVISED PER COUNTY COMMENTS

REVISIONS

GEORGIA REGISTERED PROFESSIONAL ENGINEER PE033231 KEDRICK C. SCOTT

GEORGIA REGISTERED LAND SURVEYOR No. 2844 RICHARD E. MILLARD

SHEET 2 OF 10

DATE : 12/19/19
SCALE : N/A
JOB NO : G208033.KNU
FILE NO. *FNLP03
DRAWN BY: WDC

eFiled & eRecorded
DATE: 6/8/2020
TIME: 7:44 AM
PLAT BOOK: 00878
PAGE: 00430
RECORDING FEES: $10.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP 3 of 10

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

K. The proposed zoning amendment will not change the zoning district map or the character of the zoning district as this change is primarily related to reallocation of density only.

L. The proposed rezoning amendment will not create an impact on the environment as it relates to soil and erosion, flooding, drainage or water quality. The Applicant will comply with all local and state requirements pertaining to soil and erosion as well as water quality. The subject POD Z-

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12 is outside of the future floodplain zone.

M. The granting of the proposed zoning amendment is consistent with the overall zoning scheme and the purpose of the Zoning Ordinance. Specifically, the Applicant is asking for an amendment for reallocation of lot density. However, the developer will have the right to adjust roads, change lot sizes, and vary the POD density as long as the overall density of the project remains within the previously approved limits.

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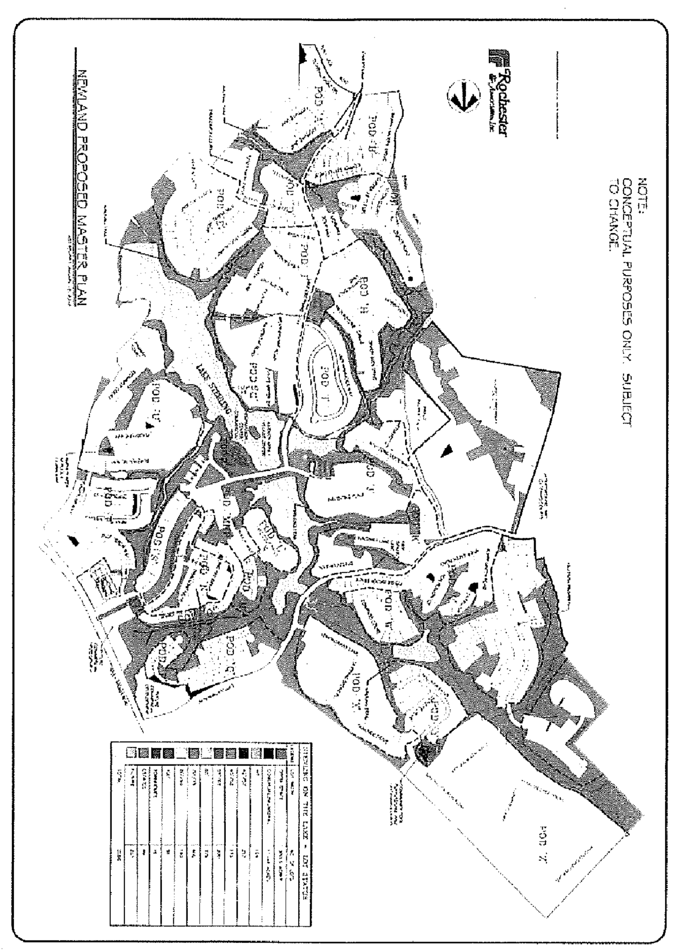

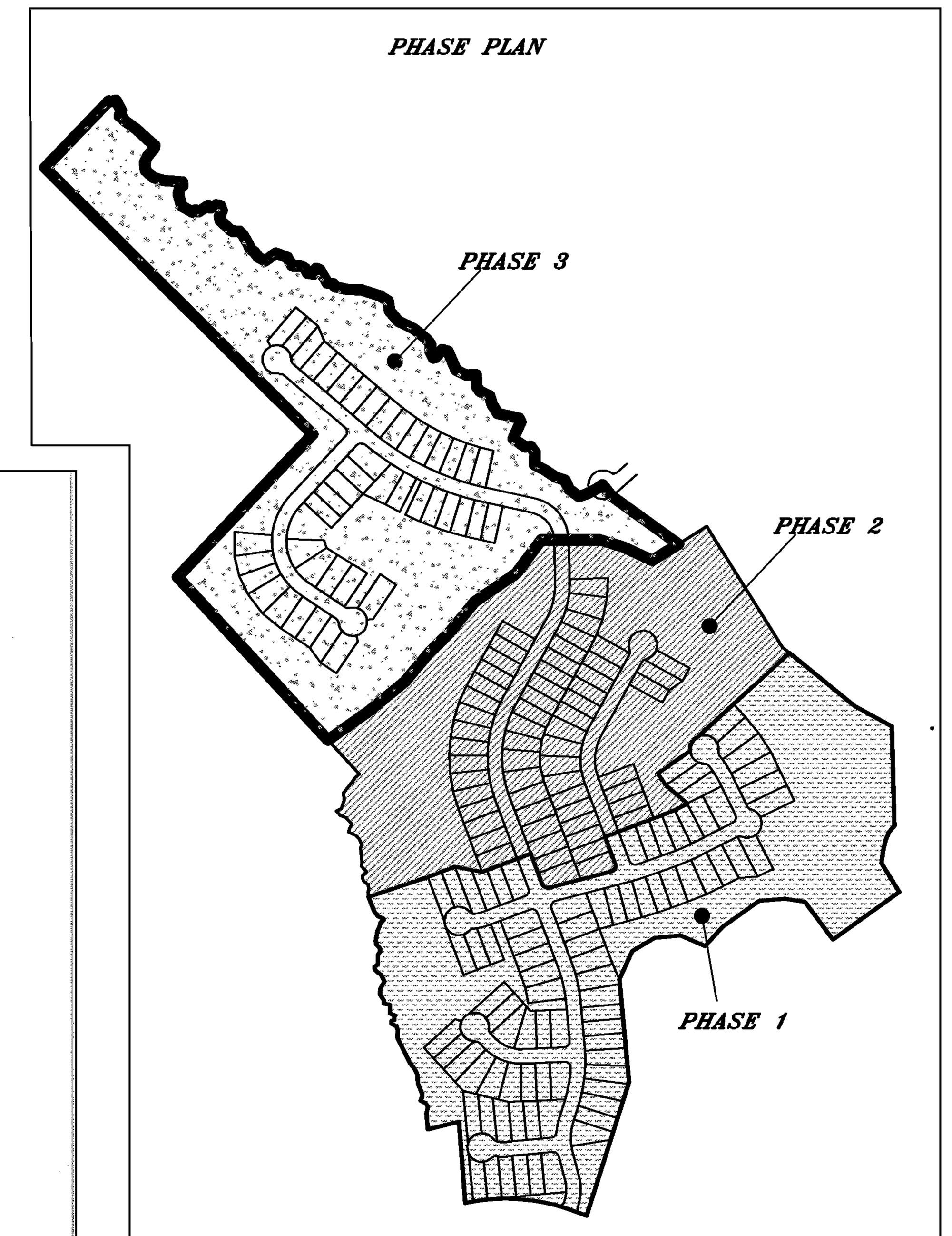

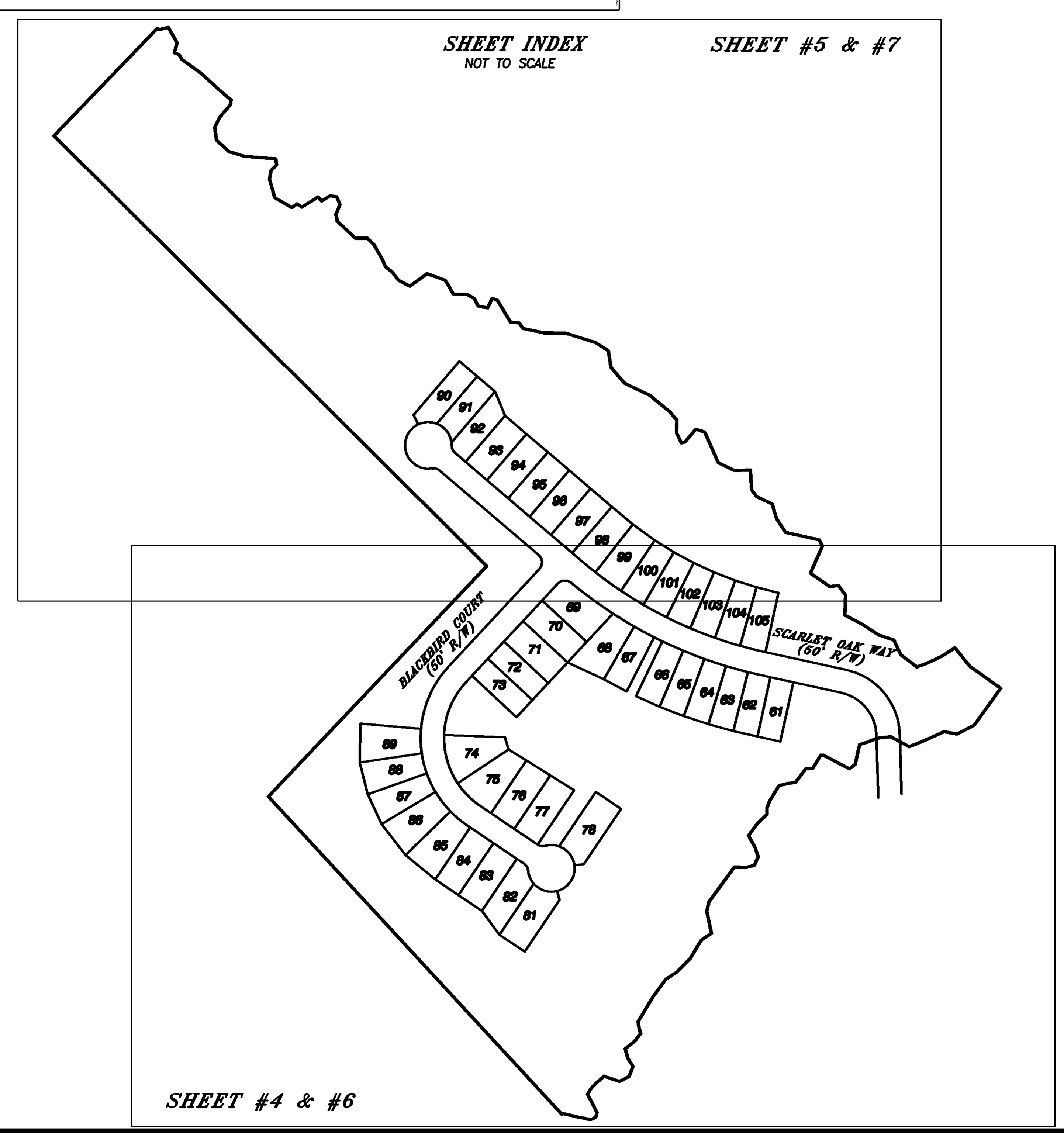

BOUNDARY CALL TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS
1	S62°24'58"W	41.50'		
2	N79°53'42"W	28.73'		
3	S65°08'30"W	36.34'		
4	S66°52'43"W	27.46'		
5	S70°15'34"W	17.49'		
6	N61°35'28"W	44.48'		
7	S83°36'49"W	29.44'		
8	S67°45'05"W	22.01'		
9	S72°56'59"W	17.67'		
10	S12°41'38"W	43.28'		
11	S51°26'44"W	15.64'		
12	N62°14'17"W	62.49'		
13	N83°30'07"W	5.61'		
14	S31°33'48"W	34.01'		
15	S88°02'33"W	14.19'		
16	S37°52'08"W	37.05'		
17	S81°39'36"W	18.21'		
18	S75°12'43"W	17.62'		
19	S31°52'52"W	38.83'		
20	S18°23'15"W	15.57'		
21	S00°52'24"W	13.44'		
22	S46°06'38"W	27.91'		
23	S37°02'12"W	32.31'		
24	S28°36'27"E	30.24'		
25	S18°42'31"E	20.20'		
26	S25°13'33"W	20.28'		
27	S76°01'50"W	16.91'		
28	N88°52'04"W	26.14'		
29	S36°16'46"W	46.96'		
30	S35°49'09"W	45.32'		
31	S12°54'08"W	20.22'		
32	S11°41'52"E	48.24'		
33	S56°25'13"W	25.94'		
34	S30°40'22"W	44.92'		
35	S44°47'32"W	41.91'		
36	S56°30'47"W	27.76'		
37	S36°12'48"W	45.64'		
38	S31°04'31"W	63.04'		
39	S08°25'05"E	13.64'		
40	S17°45'01"E	12.47'		
41	S38°31'27"W	19.60'		
42	S50°19'37"W	27.66'		
43	S16°20'55"E	20.89'		
44	S31°45'16"E	20.20'		
45	S20°06'31"W	22.63'		
46	S62°01'16"W	23.38'		
47	N71°57'38"W	35.05'		
48	S49°02'39"W	22.36'		
49	S43°29'36"W	15.87'		
50	S31°44'05"W	14.02'		
51	S27°28'45"E	43.86'		
52	S07°24'35"W	5.69'		
53	S27°50'39"W	5.80'		
54	S64°46'28"W	8.28'		
55	S88°46'04"W	8.83'		
56	N75°52'28"W	8.89'		
57	N79°41'28"W	18.69'		
58	N74°15'45"W	4.31'		
59	N76°49'04"W	22.70'		
60	S50°37'09"W	2.64'		
61	S64°03'28"E	5.79'		
62	N75°17'46"E	19.15'		
63	S29°09'08"E	38.24'		
64	S15°07'46"W	22.38'		
65	S73°06'48"E	9.95'		
66	S32°03'51"E	12.41'		
67	S54°10'46"E	49.91'		
68	S47°21'13"E	61.12'		
69	S50°22'04"E	26.23'		
70	S12°04'46"W	10.51'		
71	S40°06'52"W	33.96'		
72	S26°33'54"W	25.20'		
73	S08°22'30"E	27.46'		
74	S47°43'35"E	36.42'		
75	S73°24'42"E	35.13'		
76	S85°37'12"E	66.12'		
77	S07°43'16"E	13.47'		
78	S44°05'02"W	17.25'		

BOUNDARY CALL TABLE

79	S09°58'29"W	18.01'		
80	S15°55'21"E	41.34'		
81	S60°10'58"E	42.25'		
82	N54°07'47"E	13.41'		
83	S55°53'57"E	12.38'		
84	N57°52'13"E	40.54'		
85	S44°08'45"E	11.86'		
86	N57°17'33"E	21.19'		
87	S80°10'42"E	14.42'		
88	S23°04'29"E	18.22'		
89	S23°31'46"W	22.29'		
90	S10°18'30"E	14.92'		
91	S46°48'38"E	53.04'		
92	S89°40'13"E	26.06'		
93	S45°11'10"E	19.58'		
94	S29°57'46"E	36.22'		
95	S22°04'50"E	18.30'		
96	S54°47'20"E	16.72'		
97	S37°11'12"E	23.51'		
98	S62°42'13"E	26.62'		
99	N54°03'27"E	45.59'		
100	S70°02'34"E	41.43'		
101	S30°51'59"E	34.34'		
102	S89°33'12"E	28.22'		
103	S60°19'29"E	18.38'		
104	S28°03'22"E	18.39'		
105	S79°12'57"E	20.74'		
106	N25°27'56"E	22.37'		
107	S69°55'21"E	11.91'		
108	S30°45'43"E	54.51'		
109	S86°15'03"E	18.81'		
110	S32°53'58"E	14.47'		
111	S78°16'05"E	45.00'		
112	S89°23'11"E	45.75'		
113	S72°30'56"E	68.43'		
114	S57°16'05"E	32.51'		
115	S09°20'14"E	36.12'		
116	S40°30'33"E	45.15'		
117	S64°51'57"E	58.74'		
118	S50°40'05"E	55.77'		
119	S39°58'14"E	23.55'		
120	S01°36'47"W	27.00'		
121	S25°52'47"E	24.31'		
122	N75°16'45"E	7.71'		
123	N40°26'19"E	36.28'		
124	S72°00'27"E	19.65'		
125	S23°56'01"E	72.18'		
126	S64°34'24"E	38.94'		
127	N87°20'10"E	33.14'		
128	S04°03'56"E	42.60'		
129	S36°11'56"E	17.93'		
130	S64°28'54"E	36.72'		
131	S16°22'56"E	31.52'		
132	S32°55'07"E	36.25'		
133	S77°32'40"E	73.77'		
134	S27°04'33"E	15.05'		
135	S23°58'45"W	63.24'		
136	S55°12'37"E	50.14'		
137	N82°55'00"E	18.73'		
138	S36°18'20"E	26.20'		
139	S02°31'13"W	42.30'		
140	S62°19'58"E	42.08'		
141	S56°37'45"E	41.81'		
142	S71°46'48"E	34.54'		
143	S24°55'36"E	34.88'		
144	S52°15'03"E	43.74'		
145	N67°59'26"E	42.28'	42.32'	280.00'
146	S77°49'53"E	72.43'	81.00'	50.00'
230	N53°16'03"E	3.53'		

RIGHT-OF-WAY CALL TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS
147	N01°48'41"W	7.93'		
148	N39°43'17"W	116.74'	125.71'	95.00'
149	N77°37'53"W	105.38'		
150	N77°37'53"W	50.00'		
151	N77°37'53"W	23.51'		
152	N76°51'11"W	25.81'	25.81'	950.00'
153	N74°36'21"W	48.70'	48.71'	950.00'
154	N71°40'06"W	48.70'	48.71'	950.00'
155	N68°43'50"W	48.70'	48.71'	950.00'
156	N65°47'35"W	48.70'	48.71'	950.00'
157	N63°44'12"W	19.48'	19.48'	950.00'
158	N61°40'49"W	48.70'	48.71'	950.00'
159	N58°36'58"W	52.90'	52.90'	950.00'
160	N53°38'43"W	111.87'	111.94'	950.00'
161	S86°20'54"W	27.47'	30.29'	20.00'
162	S42°58'00"W	49.97'		
163	S42°58'00"W	60.00'		
164	S42°58'00"W	60.00'		
165	S42°58'00"W	50.00'		
166	S42°58'00"W	50.00'		
167	S42°58'00"W	18.95'		
168	S22°32'39"W	122.13'	124.75'	175.00'
169	S15°45'12"E	107.43'	109.19'	175.00'
170	S44°50'24"E	68.05'	68.49'	175.00'
171	S56°03'06"E	27.95'		
172	S56°03'06"E	60.00'		
173	S56°03'06"E	60.00'		
174	S80°37'27"E	16.63'	17.15'	20.00'
175	S87°51'30"E	29.80'	30.26'	50.00'
176	S38°59'09"E	52.30'	55.04'	50.00'
177	S13°16'24"E	10.14'	10.16'	50.00'
178	S34°05'19"W	66.31'	72.50'	50.00'
179	N72°50'34"W	52.29'	55.03'	50.00'
180	N23°15'58"W	30.98'	31.50'	50.00'
181	N30°38'05"W	17.17'	17.74'	20.00'
182	N56°03'06"W	18.45'		
183	N56°03'06"W	60.00'		
184	N56°03'06"W	60.00'		
185	N56°03'06"W	8.18'		
186	N50°08'21"W	46.35'	46.44'	225.00'
187	N37°31'02"W	52.58'	52.70'	225.00'
188	N25°12'28"W	43.91'	43.98'	225.00'
189	N14°00'33"W	43.91'	43.98'	225.00'
190	N01°41'59"W	52.58'	52.70'	225.00'
191	N23°59'18"E	146.34'	149.05'	225.00'
192	N42°58'00"E	284.97'		
193	N03°15'30"W	28.88'	32.27'	20.00'
194	N49°29'00"W	278.77'		
195	N74°28'51"W	16.90'	17.45'	20.00'
196	N17°37'35"W	98.99'	142.86'	50.00'
197	N87°48'32"E	40.01'	41.16'	50.00'
198	S37°55'12"E	51.04'	53.56'	50.00'
199	S03°21'38"E	6.75'	6.76'	50.00'
200	S24°29'09"E	16.90'	17.45'	20.00'
201	S49°29'00"E	30.00'		
202	S49°29'00"E	60.00'		
203	S49°29'00"E	60.00'		
204	S49°29'00"E	60.00'		
205	S49°29'00"E	60.00'		
206	S49°29'00"E	60.00'		
207	S49°29'00"E	25.54'		
208	S50°43'03"E	38.77'	38.78'	900.00'
209	S54°06'04"E	67.50'	67.52'	900.00'
210	S58°02'29"E	56.25'	56.26'	900.00'
211	S61°37'23"E	56.25'	56.26'	900.00'
212	S65°12'17"E	56.25'	56.26'	900.00'
213	S68°47'12"E	56.25'	56.26'	900.00'
214	S72°22'06"E	56.25'	56.26'	900.00'
215	S75°53'43"E	54.53'	54.54'	900.00'
216	S77°37'53"E	1.53'		
217	S77°37'53"E	177.36'		
218	S39°43'17"E	178.18'	191.88'	145.00'
219	S01°48'41"E	16.44'		
220	N61°35'28"W	22.48'		
221	S83°36'49"W	29.44'		
222	S67°45'05"W	1.31'		
223	S70°03'22"W	185.08'	187.59'	330.00'
224	N56°39'08"W	103.83'	106.18'	145.00'
225	N83°00'52"E	185.59'	189.16'	280.00'
226	N45°33'45"E	97.43'	134.36'	50.00'
227	S85°21'54"W	24.17'	25.96'	20.00'
228	S48°11'01"W	41.87'		
229	S55°55'19"W	75.40'	75.63'	280.00'

MINIMUM HEATED FLOOR AREA PER DWELLING	DESCRIPTIONS PROJECTED LOT CONFIGURATION			SET BACKS			MAXIMUM BUILDING HEIGHT
	LOT TYPE	LOT WIDTH	LOT DEPTH	FRONT YARD	REAR YARD	SIDE YARD	
1000 sq.ft.	A	④ 50'/55'	100'	20'	20'	① 0' MIN-TOTAL 10'	35'
1200 sq.ft.	B	④ 60'/65'	120'	20'	25'	① 0' MIN-TOTAL 10'	35'
1200 sq.ft.	C	⑤ 70'/75'	130'	25'	30'	② 5' MIN-TOTAL 15'	35'
1200 sq.ft.	D	⑤ 80'/85'	140'	25'	30'	② 5' MIN-TOTAL 15'	40'
1200 sq.ft.	E	⑤ 90'/95'	140'	25'	30'	② 5' MIN-TOTAL 15'	40'
1200 sq.ft.	F	⑥ 100'	140'	35'	35'	② 5' MIN-TOTAL 15'	40'
1200 sq.ft.	G	⑧ 40'	115'	20'	20'	① 0' MIN-TOTAL 10'	35'
1000 sq.ft.	⑦ FEE SIMPLE TOWNHOUSE			25'	25'	③ 15'	50'

① THERE MUST BE A MINIMUM OF 10' BETWEEN BUILDINGS AT THE ADJACENT SIDE YARD SETBACK
② THE SIDE YARD SETBACK SHALL BE MINIMUM OF 5' ON ONE SIDE WITH A MINIMUM TOTAL OF 15' BETWEEN BUILDINGS AT THE ADJACENT SIDE YARD SETBACK
③ THERE SHALL BE A MINIMUM 15' SETBACK ALONG ALL OTHER PROPERTY LINES OTHER THAN THE FRONT AND REAR YARD
④ LOT CLASSIFIED AS "VILLAGE LOT" AS FOUND IN DESIGN GUIDELINES FOR R.H.L.C. UNDER "SUB-NEIGHBORHOOD SPECIFICATIONS"
⑤ LOT CLASSIFIED AS "MANOR LOT" AS FOUND IN DESIGN GUIDELINES FOR R.H.L.C. UNDER "SUB-NEIGHBORHOOD SPECIFICATIONS"
⑥ LOT CLASSIFIED AS "ESTATE LOT" AS FOUND IN DESIGN GUIDELINES FOR R.H.L.C. UNDER "SUB-NEIGHBORHOOD SPECIFICATIONS"
⑦ SPECIFIC SPECIFICATIONS WILL BE DEVELOPED FOR FEE SIMPLE TOWNHOUSES. HOWEVER, DESIGN SHALL DEPICT THE CLASSIC AMERICAN AND EUROPEAN ARCHITECTURE.
⑧ TYPE "G" LOT-DWELLING SIZE 1,200 SF - 2,400 SF

*THE MAXIMUM IMPERVIOUS AREA ALLOWED FOR TYPE 'A' LOTS IS 2,600 SF.

	R/W	PAVING B.O.C.	CURB WIDTH (EACH SIDE)	PLANTING STRIP	SIDEWALK STRIP	UTILITY EASEMENT
COLLECTOR	60'	28'	① 2'	③ 6'	④ 10'	⑥ 7'
SUB-COLLECTOR	50'	24'	② 2'	6'	⑤ 6'	⑥ 6'
NEIGHBORHOOD (ACCESS)	50'	22'	② 2'	6'	⑤ 6'	⑥ 5'

① CONCRETE CURB AND GUTTER
② CONCRETE ROLLED EDGE CURB
③ 6' WIDE PLANTING STRIP ON SIDE WITH SIDEWALK. 16' WIDE SHOULDER AND LANDSCAPE STRIP ON SIDE WITH NO SIDEWALK
④ 8' WIDE CURVILINEAR SIDEWALK MEANDERS ALONG 10' WIDE SIDEWALK STRIP - ONE SIDE OF STREET ONLY
⑤ 4' WIDE CURVILINEAR SIDEWALK MEANDERS ALONG 6' WIDE SIDEWALK STRIP - BOTH SIDES OF STREET
⑥ UTILITY EASEMENT OUTSIDE OF STREET RIGHT-OF-WAY. BOTH SIDES OF STREET

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FINAL SUBDIVISION PLAT
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 3
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	5/11/20	REVISED PER COUNTY COMMENTS

REVISIONS

SHEET 3 OF 10
DATE : 12/19/19
SCALE : N/A
JOB NO : G208033.KNU
FILE NO. *FNLP03
DRAWN BY: WDC

eFiled & eRecorded
DATE: 6/8/2020
TIME: 7:44 AM
PLAT BOOK: 00878
PAGE: 00431
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PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP 4 of 10

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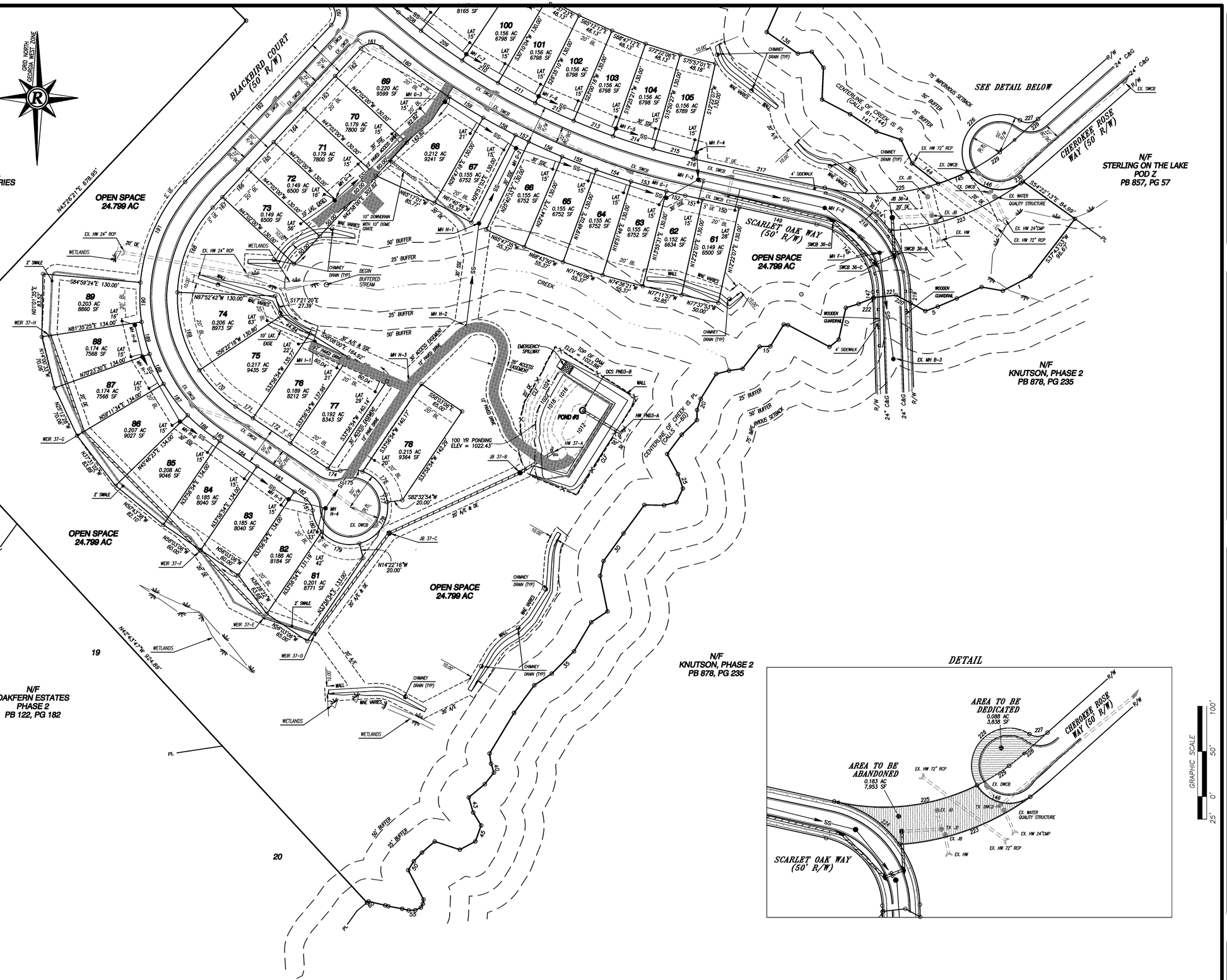

LEGEND

AC	-	ACRES
A/E	-	ACCESS EASEMENT
AKA	-	ALSO KNOWN AS
BC	-	BACK OF CURB
BL	-	BUILDING SETBACK LINE
BLDG	-	BUILDING
BWF	-	BARBED WIRE FENCE
C&G	-	CURB & GUTTER
CT	-	CRIMP TOP PIPE
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CL	-	CENTERLINE
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CO	-	CLEANOUT
CONC	-	CONCRETE
DB, PG	-	DEED BOOK, PAGE
DE	-	DRAINAGE EASEMENT
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DIP	-	DUCTILE IRON PIPE
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DETAIL

GRAPHIC SCALE 25' 0' 50' 100'

NOTE: THERE IS A 10' SEPARATION BETWEEN HOUSES.

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REVISIONS

GEORGIA REGISTERED PROFESSIONAL ENGINEER KEDRICK C. SCOTT

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLAND

SHEET 4 OF 10

DATE : 12/19/19
SCALE : 1" = 50'
JOB NO. : G208033.KNU
FILE NO. : *FNLP03
DRAWN BY: WDC

eFiled & eRecorded
DATE: 6/8/2020
TIME: 7:44 AM
PLAT BOOK: 00878
PAGE: 00432
RECORDING FEES: $10.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP 5 of 10

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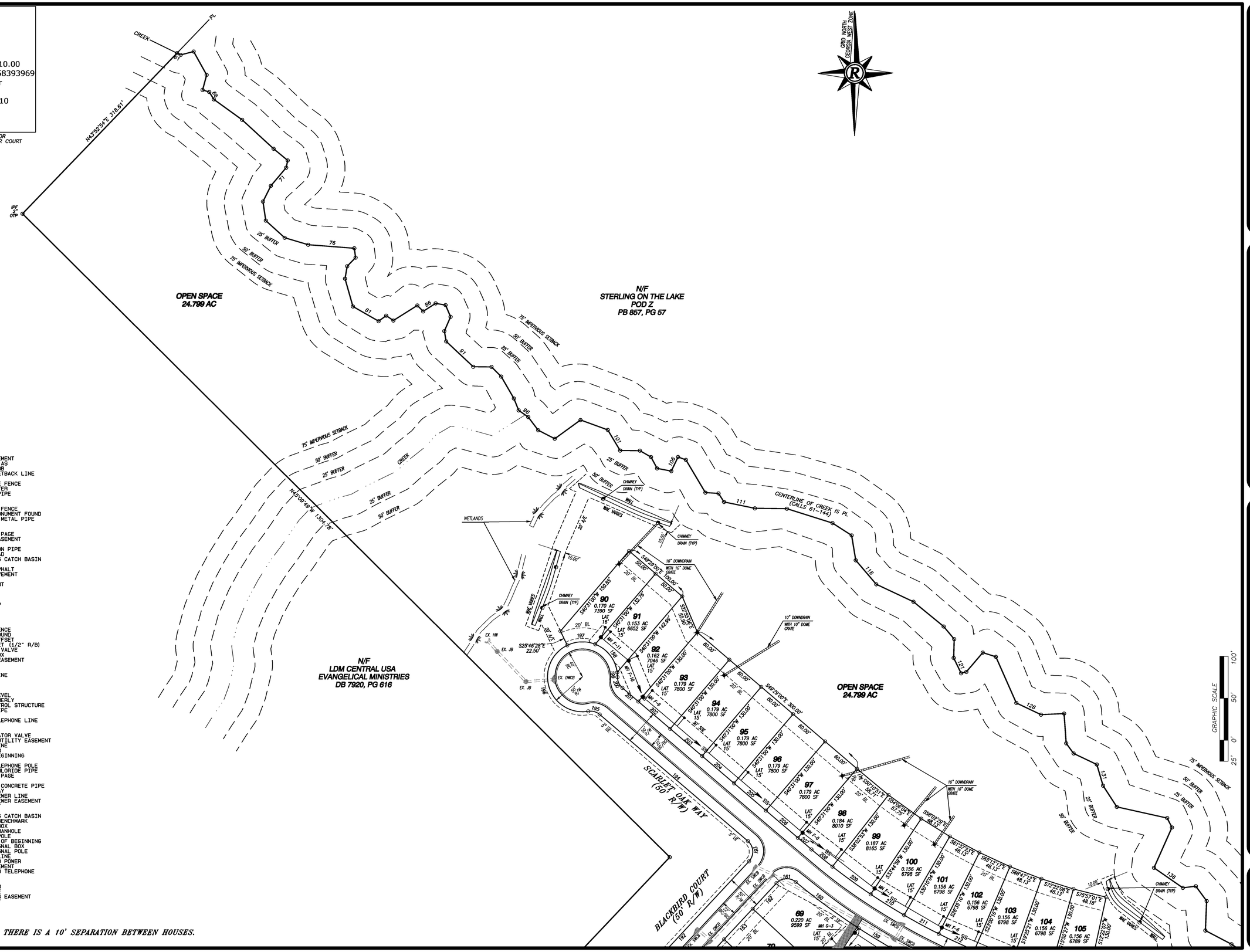

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NO.	DATE	DESCRIPTION
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REVISIONS

GEORGIA REGISTERED ENGINEER KEDRICK C. SCOTT

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLWOOD

SHEET 5 OF 10

DATE : 12/19/19
SCALE : 1" = 50'
JOB NO. : C208033.KNU
FILE NO. *FNLP03
DRAWN BY: WDC

eFiled & eRecorded
DATE: 6/8/2020
TIME: 7:44 AM
PLAT BOOK: 00878
PAGE: 00433
RECORDING FEES: $10.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP 6 of 10

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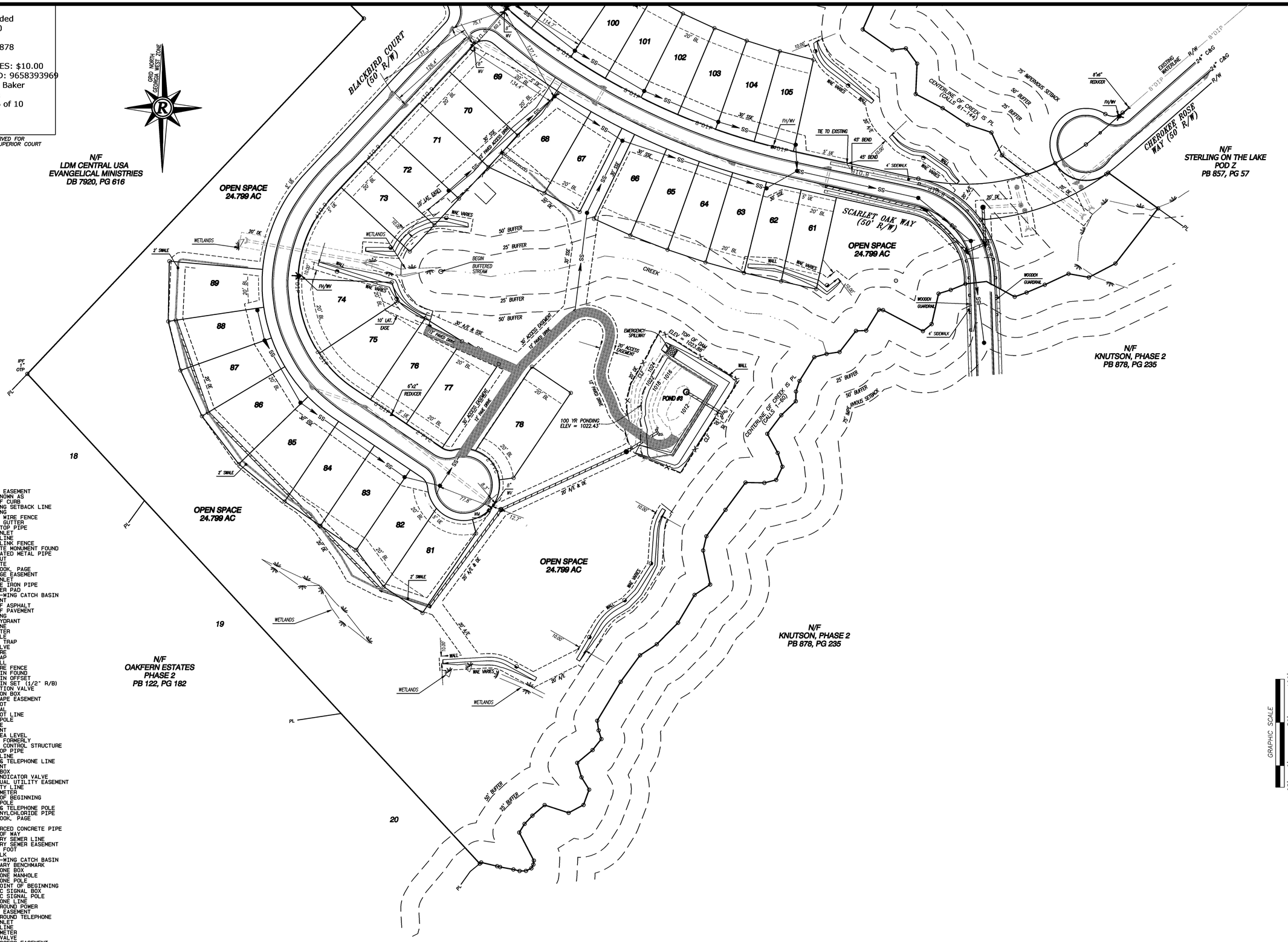

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WATER AS-BUILT DRAWING FOR :

STERLING ON THE LAKE
POD KNUTSON, PHASE 3

LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	5/11/20	REVISED PER COUNTY COMMENTS

REVISIONS

GEORGIA REGISTERED ENGINEER No. 27032 KEDRICK C. SCOTT

GEORGIA REGISTERED LAND SURVEYOR No. 2788 RICHARD E. MILLARD

SHEET 6 OF 10

DATE : 12/19/19
SCALE : 1"= 50'
JOB NO. : G208033.KNU
FILE NO. *FNLPD3
DRAWN BY: WDC

eFiled & eRecorded
DATE: 6/8/2020
TIME: 7:44 AM
PLAT BOOK: 00878
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PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP 7 of 10

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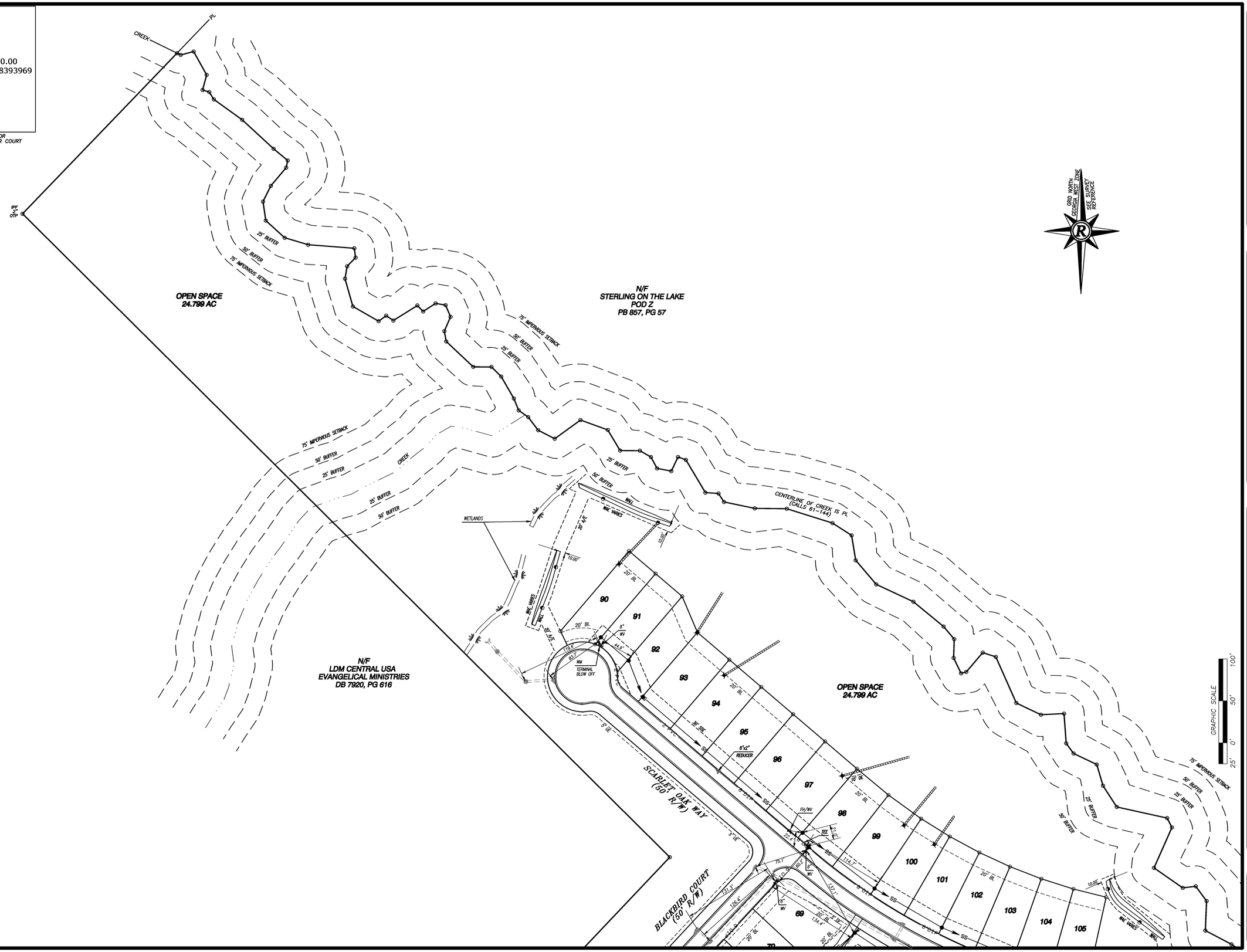

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GEORGIA REGISTERED PROFESSIONAL ENGINEER KEDRICK C. SCOTT

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLARD

SHEET 7 OF 10

DATE : 12/19/19
SCALE : 1"=50'-SBO/NN
JOB NO. : C208033.KNU
FILE NO. : *FNLP03
DRAWN BY: WDC

eFiled & eRecorded
DATE: 6/8/2020
TIME: 7:44 AM
PLAT BOOK: 00878
PAGE: 00435
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Hall County, GA
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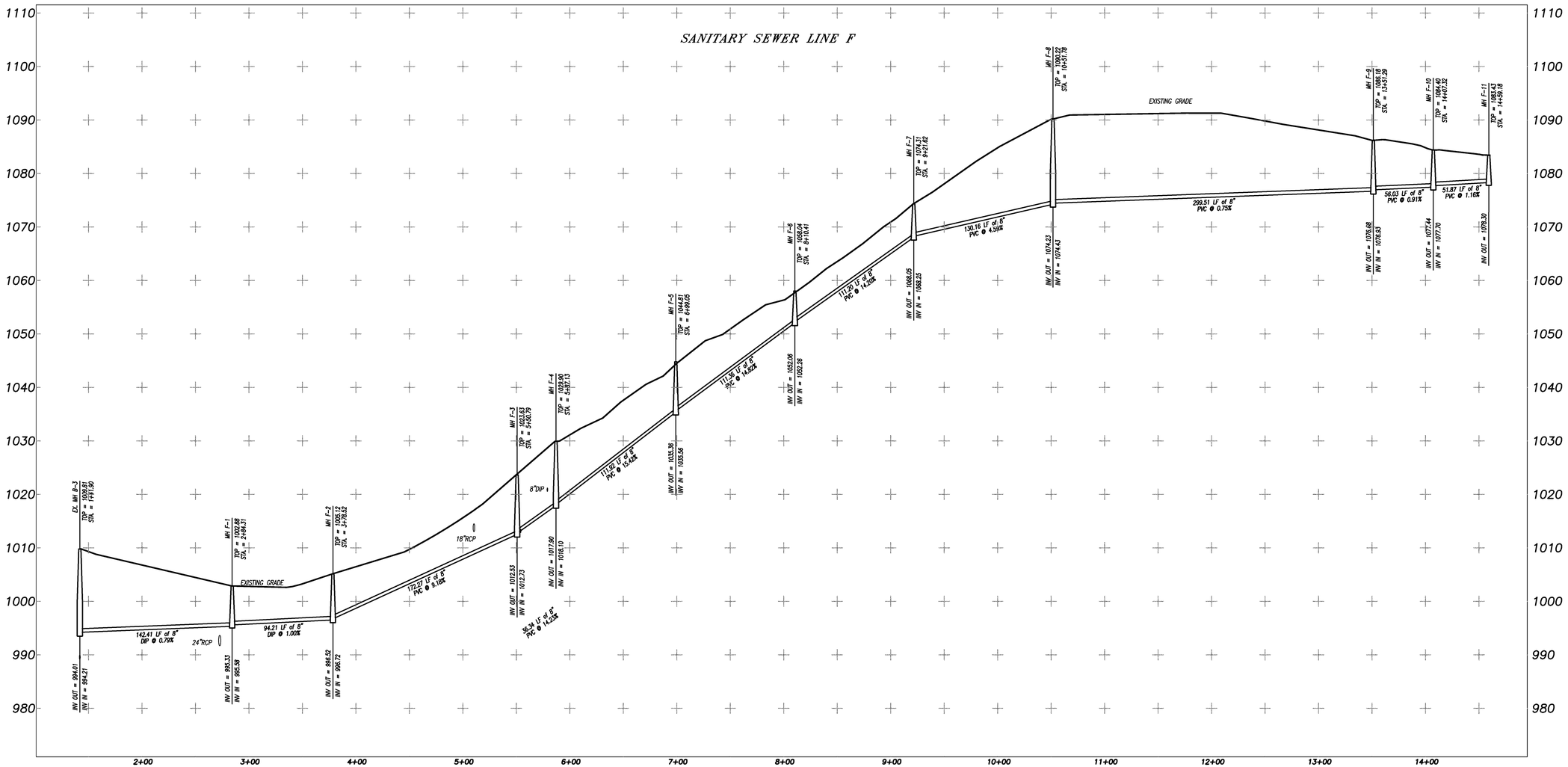

HORIZ. SCALE: 1" = 50
VERT. SCALE: 1" = 10'

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SANITARY SEWER PROFILES
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 3
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
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REVISIONS

GEORGIA REGISTERED No. 23331 ENGINEER KEDRICK C. SCOTT

GEORGIA REGISTERED No. LAND SURVEYOR RICHARD E. MILLWOOD

SHEET 8 OF 10

DATE : 12/19/19
SCALE : AS SHOWN
JOB NO. : G208033.KNU
FILE NO. : *FNLP03
DRAWN BY: WDC

eFiled & eRecorded
DATE: 6/8/2020
TIME: 7:44 AM
PLAT BOOK: 00878
PAGE: 00436
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PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP 9 of 10

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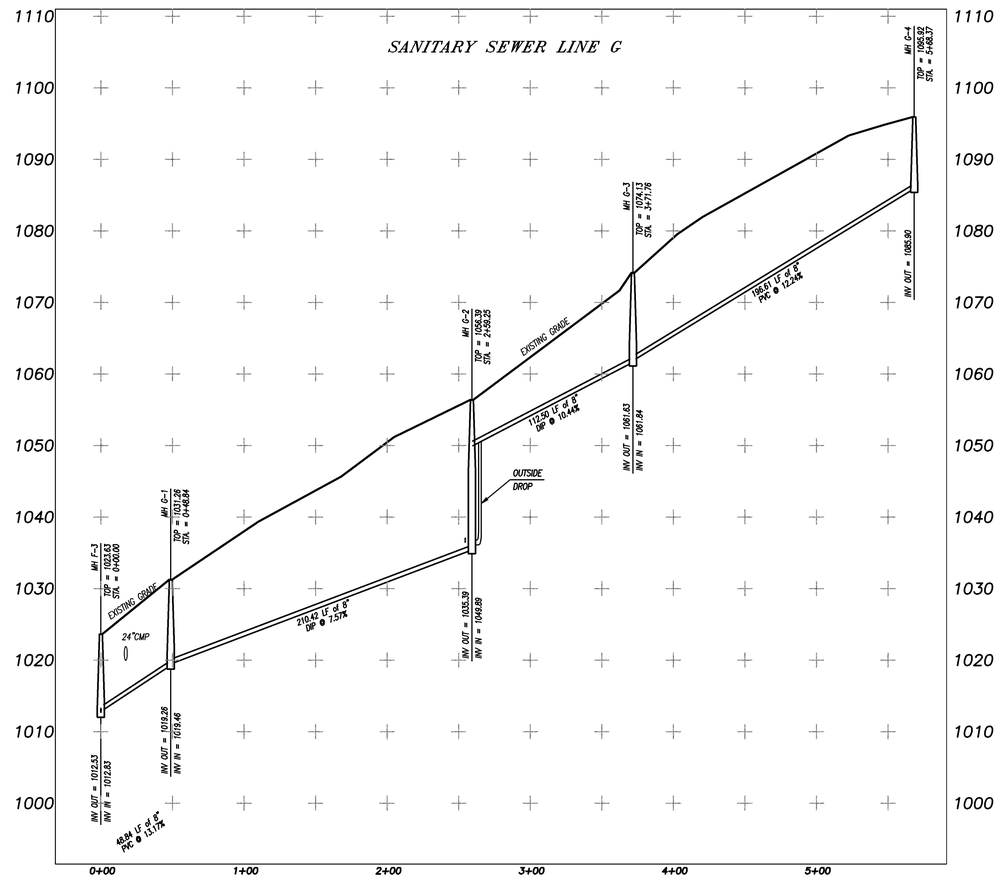

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GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 27321 KEDRICK C. SCOTT

GEORGIA REGISTERED LAND SURVEYOR No. RICHARD E. MILLARD

SHEET 9 OF 10

DATE : 12/19/19
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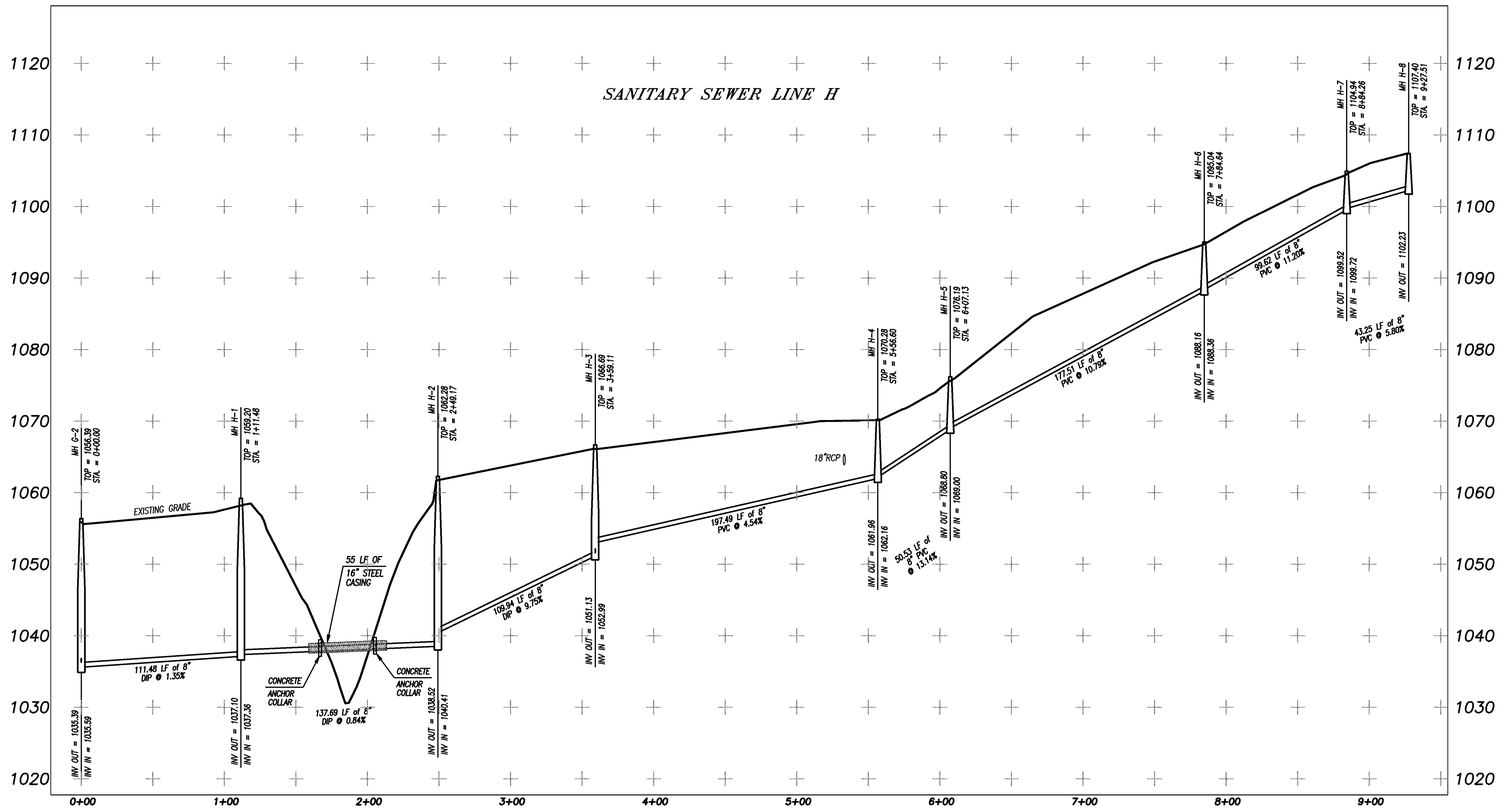

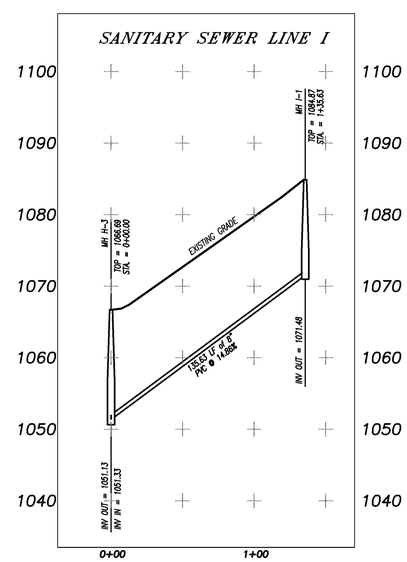

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GEORGIA REGISTERED No. LAND SURVEYOR RICHARD E. MILLARD JR.

SHEET 10 OF 10

DATE : 12/19/19
SCALE : AS SHOWN
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FILE NO. : *FNLP03
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EXHIBIT 'D'

Sterling on the Lake, Pod Knutson Subdivision
(Right-of-Way Legal Description)

All that tract or parcel of land lying and being in G.M.D 1270, City of Flowery Branch, Hall County, Georgia and being more particularly described as follows:

Beginning at the intersection of the northern Right-of-Way of Capitola Farm Road (60' R/W) and the southwestern Right-of-Way of Scarlet Oak Way (50' R/W); thence along the Right-of-Way of said Scarlet Oak Way 29.82 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 62°39'05" East, 27.14 feet to a point; thence 35.53 feet along an arc of a curve to the left having a radius of 125.00 feet and a chord bearing and distance of North 11°47'15" East, 35.41 feet to a point; thence 40.37 feet along an arc of a curve to the left having a radius of 125.00 feet and a chord bearing and distance of North 05°36'31" West, 40.20 feet to a point; thence North 14°51'42" West, a distance of 85.88 feet to a point on the southeastern Right-of-Way of Moondancer Court (50' R/W); thence along said Right-of-Way 28.13 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 55°09'23" West 25.87 feet to a point; thence South 84°32'55" West, a distance of 39.73 feet to a point; thence South 84°32'55" West, a distance of 50.00 feet to a point; thence South 84°32'55" West, a distance of 50.00 feet to a point; thence South 84°32'55" West, a distance of 7.22 feet to a point; thence 39.20 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of South 89°32'21" West, 39.15 feet to a point; thence North 85°28'13" West, a distance of 3.84 feet to a point; thence North 85°28'13" West, a distance of 4.67 feet to a point; thence 17.45 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 69°31'56" West, 16.90 feet to a point; thence 31.85 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 62°46'54" West, 31.31 feet to a point; thence 64.00 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 62°18'08" West, 59.72 feet to a point; thence 39.82 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 02°49'01" West, 38.78 feet to a point; thence 61.19 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 55°03'29" East, 57.44 feet to a point; thence 47.48 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 62°40'45" East, 45.72 feet to a point; thence 15.10 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 57°06'07" East, 14.74 feet to a point; thence 2.35 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 82°05'58" East, 2.35 feet to a point; thence South 85°28'13" East, a distance of 8.51 feet to a point; thence 30.49 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of North 89°32'21" East, 30.45 feet to a point; thence North 84°32'55" East, a distance of 11.00 feet to a point; thence North 84°32'55" East, a distance of 50.00 feet to a point; thence North 84°32'55" East, a distance of 50.00 feet to a point; thence North 84°32'55" East, a distance of 36.00 feet to a point; thence 27.72 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 44°50'25" East, 25.56 feet to a point on the northwestern Right-of-Way of said Scarlet Oak Way; thence along said Right-of-Way 48.02 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing of North 11°14'48" East and a chord distance and distance of 47.93 feet to a point; thence North 17°21'39" East, a distance of 62.91 feet to a point; thence 7.14 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 16°55'49" East

7.14 feet to a point; thence 110.46 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 09°50'16" East, 110.21 feet to a point on the southeastern Right-of-Way of Star Gaze Court (50' R/W); thence along said Right-of-Way 33.40 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 44°39'44" West and a chord distance of 29.65 feet and a radius of 20.00 feet to a point; thence South 87°30'00"West, 51.90 feet to a point; thence South 87°30'00" West, a distance of 50.07 feet to a point; thence South 87°30'00" West, a distance of 42.42 feet to a point; thence 6.80 feet along an arc of a curve to the right having a radius of 175.00 feet and a chord bearing and distance of South 88°36'48" West, 6.80 feet to a point; thence 44.63 feet along an arc of a curve to the right having a radius of 175.00 feet and a chord bearing and distance of North 82°58'04" West, 44.51 feet to a point; thence 44.63 feet along an arc of a curve to the right having a radius of 175.00 feet and a chord bearing and distance of North 68°21'22" West, 44.51 feet to a point; thence 44.63 feet along an arc of a curve to the right having a radius of 175.00 feet and a chord bearing and distance of North 53°44'40" West, 44.51 feet to a point; thence 12.59 feet along an arc of a curve to the right having a radius of 175.00 feet and a chord bearing and distance of North 44°22'40" West, 12.59 feet to a point; thence North 42°19'01" West, a distance of 17.70 feet to a point; thence 17.45 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 67°18'51" West, 16.90 feet to a point; thence 4.34 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 89°49'30" West, 4.34 feet to a point; thence 54.14 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 56°19'12" West, 51.53 feet to a point; thence 41.17 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 01°42'44" West, 40.02 feet to a point; thence 41.66 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 45°44'48" East, 40.47 feet to a point; thence 63.02 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 74°16'29" East, 58.93 feet to a point; thence 40.01 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 15°14'39" East, 38.95 feet to a point; thence 17.45 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 17°19'10" East, 16.90 feet to a point; thence South 42°19'01" East, a distance of 17.70 feet to a point; thence 80.84 feet along an arc of a curve to the left having a radius of 125.00 feet and a chord bearing and distance of South 60°50'40" East, 79.44 feet to a point; thence along a curve to the Left for an arc distance of 28.64 feet, said curve having a chord bearing of South 85°56'10" East and a chord distance of 28.58 feet and a radius of 125.00 feet to a point; thence North 87°30'00" East, a distance of 51.00 feet to a point; thence North 87°30'00" East, a distance of 50.00 feet to a point; thence North 87°30'00" East, a distance of 43.94 feet to a point; thence 32.41 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 41°04'42" East, 28.98 feet to a point on the northwestern Right-of-Way of said Scarlet Oak Way; thence along said Right-of-Way North 05°20'35" West, a distance of 109.14 feet to a point; thence North 05°20'35" West, a distance of 24.09 feet to a point; thence 13.46 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 06°09'18" West 13.46 feet to a point; thence 74.14 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 11°26'19" West, 74.07 feet to a point; thence 38.94 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 18°15'32" West, 38.93 feet to a point; thence North 20°36'27" West, a distance of 28.47 feet to a point; thence North 20°36'27" West, a distance of 60.00 feet to a point; thence North 20°36'27" West, a distance of 60.00 feet to a point; thence North

20°36'27" West, a distance of 50.00 feet to a point southwestern Right-of-Way of Bluegill Road (50' R/W); thence along said Right-of-Way 31.42 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 65°36'27" West, 28.28 feet to a point; thence South 69°23'33" West, a distance of 110.00 feet to a point; thence South 69°23'33" West, a distance of 35.00 feet to a point; thence South 69°23'33" West, a distance of 2.69 feet to a point; thence 47.67 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of South 75°27'42" West, 47.58 feet to a point; thence 11.71 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of South 83°01'19" West, 11.71 feet to a point; thence 15.23 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 62°42'12" West, 14.86 feet to a point; thence 24.87 feet along an arc of a curve to the right having radius of 50.00 feet and a chord bearing and distance of South 55°08'44" West, 24.62 feet to a point; thence 78.54 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 65°36'18" West, 70.71 feet to a point; thence along a curve to the Right for an arc distance of 18.29 feet, said curve having a chord bearing of North 10°07'44" West and a chord distance of 18.19 feet and a radius of 50.00 feet to a point; thence 63.56 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 36°46'04" East, 59.37 feet to a point; thence 58.35 feet along an arc of a curve to the right having a radius of 50.0 feet and a chord bearing and distance of South 73°22'56" East, 55.10 feet to a point; thence 10.85 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 55°29'31" East, 10.72 feet to a point; thence 9.75 feet along an arc of curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 85°00'13" East, 9.66 feet to a point; thence 35.54 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of North 75°12'36" East, 35.48 feet to a point; thence North 69°23'33" East, a distance of 6.00 feet to a point; thence North 69°23'33" East, a distance of 50.00 feet to a point; thence North 69°23'33" East, a distance of 50.00 feet to a point; thence North 69°23'33" East, a distance of 41.69 feet to a point; thence 31.42 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 24°23'33" East, 28.28 feet to a point on the northwestern Right-of-Way of said Scarlet Oak Way; thence along said Scarlet Oak Way North 20°36'27" West, a distance of 110.00 feet to a point; thence North 20°36'27" West, a distance of 60.00 feet to a point; thence North 20°36'27" West, a distance of 60.00 feet to a point; thence North 20°36'27" West, a distance of 60.00 feet to a point; thence North 20°36'27" West, a distance of 34.03 feet to a point; thence 15.25 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 19°34'47" West, 15.25 feet to a point; thence 47.70 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing of North 15°20'10" West and a chord distance and distance of 47.68 feet to a point; thence 47.70 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing of North 08°54'18" West and a chord distance and distance of 47.68 feet to a point; thence 47.70 feet along an arc of a curve to the right making a radius of 425.00 feet and chord bearing and distance of North 02°28'27" West, 47.68 feet to a point; thence 47.70 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 03°57'25" East, 47.68 feet to a point; thence 47.70 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 10°23'17" East, 47.68 feet to a point; thence 47.70 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 16°49'08" East, 47.68 feet to a point; thence 47.70 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 23°15'00" East, 47.68 feet to a point; thence 18.31 feet along an arc of a curve to the right

having a radius of 425.00 feet and a chord bearing and distance of North 27°41'59" East, 18.31 feet to a point; thence North 28°56'02" East, a distance of 30.82 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 72.32 feet to a point; thence 116.13 feet along an arc of a curve to the left having a radius of 275.00 feet and a chord bearing and distance of North 16°50'12" East, 115.27 feet to a point; thence 31.44 feet along an arc of a curve to the left having a radius of 275.00 feet and a chord bearing and distance of North 01°27'50" East, 31.42 feet to a point; thence North 01°48'41" West, a distance of 133.34 feet to a point; thence North 01°48'41" West, a distance of 7.93 feet to a point; thence 125.71 feet along an arc of a curve to the left having a radius of 95.00 feet and a chord bearing and distance of North 39°43'17" West, 116.74 feet to a point; thence North 77°37'53" West, a distance of 105.38 feet to a point; thence North 77°37'53" West, a distance of 50.00 feet to a point; thence North 77°37'53" West, a distance of 23.51 feet to a point; thence 25.81feet along an arc of curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 76°51'11" West, 25.81 feet to a point; thence 48.71 feet along an arc of a curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 74°36'21" West, 48.70 feet to a point; thence 48.71 feet along an arc of a curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 71°40'06" West, 48.70 feet to a point; thence 48.71 feet along an arc of a curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 68°43'50" West, 48.70 feet to a point; thence 48.71 feet along an arc of a curve to the right having a radius of 950.00 feet and chord bearing and distance of North 65°47'35" West, 48.70 feet to a point; thence 19.48 feet along an arc of a curve to the right having a radius 950.00 feet and a chord bearing and distance of North 63°44'12" West, 19.48 feet to a point; thence 48.71 feet along an arc of a curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 61°40'49" West, 48.70 feet to a point; thence 52.90 feet along an arc of a curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 58°36'58" West, 52.90 feet to a point; thence 111.94 feet along an arc of a curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 53°38'43" West, 111.87 feet to a point on the southeastern Right-of-Way of Blackbird Court (50′ R/W); thence 30.29 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 86°20'54" West, 27.47 feet to a point; thence South 42°58'00" West, a distance of 49.97 feet to a point; thence South 42°58'00" West, a distance of 60.00 feet to a point; thence South 42°58'00" West, a distance of 60.00 feet to a point; thence South 42°58'00" West, a distance of 50.00 feet to a point; thence South 42°58'00" West, a distance of 50.00 feet to a point; thence South 42°58'00" West, a distance of 18.95 feet to a point; thence 124.75 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 22°32'39" West, 122.13 feet to a point; thence 109.19 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 15°45'12" East, 107.43 feet to a point; thence 68.49 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 44°50'24" East 68.05 feet to a point; thence South 56°03'06" East, a distance of 27.95 feet to a point; thence South 56°03'06" East, a distance of 60.00 feet to a point; thence South 56°03'06" East, a distance of 60.00 feet to a point; thence 17.15 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 80°37'27" East, 16.63 feet to a point; thence 30.26 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 87°51'30" East, 29.80 feet to a point; thence 44.88 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South

44°48'27" East, 43.39 feet to a point; thence 10.16 feet along an arc of a curve to the right having a radius 50.00 feet and a chord bearing and distance of South 13°16'24" East, 10.14 feet to a point; thence 72.50 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 34°05'19" West, 66.31 feet to a point; thence 55.03 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 72°50'34" West, 52.29 feet to a point; thence 31.50 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 23°15'58" West 30.98 feet to a point; thence 17.74 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 30°38'05" West, 17.17 feet to a point; thence North 56°03'06" West, a distance of 18.45 feet to a point; thence North 56°03'06" West, a distance of 60.00 feet to a point; thence North 56°03'06" West, a distance of 60.00 feet to a point; thence North 56°03'06" West, a distance of 8.18 feet to a point; thence 46.44 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 50°08'21" West, 46.35 feet to a point; thence 52.70 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 37°31'02" West 52.58 feet to a point; thence 43.98 feet along an arc of a curve to the right having a radius of 225.00 feet and chord bearing and distance of North 25°12'28" West, 43.91 feet to a point; thence 43.98 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 14°00'33" West, 43.91 feet to a point; thence 52.70 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 01°41'59" West, 52.58 feet to a point; thence 149.05 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 23°59'18" East 146.34 feet to a point; thence North 42°58'00" East, a distance of 284.97 feet to a point; thence 32.37 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 03°15'30" West, 28.88 feet to a point on the northwestern Right-of-Way of said Scarlet Oak Way; thence along said Right-of-Way North 49°29'00" West, a distance of 278.77 feet to a point; thence 17.45 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 74°28'51" West, 16.90 feet to a point; thence 142.86 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 17°37'35" West, 98.99 feet to a point; thence 41.16 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 87°48'32" East, 40.01 feet to a point; thence 53.56 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 37°55'12" East, 51.04 feet to a point; thence 6.76 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 03°21'38" East, 6.75 feet to a point; thence 17.45 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 24°29'09" East, 16.90 feet to a point; thence South 49°29'00" East, a distance of 30.00 feet to a point; thence South 49°29'00" East, a distance of 60.00 feet to a point; thence South 49°29'00" East, a distance of 60.00 feet to a point; thence South 49°29'00" East, a distance of 60.00 feet to a point; thence South 49°29'00" East, a distance of 60.00 feet to a point; thence South 49°29'00" East, a distance of 60.00 feet to a point; thence South 49°29'00" East, a distance of 25.54 feet to a point; thence 38.78 feet along an arc of a curve to the left having a radius of 900.00 feet and a chord bearing and distance of South 50°43'03" East, 38.77 feet to a point; thence 67.52 feet along an arc of a curve to the left having a radius of 900.00 feet and a chord bearing and distance of South 54°06'04" East, 67.50 feet to a point; thence 56.26 feet along an arc of a curve to the left having a radius of 900.00 feet and a chord bearing and distance of South 58°02'29" East, 56.25 feet to a point; thence 56.26 feet along an arc of a curve to the left having a radius of 900.00 feet and a chord bearing and distance of South 61°37'23" East, 56.25 feet to

a point; thence 56.26 feet along an arc of a curve to the left having a radius of 900.00 feet and a chord bearing and distance of South 65°12'17" East, 56.25 feet to a point; thence 56.26 feet along an arc of a curve to the left having a radius 900.00 feet and a chord bearing and distance of South 68°47'12" East, 56.25 feet to a point; thence 56.26 feet along an arc of a curve to the left having a radius of 900.00 feet and a chord bearing and distance of South 72°22'06" East and 56.25 feet to a point; thence 54.54 feet along an arc of a curve to the left having radius of 900.00 feet and a chord bearing and distance of South 75°53'43" East, 54.53 feet to a point; thence South 77°37'53" East, a distance of 1.53 feet to a point; thence South 77°37'53" East, a distance of 177.36 feet to a point; thence 191.88 feet along an arc of a curve to the right having a radius of 145.00 feet and a chord bearing and distance of South 39°43'17" East, 178.18 feet to a point; thence South 01°48'41" East, a distance of 16.44 feet to a point; thence South 01°48'41" East, a distance of 115.19 feet to a point; thence South 01°48'41" East, a distance of 9.64 feet to a point; thence 47.37 along an arc of a curve to the right having a radius of 325.00 feet and a chord bearing and distance of South 02°21'41" West, 47.30 feet to a point; thence 56.38 feet along an arc of curve to the right having a radius of 325.00 feet and a chord bearing and distance of South 11°30'13" West, 56.31 feet to a point; thence 47.02 feet along an arc of a curve to the right having a radius of 325.00 feet and a chord bearing and distance of South 20°37'05" West, 46.98 feet to a point; thence 23.66 feet along an arc of a curve to the right having a radius of 325.00 feet and a chord bearing and distance of South 26°50'54" West, 23.65 feet to a point; thence South 28°56'02" West, a distance of 24.86 feet to a point; thence South 28°56'02" West, a distance of 50.00 feet to a point; thence South 28°56'02" West, a distance of 50.00 feet to a point; thence South 28°56'02" West, a distance of 50.00 feet to a point; thence South 28°56'02" West, a distance of 50.00 feet to a point; thence South 28°56'02" West, a distance of 50.00 feet to a point; thence South 28°56'02" West, a distance of 28.28 feet to a point; thence 28.61 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 26°44'53" West, 28.61 feet to a point; thence 65.94 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 19°31'30" West 65.85 feet to a point; thence 65.94 feet along an arc of a curve to the left having a radius of 375.00 and a chord bearing and distance of South 09°27'01" West, 65.85 feet to a point; thence 9.20 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 01°38'16" East, 79.06 feet to a point; thence 79.20 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 13°44'21" East, 79.06 feet to a point; thence 5.35 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 20°11'55" East, 5.35 feet to a point; thence South 20°36'27" East, a distance of 55.93 feet to a point; thence South 20°36'27" East, a distance of 60.00 feet to a point; thence South 20°36'27" East, a distance of 60.00 feet to a point; thence South 20°36'27" East, a distance of 38.10 feet to a point; thence South 20°36'27" East, a distance of 111.98 feet to a point on the northeastern Right-of-Way of Lake Overlook Lane (50’ R/W); thence along said Right-of-Way 29.65 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 63°05'06" East 27.01 feet to a point; thence 9.33 feet along an arc of a curve to the right having a radius of 491.74 feet and a chord bearing and distance of North 74°58'51" East, 9.33 feet to a point; thence North 75°31'28" East, a distance of 211.55 feet to a point on the Woodtrail Run (50’ R/W); thence along said Right-of-Way 33.56 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 27°27'31" East, 29.76 feet to a point; thence North 20°36'27" West, a distance of 100.37 feet to a point; thence North 20°36'27" West, a distance of 47.04 feet to a point; thence North 20°36'27" West, a distance of 50.00 feet to a point; thence North 20°36'27" West, a distance of 50.00 feet to a point; thence North 20°36'27"

West, a distance of 50.00 feet to a point; thence North 20°36'27" West, a distance of 1.39 feet to a point; thence 44.49 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 14°56'34" West, 44.42 feet to a point; thence 45.76 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 03°27'06" West, 45.68 feet to a point; thence 45.76 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 08°12'04" East, 45.68 feet to a point; thence 45.76 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 19°51'14" East, 45.68 feet to a point; thence 12.78 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 27°18'26" East, 12.78 feet to a point; thence North 28°56'02" East, a distance of 36.08 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 52.87 feet to a point; thence 7.29 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 18°29'22" East, 7.25 feet to a point; thence 10.16 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing of North 06°30'29" West, 10.05 feet to a point; thence 192.98 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 89°30'24" East, 93.63 feet to a point; thence 51.36 feet along an arc of a curve to the right having a radios of 50.00 feet and a chord bearing and distance of South 49°30'06" West, 49.13 feet to a point; thence 5.42 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 71°10'00" West, 5.40 feet to a point; thence 12.03 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 46°10'10" West, 11.85 feet to a point; thence South 28°56'02" West, a distance of 38.68 feet to a point; thence South 28°56'02" West, a distance of 50.00 feet to a point; thence South 28°56'02" West, a distance of 200.27 feet to a point; thence 149.74 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 04°25'14" West, 145.22 feet to a point; thence 1.57 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 20°21'01" East, 1.57 feet to a point; thence South 20°36'27" East, a distance of 48.43 feet to a point; thence South 20°36'27" East, a distance of 50.00 feet to a point; thence South 20°36'27" East, a distance of 50.00 feet to a point; thence South 20°36'27" East, a distance of 50.00 feet to a point; thence South 20°36'27" East, a distance of 108.86 feet to a point; thence 30.44 along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 64°12'53" East, 27.59 feet to a on the northern Right-of-Way of said Lake Overlook Lane; thence along said Right-of-Way 22.09 feet along an arc of a curve to the left having a radius of 705.00 feet and a chord bearing and distance of North 71°16'48" East, 22.09 feet to a point; thence North 70°22'56" East, a distance of 18.53 feet to a point; thence North 70°22'56" East, a distance of 50.00 feet to a point; thence North 70°22'56" East, a distance of 32.33 feet to a point; thence 20.26 feet along an arc of a curve to the left having a radius 705.00 feet and a chord bearing and distance of North 69°33'33" East, 20.26 feet to a point; thence 57.34 feet along an arc of a curve to the left having a radius of 705.00 feet and a chord bearing and distance of North 66°24'22" East, 57.32 feet to a point; thence 13.99 feet along an arc of a curve to the left having a radius of 705.00 feet and a chord bearing and distance of North 63°30'28" East, 13.99 feet to a point; thence North 62°56'22" East, a distance of 37.80 feet to a point; thence North 62°56'22" East, a distance of 60.18 feet to a point; thence North 62°56'22" East, a distance of 49.99 feet to a point; thence 30.97 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 18°34'48" East, 27.97 feet to a point; thence North

25°46'46" West, a distance of 110.47 feet to a point; thence North 25°46'46" West, a distance of 4.69 feet to a point; thence 57.09 along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of North 30°08'26" West, 57.03 feet to a point; thence 19.39 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of North 35°58'59" West, 19.39 feet to a point; thence 18.68 along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 64°13'32" West, 18.01 feet to a point; thence 21.12 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 78°53'18" West, 20.96 feet to a point; thence 52.40 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 36°45'50" West, 50.04 feet to a point; thence 92.73 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 46°23'42" East, 80.00 feet to a point; thence 46.26 feet along an arc of curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 53°57'52" East, 44.63 feet to a point; thence 31.68 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 09°18'11" East, 31.16 feet to a point; thence 16.42 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 14°40'17" East, 15.96 feet to a point; thence 14.99 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of South 37°11'01" East 14.99 feet to a point; thence 57.22 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of South 32°19'00" East, 57.17 feet to a point; thence 19.88 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of South 27°07'11" East, 19.88 feet to a point; thence South 25°46'46" East, a distance of 39.17 feet to a point; thence South 25°46'46" East, a distance of 60.00 feet to a point; thence South 25°46'46" East, a distance of 6.38 feet to a point; thence 17.45 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 50°46'37" East, 16.90 feet to a point; thence 43.63 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 50°46'37" East, 42.26 feet to a point; thence 69.45 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 14°00'48" West, 64.00 feet to a point; thence 51.60 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 83°22'12" West, 49.34 feet to a point; thence 15.89 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 89°49'58" West, 15.48 feet to a point; thence 1.56 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 65°10'11" West, 1.56 feet to a point; thence South 62°56'22" West, a distance of 58.44 feet to a point; thence South 62°56'22" West, a distance of 60.00 feet to a point; thence South 62°56'22" West, a distance of 19.92 feet to a point; thence 39.04 feet along an arc of a curve to the right having a radius of 755.00 feet and a chord bearing and distance of South 64°25'14" West, 39.03 feet to a point; thence 58.42 feet along an arc of a curve to the right having a radius of 755.00 feet and a chord bearing and distance of South 68°07'07" West, 58.41 feet to a point; thence 0.62 feet along an arc of a curve to the right having a radius of 755.00 feet and a chord bearing and distance of South 70°21'32" West, 0.62 feet to a point; thence South 70°22'56" West, a distance of 59.36 feet to a point; thence South 70°22'56" West, a distance of 41.50 feet to a point; thence 8.28 feet along an arc of a curve to the right having a radius of 75.00 feet and a chord bearing and distance of South 70°41'48" West, 8.28 feet to a point; thence 48.69 feet along an arc of a curve to the right having a radius of 755.00 feet and a chord bearing and distance of South 72°51'31" West, 48.68 feet to a point; thence 10.78 feet along an arc of a curve to the right having a radius of 755.00 feet and a chord bearing and distance of South 75°06'55" West, 10.78 feet to a point; thence South

75°31'28" West, a distance of 38.93 feet to a point; thence South 75°31'28" West, a distance of 50.00 feet to a point; thence South 75°31'28" West, a distance of 64.58 feet to a point; thence South 75°31'28" West, a distance of 108.48 feet to a point; thence 33.56 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 27°27'31" West, 29.76 feet to a point on the northeastern Right-of-Way of said Scarlet Oak Way; thence South 20°36'27" East, a distance of 57.41 feet to a point; thence South 20°36'27" East, a distance of 66.36 feet to a point; thence South 20°36'27" East, a distance of 60.04 feet to a point; thence South 20°36'27" East, a distance of 12.26 feet to a point; thence 45.95 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 18°06'01" East, 45.93 feet to a point; thence 57.74 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 12°26'33" East, 57.71 feet to a point; thence 36.18 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 07°19'03" East, 36.17 feet to a point; thence South 05°20'35" East, a distance of 22.42 feet to a point; thence South 05°20'35" East, a distance of 50.00 feet to a point; thence South 05°20'35" East, a distance of 50.00 feet to a point; thence South 05°20'35" East, a distance of 33.27 feet to a point; thence 16.11 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 04°27'50" East, 16.11 feet to a point; thence 48.13 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 00°57'30" East, 48.12 feet to a point; thence 48.13 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 04°17'40" West, 48.12 feet to a point; thence 48.13 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 09°32'51" West, 48.12 feet to a point; thence 47.53 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 14°46'02" West, 47.51 feet to a point; thence South 17°21'39" West, a distance of 0.63 feet to a point; thence South 17°21'39" West, a distance of 50.00 feet to a point; thence South 17°21'39" West, a distance of 12.28 feet to a point; thence 80.84 feet along an arc of a curve to the left and a chord bearing and distance of South 04°07'40" West, 80.12 feet to a point; thence 17.58 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 11°59'00" East, 17.57 feet to a point; thence South 14°51'42" East, a distance of 90.89 feet to a point; thence 104.60 feet along an arc of a curve to the right having a radius of 175.00 feet and a chord bearing of South 02°15'43" West, 103.05 feet to a point; thence 31.10 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 25°18'49" East, 28.06 feet to a point on the northeastern Right-of-Way of said Capitola Farm Road; thence along said Right-of-Way North 69°51'48" West, a distance of 45.24 feet to a point; thence 43.14 feet along an arc of a curve to the left having a radius of 652.42 feet and a chord bearing and distance of North 72°44'03" West, 43.13 feet to the ***Point of Beginning***.

Said tract contains 9.307 Acres.

City of Flowery Branch
Mayor & Council Attendance Sheet Per Diem Pay

Name: Mayor Edward R. Asbridge **Month/Year:** Nov. 2025

Meeting Date		Description of Meeting	
11-4	9-10	CHAMBER EDC	JACK'S PUBLIC HOUSE
11-7	8:30-9:30	" "	JACKSON EMC
11-12	10-11	HCMPO Meeting	GOVERNMENT BUILDING
11-20	12-1:30	CHAMBER BOARD Meeting	LANIER TECH

My signature certifies that I am eligible to be paid for 4 meeting dates, a maximum of 5 per month, in accordance with the Per Diem Pay as described in Ordinance 477 and at a rate of $50.00 per meeting.

Total of $ $200.00

Edward R. Asbridge
Signature

City of Flowery Branch
Mayor & Council Attendance Sheet Per Diem Pay

Name: Mayor Edward R. Asbridge **Month/Year:** December 2025

Meeting Date	Description of Meeting
~~12-12~~ 12-11	Eggs + Issues Chamber Meeting

My signature certifies that I am eligible to be paid for 1 meeting dates, a maximum of 5 per month, in accordance with the Per Diem Pay as described in Ordinance 477 and at a rate of $50.00 per meeting.

Total of $ 50.00

Edward R. Asbridge
Signature

City of Flowery Branch
Mayor & Council Attendance Sheet Per Diem Pay

Name: Joseph Mezzanotte Month/Year: November, 2025

Meeting Date	Description of Meeting
11/4	South Hall Business Coalition
11/4	Meeting with One Street
11/7	Remedy Ribbon Cutting
11/20	GHCC - Board Meeting

My signature certifies that I am eligible to be paid for 4 meeting dates, a maximum of 5 per month, in accordance with the Per Diem Pay as described in Ordinance 477 and at a rate of $50.00 per meeting.

Total of $ 200 .00

J E Mezzanotte
Signature

City of Flowery Branch
City Council Meeting
Thursday, November 20, 2025, 6:00 PM
5410 Pine Street
Flowery Branch, GA 30542

Call Work Session to Order:

Mayor Asbridge called the meeting to order at 6:00 p.m.

Present: Mayor Asbridge and Council Members Joe Anglin, Oliver McClellan, Joseph Mezzanotte, and Chris Mundy.

Also present were City Manager Tonya Parrish, City Clerk Shelia Cooper, Finance Director Matthew Hamby, Planning and Community Development Director Chris McCrary, Public Works Director Bill Whidden, Public Utilities Director Peter Woerner, Human Resources Director Krystle Hightower, Department of Fun Director Renee Carden, and City Attorney Ted Baggett.

Absent: Council Member William McDaniel

Pledge of Allegiance:

Mayor Asbridge led the Pledge of Allegiance.

Adoption of Agenda:

There was a motion made to adopt the agenda as presented.

Motion:	Chris Mundy
Second:	Joseph Mezzanotte
Ayes:	Joe Anglin, Oliver McClellan, Joseph Mezzanotte, Chris Mundy
Nays:	None
Result:	passed

Awards & Recognitions:

Mayor Asbridge and Flowery Branch City Council Members presented Sergeant Christopher Compton with an Achievement Medal. In recognition of Sergeant Compton's outstanding achievement and dedication to professional excellence. In 2023, Sergeant Compton expressed his desire to attend SWAT School and immediately began preparing himself both mentally and physically for the rigorous training ahead. Through his persistence and discipline, he continued intensive preparation until October 2024, when he attended and successfully completed SWAT School, graduating at the top of his class, one of only three to complete the course. In April 2025, he successfully completed the Hall County's Sheriff's Office SWAT Team tryouts. He was one of only two candidates selected, becoming the first Flowery Branch Police Officer ever

appointed to the Hall County SWAT Team. Sergeant Compton's achievement reflects great credit upon himself, the Flowery Branch Police Department, and the law enforcement profession.

Mayor Asbridge and Flowery Branch City Council Members presented Sergeant Rick Whaley with a Distinguished Service Medal in recognition of exceptional compassion and distinguished service. On numerous occasions throughout 2024 and 2025, the Flowery Branch Police Department responded to a residence regarding numerous criminal complaints and referrals from the Department of Family and Children Services regarding three deprived minors living in deplorable conditions. In August 2025, the Department of Family and Children Services made the decision to remove the children from their unsafe environment. At that critical moment, Sergeant Whaley selflessly volunteered to provide temporary care, welcoming the children into his family's home while suitable accommodation was being arranged. From August 1, 2025, through September 25, 2025, Sergeant Whaley and his family opened their hearts and home, providing stability, compassion, and safety to these children during their most vulnerable time. This extraordinary act of kindness and service reflects the highest ideals of the law enforcement profession and the spirit of community that defines the Flowery Branch Police Department. Sergeant Whaley is hereby commended for his selfless dedication and unwavering commitment to the wellbeing of others.

Public Hearing:

There were no public hearings.

Unfinished Business - Work Session:

There was no unfinished business.

New Business - Work Session:

a. ***Consider New Alcohol License for FB BBQ LLC DBA: Whistle Q***

City Manager Parrish presented consideration of a new beer and wine license for FB BBQ LLC, Doing Business as Whistle Q. The application has been processed and reviewed, and all is in order for approval of Council.

b. ***Consider Resolution 25-013 Expansion of the Downtown Dining District***

Director McCrary presented Resolution 25-013 for the expansion of the Downtown Dining District.

Council held a discussion with Director McCrary.

c. ***Consider the First Reading of Ordinance 772 to Amend Alcoholic Beverage Code***

City Manager Parrish presented Ordinance 772 to amend the Alcoholic Beverage Code. The purpose of this ordinance is to amend the alcoholic beverage code to implement various recommendations of the City Manager designed to give establishments that sell alcoholic beverages greater flexibility. The various sections of the ordinance are designed to do the following:
Section 1 — Clarifies procedures intended to allow applicants building a new facility to apply for their certificate of occupancy and alcoholic beverage license simultaneously.
Section 2 — Acknowledges that micro-distilleries, microbreweries, farm winery tasting rooms, and brewpubs may sell the products they are authorized to manufacture for both on-premises sales and in packages for off-premises consumption.
Section 3 — Exempts farm winery tasting rooms and hotels from the minimum food sales requirement.
Section 4 — Clarifies which types of establishments may sell alcoholic beverages for consumption in the downtown dining district.
Section 5 — Allows brewpubs to sell the beer they make onsite to customers in containers for off-premises consumption.
Section 6 — Allows farm winery tasting rooms to sell non-Georgia farm wines and beer on site for consumption on the premises.
Section 7 — Provides for severability in the ordinance.
Section 8 — Provides for an effective date of the ordinance.
Section 9 — Repeals any conflicting ordinances.

Council held a discussion with City Manager Parrish and City Attorney Baggett.

d. ***Discussion Only - Work Session Presentation for Proposed Single-Family Development at 4665 & 4651 Hog Mountain Road***

Jack French and Charles Moore of Highpoint Development, 1776 Peachtree Street, NW, Atlanta, Georgia presented a proposed single-family development at 4665 & 4651 Hog Mountain Road.

Council held a discussion with the Mr. French and Mr. Moore.

e. ***Consideration of Employee Insurance for Calendar Year 2026***

Director Hightower and Mr. James Ford from Edgewood Partner's Insurance Center (EPIC) presented Employee Insurance for Calendar Year 2026. Currently, the city's employees have insurance available through Anthem Blue Cross Blue Shield. This plan ends on December 31, 2025. Starting January 1, 2026, the recommendation is to change carriers to Cigna Healthcare for medical, dental, and vision. We are still under a rate guarantee for our Life Insurance and Long-Term Disability until January 1, 2027. The Flex Spending Account (FSA) remains unchanged, and the administrative fees are paid for by the employees that are enrolled in this benefit. The original proposal from Anthem Medical was an 18% increase in the annual costs. After EPIC went back to negotiate, their final renewal was 13% with a one-month premium credit. They would not offer a rate cap for 2027. EPIC completed a market analysis and received additional quotes from the following carriers:

• Aetna: Declined to quote
• Cigna: 5% increase
• GMA: Unable to quote currently as we are with Anthem Blue Cross Blue Shield and that is their insurance provider.
• United Healthcare: 40% rate increase (Northeast GA Health System is out of network with United Healthcare. It is the largest health provider in our area and would be detrimental to our employees.)

Additional negotiations led to Cigna offering a 4% rate increase, with a 2% premium credit resulting in a net cash increase of 2%. Cigna is also offering a cap on the second-year rate increase of 12%. This does not mean the 2027 increase will be 12%, only that it cannot be more than that. The coverage closely matches our current coverage. It is the staff's recommendation to change insurance providers from Anthem Blue Cross Blue Shield to Cigna Healthcare. This would be a 2% increase to bring the premium to $1,182,198. Staff are recommending the increase be covered by the City, as it is in the FY2026 budget and will be discussed at the council retreat during the budget process for FY2027 to determine if any additional costs will be passed on to the employees.

Department Reports:

b. City Clerk Report

City Clerk Cooper advised the Meals on Wheels donations will end November 21, 2025.

c. Department of Fun Report

Director Carden noted upcoming events.

f. Planning Department Report

Director McCrary advised the Comprehensive Plan committee had their first meeting last week and he invited residents to the introductory meeting on December 4, 2025, at 5:00 p.m.

k. Council Report

Council Member Mezzanotte stated how proud he is of the police department and of having two officers celebrated tonight.

Adjournment Work Session:

Mayor Asbridge adjourned the work session at 6:56 p.m.

Voting Session Agenda

Call Voting Session to Order:

Mayor Asbridge called the voting session to order at 6:56 p.m.

Consent Agenda:

There was a motion made to approve the consent agenda as presented.

Motion:	Chris Mundy
Second:	Oliver McClellan
Ayes:	Joe Anglin, Oliver McClellan, Joseph Mezzanotte, Chris Mundy
Nays:	None
Result:	passed

a. Consider Wine & Beer License for Aarvi Samay LLC DBA: Texaco Flowery Branch

b. Consider September 2025 Per Diem for Council Member Oliver McCellan

c. Consider October 2025 Per Diem for Council Member Oliver McClellan

d. Consider October 2025 Per Diem for Council Member Joseph Mezzanotte

Public Comments:

There were no public comments.

Unfinished Business - Voting Session

a. ***Consider the Second Reading of Ordinance 765 Text Amendment Pump Stations***

City Clerk Cooper read the caption for Ordinance 765.

There was a motion made to approve Ordinance 765, Text Amendment Pump Stations.

Motion:	Joe Anglin
Second:	Oliver McClellan
Ayes:	Joe Anglin, Oliver McClellan, Joseph Mezzanotte, Chris Mundy

Nays: None
Result: passed

b. Consider the Second Reading of Ordinance 767 - Text Amendment to Article 21 - Parking & Article 22 - Loading

City Clerk Cooper read the caption for Ordinance 767.

There was a motion made to approve Ordinance 767.

Motion: Oliver McClellan
Second: Chris Mundy
Ayes: Joe Anglin, Oliver McCellan, Joseph Mezzanotte, Chris Mundy
Nays: None
Result: passed

New Business - Voting Session:

a. ***Consider New Alcohol License for FB BBQ LLC DBA: Whistle Q***

There was a motion made to approve New Alcohol License for Whistle Q.

Motion: Oliver McClellan
Second: Joseph Mezzanotte
Ayes: Joe Anglin, Oliver McClellan, Joseph Mezzanotte, Chris Mundy
Nays: None
Result: passed

b. ***Consider Resolution 25-013 Expansion of the Downtown Dining District***

City Clerk Cooper read the caption for Resolution 25-013.

There was a motion made to approve Resolution 25-013 Expansion of the Downtown Dining District.

Motion: Chris Mundy
Second: Joseph Mezzanotte
Ayes: Joe Anglin, Oliver McClellan, Joseph Mezzanotte, Chris Mundy
Nays: None
Result: passed

c. ***Consider the First Reading of Ordinance 772 to Amend Alcoholic Beverage Code***

City Clerk Cooper read the caption for Ordinance 772.

There was a motion made to approve Ordinance 772.

Motion: Oliver McClellan
Second: Joe Anglin

Ayes: Joe Anglin, Oliver McClellan, Joseph Mezzanotte, Chris Mundy
Nays: None
Result: passed

d. ***Consideration of Employee Insurance for Calendar Year 2026***

There was a motion made to approve staff's recommendations for Employee Insurance for Calendar Year 2026.

Motion: Joe Anglin
Second: Chris Mundy
Ayes: Joe Anglin, Oliver McClellan, Joseph Mezzanotte, Chris Mundy
Nays: None
Result: passed

Executive Session:

There was a motion made to enter an executive session for matters related to the acquisition/disposition of real estate, for matters related to certain personnel issues, and for matters related to pending or potential litigation at 7:02 p.m.

Motion: Chris Mundy
Second: Joe Anglin
Ayes: Joe Anlin, Oliver McClellan, Joseph Mezzanotte, Chris Mundy
Nays: None
Result: passed

There was a motion made to exit the executive session at 8:01 p.m.
Motion: Joe Anglin
Second: Chris Mundy
Ayes: Joe Anglin, Oliver McClellan, Joseph Mezzanotte, Chris Mundy
Nays: None
Result: passed

Adjournment:

There was a motion made to adjourn the meeting at 8:01 p.m.

Motion: Chris Mundy
Second: Oliver McClellan
Ayes: Joe Anglin, Oliver McClellan, Joseph Mezzanotte, Chris Mundy
Nays: None
Result: passed

Edward R. Asbridge Mayor	Date	Shelia Cooper City Clerk

City of Flowery Branch
City Council Meeting
Thursday, December 4, 2025, 6:00 PM
5410 Pine Street
Flowery Branch, GA 30542

Call Work Session to Order:

Mayor Asbridge called the meeting to order at 6:00 p.m.

Present: Mayor Asbridge and Council Members Joe Anglin, Oliver McClellan, Joseph Mezzanotte, and Chris Mundy.

Also present were City Manager Tonya Parrish, City Clerk Shelia Cooper, Finance Director Matthew Hamby, Planning and Community Development Director Chris McCrary, Public Works Director Bill Whidden, Public Utilities Director Peter Woerner, Deputy Police Chief John Powell, Budget & Purchasing Manager Nancy Rodriguez, and City Attorney Ted Baggett.

Absent: Council Member William McDaniel

Pledge of Allegiance:

Mayor Asbridge led the Pledge of Allegiance.

Adoption of Agenda:

There was a motion made to approve the agenda as presented.

Motion:	Chris Mundy
Second:	Joe Anglin
Ayes:	Joe Anglin, Oliver McCellan, Joseph Mezzanotte, Chris Mundy
Nays:	None
Result:	passed

Awards, Recognitions & Presentations:

Addison Shealy, Assistant Project Manager, Archer Western, presented a construction progress update on the Flowery Branch Wastewater Treatment Plant expansion. There were approximately 75,000 work hours out of an estimated 165,000 total, including subcontractor hours. The majority of work completed thus far has been self-performed concrete and underground yard pipe activities, with the electrical subcontractor also active on site since day one. They will be moving to mechanical and structural subcontractor work over the coming months. There have been zero safety or quality incidents to date, which is a reflection of the strong safety culture that is onsite. Civil and structural work have progressed steadily. Over the next year, mechanical work will be the most critical phase in reaching substantial completion by August 2026 and final completion in October 2026. Since the last Council update, the Early Works Package has officially been closed, finishing $140,000 under budget. The savings were primarily from unused allowances and contingencies, with nearly $100,000 in savings from

allowances alone. Archer Western remains committed to managing the City's contingency responsibly and delivering this project on time and under budget, with a focus on long-term value and quality.

Council held a discussion with Mr. Shealy.

Public Hearing: There were no public hearings.

Unfinished Business - Work Session: There was no unfinished business.

New Business - Work Session:

a. ***Consider Resolution 25-012, Amendments to the Budget for FY2025 as Previously Adopted on June 20, 2024.***

Budget Manager Rodriguez presented Resolution 25-012, an amendment to the FY2025 budget as previously adopted on June 20, 2024. Budget Manager Rodriguez provided an overview of the amendments. Various adjustments were made to resolve over-budget situations, consolidation of the cell phone and communications budget to improve operational efficiency and increase the police department budget to recognize a Firehouse Subs Grant. Transfer of ARPA Funds to 308, transfer to Local Resources Fund to establish the track loader project, and transfer to Local Resources Fund to establish a planning software project. There were several adjustments made to the Special Revenue Funds, to the Capital Projects Fund and to the Enterprise Funds.

Council held a discussion with Budget Manager Rodriguez and City Manager Parrish.

b. ***Consider Operating Budget Policy Update***

Director Hamby presented an update to the Operating Budget Policy. In an effort to ensure city policies remain relevant and efficient, city staff review the city's policies annually. The Operating Budget Policy was last reviewed and updated on July 1, 2021. During this year's review, it was determined changes to the policy are recommended to keep the Operating Budget Policy relevant and efficient.

Council held a discussion with Director Hamby and City Manager Parrish.

c. ***Consider FY2025 Audit Presentation by Rushton LLC.***

Justin Burruss, Audit Manager with Rushton, presented the Audit Report Draft for the fiscal year that ended June 30, 2025. Mr. Burruss reviewed key findings, financial highlights, and compliance matters. The report noted that the city received an unmodified opinion.

Council held a discussion with Mr. Burruss.

d. ***Consider First Reading of Ordinance 769 to Amend the Fats, Oils, and Grease (FOG) Code Sections 50-640 and 50-643 of Article VI for Reporting Maintenance and Requiring Test Manholes***

Director Woerner presented the first reading of Ordinance 769 to amend the Fats, Oils, and Grease (FOG) code sections 50-640 and 50-643. Additions to Section 50-640: Requirements for interceptor and specific plumbing connections. It is recommended by city staff to require a sample station for all newly installed grease traps. The sample stations will be located on the effluent discharge of the grease trap. This will allow city staff to better monitor the water quality leaving the grease trap. Additions to Section 50-640: Maintenance requirements for new and existing FOG interceptors. It is recommended by city staff to require all current and future FOG customers to submit a grease trap manifest electronically as instructed by the city. This will help city staff to monitor and enforce the

FOG Ordinance without hiring additional staff.

Council held a discussion with Director Woerner.

e. ***Consider Awarding Contract to Prestige Endeavors, LLC. for Professional Cleaning Services for the City of Flowery Branch.***

Budget Manager Rodriguez presented consideration of awarding a contract to Prestige Endeavors LLC for professional cleaning services for the City of Flowery Branch.

Department Reports:

City Clerk Report

City Clerk Cooper expressed thanks to all who donated new socks and blankets to the Secret Santa for Seniors. For the holiday season, Gainesville-Hall County Meals on Wheels volunteers will deliver a Christmas gift of a throw blanket or warm socks. Thank you for your generosity during this season and for spreading joy and kindness to others.

Department of Fun Report

City Manager Parrish noted upcoming events in the city.

Council Report

Council Member Mezzanotte reminded citizens that Shop with a Cop will be Saturday, December 6, 2025.

Council Member McClellan thanked all who were involved with the tree lighting and parade.

Adjournment Work Session:

Mayor Asbridge adjourned the work session at 7:04 p.m.

Voting Session Agenda

Call Voting Session to Order:

Mayor Asbridge called the voting session to order at 7:04 p.m.

Public Comments: There were no public comments.

Consent Agenda:

There was a motion made to approve the consent agenda as presented.

Motion:	Chris Mundy
Second:	Joseph Mezzanotte
Ayes:	Joe Anglin, Oliver McCellan, Josehp Mezzanotte, Chris Mundy
Nays:	None
Result:	passed

a. Consider 2026 City Council Meeting Dates
b. Consider November 6, 2025, City Council Meeting Minutes
c. Consider November 2025 Per Diem for Council Member Oliver McClellan

Unfinished Business - Voting Session:

a. ***Consider the Second Reading of Ordinance 772 to Amend Alcoholic Beverage Code***

City Clerk Cooper read the caption for Ordinance 772.

There was a motion made to approve Ordinance 772.

Motion:	Oliver McClellan
Second:	Joe Anglin
Ayes:	Joe Anglin, Oliver McClellan, Joseph Mezzanotte, Chris Mundy
Nays:	None
Result:	passed

New Business - Voting Session:

a. ***Consider Operating Budget Policy Update***

There was a motion made to Table until the first City Council Meeting in February 2026.

Motion:	Joseph Mezzanotte
Second:	Joe Anglin
Council held a discussion	
Ayes:	Joe Anglin, Joseph Mezzanotte
Nays:	Oliver McClellan, Chris Mundy, Mayor Asbridge
Result:	deny

There was a motion made to Table until December 18, 2025, City Council Meeting.

Motion:	Joe Anglin
Second:	Joseph Mezzanotte
Ayes:	Joe Anglin, Oliver McClellan, Joseph Mezzanotte, Chris Mundy
Nays:	None
Result:	tabled

b. ***Consider First Reading of Ordinance 769 to Amend the Fats, Oils, and Grease (FOG) Code Sections 50-640 and 50-643 of Article VI for Reporting Maintenance and Requiring Test Manholes***

City Clerk Cooper read the caption for Ordinance 769.

There was a motion made to approve Ordinance 769.

Motion:	Chris Mundy
Second:	Oliver McClellan
Ayes:	Joe Anglin, Oliver McClellan, Joseph Mezzanotte, Chris Mundy
Nays:	None
Result:	passed

c. ***Consider Awarding Contract to Prestige Endeavors, LLC. for Professional Cleaning Services for the City of Flowery Branch.***

There was a motion made to award Bid Number 26-001 Professional Cleaning Services to Prestige Endeavors, LLC in the amount of $47,714.27.

Motion:	Oliver McClellan
Second:	Joe Anglin
Ayes:	Joe Anglin, Oliver McCellan, Joseph Mezzanotte, Chris Mundy
Nays:	None
Result:	passed

d. ***Consider Resolution 25-012, Amendments to the Budget for FY2025 as Previously Adopted on June 20, 2024.***

City Clerk Cooper read the caption for Resolution 25-012.

There was a motion made to approve Resolution 25-012.

Motion:	Oliver McClellan
Second:	Chris Mundy
Ayes:	Joe Anglin, Oliver McClellan, Joseph Mezzanotte, Chris Mundy
Nays:	None
Result:	passed

Executive Session:

There was no executive session held.

Adjournment:

There was a motion made to adjourn the meeting at 7:14 p.m.

Motion:	Oliver McClellan
Second:	Chris Mundy
Ayes:	Joe Anglin, Oliver McClellan, Joseph Mezzanotte, Chris Mundy
Nays:	None
Result:	passed

_____	_____	_____
Edward R. Asbridge Mayor	Date	Shelia R. Cooper City Clerk

PUBLIC NOTICE

2026 Governing Body Meeting Calendar

In accordance with the Georgia Open Meeting Act as amended, Volume 50, Chapter 14, notice is hereby given; the **City of Flowery Branch 2026 Governing Body Meeting Calendar** for work and voting sessions has been set forth as follows:

January 7, 2026	July 16, 2026
January 15, 2026	August 6, 2026
February 5, 2026	August 20, 2026
February 19, 2026	September 3, 2026
March 5, 2026	September 17, 2026
March 19, 2026	October 1, 2026
April 2, 2026	October 15, 2026
April 16, 2026	November 5, 2026
May 7, 2026	November 19, 2026
May 21, 2026	December 3, 2026
June 4, 2026	December 17, 2026
June 18, 2026	

Meetings are held at the **Flowery Branch City Hall** on the 1st and 3rd Thursdays of each month at 6:00 PM.

Notice of any deviations to the schedule or any special meetings shall be posted by public notice on the official bulletin board located at 5410 Pine Street and on the City of Flowery Branch website: flowerybranchga.org.

cc: Mayor and City Council
City Manager's Office
City Attorney
Department Directors
Media
Official Bulletin Board

First Reading 12/05/2025
Second Reading TBD

ORDINANCE NO. 769

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF FLOWERY BRANCH, GEORGIA, ORDINANCE NO. 769, TO AMEND SECTIONS 50-640 – REQUIREMENTS FOR INTERCEPTOR AND 50-643 – MAINTENANCE FOR NEW AND EXISTING FOG INTERCEPTORS IN ARTICLE VI- FATS, OILS AND GREASE (FOG), OF CHAPTER 50 – PUBLIC UTILTIIES; TO PROVIDE FOR SEVERABILITY, TO REPEAL CONFLICTING ORDINANCES, TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, the duly elected governing authority of the City of Flowery Branch, Georgia is vested with legislative power to adopt clearly reasonable ordinances, resolutions, or regulations relating to its property, affairs, and local government for which no provision has been made by general law, and which are not inconsistent with the Constitution or any charter provision applicable thereto by O.C.G.A. Section 36-35-3, the Georgia Municipal Home Rule Act of 1965; and

WHEREAS, the City of Flowery Branch is directly authorized to provide for systems of sewage collection by Article IX, Section II, Paragraph III (a)(6) of the Georgia Constitution; and

WHEREAS, the City Council finds that in the interests of the public, the enactment of this ordinance by reasonable means, as allowed under state law, and not unduly oppressive, is necessary to protect the health, safety, morals, and general welfare of the citizens of the city.

NOW THEREFORE, THE COUNCIL OF THE CITY OF FLOWERY BRANCH HEREBY ORDAINS AS FOLLOWS:

SECTION 1.

Section 50-640 of Article VI of Chapter 50 is hereby amended to read as follows:

Sec. 50-640 – Requirements for interceptor and specific plumbing connections.

a) All food service establishments shall only introduce pretreated wastewater acceptable to the city, under the requirements and standards established herein before discharging, directly or indirectly, into the city sewer system.
b) No more than 100 mg/l of FOG shall be discharged per operating business day from any limited food preparation establishment. The FOG generator shall bear all of the expense of proving compliance with the 100 mg/l threshold.

c) Any food service establishment required to provide FOG pretreatment shall install, operate, and maintain an appropriately designed and adequately sized FOG interceptor that has been approved by the water and wastewater superintendent or his designee.
d) The testing procedures for waste constituents and characteristics shall be as provided in 40 CFR 136.
e) FOG interceptors shall be connected to the food service establishment's lateral sewer line after all fixtures which may introduce FOG have been connected and shall have fresh air connected, as defined in these regulations. Fresh air fixtures include but are not limited to sinks, dishwashers, garbage disposals, automatic hood wash units, floor drains in food preparation and storage areas, and any other fixtures, which have a potential to introduce FOG. Wastewater from sanitary sewer fixtures and other similar fixtures shall not be introduced into the FOG interceptor or Sampling Point.
f) FOG interceptors shall not be connected to septic tanks.
g) All new construction must place their grease containment structure under permanent cover (e.g., roof) surrounded by curbing that is a minimum of four inches high. In addition, all newly constructed FSEs shall have dumpster pad/trash compactor drain on site that is connected to a sanitary sewer system interceptor (no less than 1,500 gallons in size). The sloping area to the outside drain and the drain shall be covered either by the dumpster/compactor or a canopy and standard size curb to prevent inflow and infiltration of rainwater. All existing FSEs with a record of violations for ineffective management of FOG must install a connection to a properly designed sanitary sewer system interceptor and install a permanent cover (e.g., roof) surrounded by curbing that is a minimum of four inches high at the discretion of the water and wastewater superintendent.
h) Any new and existing drains that lead to the city sewer system, including, but not limited to, trench drains, enclosed dock drains, car wash drains, elevator drains, and other similar types of drains, shall have an oil-water-grit interceptor of no less than 1,500 gallons and no more than 3,000 gallons in capacity.
i) Sampling Point: All new FOG interceptors shall have a sample station on the effluent discharge side of the grease trap to allow for observation, sampling, and measurement of wastewater. This sampling station shall be provided at originator's expense and must be approved by the City and City Engineer prior to installation. The sampling point shall be maintained and kept safe and accessible to the City at all times.

SECTION 2.

Section 50-643 of Article VI of Chapter 50 is hereby amended to read as follows:

"Sec. 50-643 – Maintenance requirements for new and existing FOG interceptors.

e) Interior and exterior FOG interceptor records. All food service establishments shall maintain records of the date and time of all cleaning and maintenance. Every FOG interceptor manifest shall be placed in a logbook, folder, or three-ring binder notebook. This book shall be made available on demand by the compliance inspector during inspection. All records of at least three years shall be kept on-site and available or off-site but available within 24 hours. These records shall include:
   1) A logbook of FOG interceptor and/or FOG control device cleaning and maintenance;
   2) A record of best management practices being implemented, including employee training;
   3) Copies of records and manifests of waste transporting interceptor contents;
   4) Records of any spills and/or cleaning of the lateral sewer line; and
   5) Records of sampling data and sludge height monitoring for FOG and solids accumulation in the FOG interceptors.
   6) Every FOG interceptor manifest must be submitted electronically as instructed by the City. Establishments are responsible for submitting the manifest at the same frequency as the FOG interceptor maintenance. The log must be uploaded within 10 business days after maintenance is performed. Per Code Section 50-655 failure to comply may result in notice to comply letters, fines, or other compliance actions."

SECTION 3.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

SECTION 4.

The effective date of this Ordinance shall be upon approval by the City Council of the City of Flowery Branch, Georgia.

SECTION 5.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

First Reading 12/05/2025
Second Reading TBD

Approved this ____day of _____2025.

_____
Edward R. Asbridge, Mayor

ATTEST:

_____
Shelia R. Cooper, City Clerk

APPROVED AS TO FORM:

_____
Ted Baggett, City Attorney

- **Chapter 50 - Utilities**
- **Article II. – Standard Specifications**
- **Subdivision IX. – Fats, Oils and Grease (FOG)**
- **Sec. 50-640. - Requirements for interceptor and specific plumbing connections.**
- **Sec. 50-643. - Maintenance requirements for new and existing FOG interceptors.**

Sec. 50-640 – Requirements for interceptor and specific plumbing connections.

a) All food service establishments shall only introduce pretreated wastewater acceptable to the city, under the requirements and standards established herein before discharging, directly or indirectly, into the city sewer system.
b) No more than 100 mg/l of FOG shall be discharged per operating business day from any limited food preparation establishment. The FOG generator shall bear all of the expense of proving compliance with the 100 mg/l threshold.
c) Any food service establishment required to provide FOG pretreatment shall install, operate, and maintain an appropriately designed and adequately sized FOG interceptor that has been approved by the water and wastewater superintendent or his designee.
d) The testing procedures for waste constituents and characteristics shall be as provided in 40 CFR 136.
e) FOG interceptors shall be connected to the food service establishment's lateral sewer line after all fixtures which may introduce FOG have been connected and shall have fresh air connected, as defined in these regulations. Fresh air fixtures include but are not limited to sinks, dishwashers, garbage disposals, automatic hood wash units, floor drains in food preparation and storage areas, and any other fixtures, which have a potential to introduce FOG. Wastewater from sanitary sewer fixtures and other similar fixtures shall not be introduced into the FOG interceptor or Sampling Point.
f) FOG interceptors shall not be connected to septic tanks.
g) All new construction must place their grease containment structure under permanent cover (e.g., roof) surrounded by curbing that is a minimum of four inches high. In addition, all newly constructed FSEs shall have dumpster pad/trash compactor drain on site that is connected to a sanitary sewer system interceptor (no less than 1,500 gallons in size). The sloping area to the outside drain and the drain shall be covered either by the dumpster/compactor or a canopy and standard size curb to prevent inflow and infiltration of rainwater. All existing FSEs with a record of violations for ineffective management of FOG must install a connection to a properly designed sanitary sewer system interceptor and install a permanent cover (e.g., roof) surrounded by curbing that is a minimum of four inches high at the discretion of the water and wastewater superintendent.

h) Any new and existing drains that lead to the city sewer system, including, but not limited to, trench drains, enclosed dock drains, car wash drains, elevator drains, and other similar types of drains, shall have an oil-water-grit interceptor of no less than 1,500 gallons and no more than 3,000 gallons in capacity.

i) Sampling Point: All new FOG interceptors shall have a sample station on the effluent discharge side of the grease trap to allow for observation, sampling, and measurement of wastewater. This sampling station shall be provided at originator's expense and must be approved by the City and City Engineer prior to installation. The sampling point shall be maintained and kept safe and accessible to the City at all times.

Sec. 50-643 – Maintenance requirements for new and existing ~~fees~~ FOG interceptors.

e) Interior and exterior FOG interceptor records. All food service establishments shall maintain records of the date and time of all cleaning and maintenance. Every FOG interceptor manifest shall be placed in a logbook, folder, or three-ring binder notebook. This book shall be made available on demand by the compliance inspector during inspection. All records of at least three years shall be kept on-site and available or off-site but available within 24 hours. These records shall include:

1) A logbook of FOG interceptor and/or FOG control device cleaning and maintenance;
2) A record of best management practices being implemented, including employee training;
3) Copies of records and manifests of waste transporting interceptor contents;
4) Records of any spills and/or cleaning of the lateral sewer line; and
5) Records of sampling data and sludge height monitoring for FOG and solids accumulation in the FOG interceptors.
6) Every FOG interceptor manifest must be submitted electronically as instructed by the City. Establishments are responsible for submitting the manifest at the same frequency as the FOG interceptor maintenance. The log must be uploaded within 10 business days after maintenance is performed. Per Code Section 50-655 failure to comply may result in notice to comply letters, fines, or other compliance actions.

FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY

SUBJECT: Operating Budget Policy Update.

DATE: December 18, 2025

(X)RECOMMENDATION
( ) POLICY DISCUSSION
( ) STATUS REPORT
( ) OTHER

BUDGET INFORMATION:
ANNUAL-
CAPITAL-

COUNCIL ACTION REQUESTED ON: December 18, 2025

PURPOSE:

To update the City of Flowery Branch's Operating Budget Policy.

HISTORY:

Historically, The City of Flowery Branch last updated its Operating Budget Policy on July 1, 2021. As a prudent practice, city staff reviews the city policies to ensure they remain relevant and efficient.

FACTS AND ISSUES:

In an effort to ensure city policies remain relevant and efficient, city staff review the cities policies annually. The Operating Budget policy was last reviewed and updated on July 1, 2021. During this year's review, it was determined changes to the policy are recommended to keep the Operating Budget policy relevant and efficient.

OPTIONS:

Approve the updates to the City of Flowery Branch Operating Budget Policy or deny and leave the policy the same.

RECOMMENDED SAMPLE MOTION:

I make a motion to make the necessary changes to the City of Flowery Branch's Operating Budget Policy.

DEPARTMENT: Administration

Prepared by: Matthew Hamby

City of Flowery Branch

Operating Budget Policy

Section 1: Authority

The Finance Department is responsible for all financial operations, budgeting reporting and compliance, payroll processing, coordinating, and preparing for the annual audit for the City of Flowery Branch. The Finance Director, as head of the Finance Department, therefore, upholds the responsibility for administering the Operating Budget Policy on behalf of the Finance Department and City Administration.

Although the Finance Department is responsible for all financial operations, authority over the Operating Budget Policy remains under the discretion of City Council, as indicated by The City Charter, Article II, §2.3.

Section 2: Purpose

The purpose of this Operating Budget Policy is to guide a comprehensive plan to deliver efficient and effective services to residents and stakeholders of the City. The formulation of the operating and capital budget is one of the most important financial activities that Flowery Branch undertakes each year. This budget policy is intended to provide guidelines to assist in the formulation and consideration of broader implications of financial discussions and decisions.

Section 3: Scope

The Expenditures Policy for the City of Flowery Branch shall apply to all funds for the City, which are accounted for in the City's Annual Audit.

Section 4: Policy

Basis of Budgeting

- Government-wide and Proprietary Fund financial statements are adopted on the accrual basis of accounting.
- Governmental Fund financial statements are adopted on the modified accrual basis of accounting.

Budgetary Control

- The Flowery Branch Budget shall be adopted in accordance with all state statutes and mandates.
- Department management is responsible for administering their respective programs within the financial constraints described by the budget as adopted.
- The City Manager along with the Finance Director shall provide updates on the City's financial position by regularly reporting to City Council the status of actual expenditures, expenses, and revenues compared to the adopted budget. Further, the City Manager and the Finance Director will ensure that department management has access to timely and accurate financial data.

Balanced Budget

- The City shall endeavor to adopt a structurally balanced budget. Generally, this means that recurring revenues should fund recurring expenditures and non-recurring revenues should fund non-recurring expenditures. On occasion, the recurring revenues may cover the non-recurring expenditures when these revenues experience an unusual increase. [See Structurally Balanced Budget Policy]
- Minimum levels of reserves must be maintained unless reserves are being used in accordance with the purposes permitted by the City's policy. [See General Fund Reserves policy and Enterprise Fund Reserves policy]

Budget Structure

- The budget shall be constructed around City Council and City Administration's long-term goals for the distribution of City services and the associated desired culture and environment. When appropriate, a needs assessment of constituents' priorities, challenges, and opportunities shall be integrated into the visioning process to assist with the establishment of both short-term and long-term goals.
- The City's departments shall create plans that describe their operational needs. These plans shall address the appropriate level of funding required to meet constituents' needs based on the established long-term and short-term goals for the City. These funding requests are to be distinguished from CIP Requests [see Capital Improvements Policy] in that they shall provide an overview of the entire department rather than just one project. These plans should contain the identification of opportunities and challenges associated with implementing the department's priorities and vision.
- The budget shall be based on programs in order to provide insight into the costs of the types of services that the City provides. Deliverables and specific actions shall be detailed

at the programmatic level, which support the goals outlined in both City and department plans.

- The budget shall be prepared in a manner that reflects the full cost of providing services.
- The budget shall display estimated beginning fund balances and net position, estimated revenue and receipts, appropriations, and the estimated year-end fund balances and net position.

Estimates of Revenue, Expenditures, and Expenses

- The City shall take an objective and analytical approach to forecasting revenues, expenditures, and expenses as accurately as possible. Though the City will use the best information available to estimate revenues, including millage rates and tax revenues accurately, absolute certainty is impossible. Should revenues be overestimated, the spending plans and priorities established during the budget process shall be used to propose appropriations and spending as required to bring the budget into balance.
- The Finance Department shall monitor revenue incomes and expenditure/expense outflows to assess the implications of the annual budget in order to provide timely updates on actual financial performance.
- The Finance Department shall develop and maintain long-term financial forecasts, at least five years into the future, in order to help the City assess its long-term financial sustainability.

Stakeholder Participation

- The City shall provide meaningful opportunities for the stakeholders (constituents) to provide input into the financial planning and budget process before a budget is adopted.

Address Long-Term Liabilities

- The City shall fully fund current portions of long-term liabilities in order to maintain the trust of creditors and avoid accumulating excessive liabilities over the long-term.

Responsibilities and Calendar

- The City's fiscal year runs from July 1 to June 30. Each department shall submit their budget plans no later than February, after which the Finance Department Director and the City Manager shall review them. By May, the proposed budget shall be reviewed with the Mayor and City Council. In June, a public hearing and budget discussion shall be held to facilitate stakeholder participation, and the budget is adopted by City Council by the end of the year.
- All budget procedures shall be conducted in accordance with City ordinance and state law.

Budget Amendments Authorizatoin

- Budget Adjustments (Authorization) The Budget is a dynamic, rather than a static revenue and spending plan, which requires adjustments from time to time. Approval by the City Council is required for:
    - increases in total department or fund budgets
    - increases or decreases in the personal services budget
    - increases in the number of authorized positions.
    - changes to capital outlay accounts in amounts greater than $10,000.

    Approval by the Budget and Purchasing Manager is required for changes to capital outlay budgets amounts less than $10,000 and budget transfers within the department, excluding personal services.

Priorities for Funding

- It is the City's policy to first spend restricted expenditures, which are defined as "when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments."
- It is the City's policy to subsequently spend unrestricted expenditures in the following order:
    - Committed expenditures, which are defined as "when they can be used only for specific purposes pursuant to constraints imposed by formal action of the City Council through the adoption of a resolution. The City Council also may modify or rescind the commitment."
    - Assigned expenditures, which are defined as "when amounts are constrained by the City's intent to be used for specific purposes, but are neither restricted nor committed. Through resolution, the City Council has authorized the City manager to assign fund balances."
    - Unassigned expenditures, which are defined as "the residual amount when the balances do not meet any of the above criterion. The City reports positive unassigned fund balances only in the General Fund. Negative unassigned fund balances may be reported in all funds."
- See the City of Flowery Branch Expenditures Policy for more information on spending

Section 5: Review and Amendment

The targets, as mentioned above, shall be reviewed every fiscal year during the budget planning process or whenever city conditions indicate that a policy update is necessary. Any updates to the policy shall be subject to the approval of City Council. The following notes the creation, revision, and planned review dates:

- Date Created: February 26, 2020

- Last Revised: March 6, 2020
- Revision date by: July 1, 2021

RESOLUTION NO. 25-014

A RESOLUTION OF THE CITY OF FLOWERY BRANCH CITY COUNCIL ACCEPTING THE DEDICATION OF ROADWAYS AND STORMWATER STRUCTURES THEREIN LOCATED WITHIN POD Z, STERLING ON THE LAKE, FROM NNP-LOOPER LAKE, LLC, FOR PUBLIC PURPOSES. THE ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED AS BEING 7.24 ACRES; SAID ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED IN EXHIBIT "A" AND AS DESCRIBED ON EXHIBIT "B".

WHEREAS, the City Council of the City of Flowery Branch reviewed roadway dedications and all related aspects of the proposal as required by the Flowery Branch Subdivision and Land Development Regulations at the meeting of December 18th, 2025.

NOW THEREFORE BE IT RESOLVED that the governing authority of the City of Flowery Branch, Georgia hereby accepts the following roadways from NNP-LOOPER LAKE, LLC, for public purposes and hereby places them into the city's maintenance program: the roadways are identified as being 7.24 ACRES within POD Z OF STERLING ON THE LAKE and any stormwater structures located within any portion of the right-of-way of said accepted roadways in Exhibit **"A"** and as described in Exhibit **"B".** Said exhibit is incorporated by reference as if fully set forth herein.

Approved this _____ day of _____ 2025.

_____
Edward R. Asbridge, Mayor

ATTEST:

_____

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM:

_____
Ted Baggett, City Attorney

After recording, please return to:
Michael E. Leavey
Dorough & Dorough, LLC
Attorneys at Law
160 Clairemont Avenue
Suite 650
Decatur, Georgia 30030
(404) 687-9977
D&D File No.: 1775-75

CITY OF FLOWERY BRANCH
RIGHT-OF-WAY DEED

GEORGIA, FLOWERY BRANCH

THIS INDENTURE made this 18th day of December, 2025, between the undersigned (Grantor) and The City of Flowery Branch, a municipal corporation of the State of Georgia (Grantee).

WITNESSETH

That for and in consideration of the sum of One Dollar ($1.00) in hand paid, and the benefits flowing from the project hereinafter described, Grantor does grant and convey unto Grantee, its successors and assigns, the following property, to-wit, 7.240 acres of required right-of-way, located in Georgia Militia District 1270, City of Flowery Branch, Hall County, Georgia, being designated as Winding Canyon Road, Conifer Court, Cherokee Rose Way, Running Deer Court, and Blackbird Court, as shown on that certain Final Plat for Sterling on the Lake – Pod Z, prepared by Hayes, James & Associates, containing the seal of LeRoy W. James, Georgia Registered Land Surveyor No. 1795, and dated November 6, 2006, last revised September 7, 2007, recorded October 9, 2007 at Plat Book 857, Pages 57-65, Hall County, Georgia land records, reference to said plat of survey and the record thereof being hereby made for a more complete description, and as more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

To have and to hold the bargained premises unto Grantee, its successors and assigns forever in fee simple.

Grantor will forever warrant and defend the title to the bargained premises unto Grantee, its successors and assign claims of all the persons whomsoever.

IN WITNESS WHEREOF Grantors has hereunto set its hands and seal the day and year above written.

GRANTOR: **NNP-LOOPER LAKE, LLC**, a Delaware limited liability company

By: _____ (SEAL)
Name: E. William Meyer
Title: Regional President

Signed, sealed and delivered in the presence of

_____
WITNESS

Kathleen M. Sepulveda II
NOTARY PUBLIC

My Commission Expires: 02-11-2026

[AFFIX NOTARY SEAL]

KATHLEEN M. SEPULVEDA, II
Notary Public, State of Texas
Comm. Expires 02-11-2026
Notary ID 133585119

[EXHIBIT “A” BEGINS ON THE FOLLOWING PAGE]

Sterling on the Lake, Pod Z Subdivision
(Right-of-Way Legal Description)

All that tract or parcel of land lying and being in G.M.D. 1270, City of Flowery Branch, Hall County, Georgia and being more particularly described as follows:

Beginning at the intersection of the northern Right-of-Way of Trail Side Drive (50′ R/W) and southwestern Right-of-Way of Winding Canyon Road (R/W varies); thence along said Right-of-Way of Winding Canyon Road 25.81 feet along an arc of a curve to the left having a radius of 18.00 feet and a chord bearing and distance of North 26°56'33" East, 23.65 feet to a point; thence North 18°51'29" West, a distance of 124.26 feet to a point; thence 90.64 feet along an arc of a curve to the left having a radius of 179.34 feet and a chord bearing and distance of North 33°58'16" West, 89.68 feet to a point; thence 78.03 feet along an arc of a curve to the left having a radius of 346.56 feet and a chord bearing and distance of North 54°30'02" West, 77.87 feet to a point; thence North 60°51'05" West, a distance of 55.37 feet to a point; thence North 60°51'05" West, a distance of 19.39 feet to a point; thence 102.52 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 53°56'27" West , 102.27 feet to a point; thence North 47°01'49" West, a distance of 58.32 feet to a point on the southwestern Right-of-Way of Cherokee Rose Way (50′ R/W); thence along said Right-of-Way 26.70 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of South 87°58'11" West, 24.04 feet to a point; thence South 42°58'11" West, a distance of 238.51 feet to a point; thence South 42°58'11" West, a distance of 33.02 feet to a point; thence 35.25 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of South 47°27'29" West, 35.22 feet to a point; thence South 52°28'12" West, a distance of 157.31 feet to a point; thence South 52°28'12" West, a distance of 141.91 feet to a point; thence South 52°28'12" West, a distance of 29.01 feet to a point; thence 13.53 feet along an arc of a curve to the left having a radius of 275.00 feet and a chord bearing and distance of South 51°03'37" West, 13.53 feet to a point; thence 317.36 feet along an arc of a curve to the left having a radius of 16120.68 feet and a chord bearing and distance of South 49°05'11" West, 317.36 feet to a point; thence 4.39 feet along an arc of a curve to the right having a radius of 331.71 feet and a chord bearing and distance of South 56°29'30" West, 4.39 feet to a point; thence 81.00 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 77°49'53" West, 72.43 feet to a point on the northwestern Right-of-Way of said Cherokee Rose Way; thence along said Right-of-Way 50.29 feet along an arc of a curve to the left having a radius of 284.74 feet and a chord bearing and distance of North 58°46'42" East, 50.22 feet to a point; thence 316.21 feet along an arc of a curve to the right having a radius of 16170.68 feet and a chord bearing and distance of North 49°05'25" East, 316.21 feet to a point; thence 16.00 feet along an arc of a curve to the right having a radius of 325.00 feet and a chord bearing and distance of North 51°03'37" East, 15.99 feet to a point; thence North 52°28'13" East, a distance of 19.77 feet to a point; thence North 52°28'13" East, a distance of 220.42 feet to a point; thence North 52°28'13" East, a distance of 87.69 feet to a point; thence 27.42 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of North 47°27'29" East, 27.39 feet to a point; thence North 42°58'11" East, a distance of 92.60 feet to a point; thence North 42°58'11" East, a distance of 178.93 feet to a point; thence 26.70 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 02°01'49" West, 24.04 feet to a point on the northeastern Right-of-Way of said Winding Canyon Road; thence along said Right-

of-Way North 47°01'49" West, a distance of 165.91 feet to a point; thence 163.94 feet along an arc of a curve to the left having a radius of 375.00 feet ad a chord bearing and distance of North 59°33'15" West, 162.63 feet to a point; thence 6.78 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of North 72°35'44" West, 6.78 feet to a point; thence North 73°06'47" West, a distance of 153.64 feet to a point; thence 63.37 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 68°50'29" West, 63.31 feet to a point; thence 218.73 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 49°49'33" West, 216.32 feet to a point on the southwestern Right-of-Way of Conifer Court (50' R/W); thence along said Right-of-Way 25.09 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 77°21'20" West, 22.87 feet to a point; thence South 60°22'14" West, a distance of 55.08 feet to a point; thence 110.83 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 42°13'38" West, 108.99 feet to a point; thence South 24°05'01" West, a distance of 51.01 feet to a point; thence South 24°05'01" West, a distance of 182.14 feet to a point; thence 78.39 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing distance of South 18°05'44" West, 78.24 feet to a point; thence 41.33 feet along an arc of a curve to the left having a radius of 17.00 and a chord bearing and distance of South 08°56'58" West, 41.31 feet to a point; thence South 05°47'31" West, a distance of 58.19 feet to a point; thence 13.87 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of South 17°34'56" East, 13.49 feet to a point; thence 87.93 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 09°25'17" West, 77.03 feet to a point; thence 80.42 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 74°07'26" West, 72.03 feet to a point; thence 77.83 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 16°32'55" East, 70.21 feet to a point; thence 16.42 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 33°28'05" East, 15.79 feet to a point; thence North 05°47'31" East, a distance of 51.87 feet to a point; thence 20.24 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 07°09'23" East, 20.24 feet to a point on the southwestern Right-of-Way of Running Deer Court (50' R/W); thence 25.09 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 33°45'10" West, 22.87 feet to a point; thence North 76°01'35" West, a distance of 13.65 feet to a point; thence 84.95 feet along an arc of a curve to the right having radius of 425.00 feet and a chord bearing and distance of North 70°18'01" West, 84.81 feet to a point; thence North 64°34'26" West, a distance of 28.27 feet to a point; thence North 64°34'26" West, a distance of 181.71 feet to a point; thence North 64°34'26" West, a distance of 153.42 feet to a point; thence 30.47 feet along an arc of curve to the right having a radius of 225.00 feet and chord bearing and distance of North 60°41'41" West 30.44 feet to a point; thence 164.87 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 35°49'25" West, 161.21 feet to a point; thence 88.77 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 03°31'45" West, 88.19 feet to a point; thence 11.59 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 09°14'54" East, 11.59 feet to a point; thence North 10°43'26" East, a distance of 109.71 feet to a point; thence 3.67 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 04°32'37" East, 3.66 feet to a point; thence 62.48 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 34°09'36" East, 58.49 feet to a point; thence 67.23 feet

along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 71°31'34" East, 62.28 feet to a point; thence 31.64 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 14°52'52" East, 31.11 feet to a point; thence 71.04 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 43°56'50" West, 65.21 feet to a point; thence 21.93 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of South 47°41'09" West, 20.44 feet to a point; thence South 10°43'26" West, a distance of 59.67 feet to a point; thence 229.98 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 26°55'30" East, 213.79 feet to a point; thence South 64°34'26" East, a distance of 25.74 feet to a point; thence South 64°34'26" East, a distance of 231.28 feet to a point; thence South 64°34'26" East, a distance of 106.37 feet to a point; thence 74.96 feet along an arc if a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 70°18'01" East, 74.83 feet to a point; thence South 76°01'35" East, a distance of 10.94 feet to a point; thence 29.39 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 61°52'32" East and a chord distance of 26.82 feet to a point on the northwestern Right-of-Way of said Conifer Court; thence along said Right-of-Way 31.94 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 21°55'50" East, 31.94 feet to a point; thence North 24°05'01" East, a distance of 142.33 feet to a point; thence North 24°05'01" East, a distance of 90.83 feet to a point; thence 63.80 feet along an arc of a curve to the right having a radius of 225.00 feet and a having a chord bearing and distance of North 32°12'26" East, 63.59 feet to a point; thence 78.70 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 50°21'03" East, 78.30 feet to a point; thence North 60°22'14" East, a distance of 55.08 feet to a point; thence 25.09 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 18°05'49" East, 22.87 feet to a point on the northeastern Right-of-Way of said Winding Canyon Road; thence along said Right-of-Way 35.28 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 21°47'54" West, 35.27 feet to a point; thence North 19°25'13" West, a distance of 203.72 feet to a point; thence 20.08 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 20°37'53" West, 20.08 feet to a point; thence 172.89 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 32°16'12" West, 171.94 feet to a point; thence North 42°41'51" West, a distance of 121.15 feet to a point; thence North 42°41'51" West, a distance of 106.31 feet to a point; thence 244.93 feet along an arc of a curve to the left having a radius of 425.00 feet and a chord bearing and distance of North 59°12'28" West, 241.56 feet to a point; thence 377.07 feet along an arc of a curve to the left having a radius of 425.00 feet and a chord bearing and distance of South 78°51'53" West, 364.83 feet to a point; thence 52.86 feet along an arc of a curve to the left having a radius of 425.00 feet and a chord bearing and distance of South 49°53'05" West, 52.82 feet to a point; thence South 46°19'18" West, a distance of 242.73 feet to a point; thence South 46°19'18" West, a distance of 163.75 feet to a point; thence 15.19 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of South 20°43'53" West, 14.69 feet to a point; thence 53.86 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 26°00'01" West, 51.29 feet to a point; thence 61.53 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 87°53'08" West, 57.72 feet to a point; thence 53.94 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 21°43'25" West, 51.36 feet to a point; thence 77.07 feet along an arc of a curve to the right having a radius of

50.00 feet and a North 53°20'35" East, 69.67 feet to a point; thence 15.19 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 71°54'44" East 14.69 feet to a point; thence North 46°19'18" East, a distance of 156.89 feet to a point; thence North 46°19'18" East, a distance of 202.73 feet to a point; thence North 46°19'18" East, a distance of 46.87 feet to a point; thence 124.56 feet along an arc of a curve to the right having a radius of 475.00 feet and a chord bearing and distance of North 53°50'03" East, 124.20 feet to a point; thence 149.09 along an arc of a curve to the right having a radius of 475.00 feet and a chord bearing and distance of North 70°20'19" East, 148.48 feet to a point; thence 171.24 feet along an arc of a curve to the right having a radius of 475.00 feet and a chord bearing and distance of North 89°39'30" East, 170.31 feet to a point; thence 141.78 feet along an arc of a curve to the right having a radius of 475.00 feet and a chord bearing and distance of South 71°27'46" East, 141.26 feet to a point; thence 167.58 feet along an arc of a curve to the right having a radius of 475.00 feet and a chord bearing and distance of South 52°48'17" East, 166.71 feet to a point; thence South 42°41'51" East, a distance of 59.86 feet to a point; thence South 42°41'51" East, a distance of 167.60 feet to a point; thence 73.71 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 38°40'32" East, 73.65 feet to a point; thence 139.58 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 27°02'13" East, 139.17 feet to a point; thence South 19°25'13" East, a distance of 61.06 feet to a point; thence South 19°25'13" East, a distance of 142.66 feet to a point; thence 47.07 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 23°00'59" East, 47.04 feet to a point; thence 257.90 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 46°18'52" East, 252.84 feet to a point; thence 46.45 feet a along an arc of a curve to the left having a radius of 375.00 and a chord bearing and distance of South 69°33'53" East, 46.42 feet to a point; thence South 73°06'47" East, a distance of 153.64 feet to a point; thence 45.19 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of South 70°04'02" East, 45.17 feet to a point; thence 148.29 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of South 57°01'33" East, 147.54 feet to a point; thence South 47°01'49" East, a distance of 48.87 feet to a point; thence South 47°01'49" East, a distance of 210.87 feet to a point; thence South 47°01'49" East, a distance of 48.66 feet to a point; thence 90.14 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 3°54'59" East, 89.92 feet to a point; thence South 60°48'10" East, a distance of 74.87 feet to a point; thence 205.79 feet along an arc of a curve to the right having a radius of 444.34 feet and a chord bearing and distance of South 47°04'32" East, 203.95 feet to a point; thence 139.71 feet along an arc of a curve to the right having a radius of 444.34 feet and a chord bearing and distance of South 24°48'02" East, 139.14 feet to a point; thence 21.76 feet along an arc of a curve to the left having a radius of 18.23 feet and a chord bearing and distance of South 49°35'39" East, 20.49 feet to a point on the northern Right-of-Way of said Trail Side Drive; thence along said Right-of-Way 107.80 feet along an arc of a curve to the left having a radius of 325.00 feet and a chord bearing and distance of South 77°22'46" West, 107.31 feet feet to the ***Point of Beginning***.

Said tract contains 7.240 Acres.

November 25, 2025

City of Flowery Branch, Georgia
5410 Pine Street
Flowery Branch, Georgia 30542

Re: All that tract or parcel of land lying and being in G.M.D. 1270, Flowery Branch District of Hall County, Georgia, being designated as Winding Canyon Road, Conifer Court, Cherokee Rose Way, Running Deer Court, and Blackbird Court, as more particularly shown on that certain Final Subdivision Plat for Sterling On The Lake – Pod Z, prepared by Hayes, James & Associates, containing the seal of LeRoy W. James, Georgia Registered Land Surveyor No. 1795, dated November 6, 2006, last revised September 7, 2007, recorded on October 9, 2007 in Plat Book 857, Pages 57-65, Hall County, Georgia land records.

Dear Sir or Madam:

In consideration of a fee to be paid, this is to certify that I have examined the properly indexed deed records of Hall County, Georgia, and we find the above captioned property is vested in NNP-Looper Lake, LLC, a Delaware limited liability company, by virtue of that certain Limited Warranty Deed between ANC-Looper Lake, LLC, a Delaware limited liability company, to NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 21, 2002, recorded in Deed Book 4233, page 568, Hall County, Georgia land records and/or that certain Limited Warranty Deed between Jeanelle Knutson a/k/a Jeanelle M. Knutson a/k/a J'Nel Knutson a/k/a J'Nel Jeffreys a/k/a Mary Jnell Jeffreys to NNP-Looper Lake, LLC, a Delaware limited liability company, dated May 4, 2007, recorded in Deed Book 6045, page 188, Hall County, Georgia land records, subject to the following exceptions to-wit:

1. All taxes for the year 2025 and subsequent years not yet due and payable, and any additional taxes for the current year or any prior year resulting from a reassessment, amendment or re-billing of city or county taxes subsequent to the effective date of this letter.

2. Right-of-Way Easement from NNP-Looper Lake, LLC, a Delaware limited liability company, to Jackson Electric Membership Corporation, dated February 20, 2003, filed for record March 24, 2003 at 4:50 p.m., recorded in Deed Book 4505, Page 521, Records of Hall County, Georgia.

3. Easement Agreement by and between Rocky Creek Development, L.L.C., a Georgia limited liability company, Little River Homes, Inc., a Georgia corporation, A & S Builders, Inc., a Georgia corporation, and Darby C.

Crawford, and NNP-Looper Lake, LLC, a Delaware limited liability company, dated November 12, 2003, filed for record December 2, 2003 at 9:28 a.m., recorded in Deed Book 4814, Page 295, Records of Hall County, Georgia.

4. Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, executed December 11, 2003, filed for record December 15, 2003 at 4:05 p.m., recorded in Deed Book 4828, Page 136, Records of Hall County, Georgia; as supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 1, 2004, filed for record June 14, 2004 at 12:20 p.m., recorded in Deed Book 5000, Page 437, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 1, 2004, filed for record July 28, 2004 at 9:22 a.m., recorded in Deed Book 5043, Page 287, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated October 21, 2004, filed for record November 19, 2004 at 4:09 p.m., recorded in Deed Book 5151, Page 421, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 14, 2005, filed for record March 15, 2005 at 9:08 a.m., recorded in Deed Book 5251, Page 177, Records of Hall County, Georgia; as further supplemented by Corrective Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 16, 2005, filed for record March 16, 2005 at 9:00 a.m., recorded in Deed Book 5252, Page 298, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 13, 2005, filed for record June 30, 2005 at 10:12 a.m., recorded in Deed Book 5359, Page 512, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated August 2, 2005, filed for record August 2, 2005 at 3:48 p.m., recorded in Deed Book 5394, Page 410, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated October 11, 2005, filed for record October 11, 2005 at 4:33 p.m., recorded in Deed Book 5471, Page 350, Records of Hall County, Georgia; as further

supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated December 2, 2005, filed for record December 20, 2005 at 10:39 a.m., recorded in Deed Book 5543, Page 584, Records of Hall County, Georgia; as amended by Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod R) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 13, 2006, filed for record March 13, 2006 at 4:24 p.m., recorded in Deed Book 5624, Page 462, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 31, 2006, filed for record April 3, 2006 at 4:31 p.m., recorded in Deed Book 5645, Page 445, Records of Hall County, Georgia; as re-filed for record April 25, 2006 at 9:30 a.m., re-recorded in Deed Book 5665, Page 317, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 12, 2006, filed for record September 13, 2006 at 4:41 p.m., recorded in Deed Book 5812, Page 290, Records of Hall County, Georgia; as re-filed for record October 4, 2006 at 9:41 a.m., re-recorded in Deed Book 5832, Page 422, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 12, 2006, filed for record September 13, 2006 at 4:41 p.m., recorded in Deed Book 5812, Page 295, Records of Hall County, Georgia; as re-filed for record October 4, 2006 at 9:41 a.m., re-recorded in Deed Book 5832, Page 417, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 12, 2006, filed for record October 5, 2006 at 4:36 p.m., recorded in Deed Book 5834, Page 538, Records of Hall County, Georgia; as further amended by Second Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod R) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated October 3, 2006, filed for record October 5, 2006 at 4:36 p.m., recorded in Deed Book 5834, Page 543, Records of Hall County, Georgia; as further amended by First Amendment to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated November 6, 2006, filed for record November 8, 2006 at 3:46 p.m., recorded in Deed Book 5868, Page 280, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated January 10, 2007, filed for record January 17, 2007 at 4:34 p.m., recorded in Deed Book 5930, Page 69, Records of Hall County, Georgia; as

further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated January 10, 2007, filed for record January 12, 2007 at 4:34 p.m., recorded in Deed Book 5930, Page 74, Records of Hall County, Georgia; as further amended by Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod Z) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated May 30, 2007, filed for record May 31, 2007 at 4:18 p.m., recorded in Deed Book 6066, Page 469, Records of Hall County, Georgia; as further amended by Second Amendment to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated August 28, 2007, filed for record October 30, 2007 at 9:36 a.m., recorded in Deed Book 6197, Page 132, Records of Hall County, Georgia; as further amended by First Amendment to the By-Laws of Sterling on the Lake Community Association, Inc., by Sterling on the Lake Community Association, Inc., dated February 20, 2008, filed for record February 26, 2008 at 9:41 a.m., recorded in Deed Book 6278, Page 342, Records of Hall County, Georgia; as further amended by Third Amendment to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 26, 2008, filed for record April 2, 2008 at 9:49 a.m., recorded in Deed Book 6306, Page 86, Records of Hall County, Georgia; as further amended by First Amendment to the Bylaws of Sterling on the Lake Community Association, Inc., by Sterling on the Lake Community Association, Inc., effective as of January 16, 2012, filed for record March 9, 2012 at 12:10 p.m., recorded in Deed Book 6968, Page 167, Records of Hall County, Georgia; as further amended by Amendment to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated as of January 1, 2012, filed for record October 29, 2012 at 1:17 p.m., recorded in Deed Book 7082, Page 643, Records of Hall County, Georgia; as further amended by Third Amendment to the Bylaws of Sterling on the Lake Community Association, Inc., by Sterling on the Lake Community Association, Inc., effective as of January 22, 2013, filed for record February 6, 2013 at 11:05 a.m., recorded in Deed Book 7136, Page 688, Records of Hall County, Georgia; as further amended by Second Amendment to the Bylaws of Sterling on the Lake Community Association, Inc., by Sterling on the Lake Community Association, Inc., effective as of January 16, 2012, filed for record March 18, 2013 at 11:59 a.m., recorded in Deed Book 7156, Page 108, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pod N and Pod O) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 23, 2013, filed for record September 26, 2013 at 1:08 p.m., recorded in Deed Book 7262, Page 154, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pod T, Phase 1) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 23, 2013, filed for record September 26, 2013 at

1:08 p.m., recorded in Deed Book 7262, Page 167, Records of Hall County, Georgia; as further amended by First Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod T, Phase I) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 25, 2014, filed for record September 29, 2014 at 9:13 a.m., recorded in Deed Book 7423, Page 336, Records of Hall County, Georgia; as further amended and restated by Amended and Restated Supplement to the Community Charter for Sterling on the Lake (Pod N and Pod O), by NNP-Looper Lake, LLC, a Delaware limited liability company, and consenting owners, with joinder and consent of Sterling on the Lake Community Association, Inc., a Georgia nonprofit corporation, dated October 29, 2014, filed for record November 3, 2014 at 9:10 a.m., recorded in Deed Book 7437, Page 97, Records of Hall County, Georgia; as further amended by Second Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod T, Phases 1 and 2) by NNP-Looper Lake, LLC, a Delaware limited liability company, with the joinder and consent of Vanderbilt Homes, LLC, a Georgia limited liability company, dated as of March 18, 2015, filed for record March 24, 2015 at 10:44 a.m., recorded in Deed Book 7494, Page 724, Records of Hall County, Georgia; as further amended and restated by Amended and Restated Supplement to the Community Charter for Sterling on the Lake (Pod T, Phases 1 and 2), by NNP-Looper Lake, LLC, a Delaware limited liability company, and consenting owners, with joinder and consent of Sterling on the Lake Community Association, Inc., a Georgia nonprofit corporation, dated March 19, 2015, filed for record March 24, 2015 at 10:44 a.m., recorded in Deed Book 7494, Page 732, Records of Hall County, Georgia; as further amended by Second Amended and Restated Supplement to the Community Charter for Sterling on the Lake (Pod T, Phases 1 and 2), by NNP-Looper Lake, LLC, a Delaware limited liability company, with joinder and consent of Sterling on the Lake Community Association, Inc., a Georgia nonprofit corporation, dated October 21, 2015, filed for record October 28, 2015 at 10:34 a.m., recorded in Deed Book 7606, Page 216, Records of Hall County, Georgia; as further amended by Fourth Amendment to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated December 31, 2015, filed for record January 13, 2016 at 1:15 p.m., recorded in Deed Book 7640, Page 442, Records of Hall County, Georgia; as further amended by Fourth Amendment to the ByLaws of Sterling on the Lake Community Association, Inc., by Sterling on the Lake Community Association, Inc., a Georgia nonprofit corporation, made effective as of December 31, 2015, filed for record January 13, 2016 at 1:15 p.m., recorded in Deed Book 7640, Page 444, Records of Hall County, Georgia; as further supplemented by the Supplement to the Community Charter for Sterling on the Lake (Pod S), by NNP-Looper Lake, LLC, a Delaware limited liability company, with the joinder and consent of Sterling on the Lake Community Association, Inc., a Georgia nonprofit corporation, dated January 21, 2016, filed for record January 26, 2016 at 9:59 a.m., recorded in Deed

Book 7644, Page 730, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pods V & W, Phase 1), by NNP-Looper Lake, LLC, a Delaware limited liability company, dated July 7, 2016, filed for record July 12, 2016 at 9:56 a.m., recorded in Deed Book 7732, Page 235, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pod U, Phase 1), by NNP-Looper Lake, LLC, a Delaware limited liability company, dated October 6, 2016, filed for record October 11, 2016 at 12:13 p.m., recorded in Deed Book 7784, Page 357, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling On the Lake (Pod Y) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated November 15, 2016, filed for record November 17, 2016 at 10:04 a.m., recorded in Deed Book 7806, Page 87, Records of Hall County, Georgia; as further supplemented by Amended and Restated Supplement to the Community Charter for Sterling on the Lake (Pod V & W, Phase 1 and Phase 2), by NNP-Looper Lake, LLC, a Delaware limited liability company, dated January 30, 2017, filed for record February 9, 2017 at 10:10 a.m., recorded in Deed Book 7849, Page 603, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pod L & M) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 23, 2017, filed for record March 29, 2017 at 9:37 a.m., recorded in Deed Book 7873, Page 660, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pod Q) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated December 20, 2017, filed for record December 26, 2017 at 11:13 a.m., recorded in Deed Book 8018, Page 693, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pod Q and Pod P) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 28, 2018, filed for record April 3, 2018 at 1:03 p.m., recorded in Deed Book 8064, Page 227, Records of Hall County, Georgia; as further amended by Second Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod Z) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 25, 2018, filed for record April 4, 2018 at 9:58 a.m., recorded in Deed Book 8064, Page 615, Records of Hall County, Georgia; as further supplemented by that certain Supplement to the Community Charter for Sterling on the Lake (Pod Knutson-1) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated December 6, 2018, filed for record December 7, 2018 at 12:17 p.m., recorded in Deed Book 8188, Page 501, Records of Hall County, Georgia; as further supplemented by that certain Supplement to the Community Charter for Sterling on the Lake (Pod Knutson-2) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated February 13, 2020, filed for record February 19, 2020 at 9:58 a.m., recorded in Deed Book 8428, Page 512, Records of Hall County, Georgia; as further amended by that certain Amended and

Restated Supplement to the Community Charter for Sterling on the Lake (Pod Knutson-2) by NNP-Looper Lake, LLC, a Delaware limited liability company, with the joinder and consent of D.R. Horton, Inc., a Delaware corporation, dated June 10, 2020, filed for record June 22, 2020 at 8:42 a.m., recorded in Deed Book 8516, Page 566, Records of Hall County, Georgia; as further supplemented by that certain Supplement to the Community Charter for Sterling on the Lake (Pod Honeycutt, Ph. 1A) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 15, 2020, filed for record June 22, 2020 at 8:42 a.m., recorded in Deed Book 8516, Page 575, Records of Hall County, Georgia; as further supplemented by that certain Supplement to the Community Charter for Sterling on the Lake (Pod Knutson-3) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 15, 2020, filed for record June 22, 2020 at 8:42 a.m., recorded in Deed Book 8516, Page 582, Records of Hall County, Georgia; as further amended by that certain First Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod Honeycutt, Ph. 1A-Adding Ph. 1B) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 2, 2020, filed for record September 14, 2020 at 9:07 a.m., recorded in Deed Book 8591, Page 21, Records of Hall County, Georgia; as further supplemented by that certain Supplemental Declaration of Covenants, Restrictions and Easements for The Retreat at Sterling on the Lake (Ph. 1B) by NNP-Looper Lake, LLC, a Delaware limited liability company, with the joinder and consent of Weekley Homes, LLC, a Delaware limited liability company, dated September 2, 2020, filed for record September 14, 2020 at 9:07 a.m., recorded in Deed Book 8591, Page 28, Records of Hall County, Georgia; as further amended by that certain Second Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod Honeycutt, Ph. 1A and Ph. 1B - Adding Ph. 2) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated January 15, 2021, filed for record February 10, 2021 at 10:09 a.m., recorded in Deed Book 8727, Page 359, Records of Hall County, Georgia; as further supplemented by that certain Supplement to the Community Charter for Sterling on the Lake (Pod J2) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated November 15, 2021, filed for record December 7, 2021 at 10:51 a.m., recorded in Deed Book 9006, Page 325, Records of Hall County, Georgia.

5. Declaration of Covenants and Restrictions for Compensatory Mitigation for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated April 30, 2004, and consented, joined and subordinated by Residential Funding Corporation, a Delaware corporation, filed for record May 11, 2004 at 2:38 p.m., recorded in Deed Book 4967, Page 406, Records of Hall County, Georgia.

6. Reciprocal Easement Agreement by and between Patrick W. R. Barry, Tricia Barry, Lonna Barry, Clobher-Ceann, LLC, a Virginia limited liability company, NNP-Looper Lake, LLC, a Delaware limited liability company, and Sterling on the Lake Community Association, Inc., dated December 22, 2004, filed for record January 6, 2005 at 9:57 a.m., recorded in Deed Book 5193, Page 276, Records of Hall County, Georgia.

7. Signage Easement from Spout Springs Water Reclamation, LLC, a Georgia limited liability company, to John Wieland Homes and Neighborhoods, Inc., a Georgia corporation, and NNP-Looper Lake, LLC, a Delaware limited liability company, dated as of December 31, 2007, filed for record January 2, 2008 at 11:19 a.m., recorded in Deed Book 6242, Page 1, Records of Hall County, Georgia.

8. All those matters as disclosed by that certain plat recorded in Plat Book 857, Page 57, Records of Hall County, Georgia.

9. All those matters as disclosed by that certain plat recorded in Plat Book 876, Page 247, Records of Hall County, Georgia.

10. All those matters as disclosed by that certain plat recorded in Plat Book 878, Page 428, Records of Hall County, Georgia.

11. All those matters as disclosed by that certain plat recorded in Plat Book 880, Page 19, Records of Hall County, Georgia.

12. Right-of-way Deed from Mulberry Properties Limited to Hall County, Georgia, recorded at Deed Book 471, page 233, Records of Hall County, Georgia.

13. Right-of-way Deed from L. B. Carter to Hall County, Georgia, recorded at Deed Book 422, page 71, Records of Hall County, Georgia.

14. Easement from Capitola Farm Road Limited Partnership to Hall County, Georgia, recorded at Deed Book 860, page 43, Records of Hall County, Georgia.

15. Right-of-way Easement from Mrs. L. W. Hodges to State Highway of Georgia, recorded at Deed Book 83, page 578, Records of Hall County, Georgia.

16. Right-of-way Easement from H. P. Pirkle and Virginia T. Looper to Hall County, Georgia, recorded at Deed Book 471, page 246, Records of Hall County, Georgia.

17. General Utility Easement from L. B. Carter to Georgia Power Company, recorded at Deed Book 374, page 311, Records of Hall County, Georgia.

18. Right-of-way Easement from Lela Bennett to State Highway Board of Georgia, recorded at Deed Book 83, pages 564-565, Records of Hall County, Georgia.

19. Right-of-way Easement from W. J. Cash to State Highway Board of Georgia, recorded at Deed Book 83, page 570, Records of Hall County, Georgia.

20. Right-of-way Deeds to Hall County, Georgia, recorded at Deed Book 786, page 531, Deed Book 1019, page 267 and Deed Book 1019, page 268, Records of Hall County, Georgia.

21. Driveway crossing the southeast corner of Tract 3 and a driveway crossing the southwest corner of Tract 1, as per plat recorded at Plat Book 130, pages 188-189, Records of Hall County, Georgia, as located on survey prepared by Moreland Altobelli, Inc., dated January 25, 2001.

22. Fence encroachments, driveway encroachments, rights of ingress and egress to cemetery, shown on plat referenced in Exhibit "A" of that certain Limited Warranty Deed recorded at Deed Book 4233, page 568, Records of Hall County, Georgia, as shown on survey prepared by Moreland Altobelli, Inc. dated January 25, 2001, last revised June 12, 2002.

23. Easements granted in the following deeds:

a) Limited Warranty Deed from The Club Shakespeare Atlanta Limited Partnership I to Commonwealth Investments, L.L.C., dated November 24, 1998, recorded at Deed Book 3414, pages 315-319, Records of Hall County, Georgia.

b) Limited Warranty Deed from The Club Shakespeare Atlanta Limited Partnership I to On Eagles Wings, L.L.C., dated November 24, 1998, recorded at Deed Book 3414, pages 320-325, Records of Hall County, Georgia.

c) Limited Warranty Deed from The Club Shakespeare Atlanta Limited Partnership I to Patrick W. R. Barry and Julie Krista Barry, dated November 24, 1998, recorded at Deed Book 3406, pages 337-342, Records of Hall County, Georgia.

d) Limited Warranty Deed from George H. Lane, III to The Club Shakespeare Atlanta, Inc., recorded at Deed Book 1630, page 159, Records of Hall County, Georgia.

24. Easement to Hall County recorded at Deed Book 3097, page 283, Records of Hall County, Georgia.

25. Matters shown on plat recorded at Plat Slide 599, page 71-A, Records of Hall County, Georgia.

26. Rights of others in and to the cemetery located on subject property and the right of ingress and egress thereto via a "field road" as shown on survey by Moreland Altobelli, Inc. dated January 25, 2001, last revised June 12, 2002.

27. Construction/Slope Easement to the Hall County Board of Commissioners dated December 5, 2000 and recorded on December 7, 2000 at Deed Book 3780, pages 411-412, Records of Hall County, Georgia.

28. The survey for Looper Lake, LLC and First American Title Insurance Company by Donald Rex Jones, GRLS No. 2396, dated January 25, 2001, last revised June 12, 2002, reveals the following:

    a) Fence encroachment along Spout Springs Road.
    b) 50 foot Easement for ingress and egress.
    c) Gravel drive encroachment near Lollis Creek Road.
    d) Shed encroachment.
    e) Fence meandering along the property line.
    f) Various power poles, guy wires and guy poles found on the property.

29. Matters shown on that certain plat of survey for Rolling Hills Lake Club by Frederick C. Youngman, R.L.S. No. 2160 dated July 20, 2001.

30. Easement and Right of Way for Construction of Road and Installation of Utility Lines between Looper Lake, LLC and Inland Paperboard and Packaging, Inc. dated June 29, 2001, recorded at Deed Book 3944, pages 109-115, Records of Hall County, Georgia.

31. Construction/Slope Easement to the Hall County Board of Commissioners dated December 5, 2000, recorded on December 7, 2000 at Deed Book 3780, pages 411-412, Records of Hall County, Georgia.

32. Declaration of Reciprocal Easement and Operating Agreement by and between ANC-Looper Lake, LLC, a Delaware limited liability company and NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 21, 2002, recorded at Deed Book 4233, page 501, Records of Hall County, Georgia.

33. Easement from Looper Lake, LLC, a Georgia limited liability company to Commonwealth Investments, LLC, a Virginia limited liability company and On Eagles Wings, LLC, a Virginia limited liability company, filed June 25,

2002, recorded at Deed Book 4233, page 438, Records of Hall County, Georgia.

34. Easements contained in Right of Way Deed from Rayford N. Jeffreys et. al. to Hall County, Georgia, dated April 26, 1982, recorded at Deed Book 765, page 577, Records of Hall County, Georgia.

35. All matters disclosed by that ALTA/ACSM Boundary Survey for First American Title Insurance Company; and NNP-Looper Lake, LLC, prepared by Hayes, James & Associates, Inc. and containing the seal of LeRoy W. James, Georgia Registered Land Surveyor No. 1795, dated April 28, 2007.

This certificate is effective as of October 20, 2025 at 5:00 p.m., and is restricted to the sole use of the addressees herein and is strictly limited to matters set forth in period of time certified.

Sincerely,

Michael E. Leavey

PT-61 (Rev. 2/18) To be filed in **HALL COUNTY** **PT-61 069-2025-008230**

SECTION A – SELLER'S INFORMATION (Do not use agent's information)		SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME NNP-LOOPER LAKE, LLC		Exempt Code If no exempt code enter NONE	Public Road Acquisition
MAILING ADDRESS (STREET & NUMBER) 733 EIGHTH AVENUE		1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	$1.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY SAN DIEGO, CA 92101 USA	DATE OF SALE 12/18/2025	1A. Estimated fair market value of Real and Personal property	$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)		2. Fair market value of Personal Property only	$0.00
BUYERS'S BUSINESS / ORGANIZATION / OTHER NAME CITY OF FLOWERY BRANCH		3. Amount of liens and encumbrances not removed by transfer	$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 5410 PINE STREET		4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY FLOWERY BRANCH, GA 30542 USA	Check Buyers Intended Use ( ) Residential ( ) Commercial ( ) Agricultural ( ) Industrial	5. TAX DUE at .10 per $100 or fraction thereof (Minimum $1.00)	$0.00

SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))

HOUSE NUMBER & EXTENSION (ex 265A)	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION		SUITE NUMBER
COUNTY HALL	CITY (IF APPLICABLE)	MAP & PARCEL NUMBER N/A	ACCOUNT NUMBER

TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK

SECTION E – RECORDING INFORMATION (Official Use Only)

DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS

None

GENERAL NOTES

1. OWNER — NNP-LOOPER LAKE, LLC
3885 CRESTWOOD PARKWAY
DULUTH, GEORGIA 30096
SUITE 250
(770) 638-4094

2. DEVELOPER — NNP-LOOPER LAKE, LLC
3885 CRESTWOOD PARKWAY
DULUTH, GEORGIA 30096
SUITE 250
(770) 638-4094
CONTACT: KEVIN O'NEILL

3. ENGINEER: HAYES, JAMES & ASSOCIATES, INC.
4145 SHAKLEFORD ROAD.
SUITE 300
NORCROSS, GEORGIA 30093
CONTACT: MARK BOND
(770) 923-1600

4. BOUNDARY INFORMATION BASED ON COMPOSITE SURVEY FOR NNP LOOPER LAKE, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY DATED 6-22-2002 BY MORELAND ALTOBELLI.

5. TOPOGRAPHIC INFORMATION BASED ON AN AERIAL TOPOGRAPHIC SURVEY PROVIDED BY BERRY AND ASSOCIATES FOR MORELAND ALTOBELLI.

6. ALL WORK PERFORMED ON CITY RIGHT-OF-WAYS SHALL BE IN STRICT CONFORMATION WITH APPLICABLE FLOWERY BRANCH STANDARDS AND SPECIFICATIONS.

7. UTILITY SERVICE PROVIDERS:
ELECTRIC: JACKSON EMC
WATER: GAINESVILLE PUBLIC UTILITIES
GAS: ATLANTA GAS LIGHT CO.
TELEPHONE: BELLSOUTH
UPC TICKET NO. 02253-055-007

8. MINIMUM LOT SIZE SETBACKS AND DIMENSIONS ESTABLISHED BY "EXHIBIT A", ORDINANCE NOS. 239 AND 240 OF CITY OF FLOWERY BRANCH AS AMENDED.

9. TOTAL AREA = 115.041 AC. (5,011,187 SQ. FT.)
NUMBER OF LOTS= 61
DENSITY= 0.53 LOTS/ACRE

10. MAXIMUM CUT OR FILL SLOPES IS 2H.:1V.

11. THIS PROPERTY IS ZONED PUD

12. NO LAND DISTURBANCE OUTSIDE OF AREA OF STREETS, DRAINAGE, AND UTILITIES.

13. PROPOSED STREETS SHALL BE 24 FEET BACK TO BACK OF CURB, ASPHALT PAVED WITH 24" STANDARD RAISED CONCRETE CURBS.

14. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER.

15. CITY OF FLOWERY BRANCH PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL PUBLIC EASEMENTS.

16. NNP-LOOPER LAKE L.L.C. PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL PRIVATE EASEMENTS.

17. THERE IS A PERPETUAL EASEMENT TO CITY OF FLOWERY BRANCH DEDICATED ALONG THE RIGHT OF WAY FRONTING ALL LOTS. SEE ZONING CHART FOR EASEMENT WIDTHS.

18. THIS PROPERTY WILL BE SERVED BY PUBLIC WATER.

19. IRON PINS SET AT EVERY LOT CORNER (#4 REBAR UNLESS OTHERWISE NOTED), ALL FRONT PINS ARE TO BE INSTALLED AFTER ALL UNDERGROUND UTILITIES ARE INSTALLED.

20. ALL PERPETUAL & STORM EASEMENTS OF THE SUBDIVISION TO BE DEDICATED TO THE CITY OF FLOWERY BRANCH

21. DEVIATION FROM THESE PLANS WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.

22. THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

23. THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THAT COMMUNITY CHARTER FOR STERLING ON THE LAKE, RECORDED IN DEED BOOK 4828, PAGE 136 HALL COUNTY, GEORGIA RECORDS.

24. TRASH/BURY PIT LOCATIONS MUST BE REPORTED TO HALL COUNTY ENVIROMENTAL HEALTH DEPARTMENT

25. THERE IS NO ABOVE GROUND VISIBLE EVIDENCE OF A CEMETERY LOCATED IN THIS UNIT.

26. SIDEWALKS TO BE INSTALLED ON A LOT BY LOT BASIS BY THE BUILDER AT THE TIME OF HOUSE CONSTRUCTION. THIS DEVELOPMENT WILL UTILIZE A SIDEWALK SYSTEM THROUGHOUT THE PROJECT. THEREFORE PROPERTY OWNERS OF LOTS SHOWN ON THIS PLAT ARE REQUIRED TO CONSTRUCT SIDEWALKS ALONG THE ROAD FRONTAGE OF THIER PROPERTY. SAID SIDEWALKS WILL COMPLY WITH THE CITY OF FLOWERY BRANCH SUBDIVISION REGULATIONS.

27. THE SIDE AND REAR SETBACK OF CORNER LOTS SHALL BE DETERMINED BY THE ORIENTATION OF THE DWELLING.

28. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY FLOWERY BRANCH OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.

29. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,100 FEET AND AN ANGULAR ERROR OF 1.00 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 471,061 FEET, AND CONTAINS A TOTAL OF 115.041 ACRES, THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A NIKON 520 TOTAL STATION ELECTRONIC DISTANCE METER.

30. STERLING ON THE LAKE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE FOR THE OPEN SPACES AND STORMWATER DETENTION FACILITIES.

31. THERE IS A 20' WIDE EASEMENT CENTERED ON STORM AND SANITARY SEWER PIPES AND STRUCTURES LOCATED OUTSIDE OF THE RIGHT-OF-WAY

32. SANITARY SEWER SERVING THIS SITE WILL BE TIED INTO A PRIVATE SEWAGE TREATMENT FACILITY THAT HAS BEEN APPROVED BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES AND THE ENVIRONMENTAL PROTECTION DIVISION.

33. ALL SANITARY SEWER LINES AND SANITARY SEWER EASEMENTS SHOWN HEREON ARE DEDICATED TO NNP-LOOPER LAKE, L.L.C.

34. NO PORTION OF THIS PHASE IS LOCATED IN THE FLOOD HAZARD ZONE PER THE HALL COUNTY PANEL (F.I.R.M.) NO. 13139C 0294E DATED MARCH 21, 2000.

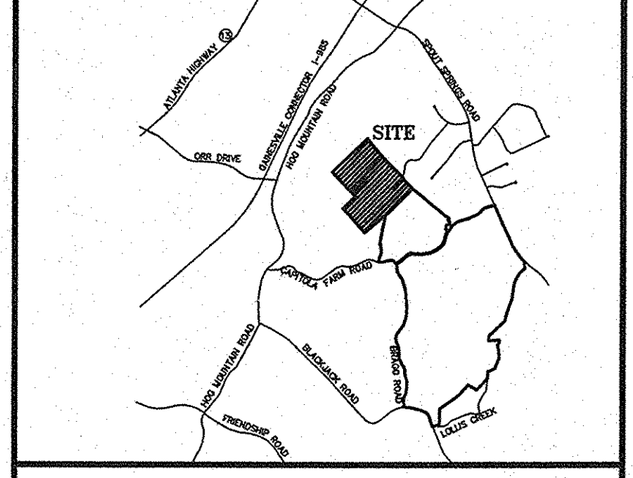
CERTIFICATE OF RE-RECORDING

THIS PLAT HAS BEEN RE-RECORDED IN PLATBOOK 857 PAGES 57-65 IN THE RECORDS OF THE CLERK OF SUPERIOR COURT, HALL COUNTY, GEORGIA.

RECORDED — 9 OCT 07
CLERK, HALL COUNTY SUPERIOR COURT — DATE

REVISION NO. 1 NOTE:
SEPTEMBER 6, 2007. THIS PLAT SUPERCEDES A PORTION OF THE PLAT RECORDED IN PLAT BOOK 853, PAGES 65-73. THE PURPOSE OF THIS REVISION IS TO CORRECT THE SQUARE FOOTAGE ON OPEN AREA 25. AND TO CORRECT THE SITE LOCATION ON THE VICINITY MAP.

EXHIBIT A



VICINITY MAP

FINAL SUBDIVISION PLAT
STERLING ON THE LAKE
NNP - LOOPER LAKE LLC
NEWLAND COMMUNITIES
POD Z

DISTRICT:
FLOWERY BRANCH DISTRICT
GMD 1270
HALL COUNTY, GEORGIA

FINAL SURVEYOR'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT 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; AND THAT ALL REQUIREMENTS OF THE CITY OF FLOWERY BRANCH SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE REQUIREMENTS OF THE FLOWERY BRANCH ZONING ORDINANCE HAVE BEEN FULLY COMPLIED WITH.

LeROY W. JAMES — 9/12/07 DATE
REGISTERED GEORGIA LAND SURVEYOR NO. 1795

CERTIFICATE OF OWNERSHIP:

(STATE OF GEORGIA)
(CITY OF FLOWERY BRANCH)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE PUBLIC FOREVER THE FOLLOWING:

STREETS — PRIVATE
PUBLIC DRAIN EASEMENTS — 3.205 ACRES
PRIVATE SANITARY EASEMENTS — 0.769 ACRES

NNP-LOOPER LAKE L.L.C.
KEVIN O'NEILL ITS ASS'T. V.P.
PRINTED NAME OF SUBDIVIDER
SIGNATURE OF SUBDIVIDER
DATE 9/13/07

NNP-LOOPER LAKE L.L.C.
KEVIN O'NEILL ITS ASS'T. V.P.
PRINTED NAME OF OWNER OF RECORD
SIGNATURE OF OWNER OF RECORD
DATE 9/13/07

FINAL PLAT APROVAL:

THE CITY OF FLOWERY BRANCH, GEORGIA CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF FLOWERY BRANCH ZONING ORDINANCE, CONDITIONS OF ZONING, AND THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF FLOWERY BRANCH, AND THAT THIS PLAT IS HEREBY APPROVED AND RELEASED FOR RECORDING PURPOSES.

MAYOR — 9-25-07 DATE
CITY OF FLOWERY BRANCH

CERTIFICATE OF RECORDING:

THIS PLAT HAS BEEN RECORDED IN PLATBOOK _____, PAGE _____, IN THE RECORDS OF THE CLERK OF SUPERIOR COURT, HALL COUNTY, GEORGIA.

CLERK, HALL COUNTY SUPERIOR COURT — DATE

CERTIFICATE OF OWNERSHIP:

(CITY OF GAINESVILLE)
(HALL COUNTY, GEORGIA)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE CITY OF GAINESVILLE FOREVER ALL WATER MAINS, EASEMENTS, AND ASSOCIATED APPURTENANCES THEREON SHOWN.

OWNER — 9/13/07 DATE

ENGINEER'S CERTIFICATE

THE UTILITIES, INFRASTRUCTURE AND PHISICAL PLACEMENT OF IMPROVEMENTS REFLECTED ON THIS PLAT HAVE BEEN INSTALLED ACCORDING TO EXHIBIT A OF ORDINANCE NOS. 239 AND 240 OF THE CITY OF FLOWERLY BRANCH (THE CONDITIONS PLACED UPON THE FOR ZONING APPROVALTHE STERLING ON THE LAKE DEVELOPMENT) AND ARE NOT IN CONFLICT WITH THE DEVELOPMENT REQUIREMENTS OF THE CITY OF FLOWERY BRANCH, NOR THE CONDITIONS OF ZONING APPROVAL SET FORTH IN ORDINANCE NOS. 239 AND 240 OF THE CITY OF FLOWERY BRANCH.

ENGINEER

LEGEND

IPF	= IRON PIN FOUND (●)
IPS	= IRON PIN SET (○)
CMF	= CONCRETE MONUMENT FOUND (□)
CMS	= CONCRETE MONUMENT SET (□)
R/W	= RIGHT OF WAY
STA	= STATION NUMBER
LLL	= LAND LOT LINE
C/L	= CENTERLINE
P/L	= PROPERTY LINE
BM	= BENCHMARK
PT	= POINT OF TANGENCY
PC	= POINT OF CURVATURE
IE	= INVERT ELEVATION
EL	= ELEVATION (ELEV.)
B/L	= BUILDING LINE
R	= RADIUS
FFE	= FINISHED FLOOR ELEVATION
—→	= FLOW
⊙	= PROPERTY CORNER
—x—	= FENCE
Ø	= POLE
—T—	= TELEPHONE LINE
—TV—	= TELEVISION LINE
—P—	= POWER LINE
—S—	= SANITARY SEWER LINE
SSE	= SANITARY SEWER EASEMENT
MH	= MANHOLE
—G—	= GAS LINE
—W—	= WATER LINE
	= PLUGGED STUB
	= GATE VALVE
F.H.	= EXIST. FIRE HYDRANT
F.H.	= PROP. FIRE HYDRANT
W.M.	= WATER METER (⊗)
—ST—	= STORM SEWER LINE
YI	= YARD INLET
DI	= DROP INLET
CB	= CATCH BASIN
HW	= HEAD WALL
JB	= JUNCTION BOX
DE	= DRAINAGE EASEMENT
FM	= SEWER FORCE MAIN
DS	= DOWNSPOUT
CO	= CLEAN OUT
CMP	= CORRUGATED METAL PIPE
RCP	= REINFORCED CONCRETE PIPE
VCP	= VITRIFIED CLAY PIPE
DIP	= DUCTILE IRON PIPE
PVC	= POLYVINYL CHLORIDE PIPE
C & G	= CURB AND GUTTER
F.I.R.M.	= FEDERAL INSURANCE RATE MAP
T.P.O.B.	= TRUE POINT OF BEGINNING
P.O.B.	= POINT OF BEGINNING
GMD	= GA. MILITIA DISTRICT
	= TREE LINE
	= RIPRAP
——	= BRANCH
----	= EXISTING CONTOURS (DASHED)
—912—	= PROPOSED CONTOURS (SOLID)
TC	= TOP OF CURB ELEVATION
▲	= TRAVERSE POINT
L.P.	= LIGHT POLE
	= PLANTED TREE
MT	= MARKED TREE
	= 20' STORM / SANITARY EASEMENT

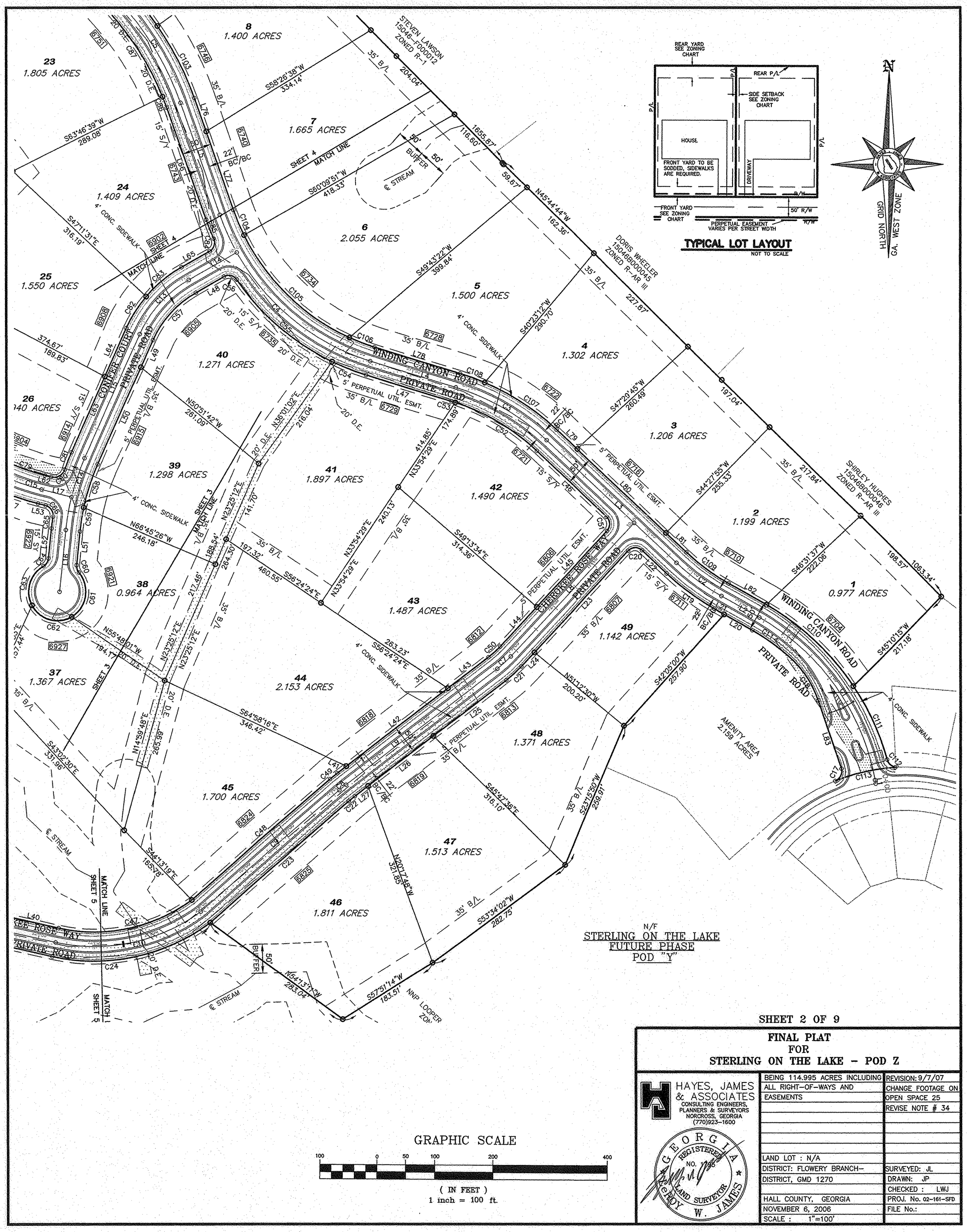
SHEET 1 OF 9

FINAL PLAT
FOR
STERLING ON THE LAKE - POD Z

HAYES, JAMES & ASSOCIATES
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
NORCROSS, GEORGIA
(770)923-1600

GEORGIA REGISTERED NO. 1795 LAND SURVEYOR LEROY W. JAMES

BEING 114.995 ACRES INCLUDING	REVISION: 9/7/07
ALL RIGHT-OF-WAYS AND	CHANGE FOOTAGE ON
EASEMENTS	OPEN SPACE 25
	REVISE NOTE # 34
LAND LOT : N/A	
DISTRICT: FLOWERY BRANCH-	SURVEYED: JL
DISTRICT, GMD 1270	DRAWN: JP
	CHECKED : LWJ
HALL COUNTY, GEORGIA	PROJ. No. 02-161-SFD
NOVEMBER 6, 2006	FILE No.:
SCALE : 1"=100'	



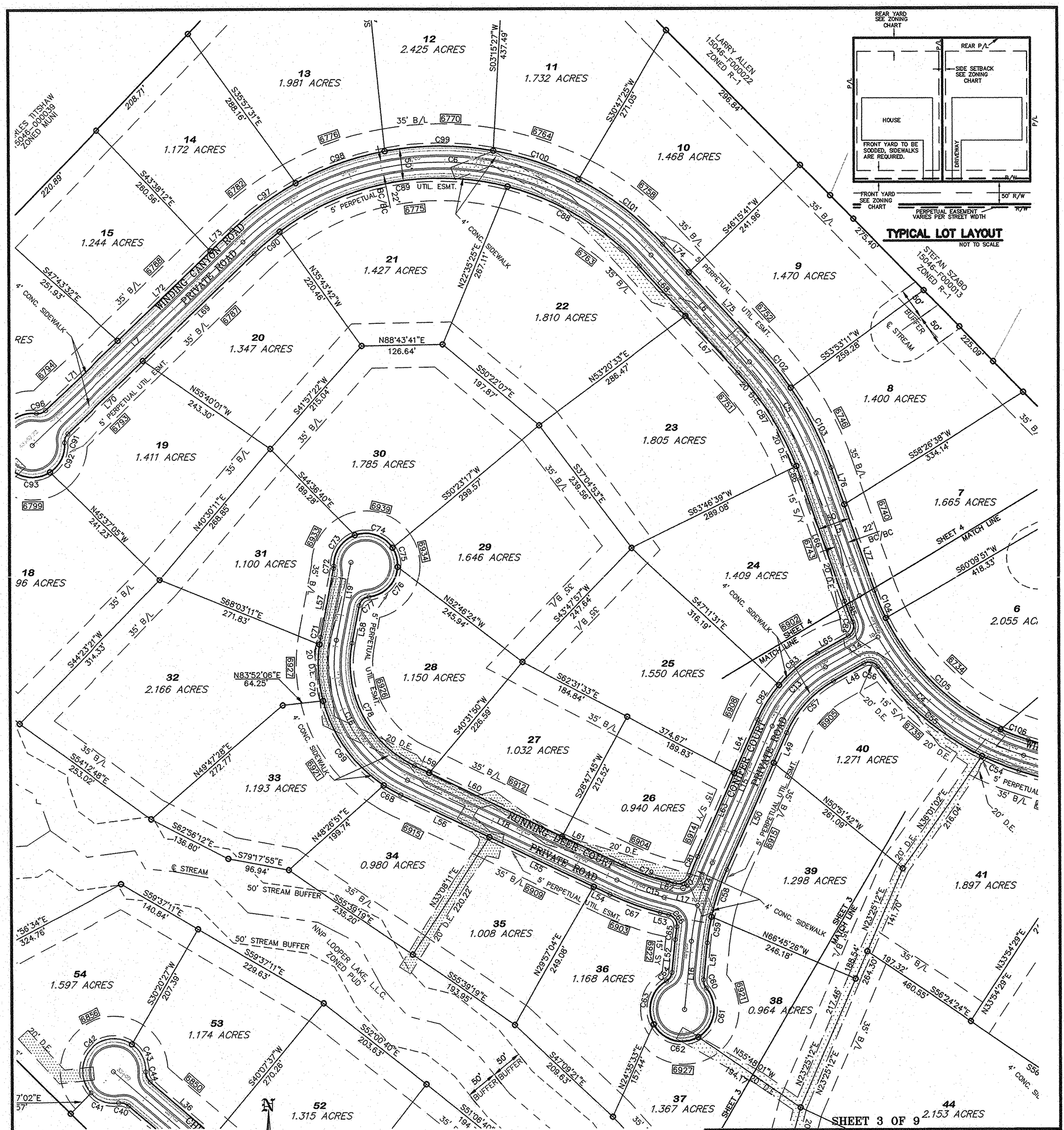
SHEET 2 OF 9

FINAL PLAT
FOR
STERLING ON THE LAKE - POD Z

HAYES, JAMES & ASSOCIATES
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
NORCROSS, GEORGIA
(770)923-1600

GEORGIA REGISTERED NO. 1796 LAND SURVEYOR LEROY W. JAMES

BEING 114.995 ACRES INCLUDING	REVISION: 9/7/07
ALL RIGHT-OF-WAYS AND	CHANGE FOOTAGE ON
EASEMENTS	OPEN SPACE 25
	REVISE NOTE # 34
LAND LOT : N/A	
DISTRICT: FLOWERY BRANCH-	SURVEYED: JL
DISTRICT, GMD 1270	DRAWN: JP
	CHECKED : LWJ
HALL COUNTY, GEORGIA	PROJ. No. 02-161-SFD
NOVEMBER 6, 2006	FILE No.:
SCALE : 1"=100'	

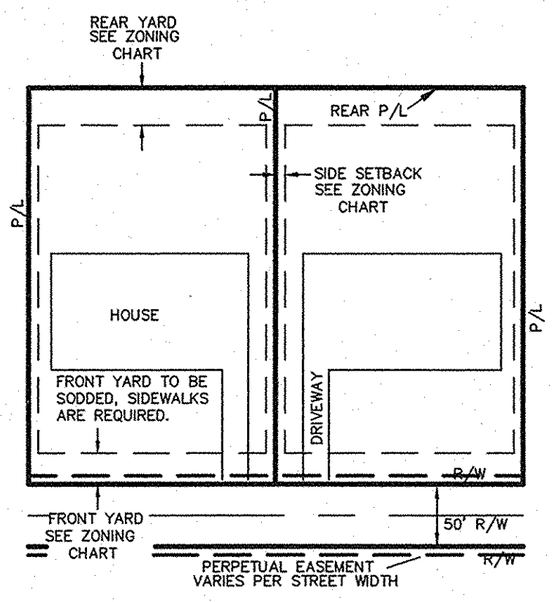


FINAL PLAT
FOR
STERLING ON THE LAKE – POD Z

HAYES, JAMES & ASSOCIATES
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
NORCROSS, GEORGIA
(770)923-1600

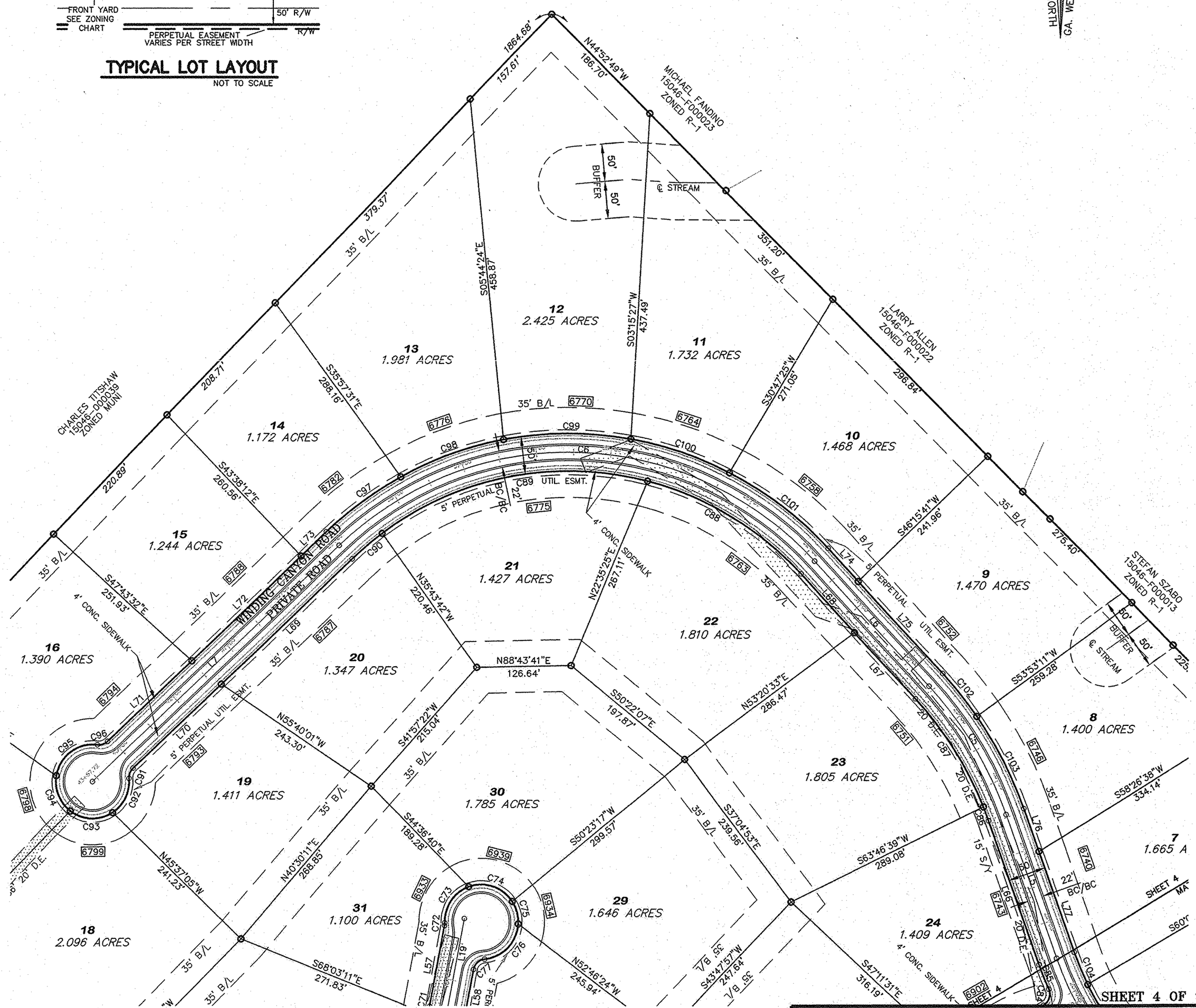
GEORGIA REGISTERED NO. 2795 LAND SURVEYOR LEROY W. JAMES

BEING 114.995 ACRES INCLUDING	REVISION: 9/7/07
ALL RIGHT-OF-WAYS AND	CHANGE FOOTAGE ON
EASEMENTS	OPEN SPACE 25
	REVISE NOTE # 34
LAND LOT : N/A	
DISTRICT: FLOWERY BRANCH-	SURVEYED: JL
DISTRICT, GMD 1270	DRAWN: JP
	CHECKED : LWJ
HALL COUNTY, GEORGIA	PROJ. No. 02-161-SFD
NOVEMBER 6, 2006	FILE No.:
SCALE : 1"=100'	



TYPICAL LOT LAYOUT

NOT TO SCALE



GRAPHIC SCALE

100 0 50 100 200 400

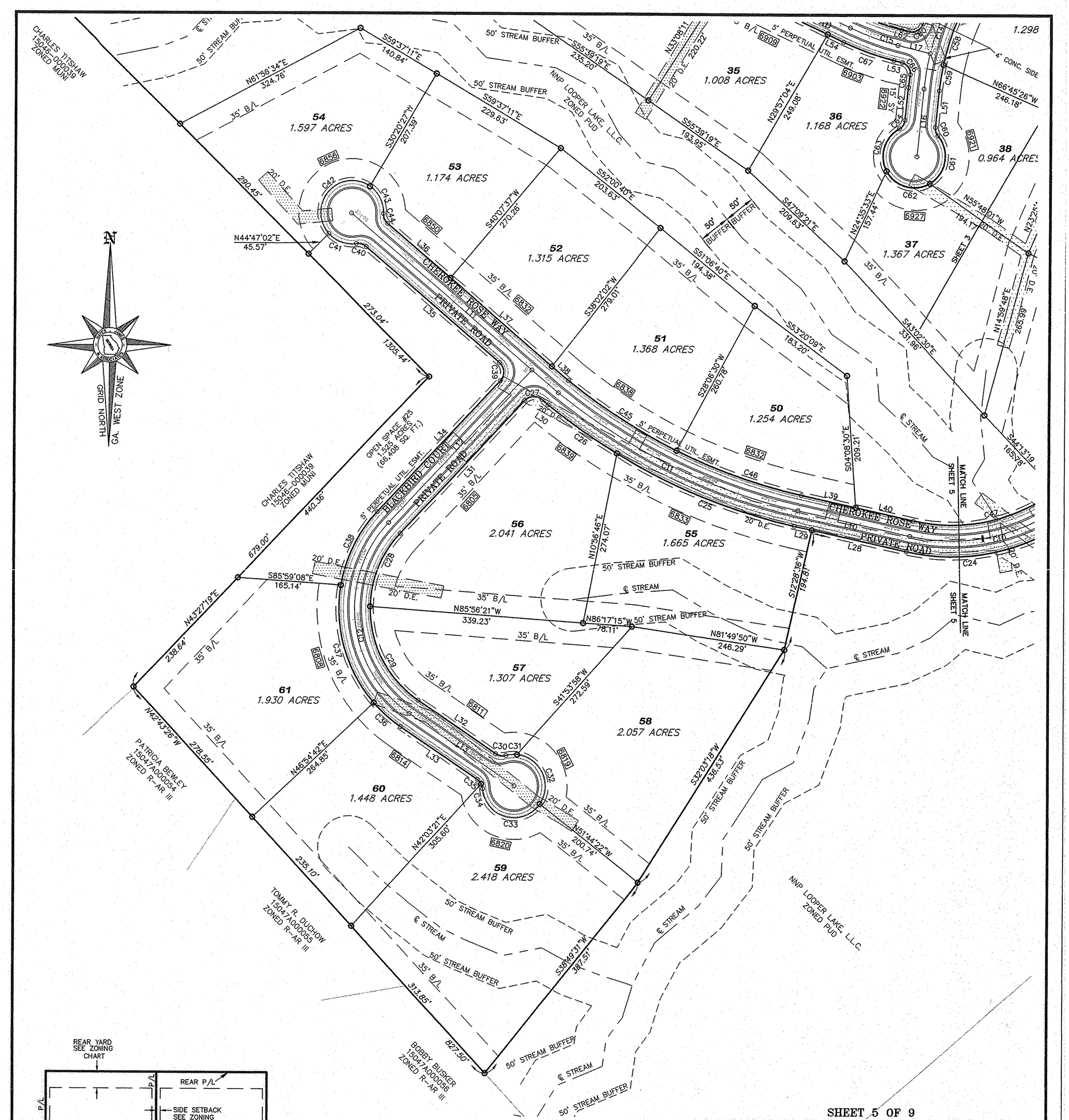
(IN FEET)
1 inch = 100 ft.

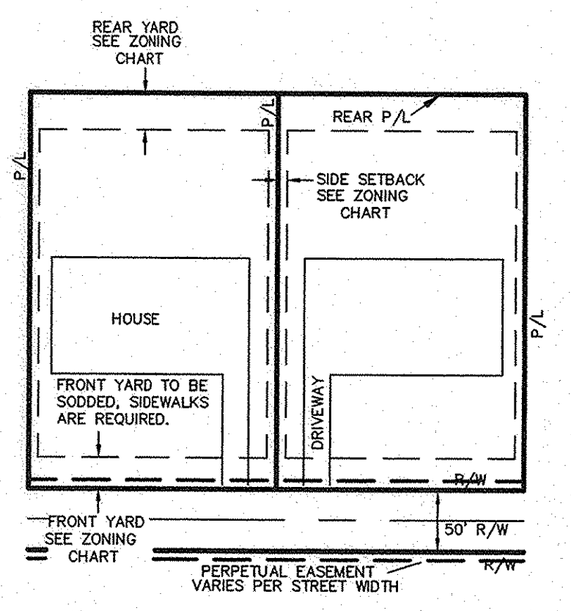
FINAL PLAT
FOR
STERLING ON THE LAKE – POD Z

HAYES, JAMES & ASSOCIATES
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
NORCROSS, GEORGIA
(770)923-1600

GEORGIA REGISTERED NO. 1795 LAND SURVEYOR LEROY W. JAMES

BEING 114.995 ACRES INCLUDING	REVISION: 9/7/07
ALL RIGHT-OF-WAYS AND	CHANGE FOOTAGE ON
EASEMENTS	OPEN SPACE 25
	REVISE NOTE # 34
LAND LOT : N/A	
DISTRICT: FLOWERY BRANCH-	SURVEYED: JL
DISTRICT, GMD 1270	DRAWN: JP
	CHECKED : LWJ
HALL COUNTY, GEORGIA	PROJ. No. 02-161-SFD
NOVEMBER 6, 2006	FILE No.:
SCALE : 1"=100'	





TYPICAL LOT LAYOUT

NOT TO SCALE

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

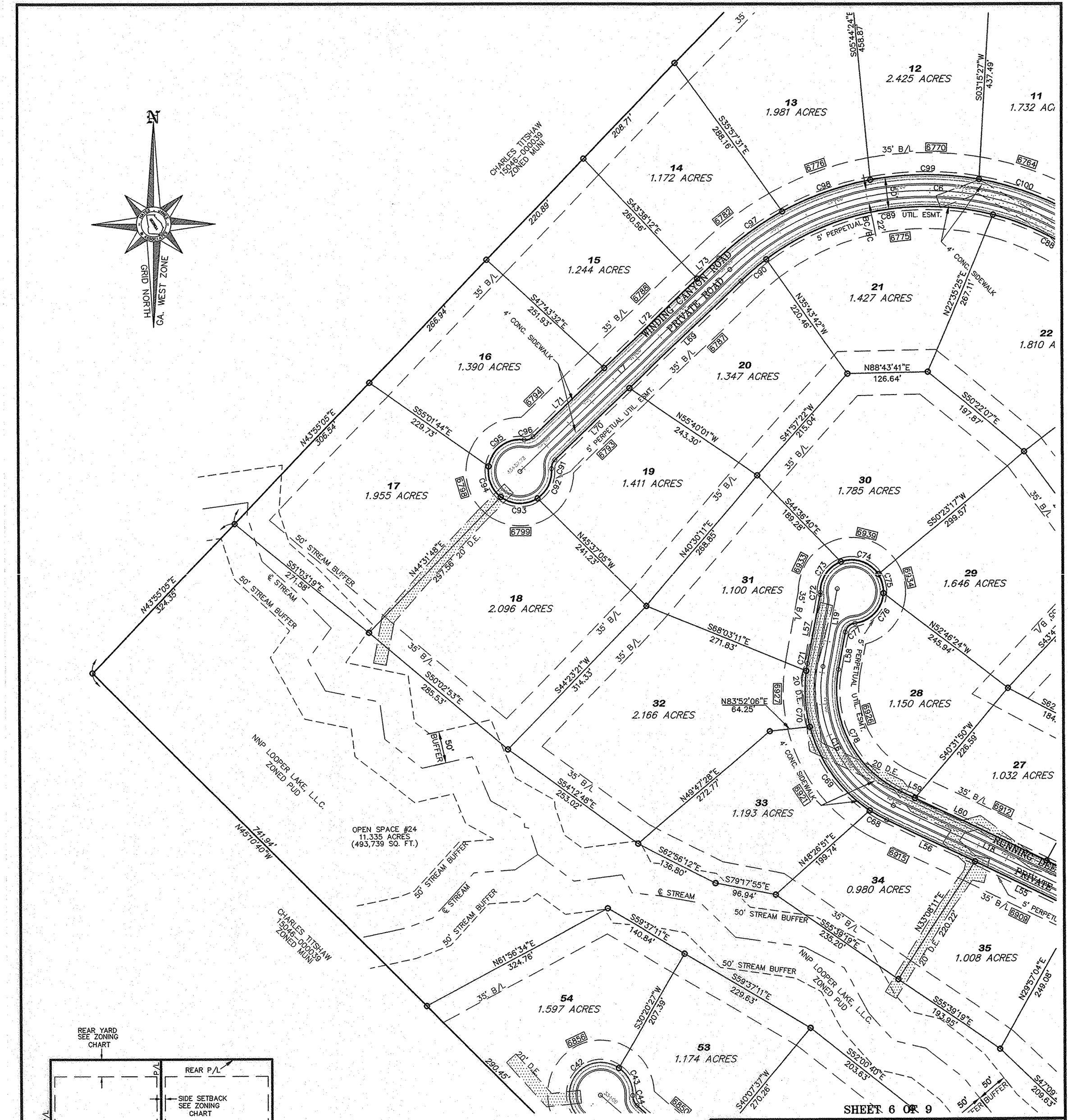
SHEET 5 OF 9

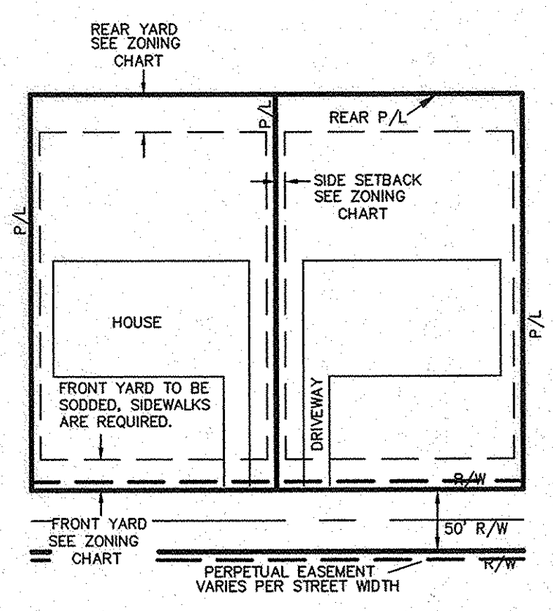
FINAL PLAT
FOR
STERLING ON THE LAKE - POD Z

HAYES, JAMES & ASSOCIATES
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
NORCROSS, GEORGIA
(770)923-1600

GEORGIA REGISTERED NO. 1795 LAND SURVEYOR NEROY W. JAMES

BEING 114.995 ACRES INCLUDING	REVISION: 9/7/07
ALL RIGHT-OF-WAYS AND	CHANGE FOOTAGE ON
EASEMENTS	OPEN SPACE 25
	REVISE NOTE # 34
LAND LOT : N/A	
DISTRICT: FLOWERY BRANCH-	SURVEYED: JL
DISTRICT, GMD 1270	DRAWN: JP
	CHECKED : LWJ
HALL COUNTY, GEORGIA	PROJ. No. 02-161-SFD
NOVEMBER 6, 2006	FILE No.:
SCALE : N/A	





TYPICAL LOT LAYOUT

NOT TO SCALE

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

FINAL PLAT
FOR
STERLING ON THE LAKE – POD Z

HAYES, JAMES & ASSOCIATES
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
NORCROSS, GEORGIA
(770)923-1600

GEORGIA REGISTERED NO. 1795 LAND SURVEYOR ROY W. JAMES

BEING 114.995 ACRES INCLUDING	REVISION: 9/7/07
ALL RIGHT-OF-WAYS AND	CHANGE FOOTAGE ON
EASEMENTS	OPEN SPACE 25
	REVISE NOTE # 34
LAND LOT : N/A	
DISTRICT: FLOWERY BRANCH–	SURVEYED: JL
DISTRICT, GMD 1270	DRAWN: JP
	CHECKED : LWJ
HALL COUNTY, GEORGIA	PROJ. No. 02-161-SFD
NOVEMBER 6, 2006	FILE No.:
SCALE : N/A	

CENTERLINE CURVE AND LINE DATA CHARTS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N10°10'27"W	6.31
L2	N60°51'05"W	74.76
L3	N47°01'49"W	308.23
L4	N73°06'47"W	153.64
L5	N19°25'13"W	203.72
L6	N42°41'51"W	227.46
L7	S46°19'18"W	458.68
L8	S42°58'11"W	313.53
L9	S52°28'13"W	328.00
L10	N77°31'24"W	181.87
L11	N49°37'19"W	434.76
L12	S42°54'56"W	331.78
L13	S55°56'43"E	201.37
L14	S60°22'14"W	95.08
L15	S24°05'01"W	233.16
L16	S05°47'31"W	106.99
L17	N76°01'35"W	53.65
L18	N64°34'26"W	363.39
L19	N10°43'26"E	124.05

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG.	CHORD DIST.
C1	353.79	400.00	N35°30'46"W	342.37
C2	96.49	400.00	S53°56'27"E	96.26
C3	182.09	400.00	N60°04'18"W	180.52
C4	374.85	400.00	S46°16'00"E	361.28
C5	203.13	500.00	N31°03'32"W	201.74
C6	714.56	450.00	N88°11'16"W	641.82
C7	31.34	200.00	N47°27'29"E	31.30
C8	14.76	300.00	S51°03'37"W	14.76
C9	317.77	16145.68	S49°05'12"W	317.77
C10	263.75	310.20	N78°07'09"E	255.87
C11	429.13	934.72	S64°22'15"E	425.37
C12	345.09	200.00	S06°30'54"E	303.85
C13	126.67	200.00	S42°13'38"W	124.56
C14	127.70	400.00	S14°56'16"W	127.16
C15	79.95	400.00	S70°18'01"E	79.82
C16	262.84	200.00	S26°55'30"E	244.33

PROPERTY LINE CURVE DATA CHART

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG.	CHORD DIST.
C17	25.81	18.00	N26°56'33"E	23.65
C18	90.64	179.34	N33°58'16"W	89.68
C19	102.52	425.00	S53°56'27"E	102.27
C20	26.70	17.00	N87°58'11"E	24.04
C21	35.25	225.00	N47°27'29"E	35.22
C22	13.53	275.00	N51°03'37"E	13.53
C23	317.36	16120.68	N49°05'11"E	317.36
C24	287.19	334.71	N77°54'52"E	278.46
C25	307.25	959.72	S68°21'06"E	305.94
C26	133.71	959.72	S55°11'20"E	133.60
C27	30.54	20.00	N86°39'15"E	27.65
C28	128.43	175.00	N21°53'30"E	125.56
C29	173.53	175.00	N27°32'19"W	166.50
C30	17.17	20.00	S80°32'25"E	16.65
C31	18.09	50.00	S85°13'53"W	18.00
C32	103.39	50.00	N25°09'51"W	85.93
C33	122.85	50.00	S75°32'28"E	94.20
C34	8.16	20.00	S16°50'12"E	8.10
C35	9.57	20.00	S42°13'54"E	9.48
C36	56.72	225.00	S48°43'23"E	56.57
C37	199.41	225.00	S16°06'40"E	192.95
C38	132.09	225.00	S26°05'50"W	130.20
C39	32.30	20.00	N03°20'51"W	28.90
C40	17.30	20.00	N73°19'25"W	16.77
C41	48.63	50.00	S70°14'49"E	46.73
C42	145.59	50.00	S41°01'57"W	99.34
C43	50.12	50.00	N26°50'09"W	48.04
C44	17.60	20.00	N23°19'48"W	17.04
C45	206.12	909.72	N57°43'53"W	205.68
C46	211.19	909.72	N70°52'22"W	210.71
C47	242.24	284.74	N78°07'31"E	235.00
C48	316.21	16170.68	S49°05'25"W	316.21
C49	16.00	325.00	S51°03'37"W	15.99
C50	27.42	175.00	S47°27'29"W	27.39
C51	26.70	17.00	S02°01'49"E	24.04
C52	163.94	375.00	S59°33'15"E	162.63
C53	6.78	375.00	S72°35'44"E	6.78
C54	63.37	425.00	S68°50'29"E	63.31
C55	218.73	425.00	S49°49'33"E	216.32
C56	25.09	17.00	S77°21'20"E	22.87
C57	110.83	175.00	N42°13'38"E	108.99
C58	78.39	375.00	N18°05'44"E	78.24
C59	41.33	375.00	N08°56'58"E	41.31
C60	13.87	17.00	N17°34'56"W	13.49
C61	87.93	50.00	N09°25'17"E	77.03
C62	80.42	50.00	S74°07'26"E	72.03
C63	77.83	50.00	S16°32'55"W	70.21
C64	16.42	17.00	N33°28'05"E	15.79
C65	20.24	425.00	S07°09'23"W	20.24
C66	25.09	17.00	N33°45'10"W	22.87
C67	84.95	425.00	S70°18'01"E	84.81
C68	30.47	225.00	S60°41'41"E	30.44
C69	164.87	225.00	S35°49'25"E	161.21
C70	88.77	225.00	S03°31'45"E	88.19
C71	11.59	225.00	S09°14'54"W	11.59
C72	3.67	17.00	N04°32'37"E	3.66
C73	62.48	50.00	S34°09'36"W	58.49
C74	67.23	50.00	N71°31'34"W	62.28
C75	31.64	50.00	N14°52'52"W	31.11
C76	71.04	50.00	N43°56'50"E	65.21
C77	21.93	17.00	S47°41'09"W	20.44
C78	229.98	175.00	S26°55'30"E	213.79
C79	74.96	375.00	S70°18'01"E	74.83
C80	29.39	20.00	N61°52'32"E	26.82
C81	31.94	425.00	S21°55'50"W	31.94
C82	63.80	225.00	S32°12'26"W	63.59
C83	78.70	225.00	S50°21'03"W	78.30
C84	25.09	17.00	N18°05'49"E	22.87
C85	35.28	425.00	S21°47'54"E	35.27
C86	20.08	475.00	N20°37'53"W	20.08
C87	172.89	475.00	N32°16'12"W	171.94
C88	244.93	425.00	N59°12'28"W	241.56
C89	377.07	425.00	S78°51'53"W	364.83
C90	52.86	425.00	S49°53'05"W	52.82
C91	15.19	17.00	S20°43'53"W	14.69
C92	53.86	50.00	N26°00'01"E	51.29
C93	61.53	50.00	S87°53'08"E	57.72
C94	53.94	50.00	S21°43'25"E	51.36
C95	77.07	50.00	S53°20'35"W	69.67
C96	15.19	17.00	S71°54'44"W	14.69
C97	124.56	475.00	S53°50'03"W	124.20
C98	149.09	475.00	S70°20'19"W	148.48
C99	171.24	475.00	S89°39'30"W	170.31
C100	141.78	475.00	N71°27'46"W	141.26
C101	167.58	475.00	N52°48'17"W	166.71
C102	73.71	525.00	N38°40'32"W	73.65
C103	139.58	525.00	N27°02'13"W	139.17
C104	47.07	375.00	N23°00'59"W	47.04
C105	257.90	375.00	N46°18'52"W	252.84
C106	46.45	375.00	N69°33'53"W	46.42
C107	148.29	425.00	N57°01'33"W	147.54
C108	45.19	425.00	N70°04'02"W	45.17
C109	90.46	375.00	N53°56'27"W	90.24
C110	205.79	444.34	N47°04'32"W	203.95
C111	139.71	444.34	N24°48'02"W	139.14
C112	21.76	18.23	S49°35'39"E	20.49
C113	107.80	325.00	S77°22'46"W	107.31
C114	78.03	346.56	N54°30'02"W	77.87

PROPERTY LINE DATA CHARTS

LINE TABLE		
LINE	BEARING	LENGTH
L20	N60°51'05"W	55.37
L21	S60°51'05"E	19.39
L22	S47°01'49"E	58.32
L23	N42°58'11"E	238.51
L24	N42°58'11"E	33.02
L25	N52°28'12"E	157.31
L26	N52°28'12"E	141.91
L27	N52°28'12"E	29.01
L28	N77°31'24"W	153.78
L29	S77°31'24"E	28.09
L30	S49°36'27"E	12.73
L31	N42°54'56"E	288.73
L32	N55°56'43"W	148.39
L33	S55°56'43"E	147.13
L34	S42°54'56"W	284.76
L35	N49°36'38"W	279.48
L36	N49°36'49"W	131.61
L37	N49°36'49"W	213.68
L38	N49°36'49"W	34.70
L39	N77°31'24"W	87.92
L40	N77°31'24"W	93.94
L41	S52°28'13"W	19.77
L42	S52°28'13"W	220.42
L43	S52°28'13"W	87.69
L44	S42°58'11"W	92.60
L45	S42°58'11"W	178.93
L46	S47°01'49"E	165.91
L47	S73°06'47"E	153.64
L48	N60°22'14"E	55.08
L49	N24°05'01"E	51.01
L50	N24°05'01"E	182.14
L51	N05°47'31"E	58.19
L52	S05°47'31"W	51.87
L53	N76°01'35"W	13.65
L54	N64°34'26"W	28.27
L55	N64°34'26"W	181.71
L56	N64°34'26"W	153.42
L57	N10°43'26"E	109.71
L58	N10°43'26"E	59.67
L59	N64°34'26"W	25.74
L60	N64°34'26"W	231.28
L61	N64°34'26"W	106.37
L62	N76°01'35"W	10.94
L63	N24°05'01"E	142.33
L64	S24°05'01"W	90.83
L65	S60°22'14"W	55.08
L66	N19°25'13"W	203.72
L67	S42°41'51"E	121.15
L68	N42°41'51"W	106.31
L69	N46°19'18"E	242.73
L70	S46°19'18"W	163.75
L71	S46°19'18"W	156.89
L72	N46°19'18"E	202.73
L73	S46°19'18"W	46.87
L74	N42°41'51"W	59.86
L75	N42°41'51"W	167.60
L76	N19°25'13"W	61.06
L77	N19°25'13"W	142.66
L78	N73°06'47"W	153.64
L79	N47°01'49"W	48.87
L80	N47°01'49"W	210.87
L81	N47°01'49"W	48.50
L82	N60°51'05"W	74.76
L83	S18°51'29"E	124.26

SHEET 7 OF 9

FINAL PLAT
FOR
STERLING ON THE LAKE – POD Z

HAYES, JAMES & ASSOCIATES
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
NORCROSS, GEORGIA
(770)923-1600

GEORGIA REGISTERED NO. 1795 LAND SURVEYOR KENDY W. JAMES

BEING 114.995 ACRES INCLUDING ALL RIGHT-OF-WAYS AND EASEMENTS	REVISION: 9/7/07
	CHANGE FOOTAGE ON OPEN SPACE 25
	REVISE NOTE # 34
LAND LOT : N/A	
DISTRICT: FLOWERY BRANCH-DISTRICT, GMD 1270	SURVEYED: JL
	DRAWN: JP
	CHECKED : LWJ
HALL COUNTY, GEORGIA	PROJ. No. 02-161-SFD
NOVEMBER 6, 2006	FILE No.:
SCALE : 1"=100'	

LOT SUMMARY TOTAL – NOVEMBER 7, 06				
LOT TYPES	PREVIOUS PODS	POD Z		TOTALS
A	116	–		116
B	124	–		124
C	167	–		242
ESTATE LOTS	–	61		61
E	140	–		219
F	45	–		45
TOTAL	671	61		807

	R/W	PAVING B.O.C.	CURB WIDTH (EACH SIDE)	PLANTING STRIP	SIDEWALK STRIP	UTILITY EASEMENT
COLLECTOR	60'	28'	① 2'	③ 6'	④ 10'	⑥ 7'
SUB–COLLECTOR	50'	24'	② 2'	6'	⑤ 6'	⑥ 6'
NEIGHBORHOOD (ACCESS)	50'	22'	② 2'	6'	⑤ 6'	⑥ 5'

① CONCRETE CURB AND GUTTER
② CONCRETE ROLLED EDGE CURB
③ 6' WIDE PLANTING STRIP ON SIDE WITH SIDEWALK. 16' WIDE SHOULDER AND LANDSCAPE STRIP ON SIDE WITH NO SIDEWALK
④ 8' WIDE CURVILINEAR SIDEWALK MEANDERS ALONG 10' WIDE SIDEWALK STRIP – ONE SIDE OF STREET ONLY
⑤ 4' WIDE CURVILINEAR SIDEWALK MEANDERS ALONG 6' WIDE SIDEWALK STRIP – BOTH SIDES OF STREET
⑥ UTILITY EASEMENT OUTSIDE OF STREET RIGHT–OF–WAY. BOTH SIDES OF STREET

POD Z
LOT DATA CHART

LOT NO.		LOT WIDTH @ B/L	LOT AREA IN S.F.
1		203'	42,542
2		214'	52,227
3		209'	52,534
4		201'	56,734
5		235'	65,334
6		245'	89,496
7		191'	72,521
8		202'	60,997
9		246'	63,937
10		239'	64,438
11		161'	75,354
12		177'	105,615
13		171'	86,297
14		176'	51,034
15		205'	54,223
16		248'	60,564
17		122'	85,161
18		145'	91,293
19		233'	61,462
20		282'	58,659
21		329'	62,141
22		324'	78,846
23		285'	78,605
24		167'	61,363
25		165'	67,499
26		204'	40,955
27		223'	44,934
28		280'	50,077
29		92'	71,689
30		162'	77,747
31		209'	47,916
32		108'	94,340
33		192'	51,960
34		194'	42,696
35		184'	43,910
36		156'	50,877
37		155'	59,568
38		191'	41,976
39		249'	56,552
40		214'	55,369
41		223'	82,619
42		197'	64,895
43		211'	64,788
44		227'	93,786
45		337'	74,044
46		337'	78,901
47		161'	65,904
48		230'	59,715
49		253'	49,740
50		277'	54,615
51		233'	59,587
52		212'	57,281
53		198'	51,146
54		246'	69,544
55		333'	72,545
56		416'	88,908
57		320'	56,934
58		194'	89,615
59		192'	105,315
60		216'	63,089
61		244'	84,090
TOTAL LOT AREA			4,018,412 SQ.FT.
OPEN SPACE 24			493,739 SQ.FT.
OPEN SPACE 25			66,408 SQ.FT.
TOTAL OPEN AREA			560,147 SQ.FT.

SHEET 8 OF 9

FINAL PLAT
FOR
STERLING ON THE LAKE – POD Z

HAYES, JAMES & ASSOCIATES
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
NORCROSS, GEORGIA
(770)923–1600

GEORGIA REGISTERED NO. 1795 LAND SURVEYOR LEROY W. JAMES

BEING 114.995 ACRES INCLUDING	REVISION: 9/7/07
ALL RIGHT–OF–WAYS AND	CHANGE FOOTAGE ON
EASEMENTS	OPEN SPACE 25
	REVISE NOTE # 34
LAND LOT : N/A	
DISTRICT: FLOWERY BRANCH–	SURVEYED: JL
DISTRICT, GMD 1270	DRAWN: JP
	CHECKED : LWJ
HALL COUNTY, GEORGIA	PROJ. No. 02–161–SFD
NOVEMBER 6, 2006	FILE No.:
SCALE : 1"=100'	

ZONING CONDITIONS

EXHIBIT "A" TO ORDINANCE NOS. 239 and 240 OF THE CITY OF FLOWERY BRANCH

The Property consisting of 894 acres and more particularly described in the application for annexation and rezoning (hereinafter the "Property") submitted by Looper Lake, L.L.C. (hereinafter "Owner") is zoned P-U-D (Planned Unit Development) subject to the following conditions set forth below:

A. Environmental Conditions

1. Stream buffers. There shall be a fifty (50') foot undisturbed buffer measured from either side of the centerline of those streams identified on pages A-2 and A-3 (in green with a blue line running through it) of the Community Development Plan for Rolling Hills Lake Club prepared by Botich Partnership, dated June 28, 2001 (the "Community Development Plan") presented to City Council on the recorded final plats for the Property. Notwithstanding the above, Owner shall have the limited right to disturb the undisturbed buffer area to install, construct and thereafter maintain sidewalk and road crossings, sewer and storm water runoff lines and re-use water lines, provided that said lines are installed in a direction generally perpendicular to the direction of the stream and are constructed in accordance with State of Georgia Environmental Protection Division ("EPD") guidelines. In addition, Owner and any homeowners association and/or associations created to administer some portion or all of the Property shall have the right, with respect to that portion of the undisturbed buffer which they own, administer or otherwise control to do any of the following: a) remove dead or diseased trees, shrubs or plants; b) install erosion control devices; c) remove any thing or control any condition which represents a potential safety or health hazard.

2. The Property shall be constructed in accordance with the following: a) the State of Georgia National Pollutant Discharge Elimination System (NPDES) requirements regarding storm water discharge from construction sites, and b) all applicable federal wetlands and regulation laws.

3. All construction and development activities within the Property shall be performed in accordance with a master storm water management plan. Each phase of development for which a land disturbance permit has been issued will be developed in conformance with such plan. The plan shall employ sound management practices for both onsite storm water detention and sedimentation and erosion control. Sedimentation and erosion control shall be accomplished through the use of construction siltation fences, temporary, or permanent, settlement ponds and/or check dams which shall be installed, as necessary, prior to and during land disturbance to minimize the potential for sedimentation runoff into the lakes and streams. Storm water detention will be provided in both the existing lakes and through additional detention facilities constructed on the Property. The lakes shall not be used for capture of sedimentation. Except as provided below, the ownership and maintenance responsibility for the storm water detention facilities on the Property shall be that of Owner or a homeowners association and/or associations created to administer some portion or all of the Property. Notwithstanding the above, the City shall own all of those portions of the storm water system within the Property (including but not limited to storm water pipes, inlets, junction boxes, headwalls and catch basins) that are located either within the public rights-of-way or dedicated drainage easements within the Property upon their construction by Owner and inspection and acceptance by the City. The Owner shall post a maintenance bond for each phase of the development for which a final plat has been recorded covering those parts of the storm water drainage system located within such phase. For the purposes of this Agreement, the term "final plat" shall mean a finished drawing of the subdivision or phase thereof that completely and accurately shows the infrastructure improvements constructed within said subdivision or phase. The maintenance bond shall be equal to twenty (20%) percent of the cost of the storm water drainage system improvements located and constructed within such phase and shall be effective for a term of twenty-four (24) months from the recording of the final plat for said phase of the development in the land records office of Hall County. Nothing herein shall abrogate the Owner's responsibility, after the expiration of the maintenance bond, to control sediment to the extent required by State Law. The final plat as recorded in the office of the Clerk of Superior Court of Hall County shall identify and locate all portions of the storm water drainage system that have been constructed in said phase, inspected and approved by the City. Open drainage swales and detention facilities shall be maintained by either the Owner, lot owner and/or a homeowners association and/or associations created to administer some portion or all of the Property as set forth in a recorded declaration of covenants for the Property and as shown on the recorded final plat for the Property. After the expiration of the maintenance bond, all other portions of the storm water drainage system shall be maintained, repaired and replaced within public rights-of-way or dedicated easements within the Property.

4. Owner shall construct infrastructure on the Property designed to allow for the onsite storage and use of treated effluent ("re-use water") for irrigation purposes by Owner, lot owners and/or a homeowners association and/or associations created to administer some portion or all of the Property. The re-use water distribution system shall be designed, based on sound engineering practices, to a) accept and use at a minimum, twenty percent of the average monthly discharge generated from the property, which discharge shall be based upon each residential dwelling unit being deemed to discharge two-hundred forty (240) gallons per day; and b) store, on site, three (3) days volume of required re-use water. Nothing in this condition shall prevent or limit the Owner from accepting, storing and using more than twenty (20 %) percent of the treated effluent. The City shall cause the sewer service authority, utility or other governmental or quasi-governmental body which provides sewer to the Property to provide treated effluent to the Property at no cost, charge, fee or tax to the user for a period of seven (7) years; provided, however, the City may pass along to said users any costs, fees or assessments imposed by the State of Georgia Environmental Protection Division (GAEPD), or other governmental entity.

5. The City shall cause the sewer service authority, utility or other governmental or quasi-governmental body which provides sewer to the Property to be responsible for the maintenance, repair and replacement of all parts of the re-use water distribution system commencing from the sewer treatment plant up to and including the point where the main distribution lines are connected to service stub outs (and to which feeder lines are then connected). Beyond this connection, the lot owners and/or a homeowners association and/or associations created to administer some portion or all of the Property shall be responsible for the maintenance and repair of said lines. The Owner shall post a maintenance bond covering those parts of the re-use water system identified on the recorded plat for each phase of the development to be constructed by the Owner on the Property. The maintenance bond shall be for an amount equal to twenty (20 %) percent of the cost of that portion of the distribution system for re-use water located within that platted phase of the development and shall be for a duration of twenty-four months from the first day of the month following the first month during which certificates of occupancy have been issued on more than fifty (50 %) percent of the residential units in a platted phase of the development. The final plat for each phase of the development shall identify that portion of the re-use water system located within that phase.

6. All residential dwellings on the Property shall be constructed with water-saving fixtures, including but not limited to, low-flow toilets, showerheads, and water faucets. Such water-saving fixtures shall meet all applicable state law requirements.

7. The Owner shall designate at least one-hundred eighty (180) acres of the Property for permanent open space. The permanent open space may consist of and be located on common areas (including, but not limited to, the lakes, buffer areas, and passive and active parks and recreational areas) of the Property administered by a homeowners association or associations or on individually owned lots. The permanent open space (which shall be not less than twenty (20 %) percent of the Property) is shown on the Community Development Plan on pages A-2 and A-3 of said Community Development Plan. The Owner shall have the right to revise the location of the permanent open space, in its discretion, provided that the total acreage of permanent open space is at least one-hundred eighty (180) acres plus any additional open space required due to increased density of six or more units per acre in any separately platted phase. Any portion of the permanent open space constituting an undisturbed buffer area shall be limited to passive uses. Any permanent open space located outside of an undisturbed buffer area may be used for among other things, recreational amenities and other active and passive uses including but not limited to parks, playgrounds, recreation centers, swimming pools and tennis courts for the use by residents of the subdivision.

8. (a) Any other provision of this ordinance notwithstanding, no separately platted phase of this development shall have gross density greater than eight (8) residential units per acre.
(b) In all separately platted phases of this development in which the gross density is fewer than six (6) units per acre, the residential dwelling units therein shall consist of single family detached homes.
(c) In any separately platted phases of this development where the gross density is six (6) or more residential units per acre, there shall be a required twenty-five (25') foot front yard setback and a required twenty-five (25') foot rear yard setback on each attached multi-family building (and on each detached residential unit, if any) and a required fifteen (15') foot side yard setback on each attached multi-family building (and on each detached residential unit, if any) which required front, rear, and side yard setback area shall not be counted toward the open space requirements for that phase of the development. Any setback area in excess of the required minimum shall be counted toward the open space requirement.
(d) If the density of any separately platted phase of development within the Property is more than six (6) or more residential units per acre, based on the number of units and acreage shown on the recorded final plat for that phase, the total permanent open space required for the Property shall be increased over the required 180 acres of permanent open space in accordance with the following formula:
The number of acres in the separately platted phase of development within the property of which the gross density is six or more residential units per acre shall be multiplied by twenty (20%) percent and the resulting product shall be the additional permanent open space to be created for the development.
An example of the application of this formula is set forth below for a 20 acre platted phase were the density is eight (8) residential units per acre:
20 acres x .20 = 4 acres of additional permanent open space in the final platted phase of the development, exclusive of required setback areas, resulting in no more than 160 residential units being constructed on that separately platted twenty (20) acres.

9. Gasoline powered boats and vehicles shall not be permitted on any lake within the Property; provided that, the Association may use or allow to be used gasoline powered boats for construction maintenance and repair of the lakes, dams or docks on the Property. Electric powered boats and vehicles may be permitted on the lakes to the extent, if at all, permitted under the recorded covenants, and rules and regulations adopted pursuant thereto, for the Property.

10. (a) Lake buffers. There shall be a twenty-five (25) foot undisturbed buffer adjacent to the lakes on all lots bordering a lake. The undisturbed buffer shall be measured from the normal pool elevation of the lake. Notwithstanding the above, the buffer may be disturbed in compliance with State EPD guidelines and to do any of the following: (1) perform lake maintenance and repair; (2) remove dead or diseased trees, shrubs and plants; and (3) to control any condition or remove any thing that constitutes a potential health or safety hazard.
(b) In addition, there shall be a twenty-five (25) foot additional undisturbed buffer area immediately to the interior of the undisturbed buffer area immediately to the interior of the undisturbed buffer area described in paragraph 10(a) above on all lots bordering a lake. Notwithstanding the above, this additional buffer area may be disturbed for all of the purposes described in paragraph 10(a) above and for the additional purpose of installing, maintaining and repairing sewer and storm water drainage lines.
(c) In addition to the undisturbed buffers described above, there shall be an additional fifteen (15') foot landscape strip immediately to the interior of the fifty (50) foot undisturbed buffers described in paragraphs 10(a) and 10(b) above on all lots adjacent to a lake which landscape strip may be disturbed, but not improved with impervious materials. For the purposes of these conditions, an "impervious material" shall mean any material that substantially reduces or prevents the infiltration of storm water, including but not limited to buildings, paved roads, paved parking lots and paved driveways, swimming pools and patios. Notwithstanding the above, the term "impervious material" shall not include the following: 1) any deck or fence post, support or foundation, or 2) any deck or similar structure constructed above the grade of the Property.

B. Amenities

1. The recreational amenities described in the Application shall be completed no later than within twenty-four (24) months after recording of the final plat for the first phase of the development containing residential lots or units.

2. Additional recreational amenities may, but shall not be required to be provided by Owner in any phase of development within the Property. Such amenities shall not be required to be completed any sooner than within twenty-four (24) months from the recording of the final plat for the phase in which such amenities are located.

3. The Lower Lake as identified on the Community Development Plan prepared by Botich Partnership dated June 28, 2001 and submitted to the City Council (and found on page A-2 of said Community Development Plan) shall be available for the recreational use of all of the residents within the Property, including boating and fishing, subject to such restrictions as may be contained in the recorded declaration of covenants for the Property and rules and regulations adopted pursuant to said declaration. Access to the Lower Lake through a common area administered by a homeowners association and/or associations shall be provided to the residents of the Property by the Owner no later than by thirty-six (36) months from the recording of the final plat for the first phase of the development containing residential lots or units.

C. Transportation Conditions

1. All roads, including collector roads, neighborhood streets and sub-collector roads, constructed within the Property shall be of a width that meets or exceeds the standards and specifications for such road set forth on page A-6 of the Community Development Plan. All collector roads within a phase of the development shall be identified on the final recorded plat for that phase of the development and shall include on one side of the collector road an eight (8) foot wide sidewalk/path. All neighborhood and sub-collector streets within a phase of the development shall be identified on the final recorded plat for that phase of the development, shall include four (4) foot wide sidewalks on both sides of all neighborhood and sub-collector streets, and shall connect to the eight (8) foot wide sidewalk/path. The exact location of such streets, sidewalks and paths shall be determined by the Owner on the final recorded plat for each phase of the development. Sidewalks and paths located in any phase of the development shall not be required to be constructed prior to the approval of the final plat for the phase within which the sidewalk and/or path is located. All sidewalks and/or paths located within the Property shall in the discretion of the Owner be maintained by either the Association or individual lot owners (but not the City) as specified in a recorded declaration of covenants for the Property.

2. A sidewalk five (5) feet in width shall be constructed by the Owner on that part and side of Spout Springs Road immediately adjacent to the Property and shall be located within the right-of-way of Spout Springs Road. The sidewalk shall be maintained by a homeowners association and/or associations created to administer some portion or all of the Property and shall be constructed within twenty-four (24) months from the recording of the final plat for the first phase of the development containing residential lots or units.

3. Road improvements within the Property including curbs and gutters shall be constructed to City standards and shall be dedicated to and maintained by the City. The Owner shall additionally construct the City's standards and dedicate to the City the appropriate turn lanes on collector roads as described in the Application and the appropriate left turn lanes, acceleration lanes and deceleration lanes on Spout Springs Road to be located at the entrance to the Property; additionally, Owner shall construct to the City's standards the appropriate left turn lanes, acceleration and deceleration lanes at Capitola Road and Bragg Road and as required inside the development.

4. The Owner shall post a maintenance bond for an amount equal to twenty (20%) percent of the cost of constructing the roads within each phase of the development, which bond shall have a duration of thirty-six (36) months with respect to collector roads from the date the City accepts such collector roads within any phase of the development and twenty-four (24) months with respect to sub-collector roads and neighborhood roads from the date the City accepts such sub-collector roads and neighborhood roads within any phase of the development. The City shall use its best efforts to timely inspect and accept all roads constructed within the development. If, not later than thirty (30) days prior to the expiration of the last maintenance bond on any of the roads within a platted phase of the development, all sidewalks within that platted phase have not been constructed, Owner shall construct, or cause to be constructed, said sidewalks and the maintenance bond shall not be released until said sidewalks have been completed by Owner and approved by the City.

5. The landscaping in the street rights-of-way adjacent to lots where a residence has been constructed that does not front the street shall be maintained by a homeowners association and/or associations created to administer some portion or all of the Property. The landscaping in the street rights-of-way adjacent

be maintained by the owner of the lot immediately adjacent to the right-of-way.

6. Owner shall, within twelve (12) months of Zoning Approval, dedicate to the City an additional twenty (20') foot right-of-way immediately adjacent to the current fifty (50') foot right-of-way of Spout Springs Road and the Property. For the purposes of these conditions, the term "Zoning Approval" shall mean thirty (30) days from the date that the City Council of the City of Flowery Branch has approved

has been signed and approved by the Mayor and City Council.

D. Infrastructure Improvements

1. Sewer service for the Property shall be provided in accordance with a Development Agreement to be entered into by the Owner and the City.

E. Office/Commercial Parcel

1. That portion of the Property identified on the Community Development Plan as the office/commercial parcel may be used for office, retail and commercial uses and purposes intended to primarily serve the residents within the Property to lots where a dwelling unit has been constructed that fronts the right-of-way shall including for illustrative purposes only and without limitation the following: restaurants, cafes and coffee houses; general or convenience stores; child or elder care facilities, except that there shall be no child or elder care facilities providing care for more than fourteen (14) hours during any twenty-four (24) hour period as measured from any 12:00 midnight through the following 12:00 midnight; book or video stores, office support and/or supply stores; and professional offices. Owner shall cooperate with the City to facilitate locating a police sub-station within the the ordinance to rezone the Property to a P-U-D zoning classification and the same office/commercial parcel if so requested by the City.

F. Cemetery

1. Within twenty-four (24) months from the recording of the final plat for the first phase of the development containing residential lots or units, Owner shall install a three (3) rail fence around the perimeter of the cemetery, remove any trash and debris from the cemetery, remove any dead or diseased trees or shrubs within the cemetery, and trim, prune and shape all trees and shrubs, as needed, within the cemetery. In performing this work, the Owner shall consult with and follow all reasonable recommendations of the Hall County Historical Society.

G. Density

1. The total number of residential units that may be approved for construction in all phases of the development shall not exceed a maximum of 2,300 residential units to be built on the Property (consisting of 897 acres), or an average density of 2.56 residential units per acre; provided however, that the density on any given acre of land can exceed the 2.56 units per acre so long as the density does not in any instance exceed eight (8) units per acre and the overall density for the Property does not exceed 2.56 units per acre. No portion of the Property shall be divided, sold, or conveyed without the Owner allocating a maximum number of residential dwelling units which may be constructed on said portion of the Property, and Owner notifying the City thereof in which case the allocation shall be made a condition of zoning applicable to said portion of the Property being divided, sold, transferred or conveyed. In no event shall the total number of residential dwelling units constructed on the Property as a whole exceed 2,300.

SHEET 9 OF 9

FINAL PLAT
FOR
STERLING ON THE LAKE - POD Z

HAYES, JAMES & ASSOCIATES
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
NORCROSS, GEORGIA
(770)923-1600

GEORGIA REGISTERED NO. 2795 LAND SURVEYOR LEROY W. JAMES

BEING 114.995 ACRES INCLUDING	REVISION: 9/7/07
ALL RIGHT-OF-WAYS AND	CHANGE FOOTAGE ON
EASEMENTS	OPEN SPACE 25
	REVISE NOTE # 34
LAND LOT : N/A	
DISTRICT: FLOWERY BRANCH-	SURVEYED: JL
DISTRICT, GMD 1270	DRAWN: JP
	CHECKED : LWJ
HALL COUNTY, GEORGIA	PROJ. No. 02-161-SFD
NOVEMBER 6, 2006	FILE No.:
SCALE : 1"=100'	

EXHIBIT 'B'

Sterling on the Lake, Pod Z Subdivision
(Right-of-Way Legal Description)

All that tract or parcel of land lying and being in G.M.D. 1270, City of Flowery Branch, Hall County, Georgia and being more particularly described as follows:

Beginning at the intersection of the northern Right-of-Way of Trail Side Drive (50' R/W) and southwestern Right-of-Way of Winding Canyon Road (R/W varies); thence along said Right-of-Way of Winding Canyon Road 25.81 feet along an arc of a curve to the left having a radius of 18.00 feet and a chord bearing and distance of North 26°56'33" East, 23.65 feet to a point; thence North 18°51'29" West, a distance of 124.26 feet to a point; thence 90.64 feet along an arc of a curve to the left having a radius of 179.34 feet and a chord bearing and distance of North 33°58'16" West, 89.68 feet to a point; thence 78.03 feet along an arc of a curve to the left having a radius of 346.56 feet and a chord bearing and distance of North 54°30'02" West, 77.87 feet to a point; thence North 60°51'05" West, a distance of 55.37 feet to a point; thence North 60°51'05" West, a distance of 19.39 feet to a point; thence 102.52 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 53°56'27" West , 102.27 feet to a point; thence North 47°01'49" West, a distance of 58.32 feet to a point on the southwestern Right-of-Way of Cherokee Rose Way (50' R/W); thence along said Right-of-Way 26.70 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of South 87°58'11" West, 24.04 feet to a point; thence South 42°58'11" West, a distance of 238.51 feet to a point; thence South 42°58'11" West, a distance of 33.02 feet to a point; thence 35.25 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of South 47°27'29" West, 35.22 feet to a point; thence South 52°28'12" West, a distance of 157.31 feet to a point; thence South 52°28'12" West, a distance of 141.91 feet to a point; thence South 52°28'12" West, a distance of 29.01 feet to a point; thence 13.53 feet along an arc of a curve to the left having a radius of 275.00 feet and a chord bearing and distance of South 51°03'37" West, 13.53 feet to a point; thence 317.36 feet along an arc of a curve to the left having a radius of 16120.68 feet and a chord bearing and distance of South 49°05'11" West, 317.36 feet to a point; thence 4.39 feet along an arc of a curve to the right having a radius of 331.71 feet and a chord bearing and distance of South 56°29'30" West, 4.39 feet to a point; thence 81.00 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 77°49'53" West, 72.43 feet to a point on the northwestern Right-of-Way of said Cherokee Rose Way; thence along said Right-of-Way 50.29 feet along an arc of a curve to the left having a radius of 284.74 feet and a chord bearing and distance of North 58°46'42" East, 50.22 feet to a point; thence 316.21 feet along an arc of a curve to the right having a radius of 16170.68 feet and a chord bearing and distance of North 49°05'25" East, 316.21 feet to a point; thence 16.00 feet along an arc of a curve to the right having a radius of 325.00 feet and a chord bearing and distance of North 51°03'37" East, 15.99 feet to a point; thence North 52°28'13" East, a distance of 19.77 feet to a point; thence North 52°28'13" East, a distance of 220.42 feet to a point; thence North 52°28'13" East, a distance of 87.69 feet to a point; thence 27.42 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of North 47°27'29" East, 27.39 feet to a point; thence North 42°58'11" East, a distance of 92.60 feet to a point; thence North 42°58'11" East, a distance of 178.93 feet to a point; thence 26.70 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 02°01'49" West, 24.04 feet to a point on the northeastern Right-of-Way of said Winding Canyon Road; thence along said Right-

of-Way North 47°01'49" West, a distance of 165.91 feet to a point; thence 163.94 feet along an arc of a curve to the left having a radius of 375.00 feet ad a chord bearing and distance of North 59°33'15" West, 162.63 feet to a point; thence 6.78 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of North 72°35'44" West, 6.78 feet to a point; thence North 73°06'47" West, a distance of 153.64 feet to a point; thence 63.37 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 68°50'29" West, 63.31 feet to a point; thence 218.73 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 49°49'33" West, 216.32 feet to a point on the southwestern Right-of-Way of Conifer Court (50' R/W); thence along said Right-of-Way 25.09 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 77°21'20" West, 22.87 feet to a point; thence South 60°22'14" West, a distance of 55.08 feet to a point; thence 110.83 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 42°13'38" West, 108.99 feet to a point; thence South 24°05'01" West, a distance of 51.01 feet to a point; thence South 24°05'01" West, a distance of 182.14 feet to a point; thence 78.39 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing distance of South 18°05'44" West, 78.24 feet to a point; thence 41.33 feet along an arc of a curve to the left having a radius of 17.00 and a chord bearing and distance of South 08°56'58" West, 41.31 feet to a point; thence South 05°47'31" West, a distance of 58.19 feet to a point; thence 13.87 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of South 17°34'56" East, 13.49 feet to a point; thence 87.93 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 09°25'17" West, 77.03 feet to a point; thence 80.42 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 74°07'26" West, 72.03 feet to a point; thence 77.83 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 16°32'55" East, 70.21 feet to a point; thence 16.42 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 33°28'05" East, 15.79 feet to a point; thence North 05°47'31" East, a distance of 51.87 feet to a point; thence 20.24 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 07°09'23" East, 20.24 feet to a point on the southwestern Right-of-Way of Running Deer Court (50' R/W); thence 25.09 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 33°45'10" West, 22.87 feet to a point; thence North 76°01'35" West, a distance of 13.65 feet to a point; thence 84.95 feet along an arc of a curve to the right having radius of 425.00 feet and a chord bearing and distance of North 70°18'01" West, 84.81 feet to a point; thence North 64°34'26" West, a distance of 28.27 feet to a point; thence North 64°34'26" West, a distance of 181.71 feet to a point; thence North 64°34'26" West, a distance of 153.42 feet to a point; thence 30.47 feet along an arc of curve to the right having a radius of 225.00 feet and chord bearing and distance of North 60°41'41" West 30.44 feet to a point; thence 164.87 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 35°49'25" West, 161.21 feet to a point; thence 88.77 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 03°31'45" West, 88.19 feet to a point; thence 11.59 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 09°14'54" East, 11.59 feet to a point; thence North 10°43'26" East, a distance of 109.71 feet to a point; thence 3.67 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 04°32'37" East, 3.66 feet to a point; thence 62.48 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 34°09'36" East, 58.49 feet to a point; thence 67.23 feet

along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 71°31'34" East, 62.28 feet to a point; thence 31.64 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 14°52'52" East, 31.11 feet to a point; thence 71.04 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 43°56'50" West, 65.21 feet to a point; thence 21.93 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of South 47°41'09" West, 20.44 feet to a point; thence South 10°43'26" West, a distance of 59.67 feet to a point; thence 229.98 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 26°55'30" East, 213.79 feet to a point; thence South 64°34'26" East, a distance of 25.74 feet to a point; thence South 64°34'26" East, a distance of 231.28 feet to a point; thence South 64°34'26" East, a distance of 106.37 feet to a point; thence 74.96 feet along an arc if a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 70°18'01" East, 74.83 feet to a point; thence South 76°01'35" East, a distance of 10.94 feet to a point; thence 29.39 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 61°52'32" East and a chord distance of 26.82 feet to a point on the northwestern Right-of-Way of said Conifer Court; thence along said Right-of-Way 31.94 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 21°55'50" East, 31.94 feet to a point; thence North 24°05'01" East, a distance of 142.33 feet to a point; thence North 24°05'01" East, a distance of 90.83 feet to a point; thence 63.80 feet along an arc of a curve to the right having a radius of 225.00 feet and a having a chord bearing and distance of North 32°12'26" East, 63.59 feet to a point; thence 78.70 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 50°21'03" East, 78.30 feet to a point; thence North 60°22'14" East, a distance of 55.08 feet to a point**;** thence 25.09 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 18°05'49" East, 22.87 feet to a point on the northeastern Right-of-Way of said Winding Canyon Road; thence along said Right-of-Way 35.28 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 21°47'54" West, 35.27 feet to a point; thence North 19°25'13" West, a distance of 203.72 feet to a point; thence 20.08 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 20°37'53" West, 20.08 feet to a point; thence 172.89 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 32°16'12" West, 171.94 feet to a point; thence North 42°41'51" West, a distance of 121.15 feet to a point; thence North 42°41'51" West, a distance of 106.31 feet to a point; thence 244.93 feet along an arc of a curve to the left having a radius of 425.00 feet and a chord bearing and distance of North 59°12'28" West, 241.56 feet to a point; thence 377.07 feet along an arc of a curve to the left having a radius of 425.00 feet and a chord bearing and distance of South 78°51'53" West, 364.83 feet to a point; thence 52.86 feet along an arc of a curve to the left having a radius of 425.00 feet and a chord bearing and distance of South 49°53'05" West, 52.82 feet to a point; thence South 46°19'18" West, a distance of 242.73 feet to a point; thence South 46°19'18" West, a distance of 163.75 feet to a point; thence 15.19 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of South 20°43'53" West, 14.69 feet to a point; thence 53.86 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 26°00'01" West, 51.29 feet to a point; thence 61.53 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 87°53'08" West, 57.72 feet to a point; thence 53.94 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 21°43'25" West, 51.36 feet to a point; thence 77.07 feet along an arc of a curve to the right having a radius of

50.00 feet and a North 53°20'35" East, 69.67 feet to a point; thence 15.19 feet along an arc of a curve to the left having a radius of 17.00 feet and a chord bearing and distance of North 71°54'44" East 14.69 feet to a point; thence North 46°19'18" East, a distance of 156.89 feet to a point; thence North 46°19'18" East, a distance of 202.73 feet to a point; thence North 46°19'18" East, a distance of 46.87 feet to a point; thence 124.56 feet along an arc of a curve to the right having a radius of 475.00 feet and a chord bearing and distance of North 53°50'03" East, 124.20 feet to a point; thence 149.09 along an arc of a curve to the right having a radius of 475.00 feet and a chord bearing and distance of North 70°20'19" East, 148.48 feet to a point; thence 171.24 feet along an arc of a curve to the right having a radius of 475.00 feet and a chord bearing and distance of North 89°39'30" East, 170.31 feet to a point; thence 141.78 feet along an arc of a curve to the right having a radius of 475.00 feet and a chord bearing and distance of South 71°27'46" East, 141.26 feet to a point; thence 167.58 feet along an arc of a curve to the right having a radius of 475.00 feet and a chord bearing and distance of South 52°48'17" East, 166.71 feet to a point; thence South 42°41'51" East, a distance of 59.86 feet to a point; thence South 42°41'51" East, a distance of 167.60 feet to a point; thence 73.71 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 38°40'32" East, 73.65 feet to a point; thence 139.58 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 27°02'13" East, 139.17 feet to a point; thence South 19°25'13" East, a distance of 61.06 feet to a point; thence South 19°25'13" East, a distance of 142.66 feet to a point; thence 47.07 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 23°00'59" East, 47.04 feet to a point; thence 257.90 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 46°18'52" East, 252.84 feet to a point; thence 46.45 feet a along an arc of a curve to the left having a radius of 375.00 and a chord bearing and distance of South 69°33'53" East, 46.42 feet to a point; thence South 73°06'47" East, a distance of 153.64 feet to a point; thence 45.19 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of South 70°04'02" East, 45.17 feet to a point; thence 148.29 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of South 57°01'33" East, 147.54 feet to a point; thence South 47°01'49" East, a distance of 48.87 feet to a point; thence South 47°01'49" East, a distance of 210.87 feet to a point; thence South 47°01'49" East, a distance of 48.66 feet to a point; thence 90.14 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 3°54'59" East, 89.92 feet to a point; thence South 60°48'10" East, a distance of 74.87 feet to a point; thence 205.79 feet along an arc of a curve to the right having a radius of 444.34 feet and a chord bearing and distance of South 47°04'32" East, 203.95 feet to a point; thence 139.71 feet along an arc of a curve to the right having a radius of 444.34 feet and a chord bearing and distance of South 24°48'02" East, 139.14 feet to a point; thence 21.76 feet along an arc of a curve to the left having a radius of 18.23 feet and a chord bearing and distance of South 49°35'39" East, 20.49 feet to a point on the northern Right-of-Way of said Trail Side Drive; thence along said Right-of-Way 107.80 feet along an arc of a curve to the left having a radius of 325.00 feet and a chord bearing and distance of South 77°22'46" West, 107.31 feet feet to the ***Point of Beginning***.

Said tract contains 7.240 Acres.

RESOLUTION NO. 25-015

A RESOLUTION OF THE CITY OF FLOWERY BRANCH CITY COUNCIL ACCEPTING THE DEDICATION OF ROADWAYS AND STORMWATER STRUCTURES THEREIN LOCATED WITHIN POD KNUTSON PHASES 1, 2 AND 3, STERLING ON THE LAKE, FROM NNP-LOOPER LAKE, LLC, FOR PUBLIC PURPOSES. THE ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED AS BEING 9.307 ACRES; SAID ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED IN EXHIBIT "A" PHASE 1, EXHIBIT "B" PHASE 2, EXHIBIT "C" PHASE 3 AND AS DESCRIBED ON EXHIBIT "D".

WHEREAS, the City Council of the City of Flowery Branch reviewed roadway dedications and all related aspects of the proposal as required by the Flowery Branch Subdivision and Land Development Regulations at the meeting of December 18th, 2025.

NOW THEREFORE BE IT RESOLVED that the governing authority of the City of Flowery Branch, Georgia hereby accepts the following roadways from NNP-LOOPER LAKE, LLC, for public purposes and hereby places them into the city's maintenance program: the roadways are identified as being 9.307 ACRES within POD KNUTSON PHASES 1, 2 AND 3 OF STERLING ON THE LAKE and any stormwater structures located within any portion of the right-of-way of said accepted roadways in Exhibit **"A"** Phase 1, Exhibit **"B"** Phase 2, Exhibit **"C"** Phase 3 and as described on Exhibit **"D"**. Said exhibits are incorporated by reference as if fully set forth herein.

Approved this _____ day of _____ 2025.

_____
Edward R. Asbridge, Mayor

ATTEST:

_____

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM:

_____
Ted Baggett, City Attorney

After recording, please return to:
Michael E. Leavey
Dorough & Dorough, LLC
Attorneys at Law
160 Clairemont Avenue
Suite 650
Decatur, Georgia 30030
(404) 687-9977
D&D File No.: 1775-75

CITY OF FLOWERY BRANCH
RIGHT-OF-WAY DEED

GEORGIA, FLOWERY BRANCH

THIS INDENTURE made this 18th day of December, 2025, between the undersigned (Grantor) and The City of Flowery Branch, a municipal corporation of the State of Georgia (Grantee).

WITNESSETH

That for and in consideration of the sum of One Dollar ($1.00) in hand paid, and the benefits flowing from the project hereinafter described, Grantor does grant and convey unto Grantee, its successors and assigns, the following property, to-wit, 9.307 acres of required right-of-way, located in Georgia Militia District 1270, City of Flowery Branch, Hall County, Georgia, being designated as all or a portion of Scarlet Oak Way (50' R/W), Moondancer Court (50' R/W), Star Gaze Court (50' R/W), Bluegill Road (50' R/W), Woodtrail Run (50' R/W), Lake Overlook Lane (50' R/W), and Blackbird Court (50' R/W), as shown on: (i) that certain Final Subdivision Plat for Sterling on the Lake Pod Knutson, Phase 1, prepared by Rochester & Associates, Inc., containing the seal of Richard E. Millard, Georgia Registered Land Surveyor No. 3044, and dated September 25, 2018, recorded November 21, 2018 at Plat Book 876, Page 247, *et seq*., Hall County, Georgia land records; (ii) that certain Final Subdivision Plat for Sterling on the Lake Pod Knutson, Phase 2, prepared by Rochester & Associates, Inc., containing the seal of Richard E. Millard, Georgia Registered Land Surveyor No. 3044, and dated October 16, 2019, last revised February 9, 2021, recorded February 16, 2021 at Plat Book 880, Pages 19-27, Hall County, Georgia land records; and (iii) that certain Final Subdivision Plat for Sterling on the Lake Pod Knutson, Phase 3, prepared by Rochester & Associates, Inc., containing the seal of Richard E. Millard, Georgia Registered Land Surveyor No. 3044, and dated December 19, 2019, recorded June 8, 2020 at Plat Book 878, Page 428, *et seq*., Hall County, Georgia land records, reference to said plats of survey and the record thereof being hereby made for a more complete description, and as more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

To have and to hold the bargained premises unto Grantee, its successors and assigns forever in fee simple.

Grantor will forever warrant and defend the title to the bargained premises unto Grantee, its successors and assign claims of all the persons whomsoever.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF Grantor has hereunto set its hands and seal the day and year above written.

GRANTOR: **NNP-LOOPER LAKE, LLC**, a Delaware limited liability company

By: _____ (SEAL)
Name: E. William Meyer
Title: Regional President

Signed, sealed and delivered in the presence of

_____
WITNESS

Kathleen M Sepulveda II
NOTARY PUBLIC

My Commission Expires: 02-11-2026

[AFFIX NOTARY SEAL]

KATHLEEN M. SEPULVEDA, II
Notary Public, State of Texas
Comm. Expires 02-11-2026
Notary ID 133585119

[EXHIBIT "A" BEGINS ON THE FOLLOWING PAGE]

Sterling on the Lake, Pod Knutson Subdivision
(Right-of-Way Legal Description)

All that tract or parcel of land lying and being in G.M.D 1270, City of Flowery Branch, Hall County, Georgia and being more particularly described as follows:

Beginning at the intersection of the northern Right-of-Way of Capitola Farm Road (60' R/W) and the southwestern Right-of-Way of Scarlet Oak Way (50' R/W); thence along the Right-of-Way of said Scarlet Oak Way 29.82 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 62°39'05" East, 27.14 feet to a point; thence 35.53 feet along an arc of a curve to the left having a radius of 125.00 feet and a chord bearing and distance of North 11°47'15" East, 35.41 feet to a point; thence 40.37 feet along an arc of a curve to the left having a radius of 125.00 feet and a chord bearing and distance of North 05°36'31" West, 40.20 feet to a point; thence North 14°51'42" West, a distance of 85.88 feet to a point on the southeastern Right-of-Way of Moondancer Court (50' R/W); thence along said Right-of-Way 28.13 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 55°09'23" West 25.87 feet to a point; thence South 84°32'55" West, a distance of 39.73 feet to a point; thence South 84°32'55" West, a distance of 50.00 feet to a point; thence South 84°32'55" West, a distance of 50.00 feet to a point; thence South 84°32'55" West, a distance of 7.22 feet to a point; thence 39.20 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of South 89°32'21" West, 39.15 feet to a point; thence North 85°28'13" West, a distance of 3.84 feet to a point; thence North 85°28'13" West, a distance of 4.67 feet to a point; thence 17.45 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 69°31'56" West, 16.90 feet to a point; thence 31.85 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 62°46'54" West, 31.31 feet to a point; thence 64.00 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 62°18'08" West, 59.72 feet to a point; thence 39.82 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 02°49'01" West, 38.78 feet to a point; thence 61.19 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 55°03'29" East, 57.44 feet to a point; thence 47.48 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 62°40'45" East, 45.72 feet to a point; thence 15.10 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 57°06'07" East, 14.74 feet to a point; thence 2.35 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 82°05'58" East, 2.35 feet to a point; thence South 85°28'13" East, a distance of 8.51 feet to a point; thence 30.49 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of North 89°32'21" East, 30.45 feet to a point; thence North 84°32'55" East, a distance of 11.00 feet to a point; thence North 84°32'55" East, a distance of 50.00 feet to a point; thence North 84°32'55" East, a distance of 50.00 feet to a point; thence North 84°32'55" East, a distance of 36.00 feet to a point; thence 27.72 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 44°50'25" East, 25.56 feet to a point on the northwestern Right-of-Way of said Scarlet Oak Way; thence along said Right-of-Way 48.02 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing of North 11°14'48" East and a chord distance and distance of 47.93 feet to a point; thence North 17°21'39" East, a distance of 62.91 feet to a point; thence 7.14 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 16°55'49" East

7.14 feet to a point; thence 110.46 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 09°50'16" East, 110.21 feet to a point on the southeastern Right-of-Way of Star Gaze Court (50′ R/W); thence along said Right-of-Way 33.40 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 44°39'44" West and a chord distance of 29.65 feet and a radius of 20.00 feet to a point; thence South 87°30'00"West, 51.90 feet to a point; thence South 87°30'00" West, a distance of 50.07 feet to a point; thence South 87°30'00" West, a distance of 42.42 feet to a point; thence 6.80 feet along an arc of a curve to the right having a radius of 175.00 feet and a chord bearing and distance of South 88°36'48" West, 6.80 feet to a point; thence 44.63 feet along an arc of a curve to the right having a radius of 175.00 feet and a chord bearing and distance of North 82°58'04" West, 44.51 feet to a point; thence 44.63 feet along an arc of a curve to the right having a radius of 175.00 feet and a chord bearing and distance of North 68°21'22" West, 44.51 feet to a point; thence 44.63 feet along an arc of a curve to the right having a radius of 175.00 feet and a chord bearing and distance of North 53°44'40" West, 44.51 feet to a point; thence 12.59 feet along an arc of a curve to the right having a radius of 175.00 feet and a chord bearing and distance of North 44°22'40" West, 12.59 feet to a point; thence North 42°19'01" West, a distance of 17.70 feet to a point; thence 17.45 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 67°18'51" West, 16.90 feet to a point; thence 4.34 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 89°49'30" West, 4.34 feet to a point; thence 54.14 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 56°19'12" West, 51.53 feet to a point; thence 41.17 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 01°42'44" West, 40.02 feet to a point; thence 41.66 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 45°44'48" East, 40.47 feet to a point; thence 63.02 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 74°16'29" East, 58.93 feet to a point; thence 40.01 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 15°14'39" East, 38.95 feet to a point; thence 17.45 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 17°19'10" East, 16.90 feet to a point; thence South 42°19'01" East, a distance of 17.70 feet to a point; thence 80.84 feet along an arc of a curve to the left having a radius of 125.00 feet and a chord bearing and distance of South 60°50'40" East, 79.44 feet to a point; thence along a curve to the Left for an arc distance of 28.64 feet, said curve having a chord bearing of South 85°56'10" East and a chord distance of 28.58 feet and a radius of 125.00 feet to a point; thence North 87°30'00" East, a distance of 51.00 feet to a point; thence North 87°30'00" East, a distance of 50.00 feet to a point; thence North 87°30'00" East, a distance of 43.94 feet to a point; thence 32.41 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 41°04'42" East, 28.98 feet to a point on the northwestern Right-of-Way of said Scarlet Oak Way; thence along said Right-of-Way North 05°20'35" West, a distance of 109.14 feet to a point; thence North 05°20'35" West, a distance of 24.09 feet to a point; thence 13.46 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 06°09'18" West 13.46 feet to a point; thence 74.14 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 11°26'19" West, 74.07 feet to a point; thence 38.94 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 18°15'32" West, 38.93 feet to a point; thence North 20°36'27" West, a distance of 28.47 feet to a point; thence North 20°36'27" West, a distance of 60.00 feet to a point; thence North 20°36'27" West, a distance of 60.00 feet to a point; thence North

20°36'27" West, a distance of 50.00 feet to a point southwestern Right-of-Way of Bluegill Road (50' R/W); thence along said Right-of-Way 31.42 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 65°36'27" West, 28.28 feet to a point; thence South 69°23'33" West, a distance of 110.00 feet to a point; thence South 69°23'33" West, a distance of 35.00 feet to a point; thence South 69°23'33" West, a distance of 2.69 feet to a point; thence 47.67 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of South 75°27'42" West, 47.58 feet to a point; thence 11.71 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of South 83°01'19" West, 11.71 feet to a point; thence 15.23 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 62°42'12" West, 14.86 feet to a point; thence 24.87 feet along an arc of a curve to the right having radius of 50.00 feet and a chord bearing and distance of South 55°08'44" West, 24.62 feet to a point; thence 78.54 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 65°36'18" West, 70.71 feet to a point; thence along a curve to the Right for an arc distance of 18.29 feet, said curve having a chord bearing of North 10°07'44" West and a chord distance of 18.19 feet and a radius of 50.00 feet to a point; thence 63.56 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 36°46'04" East, 59.37 feet to a point; thence 58.35 feet along an arc of a curve to the right having a radius of 50.0 feet and a chord bearing and distance of South 73°22'56" East, 55.10 feet to a point; thence 10.85 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 55°29'31" East, 10.72 feet to a point; thence 9.75 feet along an arc of curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 85°00'13" East, 9.66 feet to a point; thence 35.54 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of North 75°12'36" East, 35.48 feet to a point; thence North 69°23'33" East, a distance of 6.00 feet to a point; thence North 69°23'33" East, a distance of 50.00 feet to a point; thence North 69°23'33" East, a distance of 50.00 feet to a point; thence North 69°23'33" East, a distance of 41.69 feet to a point; thence 31.42 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 24°23'33" East, 28.28 feet to a point on the northwestern Right-of-Way of said Scarlet Oak Way; thence along said Scarlet Oak Way North 20°36'27" West, a distance of 110.00 feet to a point; thence North 20°36'27" West, a distance of 60.00 feet to a point; thence North 20°36'27" West, a distance of 60.00 feet to a point; thence North 20°36'27" West, a distance of 60.00 feet to a point; thence North 20°36'27" West, a distance of 34.03 feet to a point; thence 15.25 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 19°34'47" West, 15.25 feet to a point; thence 47.70 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing of North 15°20'10" West and a chord distance and distance of 47.68 feet to a point; thence 47.70 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing of North 08°54'18" West and a chord distance and distance of 47.68 feet to a point; thence 47.70 feet along an arc of a curve to the right making a radius of 425.00 feet and chord bearing and distance of North 02°28'27" West, 47.68 feet to a point; thence 47.70 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 03°57'25" East, 47.68 feet to a point; thence 47.70 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 10°23'17" East, 47.68 feet to a point; thence 47.70 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 16°49'08" East, 47.68 feet to a point; thence 47.70 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 23°15'00" East, 47.68 feet to a point; thence 18.31 feet along an arc of a curve to the right

having a radius of 425.00 feet and a chord bearing and distance of North 27°41'59" East, 18.31 feet to a point; thence North 28°56'02" East, a distance of 30.82 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 72.32 feet to a point; thence 116.13 feet along an arc of a curve to the left having a radius of 275.00 feet and a chord bearing and distance of North 16°50'12" East, 115.27 feet to a point; thence 31.44 feet along an arc of a curve to the left having a radius of 275.00 feet and a chord bearing and distance of North 01°27'50" East, 31.42 feet to a point; thence North 01°48'41" West, a distance of 133.34 feet to a point; thence North 01°48'41" West, a distance of 7.93 feet to a point; thence 125.71 feet along an arc of a curve to the left having a radius of 95.00 feet and a chord bearing and distance of North 39°43'17" West, 116.74 feet to a point; thence North 77°37'53" West, a distance of 105.38 feet to a point; thence North 77°37'53" West, a distance of 50.00 feet to a point; thence North 77°37'53" West, a distance of 23.51 feet to a point; thence 25.81feet along an arc of curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 76°51'11" West, 25.81 feet to a point; thence 48.71 feet along an arc of a curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 74°36'21" West, 48.70 feet to a point; thence 48.71 feet along an arc of a curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 71°40'06" West, 48.70 feet to a point; thence 48.71 feet along an arc of a curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 68°43'50" West, 48.70 feet to a point; thence 48.71 feet along an arc of a curve to the right having a radius of 950.00 feet and chord bearing and distance of North 65°47'35" West, 48.70 feet to a point; thence 19.48 feet along an arc of a curve to the right having a radius 950.00 feet and a chord bearing and distance of North 63°44'12" West, 19.48 feet to a point; thence 48.71 feet along an arc of a curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 61°40'49" West, 48.70 feet to a point; thence 52.90 feet along an arc of a curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 58°36'58" West, 52.90 feet to a point; thence 111.94 feet along an arc of a curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 53°38'43" West, 111.87 feet to a point on the southeastern Right-of-Way of Blackbird Court (50' R/W); thence 30.29 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 86°20'54" West, 27.47 feet to a point; thence South 42°58'00" West, a distance of 49.97 feet to a point; thence South 42°58'00" West, a distance of 60.00 feet to a point; thence South 42°58'00" West, a distance of 60.00 feet to a point; thence South 42°58'00" West, a distance of 50.00 feet to a point; thence South 42°58'00" West, a distance of 50.00 feet to a point; thence South 42°58'00" West, a distance of 18.95 feet to a point; thence 124.75 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 22°32'39" West, 122.13 feet to a point; thence 109.19 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 15°45'12" East, 107.43 feet to a point; thence 68.49 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 44°50'24" East 68.05 feet to a point; thence South 56°03'06" East, a distance of 27.95 feet to a point; thence South 56°03'06" East, a distance of 60.00 feet to a point; thence South 56°03'06" East, a distance of 60.00 feet to a point; thence 17.15 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 80°37'27" East, 16.63 feet to a point; thence 30.26 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 87°51'30" East, 29.80 feet to a point; thence 44.88 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South

44°48'27" East, 43.39 feet to a point; thence 10.16 feet along an arc of a curve to the right having a radius 50.00 feet and a chord bearing and distance of South 13°16'24" East, 10.14 feet to a point; thence 72.50 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 34°05'19" West, 66.31 feet to a point; thence 55.03 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 72°50'34" West, 52.29 feet to a point; thence 31.50 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 23°15'58" West 30.98 feet to a point; thence 17.74 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 30°38'05" West, 17.17 feet to a point; thence North 56°03'06" West, a distance of 18.45 feet to a point; thence North 56°03'06" West, a distance of 60.00 feet to a point; thence North 56°03'06" West, a distance of 60.00 feet to a point; thence North 56°03'06" West, a distance of 8.18 feet to a point; thence 46.44 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 50°08'21" West, 46.35 feet to a point; thence 52.70 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 37°31'02" West 52.58 feet to a point; thence 43.98 feet along an arc of a curve to the right having a radius of 225.00 feet and chord bearing and distance of North 25°12'28" West, 43.91 feet to a point; thence 43.98 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 14°00'33" West, 43.91 feet to a point; thence 52.70 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 01°41'59" West, 52.58 feet to a point; thence 149.05 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 23°59'18" East 146.34 feet to a point; thence North 42°58'00" East, a distance of 284.97 feet to a point; thence 32.37 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 03°15'30" West, 28.88 feet to a point on the northwestern Right-of-Way of said Scarlet Oak Way; thence along said Right-of-Way North 49°29'00" West, a distance of 278.77 feet to a point; thence 17.45 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 74°28'51" West, 16.90 feet to a point; thence 142.86 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 17°37'35" West, 98.99 feet to a point; thence 41.16 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 87°48'32" East, 40.01 feet to a point; thence 53.56 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 37°55'12" East, 51.04 feet to a point; thence 6.76 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 03°21'38" East, 6.75 feet to a point; thence 17.45 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 24°29'09" East, 16.90 feet to a point; thence South 49°29'00" East, a distance of 30.00 feet to a point; thence South 49°29'00" East, a distance of 60.00 feet to a point; thence South 49°29'00" East, a distance of 60.00 feet to a point; thence South 49°29'00" East, a distance of 60.00 feet to a point; thence South 49°29'00" East, a distance of 60.00 feet to a point; thence South 49°29'00" East, a distance of 60.00 feet to a point; thence South 49°29'00" East, a distance of 25.54 feet to a point; thence 38.78 feet along an arc of a curve to the left having a radius of 900.00 feet and a chord bearing and distance of South 50°43'03" East, 38.77 feet to a point; thence 67.52 feet along an arc of a curve to the left having a radius of 900.00 feet and a chord bearing and distance of South 54°06'04" East, 67.50 feet to a point; thence 56.26 feet along an arc of a curve to the left having a radius of 900.00 feet and a chord bearing and distance of South 58°02'29" East, 56.25 feet to a point; thence 56.26 feet along an arc of a curve to the left having a radius of 900.00 feet and a chord bearing and distance of South 61°37'23" East, 56.25 feet to

a point; thence 56.26 feet along an arc of a curve to the left having a radius of 900.00 feet and a chord bearing and distance of South 65°12'17" East, 56.25 feet to a point; thence 56.26 feet along an arc of a curve to the left having a radius 900.00 feet and a chord bearing and distance of South 68°47'12" East, 56.25 feet to a point; thence 56.26 feet along an arc of a curve to the left having a radius of 900.00 feet and a chord bearing and distance of South 72°22'06" East and 56.25 feet to a point; thence 54.54 feet along an arc of a curve to the left having radius of 900.00 feet and a chord bearing and distance of South 75°53'43" East, 54.53 feet to a point; thence South 77°37'53" East, a distance of 1.53 feet to a point; thence South 77°37'53" East, a distance of 177.36 feet to a point; thence 191.88 feet along an arc of a curve to the right having a radius of 145.00 feet and a chord bearing and distance of South 39°43'17" East, 178.18 feet to a point; thence South 01°48'41" East, a distance of 16.44 feet to a point; thence South 01°48'41" East, a distance of 115.19 feet to a point; thence South 01°48'41" East, a distance of 9.64 feet to a point; thence 47.37 along an arc of a curve to the right having a radius of 325.00 feet and a chord bearing and distance of South 02°21'41" West, 47.30 feet to a point; thence 56.38 feet along an arc of curve to the right having a radius of 325.00 feet and a chord bearing and distance of South 11°30'13" West, 56.31 feet to a point; thence 47.02 feet along an arc of a curve to the right having a radius of 325.00 feet and a chord bearing and distance of South 20°37'05" West, 46.98 feet to a point; thence 23.66 feet along an arc of a curve to the right having a radius of 325.00 feet and a chord bearing and distance of South 26°50'54" West, 23.65 feet to a point; thence South 28°56'02" West, a distance of 24.86 feet to a point; thence South 28°56'02" West, a distance of 50.00 feet to a point; thence South 28°56'02" West, a distance of 50.00 feet to a point; thence South 28°56'02" West, a distance of 50.00 feet to a point; thence South 28°56'02" West, a distance of 50.00 feet to a point; thence South 28°56'02" West, a distance of 28.28 feet to a point; thence 28.61 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 26°44'53" West, 28.61 feet to a point; thence 65.94 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 19°31'30" West 65.85 feet to a point; thence 65.94 feet along an arc of a curve to the left having a radius of 375.00 and a chord bearing and distance of South 09°27'01" West, 65.85 feet to a point; thence 9.20 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 01°38'16" East, 79.06 feet to a point; thence 79.20 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 13°44'21" East, 79.06 feet to a point; thence 5.35 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 20°11'55" East, 5.35 feet to a point; thence South 20°36'27" East, a distance of 55.93 feet to a point; thence South 20°36'27" East, a distance of 60.00 feet to a point; thence South 20°36'27" East, a distance of 60.00 feet to a point; thence South 20°36'27" East, a distance of 38.10 feet to a point; thence South 20°36'27" East, a distance of 111.98 feet to a point on the northeastern Right-of-Way of Lake Overlook Lane (50′ R/W); thence along said Right-of-Way 29.65 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 63°05'06" East 27.01 feet to a point; thence 9.33 feet along an arc of a curve to the right having a radius of 491.74 feet and a chord bearing and distance of North 74°58'51" East, 9.33 feet to a point; thence North 75°31'28" East, a distance of 211.55 feet to a point on the Woodtrail Run (50′ R/W); thence along said Right-of-Way 33.56 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 27°27'31" East, 29.76 feet to a point; thence North 20°36'27" West, a distance of 100.37 feet to a point; thence North 20°36'27" West, a distance of 47.04 feet to a point; thence North 20°36'27" West, a distance of 50.00 feet to a point; thence North 20°36'27" West, a distance of 50.00 feet to a point; thence North 20°36'27"

West, a distance of 50.00 feet to a point; thence North 20°36'27" West, a distance of 1.39 feet to a point; thence 44.49 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 14°56'34" West, 44.42 feet to a point; thence 45.76 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 03°27'06" West, 45.68 feet to a point; thence 45.76 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 08°12'04" East, 45.68 feet to a point; thence 45.76 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 19°51'14" East, 45.68 feet to a point; thence 12.78 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 27°18'26" East, 12.78 feet to a point; thence North 28°56'02" East, a distance of 36.08 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 52.87 feet to a point; thence 7.29 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 18°29'22" East, 7.25 feet to a point; thence 10.16 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing of North 06°30'29" West, 10.05 feet to a point; thence 192.98 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 89°30'24" East, 93.63 feet to a point; thence 51.36 feet along an arc of a curve to the right having a radios of 50.00 feet and a chord bearing and distance of South 49°30'06" West, 49.13 feet to a point; thence 5.42 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 71°10'00" West, 5.40 feet to a point; thence 12.03 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 46°10'10" West, 11.85 feet to a point; thence South 28°56'02" West, a distance of 38.68 feet to a point; thence South 28°56'02" West, a distance of 50.00 feet to a point; thence South 28°56'02" West, a distance of 200.27 feet to a point; thence 149.74 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 04°25'14" West, 145.22 feet to a point; thence 1.57 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 20°21'01" East, 1.57 feet to a point; thence South 20°36'27" East, a distance of 48.43 feet to a point; thence South 20°36'27" East, a distance of 50.00 feet to a point; thence South 20°36'27" East, a distance of 50.00 feet to a point; thence South 20°36'27" East, a distance of 50.00 feet to a point; thence South 20°36'27" East, a distance of 108.86 feet to a point; thence 30.44 along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 64°12'53" East, 27.59 feet to a on the northern Right-of-Way of said Lake Overlook Lane; thence along said Right-of-Way 22.09 feet along an arc of a curve to the left having a radius of 705.00 feet and a chord bearing and distance of North 71°16'48" East, 22.09 feet to a point; thence North 70°22'56" East, a distance of 18.53 feet to a point; thence North 70°22'56" East, a distance of 50.00 feet to a point; thence North 70°22'56" East, a distance of 32.33 feet to a point; thence 20.26 feet along an arc of a curve to the left having a radius 705.00 feet and a chord bearing and distance of North 69°33'33" East, 20.26 feet to a point; thence 57.34 feet along an arc of a curve to the left having a radius of 705.00 feet and a chord bearing and distance of North 66°24'22" East, 57.32 feet to a point; thence 13.99 feet along an arc of a curve to the left having a radius of 705.00 feet and a chord bearing and distance of North 63°30'28" East, 13.99 feet to a point; thence North 62°56'22" East, a distance of 37.80 feet to a point; thence North 62°56'22" East, a distance of 60.18 feet to a point; thence North 62°56'22" East, a distance of 49.99 feet to a point; thence 30.97 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 18°34'48" East, 27.97 feet to a point; thence North

25°46'46" West, a distance of 110.47 feet to a point; thence North 25°46'46" West, a distance of 4.69 feet to a point; thence 57.09 along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of North 30°08'26" West, 57.03 feet to a point; thence 19.39 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of North 35°58'59" West, 19.39 feet to a point; thence 18.68 along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 64°13'32" West, 18.01 feet to a point; thence 21.12 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 78°53'18" West, 20.96 feet to a point; thence 52.40 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 36°45'50" West, 50.04 feet to a point; thence 92.73 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 46°23'42" East, 80.00 feet to a point; thence 46.26 feet along an arc of curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 53°57'52" East, 44.63 feet to a point; thence 31.68 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 09°18'11" East, 31.16 feet to a point; thence 16.42 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 14°40'17" East, 15.96 feet to a point; thence 14.99 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of South 37°11'01" East 14.99 feet to a point; thence 57.22 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of South 32°19'00" East, 57.17 feet to a point; thence 19.88 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of South 27°07'11" East, 19.88 feet to a point; thence South 25°46'46" East, a distance of 39.17 feet to a point; thence South 25°46'46" East, a distance of 60.00 feet to a point; thence South 25°46'46" East, a distance of 6.38 feet to a point; thence 17.45 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 50°46'37" East, 16.90 feet to a point; thence 43.63 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 50°46'37" East, 42.26 feet to a point; thence 69.45 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 14°00'48" West, 64.00 feet to a point; thence 51.60 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 83°22'12" West, 49.34 feet to a point; thence 15.89 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 89°49'58" West, 15.48 feet to a point; thence 1.56 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 65°10'11" West, 1.56 feet to a point; thence South 62°56'22" West, a distance of 58.44 feet to a point; thence South 62°56'22" West, a distance of 60.00 feet to a point; thence South 62°56'22" West, a distance of 19.92 feet to a point; thence 39.04 feet along an arc of a curve to the right having a radius of 755.00 feet and a chord bearing and distance of South 64°25'14" West, 39.03 feet to a point; thence 58.42 feet along an arc of a curve to the right having a radius of 755.00 feet and a chord bearing and distance of South 68°07'07" West, 58.41 feet to a point; thence 0.62 feet along an arc of a curve to the right having a radius of 755.00 feet and a chord bearing and distance of South 70°21'32" West, 0.62 feet to a point; thence South 70°22'56" West, a distance of 59.36 feet to a point; thence South 70°22'56" West, a distance of 41.50 feet to a point; thence 8.28 feet along an arc of a curve to the right having a radius of 75.00 feet and a chord bearing and distance of South 70°41'48" West, 8.28 feet to a point; thence 48.69 feet along an arc of a curve to the right having a radius of 755.00 feet and a chord bearing and distance of South 72°51'31" West, 48.68 feet to a point; thence 10.78 feet along an arc of a curve to the right having a radius of 755.00 feet and a chord bearing and distance of South 75°06'55" West, 10.78 feet to a point; thence South

75°31'28" West, a distance of 38.93 feet to a point; thence South 75°31'28" West, a distance of 50.00 feet to a point; thence South 75°31'28" West, a distance of 64.58 feet to a point; thence South 75°31'28" West, a distance of 108.48 feet to a point; thence 33.56 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 27°27'31" West, 29.76 feet to a point on the northeastern Right-of-Way of said Scarlet Oak Way; thence South 20°36'27" East, a distance of 57.41 feet to a point; thence South 20°36'27" East, a distance of 66.36 feet to a point; thence South 20°36'27" East, a distance of 60.04 feet to a point; thence South 20°36'27" East, a distance of 12.26 feet to a point; thence 45.95 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 18°06'01" East, 45.93 feet to a point; thence 57.74 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 12°26'33" East, 57.71 feet to a point; thence 36.18 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 07°19'03" East, 36.17 feet to a point; thence South 05°20'35" East, a distance of 22.42 feet to a point; thence South 05°20'35" East, a distance of 50.00 feet to a point; thence South 05°20'35" East, a distance of 50.00 feet to a point; thence South 05°20'35" East, a distance of 33.27 feet to a point; thence 16.11 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 04°27'50" East, 16.11 feet to a point; thence 48.13 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 00°57'30" East, 48.12 feet to a point; thence 48.13 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 04°17'40" West, 48.12 feet to a point; thence 48.13 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 09°32'51" West, 48.12 feet to a point; thence 47.53 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 14°46'02" West, 47.51 feet to a point; thence South 17°21'39" West, a distance of 0.63 feet to a point; thence South 17°21'39" West, a distance of 50.00 feet to a point; thence South 17°21'39" West, a distance of 12.28 feet to a point; thence 80.84 feet along an arc of a curve to the left and a chord bearing and distance of South 04°07'40" West, 80.12 feet to a point; thence 17.58 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 11°59'00" East, 17.57 feet to a point; thence South 14°51'42" East, a distance of 90.89 feet to a point; thence 104.60 feet along an arc of a curve to the right having a radius of 175.00 feet and a chord bearing of South 02°15'43" West, 103.05 feet to a point; thence 31.10 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 25°18'49" East, 28.06 feet to a point on the northeastern Right-of-Way of said Capitola Farm Road; thence along said Right-of-Way North 69°51'48" West, a distance of 45.24 feet to a point; thence 43.14 feet along an arc of a curve to the left having a radius of 652.42 feet and a chord bearing and distance of North 72°44'03" West, 43.13 feet to the ***Point of Beginning***.

Said tract contains 9.307 Acres.

November 25, 2025

City of Flowery Branch, Georgia
5410 Pine Street
Flowery Branch, Georgia 30542

Re: All that tract or parcel of land lying and being in G.M.D. 1270, Flowery Branch District of Hall County, Georgia, being designated as Scarlet Oak Way (50' R/W), Moondancer Court (50' R/W), Star Gaze Court (50' R/W), Bluegill Road (50' R/W), Woodtrail Run (50' R/W), Lake Overlook Lane(50' R/W), and Blackbird Court (50' R/W), as more particularly shown on (i) that certain Final Subdivision Plat for Sterling on the Lake Pod Knutson, Phase 1, prepared by Rochester & Associates, Inc., containing the seal of Richard E. Millard, Georgia Registered Land Surveyor No. 3044, and dated September 25, 2018, recorded November 21, 2018 at Plat Book 876, Page 247, *et seq.*, Hall County, Georgia land records; (ii) that certain Final Subdivision Plat for Sterling on the Lake Pod Knutson, Phase 2, prepared by Rochester & Associates, Inc., containing the seal of Richard E. Millard, Georgia Registered Land Surveyor No. 3044, and dated October 16, 2019, last revised February 9, 2021, recorded February 16, 2021 at Plat Book 880, Pages 19-27, Hall County, Georgia land records; and (iii) that certain Final Subdivision Plat for Sterling on the Lake Pod Knutson, Phase 3, prepared by Rochester & Associates, Inc., containing the seal of Richard E. Millard, Georgia Registered Land Surveyor No. 3044, and dated December 19, 2019, recorded June 8, 2020 at Plat Book 878, Page 428, *et seq.*, Hall County, Georgia land records.

Dear Sir or Madam:

In consideration of a fee to be paid, this is to certify that I have examined the properly indexed deed records of Hall County, Georgia, and we find the above captioned property is vested in NNP-Looper Lake, LLC, a Delaware limited liability company, by virtue of that certain Limited Warranty Deed from Jeanelle Knutson a/k/a Jeanelle M. Knutson a/k/a J'Nel Knutson a/k/a J'Nel Jeffreys a/k/a Mary Jnell Jeffreys to NNP-Looper Lake, LLC, a Delaware limited liability company, dated May 4, 2007, recorded in Deed Book 6045, page 188, Hall County, Georgia land records and/or that certain Limited Warranty Deed between ANC-Looper Lake, LLC, a Delaware limited liability company, to NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 21, 2002, recorded in Deed Book 4233, page 568, Hall County, Georgia land records, subject to the following exceptions to-wit:

1. All taxes for the year 2025 and subsequent years not yet due and payable, and any additional taxes for the current year or any prior year resulting from a reassessment, amendment or re-billing of city or county taxes subsequent to the effective date of this letter.

2. Right-of-Way Easement from NNP-Looper Lake, LLC, a Delaware limited liability company, to Jackson Electric Membership Corporation, dated February 20, 2003, filed for record March 24, 2003 at 4:50 p.m., recorded in Deed Book 4505, Page 521, Records of Hall County, Georgia.

3. Easement Agreement by and between Rocky Creek Development, L.L.C., a Georgia limited liability company, Little River Homes, Inc., a Georgia corporation, A & S Builders, Inc., a Georgia corporation, and Darby C. Crawford, and NNP-Looper Lake, LLC, a Delaware limited liability company, dated November 12, 2003, filed for record December 2, 2003 at 9:28 a.m., recorded in Deed Book 4814, Page 295, Records of Hall County, Georgia.

4. Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, executed December 11, 2003, filed for record December 15, 2003 at 4:05 p.m., recorded in Deed Book 4828, Page 136, Records of Hall County, Georgia; as supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 1, 2004, filed for record June 14, 2004 at 12:20 p.m., recorded in Deed Book 5000, Page 437, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 1, 2004, filed for record July 28, 2004 at 9:22 a.m., recorded in Deed Book 5043, Page 287, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated October 21, 2004, filed for record November 19, 2004 at 4:09 p.m., recorded in Deed Book 5151, Page 421, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 14, 2005, filed for record March 15, 2005 at 9:08 a.m., recorded in Deed Book 5251, Page 177, Records of Hall County, Georgia; as further supplemented by Corrective Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 16, 2005, filed for record March 16, 2005 at 9:00 a.m., recorded in Deed Book 5252, Page 298, Records of Hall County, Georgia; as further supplemented by Supplement to the

Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 13, 2005, filed for record June 30, 2005 at 10:12 a.m., recorded in Deed Book 5359, Page 512, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated August 2, 2005, filed for record August 2, 2005 at 3:48 p.m., recorded in Deed Book 5394, Page 410, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated October 11, 2005, filed for record October 11, 2005 at 4:33 p.m., recorded in Deed Book 5471, Page 350, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated December 2, 2005, filed for record December 20, 2005 at 10:39 a.m., recorded in Deed Book 5543, Page 584, Records of Hall County, Georgia; as amended by Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod R) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 13, 2006, filed for record March 13, 2006 at 4:24 p.m., recorded in Deed Book 5624, Page 462, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 31, 2006, filed for record April 3, 2006 at 4:31 p.m., recorded in Deed Book 5645, Page 445, Records of Hall County, Georgia; as re-filed for record April 25, 2006 at 9:30 a.m., re-recorded in Deed Book 5665, Page 317, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 12, 2006, filed for record September 13, 2006 at 4:41 p.m., recorded in Deed Book 5812, Page 290, Records of Hall County, Georgia; as re-filed for record October 4, 2006 at 9:41 a.m., re-recorded in Deed Book 5832, Page 422, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 12, 2006, filed for record September 13, 2006 at 4:41 p.m., recorded in Deed Book 5812, Page 295, Records of Hall County, Georgia; as re-filed for record October 4, 2006 at 9:41 a.m., re-recorded in Deed Book 5832, Page 417, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 12, 2006, filed for record October 5, 2006 at 4:36 p.m., recorded in Deed Book 5834, Page 538, Records of Hall County, Georgia;

as further amended by Second Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod R) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated October 3, 2006, filed for record October 5, 2006 at 4:36 p.m., recorded in Deed Book 5834, Page 543, Records of Hall County, Georgia; as further amended by First Amendment to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated November 6, 2006, filed for record November 8, 2006 at 3:46 p.m., recorded in Deed Book 5868, Page 280, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated January 10, 2007, filed for record January 17, 2007 at 4:34 p.m., recorded in Deed Book 5930, Page 69, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated January 10, 2007, filed for record January 12, 2007 at 4:34 p.m., recorded in Deed Book 5930, Page 74, Records of Hall County, Georgia; as further amended by Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod Z) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated May 30, 2007, filed for record May 31, 2007 at 4:18 p.m., recorded in Deed Book 6066, Page 469, Records of Hall County, Georgia; as further amended by Second Amendment to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated August 28, 2007, filed for record October 30, 2007 at 9:36 a.m., recorded in Deed Book 6197, Page 132, Records of Hall County, Georgia; as further amended by First Amendment to the By-Laws of Sterling on the Lake Community Association, Inc., by Sterling on the Lake Community Association, Inc., dated February 20, 2008, filed for record February 26, 2008 at 9:41 a.m., recorded in Deed Book 6278, Page 342, Records of Hall County, Georgia; as further amended by Third Amendment to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 26, 2008, filed for record April 2, 2008 at 9:49 a.m., recorded in Deed Book 6306, Page 86, Records of Hall County, Georgia; as further amended by First Amendment to the Bylaws of Sterling on the Lake Community Association, Inc., by Sterling on the Lake Community Association, Inc., effective as of January 16, 2012, filed for record March 9, 2012 at 12:10 p.m., recorded in Deed Book 6968, Page 167, Records of Hall County, Georgia; as further amended by Amendment to the Community Charter for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated as of January 1, 2012, filed for record October 29, 2012 at 1:17 p.m., recorded in Deed Book 7082, Page 643, Records of Hall County, Georgia; as further amended by Third Amendment to the Bylaws of Sterling on the Lake Community Association, Inc., by Sterling on the Lake Community Association, Inc., effective as of January 22, 2013, filed for record February 6, 2013 at 11:05 a.m., recorded in Deed Book 7136, Page

688, Records of Hall County, Georgia; as further amended by Second Amendment to the Bylaws of Sterling on the Lake Community Association, Inc., by Sterling on the Lake Community Association, Inc., effective as of January 16, 2012, filed for record March 18, 2013 at 11:59 a.m., recorded in Deed Book 7156, Page 108, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pod N and Pod O) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 23, 2013, filed for record September 26, 2013 at 1:08 p.m., recorded in Deed Book 7262, Page 154, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pod T, Phase 1) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 23, 2013, filed for record September 26, 2013 at 1:08 p.m., recorded in Deed Book 7262, Page 167, Records of Hall County, Georgia; as further amended by First Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod T, Phase I) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 25, 2014, filed for record September 29, 2014 at 9:13 a.m., recorded in Deed Book 7423, Page 336, Records of Hall County, Georgia; as further amended and restated by Amended and Restated Supplement to the Community Charter for Sterling on the Lake (Pod N and Pod O), by NNP-Looper Lake, LLC, a Delaware limited liability company, and consenting owners, with joinder and consent of Sterling on the Lake Community Association, Inc., a Georgia nonprofit corporation, dated October 29, 2014, filed for record November 3, 2014 at 9:10 a.m., recorded in Deed Book 7437, Page 97, Records of Hall County, Georgia; as further amended by Second Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod T, Phases 1 and 2) by NNP-Looper Lake, LLC, a Delaware limited liability company, with the joinder and consent of Vanderbilt Homes, LLC, a Georgia limited liability company, dated as of March 18, 2015, filed for record March 24, 2015 at 10:44 a.m., recorded in Deed Book 7494, Page 724, Records of Hall County, Georgia; as further amended and restated by Amended and Restated Supplement to the Community Charter for Sterling on the Lake (Pod T, Phases 1 and 2), by NNP-Looper Lake, LLC, a Delaware limited liability company, and consenting owners, with joinder and consent of Sterling on the Lake Community Association, Inc., a Georgia nonprofit corporation, dated March 19, 2015, filed for record March 24, 2015 at 10:44 a.m., recorded in Deed Book 7494, Page 732, Records of Hall County, Georgia; as further amended by Second Amended and Restated Supplement to the Community Charter for Sterling on the Lake (Pod T, Phases 1 and 2), by NNP-Looper Lake, LLC, a Delaware limited liability company, with joinder and consent of Sterling on the Lake Community Association, Inc., a Georgia nonprofit corporation, dated October 21, 2015, filed for record October 28, 2015 at 10:34 a.m., recorded in Deed Book 7606, Page 216, Records of Hall County, Georgia; as further amended by Fourth Amendment to the Community Charter for Sterling on the Lake by NNP-

Looper Lake, LLC, a Delaware limited liability company, dated December 31, 2015, filed for record January 13, 2016 at 1:15 p.m., recorded in Deed Book 7640, Page 442, Records of Hall County, Georgia; as further amended by Fourth Amendment to the ByLaws of Sterling on the Lake Community Association, Inc., by Sterling on the Lake Community Association, Inc., a Georgia nonprofit corporation, made effective as of December 31, 2015, filed for record January 13, 2016 at 1:15 p.m., recorded in Deed Book 7640, Page 444, Records of Hall County, Georgia; as further supplemented by the Supplement to the Community Charter for Sterling on the Lake (Pod S), by NNP-Looper Lake, LLC, a Delaware limited liability company, with the joinder and consent of Sterling on the Lake Community Association, Inc., a Georgia nonprofit corporation, dated January 21, 2016, filed for record January 26, 2016 at 9:59 a.m., recorded in Deed Book 7644, Page 730, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pods V & W, Phase 1), by NNP-Looper Lake, LLC, a Delaware limited liability company, dated July 7, 2016, filed for record July 12, 2016 at 9:56 a.m., recorded in Deed Book 7732, Page 235, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pod U, Phase 1), by NNP-Looper Lake, LLC, a Delaware limited liability company, dated October 6, 2016, filed for record October 11, 2016 at 12:13 p.m., recorded in Deed Book 7784, Page 357, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling On the Lake (Pod Y) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated November 15, 2016, filed for record November 17, 2016 at 10:04 a.m., recorded in Deed Book 7806, Page 87, Records of Hall County, Georgia; as further supplemented by Amended and Restated Supplement to the Community Charter for Sterling on the Lake (Pod V & W, Phase 1 and Phase 2), by NNP-Looper Lake, LLC, a Delaware limited liability company, dated January 30, 2017, filed for record February 9, 2017 at 10:10 a.m., recorded in Deed Book 7849, Page 603, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pod L & M) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 23, 2017, filed for record March 29, 2017 at 9:37 a.m., recorded in Deed Book 7873, Page 660, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pod Q) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated December 20, 2017, filed for record December 26, 2017 at 11:13 a.m., recorded in Deed Book 8018, Page 693, Records of Hall County, Georgia; as further supplemented by Supplement to the Community Charter for Sterling on the Lake (Pod Q and Pod P) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 28, 2018, filed for record April 3, 2018 at 1:03 p.m., recorded in Deed Book 8064, Page 227, Records of Hall County, Georgia; as further amended by Second Amendment to the Supplement to the Community Charter for Sterling on the Lake

(Pod Z) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated March 25, 2018, filed for record April 4, 2018 at 9:58 a.m., recorded in Deed Book 8064, Page 615, Records of Hall County, Georgia; as further supplemented by that certain Supplement to the Community Charter for Sterling on the Lake (Pod Knutson-1) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated December 6, 2018, filed for record December 7, 2018 at 12:17 p.m., recorded in Deed Book 8188, Page 501, Records of Hall County, Georgia; as further supplemented by that certain Supplement to the Community Charter for Sterling on the Lake (Pod Knutson-2) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated February 13, 2020, filed for record February 19, 2020 at 9:58 a.m., recorded in Deed Book 8428, Page 512, Records of Hall County, Georgia; as further amended by that certain Amended and Restated Supplement to the Community Charter for Sterling on the Lake (Pod Knutson-2) by NNP-Looper Lake, LLC, a Delaware limited liability company, with the joinder and consent of D.R. Horton, Inc., a Delaware corporation, dated June 10, 2020, filed for record June 22, 2020 at 8:42 a.m., recorded in Deed Book 8516, Page 566, Records of Hall County, Georgia; as further supplemented by that certain Supplement to the Community Charter for Sterling on the Lake (Pod Honeycutt, Ph. 1A) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 15, 2020, filed for record June 22, 2020 at 8:42 a.m., recorded in Deed Book 8516, Page 575, Records of Hall County, Georgia; as further supplemented by that certain Supplement to the Community Charter for Sterling on the Lake (Pod Knutson-3) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 15, 2020, filed for record June 22, 2020 at 8:42 a.m., recorded in Deed Book 8516, Page 582, Records of Hall County, Georgia; as further amended by that certain First Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod Honeycutt, Ph. 1A-Adding Ph. 1B) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated September 2, 2020, filed for record September 14, 2020 at 9:07 a.m., recorded in Deed Book 8591, Page 21, Records of Hall County, Georgia; as further supplemented by that certain Supplemental Declaration of Covenants, Restrictions and Easements for The Retreat at Sterling on the Lake (Ph. 1B) by NNP-Looper Lake, LLC, a Delaware limited liability company, with the joinder and consent of Weekley Homes, LLC, a Delaware limited liability company, dated September 2, 2020, filed for record September 14, 2020 at 9:07 a.m., recorded in Deed Book 8591, Page 28, Records of Hall County, Georgia; as further amended by that certain Second Amendment to the Supplement to the Community Charter for Sterling on the Lake (Pod Honeycutt, Ph. 1A and Ph. 1B - Adding Ph. 2) by NNP-Looper Lake, LLC, a Delaware limited liability company, dated January 15, 2021, filed for record February 10, 2021 at 10:09 a.m., recorded in Deed Book 8727, Page 359, Records of Hall County, Georgia; as further supplemented by that certain Supplement to the Community Charter for Sterling on the Lake (Pod J2) by NNP-Looper Lake, LLC, a Delaware limited

liability company, dated November 15, 2021, filed for record December 7, 2021 at 10:51 a.m., recorded in Deed Book 9006, Page 325, Records of Hall County, Georgia.

5. Declaration of Covenants and Restrictions for Compensatory Mitigation for Sterling on the Lake by NNP-Looper Lake, LLC, a Delaware limited liability company, dated April 30, 2004, and consented, joined and subordinated by Residential Funding Corporation, a Delaware corporation, filed for record May 11, 2004 at 2:38 p.m., recorded in Deed Book 4967, Page 406, Records of Hall County, Georgia.

6. Reciprocal Easement Agreement by and between Patrick W. R. Barry, Tricia Barry, Lonna Barry, Clobher-Ceann, LLC, a Virginia limited liability company, NNP-Looper Lake, LLC, a Delaware limited liability company, and Sterling on the Lake Community Association, Inc., dated December 22, 2004, filed for record January 6, 2005 at 9:57 a.m., recorded in Deed Book 5193, Page 276, Records of Hall County, Georgia.

7. Signage Easement from Spout Springs Water Reclamation, LLC, a Georgia limited liability company, to John Wieland Homes and Neighborhoods, Inc., a Georgia corporation, and NNP-Looper Lake, LLC, a Delaware limited liability company, dated as of December 31, 2007, filed for record January 2, 2008 at 11:19 a.m., recorded in Deed Book 6242, Page 1, Records of Hall County, Georgia.

8. All those matters as disclosed by that certain plat recorded in Plat Book 857, Page 57, Records of Hall County, Georgia.

9. All those matters as disclosed by that certain plat recorded in Plat Book 876, Page 247, Records of Hall County, Georgia.

10. All those matters as disclosed by that certain plat recorded in Plat Book 878, Page 428, Records of Hall County, Georgia.

11. All those matters as disclosed by that certain plat recorded in Plat Book 880, Page 19, Records of Hall County, Georgia.

12. Right-of-way Deed from Mulberry Properties Limited to Hall County, Georgia, recorded at Deed Book 471, page 233, Records of Hall County, Georgia.

13. Right-of-way Deed from L. B. Carter to Hall County, Georgia, recorded at Deed Book 422, page 71, Records of Hall County, Georgia.

14. Easement from Capitola Farm Road Limited Partnership to Hall County, Georgia, recorded at Deed Book 860, page 43, Records of Hall County, Georgia.

15. Right-of-way Easement from Mrs. L. W. Hodges to State Highway of Georgia, recorded at Deed Book 83, page 578, Records of Hall County, Georgia.

16. Right-of-way Easement from H. P. Pirkle and Virginia T. Looper to Hall County, Georgia, recorded at Deed Book 471, page 246, Records of Hall County, Georgia.

17. General Utility Easement from L. B. Carter to Georgia Power Company, recorded at Deed Book 374, page 311, Records of Hall County, Georgia.

18. Right-of-way Easement from Lela Bennett to State Highway Board of Georgia, recorded at Deed Book 83, pages 564-565, Records of Hall County, Georgia.

19. Right-of-way Easement from W. J. Cash to State Highway Board of Georgia, recorded at Deed Book 83, page 570, Records of Hall County, Georgia.

20. Right-of-way Deeds to Hall County, Georgia, recorded at Deed Book 786, page 531, Deed Book 1019, page 267 and Deed Book 1019, page 268, Records of Hall County, Georgia.

21. Driveway crossing the southeast corner of Tract 3 and a driveway crossing the southwest corner of Tract 1, as per plat recorded at Plat Book 130, pages 188-189, Records of Hall County, Georgia, as located on survey prepared by Moreland Altobelli, Inc., dated January 25, 2001.

22. Fence encroachments, driveway encroachments, rights of ingress and egress to cemetery, shown on plat referenced in Exhibit "A" of that certain Limited Warranty Deed recorded at Deed Book 4233, page 568, Records of Hall County, Georgia, as shown on survey prepared by Moreland Altobelli, Inc. dated January 25, 2001, last revised June 12, 2002.

23. Easements granted in the following deeds:

a) Limited Warranty Deed from The Club Shakespeare Atlanta Limited Partnership I to Commonwealth Investments, L.L.C., dated November 24, 1998, recorded at Deed Book 3414, pages 315-319, Records of Hall County, Georgia.

b) Limited Warranty Deed from The Club Shakespeare Atlanta Limited Partnership I to On Eagles Wings, L.L.C., dated November 24, 1998, recorded at Deed Book 3414, pages 320-325, Records of Hall County, Georgia.

c) Limited Warranty Deed from The Club Shakespeare Atlanta Limited Partnership I to Patrick W. R. Barry and Julie Krista Barry, dated November 24, 1998, recorded at Deed Book 3406, pages 337-342, Records of Hall County, Georgia.

d) Limited Warranty Deed from George H. Lane, III to The Club Shakespeare Atlanta, Inc., recorded at Deed Book 1630, page 159, Records of Hall County, Georgia.

24. Easement to Hall County recorded at Deed Book 3097, page 283, Records of Hall County, Georgia.

25. Matters shown on plat recorded at Plat Slide 599, page 71-A, Records of Hall County, Georgia.

26. Rights of others in and to the cemetery located on subject property and the right of ingress and egress thereto via a "field road" as shown on survey by Moreland Altobelli, Inc. dated January 25, 2001, last revised June 12, 2002.

27. Construction/Slope Easement to the Hall County Board of Commissioners dated December 5, 2000 and recorded on December 7, 2000 at Deed Book 3780, pages 411-412, Records of Hall County, Georgia.

28. The survey for Looper Lake, LLC and First American Title Insurance Company by Donald Rex Jones, GRLS No. 2396, dated January 25, 2001, last revised June 12, 2002, reveals the following:

    a) Fence encroachment along Spout Springs Road.
    b) 50 foot Easement for ingress and egress.
    c) Gravel drive encroachment near Lollis Creek Road.
    d) Shed encroachment.
    e) Fence meandering along the property line.
    f) Various power poles, guy wires and guy poles found on the property.

29. Matters shown on that certain plat of survey for Rolling Hills Lake Club by Frederick C. Youngman, R.L.S. No. 2160 dated July 20, 2001.

30. Easement and Right of Way for Construction of Road and Installation of Utility Lines between Looper Lake, LLC and Inland Paperboard and Packaging, Inc. dated June 29, 2001, recorded at Deed Book 3944, pages 109-115, Records of Hall County, Georgia.

31. Construction/Slope Easement to the Hall County Board of Commissioners dated December 5, 2000, recorded on December 7, 2000 at Deed Book 3780, pages 411-412, Records of Hall County, Georgia.

32. Declaration of Reciprocal Easement and Operating Agreement by and between ANC-Looper Lake, LLC, a Delaware limited liability company and NNP-Looper Lake, LLC, a Delaware limited liability company, dated June 21, 2002, recorded at Deed Book 4233, page 501, Records of Hall County, Georgia.

33. Easement from Looper Lake, LLC, a Georgia limited liability company to Commonwealth Investments, LLC, a Virginia limited liability company and On Eagles Wings, LLC, a Virginia limited liability company, filed June 25, 2002, recorded at Deed Book 4233, page 438, Records of Hall County, Georgia.

34. Easements contained in Right of Way Deed from Rayford N. Jeffreys et. al. to Hall County, Georgia, dated April 26, 1982, recorded at Deed Book 765, page 577, Records of Hall County, Georgia.

35. All matters disclosed by that ALTA/ACSM Boundary Survey for First American Title Insurance Company; and NNP-Looper Lake, LLC, prepared by Hayes, James & Associates, Inc. and containing the seal of LeRoy W. James, Georgia Registered Land Surveyor No. 1795, dated April 28, 2007.

This certificate is effective as of October 20, 2025 at 5:00 p.m., and is restricted to the sole use of the addressees herein and is strictly limited to matters set forth in period of time certified.

Sincerely,

Michael E. Leavey

PT-61 (Rev. 2/18) To be filed in **HALL COUNTY** **PT-61 069-2025-008229**

SECTION A – SELLER'S INFORMATION (Do not use agent's information)		SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME NNP-LOOPER LAKE, LLC		Exempt Code If no exempt code enter NONE	Public Road Acquisition
MAILING ADDRESS (STREET & NUMBER) 733 EIGHTH AVENUE		1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	$1.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY SAN DIEGO, CA 92101 USA	DATE OF SALE 12/18/2025	1A. Estimated fair market value of Real and Personal property	$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)		2. Fair market value of Personal Property only	$0.00
BUYERS'S BUSINESS / ORGANIZATION / OTHER NAME CITY OF FLOWERY BRANCH		3. Amount of liens and encumbrances not removed by transfer	$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 5410 PINE STREET		4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY FLOWERY BRANCH, GA 30542 USA	Check Buyers Intended Use ( ) Residential ( ) Commercial ( ) Agricultural ( ) Industrial	5. TAX DUE at .10 per $100 or fraction thereof (Minimum $1.00)	$0.00

SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))

HOUSE NUMBER & EXTENSION (ex 265A)	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION		SUITE NUMBER
COUNTY HALL	CITY (IF APPLICABLE)	MAP & PARCEL NUMBER N/A	ACCOUNT NUMBER

TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK

SECTION E – RECORDING INFORMATION (Official Use Only)

DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS

None

eFiled & eRecorded
DATE: 11/21/2018
TIME: 12:54 PM
PLAT BOOK: 00876
PAGE: 00247
RECORDING FEE: 8.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP Page 1 of 11

THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

FINAL SUBDIVISION PLAT
FOR
STERLING ON THE LAKE
POD KNUTSON, PHASE 1

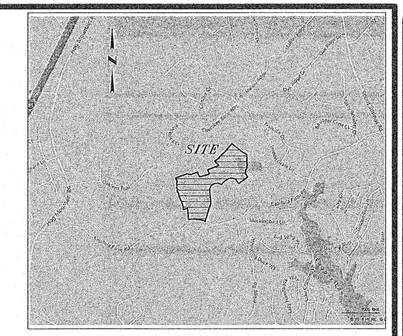
LOCATED IN
G.M.D. 1270
(FLOWERY BRANCH DISTRICT)
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

AREA SUMMARY

LOTS = 15.122 AC
ROADS = 4.409 AC
OPEN SPACE = 14.196 AC

TOTAL AREA = 33.727 ACRES

SCARLET OAK WAY = 1290 LF
MOONDANCER COURT = 285 LF
STAR GAZE COURT = 394 LF
BLUEGILL ROAD = 294 LF
WOODTRAIL RUN = 150 LF
LAKE OVERLOOK LANE = 1056 LF



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. OWNER: NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BOULEVARD
FLOWERY BRANCH, GEORGIA 30542
(678) 960-0232

2. DEVELOPER: NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BOULEVARD
FLOWERY BRANCH, GEORGIA 30542
(678) 960-0232

3. ENGINEER: ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, NW
GAINESVILLE, GEORGIA 30501
(770) 718-0600

4. MINIMUM LOT SIZE, SETBACKS AND DIMENSIONS ESTABLISHED BY EXHIBIT "A" ORDINANCE NOS. 239-I AND 240-I OF CITY OF FLOWERY BRANCH AS AMENDED.

5. TOTAL AREA = 33.727 ACRES
NUMBER OF LOT = 83
DENSITY = 2.460 LOTS/ACRE.

6. THIS PROPERTY IS ZONED PUD.

7. CITY OF FLOWERY BRANCH PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL PUBLIC EASEMENTS.

8. THIS PROPERTY WILL BE SERVED BY PUBLIC WATER PROVIDED BY GDWR.

9. NNP-LOOPER LAKE LLC PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL PUBLIC EASEMENTS.

10. THERE IS A PERPETUAL EASEMENT TO CITY OF FLOWERY BRANCH DEDICATED ALONG THE RIGHT OF WAY FRONTING ALL LOTS.

11. ALL ROADS, RIGHT OF WAY, PERPETUAL AND STORM EASEMENTS & STREET LIGHTING OF THIS SUBDIVISION ARE HEREBY DEDICATED TO THE CITY OF FLOWERY BRANCH.

12. THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THAT COMMUNITY CHARTER FOR STERLING ON THE LAKE, RECORDED IN DEED BOOK 4828, PAGE 136 HALL COUNTY, GEORGIA RECORDS.

13. STERLING ON THE LAKE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE FOR THE OPEN SPACES AND STORMWATER DETENTION FACILITIES.

14. BEARINGS SHOWN HEREON WERE CALCULATED FROM ANGLES TURNED.

15. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA. NO. 13139C0293 G EFFECTIVE DATE: APRIL 4, 2018.

16. PRIOR TO RECORDATION, IRON PINS (1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER LSF000484"), WERE SET IN ACCORDANCE WITH THE GEORGIA PLAT ACT, AS AMENDED, AT ALL REAR LOT CORNERS. AT TIME OF RECORDATION IRON PINS REMAIN TO BE PLACED ON THE FRONT LOT CORNERS. THESE WILL BE ESTABLISHED AND MARKED IN A SIMILAR FASHION, UPON COMPLETION OF ROAD SHOULDER AND UTILITY CONSTRUCTION. WHERE NATURAL OR MANMADE OBSTACLES OCCUR AT THE FRONT LOT CORNERS (SUCH AS LARGE ROCK OUTCROPPINGS, SIDEWALKS, ETC.) NO IRON PIN WILL BE SET. THE CORNER WILL BE MARKED BY A SURVEYOR'S NAIL IMBEDDED IN THE OBJECT. CORNER PINS OR NAILS SUBSEQUENTLY DAMAGED OR REMOVED WILL BE REPLACED UPON THE REQUEST AND AT THE EXPENSE OF THE CLIENT.

17. THIS PLAT IS FOR THE EXCLUSIVE USE OF NNP-LOOPER LAKE, LLC. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

18. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (39.37 INCHES = 1 METER)

19. THE HORIZONTAL DATUM IS REFERENCED TO NAD 83. THE VERTICAL DATUM IS REFERENCED TO NAVD 88.

20. WETLANDS AND STREAMS AS SHOWN HEREON WERE DELINEATED BY NELSON ENVIRONMENTAL, INC, AND WERE FIELD LOCATED BY ROCHESTER & ASSOCIATES, INC.

21. BUILDINGS AND STRUCTURES ERECTED OR TO BE ERECTED SHALL MEET THE FIRE RESISTANCE RATINGS SPECIFIED IN THE INTERNATIONAL FIRE CODE, LATEST EDITION.

22. SURVEY REFERENCE: RECOMBINATION SURVEY FOR NNP-LOOPER LAKE, LLC., PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED 11/14/17

23. ALL WALL ACCESS EASEMENTS ARE 10' FROM TOPO OF WALL AND 10' FROM BOTTOM OF WALL.

24. ALL ELEVATIONS ARE BASED ON MSL.

25. CITY OF FLOWERY BRACH ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENTION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. CITY OF FLOWERY BRANCH DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENT BEYOND THE CITY RIGHT-OF-WAY.

FINAL PLAT APPROVAL:

THE CITY OF FLOWERY BRANCH, GEORGIA CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF FLOWERY BRANCH ZONING ORDINANCE CONDITIONS OF ZONING AND THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF FLOWERY BRANCH, AND THAT THIS PLAT IS HEREBY APPROVED AND RELEASED FOR RECORDING PURPOSES.

CITY OF FLOWERY BRANCH — DATE 11.20.18

ENGINEER / SURVEYOR
ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, N.W.
GAINESVILLE, GEORGIA 30501
SURVEYOR: RICHARD E. MILLARD, R.L.S.
ENGINEER: KEDRICK C. SCOTT, P.E.

OWNER / DEVELOPER
NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BLVD
FLOWERY BRANCH, GEORGIA 30542
PHONE: (678) 960-0232
CONTACT: JENNIFER LANDERS

OWNER'S CERTIFICATE

State of Georgia

County of Hall

The undersigned certifies that he or she is the owner of the land shown on this plat and that the plat and the public and private improvements contained therein or associated therewith meet all applicable requirements and standards of the Flowery Branch Zoning Ordinance and the Flowery Branch Subdivision and Land Development Ordinance. The owner further acknowledges this plat and allotment to be his free act and deed, and dedicates to the City of Flowery Branch forever all areas shown or indicated on this plat as public streets, easements or other public use areas, and all water system, sewerage and other public improvements.

Owner's name: NNP - LOOPER LAKE, LLC

Owner's address: 7004 LAKE STERLING BLVD, FLOWERY BRANCH, GEORGIA 30542

(Owner's signature) Date 11/13/18

CERTIFICATE OF OWNERSHIP
(CITY OF GAINESVILLE)
(HALL COUNTY, GEORGIA)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE CITY OF GAINESVILLE FOREVER . ALL WATER MAINS, EASEMENTS AND ASSOCIATED APPURTENANCES THEREON SHOWN.

OWNER — DATE 11/13/18

CERTIFICATE OF OWNERSHIP
(HALL COUNTY, GEORGIA)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO HALL COUNTY FOREVER ALL SEWER MAINS, EASEMENTS AND ASSOCIATED APPURTENANCES THEREON SHOWN.

OWNER — DATE 11/13/18

ENGINEER'S CERTIFICATE

THE UTILITIES, INFRASTRUCTURE AND PHYSICAL PLACEMENT OF IMPROVEMENTS REFLECTED ON THIS PLAT HAVE BEEN INSTALLED ACCORDING TO EXHIBIT A OF ORDINANCE NOS. 239G AND 240G OF THE CITY OF FLOWERY BRANCH (THE CONDITIONS PLACED UPON FOR ZONING APPROVAL OF THE STERLING ON THE LAKE DEVELOPMENT) AND ARE NOT IN CONFLICT WITH THE DEVELOPMENT REQUIREMENTS OF THE CITY OF FLOWERY BRANCH, NOR THE CONDITIONS OF ZONING APPROVAL SET FORTH IN ORDINANCES NOS. 239-G AND 240-G AS AMENDED BY THE CITY OF FLOWERY BRANCH.

ENGINEER — DATE 11.13.18

COUNTY ENGINEER APPROVED HALL COUNTY, GEORGIA
SEWER ONLY
11/13/18

CITY OF GAINESVILLE
DEPT. OF WATER RESOURCES

NOV 13 2018

BY N. SWAFFORD

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF TH E PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST.

THE FIELD DATA WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 44, 211 FEET, AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 417, 540 FEET.
BY: RICHARD E. MILLARD, RLS
GEORGIA LAND SURVEYOR NO. 3044
ADDRESS: 425 OAK STREET N.W. GAINESVILLE GEORGIA
TELEPHONE NUMBER: (770) 718-0600
DATE: 11/7/18

SURVEYOR'S CERTIFICATE

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

REGISTERED GEORGIA LAND SURVEYOR — DATE 11-13-18
Richard E. Millard, GA RLS# 3044
ROCHESTER & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. - LSF000484
Email: remillard@rochester-assoc.com

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

FINAL SUBDIVISION PLAT
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLARD

SHEET 1 OF 11

DATE : 9/25/18
SCALE : 1" = 100'
JOB NO : CG2R0335.KNU
FILE NO. : *FNLPOT
DRAWN BY: WDC

eFiled & eRecorded
DATE: 11/21/2018
TIME: 12:54 PM
PLAT BOOK: 00876
PAGE: 00248
RECORDING FEE: 8.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP Page 2 of 11

THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

Public Hearing Published	02/13/2018	First Reading	03/01/2018
Public Hearing	03/01/2018	Adopted	03/15/2018

ORDINANCE NO. 239-I & 240-I

AN ORDINANCE AMENDING THE CONCEPTUAL SITE PLAN AND CONDITIONS OF APPROVAL RELATING TO ORDINANCE NUMBERS 239H AND 240H, FOR THE MASTER PLANNED COMMUNITY KNOWN AS "STERLING ON THE LAKE". THE REQUEST IS TO AMEND THE PUD ZONING OF THE PORTION OF THE COMMUNITY KNOWN AS POD Z-12 A 23.67 +/- ACRE PROPERTY IDENTIFIED AS TAX PARCELS 15047 000885, 15047 G000050, 15047 G000051, 15047 G000052, 15047 G000053, 15047 G000054, 15047 G000055, 15047 G000056, 15047 G000057, 15047 G000058, 15047 G000059, 15047 G000060, 15047 G000061, 15047 G000062, 15047 G000063 ALL LOCATED IN GMD 1270 FLOWERY BRANCH DISTRICT, HALL COUNTY, GEORGIA. THE REQUEST IS TO ALTER THE NUMBER OF LOTS WITHIN POD Z-12. SUBJECT PROPERTY IS SHOWN ON ATTACHED EXHIBIT "A" AND LEGALLY DESCRIBED ON ATTACHED EXHIBIT "B" AND SHALL BE SUBJECT TO ALL CONDITIONS SET FORTH AND SHOWN ON ATTACHED EXHIBIT "C"; PROVIDING FOR FINDINGS, SEVERABILITY, REPEALING CONFLICTING ORDINANCES, AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, NNP-Looper Lake, LLC owns all that tracts or parcels of land totaling 23.67+/- acres identified as Parcel Tax Identification Nos. 15047 000885, 15047 G000050, 15047 G000051, 15047 G000052, 15047 G000053, 15047 G000054, 15047 G000055, 15047 G000056, 15047 G000057, 15047 G000058, 15047 G000059, 15047 G000060, 15047 G000061, 15047 G000062, and 15047 G000063 – all located within GMD 1270 Flowery Branch District, Hall County, Georgia. Parcels are shown on Exhibit "A", and as legally described on Exhibit "B"; and

WHEREAS, specific conditions shall be placed on subject parcel as shown on attached exhibit "C"; and

WHEREAS, the City Council of the City of Flowery Branch has considered the application of NNP-Looper Lake, LLC in conjunction with the standards set forth in Article 34 - Section 34.7 of Zoning Ordinance No. 348 of the City of Flowery Branch, Georgia; and

WHEREAS, the City Council held a public hearing at the meeting of March 1, 2018 duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

NOW THEREFORE, THE COUNCIL OF THE CITY OF FLOWERY BRANCH DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. FINDINGS.

The City Council finds that the proposed modified rezoning of the current PUD (Planned Unit Development) is consistent with the adopted standards for governing the exercise of the zoning

power consistent with O.C.G.A. § 36-66-5 and requirements of the Zoning Ordinance as identified below.

1. The proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
2. The proposal is not expected to adversely affect the existing use or usability of adjacent or nearby property.
3. The property could be used in accordance with the existing regulations and has a reasonable economic use as currently zoned HB; however, an alternative use is appropriately considered.
4. The development if approved and constructed is not expected to result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
5. The proposal is in conformity with the policy and intent of the comprehensive plan and the character area map and future land use plan map.
6. The proposal is considered appropriate in view of existing use(s) and zoning of the subject property and nearby properties.
7. No determination has been made by staff with regard to the value differential between development under the current zoning as opposed to the modified PUD.
8. A proposed development will not be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
9. There are no known adverse effects that would result from the change in zoning district map, or change in use, on the character of a zoning district.
10. Development as proposed is not expected to impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality. Compliance with city subdivision and land development regulations will be required, which include but are not limited to soil erosion and sedimentation, stormwater, and flood damage prevention.

SECTION 2. LEGAL DESCRIPTION AND CONDITIONS.

The rezoning of the subject parcel, as shown on Exhibit "A" and as legally described in Exhibit "B", to a modified PUD (Planned Unit Development). Conditions as set forth in Exhibit "C". Said Exhibits are incorporated by reference as if fully set forth herein.

SECTION 3. AMENDMENT OF THE ZONING MAP.

This Ordinance is enacted as an amendment to the Zoning Map of Flowery Branch, Georgia. Accordingly, the Zoning Administrator is hereby authorized to update the Official Map consistent with Article 3 of the Zoning Ordinance.

SECTION 4. SEVERABILITY.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE.

The effective date of this Ordinance shall be upon adoption by the City Council of the City of Flowery Branch, Georgia.

SECTION 6. REPEALER.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Adopted this 15th day of March 2018.

James M. Miller, Mayor

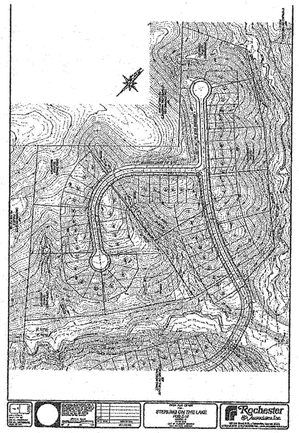
ATTEST:

Melissa McCain, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, Jr., City Attorney

Attachment "A"



Attachment "B"

The overall development is approximately 1001 +/- acres located near the intersection of Capitola Farm Road and Spout Springs Road. The property is described as: **POD Z-12** - a 23.67 acre parcel of real property owned by NNP - Looper Lake, LLC, being known as a portion of **POD Z** (lots 50 – 61) on that plat of survey prepared by Hayes, James & Associates, Inc. recorded on November 8, 2016; and further identified as all or portions of tax identification numbers: 15047 000885, 15047 G000050, 15047 G000051, 15047 G000052, 15047 G000053, 15047 G000054, 15047 G 000055, 15047 G000056, 15047 G000057, 15047 G000058, 15047 G000059, 15047 G000060, 15047 G000061 15047 G000062, 15047 G000063 all located in GMD 1270 Flowery Branch District, Hall County, Georgia.

Attachment "C"

All conditions of zoning as set forth in Ordinances 239 and 240 and all subsequent and relevant modifications shall apply to Pod Z-12.

Applicant has agreed to close Cherokee Rose Way prior to land disturbance activity.

Additionally, the following, as submitted by the applicant, shall be part of the conditions of zoning:

- **POD Z-12 (a portion of POD Z)** – **POD Z-12** is a previously developed, 12 lot portion of Pod Z located on Cherokee Rose Lane and Blackbird Court, north of Capitola Farm Road. The Pod Z Final Plat was recorded last recorded on November 8, 2016. The Applicant is requesting that 12 of the 61 previously platted "Estate" lots be converted to 55 – 42'/52' lots. These 55 – 42'/52') lots will be incorporated into the previously annexed "Knutson" parcel and will be developed as a phase of "Knutson". **POD Z-12** will no longer be accessed through **POD Z** and only through the "Knutson" parcel. The Applicant believes that the amendments are necessary in order to meet current buyer trends and market conditions.

1. **Binding Site Plan and Conditions for Amendment 239I and 240I.** That area shown as "Amendment 239I and 240I," shown on the colored map, "PUD Amendments, Sterling on the Lake," shall be governed by this condition of approval, and shall be substantially in accordance with the Conceptual Master Plan for Sterling on the Lake. In addition, the lots shall be governed by the standards (lot width, depth, setback, building coverage, and floor area) shown below;

    - Property shown as Amendment 239I and 240I, shall be permitted for a maximum of 55 – 42'/52' lots for construction of stick built single family homes only. Applicant shall be permitted to allow the creation of fee-simple single family home lots. Lot design shall be classified as fee simple ownership with no minimum lot width or depth required.
    - The elevations will be consistent with the "Arts and Craft", "Craftsman", and "Traditional" architectural theme evident throughout the Sterling on the Lake development. All elevations shall be reviewed and approved by the Sterling on the Lake, DRC prior to submittal to the City.
    - Applicant shall provide designated open spaces as conceptually illustrated on the binding site plan.
    - All maintenance of roadways and storm water facilities (except storm water management facilities) shall be the responsibility of the City. Roadway design revisions shall be reviewed and approved by the City Engineer and Hall County Fire Department. All road improvements within the property including curbs and gutters shall be constructed or re-

constructed to City standards. Applicant shall construct the roadways in accordance with the "Typical Roadway Layouts." Maintenance and ownership of all roadways within Pod Z-12 shall be the responsibility of the City.
    - Applicant shall provide driveways at each unit that will support two parking spaces.
    - Applicant to utilize Home Owners Association (HOA) or equivalent to provide for all common area maintenance.
    - Applicant shall obtain approval from Hall County Fire Department for proposed roadway and access layout, prior to LDP issuance.
    - All requirements imposed under this Ordinance shall be the standards of the development regardless of any change in ownership.

STATEMENTS OF FACT

Pursuant to Article 34 of the Flowery Branch Zoning Ordinance this amendment to the conceptual master site plan and conditions of approval relating to Ordinance No. 239 and 240 (as amended most recently dated May 4, 2017), to alter the number of lots within **POD Z-12** submit the following Statements of Fact:

A. **POD Z-12** will be developed in general conformance with the enclosed Master Plan. However, the developer will have the right to adjust roads, change lot sizes, and vary the POD density as long as the overall density of the project remains within the previously approved limits. This change is not considered significant and is consistent with previously developed PODs within Sterling on the Lake.

B. The proposed zoning amendment will not adversely affect adjacent property or the overall community as this section of **POD Z** does not contain existing homes and is minor in nature.

C. The property to be affected by the proposed zoning amendment will have more market acceptance with the proposed amendments and will not create any adverse impacts.

D. The proposed zoning amendment will not impact the overall density for the master site plan. As the density has not changed, there are no anticipated additional impacts on existing streets, utilities, or schools.

E. The proposed zoning amendment is minor in scope and involves a re-

allocation of previously approved density for Sterling on The Lake. The proposed zoning amendment is consistent with the spirit and intent of the Community Agenda (Comprehensive Plan), Character Area Map and Future Land Use Map as these documents identify the subject property as "Suburban Residential" and "Planned Unit Development" (PUD). The proposed zoning amendment is consistent with these designations.

F. The changing conditions in the local real estate market have defined product types that are suitable for this market segment within Sterling on the Lake.

G. **POD Z-12** is zoned PUD. Adjacent zonings are as follows:
    - POD Z – PUD
    - Knutson – PUD
    - Oak Fern Estates – AR-III
    - LUM Central USA Evangelical Ministries – R-1

H. The proposed zoning amendment will not significantly impact the value of the property as these changes are more technical in nature

I. The proposed amendment to alter the development standards and re-allocate density will not confer upon the property owner any special privileges that are denied to other properties within the surrounding district. The proposed amendment should not impact the surrounding property owners as the residential use has not changed.

J. The proposed rezoning amendment will not create an isolated zoning district as the subject area is zoned PUD (Planned Unit Development) and will not change. Further, the granting of the requested modifications will be in harmony with the purpose and intent of the City's regulations and will not be injurious to the neighborhood and general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value. To assure that the proposed modifications do not negatively impact the surrounding neighborhood or general public, specific implementation language will be required. The applicant agrees to comply with all previous conditions of approval unless modified by this grant.

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

FINAL SUBDIVISION PLAT
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

REVISIONS

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLARD

SHEET 2 OF 11

DATE : 9/25/18
SCALE : N/A
JOB NO. : G208033.KNU
FILE NO. : *PNLP01
DRAWN BY: WDC

eFiled & eRecorded
DATE: 11/21/2018
TIME: 12:54 PM
PLAT BOOK: 00876
PAGE: 00249
RECORDING FEE: 8.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP Page 3 of 11

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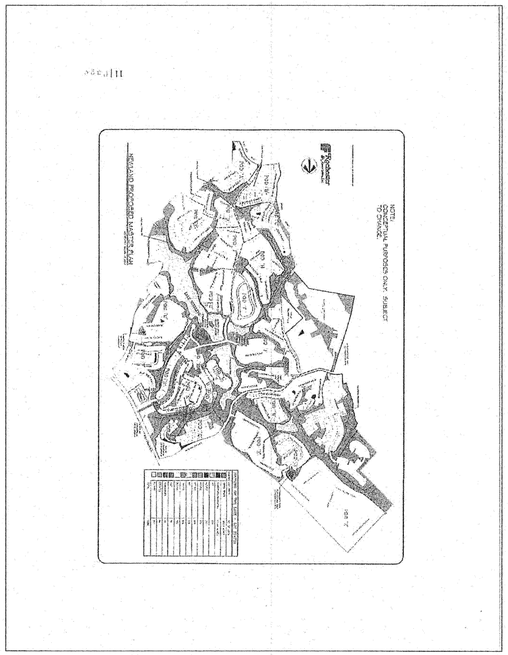
THE CLERK OF THE SUPERIOR COURT

K. The proposed zoning amendment will not change the zoning district map or the character of the zoning district as this change is primarily related to reallocation of density only.

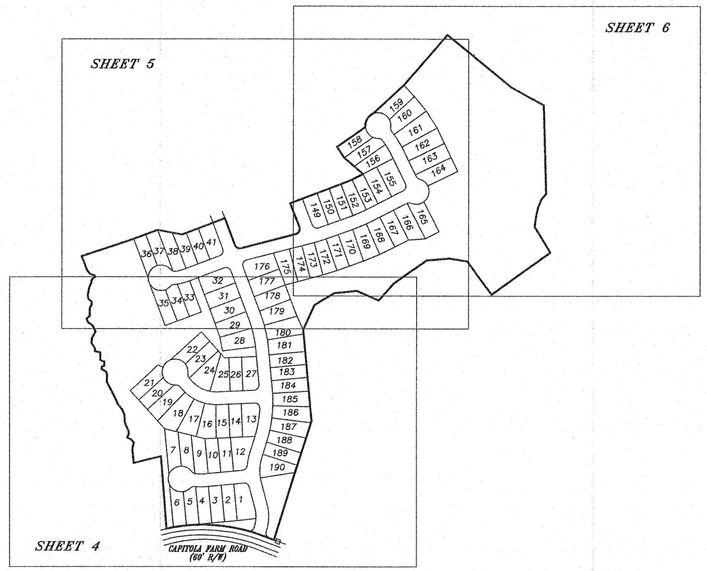
L. The proposed rezoning amendment will not create an impact on the environment as it relates to soil and erosion, flooding, drainage or water quality. The Applicant will comply with all local and state requirements pertaining to soil and erosion as well as water quality. The subject POD Z-

12 is outside of the future floodplain zone.

M. The granting of the proposed zoning amendment is consistent with the overall zoning scheme and the purpose of the Zoning Ordinance. Specifically, the Applicant is asking for an amendment for reallocation of lot density. However, the developer will have the right to adjust roads, change lot sizes, and vary the POD density as long as the overall density of the project remains within the previously approved limits.



SHEET INDEX
NOT TO SCALE



BOUNDARY CALL TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS
1	N13°08'22"E	24.95'		
2	N40°37'00"W	16.09'		
3	N62°21'30"W	17.36'		
4	N22°05'17"E	15.38'		
5	N02°36'31"W	10.55'		
6	N24°10'41"W	20.11'		
7	N24°22'29"W	9.71'		
8	N17°18'26"W	8.45'		
9	N02°30'42"W	28.62'		
10	N24°13'09"W	22.45'		
11	N40°59'29"W	25.82'		
12	N23°26'46"W	19.57'		
13	N26°17'26"W	33.62'		
14	N27°13'17"W	45.51'		
15	N01°56'26"E	27.55'		
16	N16°23'19"W	12.47'		
17	N63°35'36"W	19.59'		
18	N03°21'18"E	10.06'		
19	N75°15'56"E	9.16'		
20	N04°23'01"E	16.45'		
21	N68°26'22"W	17.28'		
22	N00°44'33"W	28.71'		
23	N77°45'12"W	21.80'		
24	N03°27'53"E	10.69'		
25	N33°04'54"W	24.58'		
26	N04°42'33"E	18.41'		
27	N27°11'16"E	30.45'		
28	N25°58'25"W	24.82'		
29	N55°13'41"W	20.64'		
30	N35°17'50"W	9.64'		
31	N09°20'14"W	8.05'		
32	N53°17'05"E	15.41'		
33	N00°56'08"W	23.58'		
34	N07°33'26"E	9.90'		
35	N32°10'52"E	12.02'		
36	N00°47'58"W	11.33'		
37	N45°02'26"W	17.96'		
38	N10°05'59"W	12.59'		
39	N10°32'23"E	33.52'		
40	N24°14'16"E	20.89'		
41	N01°51'10"E	6.31'		
42	N23°26'35"E	6.46'		
43	N52°09'58"E	13.29'		
44	N15°12'16"W	5.06'		
45	N67°24'40"W	19.90'		
46	N38°59'16"W	19.13'		
47	N19°37'08"W	32.05'		
48	N23°41'57"W	24.83'		
49	S63°05'06"E	27.01'	29.65'	20.00'
50	N74°58'51"E	9.33'	9.33'	491.74'
51	N27°27'31"E	29.76'	33.56'	20.00'
52	N46°23'42"E	80.00'	92.73'	50.00'
53	S40°57'59"W	27.67'		
54	S23°05'57"W	32.33'		
55	S13°29'07"W	32.71'		
56	S08°21'18"W	46.18'		
57	N69°51'48"W	64.81'		
58	N78°28'39"W	173.42'	173.94'	652.42'
59	S89°38'34"W	112.30'	112.46'	597.40'
60	S80°31'09"W	77.74'	77.79'	597.40'
61	S81°50'55"W	50.06'	50.07'	597.40'

RIGHT-OF-WAY CALL TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS
62	N69°51'48"W	45.24'		
63	N72°44'03"W	43.13'	43.14'	652.42'
64	N62°39'05"E	27.14'	29.82'	20.00'
65	N11°47'15"E	35.41'	35.53'	125.00'
66	N05°36'31"W	40.20'	40.37'	125.00'
67	N14°51'42"W	85.88'		
68	N55°09'23"W	25.87'	28.13'	20.00'
69	S84°32'55"W	39.73'		
70	S84°32'55"W	50.00'		
71	S84°32'55"W	50.00'		
72	S84°32'55"W	7.22'		
73	S89°32'21"W	39.15'	39.20'	225.00'
74	N85°28'13"W	3.84'		
75	N85°28'13"W	4.67'		
76	S69°31'56"W	16.90'	17.45'	20.00'
77	S62°46'54"W	31.31'	31.85'	50.00'
78	N62°18'08"W	59.72'	64.00'	50.00'
79	N02°49'01"W	38.78'	39.82'	50.00'
80	N55°03'29"E	57.44'	61.19'	50.00'
81	S62°40'45"E	45.72'	47.48'	50.00'
82	S57°06'07"E	14.74'	15.10'	20.00'
83	S82°05'58"E	2.35'	2.35'	20.00'
84	S85°28'13"E	8.51'		
85	N89°32'21"E	30.45'	30.49'	175.00'
86	N84°32'55"E	11.00'		
87	N84°32'55"E	50.00'		
88	N84°32'55"E	50.00'		
89	N84°32'55"E	36.00'		
90	N44°50'25"E	25.56'	27.72'	20.00'
91	N11°14'48"E	47.93'	48.02'	225.00'
92	N17°21'39"E	62.91'		
93	N16°55'49"E	7.14'	7.14'	475.00'
94	N09°50'16"E	110.21'	110.46'	475.00'
95	N44°39'44"W	29.65'	33.40'	20.00'
96	S87°30'00"W	51.90'		
97	S87°30'00"W	50.07'		
98	S87°30'00"W	42.42'		
99	S88°36'48"W	6.80'	6.80'	175.00'
100	N82°58'04"W	44.51'	44.63'	175.00'
101	N68°21'22"W	44.51'	44.63'	175.00'
102	N53°44'40"W	44.51'	44.63'	175.00'
103	N44°22'40"W	12.59'	12.59'	175.00'
104	N42°19'01"W	17.70'		
105	N67°18'51"W	16.90'	17.45'	20.00'
106	N89°49'30"W	4.34'	4.34'	50.00'
107	N56°19'12"W	51.53'	54.14'	50.00'
108	N01°42'44"W	40.02'	41.17'	50.00'
109	N45°44'48"E	40.47'	41.66'	50.00'
110	S74°16'29"E	58.93'	63.02'	50.00'
111	S15°14'39"E	38.95'	40.01'	50.00'
112	S17°19'10"E	16.90'	17.45'	20.00'
113	S42°19'01"E	17.70'		
114	S60°50'40"E	79.44'	80.84'	125.00'
115	S85°56'10"E	28.58'	28.64'	125.00'
116	N87°30'00"E	51.00'		
117	N87°30'00"E	50.00'		
118	N87°30'00"E	43.94'		
119	N41°04'42"E	28.98'	32.41'	20.00'
120	N05°20'35"W	109.14'		
121	N05°20'35"W	24.09'		
122	N06°09'18"W	13.46'	13.46'	475.00'
123	N11°26'19"W	74.07'	74.14'	475.00'
124	N18°15'32"W	38.93'	38.94'	475.00'
125	N20°36'27"W	28.47'		
126	N20°36'27"W	60.00'		
127	N20°36'27"W	60.00'		
128	N20°36'27"W	50.00'		
129	N65°36'27"W	28.28'	31.42'	20.00'
130	S69°23'33"W	110.00'		
131	S69°23'33"W	35.00'		

RIGHT-OF-WAY CALL TABLE

132	S69°23'33"W	2.69'		
133	S75°27'42"W	47.58'	47.67'	225.00'
134	S83°01'19"W	11.71'	11.71'	225.00'
135	S62°42'12"W	14.86'	15.23'	20.00'
136	S55°08'44"W	24.62'	24.87'	50.00'
137	N65°36'18"W	70.71'	78.54'	50.00'
138	N10°07'44"W	18.19'	18.29'	50.00'
139	N36°46'04"E	59.17'	63.56'	50.00'
140	S73°22'56"E	55.10'	58.35'	50.00'
141	S55°29'31"E	10.72'	10.85'	20.00'
142	S85°00'13"E	9.66'	9.75'	20.00'
143	N75°12'36"E	35.48'	35.54'	175.00'
144	N69°23'33"E	6.00'		
145	N69°23'33"E	50.00'		
146	N69°23'33"E	50.00'		
147	N69°23'33"E	41.69'		
148	N24°23'33"E	28.28'	31.42'	20.00'
149	N20°36'27"W	110.00'		
150	S20°36'27"E	108.86'		
151	S64°12'53"E	27.59'	30.44'	20.00'
152	N71°16'48"E	22.09'	22.09'	705.00'
153	N70°22'56"E	18.53'		
154	N70°22'56"E	50.00'		
155	N70°22'56"E	32.33'		
156	N69°33'33"E	20.26'	20.26'	705.00'
157	N66°24'22"E	57.32'	57.34'	705.00'
158	N63°30'28"E	13.99'	13.99'	705.00'
159	N62°56'22"E	37.80'		
160	N62°56'22"E	60.18'		
161	N62°56'22"E	49.99'		
162	N18°34'48"E	27.97'	30.97'	20.00'
163	N25°46'46"W	110.47'		
164	N25°46'46"W	4.69'		
165	N30°08'26"W	57.03'	57.09'	375.00'
166	N35°58'59"W	19.39'	19.39'	375.00'
167	N64°13'32"W	18.01'	18.68'	20.00'
168	N78°53'18"W	20.96'	21.12'	50.00'
169	N36°45'50"W	50.04'	52.40'	50.00'
170	S70°06'18"E	67.75'	74.43'	50.00'
171	S09°18'11"E	31.16'	31.68'	50.00'
172	S14°40'17"E	15.96'	16.42'	20.00'
173	S37°11'01"E	14.89'	14.89'	425.00'
174	S32°19'00"E	57.17'	57.22'	425.00'
175	S27°07'11"E	19.88'	19.88'	425.00'
176	S25°46'46"E	39.17'		
177	S25°46'46"E	60.00'		
178	S25°46'46"E	6.38'		
179	S50°46'37"E	16.90'	17.45'	20.00'
180	S50°46'37"E	42.26'	43.63'	50.00'
181	S14°00'48"W	64.00'	69.45'	50.00'
182	S83°22'12"W	49.34'	51.60'	50.00'
183	N89°49'58"W	15.46'	15.89'	20.00'
184	S85°10'11"W	1.56'	1.56'	20.00'
185	S62°56'22"W	58.44'		
186	S62°56'22"W	60.00'		
187	S62°56'22"W	19.92'		
188	S64°25'14"W	39.03'	39.04'	755.00'
189	S68°07'07"W	58.41'	58.42'	755.00'
190	S70°21'32"W	0.62'	0.62'	755.00'
191	S70°22'56"W	59.36'		
192	S70°22'56"W	41.50'		
193	S70°41'48"W	8.28'	8.28'	755.00'
194	S72°51'31"W	48.68'	48.69'	755.00'
195	S72°06'55"W	10.78'	10.78'	755.00'
196	S75°31'28"W	38.93'		
197	S75°31'28"W	50.00'		
198	S75°31'28"W	64.58'		
199	S75°31'28"W	108.48'		
200	S27°27'31"W	29.76'	33.56'	20.00'
201	S20°36'27"E	57.41'		
202	S20°36'27"E	66.36'		
203	S20°36'27"E	60.04'		
204	S20°36'27"E	12.26'		
205	S18°06'01"E	45.93'	45.95'	525.00'
206	S12°26'33"E	57.71'	57.74'	525.00'
207	S07°19'03"E	36.17'	36.18'	525.00'
208	S05°20'35"E	22.42'		
209	S05°20'35"E	50.00'		
210	S05°20'35"E	50.00'		
211	S05°20'35"E	33.27'		
212	S04°27'50"E	16.11'	16.11'	525.00'
213	S00°57'30"E	48.12'	48.13'	525.00'
214	S04°17'40"W	48.12'	48.13'	525.00'
215	S09°32'51"W	48.12'	48.13'	525.00'
216	S14°46'02"W	47.51'	47.53'	525.00'
217	S17°21'39"W	0.63'		
218	S17°21'39"W	50.00'		
219	S17°21'39"W	12.28'		
220	S04°07'40"W	80.12'	80.84'	175.00'
221	S11°59'00"E	17.57'	17.58'	175.00'
222	S14°51'42"E	90.89'		
223	S02°15'43"W	103.05'	104.60'	175.00'
224	S25°18'49"E	28.06'	31.10'	20.00'
225	N80°22'19"W	130.58'	130.80'	652.42'

MINIMUM HEATED FLOOR AREA PER DWELLING	DESCRIPTIONS PROJECTED LOT CONFIGURATION			SET BACKS			MAXIMUM BUILDING HEIGHT
	LOT TYPE	LOT WIDTH	LOT DEPTH	FRONT YARD	REAR YARD	SIDE YARD	
1000 sq.ft.	A	(4) 50'/55'	100'	20'	20'	(1) 0' MIN-TOTAL 10'	35'
1200 sq.ft.	B	(4) 60'/65'	120'	20'	25'	(1) 0' MIN-TOTAL 10'	35'
1200 sq.ft.	C	(5) 70'/75'	130'	25'	30'	(2) 5' MIN-TOTAL 15'	35'
1200 sq.ft.	D	(5) 80'/85'	140'	25'	30'	(2) 5' MIN-TOTAL 15'	40'
1200 sq.ft.	E	(5) 90'/95'	140'	25'	30'	(2) 5' MIN-TOTAL 15'	40'
1200 sq.ft.	F	(6) 100'	140'	35'	35'	(2) 5' MIN-TOTAL 15'	40'
1200 sq.ft.	G	(8) 40'	115'	20'	20'	(1) 0' MIN-TOTAL 10'	35'
1000 sq.ft.	(7) FEE SIMPLE TOWNHOUSE			25'	25'	(3) 15'	50'

(1) THERE MUST BE A MINIMUM OF 10' BETWEEN BUILDINGS AT THE ADJACENT SIDE YARD SETBACK
(2) THE SIDE YARD SETBACK SHALL BE MINIMUM OF 5' ON ONE SIDE WITH A MINIMUM TOTAL OF 15' BETWEEN BUILDINGS AT THE ADJACENT SIDE YARD SETBACK
(3) THERE SHALL BE A MINIMUM 15' SETBACK ALONG ALL OTHER PROPERTY LINES OTHER THAN THE FRONT AND REAR YARD
(4) LOT CLASSIFIED AS "VILLAGE LOT" AS FOUND IN DESIGN GUIDELINES FOR R.H.L.C. UNDER "SUB-NEIGHBORHOOD SPECIFICATIONS"
(5) LOT CLASSIFIED AS "MANOR LOT" AS FOUND IN DESIGN GUIDELINES FOR R.H.L.C. UNDER "SUB-NEIGHBORHOOD SPECIFICATIONS"
(6) LOT CLASSIFIED AS "ESTATE LOT" AS FOUND IN DESIGN GUIDELINES FOR R.H.L.C. UNDER "SUB-NEIGHBORHOOD SPECIFICATIONS"
(7) SPECIFIC SPECIFICATIONS WILL BE DEVELOPED FOR FEE SIMPLE TOWNHOUSES. HOWEVER, DESIGN SHALL DEPICT THE CLASSIC AMERICAN AND EUROPEAN ARCHITECTURE.
(8) TYPE "G" LOT-DWELLING SIZE 1,200 SF - 2,400 SF

*THE MAXIMUM IMPERVIOUS AREA ALLOWED FOR TYPE 'A' LOTS IS 2,600 SF.

	R/W	PAVING B.O.C.	CURB WIDTH (EACH SIDE)	PLANTING STRIP	SIDEWALK STRIP	UTILITY EASEMENT
COLLECTOR	60'	28'	(1) 2'	(3) 6'	(4) 10'	(6) 7'
SUB-COLLECTOR	50'	24'	(2) 2'	6'	(5) 6'	(6) 6'
NEIGHBORHOOD (ACCESS)	50'	22'	(2) 2'	6'	(5) 6'	(6) 5'

(1) CONCRETE CURB AND GUTTER
(2) CONCRETE ROLLED EDGE CURB
(3) 6' WIDE PLANTING STRIP ON SIDE WITH SIDEWALK. 16' WIDE SHOULDER AND LANDSCAPE STRIP ON SIDE WITH NO SIDEWALK
(4) 8' WIDE CURVILINEAR SIDEWALK MEANDERS ALONG 10' WIDE SIDEWALK STRIP - ONE SIDE OF STREET ONLY
(5) 4' WIDE CURVILINEAR SIDEWALK MEANDERS ALONG 6' WIDE SIDEWALK STRIP - BOTH SIDES OF STREET
(6) UTILITY EASEMENT OUTSIDE OF STREET RIGHT-OF-WAY. BOTH SIDES OF STREET

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FINAL SUBDIVISION PLAT
FOR:
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

REVISIONS

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLARD

SHEET 3 OF 11

DATE : 9/26/18
SCALE : N/A
JOB NO : G208033.KNJ
FILE NO. *FNLPO1
DRAWN BY: WDC

eFiled & eRecorded
DATE: 11/21/2018
TIME: 12:54 PM
PLAT BOOK: 00876
PAGE: 00250
RECORDING FEE: 8.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP Page 4 of 11

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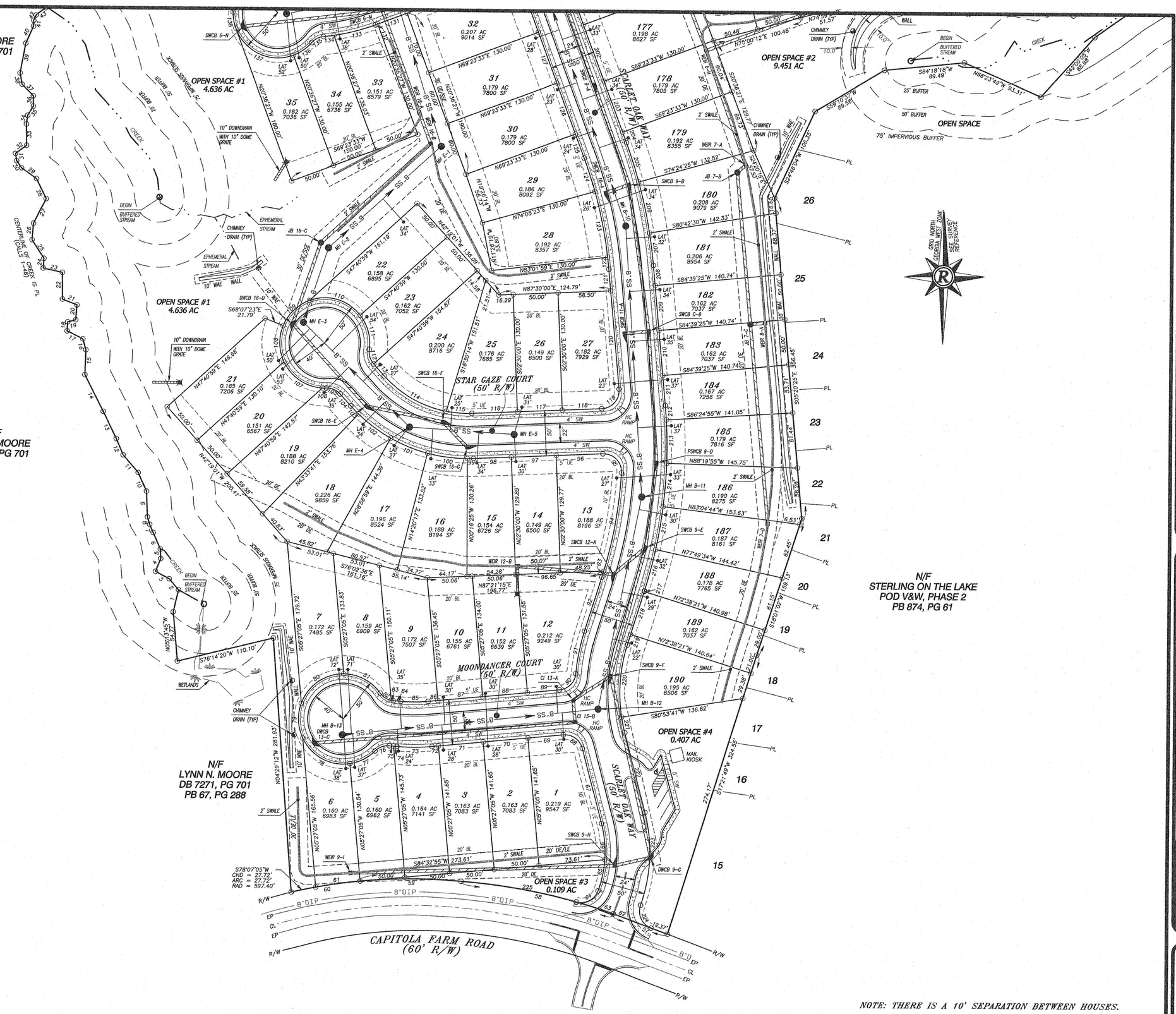

LEGEND

AC	-	ACRES
A/E	-	ACCESS EASEMENT
AKA	-	ALSO KNOWN AS
BC	-	BACK OF CURB
BL	-	BUILDING SETBACK LINE
BLDG	-	BUILDING
BWF	-	BARBED WIRE FENCE
C&G	-	CURB & GUTTER
CT	-	CRIMP TOP PIPE
CI	-	CURB INLET
CL	-	CENTERLINE
CLF	-	CHAIN LINK FENCE
CMF	-	CONCRETE MONUMENT FOUND
CMP	-	CORRUGATED METAL PIPE
CO	-	CLEANOUT
CONC	-	CONCRETE
DB, PG	-	DEED BOOK, PAGE
DE	-	DRAINAGE EASEMENT
DI	-	DROP INLET
DIP	-	DUCTILE IRON PIPE
DP	-	DUMPSTER PAD
DWCB	-	DOUBLE-WING CATCH BASIN
EASE	-	EASEMENT
EA	-	EDGE OF ASPHALT
EP	-	EDGE OF PAVEMENT
EX	-	EXISTING
FH	-	FIRE HYDRANT
-G-	-	GAS LINE
GM	-	GAS METER
GP	-	GUY POLE
GT	-	GREASE TRAP
GV	-	GAS VALVE
GW	-	GUY WIRE
HC	-	HANDICAP
HW	-	HEADWALL
HWF	-	HOG WIRE FENCE
IPF	-	IRON PIN FOUND
IPOS	-	IRON PIN OFFSET
IPS	-	IRON PIN SET (1/2" R/B)
IV	-	IRRIGATION VALVE
JB	-	JUNCTION BOX
LE	-	LANDSCAPE EASEMENT
LL	-	LAND LOT
LAT	-	LATERAL
LLL	-	LAND LOT LINE
LP	-	LIGHT POLE
MH	-	MANHOLE
MON	-	MONUMENT
N/F	-	NOW OR FORMERLY
OCS	-	OUTLET CONTROL STRUCTURE
OT	-	OPEN TOP PIPE
-P-	-	POWER LINE
-P/T-	-	POWER & TELEPHONE LINE
PAV'T	-	PAVEMENT
PBX	-	POWER BOX
PIV	-	POST INDICATOR VALVE
PUE	-	PERPETUAL UTILITY EASEMENT
PL	-	PROPERTY LINE
PM	-	POWER METER
POB	-	POINT OF BEGINNING
PP	-	POWER POLE
PTP	-	POWER & TELEPHONE POLE
PVC	-	POLYVINYLCHLORIDE PIPE
PB, PG	-	PLAT BOOK, PAGE
R/B	-	REBAR
RCP	-	REINFORCED CONCRETE PIPE
R/W	-	RIGHT OF WAY
-SS-	-	SANITARY SEWER LINE
SSE	-	SANITARY SEWER EASEMENT
SF	-	SQUARE FOOT
SW	-	SIDEWALK
SWCB	-	SINGLE-WING CATCH BASIN
TBM	-	TEMPORARY BENCHMARK
TBX	-	TELEPHONE BOX
TMH	-	TELEPHONE MANHOLE
TP	-	TELEPHONE POLE
TPOB	-	TRUE POINT OF BEGINNING
TSB	-	TRAFFIC SIGNAL BOX
TSP	-	TRAFFIC SIGNAL POLE
-T-	-	TELEPHONE LINE
UP	-	UNDERGROUND POWER
UE	-	UTILTY EASEMENT
UT	-	UNDERGROUND TELEPHONE
WI	-	WEIR INLET
-W-	-	WATER LINE
WM	-	WATER METER
WV	-	WATER VALVE
WAE	-	WALL ACCESS EASEMENT
WVT	-	WATER VAULT
♿	-	HANDICAP

NOTE: THERE IS A 10' SEPARATION BETWEEN HOUSES.

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FINAL SUBDIVISION PLAT
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
LOCATED IN
G.M.D. 1
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

GRAPHIC SCALE 25' 0 50' 100

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLARD

SHEET 4 OF 11

DATE : 9/25/18
SCALE : 1" = 50'
JOB NO : C208033.KNU
FILE NO. *FNLP01
DRAWN BY: MDC

eFiled & eRecorded
DATE: 11/21/2018
TIME: 12:54 PM
PLAT BOOK: 00876
PAGE: 00251
RECORDING FEE: 8.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP Page 5 of 11

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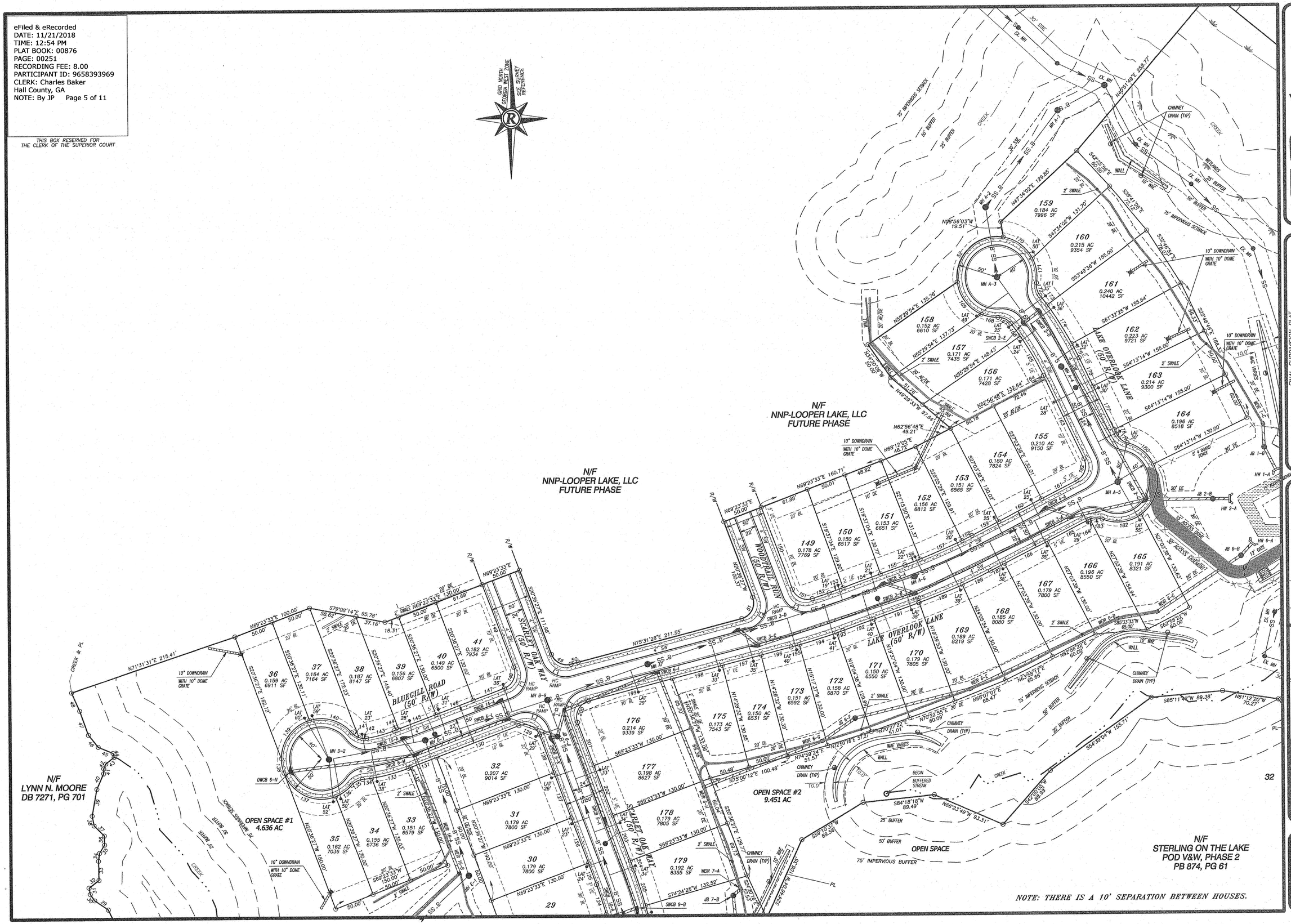

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FINAL SUBDIVISION PLAT
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
LOCATED IN
G.M.D. 270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

GRAPHIC SCALE 25' 0' 25' 50' 100'

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MALLARD

SHEET 5 OF 11

DATE : 9/25/18
SCALE : 1" = 50'
JOB NO : G208033.KNU
FILE NO. #KNLP01
DRAWN BY: WDC

eFiled & eRecorded
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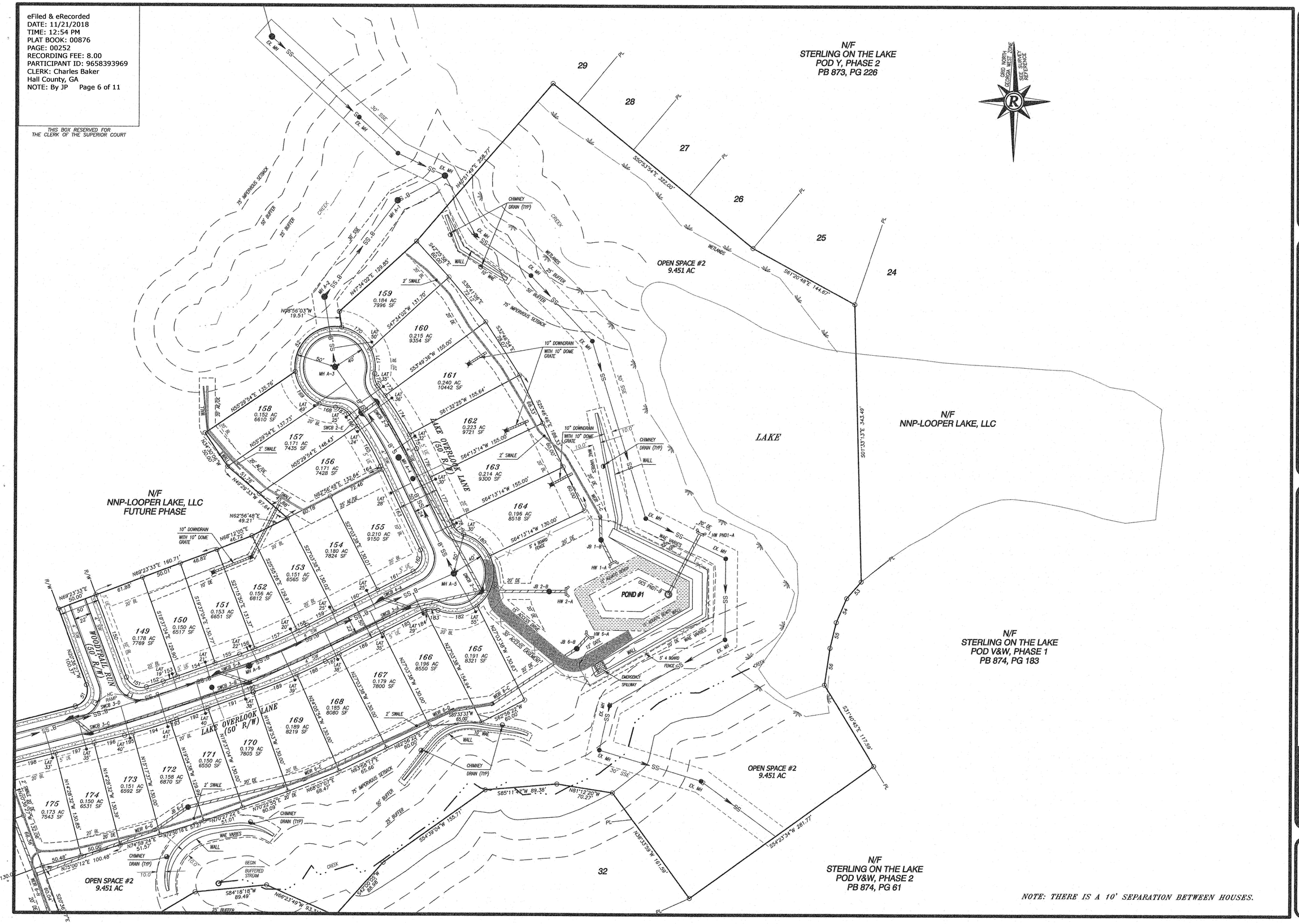

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FINAL SUBDIVISION PLAT
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

REVISIONS

GRAPHIC SCALE
25' 0' 50' 100'

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. WILLIARD

SHEET 6 OF 11

DATE : 9/25/18
SCALE : 1" = 50'
JOB NO : 0208033.KWJ
FIELD BK : WDC-201
DRAWN BY: WDC

eFiled & eRecorded
DATE: 11/21/2018
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PLAT BOOK: 00876
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WATER AS-BUILT DRAWING
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

REVISIONS

GRAPHIC SCALE 25' 0' 50' 100'

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLARD

SHEET 7 OF 11

DATE : 9/25/18
SCALE : 1"=50'
JOB NO : G208033.KNU
FILE NO. : FNLP01
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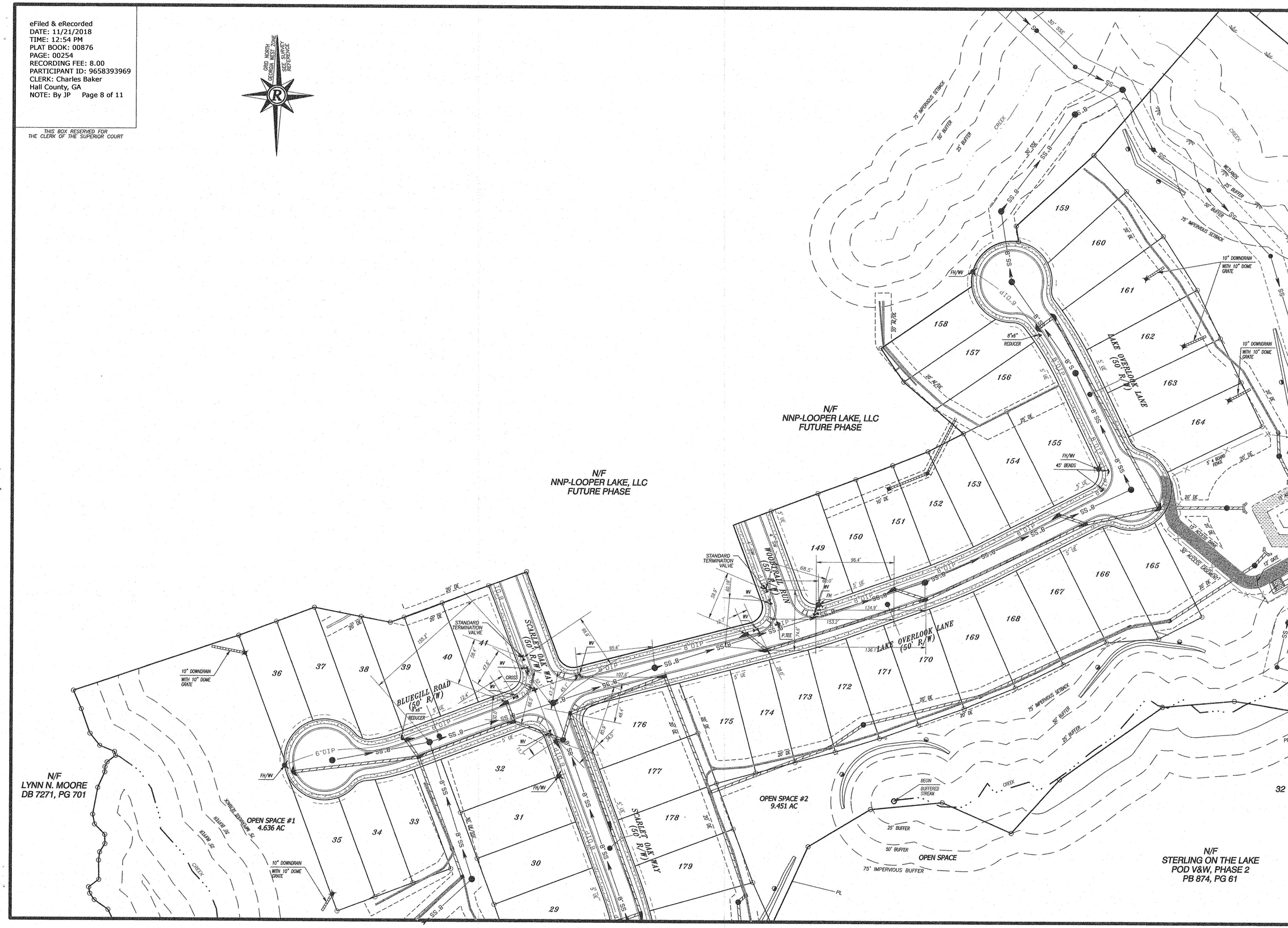
CLERK: Charles Baker
Hall County, GA
NOTE: By JP Page 8 of 11

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT



Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

WATER AS-BUILT DRAWING
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
LOCATED IN
G.M.D. 270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

REVISIONS

GRAPHIC SCALE 25' 0' 50' 100'

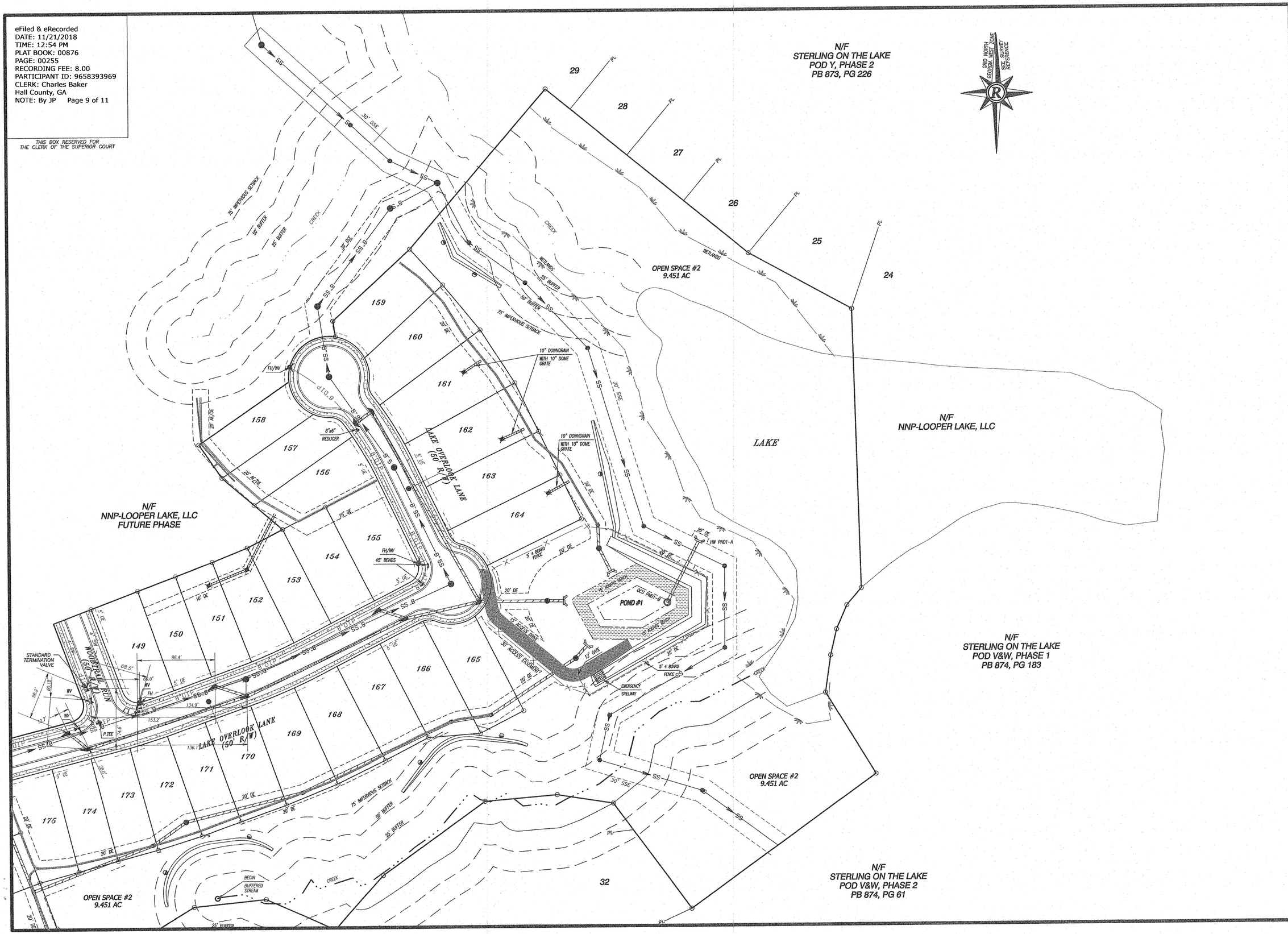
GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLARD

SHEET 8 OF 11

DATE : 9/25/18
SCALE : 1" = 50'
JOB NO : G208033.KNU
FILE NO : #FNLP01
DRAWN BY: WDC

eFiled & eRecorded
DATE: 11/21/2018
TIME: 12:54 PM
PLAT BOOK: 00876
PAGE: 00255
RECORDING FEE: 8.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP Page 9 of 11

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT



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WATER AS-BUILT DRAWING
FOR:
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLARD

SHEET 9 OF 11

DATE : 9/25/18
SCALE : 1" = 50'
JOB NO : G2/06033.KNJ
FILE NO. : *FNLP01
DRAWN BY: WDC

eFiled & eRecorded
DATE: 11/21/2018
TIME: 12:54 PM
PLAT BOOK: 00876
PAGE: 00256
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PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP Page 10 of 11

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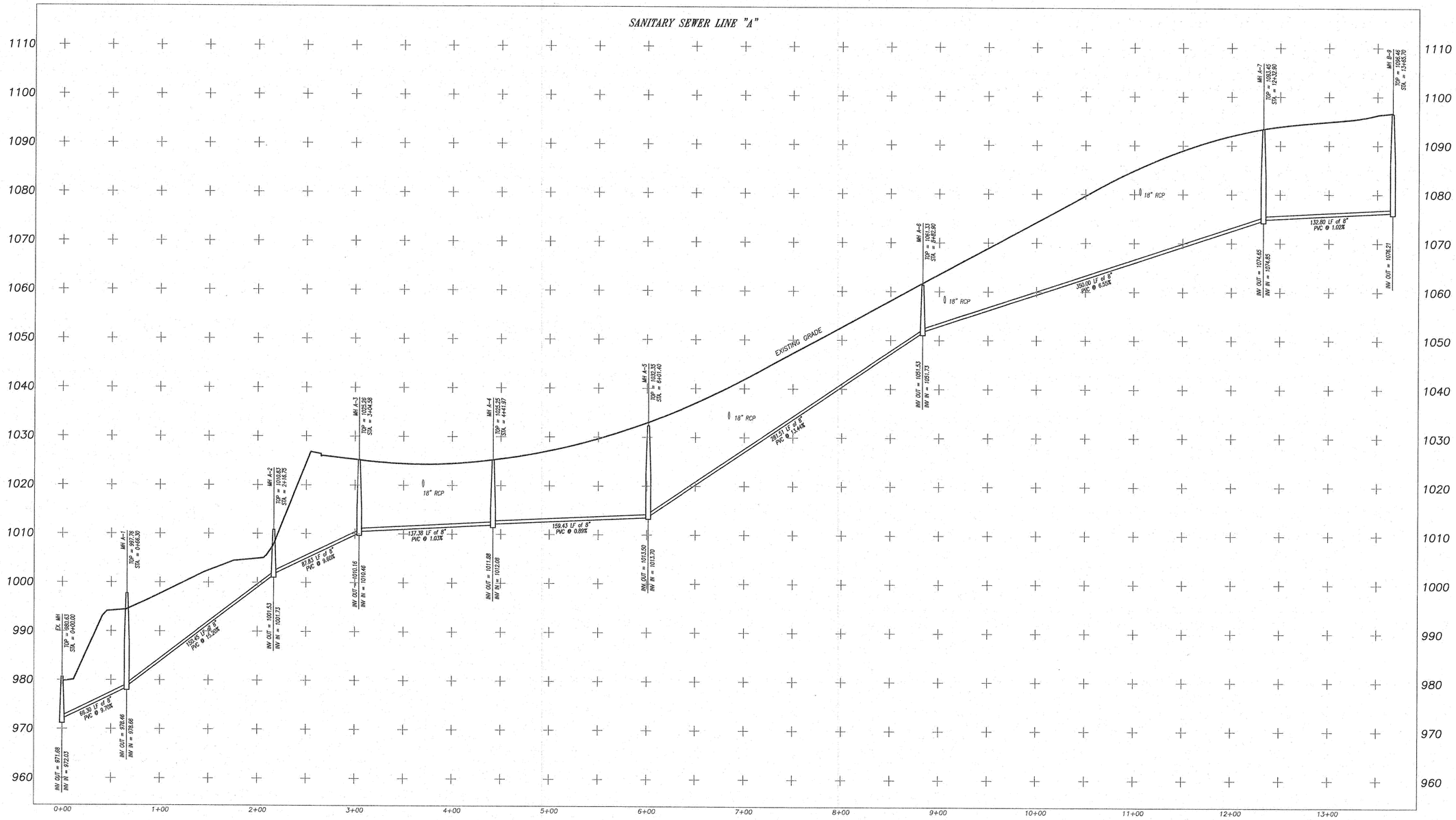

HORZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 10'

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SANITARY SEWER PROFILES
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

REVISIONS

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLARD

SHEET 10 OF 11

DATE : 9/25/18
SCALE :
JOB NO : G208033.KNU
FILE NO. *FNLP01
DRAWN BY: WDC

eFiled & eRecorded
DATE: 11/21/2018
TIME: 12:54 PM
PLAT BOOK: 00876
PAGE: 00257
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PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP Page 11 of 11

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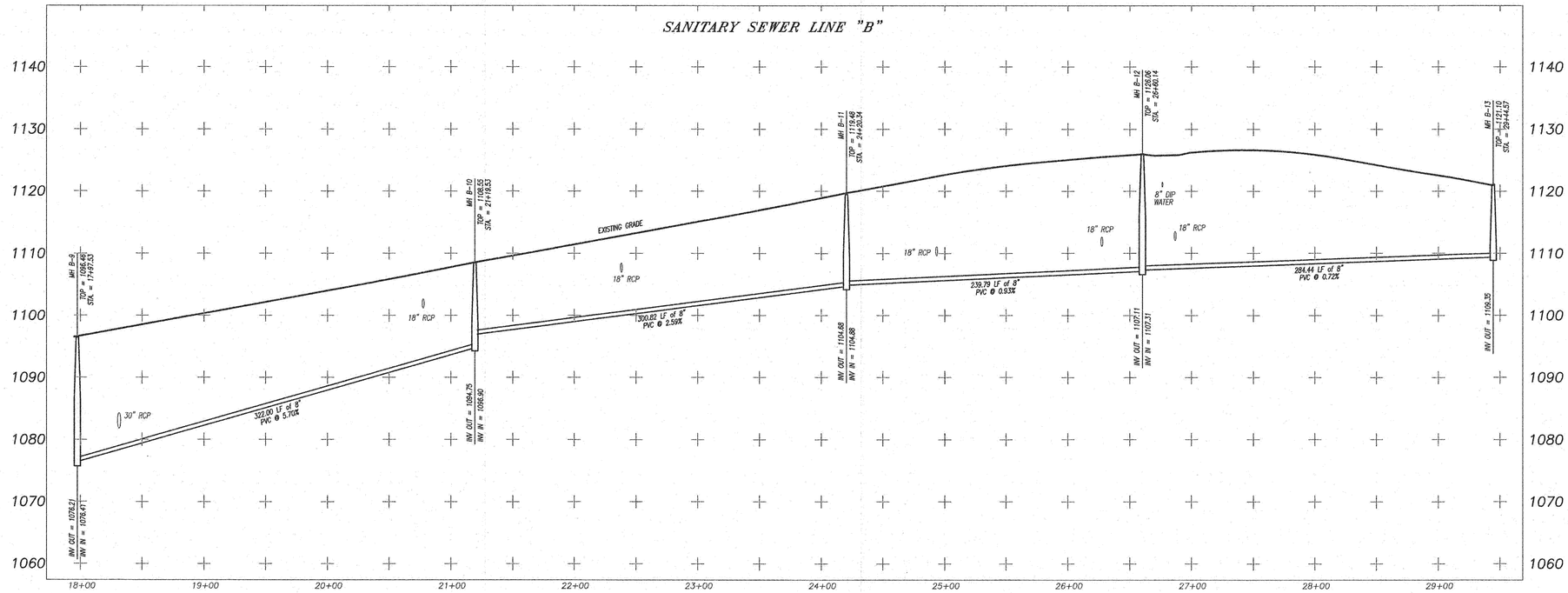

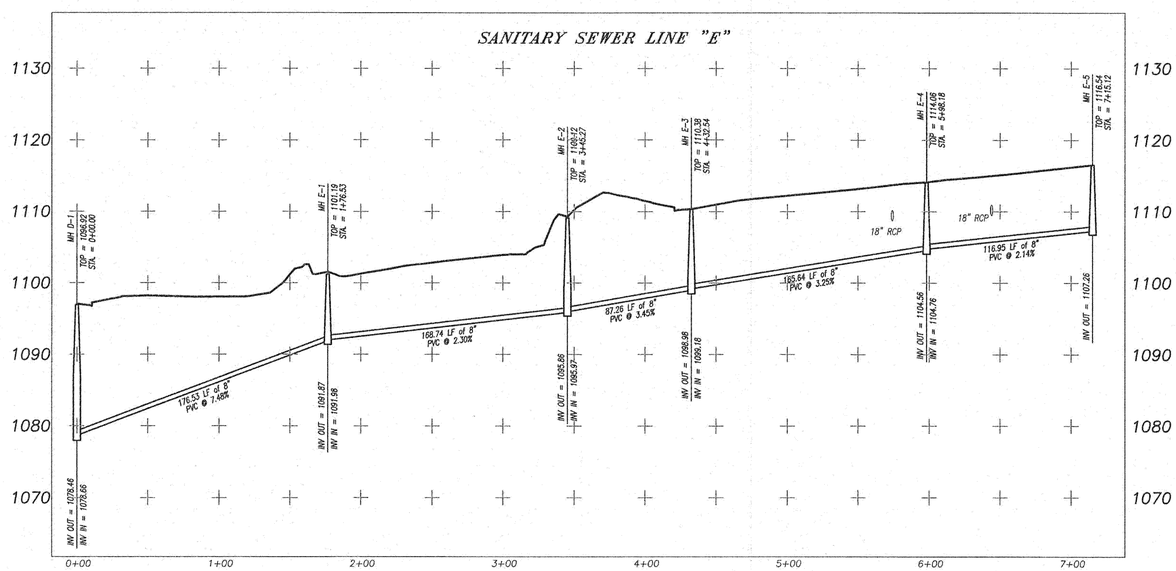

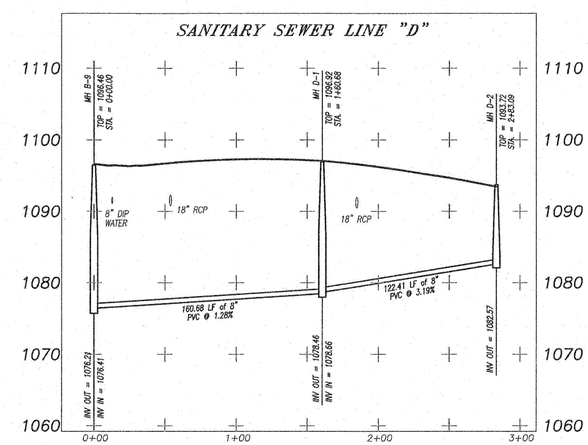

HORZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 10'

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SANITARY SEWER PROFILES
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLARD

SHEET 11 OF 11

DATE : 9/25/18
SCALE : AS SHOWN
JOB NO : 0208033.KNU
FILE NO. *FNLP01
DRAWN BY: WDC

eFiled and eRecorded
DATE: 02/16/2021
TIME: 3:27 PM
PLAT BOOK: 880
PAGE: 19 - 27
FILING FEES: $90.00
PART ID: 9658393969
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA
FILED AND RECORDED FOR
THE CLERK OF THE SUPERIOR COURT

FINAL SUBDIVISION PLAT
FOR
STERLING ON THE LAKE
POD KNUTSON, PHASE 2

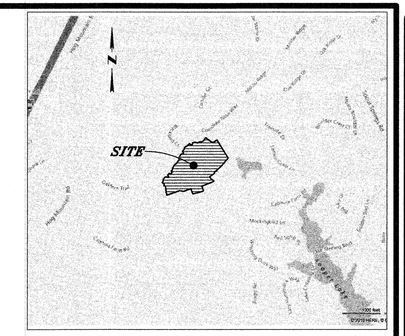
LOCATED IN
G.M.D. 1270
(FLOWERY BRANCH DISTRICT)
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

AREA SUMMARY

LOTS = 9.660 AC
ROADS = 2.274 AC
OPEN SPACE = 14.744 AC

TOTAL AREA = 26.678 ACRES

SCARLET OAK WAY = 1160 LF
WOODTRAIL RUN = 714 LF



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. OWNER: NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BOULEVARD
FLOWERY BRANCH, GEORGIA 30542
(678) 960-0232

2. DEVELOPER: NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BOULEVARD
FLOWERY BRANCH, GEORGIA 30542
(678) 960-0232

3. ENGINEER: ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, NW
GAINESVILLE, GEORGIA 30501
(770) 718-0600

4. MINIMUM LOT SIZE, SETBACKS AND DIMENSIONS ESTABLISHED BY EXHIBIT "A" ORDINANCE NOS. 239-I AND 240-I OF CITY OF FLOWERY BRANCH AS AMENDED.

5. TOTAL AREA = 26.678 ACRES
NUMBER OF LOT = 59
DENSITY = 2.211 LOTS/ACRE.

6. THIS PROPERTY IS ZONED PUD.

7. CITY OF FLOWERY BRANCH PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL PUBLIC EASEMENTS.

8. THIS PROPERTY WILL BE SERVED BY PUBLIC WATER PROVIDED BY GAINESVILLE DEPARTMENT OF WATER AND SEWER.

9. NNP-LOOPER LAKE, LLC PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL PUBLIC EASEMENTS.

10. THERE IS A PERPETUAL EASEMENT TO CITY OF FLOWERY BRANCH DEDICATED ALONG THE RIGHT OF WAY FRONTING ALL LOTS.

11. ALL ROADS, RIGHT OF WAY, PERPETUAL AND STORM EASEMENTS & STREET LIGHTING OF THIS SUBDIVISION ARE HEREBY DEDICATED TO THE CITY OF FLOWERY BRANCH.

12. THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THAT COMMUNITY CHARTER FOR STERLING ON THE LAKE, RECORDED IN DEED BOOK 4828, PAGE 136 HALL COUNTY, GEORGIA RECORDS.

13. STERLING ON THE LAKE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE FOR THE OPEN SPACES AND STORMWATER DETENTION FACILITIES.

14. BEARINGS SHOWN HEREON WERE CALCULATED FROM ANGLES TURNED.

15. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA. NO. 13139C0293 G EFFECTIVE DATE: APRIL 4, 2018.

16. PRIOR TO RECORDATION, IRON PINS (1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER LSF000484"), WERE SET IN ACCORDANCE WITH THE GEORGIA PLAT ACT, AS AMENDED, AT ALL REAR LOT CORNERS. AT TIME OF RECORDATION IRON PINS REMAIN TO BE PLACED ON THE FRONT LOT CORNERS. THESE WILL BE ESTABLISHED AND MARKED IN A SIMILAR FASHION, UPON COMPLETION OF ROAD SHOULDER AND UTILITY CONSTRUCTION. WHERE NATURAL OR MANMADE OBSTACLES OCCUR AT THE FRONT LOT CORNERS (SUCH AS LARGE ROCK OUTCROPPINGS, SIDEWALKS, ETC.) NO IRON PIN WILL BE SET. THE CORNER WILL BE MARKED BY A SURVEYOR'S NAIL IMBEDDED IN THE OBJECT. CORNER PINS OR NAILS SUBSEQUENTLY DAMAGED OR REMOVED WILL BE REPLACED UPON THE REQUEST AND AT THE EXPENSE OF THE CLIENT.

17. THIS PLAT IS FOR THE EXCLUSIVE USE OF NNP-LOOPER LAKE, LLC. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

18. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (39.37 INCHES = 1 METER)

19. THE HORIZONTAL DATUM IS REFERENCED TO NAD 83. THE VERTICAL DATUM IS REFERENCED TO NAVD 88.

20. WETLANDS AND STREAMS AS SHOWN HEREON WERE DELINEATED BY NELSON ENVIRONMENTAL, INC, AND WERE FIELD LOCATED BY ROCHESTER & ASSOCIATES, INC.

21. BUILDINGS AND STRUCTURES ERECTED OR TO BE ERECTED SHALL MEET THE FIRE RESISTANCE RATINGS SPECIFIED IN THE INTERNATIONAL FIRE CODE, LATEST EDITION.

22. SURVEY REFERENCE: RECOMBINATION SURVEY FOR NNP-LOOPER LAKE, LLC., PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED 11/14/17

23. ALL WALL ACCESS EASEMENTS ARE 10' FROM TOP OF WALL AND 10' FROM BOTTOM OF WALL.

24. ALL ELEVATIONS ARE BASED ON MSL.

25. CITY OF FLOWERY BRANCH ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY OR FOR THE EXTENTION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. CITY OF FLOWERY BRANCH DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENT BEYOND THE CITY RIGHT-OF-WAY.

FINAL PLAT APPROVAL:

THE CITY OF FLOWERY BRANCH, GEORGIA CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF FLOWERY BRANCH ZONING ORDINANCE, CONDITIONS OF ZONING AND THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF FLOWERY BRANCH, AND THAT THIS PLAT IS HEREBY APPROVED AND RELEASED FOR RECORDING PURPOSES.

CITY OF FLOWERY BRANCH — DATE 2/6/21

ENGINEER / SURVEYOR
ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, N.W.
GAINESVILLE, GEORGIA 30501
SURVEYOR: RICHARD E. MILLARD, R.L.S.
ENGINEER: KEDRICK C. SCOTT, P.E.

OWNER / DEVELOPER
NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BLVD
FLOWERY BRANCH, GEORGIA 30542
PHONE: (678) 960-0232
CONTACT: JENNIFER LANDERS

OWNER'S CERTIFICATE

State of Georgia

County of Hall

The undersigned certifies that he or she is the owner of the land shown on this plat and that the plat and the public and private improvements contained therein or associated therewith meet all applicable requirements and standards of the Flowery Branch Zoning Ordinance and the Flowery Branch Subdivision and Land Development Ordinance. The owner further acknowledges this plat and allotment to be his free act and deed, and dedicates to the City of Flowery Branch forever all areas shown or indicated on this plat as public streets, easements or other public use areas, and all water system, sewerage and other public improvements.

Owner's name: NNP – LOOPER LAKE, LLC

Owner's address: 7004 LAKE STERLING BLVD, FLOWERY BRANCH, GEORGIA 30542

(Owner's signature) Date 2/3/2020

CERTIFICATE OF OWNERSHIP
(CITY OF GAINESVILLE)
(HALL COUNTY, GEORGIA)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE CITY OF GAINESVILLE FOREVER ALL WATER MAINS, EASEMENTS AND ASSOCIATED APPURTENANCES THEREON SHOWN.

OWNER — DATE 2/3/2020

CERTIFICATE OF OWNERSHIP
(HALL COUNTY, GEORGIA)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO HALL COUNTY FOREVER ALL SEWER MAINS, EASEMENTS AND ASSOCIATED APPURTENANCES THEREON SHOWN.

OWNER — DATE 2/3/2020

ENGINEER'S CERTIFICATE

THE UTILITIES, INFRASTRUCTURE AND PHYSICAL PLACEMENT OF IMPROVEMENTS REFLECTED ON THIS PLAT HAVE BEEN INSTALLED ACCORDING TO EXHIBIT A OF ORDINANCE NOS. 239G AND 240G OF THE CITY OF FLOWERY BRANCH (THE CONDITIONS PLACED UPON FOR ZONING APPROVAL OF THE STERLING ON THE LAKE DEVELOPMENT) AND ARE NOT IN CONFLICT WITH THE DEVELOPMENT REQUIREMENTS OF THE CITY OF FLOWERY BRANCH, NOR THE CONDITIONS OF ZONING APPROVAL SET FORTH IN ORDINANCES NOS. 239-G AND 240-G AS AMENDED BY THE CITY OF FLOWERY BRANCH.

ENGINEER — DATE 2/3/2020

REVISION NOTE #1, DATED 2/9/21
THIS PLAT SUPERSEDES THE PLAT RECORDED IN PLAT BOOK 878 PAGES 235-243. THE PURPOSE OF THIS REVISION IS TO ADD A DRAINAGE EASEMENT ON THE REAR OF LOTS 142-148.

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF TH E PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST.

THE FIELD DATA WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 44,211 FEET, AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 343,210 FEET.
BY: RICHARD E. MILLARD, RLS
GEORGIA LAND SURVEYOR NO. 3044
ADDRESS: 425 OAK STREET N.W. GAINESVILLE GEORGIA
TELEPHONE NUMBER: (770) 718-0600
DATE: 2/9/21

SURVEYOR'S CERTIFICATE

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

2/9/21
REGISTERED GEORGIA LAND SURVEYOR — DATE
Richard E. Millard, GA RLS# 3044
ROCHESTER & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. – LSF000484
Email: remillard@rochester-assoc.com

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

FINAL SUBDIVISION PLAT
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 2
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	2/9/21	SEE REVISION NOTE #1, SHEET #1

REVISIONS

GEORGIA REGISTERED No. 3044 LAND SURVEYOR RICHARD E. MILLARD

SHEET 1 OF 9

DATE : 10/16/19
SCALE : N/A
JOB NO : G20B033.KNU
FILE NO. *FNLPO2
DRAWN BY: WDC

eFiled and eRecorded
DATE: 02/16/2021
TIME: 3:27 PM
PLAT BOOK: 880
PAGE: 19 - 27
FILING FEES: $90.00
PART ID: 9658393969
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

Public Hearing Published	02/13/2018	First Reading	03/01/2018
Public Hearing	03/01/2018	Adopted	03/15/2018

ORDINANCE NO. 239-I & 240-I

AN ORDINANCE AMENDING THE CONCEPTUAL SITE PLAN AND CONDITIONS OF APPROVAL RELATING TO ORDINANCE NUMBERS 239H AND 240H, FOR THE MASTER PLANNED COMMUNITY KNOWN AS "STERLING ON THE LAKE". THE REQUEST IS TO AMEND THE PUD ZONING OF THE PORTION OF THE COMMUNITY KNOWN AS POD Z-12 A 23.67 +/- ACRE PROPERTY IDENTIFIED AS TAX PARCELS 15047 000885, 15047 G000050, 15047 G000051, 15047 G000052, 15047 G000053, 15047 G000054, 15047 G000055, 15047 G000056, 15047 G000057, 15047 G000058, 15047 G000059, 15047 G000060, 15047 G000061, 15047 G000062, 15047 G000063 ALL LOCATED IN GMD 1270 FLOWERY BRANCH DISTRICT, HALL COUNTY, GEORGIA. THE REQUEST IS TO ALTER THE NUMBER OF LOTS WITHIN POD Z-12. SUBJECT PROPERTY IS SHOWN ON ATTACHED EXHIBIT "A" AND LEGALLY DESCRIBED ON ATTACHED EXHIBIT "B" AND SHALL BE SUBJECT TO ALL CONDITIONS SET FORTH AND SHOWN ON ATTACHED EXHIBIT "C"; PROVIDING FOR FINDINGS, SEVERABILITY, REPEALING CONFLICTING ORDINANCES, AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, NNP-Looper Lake, LLC owns all that tracts or parcels of land totaling 23.67+/- acres identified as Parcel Tax Identification Nos. 15047 000885, 15047 G000050, 15047 G000051, 15047 G000052, 15047 G000053, 15047 G000054, 15047 G000055, 15047 G000056, 15047 G000057, 15047 G000058, 15047 G000059, 15047 G000060, 15047 G000061, 15047 G000062, and 15047 G000063 – all located within GMD 1270 Flowery Branch District, Hall County, Georgia. Parcels are shown on Exhibit "A", and as legally described on Exhibit "B"; and

WHEREAS, specific conditions shall be placed on subject parcel as shown on attached exhibit "C"; and

WHEREAS, the City Council of the City of Flowery Branch has considered the application of NNP-Looper Lake, LLC in conjunction with the standards set forth in Article 34 - Section 34.7 of Zoning Ordinance No. 348 of the City of Flowery Branch, Georgia; and

WHEREAS, the City Council held a public hearing at the meeting of March 1, 2018 duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

NOW THEREFORE, THE COUNCIL OF THE CITY OF FLOWERY BRANCH DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. FINDINGS.

The City Council finds that the proposed modified rezoning of the current PUD (Planned Unit Development) is consistent with the adopted standards for governing the exercise of the zoning

power consistent with O.C.G.A. § 36-66-5 and requirements of the Zoning Ordinance as identified below.

1. The proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
2. The proposal is not expected to adversely affect the existing use or usability of adjacent or nearby property.
3. The property could be used in accordance with the existing regulations and has a reasonable economic use as currently zoned HB; however, an alternative use is appropriately considered.
4. The development if approved and constructed is not expected to result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
5. The proposal is in conformity with the policy and intent of the comprehensive plan and the character area map and future land use plan map.
6. The proposal is considered appropriate in view of existing use(s) and zoning of the subject property and nearby properties.
7. No determination has been made by staff with regard to the value differential between development under the current zoning as opposed to the modified PUD.
8. A proposed development will not be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
9. There are no known adverse effects that would result from the change in zoning district map, or change in use, on the character of a zoning district.
10. Development as proposed is not expected to impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality. Compliance with city subdivision and land development regulations will be required, which include but are not limited to soil erosion and sedimentation, stormwater, and flood damage prevention.

SECTION 2. LEGAL DESCRIPTION AND CONDITIONS.

The rezoning of the subject parcel, as shown on Exhibit "A" and as legally described in Exhibit "B", to a modified PUD (Planned Unit Development). Conditions as set forth in Exhibit "C". Said Exhibits are incorporated by reference as if fully set forth herein.

SECTION 3. AMENDMENT OF THE ZONING MAP.

This Ordinance is enacted as an amendment to the Zoning Map of Flowery Branch, Georgia. Accordingly, the Zoning Administrator is hereby authorized to update the Official Map consistent with Article 3 of the Zoning Ordinance.

SECTION 4. SEVERABILITY.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE.

The effective date of this Ordinance shall be upon adoption by the City Council of the City of Flowery Branch, Georgia.

SECTION 6. REPEALER.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Adopted this 15th day of March 2018.

Janice M. Miller, Mayor

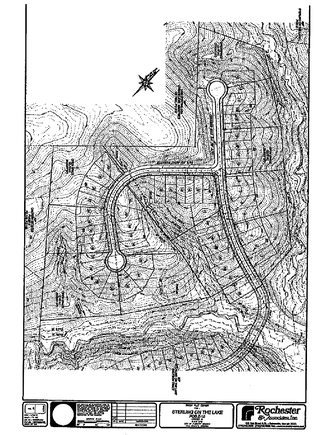
ATTEST

Melissa McCain, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, Jr., City Attorney

Attachment "A"



Attachment "B"

The overall development is approximately 1001 +/- acres located near the intersection of Capitola Farm Road and Spout Springs Road. The property is described as: **POD Z-12** - a 23.67 acre parcel of real property owned by NNP - Looper Lake, LLC, being known as a portion of **POD Z** (lots 50 – 61) on that plat of survey prepared by Hayes, James & Associates, Inc. recorded on November 8, 2016; and further identified as all or portions of tax identification numbers: 15047 000885, 15047 G000050, 15047 G000051, 15047 G000052, 15047 G000053, 15047 G000054, 15047 G 000055, 15047 G000056, 15047 G000057, 15047 G000058, 15047 G000059, 15047 G000060, 15047 G000061 15047 G000062, 15047 G000063 all located in GMD 1270 Flowery Branch District, Hall County, Georgia.

Attachment "C"

All conditions of zoning as set forth in Ordinances 239 and 240 and all subsequent and relevant modifications shall apply to Pod Z-12.

Applicant has agreed to close Cherokee Rose Way prior to land disturbance activity.

Additionally, the following, as submitted by the applicant, shall be part of the conditions of zoning:

- **POD Z-12 (a portion of POD Z)** – **POD Z-12** is a previously developed, 12 lot portion of Pod Z located on Cherokee Rose Lane and Blackbird Court, north of Capitola Farm Road. The Pod Z Final Plat was recorded last recorded on November 8, 2016. The Applicant is requesting that 12 of the 61 previously platted "Estate" lots be converted to 55 – 42'/52' lots. These 55 – 42'/52' lots will be incorporated into the previously unnamed "Knutson" parcel and will be developed as a phase of "Knutson". **POD Z-12** will no longer be accessed through **POD Z** and only through the "Knutson" parcel. The Applicant believes that the amendments are necessary in order to meet current buyer trends and market conditions.

1. **Binding Site Plan and Conditions for Amendment 239I and 240I.** That area shown as "Amendment 239I and 240I," shown on the colored map, "PUD Amendments, Sterling on the Lake," shall be governed by this condition of approval, and shall be substantially in accordance with the Conceptual Master Plan for Sterling on the Lake. In addition, the lots shall be governed by the standards (lot width, depth, setback, building coverage, and floor area) shown below:

    - Property shown as Amendment 239I and 240I, shall be permitted for a maximum of 55 – 42'/52' lots for construction of stick built single family homes only. Applicant shall be permitted to allow the creation of fee-simple single family home lots. Lot design shall be classified as fee simple ownership with no minimum lot width or depth required.
    - The elevations will be consistent with the "Arts and Craft", "Craftsman", and "Traditional" architectural theme evident throughout the Sterling on the Lake development. All elevations shall be reviewed and approved by the Sterling on the Lake, DRC prior to submittal to the City.
    - Applicant shall provide designated open spaces as conceptually illustrated on the binding site plan.
    - All maintenance of roadways and storm water facilities (except storm water management facilities) shall be the responsibility of the City. Roadway design revisions shall be reviewed and approved by the City Engineer and Hall County Fire Department. All road improvements within the property including curbs and gutters shall be constructed or re-

constructed to City standards. Applicant shall construct the roadways in accordance with the "Typical Roadway Layouts." Maintenance and ownership of all roadways within Pod Z-12 shall be the responsibility of the City.
    - Applicant shall provide driveways at each unit that will support two parking spaces.
    - Applicant to utilize Home Owners Association (HOA) or equivalent to provide for all common area maintenance.
    - Applicant shall obtain approval from Hall County Fire Department for proposed roadway and access layout, prior to LDP issuance.
    - All requirements imposed under this Ordinance shall be the standards of the development regardless of any change in ownership.

STATEMENTS OF FACT

Pursuant to Article 34 of the Flowery Branch Zoning Ordinance this amendment to the conceptual master site plan and conditions of approval relating to Ordinance No. 239 and 240 (as amended most recently dated May 4, 2017), to alter the number of lots within **POD Z-12** submit the following Statements of Fact:

A. **POD Z-12** will be developed in general conformance with the enclosed Master Plan. However, the developer will have the right to adjust roads, change lot sizes, and vary the POD density as long as the overall density of the project remains within the previously approved limits. This change is not considered significant and is consistent with previously developed PODs within Sterling on the Lake.

B. The proposed zoning amendment will not adversely affect adjacent property or the overall community as this section of **POD Z** does not contain existing homes and is minor in nature.

C. The property to be affected by the proposed zoning amendment will have more market acceptance with the proposed amendments and will not create any adverse impacts.

D. The proposed zoning amendment will not impact the overall density for the master site plan. As the density has not changed, there are no anticipated additional impacts on existing streets, utilities, or schools.

E. The proposed zoning amendment is minor in scope and involves a re-

allocation of previously approved density for Sterling on The Lake. The proposed zoning amendment is consistent with the spirit and intent of the Community Agenda (Comprehensive Plan), Character Area Map and Future Land Use Map as these documents identify the subject property as "Suburban Residential" and "Planned Unit Development" (PUD). The proposed zoning amendment is consistent with these designations.

F. The changing conditions in the local real estate market have defined product types that are suitable for this market segment within Sterling on the Lake.

G. **POD Z-12** is zoned PUD. Adjacent zonings are as follows:
    - POD Z – PUD
    - Knutson – PUD
    - Oak Fern Estates – AR-III
    - LBM Central USA Evangelical Ministries – R-I

H. The proposed zoning amendment will not significantly impact the value of the property as these changes are more technical in nature

I. The proposed amendment to alter the development standards and re-allocate density will not confer upon the property owner any special privileges that are denied to other properties within the surrounding district. The proposed amendment should not impact the surrounding property owners as the residential use has not changed.

J. The proposed rezoning amendment will not create an isolated zoning district as the subject area is zoned PUD (Planned Unit Development) and will not change. Further, the granting of the requested modifications will be in harmony with the purpose and intent of the City's regulations and will not be injurious to the neighborhood and general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value. To assure that the proposed modifications do not negatively impact the surrounding neighborhood or general public, specific implementation language will be required. The applicant agrees to comply with all previous conditions of approval unless modified by this grant.

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

FINAL SUBDIVISION PLAT
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 2
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	2/9/21	SEE REVISION NOTE #1, SHEET #1

REVISIONS

GEORGIA REGISTERED No. LAND SURVEYOR RICHARD E. MILLARD

SHEET 2 OF 9

DATE : 10/16/19
SCALE : N/A
JOB NO : G208033.KNU
FILE NO. #7NLP02
DRAWN BY: WDC

eFiled and eRecorded
DATE: 02/16/2021
TIME: 3:27 PM
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PART ID: 9658393969
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA

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THE CLERK OF THE SUPERIOR COURT

K. The proposed zoning amendment will not change the zoning district map or the character of the zoning district as this change is primarily related to reallocation of density only.

L. The proposed rezoning amendment will not create an impact on the environment as it relates to soil and erosion, flooding, drainage or water quality. The Applicant will comply with all local and state requirements pertaining to soil and erosion as well as water quality. The subject POD Z-

9 | Page

12 is outside of the future floodplain zone.

M. The granting of the proposed zoning amendment is consistent with the overall zoning scheme and the purpose of the Zoning Ordinance. Specifically, the Applicant is asking for an amendment for reallocation of lot density. However, the developer will have the right to adjust roads, change lot sizes, and vary the POD density as long as the overall density of the project remains within the previously approved limits.

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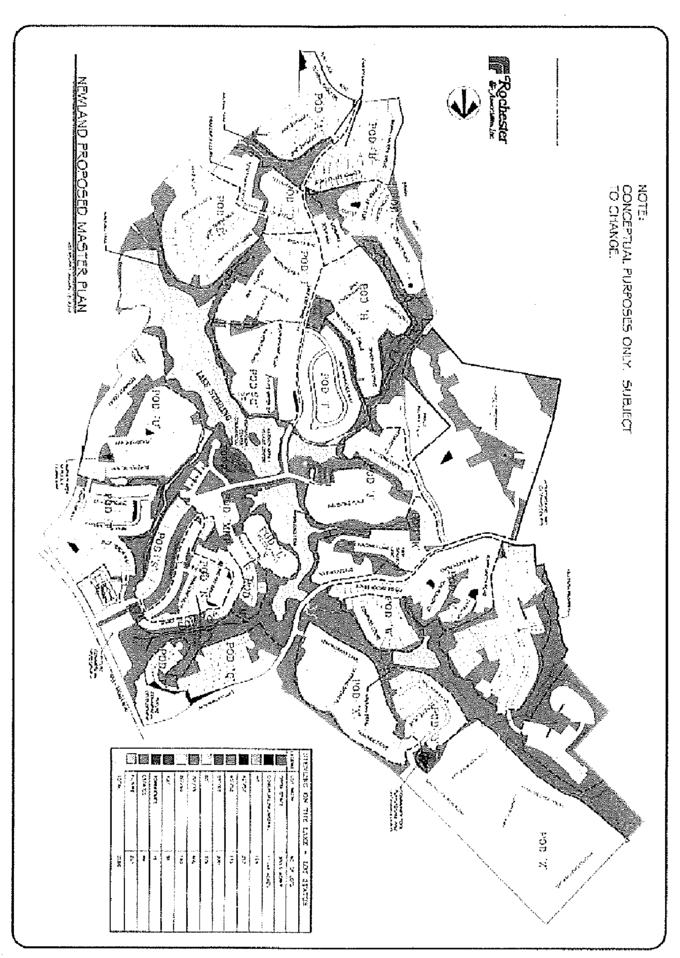
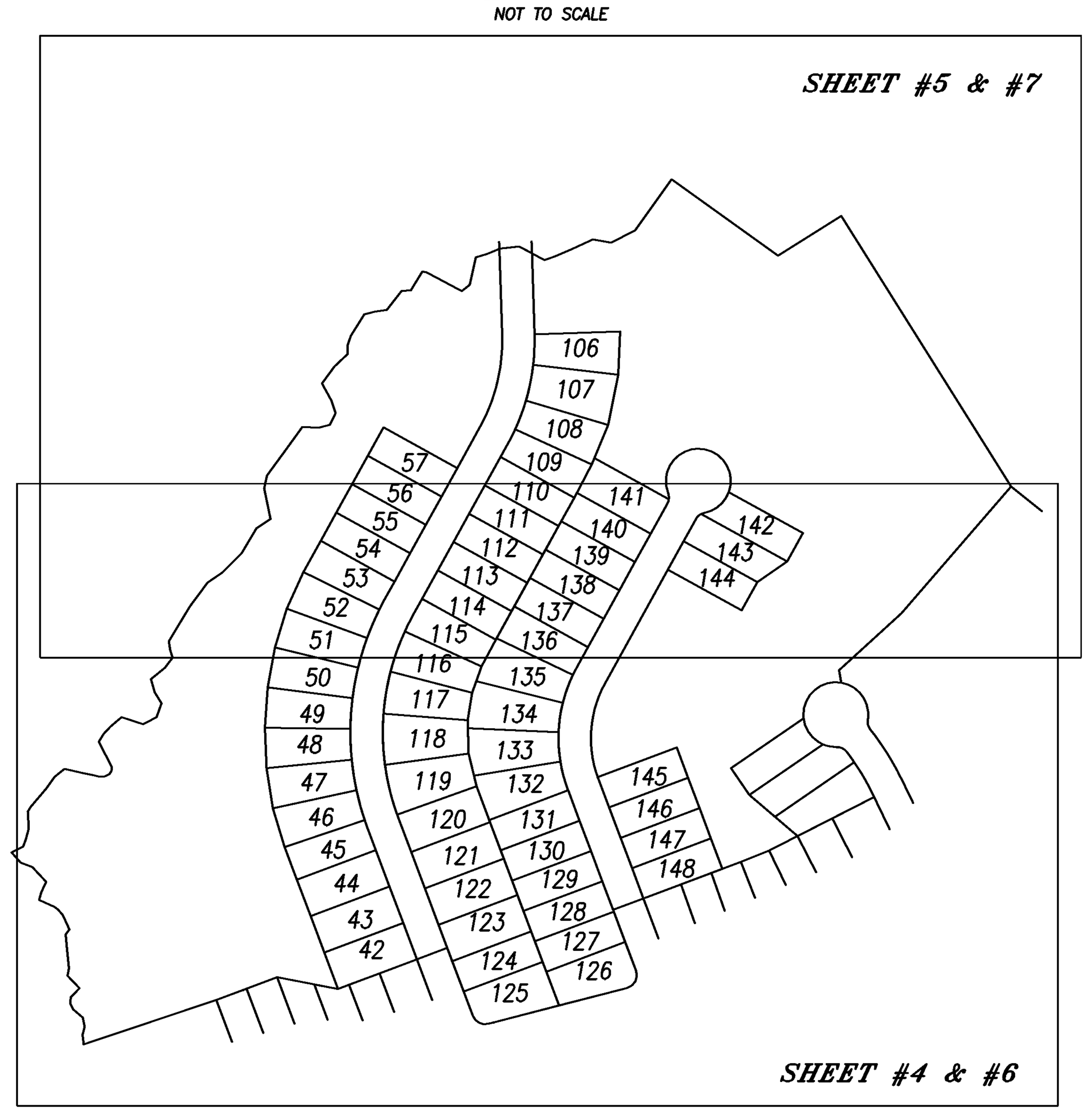
11 | Page



SHEET INDEX
NOT TO SCALE



BOUNDARY CALL TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS
1	N07°47'36"W	14.89'		
2	N15°30'36"E	12.89'		
3	N12°17'51"W	14.48'		
4	N50°09'16"W	19.46'		
5	N25°37'41"W	10.28'		
6	N06°00'53"E	9.68'		
7	N43°41'28"E	19.35'		
8	N43°42'23"W	26.53'		
9	N10°58'26"E	11.64'		
10	N06°07'51"W	28.70'		
11	N05°38'42"W	23.82'		
12	N37°52'11"E	9.51'		
13	N24°49'53"W	25.08'		
14	N41°23'58"W	10.85'		
15	N52°10'05"W	6.32'		
16	N65°08'08"W	26.18'		
17	N14°45'46"E	11.93'		
18	N25°04'15"E	18.06'		
19	N42°54'04"W	31.28'		
20	N69°26'48"W	19.53'		
21	N41°33'24"W	20.53'		
22	N62°42'19"E	19.95'		
23	N21°02'05"E	11.39'		
24	N15°20'59"E	17.88'		
25	N03°22'07"W	26.09'		
26	N30°28'16"E	8.38'		
27	N40°23'13"E	37.60'		
28	N35°40'29"E	21.84'		
29	N50°37'09"E	17.02'		
30	N50°37'09"E	2.64'		
31	S76°49'04"E	22.70'		
32	S74°15'45"E	4.31'		
33	S79°41'28"E	18.69'		
34	S75°52'28"E	8.89'		
35	N88°46'04"E	8.83'		
36	N64°46'28"E	8.28'		
37	N27°50'39"E	5.80'		
38	N07°24'35"E	5.69'		
39	N27°28'45"W	43.86'		
40	N31°44'05"E	14.02'		
41	N43°29'36"E	15.87'		
42	N49°02'39"E	22.36'		
43	S71°57'38"E	35.05'		
44	N62°01'16"E	23.38'		
45	N20°06'31"E	22.63'		
46	N31°45'16"W	20.20'		
47	N16°20'55"W	20.89'		
48	N50°19'37"E	27.66'		
49	N38°31'27"E	19.60'		
50	N17°45'01"W	12.47'		
51	N08°25'05"W	13.64'		
52	N31°04'31"E	63.04'		
53	N36°12'48"E	45.64'		
54	N56°30'47"E	27.76'		
55	N44°47'32"E	41.91'		
56	N30°40'22"E	44.92'		
57	N56°25'13"E	25.94'		
58	N11°41'52"W	48.24'		
59	N12°54'08"E	20.22'		
60	N35°49'09"E	45.32'		
61	N36°16'46"E	46.96'		
62	S88°52'04"E	26.14'		
63	N76°01'50"E	16.91'		
64	N25°13'33"E	20.28'		
65	N18°42'31"W	20.20'		
66	N28°36'27"W	30.24'		
67	N37°02'12"E	32.31'		
68	N46°06'38"E	27.91'		
69	N00°52'24"E	13.44'		
70	N18°23'15"E	15.57'		
71	N31°52'52"E	38.83'		
72	N75°12'43"E	17.62'		
73	N81°39'36"E	18.21'		
74	N37°52'08"E	37.05'		
75	N88°02'33"E	14.19'		
76	N31°33'48"E	34.01'		
77	S83°30'07"E	5.61'		
78	S62°14'17"E	62.49'		
79	N51°26'44"E	15.64'		
80	N12°41'38"E	43.28'		
81	N72°56'59"E	17.67'		
82	N67°45'05"E	22.01'		
83	N83°36'49"E	29.44'		
84	S61°35'28"E	44.48'		
85	N70°15'34"E	17.49'		
86	N66°52'43"E	27.46'		
87	N65°08'30"E	36.34'		
88	S79°53'42"E	28.73'		
89	N62°24'58"E	41.50'		
90	S08°56'03"E	19.51'		
91	N46°23'42"E	80.00'	92.73'	50.00'
92	S27°27'31"W	29.76'	33.56'	20.00'
93	S74°58'51"W	9.33'	9.33'	491.74'
94	N63°05'06"W	27.01'	29.65'	20.00'
95	S69°23'33"W	50.00'		

RIGHT-OF-WAY CALL TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS
96	N20°36'27"W	60.00'		
97	N20°36'27"W	60.00'		
98	N20°36'27"W	60.00'		
99	N20°36'27"W	34.03'		
100	N19°34'47"W	15.25'	15.25'	425.00'
101	N15°20'10"W	47.68'	47.70'	425.00'
102	N08°54'18"W	47.68'	47.70'	425.00'
103	N02°28'27"W	47.68'	47.70'	425.00'
104	N03°57'25"E	47.68'	47.70'	425.00'
105	N10°23'17"E	47.68'	47.70'	425.00'
106	N16°49'08"E	47.68'	47.70'	425.00'
107	N23°15'00"E	47.68'	47.70'	425.00'
108	N27°41'59"E	18.31'	18.31'	425.00'
109	N28°56'02"E	30.82'		
110	N28°56'02"E	50.00'		
111	N28°56'02"E	50.00'		
112	N28°56'02"E	50.00'		
113	N28°56'02"E	50.00'		
114	N28°56'02"E	72.32'		
115	N16°50'12"E	115.27'	116.13'	275.00'
116	N01°27'50"E	31.42'	31.44'	275.00'
117	N01°48'41"W	133.34'		
118	N67°45'05"E	1.31'		
120	S61°35'28"E	22.48'		
121	S01°48'41"E	115.19'		
122	S01°48'41"E	9.64'		
123	S02°21'41"W	47.30'	47.34'	325.00'
124	S11°30'13"W	56.31'	56.38'	325.00'
125	S20°37'05"W	46.98'	47.02'	325.00'
126	S26°50'54"W	23.65'	23.66'	325.00'
127	S28°56'02"W	24.86'		
128	S28°56'02"W	50.00'		
129	S28°56'02"W	50.00'		
130	S28°56'02"W	50.00'		
131	S28°56'02"W	50.00'		
132	S28°56'02"W	50.00'		
133	S28°56'02"W	28.28'		
134	S26°44'53"W	28.61'	28.61'	375.00'
135	S19°31'30"W	65.85'	65.94'	375.00'
136	S09°27'01"W	65.85'	65.94'	375.00'
137	S01°38'16"E	79.06'	79.20'	375.00'
138	S13°44'21"E	79.06'	79.20'	375.00'
139	S20°11'55"E	5.35'	5.35'	375.00'
140	S20°36'27"E	55.93'		
141	S20°36'27"E	60.00'		
142	S20°36'27"E	60.00'		
143	S20°36'27"E	38.10'		
144	N20°36'27"W	50.00'		
145	N20°36'27"W	50.00'		
146	N20°36'27"W	50.00'		
147	N20°36'27"W	50.00'		
148	N20°36'27"W	1.39'		
149	N14°56'34"W	44.42'	44.49'	225.00'
150	N03°27'06"W	45.68'	45.76'	225.00'
151	N08°12'04"E	45.68'	45.76'	225.00'
152	N19°51'14"E	45.68'	45.76'	225.00'
153	N27°18'26"E	12.78'	12.78'	225.00'
154	N28°56'02"E	36.08'		
155	N28°56'02"E	50.00'		
156	N28°56'02"E	50.00'		
157	N28°56'02"E	50.00'		
158	N28°56'02"E	50.00'		
159	N28°56'02"E	52.87'		
160	N18°29'22"E	7.25'	7.29'	20.00'
161	N06°30'29"W	10.05'	10.16'	20.00'
162	N89°30'24"E	93.63'	192.98'	50.00'
163	S49°30'06"W	49.13'	51.36'	50.00'
164	S71°10'00"W	5.40'	5.42'	20.00'
165	S46°10'10"W	11.85'	12.03'	20.00'
166	S28°56'02"W	38.68'		
167	S28°56'02"W	50.00'		
168	S28°56'02"W	200.27'		
169	S04°25'14"W	145.22'	149.74'	175.00'
170	S20°36'27"E	48.43'		
171	S20°36'27"E	50.00'		
172	S20°36'27"E	50.00'		
173	S20°36'27"E	50.00'		
174	S20°21'01"E	1.57'	1.57'	175.00'

MINIMUM HEATED FLOOR AREA PER DWELLING	DESCRIPTIONS PROJECTED LOT CONFIGURATION			SET BACKS			MAXIMUM BUILDING HEIGHT
	LOT TYPE	LOT WIDTH	LOT DEPTH	FRONT YARD	REAR YARD	SIDE YARD	
1000 sq.ft.	A	(4) 50'/55'	100'	20'	20'	(1) 0' MIN-TOTAL 10'	35'
1200 sq.ft.	B	(4) 60'/65'	120'	20'	25'	(1) 0' MIN-TOTAL 10'	35'
1200 sq.ft.	C	(5) 70'/75'	130'	25'	30'	(2) 5' MIN-TOTAL 15'	35'
1200 sq.ft.	D	(5) 80'/85'	140'	25'	30'	(2) 5' MIN-TOTAL 15'	40'
1200 sq.ft.	E	(5) 90'/95'	140'	25'	30'	(2) 5' MIN-TOTAL 15'	40'
1200 sq.ft.	F	(6) 100'	140'	35'	35'	(2) 5' MIN-TOTAL 15'	40'
1200 sq.ft.	G	(8) 40'	115'	20'	20'	(1) 0' MIN-TOTAL 10'	35'
1000 sq.ft.	(7) FEE SIMPLE TOWNHOUSE			25'	25'	(3) 15'	50'

(1) THERE MUST BE A MINIMUM OF 10' BETWEEN BUILDINGS AT THE ADJACENT SIDE YARD SETBACK
(2) THE SIDE YARD SETBACK SHALL BE MINIMUM OF 5' ON ONE SIDE WITH A MINIMUM TOTAL OF 15' BETWEEN BUILDINGS AT THE ADJACENT SIDE YARD SETBACK
(3) THERE SHALL BE A MINIMUM 15' SETBACK ALONG ALL OTHER PROPERTY LINES OTHER THAN THE FRONT AND REAR YARD
(4) LOT CLASSIFIED AS "VILLAGE LOT" AS FOUND IN DESIGN GUIDELINES FOR R.H.L.C. UNDER "SUB-NEIGHBORHOOD SPECIFICATIONS"
(5) LOT CLASSIFIED AS "MANOR LOT" AS FOUND IN DESIGN GUIDELINES FOR R.H.L.C. UNDER "SUB-NEIGHBORHOOD SPECIFICATIONS"
(6) LOT CLASSIFIED AS "ESTATE LOT" AS FOUND IN DESIGN GUIDELINES FOR R.H.L.C. UNDER "SUB-NEIGHBORHOOD SPECIFICATIONS"
(7) SPECIFIC SPECIFICATIONS WILL BE DEVELOPED FOR FEE SIMPLE TOWNHOUSES. HOWEVER, DESIGN SHALL DEPICT THE CLASSIC AMERICAN AND EUROPEAN ARCHITECTURE.
(8) TYPE "G" LOT-DWELLING SIZE 1,200 SF - 2,400 SF

*THE MAXIMUM IMPERVIOUS AREA ALLOWED FOR TYPE 'A' LOTS IS 2,600 SF.

	R/W	PAVING B.O.C.	CURB WIDTH (EACH SIDE)	PLANTING STRIP	SIDEWALK STRIP	UTILITY EASEMENT
COLLECTOR	60'	28'	(1) 2'	(3) 6'	(4) 10'	(6) 7'
SUB-COLLECTOR	50'	24'	(2) 2'	6'	(5) 6'	(6) 6'
NEIGHBORHOOD (ACCESS)	50'	22'	(2) 2'	6'	(5) 6'	(6) 5'

(1) CONCRETE CURB AND GUTTER
(2) CONCRETE ROLLED EDGE CURB
(3) 6' WIDE PLANTING STRIP ON SIDE WITH SIDEWALK. 16' WIDE SHOULDER AND LANDSCAPE STRIP ON SIDE WITH NO SIDEWALK
(4) 8' WIDE CURVILINEAR SIDEWALK MEANDERS ALONG 10' WIDE SIDEWALK STRIP - ONE SIDE OF STREET ONLY
(5) 4' WIDE CURVILINEAR SIDEWALK MEANDERS ALONG 6' WIDE SIDEWALK STRIP - BOTH SIDES OF STREET
(6) UTILITY EASEMENT OUTSIDE OF STREET RIGHT-OF-WAY. BOTH SIDES OF STREET

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FINAL SUBDIVISION PLAT
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 2
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	2/9/21	SEE REVISION NOTE #1, SHEET #1

REVISIONS

GEORGIA REGISTERED No. LAND SURVEYOR RICHARD E. MILLARD

SHEET 3 OF 9

DATE : 10/16/19
SCALE : N/A
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FILE NO. *FNLP02
DRAWN BY: WDC

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Hall County, GA
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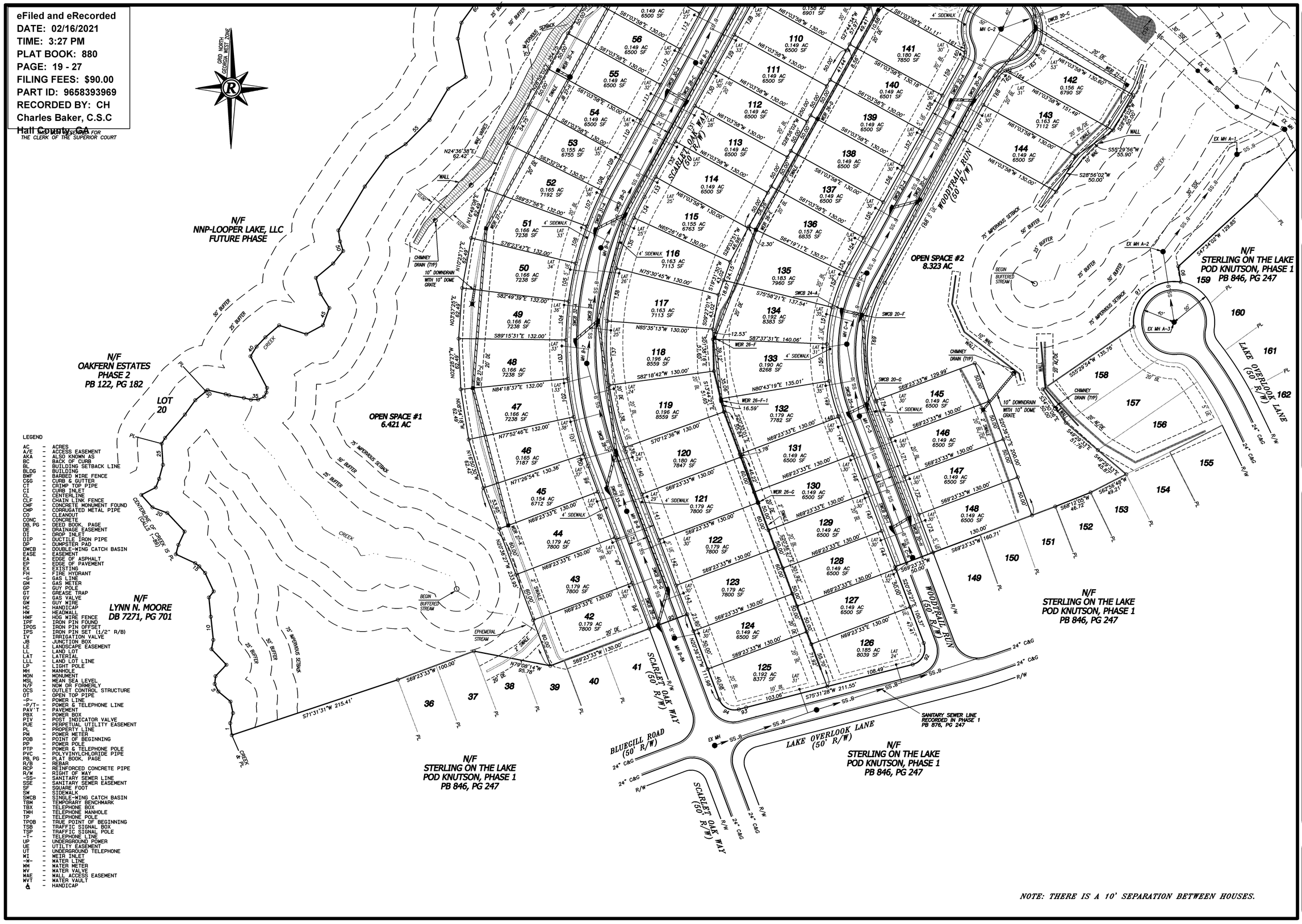

LEGEND

AC	-	ACRES
A/E	-	ACCESS EASEMENT
AKA	-	ALSO KNOWN AS
BC	-	BACK OF CURB
BL	-	BUILDING SETBACK LINE
BLDG	-	BUILDING
BWF	-	BARBED WIRE FENCE
C&G	-	CURB & GUTTER
CI	-	CRIMP TOP PIPE
CI	-	CURB INLET
CL	-	CENTERLINE
CLF	-	CHAIN LINK FENCE
CMF	-	CONCRETE MONUMENT FOUND
CMP	-	CORRUGATED METAL PIPE
CO	-	CLEANOUT
CONC	-	CONCRETE
DB, PG	-	DEED BOOK, PAGE
DE	-	DRAINAGE EASEMENT
DI	-	DROP INLET
DIP	-	DUCTILE IRON PIPE
DP	-	DUMPSTER PAD
DWCB	-	DOUBLE-WING CATCH BASIN
EASE	-	EASEMENT
EA	-	EDGE OF ASPHALT
EP	-	EDGE OF PAVEMENT
EX	-	EXISTING
FH	-	FIRE HYDRANT
-G-	-	GAS LINE
GM	-	GAS METER
GP	-	GUY POLE
GT	-	GREASE TRAP
GV	-	GAS VALVE
GW	-	GUY WIRE
HC	-	HANDICAP
HW	-	HEADWALL
HWF	-	HOG WIRE FENCE
IPF	-	IRON PIN FOUND
IPOS	-	IRON PIN OFFSET
IPS	-	IRON PIN SET (1/2" R/B)
IV	-	IRRIGATION VALVE
JB	-	JUNCTION BOX
LE	-	LANDSCAPE EASEMENT
LL	-	LAND LOT
LAT	-	LATERAL
LLL	-	LAND LOT LINE
LP	-	LIGHT POLE
MH	-	MANHOLE
MON	-	MONUMENT
MSL	-	MEAN SEA LEVEL
N/F	-	NOW OR FORMERLY
OCS	-	OUTLET CONTROL STRUCTURE
OT	-	OPEN TOP PIPE
-P-	-	POWER LINE
-P/T-	-	POWER & TELEPHONE LINE
PAV'T	-	PAVEMENT
PBX	-	POWER BOX
PIV	-	POST INDICATOR VALVE
PUE	-	PERPETUAL UTILITY EASEMENT
PL	-	PROPERTY LINE
PM	-	POWER METER
POB	-	POINT OF BEGINNING
PP	-	POWER POLE
PTP	-	POWER & TELEPHONE POLE
PVC	-	POLYVINYLCHLORIDE PIPE
PB, PG	-	PLAT BOOK, PAGE
R/B	-	REBAR
RCP	-	REINFORCED CONCRETE PIPE
R/W	-	RIGHT OF WAY
-SS-	-	SANITARY SEWER LINE
SSE	-	SANITARY SEWER EASEMENT
SF	-	SQUARE FOOT
SW	-	SIDEWALK
SWCB	-	SINGLE-WING CATCH BASIN
TBM	-	TEMPORARY BENCHMARK
TBX	-	TELEPHONE BOX
TMH	-	TELEPHONE MANHOLE
TP	-	TELEPHONE POLE
TPOB	-	TRUE POINT OF BEGINNING
TSB	-	TRAFFIC SIGNAL BOX
TSP	-	TRAFFIC SIGNAL POLE
-T-	-	TELEPHONE LINE
UP	-	UNDERGROUND POWER
UE	-	UTILITY EASEMENT
UT	-	UNDERGROUND TELEPHONE
WI	-	WEIR INLET
-W-	-	WATER LINE
WM	-	WATER METER
WV	-	WATER VALVE
WAE	-	WALL ACCESS EASEMENT
WVT	-	WATER VAULT
♿	-	HANDICAP

NOTE: THERE IS A 10' SEPARATION BETWEEN HOUSES.

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FINAL SUBDIVISION PLAT
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 2
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	2/9/21	SEE REVISION NOTE #1, SHEET #1

REVISIONS

GRAPHIC SCALE
25' 0' 50' 100'

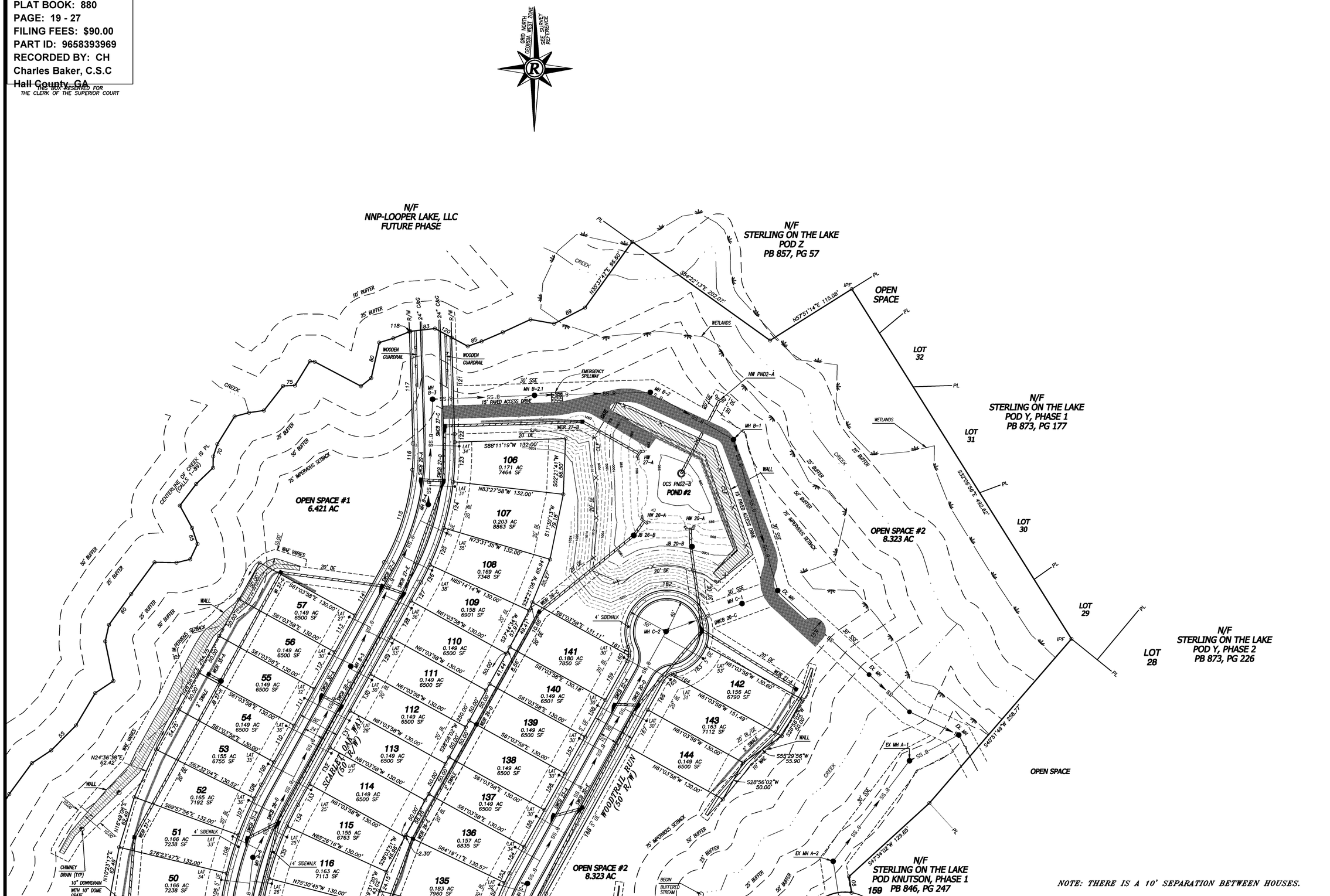
GEORGIA REGISTERED No. LAND SURVEYOR RICHARD E. MILLARD

SHEET 4 OF 9

DATE : 10/16/19
SCALE : 1" = 50'
JOB NO : C208033.KNU
FILE NO. *FNLP02
DRAWN BY: WDC

eFiled and eRecorded
DATE: 02/16/2021
TIME: 3:27 PM
PLAT BOOK: 880
PAGE: 19 - 27
FILING FEES: $90.00
PART ID: 9658393969
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT



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FINAL SUBDIVISION PLAT
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 2
LOCATED IN
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HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	2/9/21	SEE REVISION NOTE #1, SHEET #1

REVISIONS

GRAPHIC SCALE
25' 0' 50' 100'

GEORGIA REGISTERED No. LAND SURVEYOR RICHARD E. MILLARD

SHEET 5 OF 9

DATE : 10/16/19
SCALE : 1 "= 50'
JOB NO : G20B033.KNU
FILE NO. #7NLP02
DRAWN BY: WDC

eFiled and eRecorded
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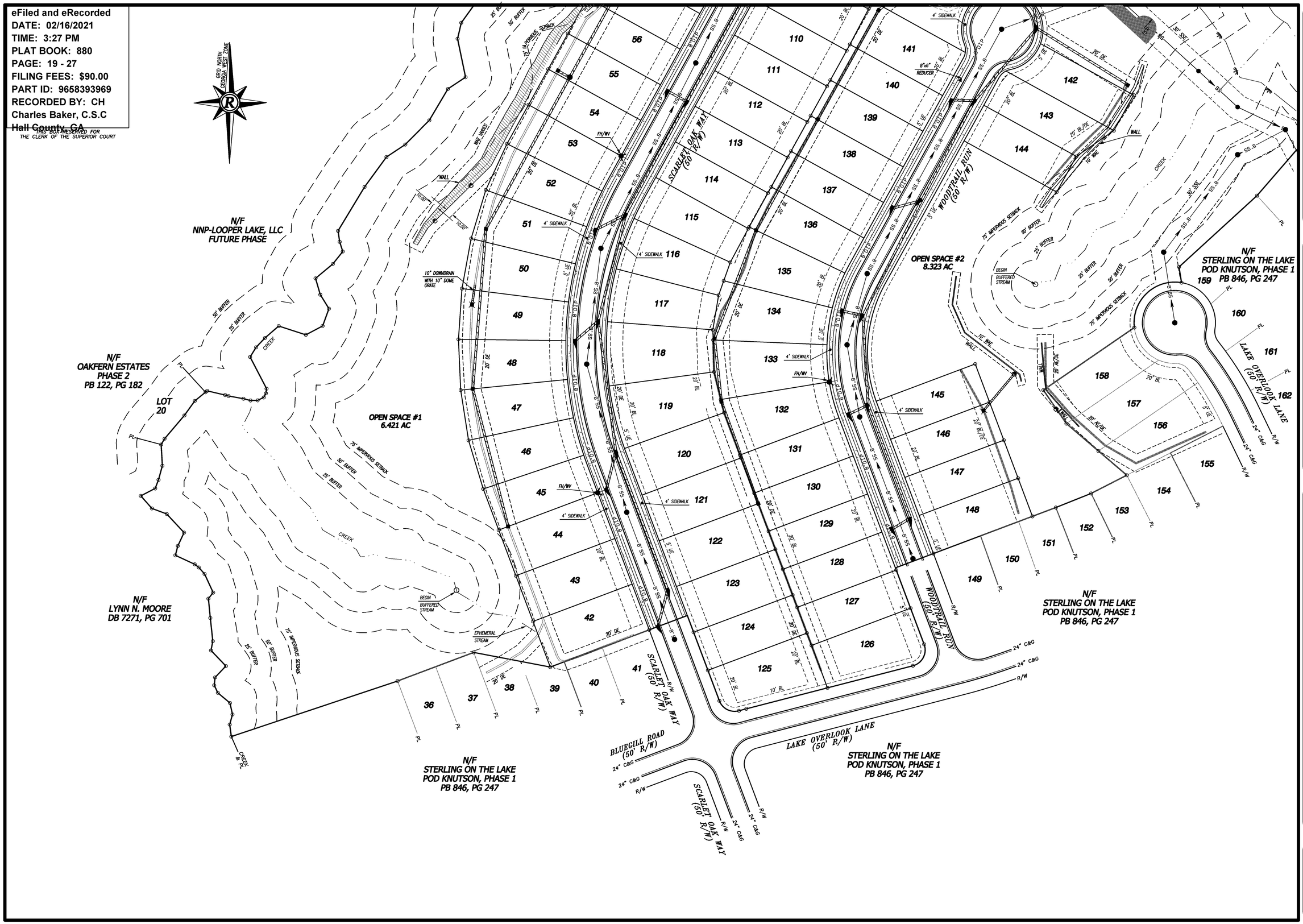

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WATER AS-BUILT DRAWING FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 2
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	2/9/21	SEE REVISION NOTE #1, SHEET #1

REVISIONS

GRAPHIC SCALE
25' 0' 50' 100'

GEORGIA REGISTERED No. LAND SURVEYOR RICHARD E. MILLARD

SHEET 6 OF 9

DATE : 10/16/19
SCALE : 1" = 50'
JOB NO : G20B033.KNU
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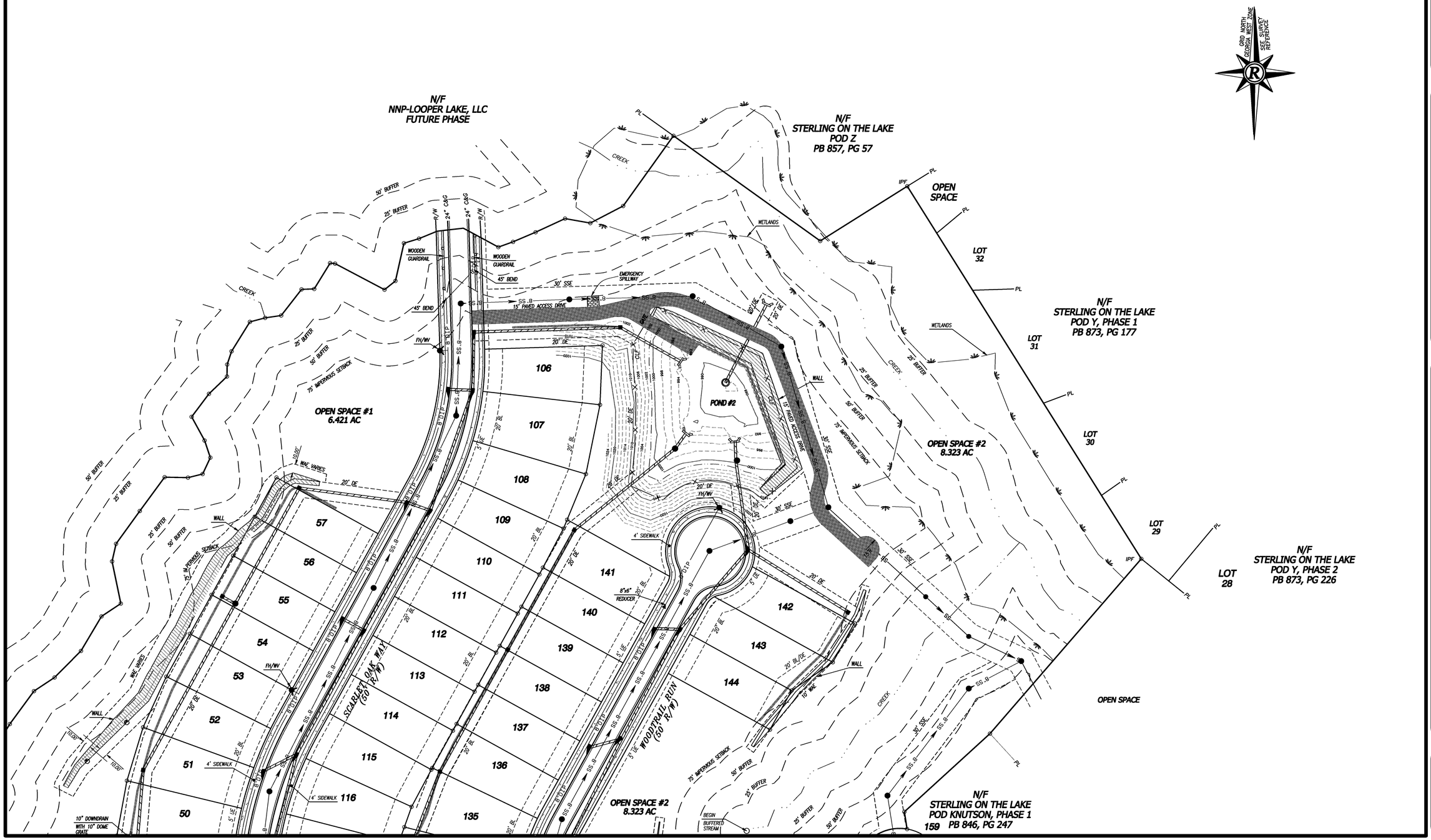
Charles Baker, C.S.C
Hall County, GA
THIS DOCUMENT ASSIGNED FOR THE CLERK OF THE SUPERIOR COURT



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WATER AS-BUILT DRAWING
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 2
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	2/9/21	SEE REVISION NOTE #1, SHEET #1

REVISIONS

GRAPHIC SCALE
25' 0' 50' 100'

GEORGIA REGISTERED No. 2444 LAND SURVEYOR RICHARD E. MILLARD

SHEET 7 OF 9

DATE : 10/16/19
SCALE : 1"=50'/1"=50'
JOB NO : G20B033.KNU
FILE NO. #7NLP02
DRAWN BY: WDC

eFiled and eRecorded
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PART ID: 9658393969
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Charles Baker, C.S.C
Hall County, GA
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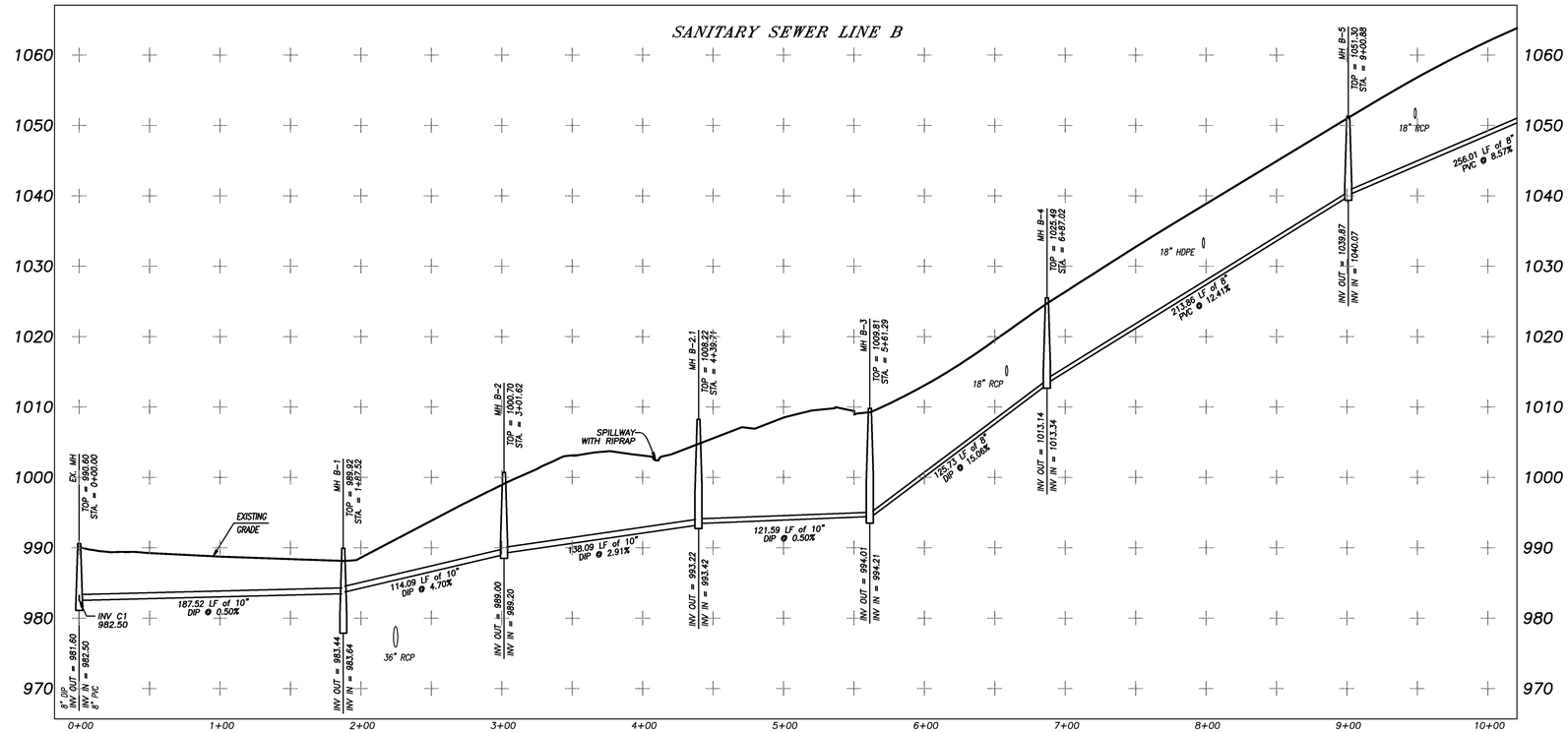

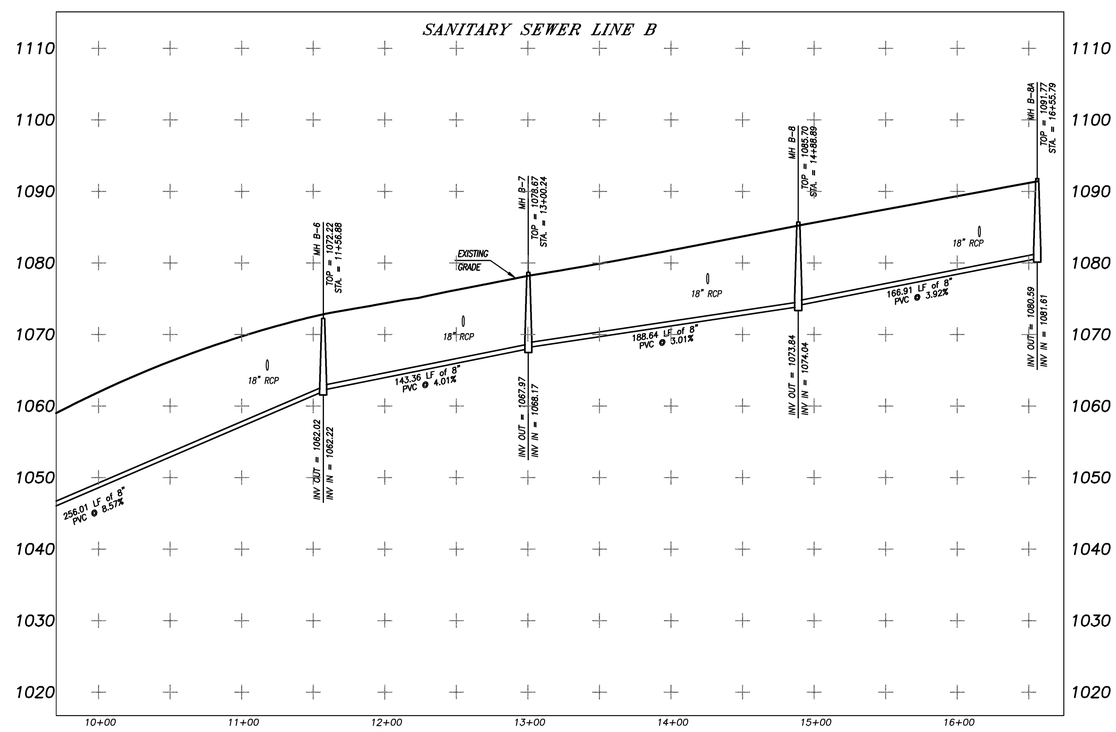

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SANITARY SEWER PROFILES
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 2
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	2/9/21	SEE REVISION NOTE #1, SHEET #1

REVISIONS

GRAPHIC SCALE
25' 0' 50' 100'

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLARD

SHEET 8 OF 9

DATE : 10/16/19
SCALE : 1"= 50'
JOB NO : C208033.KNU
FILE NO. *FNLP02
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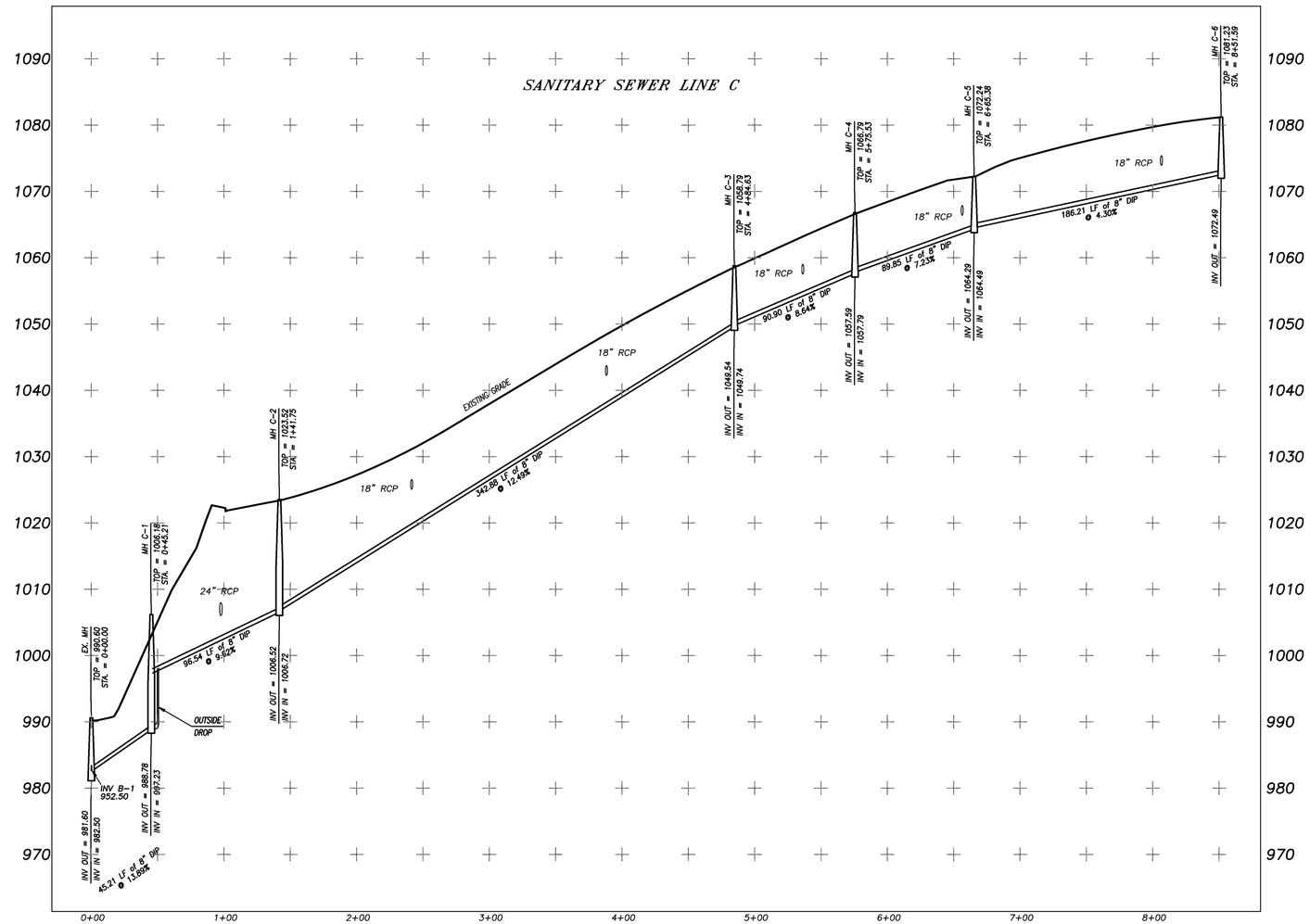

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SANITARY SEWER PROFILES
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 2
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	2/9/21	SEE REVISION NOTE #1, SHEET #1

REVISIONS

GRAPHIC SCALE
25' 0' 50' 100'

GEORGIA REGISTERED No. 2442 LAND SURVEYOR RICHARD E. MILLARD

SHEET 9 OF 9

DATE : 10/16/19
SCALE : 1" = 50'
JOB NO. : G208033.KNU
FILE NO. : *FNLP02
DRAWN BY: WDC

eFiled & eRecorded
DATE: 6/8/2020
TIME: 7:44 AM
PLAT BOOK: 00878
PAGE: 00428
RECORDING FEES: $10.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP 1 of 10

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THE CLERK OF THE SUPERIOR COURT

FINAL SUBDIVISION PLAT
FOR
STERLING ON THE LAKE
POD KNUTSON, PHASE 3

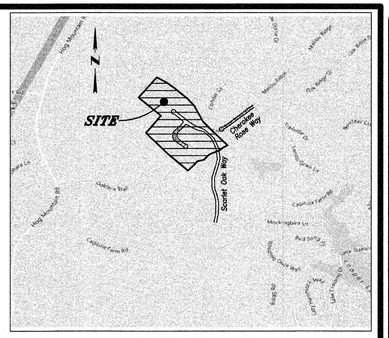
LOCATED IN
G.M.D. 1270
(FLOWERY BRANCH DISTRICT)
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

AREA SUMMARY

LOTS = 7.594 AC
ROADS = 2.624 AC
OPEN SPACE = 24.799 AC

TOTAL AREA = 35.017 ACRES

SCARLET OAK WAY = 1207 LF
BLACKBIRD COURT = 878 LF



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. OWNER: NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BOULEVARD
FLOWERY BRANCH, GEORGIA 30542
(678) 960-0232

2. DEVELOPER: NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BOULEVARD
FLOWERY BRANCH, GEORGIA 30542
(678) 960-0232

3. ENGINEER: ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, NW
GAINESVILLE, GEORGIA 30501
(770) 718-0600

4. MINIMUM LOT SIZE, SETBACKS AND DIMENSIONS ESTABLISHED BY EXHIBIT "A" ORDINANCE NOS. 239-I AND 240-I OF CITY OF FLOWERY BRANCH AS AMENDED.

5. TOTAL AREA = 35.017 ACRES
NUMBER OF LOT = 43
DENSITY = 1.226 LOTS/ACRE.

6. THIS PROPERTY IS ZONED PUD.

7. CITY OF FLOWERY BRANCH PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL PUBLIC EASEMENTS.

8. THIS PROPERTY WILL BE SERVED BY PUBLIC WATER PROVIDED BY GAINESVILLE DEPARTMENT OF WATER AND SEWER.

9. NNP-LOOPER LAKE, LLC PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL PUBLIC EASEMENTS.

10. THERE IS A PERPETUAL EASEMENT TO CITY OF FLOWERY BRANCH DEDICATED ALONG THE RIGHT OF WAY FRONTING ALL LOTS.

11. ALL ROADS, RIGHT OF WAY, PERPETUAL AND STORM EASEMENTS & STREET LIGHTING OF THIS SUBDIVISION ARE HEREBY DEDICATED TO THE CITY OF FLOWERY BRANCH.

12. THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THAT COMMUNITY CHARTER FOR STERLING ON THE LAKE, RECORDED IN DEED BOOK 4828, PAGE 136 HALL COUNTY, GEORGIA RECORDS.

13. STERLING ON THE LAKE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE FOR THE OPEN SPACES AND STORMWATER DETENTION FACILITIES.

14. BEARINGS SHOWN HEREON WERE CALCULATED FROM ANGLES TURNED.

15. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA. NO. 13139C0293 G EFFECTIVE DATE: APRIL 4, 2018.

16. PRIOR TO RECORDATION, IRON PINS (1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER LSF000484"), WERE SET IN ACCORDANCE WITH THE GEORGIA PLAT ACT, AS AMENDED, AT ALL REAR LOT CORNERS. AT TIME OF RECORDATION IRON PINS REMAIN TO BE PLACED ON THE FRONT LOT CORNERS. THESE WILL BE ESTABLISHED AND MARKED IN A SIMILAR FASHION, UPON COMPLETION OF ROAD SHOULDER AND UTILITY CONSTRUCTION. WHERE NATURAL OR MANMADE OBSTACLES OCCUR AT THE FRONT LOT CORNERS (SUCH AS LARGE ROCK OUTCROPPINGS, SIDEWALKS, ETC.) NO IRON PIN WILL BE SET. THE CORNER WILL BE MARKED BY A SURVEYOR'S NAIL IMBEDDED IN THE OBJECT. CORNER PINS OR NAILS SUBSEQUENTLY DAMAGED OR REMOVED WILL BE REPLACED UPON THE REQUEST AND AT THE EXPENSE OF THE CLIENT.

17. THIS PLAT IS FOR THE EXCLUSIVE USE OF NNP-LOOPER LAKE, LLC. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

18. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (39.37 INCHES = 1 METER)

19. THE HORIZONTAL DATUM IS REFERENCED TO NAD 83. THE VERTICAL DATUM IS REFERENCED TO NAVD 88.

20. WETLANDS AND STREAMS AS SHOWN HEREON WERE DELINEATED BY NELSON ENVIRONMENTAL, INC, AND WERE FIELD LOCATED BY ROCHESTER & ASSOCIATES, INC.

21. BUILDINGS AND STRUCTURES ERECTED OR TO BE ERECTED SHALL MEET THE FIRE RESISTANCE RATINGS SPECIFIED IN THE INTERNATIONAL FIRE CODE, LATEST EDITION.

22. SURVEY REFERENCE: RECOMBINATION SURVEY FOR NNP-LOOPER LAKE, LLC., PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED 11/14/17

23. ALL WALL ACCESS EASEMENTS ARE 10' FROM TOPO OF WALL AND 10' FROM BOTTOM OF WALL.

24. ALL ELEVATIONS ARE BASED ON MSL.

25. CITY OF FLOWERY BRANCH ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENTION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. CITY OF FLOWERY BRANCH DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENT BEYOND THE CITY RIGHT-OF-WAY.

ENGINEER / SURVEYOR
ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, N.W.
GAINESVILLE, GEORGIA 30501
SURVEYOR: RICHARD E. MILLARD, R.L.S.
ENGINEER: KEDRICK C. SCOTT, P.E.

OWNER / DEVELOPER
NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BLVD
FLOWERY BRANCH, GEORGIA 30542
PHONE: (678) 960-0232
CONTACT: JENNIFER LANDERS

OWNER'S CERTIFICATE

State of Georgia

County of Hall

The undersigned certifies that he or she is the owner of the land shown on this plat and that the plat and the public and private improvements contained therein or associated therewith meet all applicable requirements and standards of the Flowery Branch Zoning Ordinance and the Flowery Branch Subdivision and Land Development Ordinance. The owner further acknowledges this plat and allotment to be his free act and deed, and dedicates to the City of Flowery Branch forever all areas shown or indicated on this plat as public streets, easements or other public use areas, and all water system, sewerage and other public improvements.

Owner's name: NNP – LOOPER LAKE, LLC

Owner's address: 7004 LAKE STERLING BLVD, FLOWERY BRANCH, GEORGIA 30542

Jennifer Landers Date 4/16/20
(Owner's signature)

CERTIFICATE OF OWNERSHIP
(CITY OF GAINESVILLE)
(HALL COUNTY, GEORGIA)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE CITY OF GAINESVILLE FOREVER ALL WATER MAINS, EASEMENTS AND ASSOCIATED APPURTENANCES THEREON SHOWN.

OWNER Jennifer Landers DATE 4/16/20

CERTIFICATE OF OWNERSHIP
(HALL COUNTY, GEORGIA)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO HALL COUNTY FOREVER ALL SEWER MAINS, EASEMENTS AND ASSOCIATED APPURTENANCES THEREON SHOWN.

OWNER Jennifer Landers DATE 4/16/20

ENGINEER'S CERTIFICATE

THE UTILITIES, INFRASTRUCTURE AND PHYSICAL PLACEMENT OF IMPROVEMENTS REFLECTED ON THIS PLAT HAVE BEEN INSTALLED ACCORDING TO EXHIBIT A OF ORDINANCE NOS. 239I AND 240I OF THE CITY OF FLOWERY BRANCH (THE CONDITIONS PLACED UPON FOR ZONING APPROVAL OF THE STERLING ON THE LAKE DEVELOPMENT) AND ARE NOT IN CONFLICT WITH THE DEVELOPMENT REQUIREMENTS OF THE CITY OF FLOWERY BRANCH, NOR THE CONDITIONS OF ZONING APPROVAL SET FORTH IN ORDINANCES NOS. 239-I AND 240-I AS AMENDED BY THE CITY OF FLOWERY BRANCH.

ENGINEER 4-22-20 DATE

FINAL PLAT APPROVAL:

THE CITY OF FLOWERY BRANCH, GEORGIA CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF FLOWERY BRANCH ZONING ORDINANCE, CONDITIONS OF ZONING AND THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF FLOWERY BRANCH, AND THAT THIS PLAT IS HEREBY APPROVED AND RELEASED FOR RECORDING PURPOSES.

PER 6/5/20
CITY OF FLOWERY BRANCH DATE

COUNTY ENGINEER
APPROVED
5/22/20
HALL COUNTY, GEORGIA
PER FRANK MILLER

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST.

THE FIELD DATA WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 44,211 FEET, AND AN ANGULAR ERROR OF 01 SECOND PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 343,210 FEET.
BY: RICHARD E. MILLARD, RLS
GEORGIA LAND SURVEYOR NO. 3044
ADDRESS: 425 OAK STREET N.W. GAINESVILLE, GEORGIA 30501
TELEPHONE NUMBER: (770) 718-0600
DATE: 2/24/20

SURVEYOR'S CERTIFICATE

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

4/22/20
REGISTERED GEORGIA LAND SURVEYOR DATE
Richard E. Millard, GA RLS# 3044
ROCHESTER & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. – LSF000484
Email: remillard@rochester-assoc.com

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

FINAL SUBDIVISION PLAT
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 3
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

REVISIONS

GEORGIA REGISTERED PE033231 PROFESSIONAL 4-22-20 ENGINEER KEDRICK C. SCOTT

GEORGIA REGISTERED No. 3044 LAND SURVEYOR RICHARD E. MILLARD

SHEET 1 OF 10

DATE : 12/19/19
SCALE : N/A
JOB NO : 0208033.KNU
FILE NO. #FNLP03
DRAWN BY: WDC

eFiled & eRecorded
DATE: 6/8/2020
TIME: 7:44 AM
PLAT BOOK: 00878
PAGE: 00429
RECORDING FEES: $10.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP 2 of 10

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

Public Hearing Published	02/13/2018	First Reading	03/01/2018
Public Hearing	03/01/2018	Adopted	03/15/2018

ORDINANCE NO. 239-I & 240-I

AN ORDINANCE AMENDING THE CONCEPTUAL SITE PLAN AND CONDITIONS OF APPROVAL RELATING TO ORDINANCE NUMBERS 239H AND 240H, FOR THE MASTER PLANNED COMMUNITY KNOWN AS "STERLING ON THE LAKE". THE REQUEST IS TO AMEND THE PUD ZONING OF THE PORTION OF THE COMMUNITY KNOWN AS POD Z-12 A 23.67 +/- ACRE PROPERTY IDENTIFIED AS TAX PARCELS 15047 000885, 15047 G000050, 15047 G000051, 15047 G000052, 15047 G000053, 15047 G000054, 15047 G000055, 15047 G000056, 15047 G000057, 15047 G000058, 15047 G000059, 15047 G000060, 15047 G000061, 15047 G000062, 15047 G000063 ALL LOCATED IN GMD 1270 FLOWERY BRANCH DISTRICT, HALL COUNTY, GEORGIA. THE REQUEST IS TO ALTER THE NUMBER OF LOTS WITHIN POD Z-12. SUBJECT PROPERTY IS SHOWN ON ATTACHED EXHIBIT "A" AND LEGALLY DESCRIBED ON ATTACHED EXHIBIT "B" AND SHALL BE SUBJECT TO ALL CONDITIONS SET FORTH AND SHOWN ON ATTACHED EXHIBIT "C"; PROVIDING FOR FINDINGS, SEVERABILITY, REPEALING CONFLICTING ORDINANCES, AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, NNP-Looper Lake, LLC owns all that tracts or parcels of land totaling 23.67+/- acres identified as Parcel Tax Identification Nos. 15047 000885, 15047 G000050, 15047 G000051, 15047 G000052, 15047 G000053, 15047 G000054, 15047 G000055, 15047 G000056, 15047 G000057, 15047 G000058, 15047 G000059, 15047 G000060, 15047 G000061, 15047 G000062, and 15047 G000063 – all located within GMD 1270 Flowery Branch District, Hall County, Georgia. Parcels are shown on Exhibit "A", and as legally described on Exhibit "B"; and

WHEREAS, specific conditions shall be placed on subject parcel as shown on attached exhibit "C"; and

WHEREAS, the City Council of the City of Flowery Branch has considered the application of NNP-Looper Lake, LLC in conjunction with the standards set forth in Article 34 - Section 34.7 of Zoning Ordinance No. 348 of the City of Flowery Branch, Georgia; and

WHEREAS, the City Council held a public hearing at the meeting of March 1, 2018 duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

NOW THEREFORE, THE COUNCIL OF THE CITY OF FLOWERY BRANCH DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. FINDINGS.

The City Council finds that the proposed modified rezoning of the current PUD (Planned Unit Development) is consistent with the adopted standards for governing the exercise of the zoning

power consistent with O.C.G.A. § 36-66-5 and requirements of the Zoning Ordinance as identified below.

1. The proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
2. The proposal is not expected to adversely affect the existing use or usability of adjacent or nearby property.
3. The property could be used in accordance with the existing regulations and has a reasonable economic use as currently zoned HB; however, an alternative use is appropriately considered.
4. The development if approved and constructed is not expected to result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
5. The proposal is in conformity with the policy and intent of the comprehensive plan and the character area map and future land use plan map.
6. The proposal is considered appropriate in view of existing use(s) and zoning of the subject property and nearby properties.
7. No determination has been made by staff with regard to the value differential between development under the current zoning as opposed to the modified PUD.
8. A proposed development will not be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
9. There are no known adverse effects that would result from the change in zoning district map, or change in use, on the character of a zoning district.
10. Development as proposed is not expected to impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality. Compliance with city subdivision and land development regulations will be required, which include but are not limited to soil erosion and sedimentation, stormwater, and flood damage prevention.

SECTION 2. LEGAL DESCRIPTION AND CONDITIONS.

The rezoning of the subject parcel, as shown on Exhibit "A" and as legally described in Exhibit "B", to a modified PUD (Planned Unit Development). Conditions as set forth in Exhibit "C". Said Exhibits are incorporated by reference as if fully set forth herein.

SECTION 3. AMENDMENT OF THE ZONING MAP.

This Ordinance is enacted as an amendment to the Zoning Map of Flowery Branch, Georgia. Accordingly, the Zoning Administrator is hereby authorized to update the Official Map consistent with Article 3 of the Zoning Ordinance.

SECTION 4. SEVERABILITY.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE.

The effective date of this Ordinance shall be upon adoption by the City Council of the City of Flowery Branch, Georgia.

SECTION 6. REPEALER.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

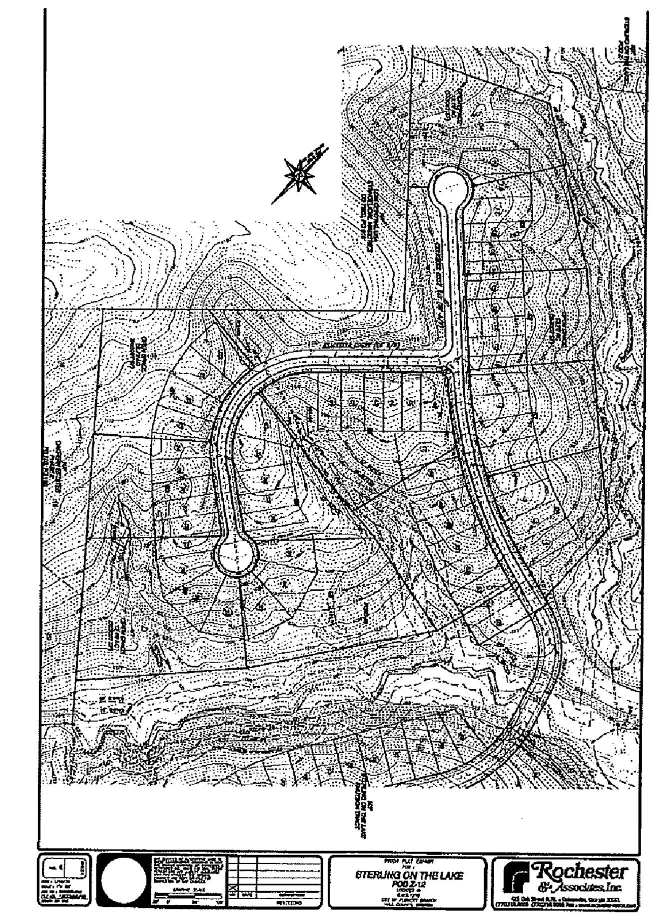
Adopted this 15th day of March 2018.

James M. Miller, Mayor

ATTEST
Melissa McCain, City Clerk

APPROVED AS TO FORM
E. Ronald Bennett, Jr., City Attorney

Attachment "A"



Attachment "B"

The overall development is approximately 1001 +/- acres located near the intersection of Capitola Farm Road and Spout Springs Road. The property is described as: **POD Z-12 - a** 23.67 acre parcel of real property owned by NNP - Looper Lake, LLC, being known as a portion of **POD Z** (lots 50 – 61) on that plat of survey prepared by Hayes, James & Associates, Inc. recorded on November 8, 2016; and further identified as all or portions of tax identification numbers; 15047 000885, 15047 G000050, 15047 G000051, 15047 G000052, 15047 G000053, 15047 G000054, 15047 G 000055, 15047 G000056, 15047 G000057, 15047 G000058, 15047 G000059, 15047 G000060, 15047 G000061 15047 G000062, 15047 G000063 all located in GMD 1270 Flowery Branch District, Hall County, Georgia.

Attachment "C"

All conditions of zoning as set forth in Ordinances 239 and 240 and all subsequent and relevant modifications shall apply to Pod Z-12.

Applicant has agreed to close Cherokee Rose Way prior to land disturbance activity.

Additionally, the following, as submitted by the applicant, shall be part of the conditions of zoning:

- **POD Z-12 (a portion of POD Z)** – **POD Z-12** is a previously developed, 12 lot portion of **Pod Z** located on Cherokee Rose Lane and Blackbird Court, north of Capitola Farm Road. The **Pod Z** Final Plat was recorded last recorded on November 8, 2016. The Applicant is requesting that 12 of the 61 previously platted "Estate" lots be converted to 55 – 42'/52' lots. These 55 – 42'/52'l lots will be incorporated into the previously annexed "Knutson" parcel and will be developed as a phase of "Knutson". **POD Z-12** will no longer be accessed through **POD Z** and only through the "Knutson" parcel. The Applicant believes that the amendments are necessary in order to meet current buyer trends and market conditions.

1. **Binding Site Plan and Conditions for Amendment 239I and 240I.** That area shown as "Amendment 239I and 240I," shown on the colored map, "PUD Amendments, Sterling on the Lake," shall be governed by this condition of approval, and shall be substantially in accordance with the Conceptual Master Plan for Sterling on the Lake. In addition, the lots shall be governed by the standards (lot width, depth, setback, building coverage, and floor area) shown below:
   - Property shown as Amendment 239I and 240I, shall be permitted for a maximum of 55 – 42'/52' lots for construction of stick built single family homes only. Applicant shall be permitted to allow the creation of fee-simple single family home lots. Lot design shall be classified as fee simple ownership with no minimum lot width or depth required.
   - The elevations will be consistent with the "Arts and Craft", "Craftsman", and "Traditional" architectural theme evident throughout the Sterling on the Lake development. All elevations shall be reviewed and approved by the Sterling on the Lake, DRC prior to submittal to the City.
   - Applicant shall provide designated open spaces as conceptually illustrated on the binding site plan.
   - All maintenance of roadways and storm water facilities (except storm water management facilities) shall be the responsibility of the City. Roadway design revisions shall be reviewed and approved by the City Engineer and Hall County Fire Department. All road improvements within the property including curbs and gutters shall be constructed or re-

constructed to City standards. Applicant shall construct the roadways in accordance with the "Typical Roadway Layouts." Maintenance and ownership of all roadways within Pod Z-12 shall be the responsibility of the City.
- Applicant shall provide driveways at each unit that will support two parking spaces.
- Applicant to utilize Home Owners Association (HOA) or equivalent to provide for all common area maintenance.
- Applicant shall obtain approval from Hall County Fire Department for proposed roadway and access layout, prior to LDP issuance.
- All requirements imposed under this Ordinance shall be the standards of the development regardless of any change in ownership.

STATEMENTS OF FACT

Pursuant to Article 34 of the Flowery Branch Zoning Ordinance this amendment to the conceptual master site plan and conditions of approval relating to Ordinance No. 239 and 240 (as amended most recently dated May 4, 2017), to alter the number of lots within **POD Z-12** submit the following Statements of Fact:

A. **POD Z-12** will be developed in general conformance with the enclosed Master Plan. However, the developer will have the right to adjust roads, change lot sizes, and vary the POD density as long as the overall density of the project remains within the previously approved limits. This change is not considered significant and is consistent with previously developed PODs within Sterling on the Lake.

B. The proposed zoning amendment will not adversely affect adjacent property or the overall community as this section of **POD Z** does not contain existing homes and is minor in nature.

C. The property to be affected by the proposed zoning amendment will have more market acceptance with the proposed amendments and will not create any adverse impacts.

D. The proposed zoning amendment will not impact the overall density for the master site plan. As the density has not changed, there are no anticipated additional impacts on existing streets, utilities, or schools.

E. The proposed zoning amendment is minor in scope and involves a re-

allocation of previously approved density for Sterling on The Lake. The proposed zoning amendment is consistent with the spirit and intent of the Community Agenda (Comprehensive Plan), Character Area Map and Future Land Use Map as these documents identify the subject property as "Suburban Residential" and "Planned Unit Development" (PUD). The proposed zoning amendment is consistent with these designations.

F. The changing conditions in the local real estate market have defined product types that are suitable for this market segment within Sterling on the Lake.

G. **POD Z-12** is zoned PUD. Adjacent zonings are as follows:
- POD Z – PUD
- Knutson – PUD
- Oak Fern Estates – AR-III
- LDM Central USA Evangelical Ministries – R-I

H. The proposed zoning amendment will not significantly impact the value of the property as these changes are more technical in nature

I. The proposed amendment to alter the development standards and re-allocate density will not confer upon the property owner any special privileges that are denied to other properties within the surrounding district. The proposed amendment should not impact the surrounding property owners as the residential use has not changed.

J. The proposed rezoning amendment will not create an isolated zoning district as the subject area is zoned PUD (Planned Unit Development) and will not change. Further, the granting of the requested modifications will be in harmony with the purpose and intent of the City's regulations and will not be injurious to the neighborhood and general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value. To assure that the proposed modifications do not negatively impact the surrounding neighborhood or general public, specific implementation language will be required. The applicant agrees to comply with all previous conditions of approval unless modified by this grant.

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

FINAL SUBDIVISION PLAT
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 3
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	5/11/20	REVISED PER COUNTY COMMENTS

REVISIONS

GEORGIA REGISTERED PE033231 PROFESSIONAL ENGINEER KEDRICK C. SCOTT

GEORGIA REGISTERED No. LAND SURVEYOR RICHARD E. MILLARD

SHEET 2 OF 10

DATE : 12/19/19
SCALE : N/A
JOB NO : G208033.KNU
FILE NO. *FNLP03
DRAWN BY: WDC

eFiled & eRecorded
DATE: 6/8/2020
TIME: 7:44 AM
PLAT BOOK: 00878
PAGE: 00430
RECORDING FEES: $10.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP 3 of 10

THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

K. The proposed zoning amendment will not change the zoning district map or the character of the zoning district as this change is primarily related to reallocation of density only.

L. The proposed rezoning amendment will not create an impact on the environment as it relates to soil and erosion, flooding, drainage or water quality. The Applicant will comply with all local and state requirements pertaining to soil and erosion as well as water quality. The subject POD Z-

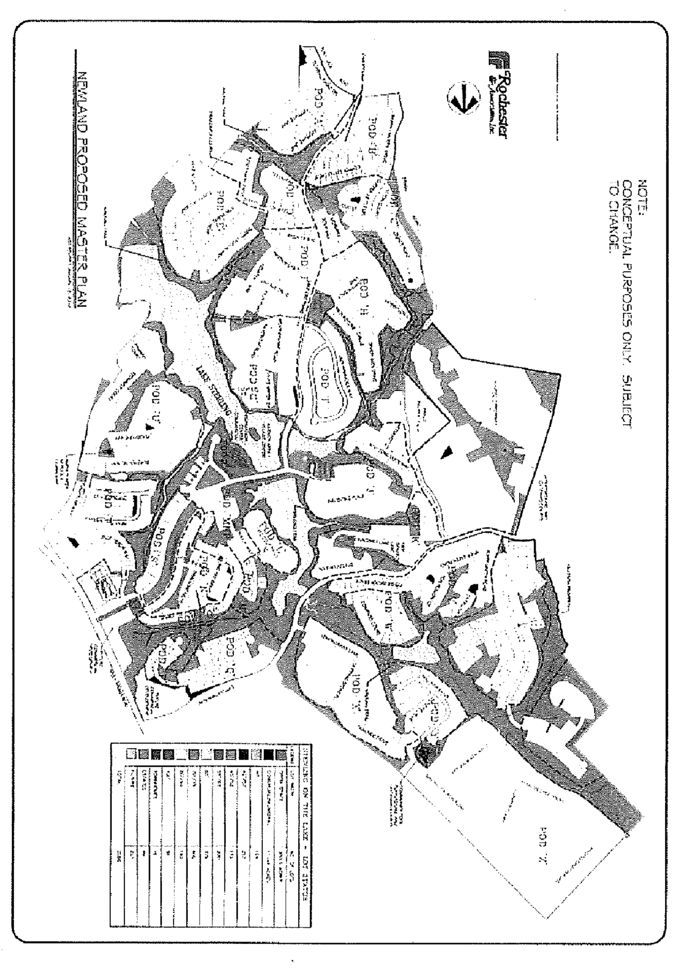
9 | Page

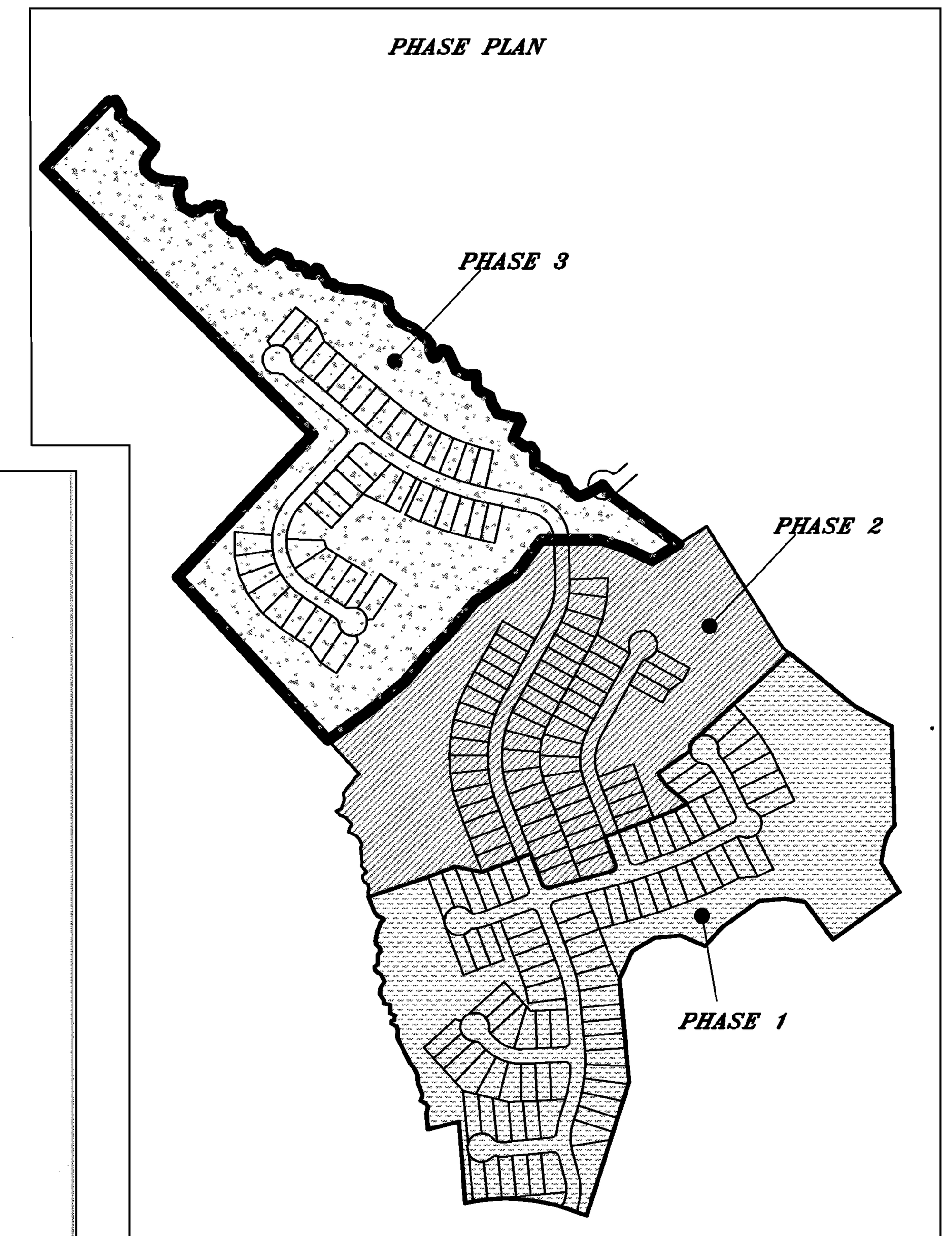
12 is outside of the future floodplain zone.

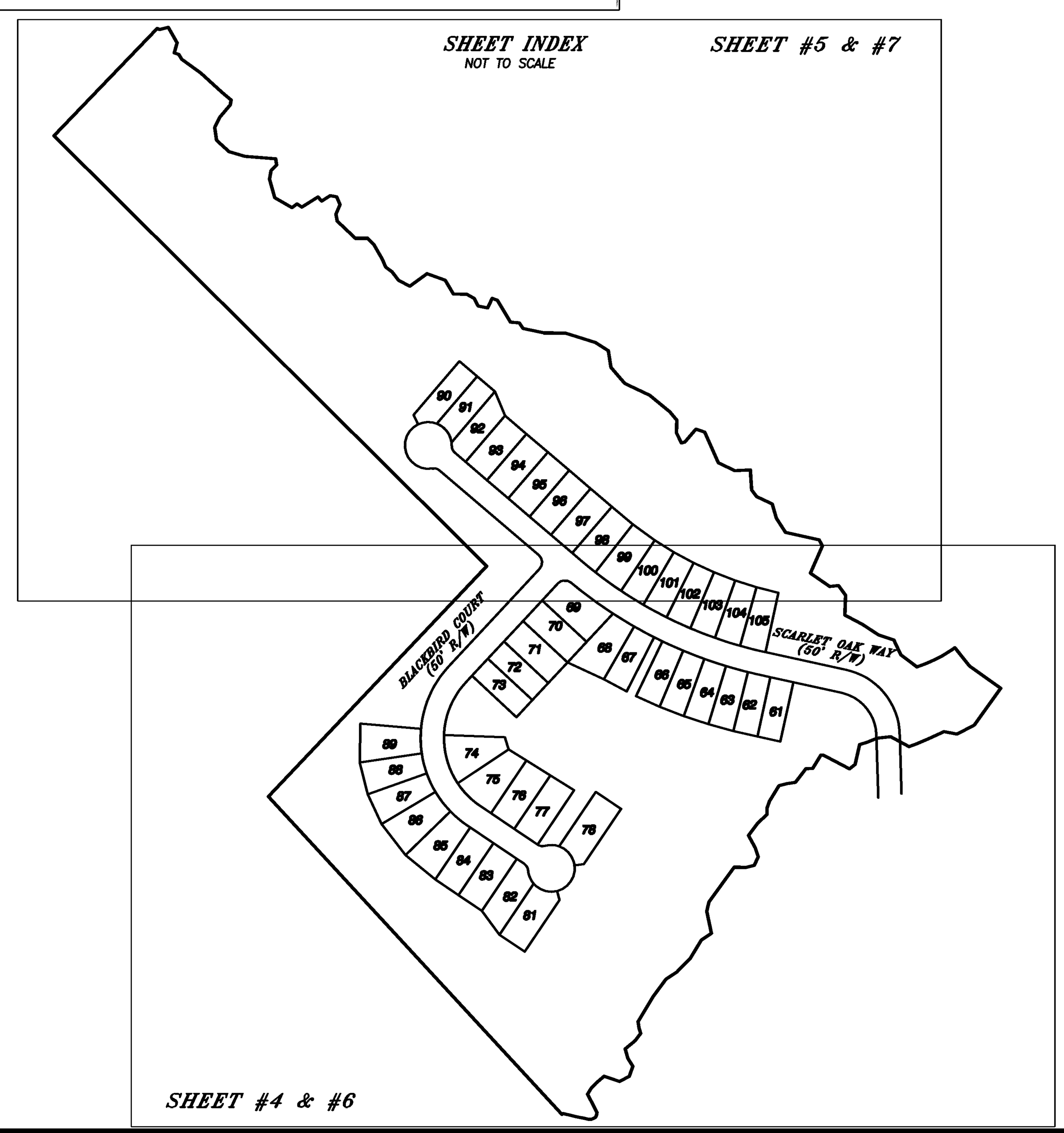
M. The granting of the proposed zoning amendment is consistent with the overall zoning scheme and the purpose of the Zoning Ordinance. Specifically, the Applicant is asking for an amendment for reallocation of lot density. However, the developer will have the right to adjust roads, change lot sizes, and vary the POD density as long as the overall density of the project remains within the previously approved limits.

10 | Page

11 | Page







BOUNDARY CALL TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS
1	S62°24'58"W	41.50'		
2	N79°53'42"W	28.73'		
3	S65°08'30"W	36.34'		
4	S66°52'43"W	27.46'		
5	S70°15'34"W	17.49'		
6	N61°35'28"W	44.48'		
7	S83°36'49"W	29.44'		
8	S67°45'05"W	22.01'		
9	S72°56'59"W	17.67'		
10	S12°41'38"W	43.28'		
11	S51°26'44"W	15.64'		
12	N62°14'17"W	62.49'		
13	N83°30'07"W	5.61'		
14	S31°33'48"W	34.01'		
15	S88°02'33"W	14.19'		
16	S37°52'08"W	37.05'		
17	S81°39'36"W	18.21'		
18	S75°12'43"W	17.62'		
19	S31°52'52"W	38.83'		
20	S18°23'15"W	15.57'		
21	S00°52'24"W	13.44'		
22	S46°06'38"W	27.91'		
23	S37°02'12"W	32.31'		
24	S28°36'27"E	30.24'		
25	S18°42'31"E	20.20'		
26	S25°13'33"W	20.28'		
27	S76°01'50"W	16.91'		
28	N88°52'04"W	26.14'		
29	S36°16'46"W	46.96'		
30	S35°49'09"W	45.32'		
31	S12°54'08"W	20.22'		
32	S11°41'52"E	48.24'		
33	S56°25'13"W	25.94'		
34	S30°40'22"W	44.92'		
35	S44°47'32"W	41.91'		
36	S56°30'47"W	27.76'		
37	S36°12'48"W	45.64'		
38	S31°04'31"W	63.04'		
39	S08°25'05"E	13.64'		
40	S17°45'01"E	12.47'		
41	S38°31'27"W	19.60'		
42	S50°19'37"W	27.66'		
43	S16°20'55"E	20.89'		
44	S31°45'16"E	20.20'		
45	S20°06'31"W	22.63'		
46	S62°01'16"W	23.38'		
47	N71°57'38"W	35.05'		
48	S49°02'39"W	22.36'		
49	S43°29'36"W	15.87'		
50	S31°44'05"W	14.02'		
51	S27°28'45"E	43.86'		
52	S07°24'35"W	5.69'		
53	S27°50'39"W	5.80'		
54	S64°46'28"W	8.28'		
55	S88°46'04"W	8.83'		
56	N75°52'28"W	8.89'		
57	N79°41'28"W	18.69'		
58	N74°15'45"W	4.31'		
59	N76°49'04"W	22.70'		
60	S50°37'09"W	2.64'		
61	S64°03'28"E	5.79'		
62	N75°17'46"E	19.15'		
63	S29°09'08"E	38.24'		
64	S15°07'46"W	22.38'		
65	S73°06'48"E	9.95'		
66	S32°03'51"E	12.41'		
67	S54°10'46"E	49.91'		
68	S47°21'13"E	61.12'		
69	S50°22'04"E	26.23'		
70	S12°04'46"W	10.51'		
71	S40°06'52"W	33.96'		
72	S26°33'54"W	25.20'		
73	S08°22'30"E	27.46'		
74	S47°43'35"E	36.42'		
75	S73°24'42"E	35.13'		
76	S85°37'12"E	66.12'		
77	S07°43'16"E	13.47'		
78	S44°05'02"W	17.25'		

BOUNDARY CALL TABLE

79	S09°58'29"W	18.01'		
80	S15°55'21"E	41.34'		
81	S60°10'58"E	42.25'		
82	N54°07'47"E	13.41'		
83	S55°53'57"E	12.38'		
84	N57°52'13"E	40.54'		
85	S44°08'45"E	11.86'		
86	N57°17'33"E	21.19'		
87	S80°10'42"E	14.42'		
88	S23°04'29"E	18.22'		
89	S23°31'46"W	22.29'		
90	S10°18'30"E	14.92'		
91	S46°48'38"E	53.04'		
92	S89°40'13"E	26.06'		
93	S45°11'10"E	19.58'		
94	S29°57'46"E	36.22'		
95	S22°04'50"E	18.30'		
96	S54°47'20"E	16.72'		
97	S37°11'12"E	23.51'		
98	S62°42'13"E	26.62'		
99	N54°03'27"E	45.59'		
100	S70°02'34"E	41.43'		
101	S30°51'59"E	34.34'		
102	S89°33'12"E	28.22'		
103	S60°19'29"E	18.38'		
104	S28°03'22"E	18.39'		
105	S79°12'57"E	20.74'		
106	N25°27'56"E	22.37'		
107	S69°55'21"E	11.91'		
108	S30°45'43"E	54.51'		
109	S86°15'03"E	18.81'		
110	S32°53'58"E	14.47'		
111	S78°16'05"E	45.00'		
112	S89°23'11"E	45.75'		
113	S72°30'56"E	68.43'		
114	S57°16'05"E	32.51'		
115	S09°20'14"E	36.12'		
116	S40°30'33"E	45.15'		
117	S64°51'57"E	58.74'		
118	S50°40'05"E	55.77'		
119	S39°58'14"E	23.55'		
120	S01°36'47"W	27.00'		
121	S25°52'47"E	24.31'		
122	N75°16'45"E	7.71'		
123	N40°26'19"E	36.28'		
124	S72°00'27"E	19.65'		
125	S23°56'01"E	72.18'		
126	S64°34'24"E	38.94'		
127	N87°20'10"E	33.14'		
128	S04°03'56"E	42.60'		
129	S36°11'56"E	17.93'		
130	S64°28'54"E	36.72'		
131	S16°22'56"E	31.52'		
132	S32°55'07"E	36.25'		
133	S77°32'40"E	73.77'		
134	S27°04'33"E	15.05'		
135	S23°58'45"W	63.24'		
136	S55°12'37"E	50.14'		
137	N82°55'00"E	18.73'		
138	S36°18'20"E	26.20'		
139	S02°31'13"W	42.30'		
140	S62°19'58"E	42.08'		
141	S56°37'45"E	41.81'		
142	S71°46'48"E	34.54'		
143	S24°55'36"E	34.88'		
144	S52°15'03"E	43.74'		
145	N67°59'26"E	42.28'	42.32'	280.00'
146	S77°49'53"E	72.43'	81.00'	50.00'
230	N53°16'03"E	3.53'		

RIGHT-OF-WAY CALL TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS
147	N01°48'41"W	7.93'		
148	N39°43'17"W	116.74'	125.71'	95.00'
149	N77°37'53"W	105.38'		
150	N77°37'53"W	50.00'		
151	N77°37'53"W	23.51'		
152	N76°51'11"W	25.81'	25.81'	950.00'
153	N74°36'21"W	48.70'	48.71'	950.00'
154	N71°40'06"W	48.70'	48.71'	950.00'
155	N68°43'50"W	48.70'	48.71'	950.00'
156	N65°47'35"W	48.70'	48.71'	950.00'
157	N63°44'12"W	19.48'	19.48'	950.00'
158	N61°40'49"W	48.70'	48.71'	950.00'
159	N58°36'58"W	52.90'	52.90'	950.00'
160	N53°38'43"W	111.87'	111.94'	950.00'
161	S86°20'54"W	27.47'	30.29'	20.00'
162	S42°58'00"W	49.97'		
163	S42°58'00"W	60.00'		
164	S42°58'00"W	60.00'		
165	S42°58'00"W	50.00'		
166	S42°58'00"W	50.00'		
167	S42°58'00"W	18.95'		
168	S22°32'39"W	122.13'	124.75'	175.00'
169	S15°45'12"E	107.43'	109.19'	175.00'
170	S44°50'24"E	68.05'	68.49'	175.00'
171	S56°03'06"E	27.95'		
172	S56°03'06"E	60.00'		
173	S56°03'06"E	60.00'		
174	S80°37'27"E	16.63'	17.15'	20.00'
175	S87°51'30"E	29.80'	30.26'	50.00'
176	S38°59'09"E	52.30'	55.04'	50.00'
177	S13°16'24"E	10.14'	10.16'	50.00'
178	S34°05'19"W	66.31'	72.50'	50.00'
179	N72°50'34"W	52.29'	55.03'	50.00'
180	N23°15'58"W	30.98'	31.50'	50.00'
181	N30°38'05"W	17.17'	17.74'	20.00'
182	N56°03'06"W	18.45'		
183	N56°03'06"W	60.00'		
184	N56°03'06"W	60.00'		
185	N56°03'06"W	8.18'		
186	N50°08'21"W	46.35'	46.44'	225.00'
187	N37°31'02"W	52.58'	52.70'	225.00'
188	N25°12'28"W	43.91'	43.98'	225.00'
189	N14°00'33"W	43.91'	43.98'	225.00'
190	N01°41'59"W	52.58'	52.70'	225.00'
191	N23°59'18"E	146.34'	149.05'	225.00'
192	N42°58'00"E	284.97'		
193	N03°15'30"W	28.88'	32.27'	20.00'
194	N49°29'00"W	278.77'		
195	N74°28'51"W	16.90'	17.45'	20.00'
196	N17°37'35"W	98.99'	142.86'	50.00'
197	N87°48'32"E	40.01'	41.16'	50.00'
198	S37°55'12"E	51.04'	53.56'	50.00'
199	S03°21'38"E	6.75'	6.76'	50.00'
200	S24°29'09"E	16.90'	17.45'	20.00'
201	S49°29'00"E	30.00'		
202	S49°29'00"E	60.00'		
203	S49°29'00"E	60.00'		
204	S49°29'00"E	60.00'		
205	S49°29'00"E	60.00'		
206	S49°29'00"E	60.00'		
207	S49°29'00"E	25.54'		
208	S50°43'03"E	38.77'	38.78'	900.00'
209	S54°06'04"E	67.50'	67.52'	900.00'
210	S58°02'29"E	56.25'	56.26'	900.00'
211	S61°37'23"E	56.25'	56.26'	900.00'
212	S65°12'17"E	56.25'	56.26'	900.00'
213	S68°47'12"E	56.25'	56.26'	900.00'
214	S72°22'06"E	56.25'	56.26'	900.00'
215	S75°53'43"E	54.53'	54.54'	900.00'
216	S77°37'53"E	1.53'		
217	S77°37'53"E	177.36'		
218	S39°43'17"E	178.18'	191.88'	145.00'
219	S01°48'41"E	16.44'		
220	N61°35'28"W	22.48'		
221	S83°36'49"W	29.44'		
222	S67°45'05"W	1.31'		
223	S70°03'22"W	185.08'	187.59'	330.00'
224	N56°39'08"W	103.83'	106.18'	145.00'
225	N83°00'52"E	185.59'	189.16'	280.00'
226	N45°33'45"E	97.43'	134.36'	50.00'
227	S85°21'54"W	24.17'	25.96'	20.00'
228	S48°11'01"W	41.87'		
229	S55°55'19"W	75.40'	75.63'	280.00'

MINIMUM HEATED FLOOR AREA PER DWELLING	DESCRIPTIONS PROJECTED LOT CONFIGURATION			SET BACKS			MAXIMUM BUILDING HEIGHT
	LOT TYPE	LOT WIDTH	LOT DEPTH	FRONT YARD	REAR YARD	SIDE YARD	
1000 sq.ft.	A	(4) 50'/55'	100'	20'	20'	(1) 0' MIN-TOTAL 10'	35'
1200 sq.ft.	B	(4) 60'/65'	120'	20'	25'	(1) 0' MIN-TOTAL 10'	35'
1200 sq.ft.	C	(5) 70'/75'	130'	25'	30'	(2) 5' MIN-TOTAL 15'	35'
1200 sq.ft.	D	(5) 80'/85'	140'	25'	30'	(2) 5' MIN-TOTAL 15'	40'
1200 sq.ft.	E	(5) 90'/95'	140'	25'	30'	(2) 5' MIN-TOTAL 15'	40'
1200 sq.ft.	F	(6) 100'	140'	35'	35'	(2) 5' MIN-TOTAL 15'	40'
1200 sq.ft.	G	(8) 40'	115'	20'	20'	(1) 0' MIN-TOTAL 10'	35'
1000 sq.ft.	(7) FEE SIMPLE TOWNHOUSE			25'	25'	(3) 15'	50'

(1) THERE MUST BE A MINIMUM OF 10' BETWEEN BUILDINGS AT THE ADJACENT SIDE YARD SETBACK
(2) THE SIDE YARD SETBACK SHALL BE MINIMUM OF 5' ON ONE SIDE WITH A MINIMUM TOTAL OF 15' BETWEEN BUILDINGS AT THE ADJACENT SIDE YARD SETBACK
(3) THERE SHALL BE A MINIMUM 15' SETBACK ALONG ALL OTHER PROPERTY LINES OTHER THAN THE FRONT AND REAR YARD
(4) LOT CLASSIFIED AS "VILLAGE LOT" AS FOUND IN DESIGN GUIDELINES FOR R.H.L.C. UNDER "SUB-NEIGHBORHOOD SPECIFICATIONS"
(5) LOT CLASSIFIED AS "MANOR LOT" AS FOUND IN DESIGN GUIDELINES FOR R.H.L.C. UNDER "SUB-NEIGHBORHOOD SPECIFICATIONS"
(6) LOT CLASSIFIED AS "ESTATE LOT" AS FOUND IN DESIGN GUIDELINES FOR R.H.L.C. UNDER "SUB-NEIGHBORHOOD SPECIFICATIONS"
(7) SPECIFIC SPECIFICATIONS WILL BE DEVELOPED FOR FEE SIMPLE TOWNHOUSES. HOWEVER, DESIGN SHALL DEPICT THE CLASSIC AMERICAN AND EUROPEAN ARCHITECTURE.
(8) TYPE "G" LOT-DWELLING SIZE 1,200 SF - 2,400 SF

*THE MAXIMUM IMPERVIOUS AREA ALLOWED FOR TYPE 'A' LOTS IS 2,600 SF.

	R/W	PAVING B.O.C.	CURB WIDTH (EACH SIDE)	PLANTING STRIP	SIDEWALK STRIP	UTILITY EASEMENT
COLLECTOR	60'	28'	(1) 2'	(3) 6'	(4) 10'	(6) 7'
SUB-COLLECTOR	50'	24'	(2) 2'	6'	(5) 6'	(6) 6'
NEIGHBORHOOD (ACCESS)	50'	22'	(2) 2'	6'	(5) 6'	(6) 5'

(1) CONCRETE CURB AND GUTTER
(2) CONCRETE ROLLED EDGE CURB
(3) 6' WIDE PLANTING STRIP ON SIDE WITH SIDEWALK. 16' WIDE SHOULDER AND LANDSCAPE STRIP ON SIDE WITH NO SIDEWALK
(4) 8' WIDE CURVILINEAR SIDEWALK MEANDERS ALONG 10' WIDE SIDEWALK STRIP - ONE SIDE OF STREET ONLY
(5) 4' WIDE CURVILINEAR SIDEWALK MEANDERS ALONG 6' WIDE SIDEWALK STRIP - BOTH SIDES OF STREET
(6) UTILITY EASEMENT OUTSIDE OF STREET RIGHT-OF-WAY. BOTH SIDES OF STREET

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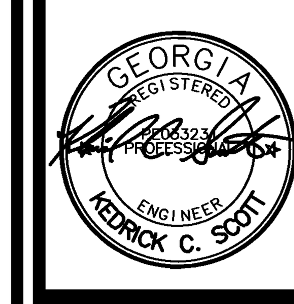
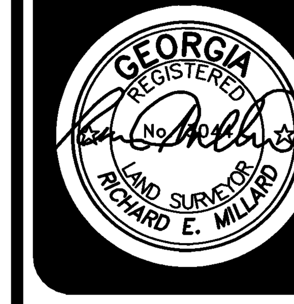
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 3
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	5/11/20	REVISED PER COUNTY COMMENTS

REVISIONS





SHEET 3 OF 10

DATE : 12/19/19
SCALE : N/A
JOB NO : G208033.KNU
FILE NO. *FNLP03
DRAWN BY: WDC

eFiled & eRecorded
DATE: 6/8/2020
TIME: 7:44 AM
PLAT BOOK: 00878
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PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP 4 of 10

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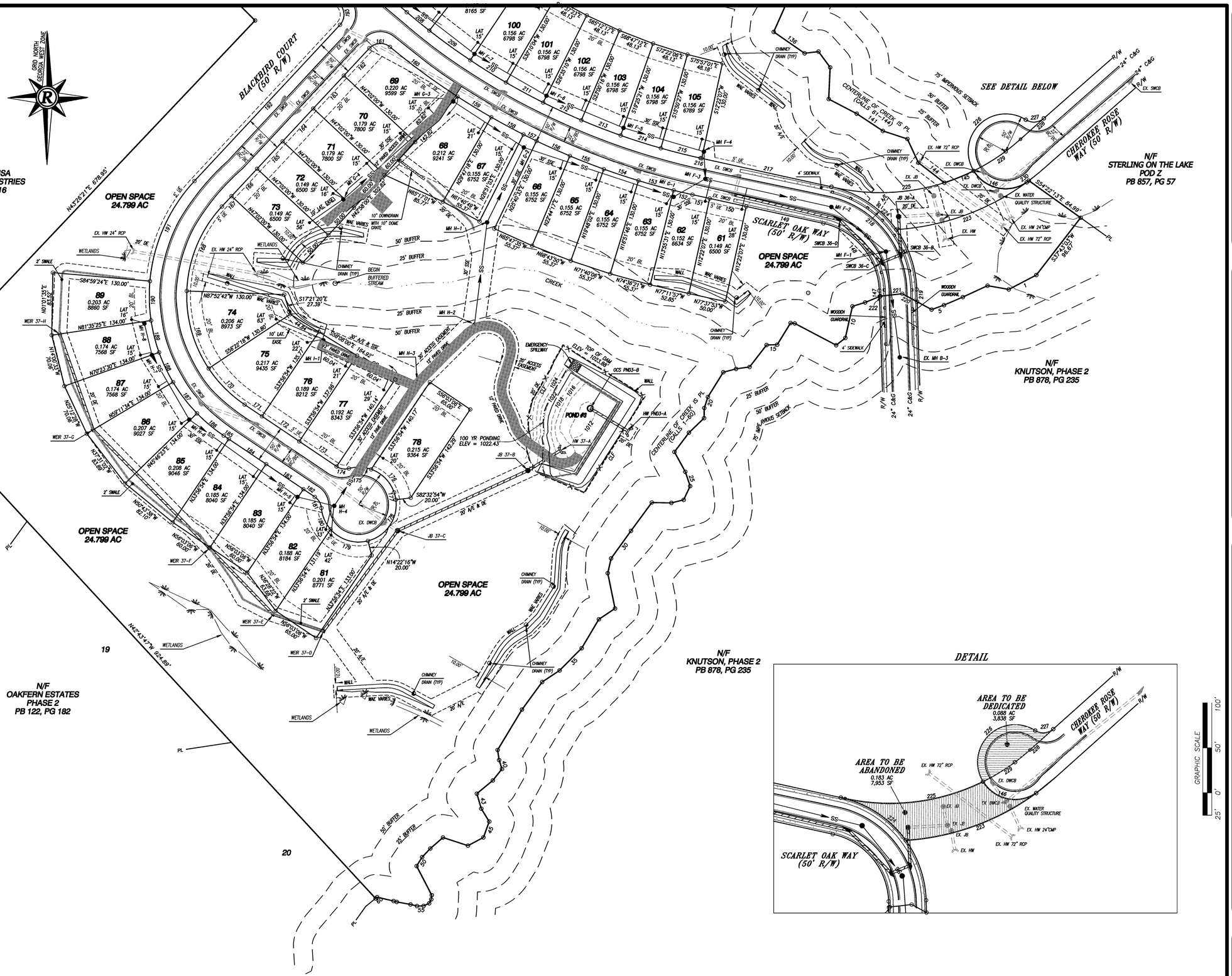

LEGEND

AC	-	ACRES
A/E	-	ACCESS EASEMENT
AKA	-	ALSO KNOWN AS
BC	-	BACK OF CURB
BL	-	BUILDING SETBACK LINE
BLDG	-	BUILDING
BWF	-	BARBED WIRE FENCE
C&G	-	CURB & GUTTER
CT	-	CRIMP TOP PIPE
CI	-	CURB INLET
CL	-	CENTERLINE
CLF	-	CHAIN LINK FENCE
CMF	-	CONCRETE MONUMENT FOUND
CMP	-	CORRUGATED METAL PIPE
CO	-	CLEANOUT
CONC	-	CONCRETE
DB, PG	-	DEED BOOK, PAGE
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R/B	-	REBAR
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DETAIL

GRAPHIC SCALE 25' 0' 50' 100'

NOTE: THERE IS A 10' SEPARATION BETWEEN HOUSES.

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REVISIONS

GEORGIA REGISTERED PROFESSIONAL ENGINEER KEDRICK C. SCOTT

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLAND

SHEET 4 OF 10

DATE : 12/19/19
SCALE : 1" = 50'
JOB NO. : G208033.KNU
FILE NO. : *FNLP03
DRAWN BY: WDC

eFiled & eRecorded
DATE: 6/8/2020
TIME: 7:44 AM
PLAT BOOK: 00878
PAGE: 00432
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PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP 5 of 10

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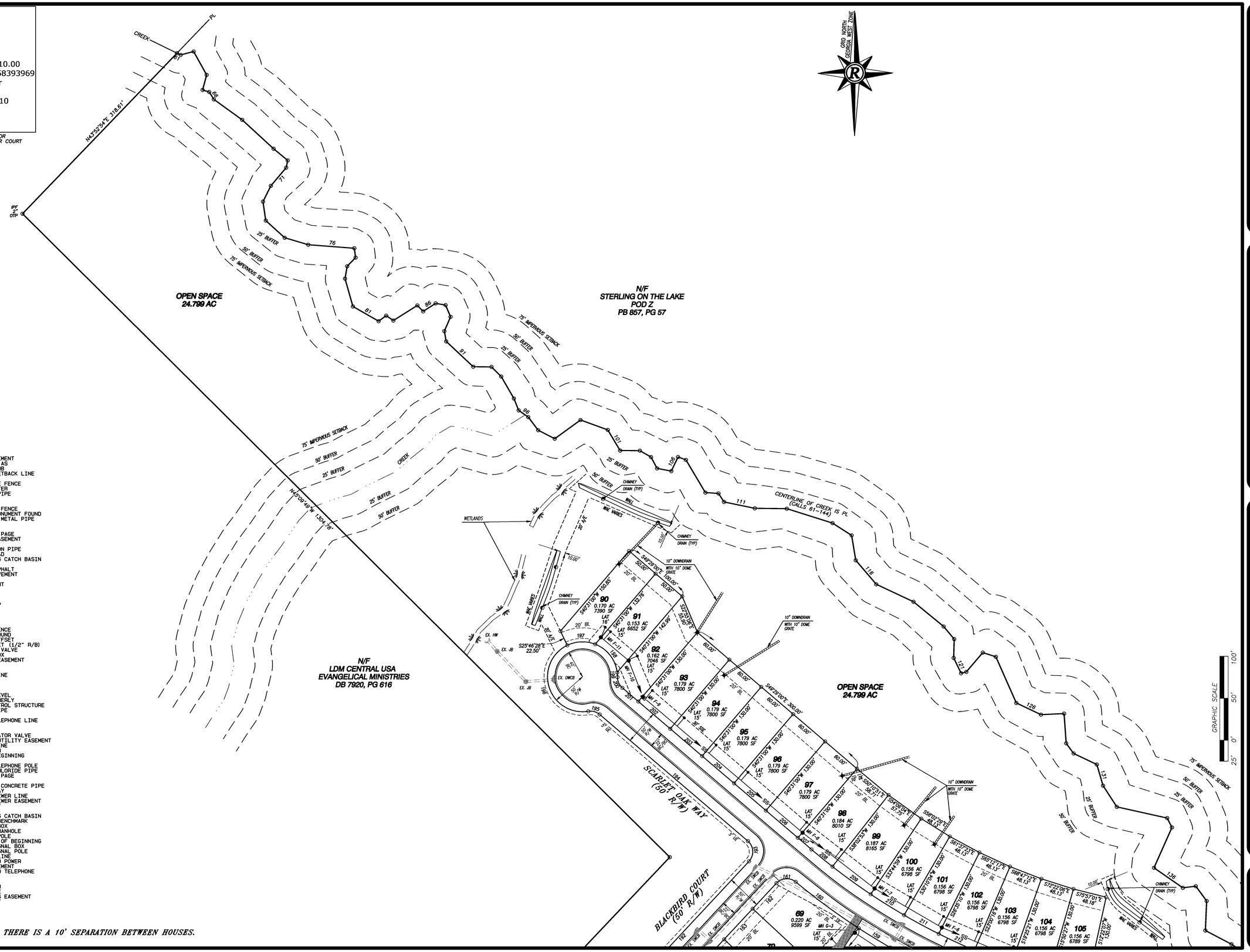

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NO.	DATE	DESCRIPTION
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REVISIONS

GEORGIA REGISTERED PROFESSIONAL ENGINEER KENDRICK C. SCOTT

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLWOOD

SHEET 5 OF 10

DATE : 12/19/19
SCALE : 1" = 50'
JOB NO. : C208033.KNU
FILE NO. : *FNLP03
DRAWN BY: WDC

eFiled & eRecorded
DATE: 6/8/2020
TIME: 7:44 AM
PLAT BOOK: 00878
PAGE: 00433
RECORDING FEES: $10.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP 6 of 10

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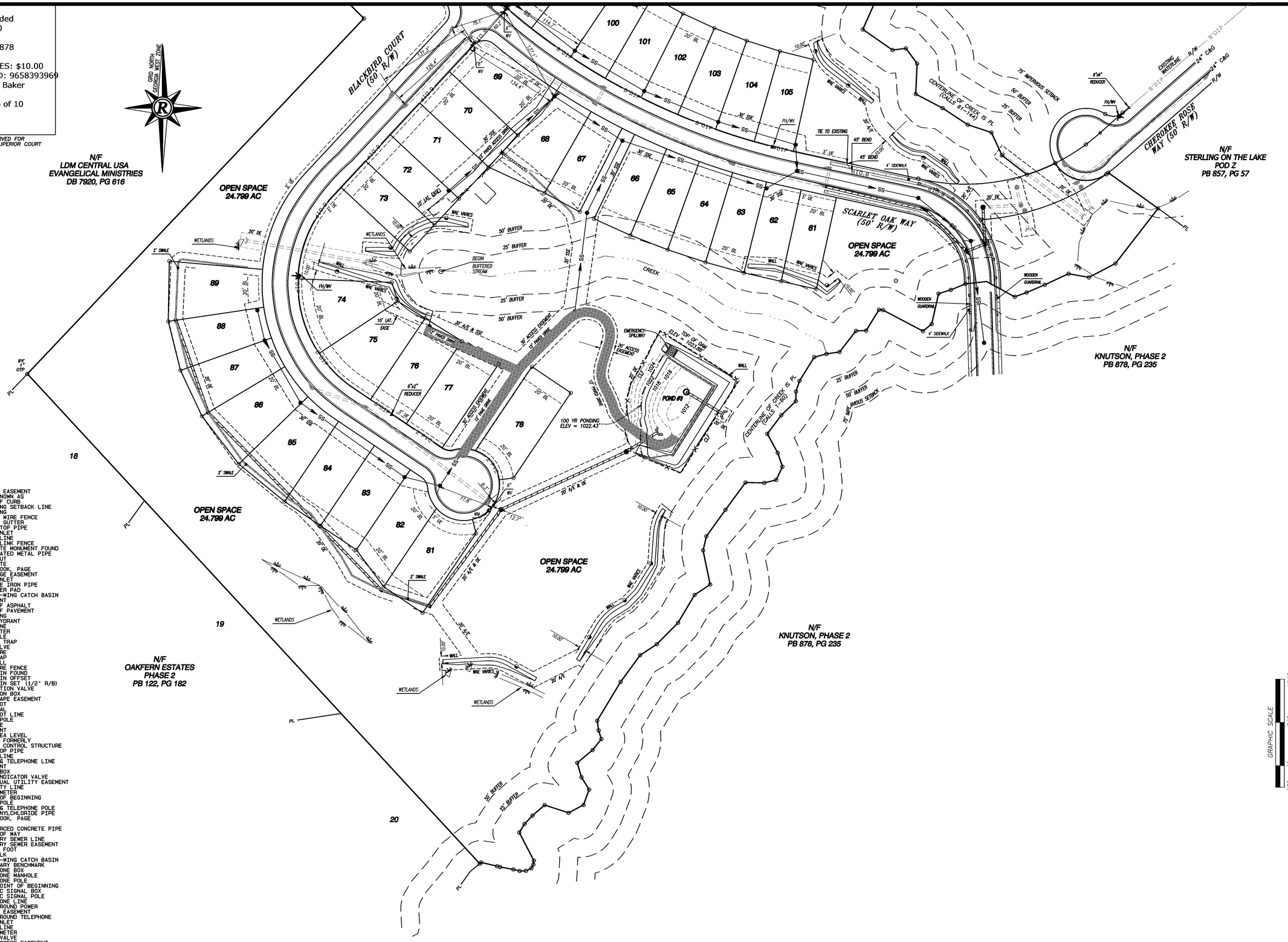

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WATER AS-BUILT DRAWING
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 3
LOCATED IN
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GEORGIA REGISTERED PROFESSIONAL ENGINEER KEDRICK C. SCOTT

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLARD

SHEET 6 OF 10

DATE : 12/19/19
SCALE : 1"= 50'
JOB NO. : G208033.KNU
FILE NO. *FNLPD3
DRAWN BY: WDC

eFiled & eRecorded
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TIME: 7:44 AM
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CLERK: Charles Baker
Hall County, GA
NOTE: By JP 7 of 10

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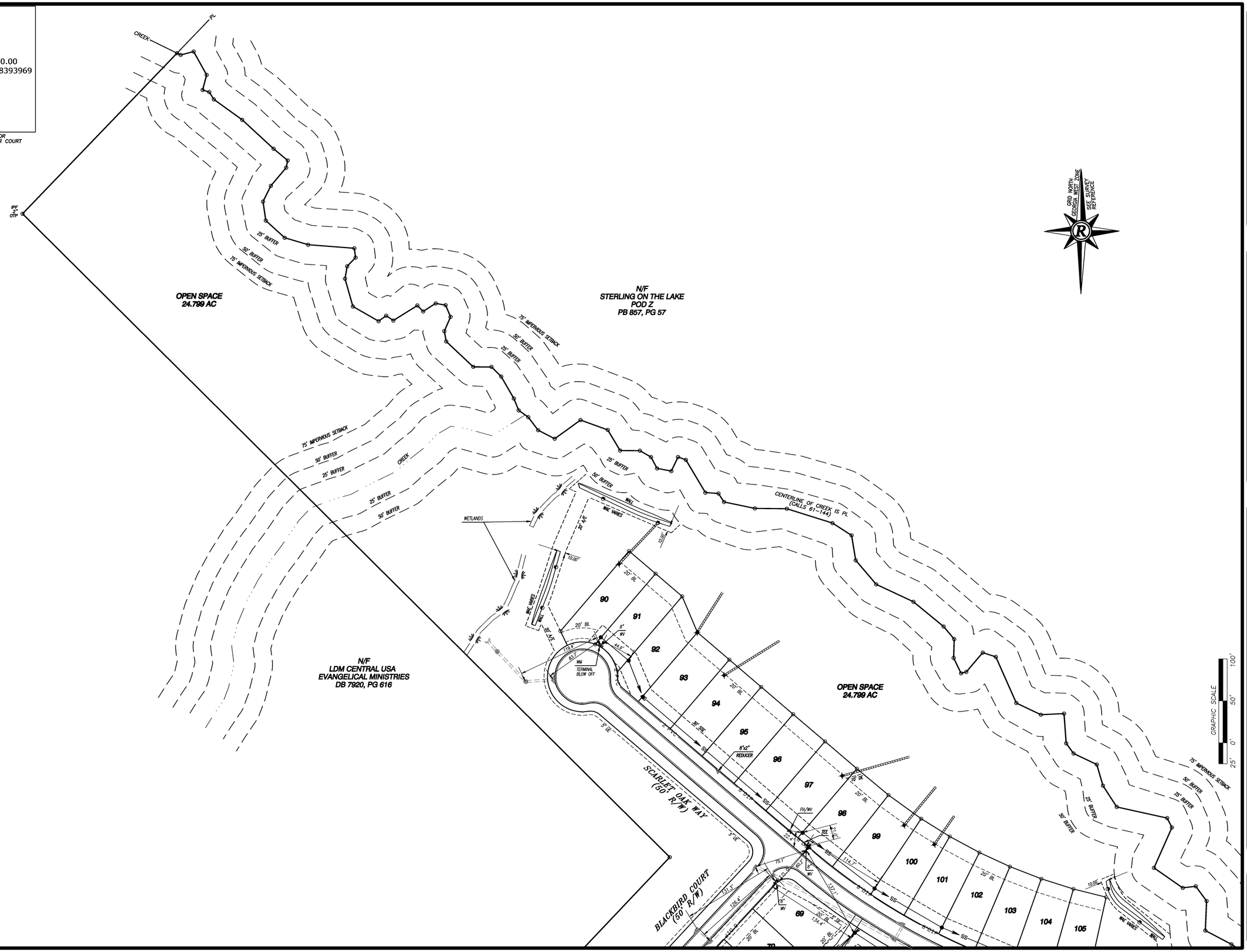

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GEORGIA REGISTERED PROFESSIONAL ENGINEER KEDRICK C. SCOTT

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLWOOD

SHEET 7 OF 10

DATE : 12/19/19
SCALE : 1"=50' SBO/WV
JOB NO. : C208033.KNU
FILE NO. : *FNLP03
DRAWN BY: WDC

eFiled & eRecorded
DATE: 6/8/2020
TIME: 7:44 AM
PLAT BOOK: 00878
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CLERK: Charles Baker
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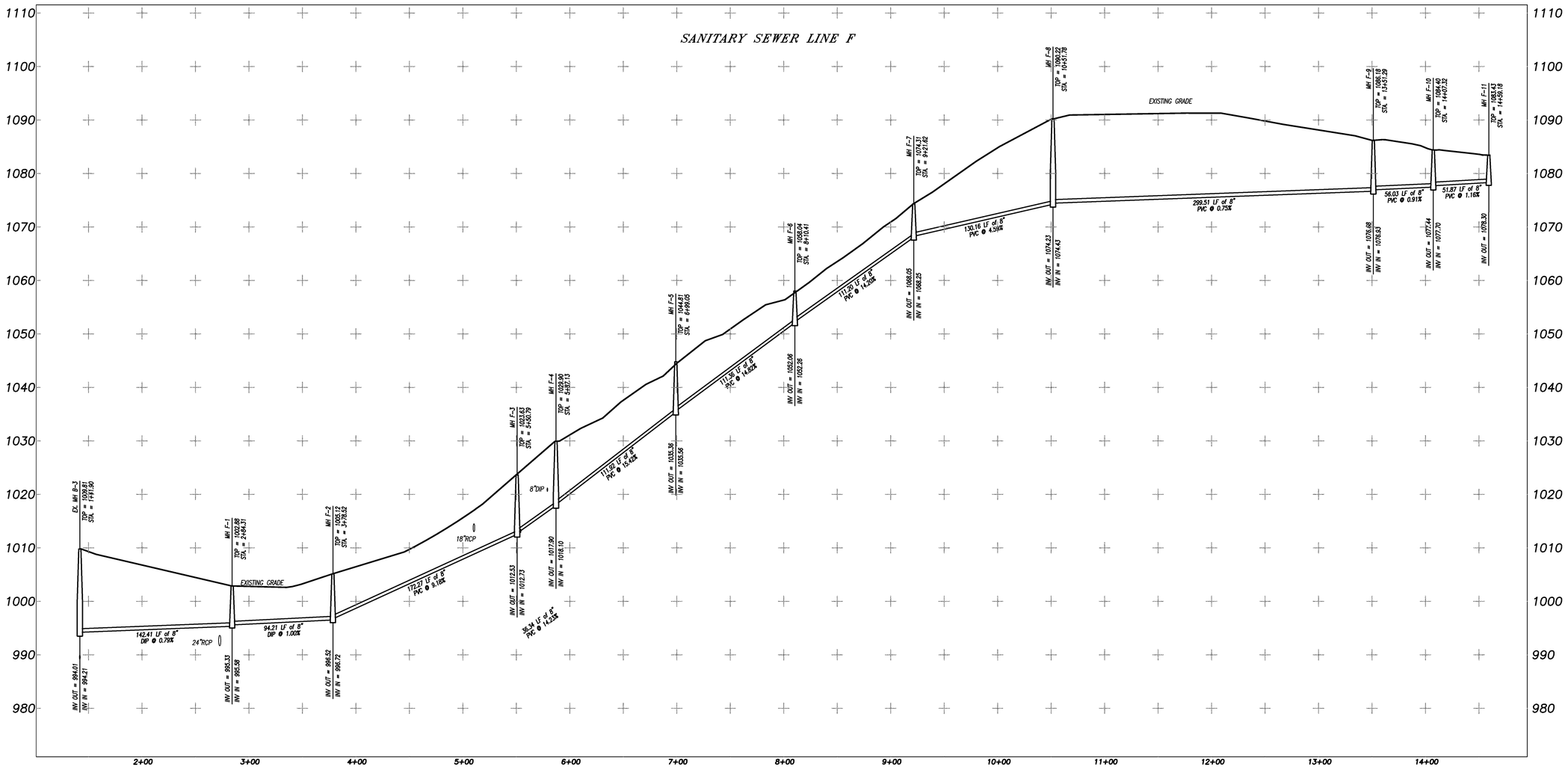

HORIZ. SCALE: 1" = 50
VERT. SCALE: 1" = 10'

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SANITARY SEWER PROFILES
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 3
LOCATED IN
G.M.D. 1270
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HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
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REVISIONS

GEORGIA REGISTERED ENGINEER No. 23331 KEDRICK C. SCOTT

GEORGIA REGISTERED LAND SURVEYOR No. RICHARD E. MILLWOOD

SHEET 8 OF 10

DATE : 12/19/19
SCALE : AS SHOWN
JOB NO. : G208033.KNU
FILE NO. : *FNLP03
DRAWN BY: WDC

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DATE: 6/8/2020
TIME: 7:44 AM
PLAT BOOK: 00878
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PARTICIPANT ID: 9658393969
CLERK: Charles Baker
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NOTE: By JP 9 of 10

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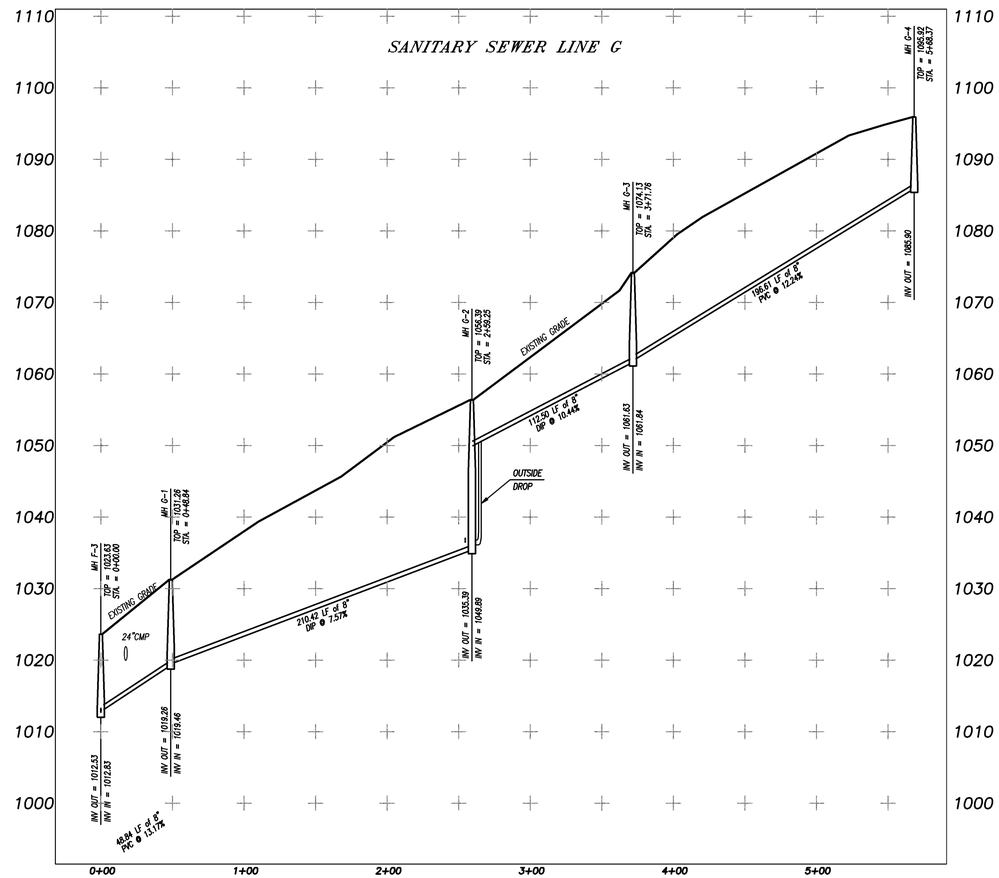

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GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 27321 KEDRICK C. SCOTT

GEORGIA REGISTERED LAND SURVEYOR No. RICHARD E. MILLARD

SHEET 9 OF 10

DATE : 12/19/19
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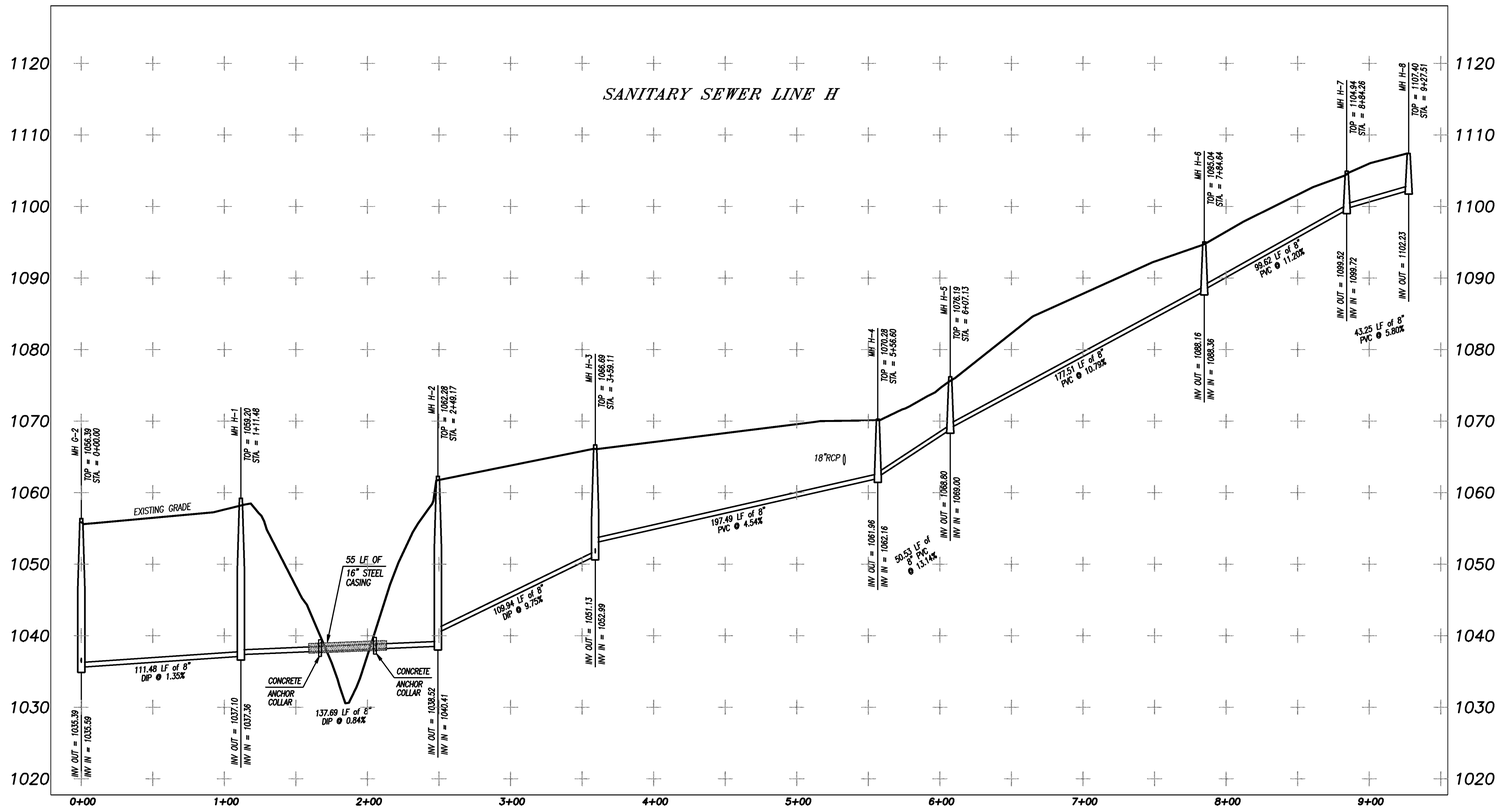

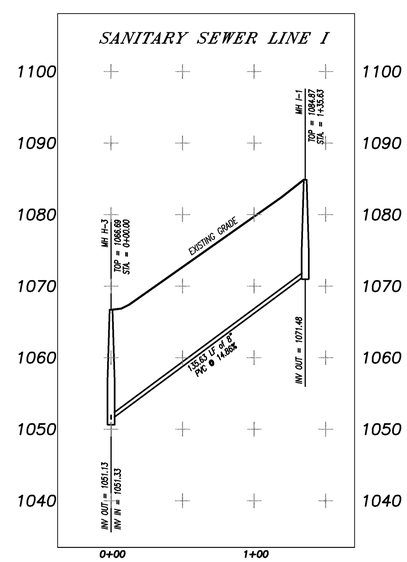

HORIZ. SCALE: 1" = 50
VERT. SCALE: 1" = 10'

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

SANITARY SEWER PROFILES
FOR :
STERLING ON THE LAKE
POD KNUTSON, PHASE 3
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	5/11/20	REVISED PER COUNTY COMMENTS

REVISIONS

GEORGIA REGISTERED PROFESSIONAL ENGINEER KEDRICK C. SCOTT

GEORGIA REGISTERED No. LAND SURVEYOR RICHARD E. MILLARD

SHEET 10 OF 10

DATE : 12/19/19
SCALE : AS SHOWN
JOB NO. : G20B033.KNU
FILE NO. : *FNLP03
DRAWN BY: WDC

EXHIBIT 'D'

Sterling on the Lake, Pod Knutson Subdivision
(Right-of-Way Legal Description)

All that tract or parcel of land lying and being in G.M.D 1270, City of Flowery Branch, Hall County, Georgia and being more particularly described as follows:

Beginning at the intersection of the northern Right-of-Way of Capitola Farm Road (60' R/W) and the southwestern Right-of-Way of Scarlet Oak Way (50' R/W); thence along the Right-of-Way of said Scarlet Oak Way 29.82 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 62°39'05" East, 27.14 feet to a point; thence 35.53 feet along an arc of a curve to the left having a radius of 125.00 feet and a chord bearing and distance of North 11°47'15" East, 35.41 feet to a point; thence 40.37 feet along an arc of a curve to the left having a radius of 125.00 feet and a chord bearing and distance of North 05°36'31" West, 40.20 feet to a point; thence North 14°51'42" West, a distance of 85.88 feet to a point on the southeastern Right-of-Way of Moondancer Court (50' R/W); thence along said Right-of-Way 28.13 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 55°09'23" West 25.87 feet to a point; thence South 84°32'55" West, a distance of 39.73 feet to a point; thence South 84°32'55" West, a distance of 50.00 feet to a point; thence South 84°32'55" West, a distance of 50.00 feet to a point; thence South 84°32'55" West, a distance of 7.22 feet to a point; thence 39.20 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of South 89°32'21" West, 39.15 feet to a point; thence North 85°28'13" West, a distance of 3.84 feet to a point; thence North 85°28'13" West, a distance of 4.67 feet to a point; thence 17.45 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 69°31'56" West, 16.90 feet to a point; thence 31.85 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 62°46'54" West, 31.31 feet to a point; thence 64.00 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 62°18'08" West, 59.72 feet to a point; thence 39.82 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 02°49'01" West, 38.78 feet to a point; thence 61.19 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 55°03'29" East, 57.44 feet to a point; thence 47.48 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 62°40'45" East, 45.72 feet to a point; thence 15.10 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 57°06'07" East, 14.74 feet to a point; thence 2.35 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 82°05'58" East, 2.35 feet to a point; thence South 85°28'13" East, a distance of 8.51 feet to a point; thence 30.49 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of North 89°32'21" East, 30.45 feet to a point; thence North 84°32'55" East, a distance of 11.00 feet to a point; thence North 84°32'55" East, a distance of 50.00 feet to a point; thence North 84°32'55" East, a distance of 50.00 feet to a point; thence North 84°32'55" East, a distance of 36.00 feet to a point; thence 27.72 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 44°50'25" East, 25.56 feet to a point on the northwestern Right-of-Way of said Scarlet Oak Way; thence along said Right-of-Way 48.02 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing of North 11°14'48" East and a chord distance and distance of 47.93 feet to a point; thence North 17°21'39" East, a distance of 62.91 feet to a point; thence 7.14 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 16°55'49" East

7.14 feet to a point; thence 110.46 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 09°50'16" East, 110.21 feet to a point on the southeastern Right-of-Way of Star Gaze Court (50’ R/W); thence along said Right-of-Way 33.40 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 44°39'44" West and a chord distance of 29.65 feet and a radius of 20.00 feet to a point; thence South 87°30'00"West, 51.90 feet to a point; thence South 87°30'00" West, a distance of 50.07 feet to a point; thence South 87°30'00" West, a distance of 42.42 feet to a point; thence 6.80 feet along an arc of a curve to the right having a radius of 175.00 feet and a chord bearing and distance of South 88°36'48" West, 6.80 feet to a point; thence 44.63 feet along an arc of a curve to the right having a radius of 175.00 feet and a chord bearing and distance of North 82°58'04" West, 44.51 feet to a point; thence 44.63 feet along an arc of a curve to the right having a radius of 175.00 feet and a chord bearing and distance of North 68°21'22" West, 44.51 feet to a point; thence 44.63 feet along an arc of a curve to the right having a radius of 175.00 feet and a chord bearing and distance of North 53°44'40" West, 44.51 feet to a point; thence 12.59 feet along an arc of a curve to the right having a radius of 175.00 feet and a chord bearing and distance of North 44°22'40" West, 12.59 feet to a point; thence North 42°19'01" West, a distance of 17.70 feet to a point; thence 17.45 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 67°18'51" West, 16.90 feet to a point; thence 4.34 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 89°49'30" West, 4.34 feet to a point; thence 54.14 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 56°19'12" West, 51.53 feet to a point; thence 41.17 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 01°42'44" West, 40.02 feet to a point; thence 41.66 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 45°44'48" East, 40.47 feet to a point; thence 63.02 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 74°16'29" East, 58.93 feet to a point; thence 40.01 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 15°14'39" East, 38.95 feet to a point; thence 17.45 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 17°19'10" East, 16.90 feet to a point; thence South 42°19'01" East, a distance of 17.70 feet to a point; thence 80.84 feet along an arc of a curve to the left having a radius of 125.00 feet and a chord bearing and distance of South 60°50'40" East, 79.44 feet to a point; thence along a curve to the Left for an arc distance of 28.64 feet, said curve having a chord bearing of South 85°56'10" East and a chord distance of 28.58 feet and a radius of 125.00 feet to a point; thence North 87°30'00" East, a distance of 51.00 feet to a point; thence North 87°30'00" East, a distance of 50.00 feet to a point; thence North 87°30'00" East, a distance of 43.94 feet to a point; thence 32.41 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 41°04'42" East, 28.98 feet to a point on the northwestern Right-of-Way of said Scarlet Oak Way; thence along said Right-of-Way North 05°20'35" West, a distance of 109.14 feet to a point; thence North 05°20'35" West, a distance of 24.09 feet to a point; thence 13.46 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 06°09'18" West 13.46 feet to a point; thence 74.14 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 11°26'19" West, 74.07 feet to a point; thence 38.94 feet along an arc of a curve to the left having a radius of 475.00 feet and a chord bearing and distance of North 18°15'32" West, 38.93 feet to a point; thence North 20°36'27" West, a distance of 28.47 feet to a point; thence North 20°36'27" West, a distance of 60.00 feet to a point; thence North 20°36'27" West, a distance of 60.00 feet to a point; thence North

20°36'27" West, a distance of 50.00 feet to a point southwestern Right-of-Way of Bluegill Road (50' R/W); thence along said Right-of-Way 31.42 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 65°36'27" West, 28.28 feet to a point; thence South 69°23'33" West, a distance of 110.00 feet to a point; thence South 69°23'33" West, a distance of 35.00 feet to a point; thence South 69°23'33" West, a distance of 2.69 feet to a point; thence 47.67 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of South 75°27'42" West, 47.58 feet to a point; thence 11.71 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of South 83°01'19" West, 11.71 feet to a point; thence 15.23 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 62°42'12" West, 14.86 feet to a point; thence 24.87 feet along an arc of a curve to the right having radius of 50.00 feet and a chord bearing and distance of South 55°08'44" West, 24.62 feet to a point; thence 78.54 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 65°36'18" West, 70.71 feet to a point; thence along a curve to the Right for an arc distance of 18.29 feet, said curve having a chord bearing of North 10°07'44" West and a chord distance of 18.19 feet and a radius of 50.00 feet to a point; thence 63.56 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 36°46'04" East, 59.37 feet to a point; thence 58.35 feet along an arc of a curve to the right having a radius of 50.0 feet and a chord bearing and distance of South 73°22'56" East, 55.10 feet to a point; thence 10.85 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 55°29'31" East, 10.72 feet to a point; thence 9.75 feet along an arc of curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 85°00'13" East, 9.66 feet to a point; thence 35.54 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of North 75°12'36" East, 35.48 feet to a point; thence North 69°23'33" East, a distance of 6.00 feet to a point; thence North 69°23'33" East, a distance of 50.00 feet to a point; thence North 69°23'33" East, a distance of 50.00 feet to a point; thence North 69°23'33" East, a distance of 41.69 feet to a point; thence 31.42 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 24°23'33" East, 28.28 feet to a point on the northwestern Right-of-Way of said Scarlet Oak Way; thence along said Scarlet Oak Way North 20°36'27" West, a distance of 110.00 feet to a point; thence North 20°36'27" West, a distance of 60.00 feet to a point; thence North 20°36'27" West, a distance of 60.00 feet to a point; thence North 20°36'27" West, a distance of 60.00 feet to a point; thence North 20°36'27" West, a distance of 34.03 feet to a point; thence 15.25 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 19°34'47" West, 15.25 feet to a point; thence 47.70 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing of North 15°20'10" West and a chord distance and distance of 47.68 feet to a point; thence 47.70 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing of North 08°54'18" West and a chord distance and distance of 47.68 feet to a point; thence 47.70 feet along an arc of a curve to the right making a radius of 425.00 feet and chord bearing and distance of North 02°28'27" West, 47.68 feet to a point; thence 47.70 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 03°57'25" East, 47.68 feet to a point; thence 47.70 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 10°23'17" East, 47.68 feet to a point; thence 47.70 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 16°49'08" East, 47.68 feet to a point; thence 47.70 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of North 23°15'00" East, 47.68 feet to a point; thence 18.31 feet along an arc of a curve to the right

having a radius of 425.00 feet and a chord bearing and distance of North 27°41'59" East, 18.31 feet to a point; thence North 28°56'02" East, a distance of 30.82 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 72.32 feet to a point; thence 116.13 feet along an arc of a curve to the left having a radius of 275.00 feet and a chord bearing and distance of North 16°50'12" East, 115.27 feet to a point; thence 31.44 feet along an arc of a curve to the left having a radius of 275.00 feet and a chord bearing and distance of North 01°27'50" East, 31.42 feet to a point; thence North 01°48'41" West, a distance of 133.34 feet to a point; thence North 01°48'41" West, a distance of 7.93 feet to a point; thence 125.71 feet along an arc of a curve to the left having a radius of 95.00 feet and a chord bearing and distance of North 39°43'17" West, 116.74 feet to a point; thence North 77°37'53" West, a distance of 105.38 feet to a point; thence North 77°37'53" West, a distance of 50.00 feet to a point; thence North 77°37'53" West, a distance of 23.51 feet to a point; thence 25.81feet along an arc of curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 76°51'11" West, 25.81 feet to a point; thence 48.71 feet along an arc of a curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 74°36'21" West, 48.70 feet to a point; thence 48.71 feet along an arc of a curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 71°40'06" West, 48.70 feet to a point; thence 48.71 feet along an arc of a curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 68°43'50" West, 48.70 feet to a point; thence 48.71 feet along an arc of a curve to the right having a radius of 950.00 feet and chord bearing and distance of North 65°47'35" West, 48.70 feet to a point; thence 19.48 feet along an arc of a curve to the right having a radius 950.00 feet and a chord bearing and distance of North 63°44'12" West, 19.48 feet to a point; thence 48.71 feet along an arc of a curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 61°40'49" West, 48.70 feet to a point; thence 52.90 feet along an arc of a curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 58°36'58" West, 52.90 feet to a point; thence 111.94 feet along an arc of a curve to the right having a radius of 950.00 feet and a chord bearing and distance of North 53°38'43" West, 111.87 feet to a point on the southeastern Right-of-Way of Blackbird Court (50′ R/W); thence 30.29 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 86°20'54" West, 27.47 feet to a point; thence South 42°58'00" West, a distance of 49.97 feet to a point; thence South 42°58'00" West, a distance of 60.00 feet to a point; thence South 42°58'00" West, a distance of 60.00 feet to a point; thence South 42°58'00" West, a distance of 50.00 feet to a point; thence South 42°58'00" West, a distance of 50.00 feet to a point; thence South 42°58'00" West, a distance of 18.95 feet to a point; thence 124.75 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 22°32'39" West, 122.13 feet to a point; thence 109.19 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 15°45'12" East, 107.43 feet to a point; thence 68.49 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 44°50'24" East 68.05 feet to a point; thence South 56°03'06" East, a distance of 27.95 feet to a point; thence South 56°03'06" East, a distance of 60.00 feet to a point; thence South 56°03'06" East, a distance of 60.00 feet to a point; thence 17.15 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 80°37'27" East, 16.63 feet to a point; thence 30.26 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 87°51'30" East, 29.80 feet to a point; thence 44.88 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South

44°48'27" East, 43.39 feet to a point; thence 10.16 feet along an arc of a curve to the right having a radius 50.00 feet and a chord bearing and distance of South 13°16'24" East, 10.14 feet to a point; thence 72.50 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 34°05'19" West, 66.31 feet to a point; thence 55.03 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 72°50'34" West, 52.29 feet to a point; thence 31.50 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 23°15'58" West 30.98 feet to a point; thence 17.74 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 30°38'05" West, 17.17 feet to a point; thence North 56°03'06" West, a distance of 18.45 feet to a point; thence North 56°03'06" West, a distance of 60.00 feet to a point; thence North 56°03'06" West, a distance of 60.00 feet to a point; thence North 56°03'06" West, a distance of 8.18 feet to a point; thence 46.44 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 50°08'21" West, 46.35 feet to a point; thence 52.70 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 37°31'02" West 52.58 feet to a point; thence 43.98 feet along an arc of a curve to the right having a radius of 225.00 feet and chord bearing and distance of North 25°12'28" West, 43.91 feet to a point; thence 43.98 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 14°00'33" West, 43.91 feet to a point; thence 52.70 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 01°41'59" West, 52.58 feet to a point; thence 149.05 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 23°59'18" East 146.34 feet to a point; thence North 42°58'00" East, a distance of 284.97 feet to a point; thence 32.37 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 03°15'30" West, 28.88 feet to a point on the northwestern Right-of-Way of said Scarlet Oak Way; thence along said Right-of-Way North 49°29'00" West, a distance of 278.77 feet to a point; thence 17.45 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 74°28'51" West, 16.90 feet to a point; thence 142.86 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 17°37'35" West, 98.99 feet to a point; thence 41.16 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 87°48'32" East, 40.01 feet to a point; thence 53.56 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 37°55'12" East, 51.04 feet to a point; thence 6.76 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 03°21'38" East, 6.75 feet to a point; thence 17.45 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 24°29'09" East, 16.90 feet to a point; thence South 49°29'00" East, a distance of 30.00 feet to a point; thence South 49°29'00" East, a distance of 60.00 feet to a point; thence South 49°29'00" East, a distance of 60.00 feet to a point; thence South 49°29'00" East, a distance of 60.00 feet to a point; thence South 49°29'00" East, a distance of 60.00 feet to a point; thence South 49°29'00" East, a distance of 60.00 feet to a point; thence South 49°29'00" East, a distance of 25.54 feet to a point; thence 38.78 feet along an arc of a curve to the left having a radius of 900.00 feet and a chord bearing and distance of South 50°43'03" East, 38.77 feet to a point; thence 67.52 feet along an arc of a curve to the left having a radius of 900.00 feet and a chord bearing and distance of South 54°06'04" East, 67.50 feet to a point; thence 56.26 feet along an arc of a curve to the left having a radius of 900.00 feet and a chord bearing and distance of South 58°02'29" East, 56.25 feet to a point; thence 56.26 feet along an arc of a curve to the left having a radius of 900.00 feet and a chord bearing and distance of South 61°37'23" East, 56.25 feet to

a point; thence 56.26 feet along an arc of a curve to the left having a radius of 900.00 feet and a chord bearing and distance of South 65°12'17" East, 56.25 feet to a point; thence 56.26 feet along an arc of a curve to the left having a radius 900.00 feet and a chord bearing and distance of South 68°47'12" East, 56.25 feet to a point; thence 56.26 feet along an arc of a curve to the left having a radius of 900.00 feet and a chord bearing and distance of South 72°22'06" East and 56.25 feet to a point; thence 54.54 feet along an arc of a curve to the left having radius of 900.00 feet and a chord bearing and distance of South 75°53'43" East, 54.53 feet to a point; thence South 77°37'53" East, a distance of 1.53 feet to a point; thence South 77°37'53" East, a distance of 177.36 feet to a point; thence 191.88 feet along an arc of a curve to the right having a radius of 145.00 feet and a chord bearing and distance of South 39°43'17" East, 178.18 feet to a point; thence South 01°48'41" East, a distance of 16.44 feet to a point; thence South 01°48'41" East, a distance of 115.19 feet to a point; thence South 01°48'41" East, a distance of 9.64 feet to a point; thence 47.37 along an arc of a curve to the right having a radius of 325.00 feet and a chord bearing and distance of South 02°21'41" West, 47.30 feet to a point; thence 56.38 feet along an arc of curve to the right having a radius of 325.00 feet and a chord bearing and distance of South 11°30'13" West, 56.31 feet to a point; thence 47.02 feet along an arc of a curve to the right having a radius of 325.00 feet and a chord bearing and distance of South 20°37'05" West, 46.98 feet to a point; thence 23.66 feet along an arc of a curve to the right having a radius of 325.00 feet and a chord bearing and distance of South 26°50'54" West, 23.65 feet to a point; thence South 28°56'02" West, a distance of 24.86 feet to a point; thence South 28°56'02" West, a distance of 50.00 feet to a point; thence South 28°56'02" West, a distance of 50.00 feet to a point; thence South 28°56'02" West, a distance of 50.00 feet to a point; thence South 28°56'02" West, a distance of 50.00 feet to a point; thence South 28°56'02" West, a distance of 50.00 feet to a point; thence South 28°56'02" West, a distance of 28.28 feet to a point; thence 28.61 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 26°44'53" West, 28.61 feet to a point; thence 65.94 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 19°31'30" West 65.85 feet to a point; thence 65.94 feet along an arc of a curve to the left having a radius of 375.00 and a chord bearing and distance of South 09°27'01" West, 65.85 feet to a point; thence 9.20 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 01°38'16" East, 79.06 feet to a point; thence 79.20 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 13°44'21" East, 79.06 feet to a point; thence 5.35 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of South 20°11'55" East, 5.35 feet to a point; thence South 20°36'27" East, a distance of 55.93 feet to a point; thence South 20°36'27" East, a distance of 60.00 feet to a point; thence South 20°36'27" East, a distance of 60.00 feet to a point; thence South 20°36'27" East, a distance of 38.10 feet to a point; thence South 20°36'27" East, a distance of 111.98 feet to a point on the northeastern Right-of-Way of Lake Overlook Lane (50’ R/W); thence along said Right-of-Way 29.65 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 63°05'06" East 27.01 feet to a point; thence 9.33 feet along an arc of a curve to the right having a radius of 491.74 feet and a chord bearing and distance of North 74°58'51" East, 9.33 feet to a point; thence North 75°31'28" East, a distance of 211.55 feet to a point on the Woodtrail Run (50’ R/W); thence along said Right-of-Way 33.56 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 27°27'31" East, 29.76 feet to a point; thence North 20°36'27" West, a distance of 100.37 feet to a point; thence North 20°36'27" West, a distance of 47.04 feet to a point; thence North 20°36'27" West, a distance of 50.00 feet to a point; thence North 20°36'27" West, a distance of 50.00 feet to a point; thence North 20°36'27"

West, a distance of 50.00 feet to a point; thence North 20°36'27" West, a distance of 1.39 feet to a point; thence 44.49 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 14°56'34" West, 44.42 feet to a point; thence 45.76 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 03°27'06" West, 45.68 feet to a point; thence 45.76 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 08°12'04" East, 45.68 feet to a point; thence 45.76 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 19°51'14" East, 45.68 feet to a point; thence 12.78 feet along an arc of a curve to the right having a radius of 225.00 feet and a chord bearing and distance of North 27°18'26" East, 12.78 feet to a point; thence North 28°56'02" East, a distance of 36.08 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 50.00 feet to a point; thence North 28°56'02" East, a distance of 52.87 feet to a point; thence 7.29 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 18°29'22" East, 7.25 feet to a point; thence 10.16 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing of North 06°30'29" West, 10.05 feet to a point; thence 192.98 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 89°30'24" East, 93.63 feet to a point; thence 51.36 feet along an arc of a curve to the right having a radios of 50.00 feet and a chord bearing and distance of South 49°30'06" West, 49.13 feet to a point; thence 5.42 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 71°10'00" West, 5.40 feet to a point; thence 12.03 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 46°10'10" West, 11.85 feet to a point; thence South 28°56'02" West, a distance of 38.68 feet to a point; thence South 28°56'02" West, a distance of 50.00 feet to a point; thence South 28°56'02" West, a distance of 200.27 feet to a point; thence 149.74 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 04°25'14" West, 145.22 feet to a point; thence 1.57 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 20°21'01" East, 1.57 feet to a point; thence South 20°36'27" East, a distance of 48.43 feet to a point; thence South 20°36'27" East, a distance of 50.00 feet to a point; thence South 20°36'27" East, a distance of 50.00 feet to a point; thence South 20°36'27" East, a distance of 50.00 feet to a point; thence South 20°36'27" East, a distance of 108.86 feet to a point; thence 30.44 along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 64°12'53" East, 27.59 feet to a on the northern Right-of-Way of said Lake Overlook Lane; thence along said Right-of-Way 22.09 feet along an arc of a curve to the left having a radius of 705.00 feet and a chord bearing and distance of North 71°16'48" East, 22.09 feet to a point; thence North 70°22'56" East, a distance of 18.53 feet to a point; thence North 70°22'56" East, a distance of 50.00 feet to a point; thence North 70°22'56" East, a distance of 32.33 feet to a point; thence 20.26 feet along an arc of a curve to the left having a radius 705.00 feet and a chord bearing and distance of North 69°33'33" East, 20.26 feet to a point; thence 57.34 feet along an arc of a curve to the left having a radius of 705.00 feet and a chord bearing and distance of North 66°24'22" East, 57.32 feet to a point; thence 13.99 feet along an arc of a curve to the left having a radius of 705.00 feet and a chord bearing and distance of North 63°30'28" East, 13.99 feet to a point; thence North 62°56'22" East, a distance of 37.80 feet to a point; thence North 62°56'22" East, a distance of 60.18 feet to a point; thence North 62°56'22" East, a distance of 49.99 feet to a point; thence 30.97 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 18°34'48" East, 27.97 feet to a point; thence North

25°46'46" West, a distance of 110.47 feet to a point; thence North 25°46'46" West, a distance of 4.69 feet to a point; thence 57.09 along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of North 30°08'26" West, 57.03 feet to a point; thence 19.39 feet along an arc of a curve to the left having a radius of 375.00 feet and a chord bearing and distance of North 35°58'59" West, 19.39 feet to a point; thence 18.68 along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 64°13'32" West, 18.01 feet to a point; thence 21.12 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 78°53'18" West, 20.96 feet to a point; thence 52.40 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 36°45'50" West, 50.04 feet to a point; thence 92.73 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of North 46°23'42" East, 80.00 feet to a point; thence 46.26 feet along an arc of curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 53°57'52" East, 44.63 feet to a point; thence 31.68 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 09°18'11" East, 31.16 feet to a point; thence 16.42 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 14°40'17" East, 15.96 feet to a point; thence 14.99 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of South 37°11'01" East 14.99 feet to a point; thence 57.22 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of South 32°19'00" East, 57.17 feet to a point; thence 19.88 feet along an arc of a curve to the right having a radius of 425.00 feet and a chord bearing and distance of South 27°07'11" East, 19.88 feet to a point; thence South 25°46'46" East, a distance of 39.17 feet to a point; thence South 25°46'46" East, a distance of 60.00 feet to a point; thence South 25°46'46" East, a distance of 6.38 feet to a point; thence 17.45 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 50°46'37" East, 16.90 feet to a point; thence 43.63 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 50°46'37" East, 42.26 feet to a point; thence 69.45 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 14°00'48" West, 64.00 feet to a point; thence 51.60 feet along an arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 83°22'12" West, 49.34 feet to a point; thence 15.89 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of North 89°49'58" West, 15.48 feet to a point; thence 1.56 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 65°10'11" West, 1.56 feet to a point; thence South 62°56'22" West, a distance of 58.44 feet to a point; thence South 62°56'22" West, a distance of 60.00 feet to a point; thence South 62°56'22" West, a distance of 19.92 feet to a point; thence 39.04 feet along an arc of a curve to the right having a radius of 755.00 feet and a chord bearing and distance of South 64°25'14" West, 39.03 feet to a point; thence 58.42 feet along an arc of a curve to the right having a radius of 755.00 feet and a chord bearing and distance of South 68°07'07" West, 58.41 feet to a point; thence 0.62 feet along an arc of a curve to the right having a radius of 755.00 feet and a chord bearing and distance of South 70°21'32" West, 0.62 feet to a point; thence South 70°22'56" West, a distance of 59.36 feet to a point; thence South 70°22'56" West, a distance of 41.50 feet to a point; thence 8.28 feet along an arc of a curve to the right having a radius of 75.00 feet and a chord bearing and distance of South 70°41'48" West, 8.28 feet to a point; thence 48.69 feet along an arc of a curve to the right having a radius of 755.00 feet and a chord bearing and distance of South 72°51'31" West, 48.68 feet to a point; thence 10.78 feet along an arc of a curve to the right having a radius of 755.00 feet and a chord bearing and distance of South 75°06'55" West, 10.78 feet to a point; thence South

75°31'28" West, a distance of 38.93 feet to a point; thence South 75°31'28" West, a distance of 50.00 feet to a point; thence South 75°31'28" West, a distance of 64.58 feet to a point; thence South 75°31'28" West, a distance of 108.48 feet to a point; thence 33.56 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 27°27'31" West, 29.76 feet to a point on the northeastern Right-of-Way of said Scarlet Oak Way; thence South 20°36'27" East, a distance of 57.41 feet to a point; thence South 20°36'27" East, a distance of 66.36 feet to a point; thence South 20°36'27" East, a distance of 60.04 feet to a point; thence South 20°36'27" East, a distance of 12.26 feet to a point; thence 45.95 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 18°06'01" East, 45.93 feet to a point; thence 57.74 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 12°26'33" East, 57.71 feet to a point; thence 36.18 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 07°19'03" East, 36.17 feet to a point; thence South 05°20'35" East, a distance of 22.42 feet to a point; thence South 05°20'35" East, a distance of 50.00 feet to a point; thence South 05°20'35" East, a distance of 50.00 feet to a point; thence South 05°20'35" East, a distance of 33.27 feet to a point; thence 16.11 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 04°27'50" East, 16.11 feet to a point; thence 48.13 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 00°57'30" East, 48.12 feet to a point; thence 48.13 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 04°17'40" West, 48.12 feet to a point; thence 48.13 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 09°32'51" West, 48.12 feet to a point; thence 47.53 feet along an arc of a curve to the right having a radius of 525.00 feet and a chord bearing and distance of South 14°46'02" West, 47.51 feet to a point; thence South 17°21'39" West, a distance of 0.63 feet to a point; thence South 17°21'39" West, a distance of 50.00 feet to a point; thence South 17°21'39" West, a distance of 12.28 feet to a point; thence 80.84 feet along an arc of a curve to the left and a chord bearing and distance of South 04°07'40" West, 80.12 feet to a point; thence 17.58 feet along an arc of a curve to the left having a radius of 175.00 feet and a chord bearing and distance of South 11°59'00" East, 17.57 feet to a point; thence South 14°51'42" East, a distance of 90.89 feet to a point; thence 104.60 feet along an arc of a curve to the right having a radius of 175.00 feet and a chord bearing of South 02°15'43" West, 103.05 feet to a point; thence 31.10 feet along an arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance of South 25°18'49" East, 28.06 feet to a point on the northeastern Right-of-Way of said Capitola Farm Road; thence along said Right-of-Way North 69°51'48" West, a distance of 45.24 feet to a point; thence 43.14 feet along an arc of a curve to the left having a radius of 652.42 feet and a chord bearing and distance of North 72°44'03" West, 43.13 feet to the ***Point of Beginning***.

Said tract contains 9.307 Acres.