City of Flowery Branch
City Council Meeting
Wednesday, January 7, 2026, 6:00 PM
5410 Pine Street
Flowery Branch, GA 30542

Call To Order Organizational Meeting:

Presentation of Colors:

Pledge of Allegiance:

Administer Oaths:

a. Administer Oath to Council Member William McDaniel
b. Administer Oath to Council Member Charles Vanderbilt
c. Administer Oath to Council Member Pete Lena
d. Administer Oath to Mayor Oliver McClellan

Election of Mayor Pro-Tem:

Call Work Session to Order:

Adoption of Agenda:

Awards & Recognitions:

Public Hearing:

a. Consider First Reading of Ordinance 773 to Augment Section 11.10 — Swimming Pools to Achieve Statewide Uniformity, Enhance Public Safety, and Eliminate Conflicts with Mandatory State Codes

Unfinished 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

New Business - Work Session:

a. Consider Resolution 26-001 to Accept Public Right-of-Way at Sydney Square Subdivision
b. Consider a Consulting Agreement with Jimmy Dean for Wastewater Consulting Services

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:
Please limit to two minutes

Consent Agenda:

a. Consider December 2025 Per Diem for Council Member Joseph Mezzanotte

b. Consider December 2025 Per Diem for Council Member Oliver McClellan

c. Consider December 18, 2025 City Council Meeting Minutes

Unfinished 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

New Business - Voting Session:

a. Consider First Reading of Ordinance 773 to Augment Section 11.10 - Swimming Pools to Achieve Statewide Uniformity, Enhance Public Safety, and Eliminate Conflicts with Mandatory State Codes.

b. Consider Resolution 26-001 to Accept Public Right of Way at Sydney Square Subdivision

c. Consider a Consulting Agreement with Jimmy Dean for Wastewater Consulting Services

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.

First Reading 01/07/2026
Second Reading TBD

ORDINANCE NO. 773

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FLOWERY BRANCH, GEORGIA, TO AMEND SECTION 11.10 – SWIMMING POOLS IN ARTICLE 11- BUILDINGS, STUCTURES, AND USES ACCESSORY TO SINGLE-FAMILY RESIDENTIAL DWELLINGS, OF APPENDIX C – ZONING ORDINANCE; TO PROVIDE FOR SEVERABILITY, TO REPEAL CONFLICTING ORDINANCES, TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, the Zoning Ordinance of the City of Flowery Branch, Georgia, authorizes the amendment of the text of the City of Flowery Branch Zoning Ordinance by the City Council; and

WHEREAS, the Zoning Administrator is authorized, pursuant to Section 33.2 of the Zoning Ordinance, to initiate an amendment to the Zoning Ordinance for consideration by the City Council; and

WHEREAS, it is in the public interest to update existing codes; and

WHEREAS, the City has complied with the Zoning Procedures Law and the requirements of Article 33 of the Zoning Ordinance with regard to text amendments, including the holding of an advertised public hearing; and

WHEREAS, the City of Flowery Branch deems necessary to amend the Zoning Ordinance by augmenting the existing swimming pool and spa regulations with a requirement that all pools and spas comply with the current edition of the International Swimming Pool and Spa Code (ISPSC) together with the Georgia State Amendments thereto, as adopted by the Georgia Department of Community Affairs, in order to achieve statewide uniformity, enhance public safety, and eliminate conflicts with mandatory state codes; 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 11.10 of Article 11 of Appendix C is hereby amended to read as follows:

"Sec. 11.10 – Swimming Pool.

This Section shall apply only to said use when it is an accessory to a detached, single-family dwelling.

1. Construction shall comply with the latest adopted edition of the International Swimming Pool and Spa Code (ISPSC) with Georgia Amendments and the International Residential Code (IRC) except as noted below.
    a. *Location*. Swimming pools shall be located in the rear or side yards.
    b. *Setbacks*. All swimming pools shall be located at least ten (10) feet from all property lines.
    c. *Fencing*. Swimming pools must be enclosed by a fence or wall at least five (5) feet in height and maintained in good condition with a gate.
2. The Building Permit Card must be posted in a location visible from the street throughout the duration of construction.
3. Pools are not to be filled until all code compliant barriers have been constructed and required alarms are operational.
4. The Swimming Pool Location Plan must contain the following information:
    a. Clearly label the subdivision name, lot number, and street address.
    b. Property lines with bearings and distances.
    c. Location of proposed and/or existing home and driveway.
    d. All easements, setbacks, and buffers.
    e. All existing and proposed utilities.
    f. The exact location of the proposed pool, including pool deck and equipment.
    g. Location and information on barriers around the pool, including fences, structures, etc.
    h. Include pool dimensions and the distances to all property lines, existing structures (house, driveway, septic system), and easements.
    i. No structures of any type shall be installed or constructed within any buffer or easement.
    j. Show any existing or proposed retaining walls. Walls over 4’ in retained wall height as defined by the IBC require a separate permit and must be designed by an engineer licensed in the state of Georgia.
    k. North arrow and scale.

l. Flood plain note and Flood Insurance Rate Map (F.I.R.M) panel number and effective date.

Note should be in the following form:

"This site [is/is not] located within a zone [A, AE, shaded zone X] as defined by F.I.R.M Community Panel Number(s) _____ for Flowery Branch/Hall County, Georgia.

If property is in a flood zone as determined by FEMA, a Certificate of Elevation will be required."

m. Include the following notes:

i. The access gate must be self-closing and self-latching.

ii. The gate must open outward away from the pool and/or spa.

iii. The latch release mechanism must be located at least 54 inches above the bottom of the gate unless it is on the pool side of the gate, then it must be at least 3" below the top of the gate and the gate barrier.

iv. Retaining walls over 4' of retained wall height require a separate building permit.

v. Openings in the pool barrier shall not allow passage of a 4-inch diameter sphere.

vi. For all cases where a building footprint penetrates through a Pool Fence perimeter, all doors and operable windows with a sill height lower than 48" on the building(s) which have direct access to the Pool area must be equipped with an alarm which produces an audible warning when the door or its screen or window is opened.

vii. Flowery Branch reserves the right to require additional information as necessary to determine compliance with local, state, and federal permitting regulations."

SECTION 2.

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 3.

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

SECTION 4.

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

Approved this _____day of _____2026.

_____
Oliver McClellan, Mayor

ATTEST:

_____
Shelia R. Cooper, City Clerk

APPROVED AS TO FORM:

_____
Ted Baggett, City Attorney

Memorandum

To: City of Flowery Branch, City Manager, and City Council

From: Chris McCrary, Planning and Community Development Director

Date: January 7th, 2026

Subject: Ordinance 773 – Text Amendment to Sec. 11.10 – Swimming Pool

Applicant: Planning and Community Development

Owner: N/A

Code Section: Article 11 – Buildings, Structures, and Uses Accessory to Single-Family Residential Dwellings, Sec. 11.10. – Swimming Pool

EXECUTIVE SUMMARY

Pursuant to Article 33 – Text Amendments of the Code of Ordinances for the City of Flowery Branch, City Council may amend regulations, Articles, or Sections of the Zoning Ordinance when appropriate factors or circumstances arise. Ordinance 773 proposes several additions to the requirements for the construction of swimming pools in residential zoning districts in the interest of promoting public safety and protecting property.

Current Code Section:

Sec. 11.10. - Swimming Pool.

This Section shall apply only to said use when it is accessory to a detached, single-family dwelling.

(a) *Location.* Swimming pools accessory to detached, single-family dwellings shall be located in rear or side yards.

(b) *Setbacks.* All swimming pools shall be located at least ten (10) feet from all property lines.

(c) *Fencing.* Swimming pools must be enclosed by a fence or wall at least five (5) feet in height (or as otherwise specified in any applicable swimming pool code or building code) and maintained in good condition with a gate.

Proposed Code Section:

Additions to requirements highlighted below.

Sec. 11.10. Swimming Pool.

This Section shall apply only to said use when it is an accessory to a detached, single-family dwelling.

1. Construction shall comply with the latest adopted edition of the International Swimming Pool and Spa Code (ISPSC) with Georgia Amendments and the International Residential Code (IRC) except as noted below.
    a. *Location.* Swimming pools shall be located in the rear or side yards.
    b. *Setbacks.* All swimming pools shall be located at least ten (10) feet from all property lines.
    c. *Fencing.* Swimming pools must be enclosed by a fence or wall at least five (5) feet in height and maintained in good condition with a gate.
2. The Building Permit Card must be posted in a location visible from the street throughout the duration of construction.
3. Pools are not to be filled until all code compliant barriers have been constructed and required alarms are operational.
4. The Swimming Pool Location Plan must contain the following information:

a. Clearly label the subdivision name, lot number, and street address.

b. Property lines with bearings and distances.

c. Location of proposed and/or existing home and driveway.

d. All easements, setbacks, and buffers.

e. All existing and proposed utilities.

f. The exact location of the proposed pool, including pool deck and equipment.

g. Location and information on barriers around the pool, including fences, structures, etc.

h. Include pool dimensions and the distances to all property lines, existing structures (house, driveway, septic system), and easements.

i. No structures of any type shall be installed or constructed within any buffer or easement.

j. Show any existing or proposed retaining walls. Walls over 4' in retained wall height as defined by the IBC require a separate permit and must be designed by an engineer licensed in the state of Georgia.

k. North arrow and scale.

l. Flood plain note and Flood Insurance Rate Map (F.I.R.M) panel number and effective date.

Note should be in the following form:
"This site [is/is not] located within a zone [A, AE, shaded zone X] as defined by F.I.R.M Community Panel Number(s) _____ for Flowery Branch/Hall County, Georgia. "
If property is located in a flood zone as determined by FEMA, a Certificate of Elevation will be required.

m. Include the following notes:

i. The access gate must be self-closing and self-latching.

ii. The gate must open outward away from the pool and/or spa.

iii. The latch release mechanism must be located at least 54 inches above the bottom of the gate unless it is on the pool side of the gate, then it must be at least 3" below the top of the gate and the gate barrier.

iv. Retaining walls over 4' of retained wall height require a separate building permit.

v. Fence gaps will not exceed 4 inches.

vi. For all cases where a building footprint penetrates through a Pool Fence perimeter, all doors and operable windows with a sill height lower than 48" on the building(s) which have direct access to the Pool area must be equipped with an alarm which produces an audible warning when the door or its screen or window is opened.

vii. Flowery Branch reserves the right to require additional information as necessary to determine compliance with local, state, and federal permitting regulations.

Recommendation:

Staff recommends **APPROVAL** of the proposed Ordinance 773 for the text amendment to Article 11, Sec. 11.10 – Swimming Pool.

Memorandum

To: City of Flowery Branch, City Manager, and City Council

From: Chris McCrary, Planning and Community Development Director

Date: January 7th, 2026

Subject: Resolution 25-014 – Public Streets Pod Z
Resolution 25-015 – Public Streets Pod KNU Phases 1, 2 and 3

Applicant: Planning and Community Development

Owner: City of Flowery Branch Public Right of Way and Utilities.

EXECUTIVE SUMMARY

During the December 18, 2025, Public Hearing, Councilman McClellan raised concerns regarding the absence of required handicap ramps near the existing HOA-owned connection path between Cherokee Rose Way and Scarlet Oak Way. As a result, consideration of Resolution 25-015 (Knutson Pod KNU Phases 1, 2, and 3) and Resolution 25-014 (Pod Z) was deferred to the January 7, 2026, meeting.

Recommendation for Resolution 25-014:

- Resolution 25-014 shall be tabled until February 5, 2026.
- Prior to the next work session, the installation and inspection of the handicap ramps, as depicted in the accompanying illustration, must be completed.
- A Right-of-Way exhibit and legal description encompassing all affected Right-of-Way shall be provided to accompany the Right-of-Way dedication deed.

Recommendation for Resolution 25-015: Resolution 25-015 (Pod KNU Phases 1, 2, and 3) may be approved, with the associated streets accepted as public right-of-way, as all remaining final work is secured under Resolution 25-014 (Pod Z).


EST
1874



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

_____
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 PAGE 57-65 IN THE RECORDS OF THE CLERK OF SUPERIOR COURT, HALL COUNTY, GEORGIA.

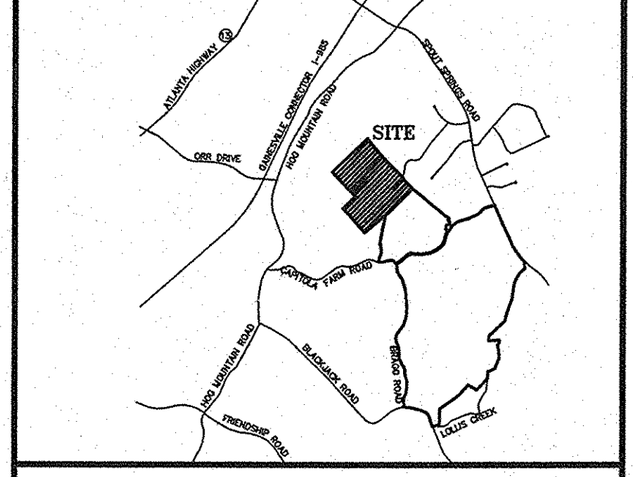
RECORDED 9 OCT 07

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

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
LL	= 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
⌀	= 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

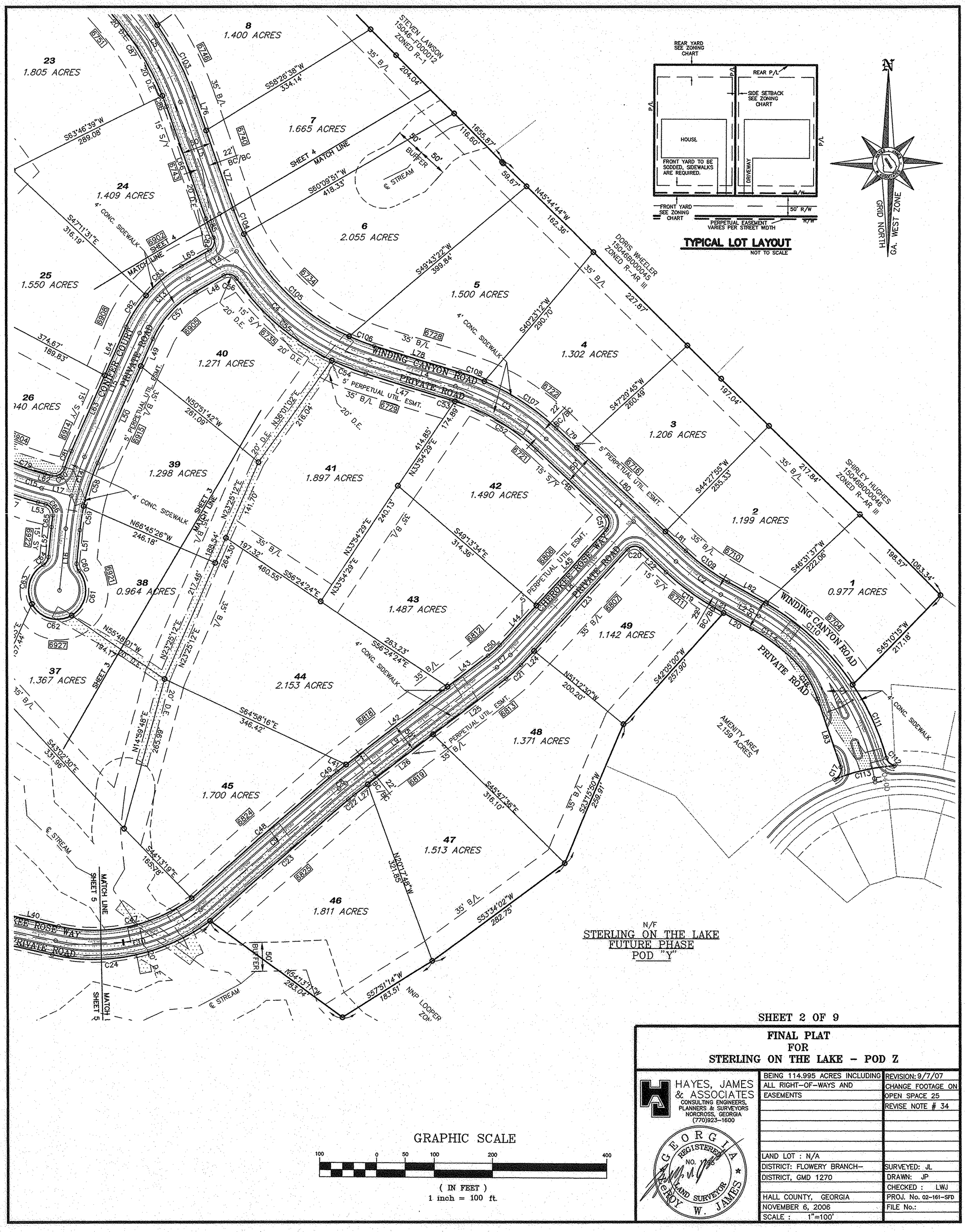
SHEET 1 OF 9

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'	



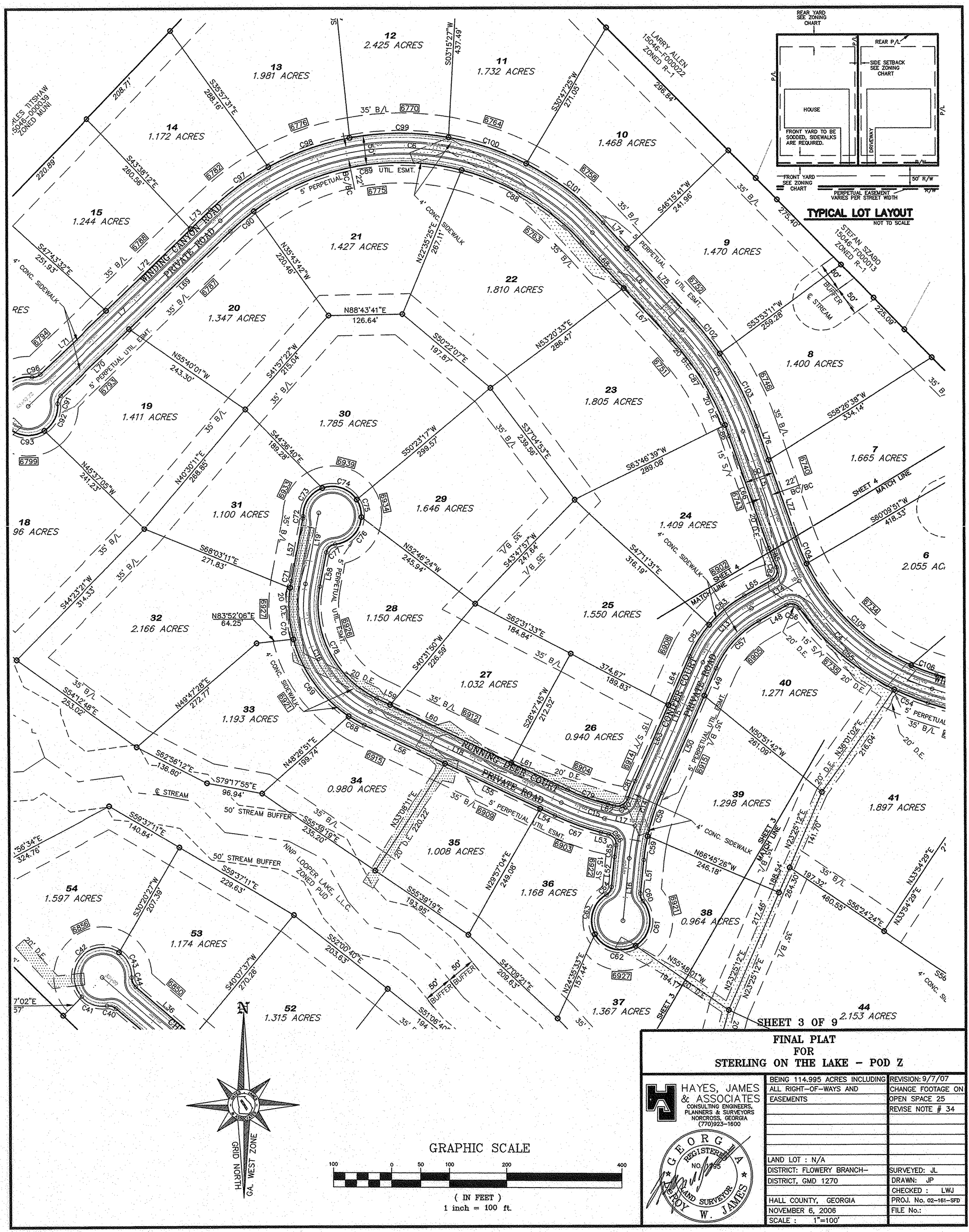
SHEET 2 OF 9

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'	



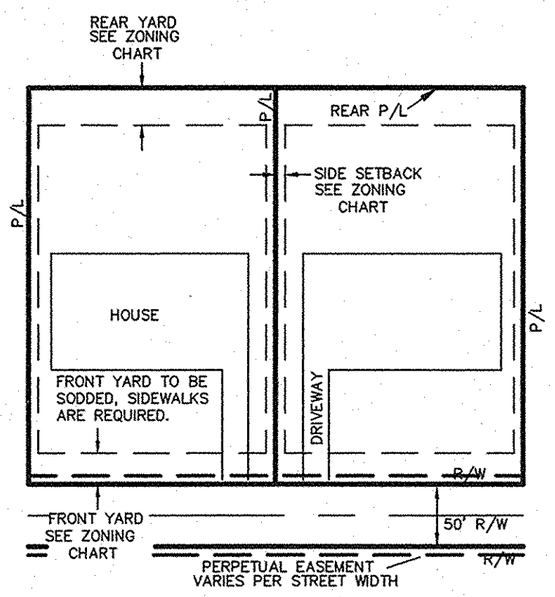
FINAL PLAT
FOR
STERLING ON THE LAKE – POD Z

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

GEORGIA REGISTERED NO. 1795 LAND SURVEYOR LEROY W. JAMES

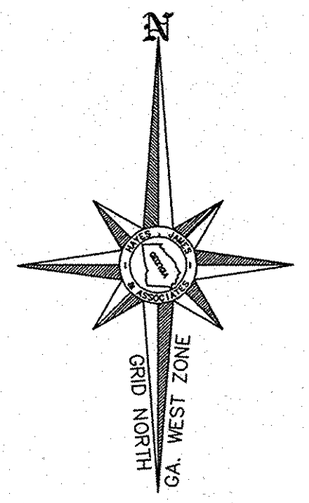
BEING 114.995 ACRES INCLUDING	REVISION: 9/7/07
ALL RIGHT-OF-WAYS AND	CHANGE FOOTAGE ON
EASEMENTS	OPEN SPACE 25
	REVISE NOTE # 34
LAND LOT : N/A	
DISTRICT: FLOWERY BRANCH-	SURVEYED: JL
DISTRICT, GMD 1270	DRAWN: JP
	CHECKED : LWJ
HALL COUNTY, GEORGIA	PROJ. No. 02-161-SFD
NOVEMBER 6, 2006	FILE No.:
SCALE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

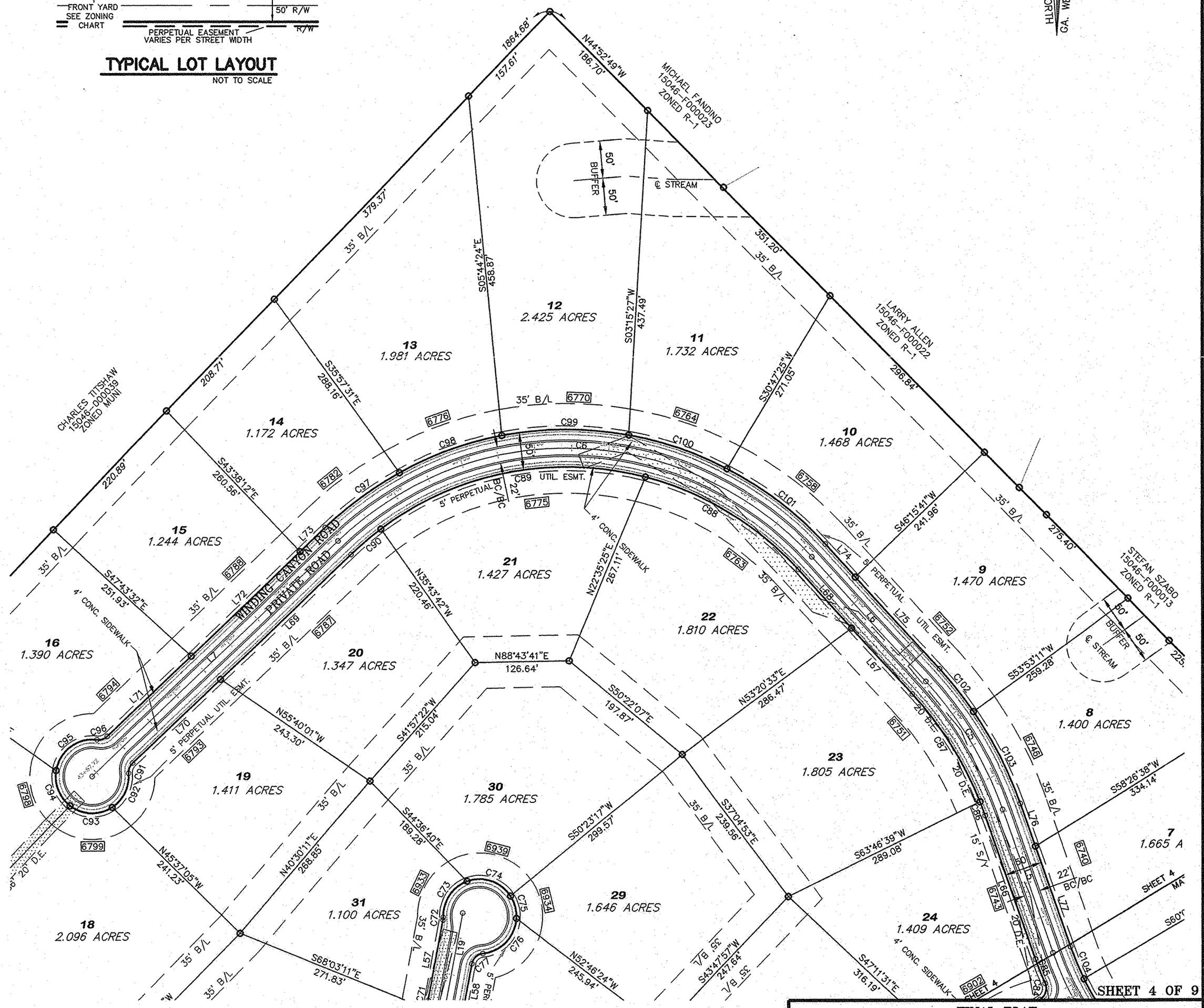
SHEET 3 OF 9

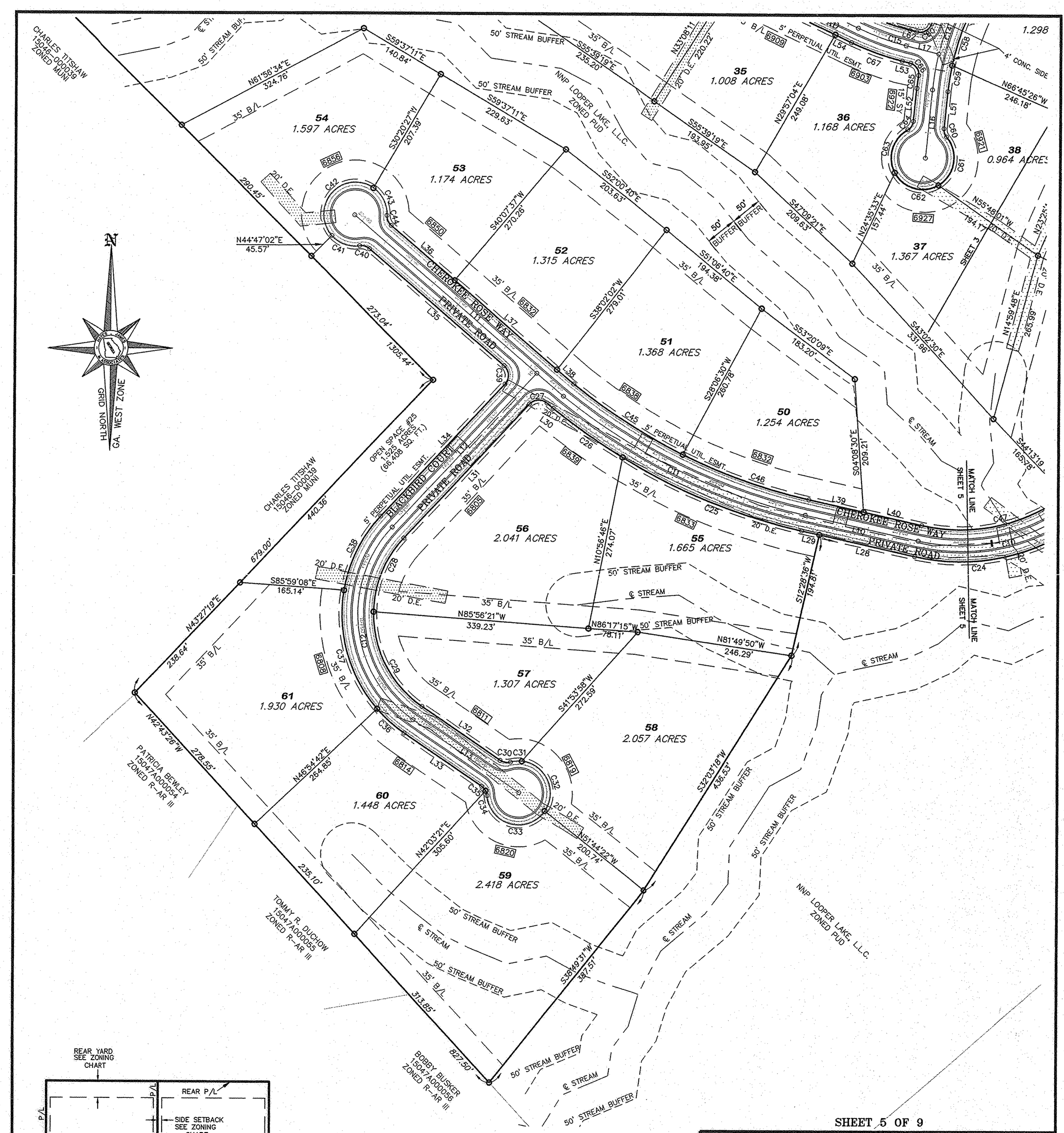


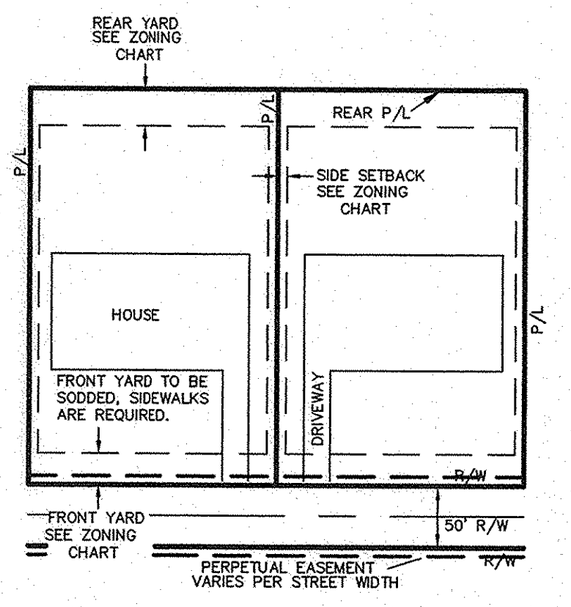
TYPICAL LOT LAYOUT

NOT TO SCALE




1864.68'
157.61'
N44°52'49"W
186.70'
MICHAEL FANDINO
15046-F000023
ZONED R-1
379.37'
35' B/L
S05°44'24"E
458.87'
S03°15'27"W
437.49'
351.20'
LARRY ALLEN
15046-F000022
ZONED R-1
296.84'
CHARLES TITSHAW
15046-000039
ZONED MUNI
208.71'
220.89'
S35°57'31"E
288.16'
S43°38'12"E
260.56'
S30°47'25"W
271.05'
S46°15'41"W
241.96'
275.40'
STEFAN SZABO
15046-F00013
ZONED R-1
225.
S47°43'32"E
251.93'
WINDING CANYON ROAD
PRIVATE ROAD
5' PERPETUAL UTIL. ESMT.
4' CONC. SIDEWALK
N35°43'42"W
220.46'
N22°35'25"E
267.11'
N88°43'41"E
126.64'
S50°22'07"E
197.87'
N53°20'33"E
286.47'
S53°53'11"W
259.28'
50'
BUFFER
℄ STREAM
N55°40'01"W
243.30'
S41°57'22"W
215.04'
S44°36'40"E
189.28'
S50°23'17"W
299.57'
S37°04'53"E
239.56'
S63°46'39"W
289.08'
S58°26'38"W
334.14'
N40°30'11"E
268.85'
N45°37'05"W
241.23'
S68°03'11"E
271.83'
N52°46'24"W
245.94'
S43°47'57"W
247.64'
S47°11'31"E
316.19'
20' D.E.
15' S/Y
22'
BC/BC
SHEET 4
SHEET 4
1 inch = 100 ft.
1 inch = 200 ft.
1 inch = 400 ft.
1 inch = 800 ft.
1 inch = 1600 ft.
1 inch = 3200 ft.
1 inch = 6400 ft.
1 inch = 12800 ft.
1 inch = 25600 ft.
1 inch = 51200 ft.
1 inch = 102400 ft.
1 inch = 204800 ft.
1 inch = 409600 ft.
1 inch = 819200 ft.
1 inch = 1638400 ft.
1 inch = 3276800 ft.
1 inch = 6553600 ft.
1 inch = 13107200 ft.
1 inch = 26214400 ft.
1 inch = 52428800 ft.
1 inch = 104857600 ft.
1 inch = 209715200 ft.
1 inch = 419430400 ft.
1 inch = 838860800 ft.
1 inch = 1677721600 ft.
1 inch = 3355443200 ft.
1 inch = 6710886400 ft.
1 inch = 13421772800 ft.
1 inch = 26843545600 ft.
1 inch = 53687091200 ft.
1 inch = 107374182400 ft.
1 inch = 214748364800 ft.
1 inch = 429496729600 ft.
1 inch = 859993459200 ft.
1 inch = 1719986918400 ft.
1 inch = 3439973836800 ft.
1 inch = 6879947673600 ft.
1 inch = 13759895347200 ft.
1 inch = 27519790694400 ft.
1 inch = 55039581388800 ft.
1 inch = 110079162777600 ft.
1 inch = 220158325555200 ft.
1 inch = 440316651110400 ft.
1 inch = 880633302220800 ft.
1 inch = 1761266604441600 ft.
1 inch = 3522533208883200 ft.
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1 inch = 14090132835532800 ft.
1 inch = 28180265671065600 ft.
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1 inch = 225442125368524800 ft.
1 inch = 450884250737049600 ft.
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1 inch = 57713184094342348800 ft.
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1 inch = 59098300512606565171200 ft.
1 inch = 118196601025213130342400 ft.
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1 inch = 945572808201705042739200 ft.
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1 inch = 7564582465613640341913600 ft.
1 inch = 15129164931227280683827200 ft.
1 inch = 30258329862454561367654400 ft.
1 inch = 60516659724909122735308800 ft.
1 inch = 121033319449818245470617600 ft.
1 inch = 242066638899636490941235200 ft.
1 inch = 484133277799272981882470400 ft.
1 inch = 968266555598545963764940800 ft.
1 inch = 1936533111197091927529881600 ft.
1 inch = 3873066222394183855059763200 ft.
1 inch = 7746132444788367710119526400 ft.
1 inch = 15492264889576735420239052800 ft.
1 inch = 30984529779153470840478105600 ft.
1 inch = 61969059558306941680956211200 ft.
1 inch = 123938119116613883361912422400 ft.
1 inch = 247876238233227766723824844800 ft.
1 inch = 495752476466455533447649689600 ft.
1 inch = 991504952932911066895299379200 ft.
1 inch = 1983009905865822133790598758400 ft.
1 inch = 3966019811731644267581197516800 ft.
1 inch = 7932039623463288535162395033600 ft.
1 inch = 15864079246926577070324790067200 ft.
1 inch = 31728158493853154140649580134400 ft.
1 inch = 63456316987706308281299160268800 ft.
1 inch = 126912633975412616562598320537600 ft.
1 inch = 253825267950825233125196641075200 ft.
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1 inch = 4061204287213203730003146257203200 ft.
1 inch = 8122408574426407460006292514406400 ft.
1 inch = 16244817148852814920012585028812800 ft.
1 inch = 32489634297705629840025170057625600 ft.
1 inch = 64979268595411259680050340115251200 ft.
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1 inch = 133077542083402259824743096556034457600 ft.
1 inch = 266155084166804519649486193112068915200 ft.
1 inch = 532310168333609039298972386224137830400 ft.
1 inch = 1064620336667218078597944772448275660800 ft.
1 inch = 2129240673334436157195889544896551321600 ft.
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1 inch = 8516962693337744628783558179586205286400 ft.
1 inch = 17033925386675489257567116359172410572800 ft.
1 inch = 34067850773350978515134232718344821145600 ft.
1 inch = 68135701546701957030268465436689642291200 ft.
1 inch = 136271403093403914060536930873379284582400 ft.
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1 inch = 2180342449494462624968590893974068553318400 ft.
1 inch = 4360684898988925249937181787948137106636800 ft.
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1 inch = 35722730692517275647485393206871139177568665600 ft.
1 inch = 71445461385034551294970786413742278355137331200 ft.
1 inch = 142890922770069102589941572827484556710274662400 ft.
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1 inch = 18290038114568845131512521321918023258915156787200 ft.
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1 inch = 73160152458275380526050085287672093035660627148800 ft.
1 inch = 146320304916550761052100170575344186071321254297600 ft.
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1 inch = 1170562439332406088416801364602753488570570034380800 ft.
1 inch = 2341124878664812176833602729205506977141140068761600 ft.
1 inch = 4682249757329624353667205458411013954282280137523200 ft.
1 inch = 9364499514659248707334410916822027908564560275046400 ft.
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1 inch = 149831992234547979317350574669152446537032964400742400 ft.
1 inch = 299663984469095958634701149338304893074065928801484800 ft.
1 inch = 599327968938191917269402298676609786148131857602969600 ft.
1 inch = 1198655937876383834538804597353219572296263715205939200 ft.
1 inch = 2397311875752767669077609194706439144592527430411878400 ft.
1 inch = 4794623751505535338155218389412878289185054860823756800 ft.
1 inch = 9589247503011070676310436778825756578370109721647513600 ft.
1 inch = 19178495006022141352620873557651513156740219443295027200 ft.
1 inch = 38356990012044282705241747115303026313480438886590054400 ft.
1 inch = 76713980024088565410483494230606052626960877773180108800 ft.
1 inch = 153427960048177130820966988461212105253921755546360217600 ft.
1 inch = 306855920096354261641933976922424210507843511092720435200 ft.
1 inch = 613711840192708523283867953844848421015687022185440870400 ft.
1 inch = 1227423680385417046567735907689696842031374044370881740800 ft.
1 inch = 2454847360770834093135471815379393684062748088741763481600 ft.
1 inch = 4909694721541668186270943630758787368125496177483526963200 ft.
1 inch = 9819389443083336372541887261517574736250992354967053926400 ft.
1 inch = 19638778886166672745083774523035149472501984709934107852800 ft.
1 inch = 39277557772333345490167549046070298945003969419868215705600 ft.
1 inch = 78555115544666690980335098092140597890007938839736431411200 ft.
1 inch = 157110231089333381960670196184281195780015877679472862822400 ft.
1 inch = 314220462178666763921340392368562391560031755358945725644800 ft.
1 inch = 628440924357333527842680784737124783120063510717891451289600 ft.
1 inch = 1256881848714667055685361569474249566240127021435782902579200 ft.
1 inch = 2513763697429334111370723138948499132480254042871565805158400 ft.
1 inch = 5027527394858668222741446277896998264960508085743131610316800 ft.
1 inch = 10055054789717336445482892555793996529921016171486263220633600 ft.
1 inch = 20110109579434672890965785111587993059842032342972526441267200 ft.
1 inch = 40220219158869345781931570223175986119684064685945052882534400 ft.
1 inch = 80440438317738691563863140446351972239368129371890105765068800 ft.
1 inch = 160880876635477383127726280892703944478736258743780211530137600 ft.
1 inch = 321761753270954766255452561785407888957472517487560423060275200 ft.
1 inch = 643523506541909532510905123570815777914945034975120846120550400 ft.
1 inch = 1287047013083819065021810247141631555829890069950241692241100800 ft.
1 inch = 2574094026167638130043620494283263111659780139900483384482201600 ft.
1 inch = 5148188052335276260087240988566526223319560279800966768964403200 ft.
1 inch = 10296376104670552520174481977133052446639120559601933537928806400 ft.
1 inch = 20592752209341105040348963954266104893278241119203867075857612800 ft.
1 inch = 41185504418682210080697927908532209786556482238407734151715225600 ft.
1 inch = 82371008837364420161395855817064419573112964476815468303430451200 ft.
1 inch = 164742017674728840322791711634128839146225928953630936606860902400 ft.
1 inch = 329484035349457680645583423268257678292451857907261873213721804800 ft.
1 inch = 658968070698915361291166846536515356584903715814523746427443609600 ft.
1 inch = 1317936141397830722582333693073030713169807431629047492854887219200 ft.
1 inch = 2635872282795661445164667386146061426339614863258094985709774438400 ft.
1 inch = 5271744565591322890329334772292122852679229726516189971419548876800 ft.
1 inch = 10543489131182645780658669544584245705358459453032379942839097753600 ft.
1 inch = 21086978262365291561317339089168491410716918906064759885678195507200 ft.
1 inch = 42173956524730583122634678178336982821433837812129519771356391014400 ft.
1 inch = 84347913049461166245269356356673965642867675624259039542712782028800 ft.
1 inch = 168695826098922332490538712713347931285735351248518079085425564057600 ft.
1 inch = 337391652197844664981077425426695862571470702497036158170851128115200 ft.
1 inch = 674783304395689329962154850853391725142941404994072316341702256230400 ft.
1 inch = 1349566608791378659924309701706783450285882809988144632683404512460800 ft.
1 inch = 2699133217582757319848619403413566900571765619976289265366809024921600 ft.
1 inch = 5398266435165514639697238806827133801143531239952578530733618049843200 ft.
1 inch = 10796532870331029279394477613654267602287062479905157061467236099686400 ft.
1 inch = 21593065740662058558788955227308535204574124959810314122934472199372800 ft.
1 inch = 43186131481324117117577910454617070409148249919620628245868944398745600 ft.
1 inch = 86372262962648234235155820909234140818296499839241256491737888797491200 ft.
1 inch = 172744525925296468470311641818468281636592999678482512983475777594982400 ft.
1 inch = 345489051850592936940623283636936563273185999356965025966951555189964800 ft.
1 inch = 690978103701185873881246567273873126546371998713930051933903110379929600 ft.
1 inch = 1381956207402371747762493134547746253092743997427860103867806220759859200 ft.
1 inch = 2763912414804743495524986269095492506185487994855720207735612441519718400 ft.
1 inch = 5527824829609486991049972538190985012370975989711440415471224883039436800 ft.
1 inch = 11055649659218973982099945076381970024741951979422880830942449766078873600 ft.
1 inch = 22111299318437947964199890152763940049483903958845761661884899532157747200 ft.
1 inch = 44222598636875895928399780305527880098967807917691523323769799064315494400 ft.
1 inch = 88445197273751791856799560611055760197935615835383046647539598128630988800 ft.
1 inch = 176890394547503583713599121222111520395871231670766093295079196257261977600 ft.
1 inch = 353780789095007167427198242444223040791742463341532186590158392514523955200 ft.
1 inch = 707561578190014334854396484888446081583484926683064373180316785029047910400 ft.
1 inch = 1415123156380028669708792969776892163166969853366128746360633570058095820800 ft.
1 inch = 2830246312760057339417585939553784326333939706732257492721267140116191641600 ft.
1 inch = 5660492625520114678835171879107568652667879413464514985442534280232383283200 ft.
1 inch = 11320985251040229357670343758215137305335758826929029970885068560464766566400 ft.
1 inch = 22641970502080458715340687516430274610671517653858059941770137120929533132800 ft.
1 inch = 45283941004160917430681375032860549221343035307716119883540274241859066265600 ft.
1 inch = 90567882008321834861362750065721098442686070615432239767080548483718132531200 ft.
1 inch = 181135764016643669722725500131442196885372141230864479534161096967436265062400 ft.
1 inch = 362271528033287339445451000262884393770744282461728959068322193934872530124800 ft.
1 inch = 724543056066574678890902000525768787541488564923457918136644387869745060249600 ft.
1 inch = 1449086112133149357781804001051537575082977129846915836273288775739490120499200 ft.
1 inch = 2898172224266298715563608002103075150165954259693831672546577551478980240998400 ft.
1 inch = 5796344448532597431127216004206150300331908519387663345093155102957960481996800 ft.
1 inch = 11592688897065194862254432008412300600663817038775326690186310205915920963993600 ft.
1 inch = 23185377794130389724508864016824601201327634077550653380372620411831841927987200 ft.
1 inch = 46370755588260779449017728033649202402655268155101306760745240823663683855974400 ft.
1 inch = 92741511176521558898035456067298404805310536310202613521490481647327367711948800 ft.
1 inch = 185483022353043117796070912134596809610621072620405227042980963294654735423897600 ft.
1 inch = 370966044706086235592141824269193619221242145240810454085961926589309470847795200 ft.
1 inch = 741932089412172471184283648538387238442484290481620908171923853178618941695590400 ft.
1 inch = 1483864178824344942368567297076774476884968580963241816343847706357237883391180800 ft.
1 inch = 2967728357648689884737134594153548953769937161926483632687695412714475766782361600 ft.
1 inch = 5935456715297379769474269188307097907539874323852967265375390825428951533564723200 ft.
1 inch = 11870913430594759538948538376614195815079748647705934530750781650857903067129446400 ft.
1 inch = 23741826861189519077897076753228391630159497295411869061501563301715806134258892800 ft.
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1 inch = 189934614889516152623176614025827133041275978363294952492012506413726449074071142400 ft.
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1 inch = 1519476919116129220985412912206617064330207826906359619936100051309811592592569139200 ft.
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1 inch = 12155815352929033767883303297652936514641662615250876959488800410478492740740553113600 ft.
1 inch = 24311630705858067535766606595305873029283325230501753918977600820956985481481106227200 ft.
1 inch = 48623261411716135071533213190611746058566650461003507837955201641913970962962212454400 ft.
1 inch = 97246522823432270143066426381223492117133300922007015675910403283827941925924424908800 ft.
1 inch = 194493045646864540286132852762446984234266601844014031351820806567655883851848849817600 ft.
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1 inch = 777972182587458161144531411049787936937066407376056125407283226270623535407395399270400 ft.
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1 inch = 3111888730349832644578125644199151747748265629504224501629132905082494141629581597081600 ft.
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1 inch = 24895109842798661156625005153593213981986125036033796013033063240659953133036652776652800 ft.
1 inch = 49790219685597322313250010307186427963972250072067592026066126481319906266073305553305600 ft.
1 inch = 99580439371194644626500020614372855927944500144135184052132252962639812532146611106611200 ft.
1 inch = 199160878742389289253000041228745711855889000288270368104264505925279625064293222213222400 ft.
1 inch = 398321757484778578506000082457491423711778000576540736208529011850559250128586444426444800 ft.
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1 inch = 1593287029939114314024000329829965694847112002306162944834116047402237000514345777705779200 ft.
1 inch = 3186574059878228628048000659659931389694224004612325889668232094804474001028691555411558400 ft.
1 inch = 6373148119756457256096001319319862779388448009224651779336464189608948002057383110823116800 ft.
1 inch = 12746296239512914512192002638639725558776896018449303558672928379217896004114766221646233600 ft.
1 inch = 25492592479025829024384005277279451117553792036898607117345856758435792008229532443292467200 ft.
1 inch = 50985184958051658048768010554558902235107584073797214234691713516871584016459064886584934400 ft.
1 inch = 101970369916103316097536021109117804470215168147594428469383427033743168032918129773169868800 ft.
1 inch = 203940739832206632195072042218235608940430336295188856938766854067486336065836259546339737600 ft.
1 inch = 407881479664413264390144084436471217880860672590377713877533708134972672131672519092679475200 ft.
1 inch = 815762959328826528780288168872942435761721345180755427755067416269945344263345038185358950400 ft.
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1 inch = 3263051837315306115121152675491769743046885380723021711020269665079781377053380152741435801600 ft.
1 inch = 6526103674630612230242305350983539486093770761446043422040539330159562754106760305482871603200 ft.
1 inch = 13052207349261224460484610701967078972187541522892086844081078660319125508213520610965743206400 ft.
1 inch = 26104414698522448920969221403934157944375083045784173688162157320638251016427041221931486412800 ft.
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1 inch = 104417658794089795683876885615736631777500332183136694752648629282553004065708164887725945651200 ft.
1 inch = 208835317588179591367753771231473263555000664366273389505297258565106008131416329775451891302400 ft.
1 inch = 417670635176359182735507542462946527110001328732546779010594517130212016262832659550903782604800 ft.
1 inch = 835341270352718365471015084925893054220002657465093558021189034260424032525665319101807565209600 ft.
1 inch = 1670682540705436730942030169851786108440005314930187116042378068520848065051330638203615130419200 ft.
1 inch = 3341365081410873461884060339703572216880010629860374232084756137041696130102661276407230260838400 ft.
1 inch = 6682730162821746923768120679407144433760021259720748464169512274083392260205322552814460521676800 ft.
1 inch = 13365460325643493847536241358814288867520042519441496928339024548166784520410645105628921043353600 ft.
1 inch = 26730920651286987695072482717628577735040085038882993856678049096333569040821290211257842086707200 ft.
1 inch = 53461841302573975390144965435257155470080170077765987713356098192667138081642580422515684173414400 ft.
1 inch = 106923682605147950780289930870514310940160340155531975426712196385334276163285160845031368346828800 ft.
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1 inch = 855389460841183606242319446964114487521282721244255803413697571082674209306281286760250946774630400 ft.
1 inch = 1710778921682367212484638893928228975042565442488511606827395142165348418612562573520501893549260800 ft.
1 inch = 3421557843364734424969277787856457950085130884977023213654790284330696837225125147041003787098521600 ft.
1 inch = 6843115686729468849938555575712915900170261769954046427309580568661393674450250294082007574197043200 ft.
1 inch = 13686231373458937699877111151425831800340523539908092854619161137322787348900500588164015148394086400 ft.
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1 inch = 54744925493835750799508444605703327201362094159632371418476644549291149395602002352656060593576345600 ft.
1 inch = 109489850987671501599016889211406654402724188319264742836953289098582298791204004705312121187152691200 ft.
1 inch = 218979701975343003198033778422813308805448376638529485673906578197164597582408009410624242374305382400 ft.
1 inch = 437959403950686006396067556845626617610896753277058971347813156394329195164816018821248484748610764800 ft.
1 inch = 875918807901372012792135113691253235221793506554117942695626312788658390329632037642496969497221529600 ft.
1 inch = 1751837615802744025584270227382506470443587013108235885391252625577316780659264075284993938994443059200 ft.
1 inch = 3503675231605488051168540454765012940887174026216471770782505251154633561318528150569987877988886118400 ft.
1 inch = 7007350463210976102337080909530025881774348052432943541565010502309267122637056301139975755977772236800 ft.
1 inch = 14014700926421952204674161819060051763548696104865887083130021004618534245274112602279951511955544473600 ft.
1 inch = 28029401852843904409348323638120103527097392209731774166260042009237068490548225204559903023911088947200 ft.
1 inch = 56058803705687808818696647276240207054194784419463548332520084018474136981096450409119806047822177894400 ft.
1 inch = 112117607411375617637393294552480414108389568838927096665040168036948273962192900818239612095644355788800 ft.
1 inch = 224235214822751235274786589104960828216779137677854193330080336073896547924385801636479224191288711577600 ft.
1 inch = 448470429645502470549573178209921656433558275355708386660160672147793095848771603272958448382577423155200 ft.
1 inch = 896940859291004941099146356419843312867116550711416773320321344295586191697543206545916896765154846310400 ft.
1 inch = 1793881718582009882198292712839686625734233101422833546640642688591172383395086413091833793530309692620800 ft.
1 inch = 3587763437164019764396585425679373251468466202845667093281285377182344766790172826183667587060619385241600 ft.
1 inch = 7175526874328039528793170851358746502936932405691334186562570754364689533580345652367335174121238770483200 ft.
1 inch = 14351053748656079057586341702717493005873864811382668373125141508729379067160691304734670348242477540966400 ft.
1 inch = 28702107497312158115172683405434986011747729622765336746250283017458758134321382609469340696484955081932800 ft.
1 inch = 57404214994624316230345366810869972023495459245530673492500566034917516268642765218938681392969910163865600 ft.
1 inch = 114808429989248632460690733621739944046990918491061346985001132069835032537285530437877362785939820327731200 ft.
1 inch = 229616859978497264921381467243479888093981836982122693970002264139670065074571060875754725571879640655462400 ft.
1 inch = 459233719956994529842762934486959776187963673964245387940004528279340130149142121751509451143759281310924800 ft.
1 inch = 918467439913989059685525868973919552375927347928490775880009056558680260298284243503018902287518562621849600 ft.
1 inch = 1836934879827978119371051737947839104751854695856981551760018113117360520596568487006037804575037125243699200 ft.
1 inch = 3673869759655956238742103475895678209503709391713963103520036226234721041193136974012075609150074250487398400 ft.
1 inch = 7347739519311912477484206951791356419007418783427926207040072452469442082386273948024151218300148500974796800 ft.
1 inch = 14695479038623824954968413903582712838014837566855852414080144904938884164772547896048302436600297001949593600 ft.
1 inch = 29390958077247649909936827807165425676029675133711704828160289809877768329545095792096604873200594003899187200 ft.
1 inch = 58781916154495299819873655614330851352059350267423409656320579619755536659090191584193209746401188007798374400 ft.
1 inch = 117563832308990599639747311228661702704118700534846819312641159239511073318180383168386419492802376015596748800 ft.
1 inch = 235127664617981199279494622457323405408237401069693638625282318479022146636360766336772838985604752031193497600 ft.
1 inch = 470255329235962398558989244914646810816474802139387277250564636958044293272721532673545677971209504062386995200 ft.
1 inch = 940510658471924797117978489829293621632949604278774554501129273916088586545443065347091355942419008124773990400 ft.
1 inch = 1881021316943849594235956979658587243265899208557549109002258547832177173090886130694182711884838016249547980800 ft.
1 inch = 3762042633887699188471913959317174486531798417115098218004517095664354346181772261388365423769676032499095961600 ft.
1 inch = 7524085267775398376943827918634348973063596834230196436009034191328708692363544522776730847539352064998191923200 ft.
1 inch = 15048170535550796753887655837268697946127193668460392872018068382657417384727089045553461695078704129996383846400 ft.
1 inch = 30096341071101593507775311674537395892254387336920785744036136765314834769454178091106923390157408259992767692800 ft.
1 inch = 60192682142203187015550623349074791784508774673841571488072273530629669538908356182213846780314816519985535385600 ft.
1 inch = 120385364284406374031101246698149583569017549347683142976144547061259339077816712364427693560629633039971070771200 ft.
1 inch = 240770728568812748062202493396299167138035098695366285952289094122518678155633424728855387121259266079942141542400 ft.
1 inch = 481541457137625496124404986792598334276070197390732571904578188245037356311266849457710774242518532159884283084800 ft.
1 inch = 963082914275250992248809973585196668552140394781465143809156376490074712622533698915421548485037064319768566169600 ft.
1 inch = 1926165828550501984497619947170393337104280789562930287618312752980149425245067397830843096970074128639537132339200 ft.
1 inch = 3852331657101003968995239894340786674208561579125860575236625505960298850490134795661686193940148257279074264678400 ft.
1 inch = 7704663314202007937990479788681573348417123158251721150473251011920597700980269591323372387880296514558148529356800 ft.
1 inch = 15409326628404015875980959577363146696834246316503442300946502023841195401960539182646744775760593029116297058713600 ft.
1 inch = 30818653256808031751961919154726293393668492633006884601893004047682390803921078365293489551521186058232594117427200 ft.
1 inch = 61637306513616063503923838309452586787336985266013769203786008095364781607842156730586979103042372116465188234854400 ft.
1 inch = 123274613027232127007847676618905173574673970532027538407572016190729563215684313461173958206084744232930376469708800 ft.
1 inch = 246549226054464254015695353237810347149347941064055076815144032381459126431368626922347916412169488465860752939417600 ft.
1 inch = 493098452108928508031390706475620694298695882128110153630288064762918252862737253844695832824338976931721505878835200 ft.
1 inch = 986196904217857016062781412951241388597391764256220307260576129525836505725474507689391665648677953863443011757670400 ft.
1 inch = 1972393808435714032125562825902482777194783528512440614521152259051673011450949015378783331297355907726886023515340800 ft.
1 inch = 3944787616871428064251125651804965554389567057024881229042304518103346022901898030757566662594711815453772047030681600 ft.
1 inch = 7889575233742856128502251303609931108779134114049762458084609036206692045803796061515133325189423630907544094061363200 ft.
1 inch = 15779150467485712257004502607219862217558268228099524916169218072413384091607592123030266650378847261815088188122726400 ft.
1 inch = 31558300934971424514009005214439724435116536456199049832338436144826768183215184246060533300757694523630176376245452800 ft.
1 inch = 63116601869942849028018010428879448870233072912398099664676872289653536366430368492121066601515389047260352752490905600 ft.
1 inch = 126233203739885698056036020857758897740466145824796199329353744579307072732860736984242133203030778094520705504981811200 ft.
1 inch = 252466407479771396112072041715517795480932291649592398658707489158614145465721473968484266406061556189041411009963622400 ft.
1 inch = 504932814959542792224144083431035590961864583299184797317414978317228290931442947936968532812123112378082822019927244800 ft.
1 inch = 1009865629919085584448288166862071181923729166598369594634829956634456581862885895873937065624246224756165644039854489600 ft.
1 inch = 2019731259838171168896576333724142363847458333196739189269659913268913163725771791747874131248492449512331288079708979200 ft.
1 inch = 4039462519676342337793152667448284727694916666393478378539319826537826327451543583495748262496984899024662576159417958400 ft.
1 inch = 8078925039352684675586305334896569455389833332786956757078639653075652654903087166991496524993969798049325152318835916800 ft.
1 inch = 16157850078705369351172610669793138910779666665573913514157279306151305309806174333982993049987939596098650304637671833600 ft.
1 inch = 32315700157410738702345221339586277821559333331147827028314558612302610619612348667965986099975879192197300609275343667200 ft.
1 inch = 64631400314821477404690442679172555643118666662295654056629117224605221239224697335931972199951758384394601218550687334400 ft.
1 inch = 129262800629642954809380885358345111286237333324591308113258234449210442478449394671863944399903516768789202437101374668800 ft.
1 inch = 258525601259285909618761770716690222572474666649182616226516468898420884956898789343727888799807033537578404874202749337600 ft.
1 inch = 517051202518571819237523541433380445144949333298365232453032937796841769913797578687455777599614067075156809748405498675200 ft.
1 inch = 1034102405037143638475047082866760890289898666596730464906065875593683539827595157374911555199228134150313619496810997350400 ft.
1 inch = 2068204810074287276950094165733521780579797333193460929812131751187367079655190314749823110398456268300627238993621994700800 ft.
1 inch = 4136409620148574553900188331467043561159594666386921859624263502374734159310380629499646220796912536601254477987243989401600 ft.
1 inch = 8272819240297149107800376662934087122319189332773843719248527004749468318620761258999292441593825073202508955974487978803200 ft.
1 inch = 16545638480594298215600753325868174244638378665547687438497054009498936637241522517998584883187650146405017911948975957606400 ft.
1 inch = 33091276961188596431201506651736348489276757331095374876994108018997873274483045035997169766375300292810035823897951915212800 ft.
1 inch = 66182553922377192862403013303472696978553514662190749753988216037995746548966090071994339532750600585620071647795903830425600 ft.
1 inch = 132365107844754385724806026606945393957107029324381499507976432075991493097932180143988679065501201171240143295591807660851200 ft.
1 inch = 264730215689508771449612053213890787914214058648762999015952864151982986195864360287977358131002402342480286591183615321702400 ft.
1 inch = 529460431379017542899224106427781575828428117297525998031905728303965972391728720575954716262004804684960573182367230643404800 ft.
1 inch = 1058920862758035085798448212855563151656856234595051996063811456607931944783457441151909432524009609369921146364734461286809600 ft.
1 inch = 2117841725516070171596896425711126303313712469190103992127622913215863889566914882303818865048019218739842292729468922573619200 ft.
1 inch = 4235683451032140343193792851422252606627424938380207984255245826431727779133829764607637730096038437479684585458937845147238400 ft.
1 inch = 8471366902064280686387585702844505213254849876760415968510491652863455558267659529215275460192076874959369170917875690294476800 ft.
1 inch = 16942733804128561372775171405689010426509699753520831937020983305726911116535319058430550920384153749918738341835751380588953600 ft.
1 inch = 33885467608257122745550342811378020853019399507041663874041966611453822233070638116861101840768307499837476683671502761177907200 ft.
1 inch = 67770935216514245491100685622756041706038799014083327748083933222907644466141276233722203681536614999674953367343005522355814400 ft.
1 inch = 135541870433028490982201371245512083412077598028166655496167866445815288932282552467444407363073229999349906734686011044711628800 ft.
1 inch = 271083740866056981964402742491024166824155196056333310992335732891630577864565104934888814726146459998699813469372022089423257600 ft.
1 inch = 542167481732113963928805484982048333648310392112666621984671465783261155729130209869777629452292919997399626938744044178846515200 ft.
1 inch = 1084334963464227927857610969964096667296620784225333243969342931566522311458260419739555258904585839994799253877488088357693030400 ft.
1 inch = 2168669926928455855715221939928193334593241568450666487938685863133044622916520839479110517809171679989598507754976176715386060800 ft.
1 inch = 4337339853856911711430443879856386669186483136901332975877371726266089245833041678958221035618343359979197015509952353430772121600 ft.
1 inch = 8674679707713823422860887759712773338372966273802665951754743452532178491666083357916442071236686719958394031019904706861544243200 ft.
1 inch = 17349359415427646845721775519425546676745932547605331903509486905064356983332166715832884142473373439916788062039809413723088486400 ft.
1 inch = 34698718830855293691443551038851093353491865095210663807018973810128713966664333431665768284946746879833576124079618827446176972800 ft.
1 inch = 69397437661710587382887102077702186706983730190421327614037947620257427933328666863331536569893493759667152248159237654892353945600 ft.
1 inch = 138794875323421174765774204155404373413967460380842655228075895240514855866657333726663073139786987519334304496318475309784707891200 ft.
1 inch = 277589750646842349531548408310808746827934920761685310456151790481029711733314667453326146279573975038668608992636950619569415782400 ft.
1 inch = 555179501293684699063096816621617493655869841523370620912303580962059423466629334906652292559147950077337217985273901239138831564800 ft.
1 inch = 1110359002587369398126193633243234987311739683046741241824607161924118846933258669813304585118295900154674435970547802478277663129600 ft.
1 inch = 2220718005174738796252387266486469974623479366093482483649214323848237693866517339626609170236591800309348871941095604956555326259200 ft.
1 inch = 4441436010349477592504774532972939949246958732186964967298428647696475387733034679253218340473183600618697743882191209913110652518400 ft.
1 inch = 8882872020698955185009549065945879898493917464373929934596857295392950775466069358506436680946367201237395487764382419826221305036800 ft.
1 inch = 17765744041397910370019098131891759796987834928747859869193714590785901550932138717012873361892734402474790975528764839652442610073600 ft.
1 inch = 35531488082795820740038196263783519593975669857495719738387429181571803101864277434025746723785468804949581951057529679304885220147200 ft.
1 inch = 71062976165591641480076392527567039187951339714991439476774858





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	

GRID NORTH
GA. WEST ZONE

CHARLES TITSHAW
15046-000039
ZONED MUNI

NNP LOOPER LAKE, L.L.C.
ZONED PUD

CHARLES TITSHAW
15046-000039
ZONED MUNI

NNP LOOPER LAKE, L.L.C.
ZONED PUD

WINDING CANYON ROAD
PRIVATE ROAD

RUNNING DOG
PRIVATE

OPEN SPACE #24
11.335 ACRES
(493,739 SQ. FT.)

12 2.425 ACRES
13 1.981 ACRES
14 1.172 ACRES
15 1.244 ACRES
16 1.390 ACRES
17 1.955 ACRES
18 2.096 ACRES
19 1.411 ACRES
20 1.347 ACRES
21 1.427 ACRES
22 1.810 A
27 1.032 ACRES
28 1.150 ACRES
29 1.646 ACRES
30 1.785 ACRES
31 1.100 ACRES
32 2.166 ACRES
33 1.193 ACRES
34 0.980 ACRES
35 1.008 ACRES
53 1.174 ACRES
54 1.597 ACRES

S05°44'24"E 458.87'
S03°15'27"W 437.49'
S35°57'31"E 288.16'
208.71'
220.89'
S43°38'12"E 260.56'
S47°43'32"E 251.93'
266.94'
N43°55'05"E 306.54'
S55°01'44"E 229.73'
N43°55'05"E 324.35'
741.94'
N45°10'40"W
S51°03'19"E 271.58'
N44°31'48"E 297.56'
N45°37'05"W 241.23'
S50°02'53"E 285.53'
S44°23'21"W 314.33'
S54°12'48"E 253.02'
N55°40'01"W 243.30'
N35°43'42"W 220.46'
N88°43'41"E 126.64'
S41°57'22"W 215.04'
N40°30'11"E 268.85'
S44°36'40"E 189.28'
S50°23'17"W 299.57'
S68°03'11"E 271.83'
N52°46'24"W 245.94'
N83°52'06"E 64.25'
N49°47'28"E 272.77'
S40°31'50"W 226.59'
S62°56'12"E 136.80'
S79°17'55"E 96.94'
N48°26'51"E 199.74'
N33°08'11"E 220.22'
S59°37'11"E 140.84'
N61°56'34"E 324.76'
S59°37'11"E 229.63'
S55°39'19"E 235.20'
S55°39'19"E 193.95'
N29°57'04"E 249.08'
S30°20'27"W 207.39'
290.45'
S40°07'37"W 270.26'
S52°00'40"E 203.63'
S50°22'07"E 197.87'
N22°35'25"E 267.11'
S47°09'
209.63'

C6 C88 C89 C90 C91 C92 C93 C94 C95 C96 C97 C98 C99 C100
C68 C69 C70 C71 C72 C73 C74 C75 C76 C77 C78
C42 C43 C44

L55 L56 L57 L58 L59 L60 L69 L70 L71 L72 L73

6764 6770 6775 6776 6782 6788 6787 6794 6793 6798 6799 6915 6912 6921 6926 6927 6933 6934 6939 6909 6856 6850

35' B/L
50' STREAM BUFFER
℄ STREAM
20' D.E.
4' CONC. SIDEWALK
5' PERPETUAL UTIL. ESMT.
C89 UTIL. ESMT.
BC/B 22'
50' BUFFER

SHEET 6 OF 9

REAR YARD
SEE ZONING
CHART

REAR P/L
SIDE SETBACK
SEE ZONING
CHART
HOUSE
FRONT YARD TO BE
SODDED, SIDEWALKS
ARE REQUIRED.
DRIVEWAY
P/L
R/W
50' R/W
FRONT YARD
SEE ZONING
CHART
PERPETUAL EASEMENT
VARIES PER STREET WIDTH

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

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'	

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.

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 to lots where a dwelling unit has been constructed that fronts the right-of-way shall 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 the ordinance to rezone the Property to a P-U-D zoning classification and the same 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 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

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.

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.

Memorandum

To: City of Flowery Branch, City Manager, and City Council

From: Chris McCrary, Planning and Community Development Director

Date: January 7th, 2026

Subject: Resolution 25-014 – Public Streets Pod Z
Resolution 25-015 – Public Streets Pod KNU Phases 1, 2 and 3

Applicant: Planning and Community Development

Owner: City of Flowery Branch Public Right of Way and Utilities.

EXECUTIVE SUMMARY

During the December 18, 2025, Public Hearing, Councilman McClellan raised concerns regarding the absence of required handicap ramps near the existing HOA-owned connection path between Cherokee Rose Way and Scarlet Oak Way. As a result, consideration of Resolution 25-015 (Knutson Pod KNU Phases 1, 2, and 3) and Resolution 25-014 (Pod Z) was deferred to the January 7, 2026, meeting.

Recommendation for Resolution 25-014:

- Resolution 25-014 shall be tabled until February 5, 2026.
- Prior to the next work session, the installation and inspection of the handicap ramps, as depicted in the accompanying illustration, must be completed.
- A Right-of-Way exhibit and legal description encompassing all affected Right-of-Way shall be provided to accompany the Right-of-Way dedication deed.

Recommendation for Resolution 25-015: Resolution 25-015 (Pod KNU Phases 1, 2, and 3) may be approved, with the associated streets accepted as public right-of-way, as all remaining final work is secured under Resolution 25-014 (Pod Z).


EST
1874



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

_____
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 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	**CITY (IF APPLICABLE)**	**MAP & PARCEL NUMBER**	**ACCOUNT NUMBER**
HALL		N/A	

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

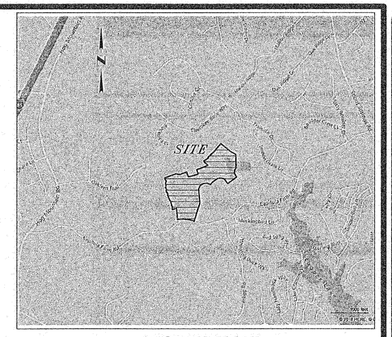
THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

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
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 PROFESSIONAL LAND SURVEYOR RICHARD E. MILLARD

SHEET 1 OF 11

DATE : 9/25/18
SCALE : 1" = 100'
JOB NO. : G2208033.KNJ
FILE NO. : *FNLP01
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 G200051, 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

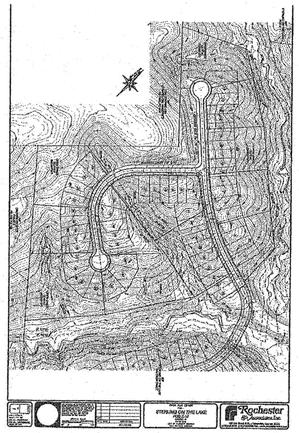
ATTEST

MeKasa 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
   - LDM 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. : G20803S.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

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.

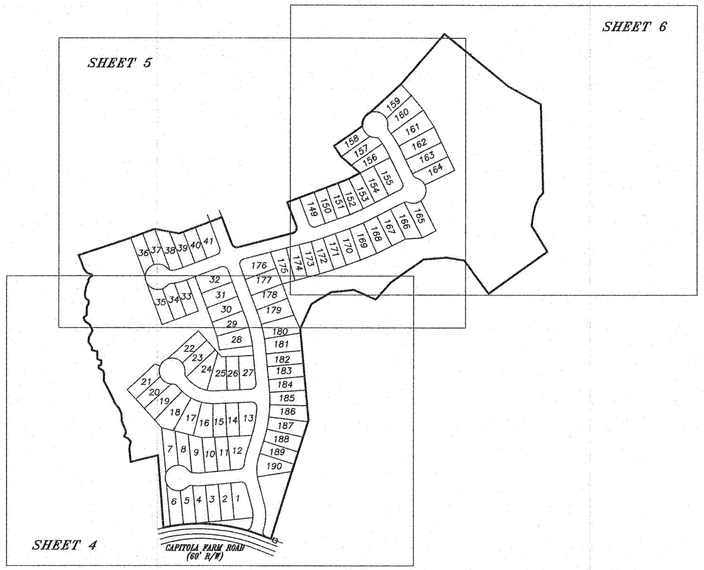
L. The proposed rezoning amendment will not create an impact on the environment as it relates to soil and erosion, flooding, drainage or water quality. The Applicant will comply with all local and state requirements pertaining to soil and erosion as well as water quality. The subject POD Z-

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	8.06'		
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°07'59"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	64.61'		
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	59.37'	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	S84°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	N16°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	14.99'	14.99'	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'	15.86'	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	S75°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	S76°31'28"W	108.46'		
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	S08°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	S26°18'49"E	28.06'	31.10'	20.00'
225	N80°22'19"W	130.59'	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

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 3 OF 11

DATE : 9/26/18
SCALE : N/A
JOB NO : G20B033.KNJ
FILE NO. : #PLP01
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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THE CLERK OF THE SUPERIOR COURT

N/F
LYNN N. MOORE
DB 7271, PG 701

N/F
LYNN N. MOORE
DB 7271, PG 701

N/F
LYNN N. MOORE
DB 7271, PG 701
PB 67, PG 288

N/F
STERLING ON THE LAKE
POD V&W, PHASE 2
PB 874, PG 61

OPEN SPACE #1
4.636 AC

OPEN SPACE #1
4.636 AC

OPEN SPACE #2
9.451 AC

OPEN SPACE
75' IMPERVIOUS BUFFER

OPEN SPACE #3
0.109 AC

OPEN SPACE #4
0.407 AC

STAR GAZE COURT
(50' R/W)

MOONDANCER COURT
(50' R/W)

SCARLET OAK WAY
(50' R/W)

CAPITOLA FARM ROAD
(60' R/W)

CREEK

BEGIN BUFFERED STREAM

EPHEMERAL STREAM

CENTERLINE OF CREEK (CALLS 1-40) IS PL

WETLANDS

CHIMNEY
DRAIN (TYP)

10' DOWNDRAIN WITH 10' DOME GRATE

MAIL KIOSK

HC RAMP

GRID NORTH
GEORGIA WEST ZONE
SEE SURVEY REFERENCE

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	-	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 1
LOCATED IN
LAND LOT 32
OF THE 1ST DISTRICT
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 : 0208033.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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GRID NORTH
GEORGIA WEST ZONE
SEE SURVEY
REFERENCE

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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. MILLARD

SHEET 5 OF 11

DATE : 9/25/18
SCALE : 1" = 50'
JOB NO : G2208033.KNU
FILE NO. : *KNL001
DRAWN BY: WDC

N/F
NNP-LOOPER LAKE, LLC
FUTURE PHASE

N/F
LYNN N. MOORE
DB 7271, PG 701

N/F
STERLING ON THE LAKE
POD V&W, PHASE 2
PB 874, PG 61

OPEN SPACE #1
4.636 AC

OPEN SPACE #2
9.451 AC

OPEN SPACE

BLUEGILL ROAD (50' R/W)

WOODTRAIL RUN (50' R/W)

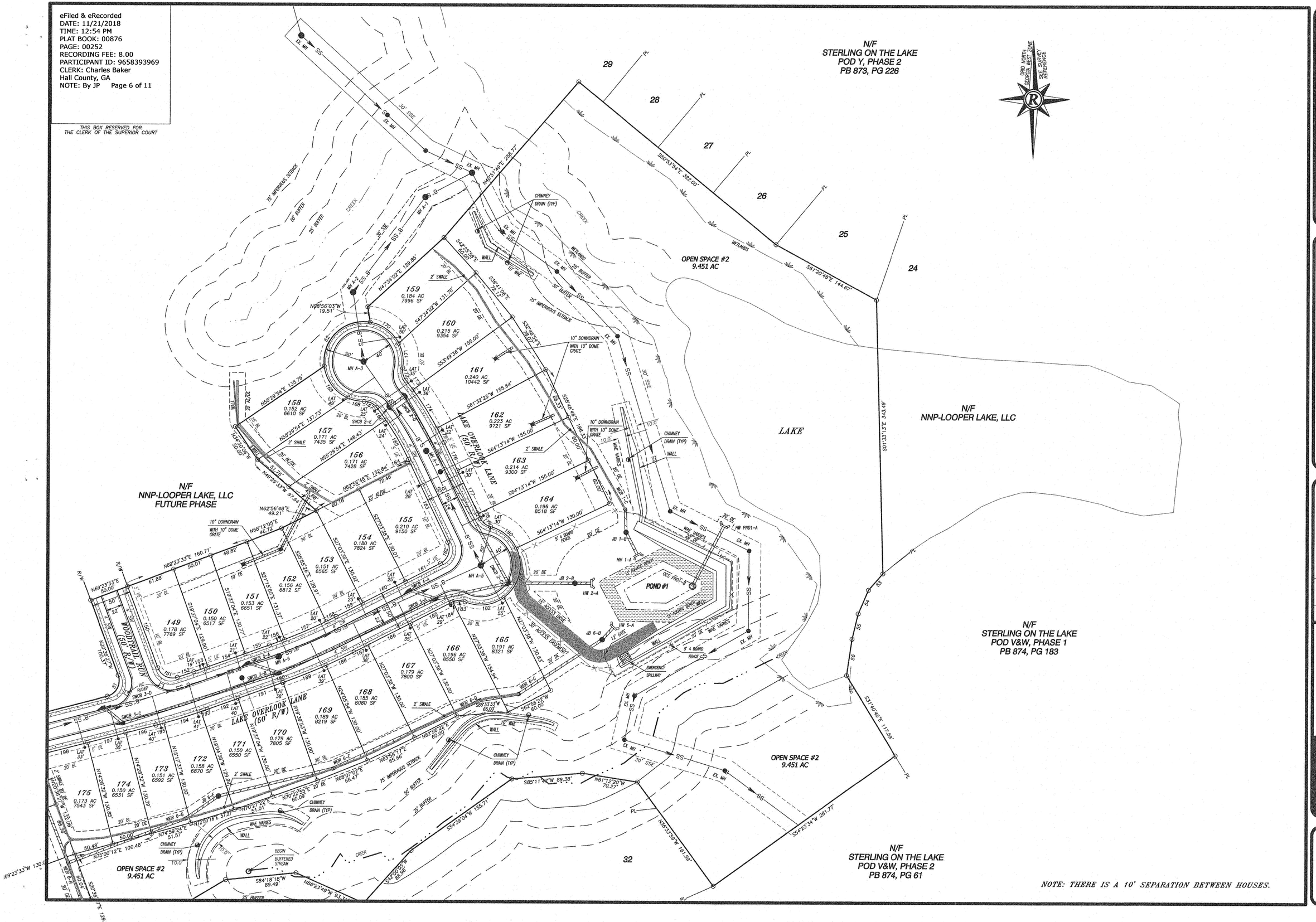
SCARLET OAK WAY (50' R/W)

LAKE OVERLOOK LANE (50' R/W)

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. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

GRAPHIC SCALE
25' 0' 50' 100'

GEORGIA REGISTERED
LAND SURVEYOR
RICHARD E. WILLARD

SHEET 6 OF 11
DATE : 9/25/18
SCALE : 1" = 50'
JOB NO : 0208033.KWJ
FB : WDC 207
DRAWN BY: WDC

eFiled & eRecorded
DATE: 11/21/2018
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N/F
LYNN N. MOORE
DB 7271, PG 701

OPEN SPACE #1
4.636 AC

OPEN SPACE #2
9.451 AC

OPEN SPACE
25' BUFFER
50' BUFFER
75' IMPERVIOUS BUFFER
BEGIN BUFFERED STREAM
CREEK

SCARLET OAK WAY
(50' R/W)

STAR GAZE COURT
(50' R/W)

MOONDANCER COURT
(50' R/W)

CAPITOLA FARM ROAD
(60' R/W)

OPEN SPACE #3
0.109 AC

OPEN SPACE #4
0.407 AC
MAIL KIOSK

10" DOWNDRAIN WITH 10" DOME GRATE

EPHEMERAL STREAM

WETLANDS

N/F
LYNN N. MOORE
DB 7271, PG 701
PB 67, PG 288

N/F
STERLING ON THE LAKE
POD V&W, PHASE 2
PB 874, PG 61

GRID NORTH
GEORGIA WEST ZONE
SEE SURVEY REFERENCE

TIE TO EXISTING USING 8" TAPPING SLEEVE AND VALVE

8"x6" REDUCER

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. 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

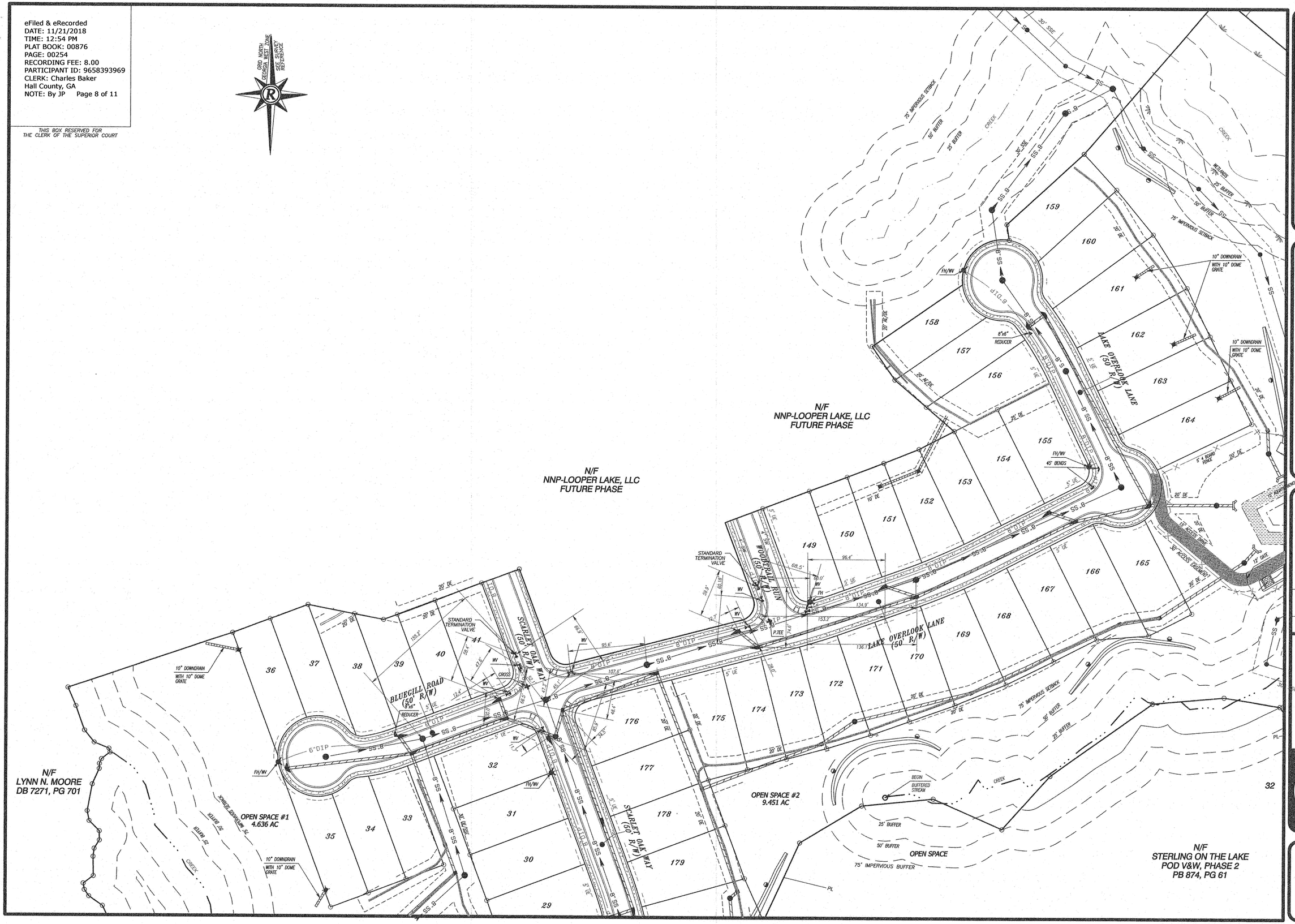
SHEET 7 OF 11

DATE : 9/25/18
SCALE : 1"=50'
JOB NO. : G20803.KNU
FILE NO. : *FNLPD1
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

GRID NORTH
GEORGIA WEST ZONE
SEE SURVEY REFERENCE



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WATER AS-BUILT DRAWING
FOR :

STERLING ON THE LAKE
POD KNUTSON, PHASE 1

LOCATED IN
LAND LOT 270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

GRAPHIC SCALE
100' 50' 0' 25'

GEORGIA REGISTERED
LAND SURVEYOR
RICHARD E. MILLARD

SHEET 8 OF 11

DATE : 9/25/18
SCALE : 1" = 50'
JOB NO. : G20B033.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

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N/F
STERLING ON THE LAKE
POD Y, PHASE 2
PB 873, PG 226

GRID NORTH
GEORGIA WEST ZONE
SEE SURVEY REFERENCE

OPEN SPACE #2
9.451 AC

N/F
NNP-LOOPER LAKE, LLC

LAKE

N/F
NNP-LOOPER LAKE, LLC
FUTURE PHASE

N/F
STERLING ON THE LAKE
POD V&W, PHASE 1
PB 874, PG 183

OPEN SPACE #2
9.451 AC

N/F
STERLING ON THE LAKE
POD V&W, PHASE 2
PB 874, PG 61

OPEN SPACE #2
9.451 AC

LAKE OVERLOOK LANE
(50' R/W)

WOODHALL RUN
(50' R/W)

POND #1

29 28 27 26 25 24 32

159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 158 157 156 155 154 153 152 151 150 149

75' IMPERVIOUS SETBACK
50' BUFFER
25' BUFFER
CREEK
WETLANDS
30' SSE
8" SS
8" DIP
10" DOWNDRAIN WITH 10" DOME GRATE
8"x6" REDUCER
FH/WV 45° BENDS
5' SIDEWALK
5' UE
20' DE
10' DE
5' 4 BOARD FENCE
3' 4 BOARD FENCE
12' GATE
15' ACCESS EASEMENT
30' ACCESS EASEMENT
EMERGENCY SPILLWAY
STANDARD TERMINATION VALVE
P.TEE
BEGIN BUFFERED STREAM
25' BUFFER
PL

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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

REVISIONS

NO.	DATE	DESCRIPTION

GRAPHIC SCALE 100' 50' 0' 25'

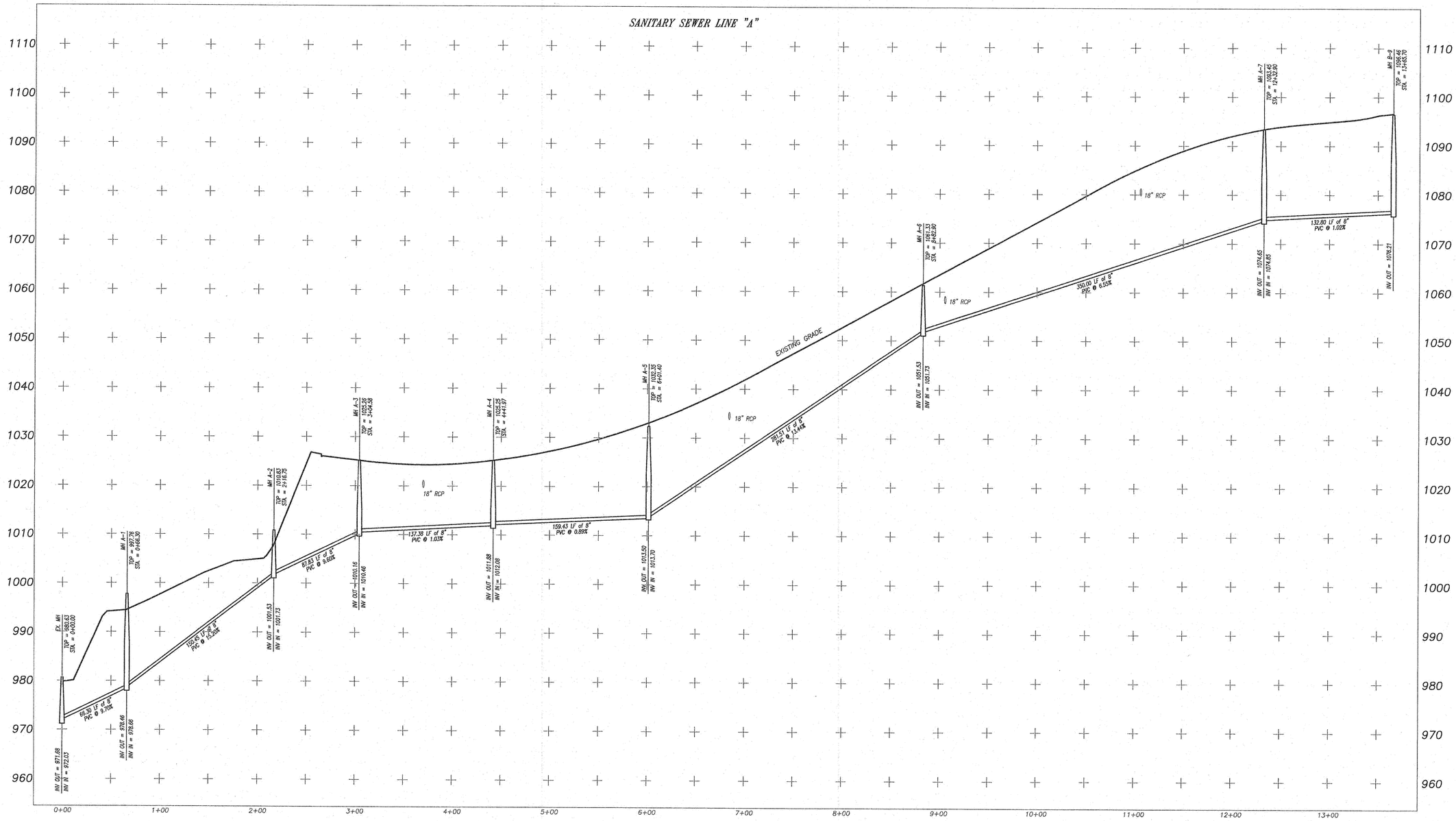
GEORGIA REGISTERED
LAND SURVEYOR
RICHARD E. MILLARD

SHEET 9 OF 11

DATE : 9/25/18
SCALE : 1" = 50'
JOB NO. : G2018033.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

THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT



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 : G20B033.KNU
FILE NO. : *FNLP01
DRAWN BY: WDC

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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

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.

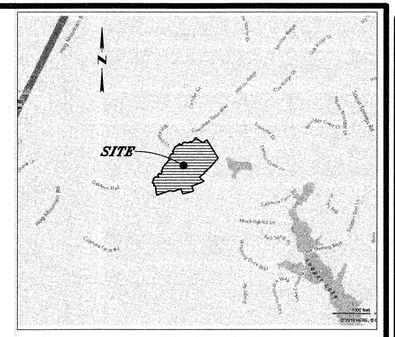
CITY OF FLOWERY BRANCH — DATE 2/16/21

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

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

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

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

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. #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

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.

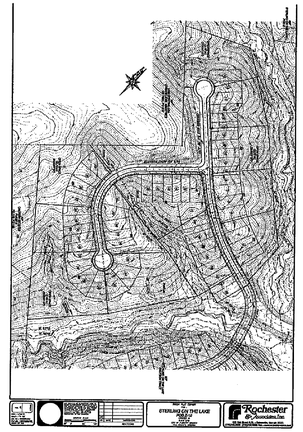
Adopted this 15th day of March 2018.

Jeanne 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 rezoned "Knutson" parcel and will be developed as a phase of "Knutson"; **POD Z-12** will no longer be recessed 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-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 2
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

REVISIONS

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

GEORGIA REGISTERED No. LAND SURVEYOR RICHARD E. MILLARD

SHEET 2 OF 9

DATE : 10/16/19
SCALE : N/A
JOB NO : G2080033.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

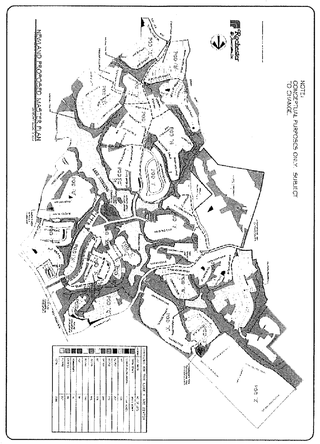
THIS DOCUMENT ACCEPTED FOR
THE CLERK OF THE SUPERIOR COURT

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.

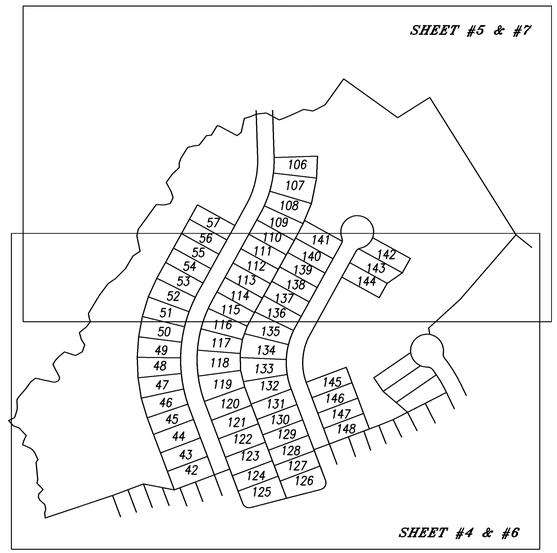
L. The proposed rezoning amendment will not create an impact on the environment as it relates to soil and erosion, flooding, drainage or water quality. The Applicant will comply with all local and state requirements pertaining to soil and erosion as well as water quality. The subject POD Z-

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	N07°47'36"W	14.89'		
2	N19°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	S86°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	56.93'		
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

Rochester & Associates, Inc.
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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. 2648 LAND SURVEYOR RICHARD E. MILLARD

SHEET 3 OF 9

DATE : 10/16/19
SCALE : N/A
JOB NO. : G20833.KNJ
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 PLAT IS ACCEPTED FOR
THE CLERK OF THE SUPERIOR COURT

GRID NORTH
GEORGIA WEST ZONE

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	-	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

N/F
NNP-LOOPER LAKE, LLC
FUTURE PHASE

N/F
OAKFERN ESTATES
PHASE 2
PB 122, PG 182

LOT
20

N/F
LYNN N. MOORE
DB 7271, PG 701

OPEN SPACE #1
6.421 AC

OPEN SPACE #2
8.323 AC

SCARLET OAK WAY (50' R/W)

WOODTRAIL RUN (50' R/W)

BLUEGILL ROAD (50' R/W)

LAKE OVERLOOK LANE (60' R/W)

N/F
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
PB 846, PG 247

N/F
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
159 PB 846, PG 247

SANITARY SEWER LINE
RECORDED IN PHASE 1
PB 876, PG 247

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

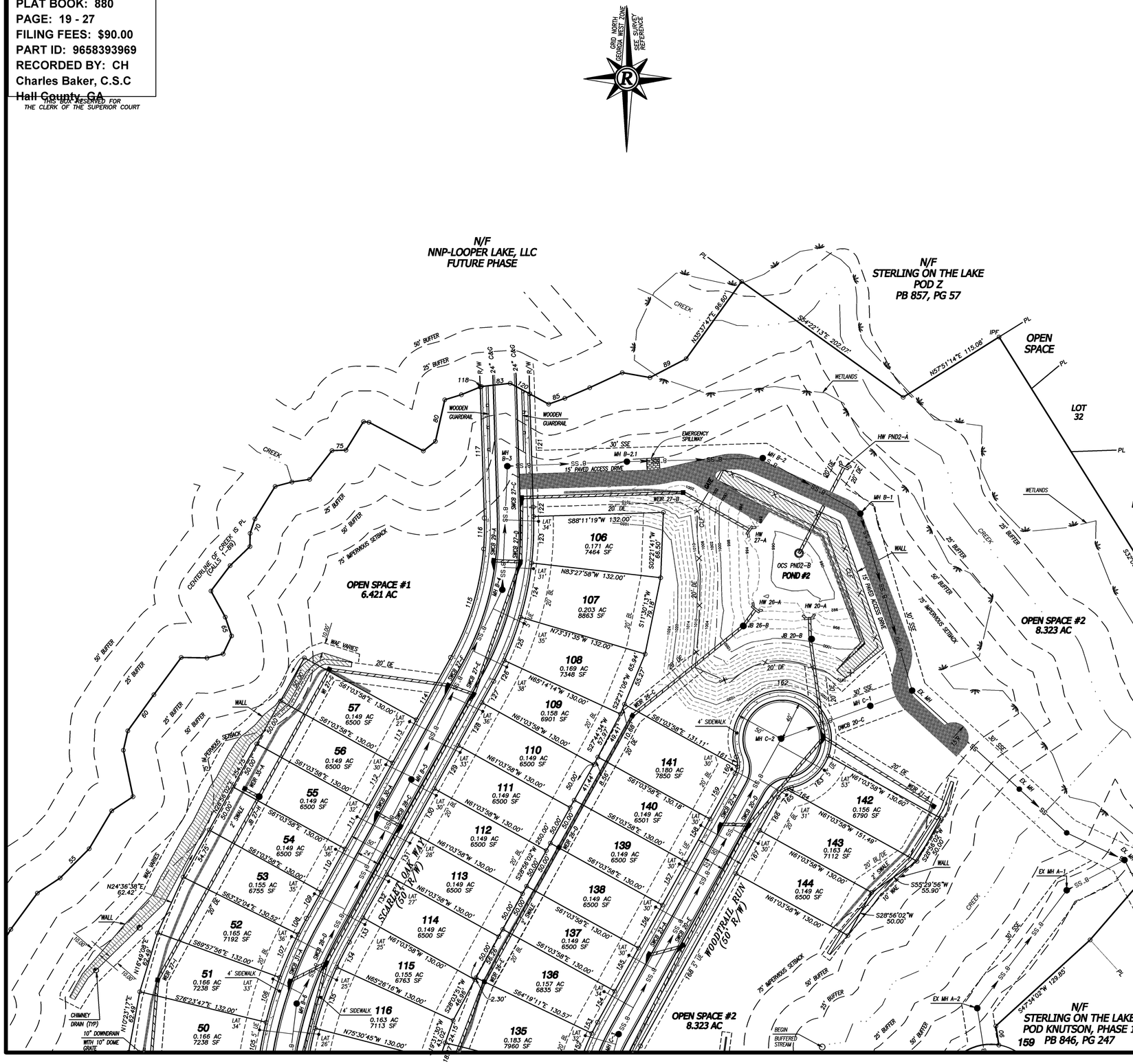
GRAPHIC SCALE
1 inch = 100'
50' 0' 25'

GEORGIA REGISTERED
No. 2998
LAND SURVEYOR
RICHARD E. MILLARD

SHEET 4 OF 9

DATE : 10/16/19
SCALE : 1"= 50'
JOB NO. : G20B033.KNJ
FILE NO. : 4FNLP02
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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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	REVISIONS
1	2/9/21	SEE REVISION NOTE #1, SHEET #1

GRAPHIC SCALE 25' 0' 50' 100'

GEORGIA REGISTERED No. 3107 LAND SURVEYOR RICHARD E. MILLARD

SHEET 5 OF 9

DATE : 10/16/19
SCALE : 1" = 50'
JOB NO : G20B033.KNU
FILE NO. : *PNLP02
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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GRID NORTH
GEORGIA WEST ZONE

N/F
NNP-LOOPER LAKE, LLC
FUTURE PHASE

N/F
OAKFERN ESTATES
PHASE 2
PB 122, PG 182

LOT 20

OPEN SPACE #1
6.421 AC

OPEN SPACE #2
8.323 AC

SCARLET OAK WAY (50' R/W)

WOODTRAIL RUN (50' R/W)

LAKE OVERLOOK LANE (50' R/W)

BLUEGILL ROAD (50' R/W)

N/F
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
PB 846, PG 247

N/F
LYNN N. MOORE
DB 7271, PG 701

WAVE VANES

10" DOWNDRAIN WITH 10" DOME GRATE

BEGIN BUFFERED STREAM

EPHEMERAL STREAM

CREEK

CREEK & PL

50' BUFFER
25' BUFFER
75' IMPERVIOUS SETBACK
20' DE
20' BL
5' UE
4' SIDEWALK
FH/W
WALL
8" SS
6" SS
8"x6" REDUCER
24" C&G
R/W
PL

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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

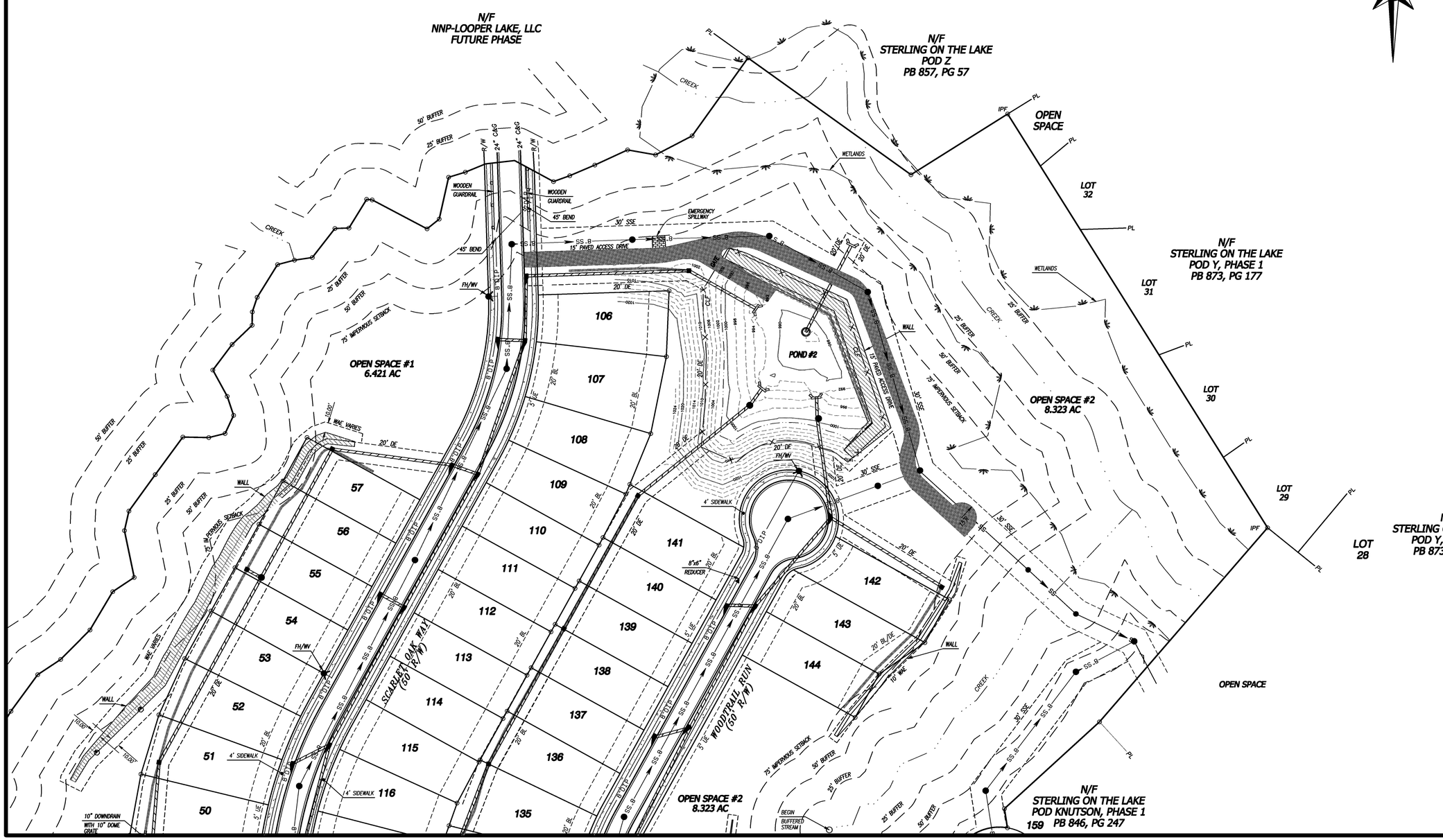
GRAPHIC SCALE
25' 0' 50' 100'

GEORGIA REGISTERED No. 2477 LAND SURVEYOR RICHARD E. MILLARD

SHEET 6 OF 9

DATE : 10/16/19
SCALE : 1" = 50'
JOB NO : G220033.KNJ
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 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	REVISIONS
1	2/9/21	SEE REVISION NOTE #1, SHEET #1

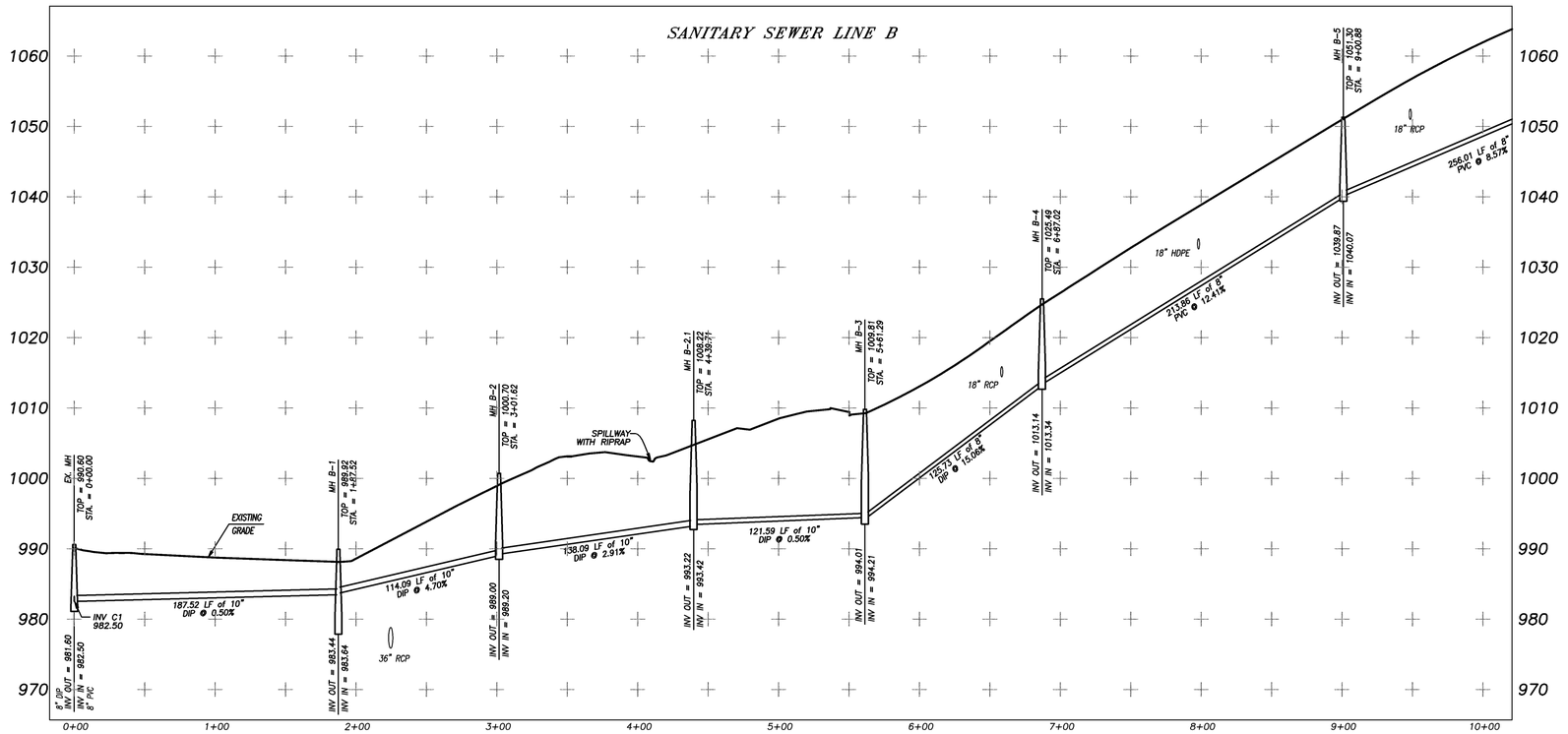
GRAPHIC SCALE
100' 50' 0' 25'

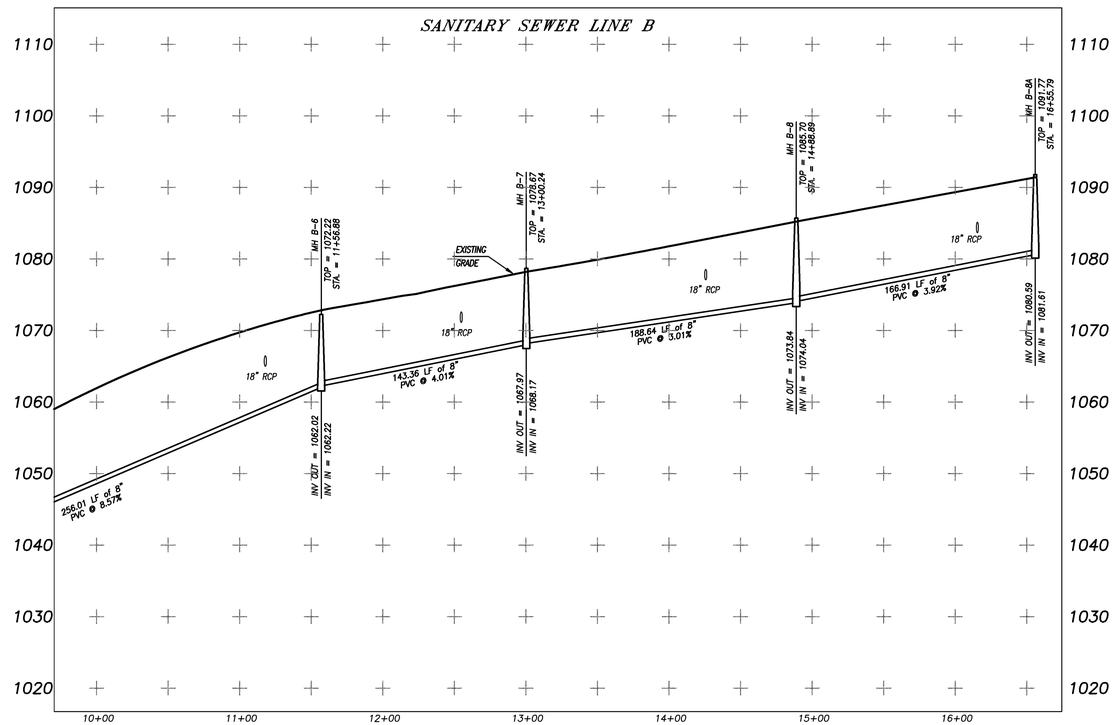
GEORGIA REGISTERED
No. 2644
LAND SURVEYOR
RICHARD E. MILLARD

SHEET 7 OF 9

DATE : 10/16/19
SCALE : 1"=50'
JOB NO. : G20B033.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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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

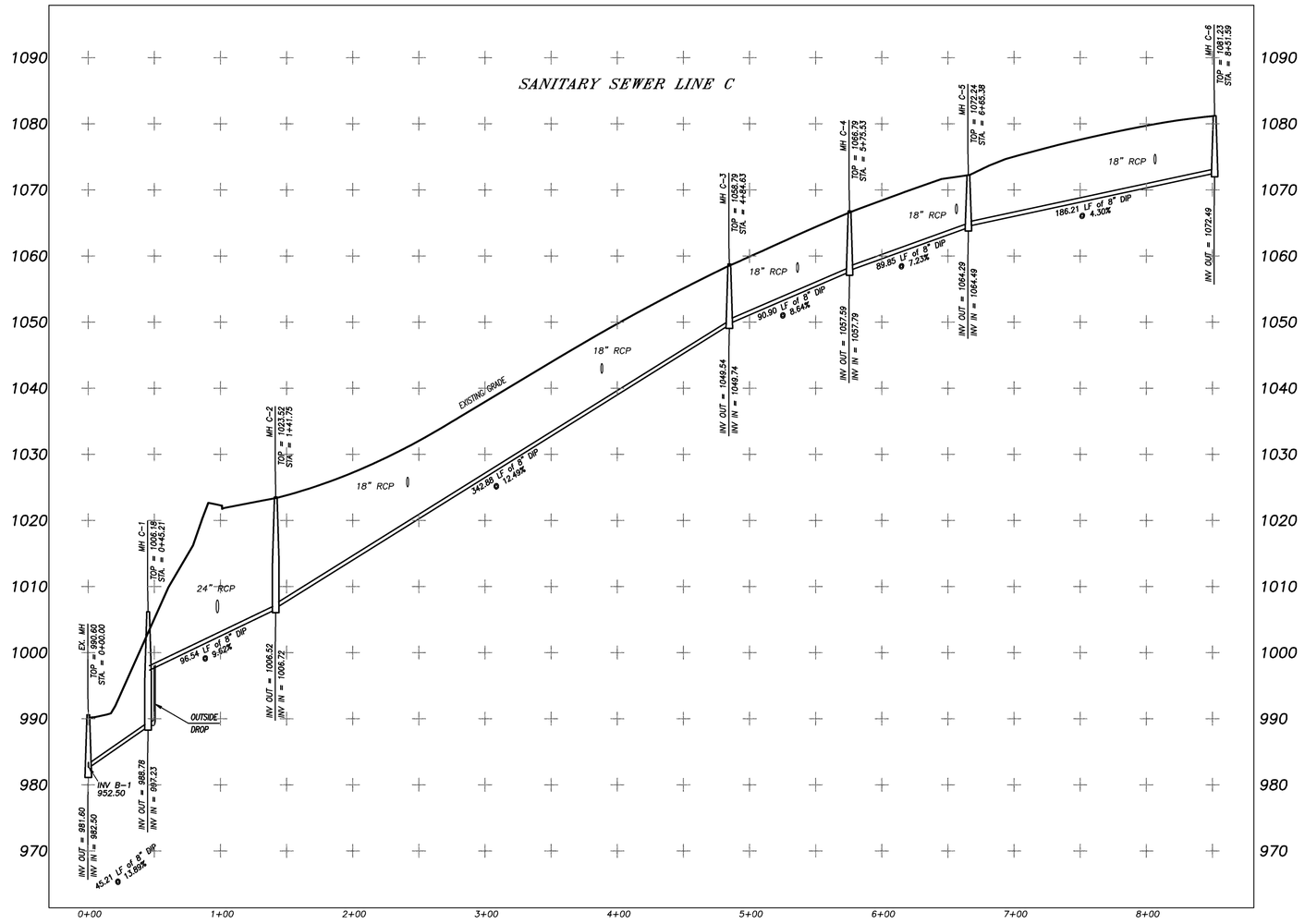
REVISIONS

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. : C20B033.KNU
FILE NO.. *FNLP02
DRAWN BY: WDC

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DATE: 02/16/2021
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PLAT BOOK: 880
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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

REVISIONS

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

GRAPHIC SCALE
25' 0' 50' 100'

GEORGIA REGISTERED No. 2446 LAND SURVEYOR RICHARD E. MILLARD

SHEET 9 OF 9

DATE : 10/16/19
SCALE : 1" = 50'
JOB NO. : G20B033.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

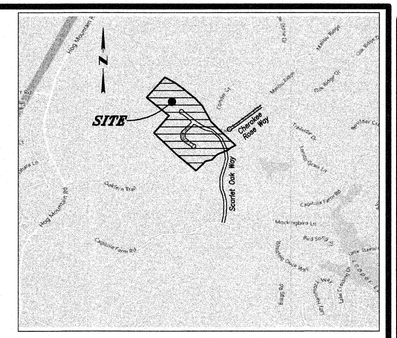
THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

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.

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 6/5/20

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.

Jennifer Landers 4/16/20
OWNER DATE

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.

Jennifer Landers 4/16/20
OWNER DATE

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

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
DATE

REGISTERED GEORGIA LAND SURVEYOR
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 PE0033231 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. : 020033.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.

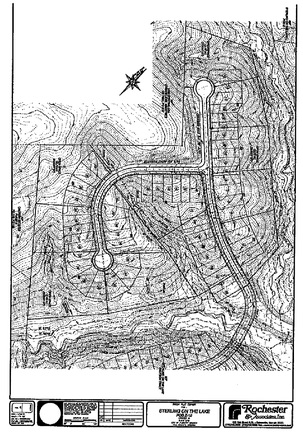
Adopted this 15th day of March 2018.

Jeanne 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 G000051 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 rezoned "Knutson" parcel and will be developed as a phase of "Knutson"; **POD Z-12** will no longer be recessed 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-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 3
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

REVISIONS

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

GEORGIA REGISTERED 2023 PROFESSIONAL ENGINEER KEDRICK C. SCOTT

GEORGIA REGISTERED No. 2445 LAND SURVEYOR RICHARD E. MILLARD

SHEET 2 OF 10

DATE : 12/19/19
SCALE : N/A
JOB NO : G2080033.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

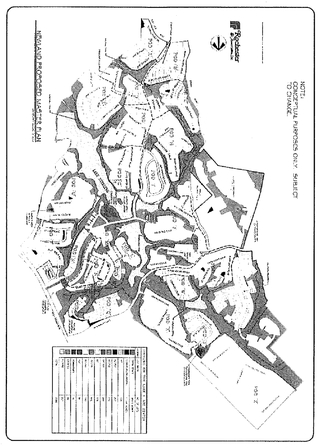
THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

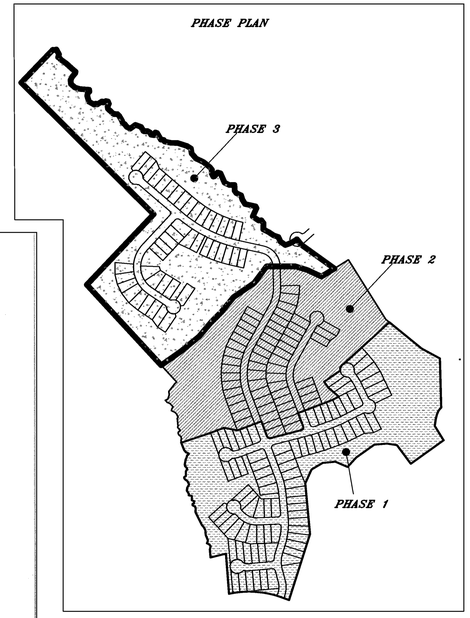
K. The proposed zoning amendment will not change the zoning district map or the character of the zoning district as this change is primarily related to reallocation of density only.

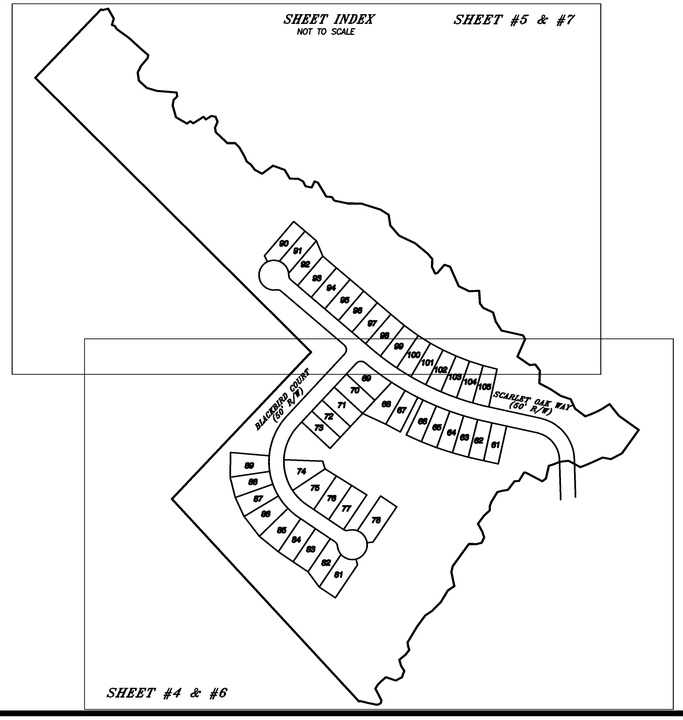
L. The proposed rezoning amendment will not create an impact on the environment as it relates to soil and erosion, flooding, drainage or water quality. The Applicant will comply with all local and state requirements pertaining to soil and erosion as well as water quality. The subject POD Z-

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	S62°24'56"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°26'41"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°39'56"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°06'39"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	S35°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°53'56"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°40'48"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	N80°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

GEORGIA REGISTERED No. 32329 PROFESSIONAL ENGINEER KENRICK C. SCOTT

GEORGIA REGISTERED No. 3081 LAND SURVEYOR RICHARD E. MILLARD

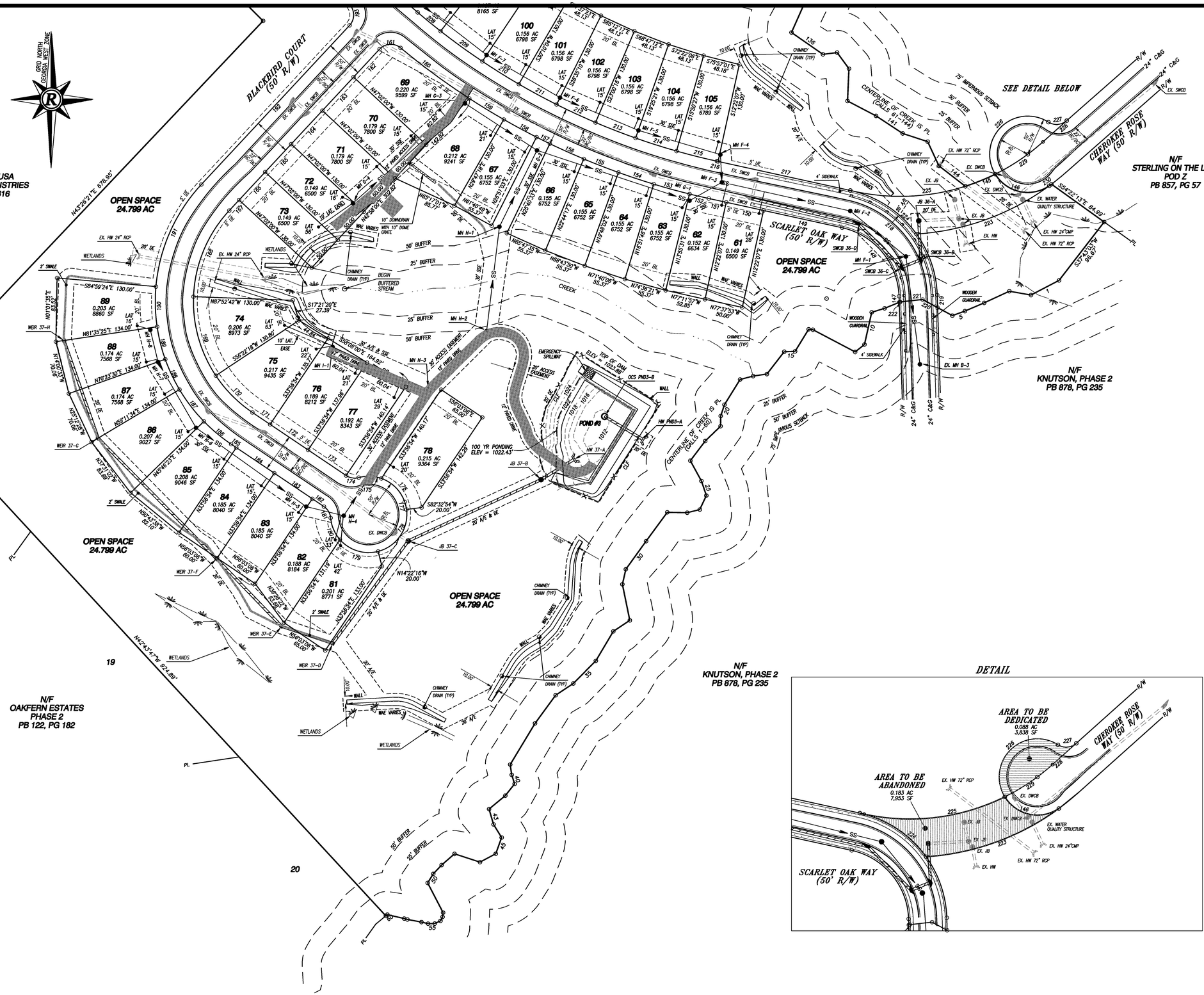
SHEET 3 OF 10

DATE : 12/19/19
SCALE : N/A
JOB NO. : G20B033.KNJ
FILE NO. : *FNLP03
DRAWN BY: WDC

eFiled & eRecorded
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PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP 4 of 10

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

GRID NORTH GEORGIA WEST ZONE



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
OTP	-	OPEN TOP PIPE
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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
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WI	-	WEIR INLET
-W-	-	WATER LINE
WM	-	WATER METER
WV	-	WATER VALVE
WAE	-	WALL ACCESS EASEMENT
WVT	-	WATER VAULT

DETAIL

GRAPHIC SCALE 25' 0' 50' 100'

NOTE: THERE IS A 10' SEPARATION BETWEEN HOUSES.

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LOCATED IN
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HALL COUNTY, GEORGIA

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

REVISIONS

GEORGIA REGISTERED No. 32 PROFESSIONAL ENGINEER KEDRICK C. SCOTT

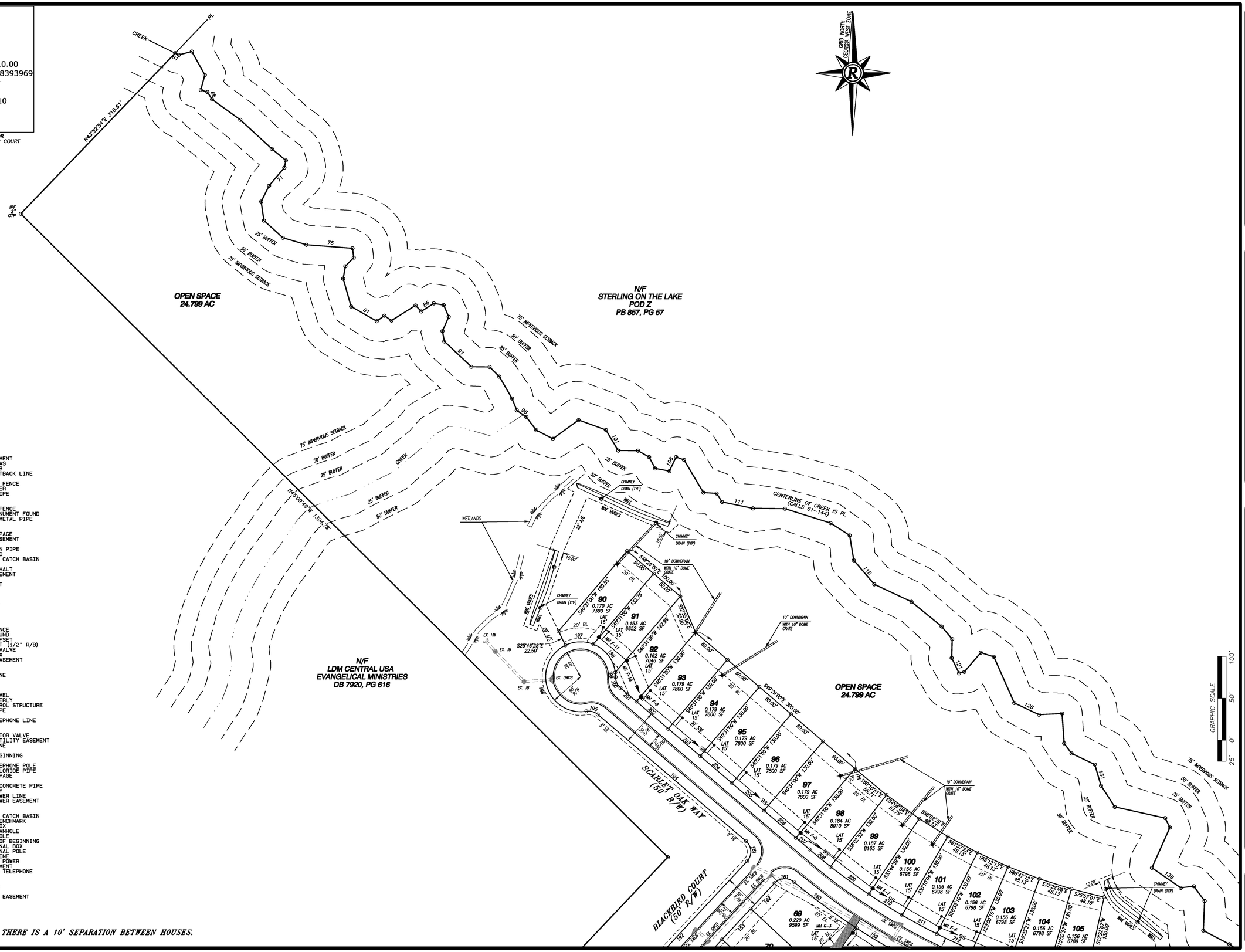
GEORGIA REGISTERED No. LAND SURVEYOR RICHARD E. MILLARD

SHEET 4 OF 10

DATE : 12/19/19
SCALE : 1" = 50'
JOB NO. : G2080333.KNU
FILE NO. : *FNLPO3
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PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP 5 of 10

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THE CLERK OF THE SUPERIOR COURT



LEGEND

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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	REVISIONS
1	5/11/20	REVISED PER COUNTY COMMENTS

GEORGIA REGISTERED
KEDRICK C. SCOTT
ENGINEER

GEORGIA REGISTERED
RICHARD E. MILLARD
LAND SURVEYOR

SHEET 5 OF 10

DATE : 12/19/19
SCALE : 1" = 50'
JOB NO. : G20B033.KNJ
FILE NO. : *FNLP03
DRAWN BY: WDC

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

THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

GRID NORTH
GEORGIA WEST ZONE

N/F
LDM CENTRAL USA
EVANGELICAL MINISTRIES
DB 7920, PG 616

OPEN SPACE
24.799 AC

BLACKBIRD COURT
(50' R/W)

SCARLET OAK WAY
(50' R/W)

CHEROKEE ROSE
WAY (50' R/W)

N/F
STERLING ON THE LAKE
POD Z
PB 857, PG 57

N/F
KNUTSON, PHASE 2
PB 878, PG 235

N/F
OAKFERN ESTATES
PHASE 2
PB 122, PG 182

POND #3

CREEK

WETLANDS

BEGIN BUFFERED STREAM

50' BUFFER

25' BUFFER

75' IMPERVIOUS SETBACK

CENTERLINE OF CREEK IS PL
(CALLS 1-60)

CENTERLINE OF CREEK IS PL
(CALLS 61-144)

EMERGENCY SPILLWAY
ELEV = 1026.24

ELEV TOP OF BAM
= 1023.50

100 YR PONDING
ELEV = 1022.43

TIE TO EXISTING

EXISTING WATERLINE

8"x6" REDUCER

6"x4" REDUCER

WOODEN GUARDRAIL

4' SIDEWALK

45° BEND

10' LAE, EASE

10' LAT. EASE

30' ACCESS EASEMENT

12' PAVED DRIVE

30' A/E & SSE

20' A/E & DE

20' A/E

30' SSE

5' SWALE

WALL

WAE VARIES

FH/WV

IPF 1" OTP

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AC - ACRES
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WV - WATER VALVE
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WVT - WATER VAULT

GRAPHIC SCALE
25' 0' 50' 100'

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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
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REVISIONS

GEORGIA REGISTERED PROFESSIONAL ENGINEER
KENRICK C. SCOTT

GEORGIA REGISTERED LAND SURVEYOR
RICHARD E. MILLARD

SHEET 6 OF 10

DATE : 12/19/19
SCALE : 1"= 50'
JOB NO. : G2018033.KNU
FILE NO. : *FNLPD3
DRAWN BY: WDC

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PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP 7 of 10

THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

PL
CREEK
IPF
OTP
25' BUFFER
50' BUFFER
75' IMPERVIOUS SETBACK
OPEN SPACE
24.799 AC
N/F
STERLING ON THE LAKE
POD Z
PB 857, PG 57
CENTERLINE OF CREEK IS PL
(CALLS 61-144)
WETLANDS
WALL
WAL WIRES
20' UE
10.00'
10.04'
20' BL
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
6" WV
44.9'
110.9'
85.7'
WM
TERMINAL
BLOW OFF
30' SSE
5' UE
8"x6"
REDUCER
SS
8" DIP
FH/WV
FIRE
LANE
114.7'
60.4'
15.1'
137.1'
126.4'
134.4'
69
70
N/F
LDM CENTRAL USA
EVANGELICAL MINISTRIES
DB 7920, PG 616
SCARLET OAK WAY
(50' R/W)
BLACKBIRD COURT
(50' R/W)
GRID NORTH
GEORGIA WEST ZONE
SEE SURVEY
REFERENCE
GRAPHIC SCALE
100'
50'
0'
25'

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KENDRICK C. SCOTT

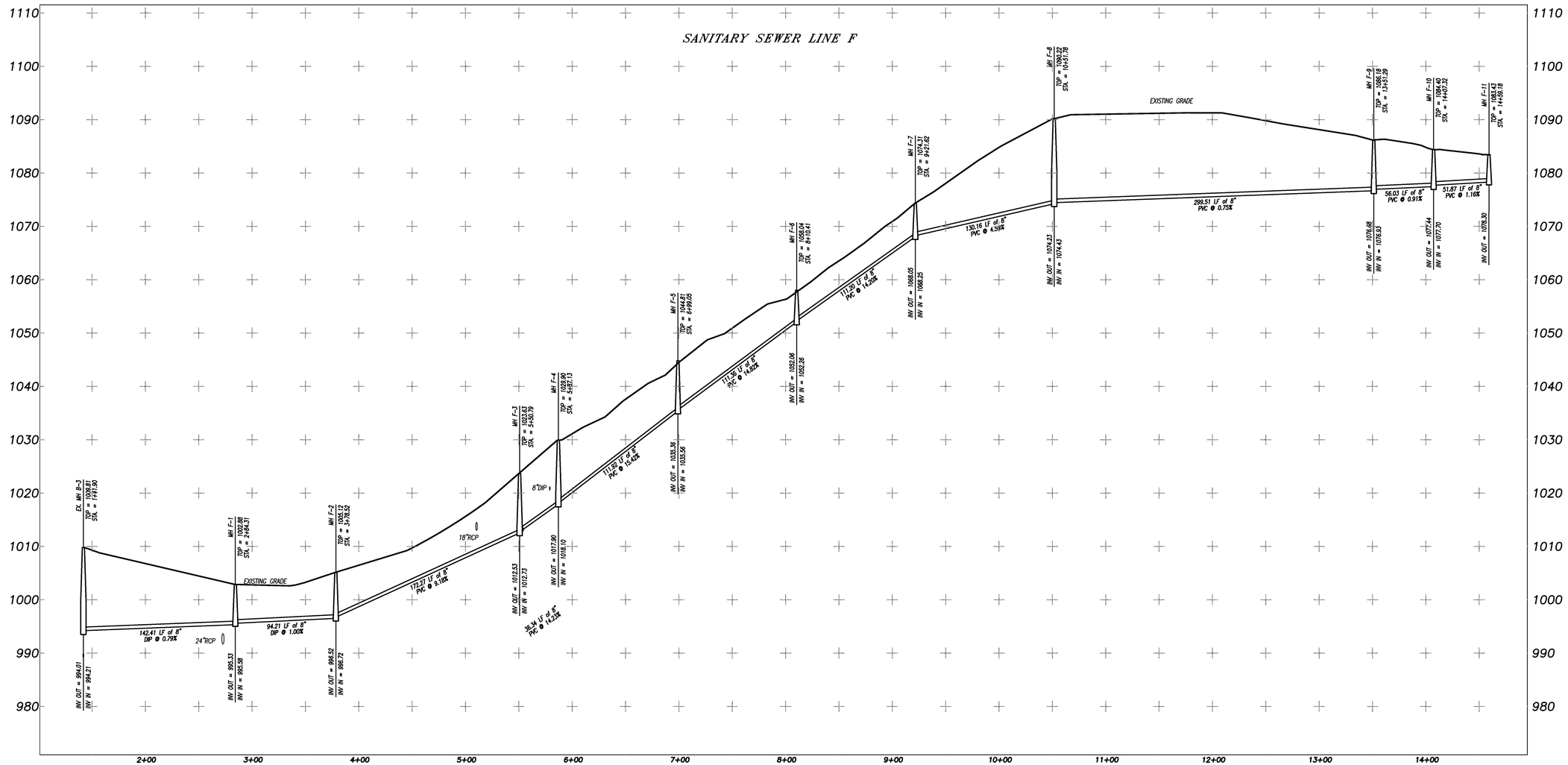
GEORGIA REGISTERED LAND SURVEYOR
RICHARD E. MILLARD

SHEET 7 OF 10

DATE : 12/19/19
SCALE : 1"=50'
JOB NO. : G20033.KNU
FILE NO. : *FNLP03
DRAWN BY: WDC

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PLAT BOOK: 00878
PAGE: 00435
RECORDING FEES: $10.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP 8 of 10

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HORIZ. SCALE: 1" = 50
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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

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

GEORGIA REGISTERED No. 32320 ENGINEER KENDRICK C. SCOTT

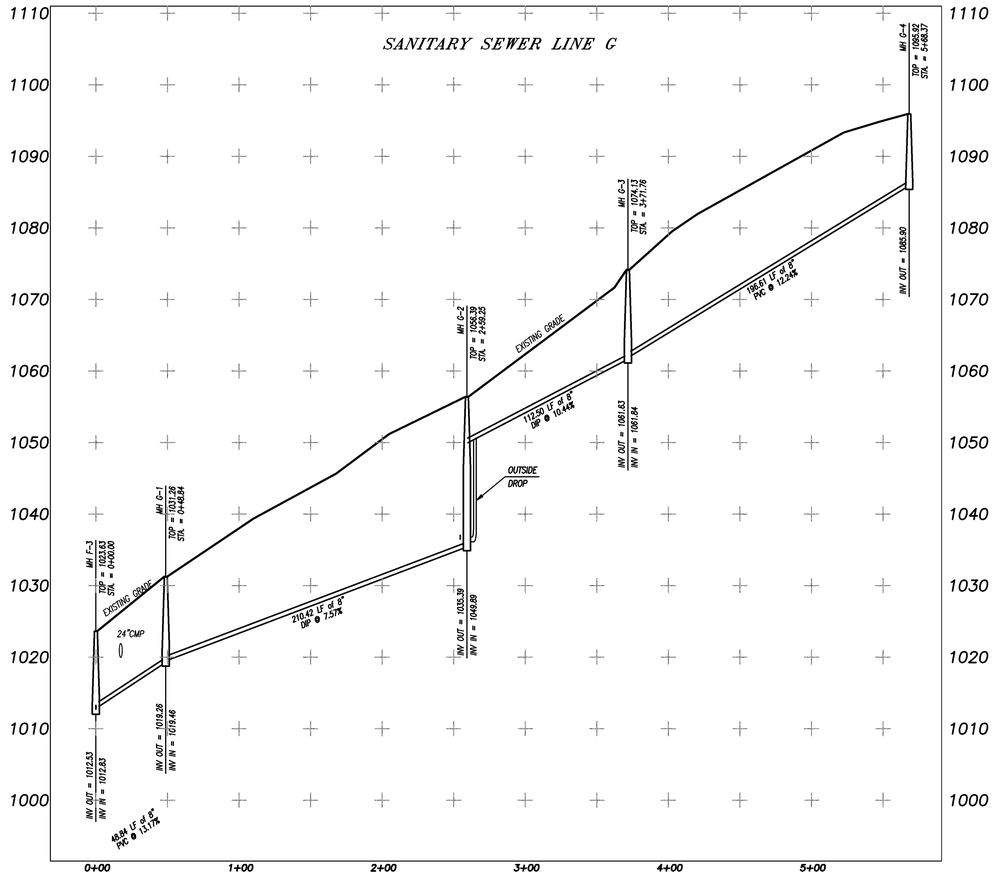
GEORGIA REGISTERED No. 3001 LAND SURVEYOR RICHARD E. MILLARD

SHEET 8 OF 10

DATE : 12/19/19
SCALE : AS SHOWN
JOB NO. : G20B033.KNJ
FILE NO. : *FNLP03
DRAWN BY: WDC

eFiled & eRecorded
DATE: 6/8/2020
TIME: 7:44 AM
PLAT BOOK: 00878
PAGE: 00436
RECORDING FEES: $10.00
PARTICIPANT ID: 9658393969
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NO.	DATE	DESCRIPTION
1	5/11/20	REVISED PER COUNTY COMMENTS

REVISIONS

GEORGIA REGISTERED PROFESSIONAL ENGINEER KEDRICK C. SCOTT

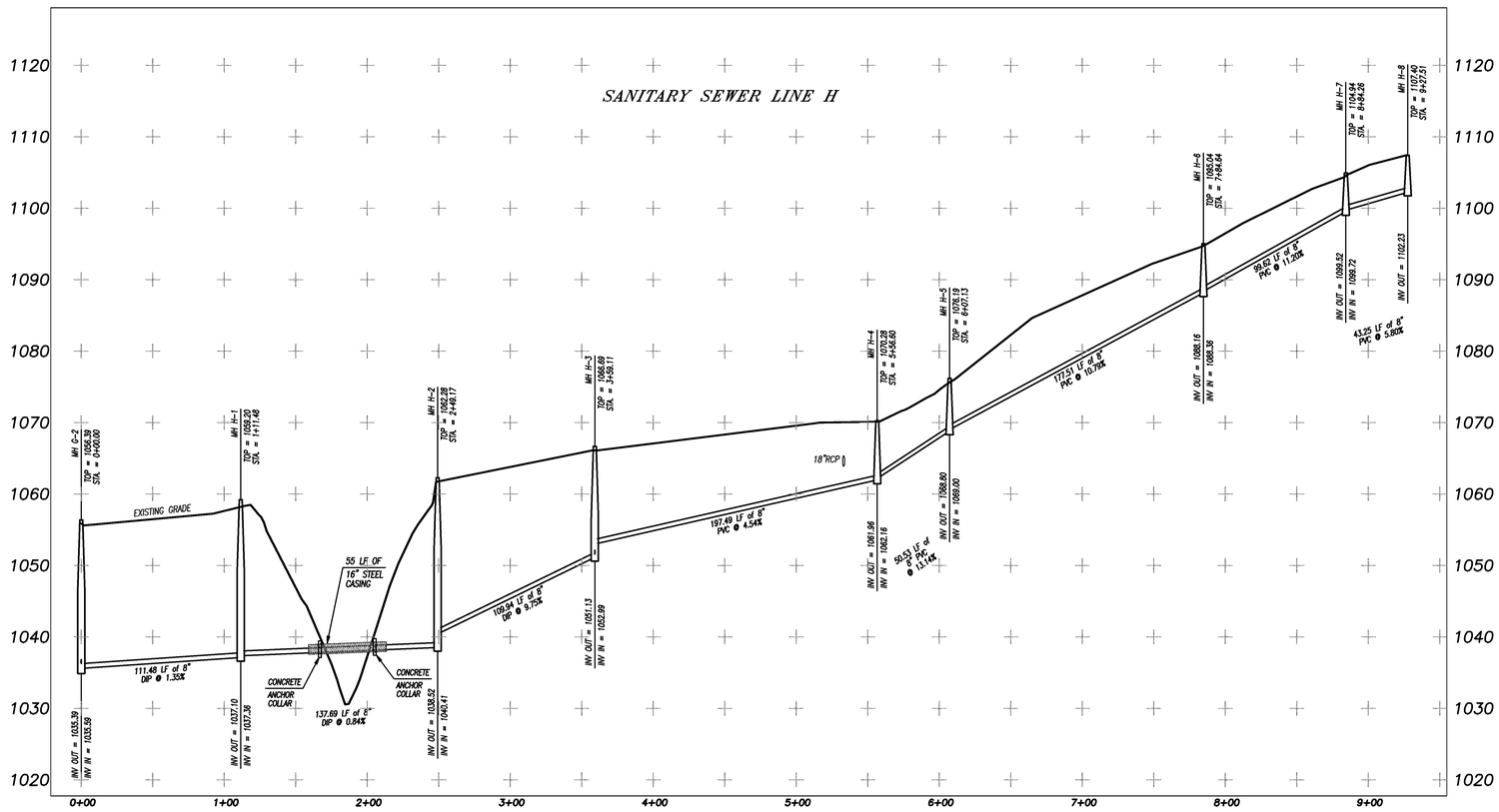
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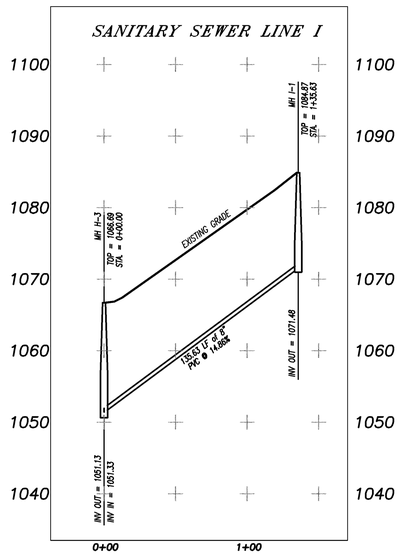
SHEET 9 OF 10

DATE : 12/19/19
SCALE : AS SHOWN
JOB NO. : G20B033.KNU
FILE NO. : *PNLP03
DRAWN BY: WDC

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DATE: 6/8/2020
TIME: 7:44 AM
PLAT BOOK: 00878
PAGE: 00437
RECORDING FEES: $10.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
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REVISIONS

GEORGIA REGISTERED PROFESSIONAL ENGINEER
KEDRICK C. SCOTT

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

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 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.

RESOLUTION NO. 26-001

A RESOLUTION OF THE CITY OF FLOWERY BRANCH CITY COUNCIL ACCEPTING THE DEDICATION OF ROADWAYS AND STORMWATER STRUCTURES THEREIN LOCATED WITHIN SIDNEY SQUARE, FROM CENTURY COMMUNITIES OF GEORGIA, LLC, FOR PUBLIC PURPOSES. THE ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED AS BEING 1.960 ACRES; SAID ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED IN EXHIBIT "A", DESCRIBED IN EXHIBIT "B" AND RECORDED PLAT ON EXHIBIT "C".

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 January 7th, 2026

NOW THEREFORE BE IT RESOLVED that the governing authority of the City of Flowery Branch, Georgia hereby accepts the following roadways from CENTURY COMMUNITIES OF GEORGIA, LLC, for public purposes and hereby places them into the city's maintenance program: the roadways are identified as being 1.960 ACRES within SIDNEY SQUARE and any stormwater structures located within any portion of the right-of-way of said accepted roadways in Exhibit **"A",** described in Exhibit **"B",** and as recorded on plat on Exhibit **"C".** Said exhibits are incorporated by reference as if fully set forth herein.

Approved this _____ day of _____ 2026.

_____
Oliver McClellan, Mayor

ATTEST:

_____

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM:

_____

Ted Baggett, City Attorney

CERTIFICATE OF TITLE

Prepared for
Century Communities of Georgia, LLC
and
the City of Flowery Branch, Georgia,
a political subdivision of the State of Georgia

Re: The real property comprising the rights-of-way located in the community known as "Sidney Square" located in Land Lot 99 of the 8th District, 1st Section of Hall County, Georgia as more particularly described on Exhibit A attached hereto and incorporated by reference and further depicted on that certain Final Plat for Sidney Square recorded in Plat Book 884, Pages 317-320, Hall County, Georgia records.

FINAL CERTIFICATE AND ATTORNEY OPINION LETTER

THIS CERTIFICATE OF TITLE AND ATTORNEY OPINION LETTER (this "Certificate") is to certify that based on an examination of the record of title to the real property (the "Property") as described on Exhibit A, attached to and made a part of this Certificate by this reference, and according to the general indices on file in the Office of the Clerk of the Superior Court, in the County of Hall, State of Georgia (the "Official Records"), as of December 9, 2025 at 8:00 AM (the "Effective Date"), that good, marketable fee simple title is vested in the following subject to the liens, objections, and exemptions as set forth below:

Century Communities of Georgia, LLC
a Colorado limited liability company

by virtue of that Limited Warranty Deed from 5519 McEver Rd., LLC, to Century Communities of Georgia, LLC, dated June 30, 2021, filed on July 2, 2021 and recorded in Deed Book 8867, Page 18, Hall County, Georgia Records.

This Certificate further certifies that Chris Whittaker has the authority to sign deeds for Century Communities of Georgia, LLC, a Colorado limited liability company, as its Authorized Signatory.

LIENS, OBJECTIONS AND EXCEPTIONS

1. All questions with reference to the following are hereby expressly excepted from this Certificate:

(a) All matters of record subsequent to the Effective Date of this Certificate.

(b) Matters affecting the title, which are not of record, or which, if they are of record, are not indexed in such a manner that a reasonably prudent search would have revealed them to the examiner.

(c) Such statement of facts as would be disclosed by an accurate survey and inspection of the Property.

(d) Taxes not due and payable at the Effective Date of this Certificate, and those being due at all future times.

> As a Matter of Information: a search of the Hall County Tax Assessor records was unable to find a parcel number assigned by the Hall County Tax Assessor although the rights-of-way are shown separately on said Tax Assessor's Geographical Information System; and

(e) Adverse claims of tenants in possession.

(f) Unrecorded claims of liens for labor or materials furnished for the improvement of the Property.

(g) Items of personalty used in connection with, or attached to the Property, if not indexed in the Official Records.

(h) All easements, rights-of-way, street improvement liens, *etc*. not shown in the Official Records.

(i) Title to any portion of the Property that lies within the bounds of any public right-of-way.

(j) Riparian rights of others in and to any stream or creek running over or through the Property.

(k) Any changes in boundaries of the Property due to natural accretion or avulsion or the meandering of the course of creeks and streams bordering the Property.

(l) Zoning laws, ordinance or regulations, municipal or county, and governmental regulations of the use and occupancy of the Property, including the regulations or condemnation of land or building or structure on land.

(m) Past due water or sewer bills and pay-as-you-enter water lines, that may constitute liens deterring transfer of billing until the bills are paid and brought current.

(n) Personal property taxes assessed to predecessors-in-title and the current record title holder that are due and payable but not reduced to judgment in the Official Records.

2. Declaration of Protective Covenants, Conditions, Restrictions and Easements for Sidney Square, as recorded in Deed Book 9262, Page 585, Hall County, Georgia records, and any existing or future amendments thereto.

3. Right of Way Deed recorded in in Deed Book 96, Page 72, Hall County, Georgia records.

4. Easements to Georgia Power Company recorded in Deed Book 204, Page 310, Hall County, Georgia records; Deed Book 513, Page 322, aforesaid records; Deed Book 7801, Page 572, aforesaid records; Deed Book 146, Page 418, aforesaid records; Deed Book 9215, Page 728, aforesaid records; and in Deed Book 8264, Page 730, aforesaid records.

5. Right of Way Deeds to Hall County recorded in in Deed Book 7718, Page 384, Hall County, Georgia records and in Deed Book 7718, Page 396, aforesaid records.

6. Access, Utility, and Stormwater Easement and Reciprocal Restriction Agreement recorded in Deed Book 8867, Page 27, Hall County, Georgia records.

7. All matters affecting caption property as shown on plat recorded in Plat Book 884, Pages 317-320, Hall County, Georgia records.

Date of Issuance: December 12, 2025

McMichael & Gray, P.C.
A Georgia Professional Corporation

By: _____
Brian Petriti
Authorized Agent
Georgia Bar # 895237

EXHIBIT A

Description of the Property

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 99, 8th District, 1st Section, City of Flowery Branch, Hall County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at a point located at the intersection of the southerly right of way of McEver Road (80 foot right of way) and the westerly right of way of Gainesville Street (variable right of way); thence along the westerly right of way of Gainesville Street feet the following courses and distances: South 75°17'33" East a distance of 40.77 feet to a point; thence South 14°42'27" West a distance of 5.00 feet to a point; thence South 75°17'33" East a distance of 11.80 feet to a point; thence South 39°36'31" East a distance of 51.62 feet to a point; thence South 50°32'18" West a distance of 10.00 feet to a point; thence South 40°56'44" East a distance of 144.17 feet to a point located at the intersection of said right of way and the northerly right of way of Sidney Square Drive (50 foot right of way), that is the **POINT OF BEGINNING;**

thence continuing along the northerly right of way of Sidney Square Drive the following courses and distances: South 04°01'10" West a distance of 35.38 feet to a point; thence South 48°59'04" West a distance of 173.45 feet to a point; thence South 76°57'46" West a distance of 27.71 feet to a point; thence South 48°59'04" West a distance of 50.94 feet to a point; thence South 20°57'56" West a distance of 27.67 feet to a point; thence South 48°59'04" West a distance of 29.58 feet to a point located at the intersection of said right of way and the easterly right of way of Canberra Drive (50 foot right of way); thence continuing along the easterly right of way of Canberra Drive the following courses and distances: 36.20 feet along a curve to the right, said curve having a chord of North 79°09'36" West 31.46 feet and a radius of 20.00 feet to a point; thence North 27°18'16" West a distance of 200.15 feet to a point; thence 77.22 feet along a curve to the right, said curve having a chord of North 21°24'19" West 77.08 feet and a radius of 375.00 feet to a point; thence North 15°30'22" West a distance of 62.86 feet to a point;

thence North 29°25'53" East a distance of 35.43 feet to a point located at the intersection of said right of way and the southerly right of way of McEver Road; thence continuing along the southerly right of way of McEver Road South 74°18'16" West a distance of 100.03 feet to a point located at the intersection of said right of way and the westerly right of way of Canberra Drive; thence continuing along the westerly right of way of Canberra Drive the following courses and distances: South 60°36'03" East a distance of 35.30 feet to a point; thence South 15°30'22" East a distance of 62.70 feet to a point; thence 87.52 feet along a curve to the left, said curve having a chord of South 21°24'19" East 87.36 feet and a radius of 425.00 feet to a point; thence South 27°18'16" East a distance of 220.77 feet to a point; thence 28.65 feet along a curve to the right, said curve having a chord of South 13°43'36" West 26.26 feet and a radius of 20.00 feet to a point located at the intersection of said right of way and the northerly right of way of Sidney Square Drive; thence continuing along the northerly right of way of Sidney Square Drive the following courses and distances: 28.50 feet along a curve to the right, said curve having a chord of South 57°43'36" West 28.49 feet and a radius of 275.00 feet to a point; thence South 60°41'44" West a distance of 146.83 feet to a point located at the intersection of said right of way and the easterly right of way of Melbourne Lane (50 foot right of way); thence continuing along the easterly right of way of

Melbourne Lane the following courses and distances: 31.42 feet along a curve to the right, said curve having a chord of North 74°18'16" West 28.28 feet and a radius of 20.00 feet to a point; thence North 29°18'16" West a distance of 142.06 feet to a point; thence 19.20 feet along a curve to the right, said curve having a chord of North 27°18'16" West 19.19 feet and a radius of 275.00 feet to a point; thence North 25°18'16" West a distance of 85.44 feet to a point;

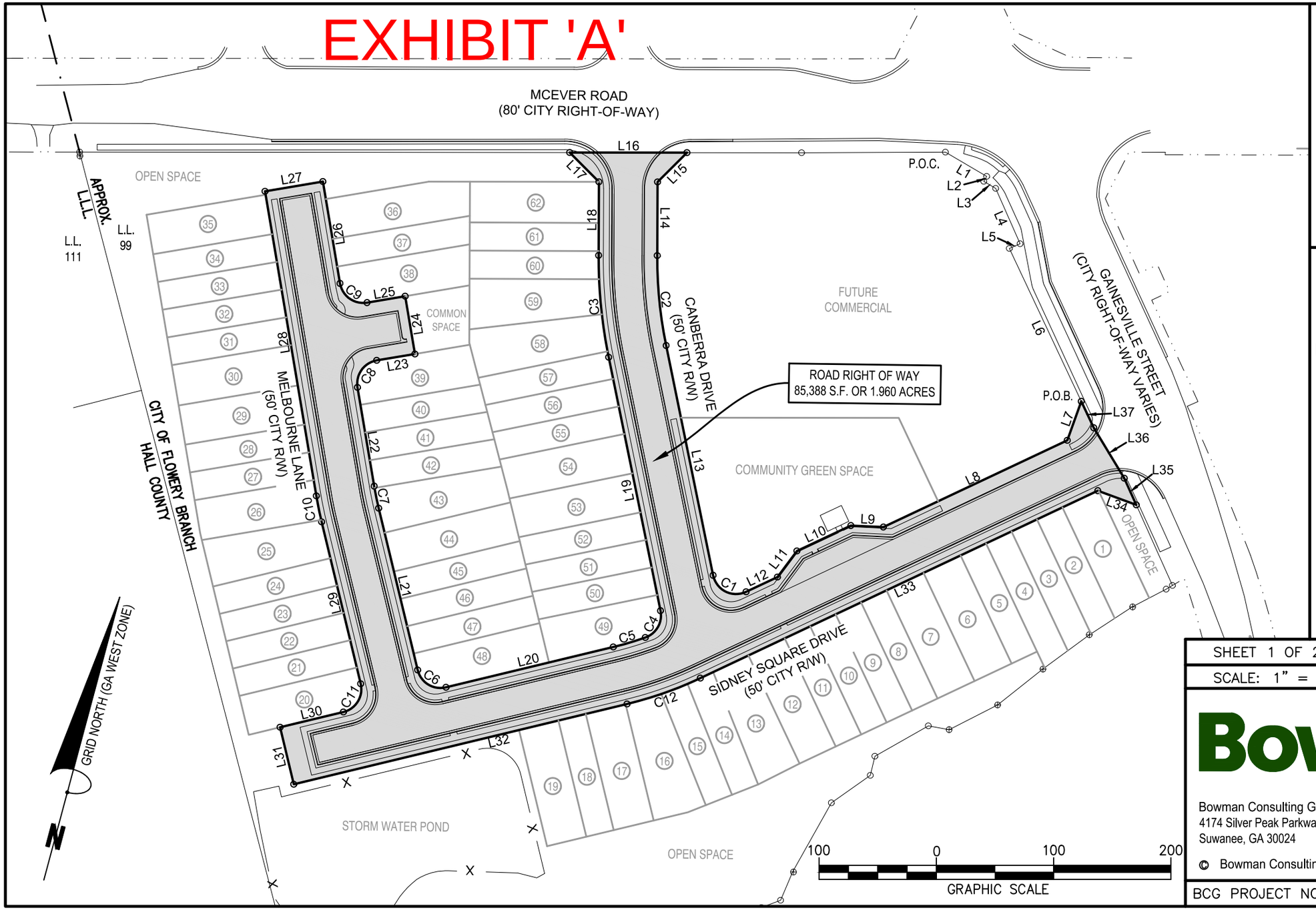
thence 31.42 feet along a curve to the right, said curve having a chord of North 19°41'44" East 28.28 feet and a radius of 20.00 feet to a point; thence North 64°41'44" East a distance of 33.00 feet to a point; thence North 25°18'16" West a distance of 50.00 feet to a point; thence South 64°41'44" West a distance of 33.00 feet to a point; thence 31.42 feet along a curve to the right, said curve having a chord of North 70°18'16" West 28.28 feet and a radius of 20.00 feet to a point; thence North 25°18'16" West a distance of 88.08 feet to a point; thence South 64°41'44" West a distance of 50.00 feet to a point located on the westerly right of way of Melbourne Lane; thence continuing along the westerly right of way of Melbourne Lane the following courses and distances: South 25°18'16" East a distance of 263.52 feet to a point; thence 22.69 feet along a curve to the left, said curve having a chord of South 27°18'16" East 22.68 feet and a radius of 325.00 feet to a point;

thence South 29°18'16" East a distance of 142.06 feet to a point; thence 31.42 feet along a curve to the right, said curve having a chord of South 15°41'44" West 28.28 feet and a radius of 20.00 feet to a point located on the northerly right of way of Sidney Square Drive; thence along the northerly right of way Sidney Square Drive South 60°41'44" West a distance of 55.53 feet to a point; thence South 29°18'16" East a distance of 50.00 feet to a point located on the southerly right of way of Sidney Square Drive; thence along the southerly right of way of Sidney Square Drive the following courses and distances: North 60°41'44" East a distance of 292.35 feet to a point; thence 66.43 feet along a curve to the left, said curve having a chord of North 54°50'24" East 66.31 feet and a radius of 325.00 feet to a point; thence North 48°59'04" East a distance of 374.73 feet to a point;

thence South 85°31'49" East a distance of 34.99 feet to a point located on the westerly right of way of Gainesville Street; thence along the westerly right of way of Gainesville Street the following courses and distances: North 39°56'19" West a distance of 24.95 feet to a point; thence North 46°56'23" West a distance of 50.27 feet to a point; thence North 40°56'44" West a distance of 25.00 feet to a point located at the intersection of said right of way and the northerly right of way of Sidney Square Drive, being the **POINT OF BEGINNING**.

Said tract contains 85,388 S.F. or 1.960 Acres.

EXHIBIT 'A'



GEORGIA REGISTERED No. 3415 PROFESSIONAL LAND SURVEYOR CHRISTOPHER B DELLINGER

11-26-2025

RIGHT OF WAY EXHIBIT FOR:

SIDNEY SQUARE

LOCATED IN:
LAND LOT 99
8TH DISTRICT
1ST SECTION
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

SHEET 1 OF 2	BY: CD
SCALE: 1" = 100'	CHK: MP

Bowman

Bowman Consulting Group, Ltd.
4174 Silver Peak Parkway
Suwanee, GA 30024

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Fax: (770) 932-6551
www.bowmanconsulting.com

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BCG PROJECT NO: 200218-01-002

CURVE CHART

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	36.20'	20.00'	31.46'	N 79°09'36" W
C2	77.22'	375.00'	77.08'	N 21°24'19" W
C3	87.52'	425.00'	87.36'	S 21°24'19" E
C4	28.65'	20.00'	26.26'	S 13°43'36" W
C5	28.50'	275.00'	28.49'	S 57°43'36" W
C6	31.42'	20.00'	28.28'	N 74°18'16" W
C7	19.20'	275.00'	19.19'	N 27°18'16" W
C8	31.42'	20.00'	28.28'	N 19°41'44" E
C9	31.42'	20.00'	28.28'	N 70°18'16" W
C10	22.69'	325.00'	22.68'	S 27°18'16" E
C11	31.42'	20.00'	28.28'	S 15°41'44" W
C12	66.43'	325.00'	66.31'	N 54°50'24" E

LINE CHART

LINE	BEARING	DISTANCE
L1	S 75°17'33" E	40.77'
L2	S 14°42'27" W	5.00'
L3	S 75°17'33" E	11.80'
L4	S 39°36'31" E	51.62'
L5	S 50°32'18" W	10.00'
L6	S 40°56'44" E	144.17'
L7	S 04°01'10" W	35.38'
L8	S 48°59'04" W	173.45'
L9	S 76°57'46" W	27.71'
L10	S 48°59'04" W	50.94'
L11	S 20°57'56" W	27.67'
L12	S 48°59'04" W	29.58'
L13	N 27°18'16" W	200.15'
L14	N 15°30'22" W	62.86'
L15	N 29°25'53" E	35.43'
L16	S 74°18'16" W	100.03'
L17	S 60°36'03" E	35.30'
L18	S 15°30'22" E	62.70'
L19	S 27°18'16" E	220.77'

LINE CHART

LINE	BEARING	DISTANCE
L20	S 60°41'44" W	146.83'
L21	N 29°18'16" W	142.06'
L22	N 25°18'16" W	85.44'
L23	N 64°41'44" E	33.00'
L24	N 25°18'16" W	50.00'
L25	S 64°41'44" W	33.00'
L26	N 25°18'16" W	88.08'
L27	S 64°41'44" W	50.00'
L28	S 25°18'16" E	263.52'
L29	S 29°18'16" E	142.06'
L30	S 60°41'44" W	55.53'
L31	S 29°18'16" E	50.00'
L32	N 60°41'44" E	292.35'
L33	N 48°59'04" E	374.73'
L34	S 85°31'49" E	34.99'
L35	N 39°56'19" W	24.95'
L36	N 46°56'23" W	50.27'
L37	N 40°56'44" W	25.00'

GEORGIA REGISTERED No. 3415 PROFESSIONAL LAND SURVEYOR CHRISTOPHER B DELLINGER

11-26-2025

RIGHT OF WAY EXHIBIT FOR:

SIDNEY SQUARE

LOCATED IN:
LAND LOT 99
8TH DISTRICT
1ST SECTION
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

SHEET 2 OF 2	BY: CD
SCALE: N/A	CHK: MP

Bowman

Bowman Consulting Group, Ltd.
4174 Silver Peak Parkway
Suwanee, GA 30024
Phone: (770) 932-6550
Fax: (770) 932-6551
www.bowmanconsulting.com

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BCG PROJECT NO: 200218-01-002

EXHIBIT 'B'
Legal Description

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 99, 8th District, 1st Section, City of Flowery Branch, Hall County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at a point located at the intersection of the southerly right of way of McEver Road (80 foot right of way) and the westerly right of way of Gainesville Street (variable right of way); thence along the westerly right of way of Gainesville Street feet the following courses and distances: South 75°17'33" East a distance of 40.77 feet to a point; thence South 14°42'27" West a distance of 5.00 feet to a point; thence South 75°17'33" East a distance of 11.80 feet to a point; thence South 39°36'31" East a distance of 51.62 feet to a point; thence South 50°32'18" West a distance of 10.00 feet to a point; thence South 40°56'44" East a distance of 144.17 feet to a point located at the intersection of said right of way and the northerly right of way of Sidney Square Drive (50 foot right of way), that is the **POINT OF BEGINNING;** thence continuing along the northerly right of way of Sidney Square Drive the following courses and distances: South 04°01'10" West a distance of 35.38 feet to a point; thence South 48°59'04" West a distance of 173.45 feet to a point; thence South 76°57'46" West a distance of 27.71 feet to a point; thence South 48°59'04" West a distance of 50.94 feet to a point; thence South 20°57'56" West a distance of 27.67 feet to a point; thence South 48°59'04" West a distance of 29.58 feet to a point located at the intersection of said right of way and the easterly right of way of Canberra Drive (50 foot right of way); thence continuing along the easterly right of way of Canberra Drive the following courses and distances: 36.20 feet along a curve to the right, said curve having a chord of North 79°09'36" West 31.46 feet and a radius of 20.00 feet to a point; thence North 27°18'16" West a distance of 200.15 feet to a point; thence 77.22 feet along a curve to the right, said curve having a chord of North 21°24'19" West 77.08 feet and a radius of 375.00 feet to a point; thence North 15°30'22" West a distance of 62.86 feet to a point; thence North 29°25'53" East a distance of 35.43 feet to a point located at the intersection of said right of way and the southerly right of way of McEver Road; thence continuing along the southerly right of way of McEver Road South 74°18'16" West a distance of 100.03 feet to a point located at the intersection of said right of way and the westerly right of way of Canberra Drive; thence continuing along the westerly right of way of Canberra Drive the following courses and distances: South 60°36'03" East a distance of 35.30 feet to a point; thence South 15°30'22" East a distance of 62.70 feet to a point; thence 87.52 feet along a curve to the left, said curve having a chord of South 21°24'19" East 87.36 feet and a radius of 425.00 feet to a point; thence South 27°18'16" East a distance of 220.77 feet to a point; thence 28.65 feet along a curve to the right, said curve having a chord of South 13°43'36" West 26.26 feet and a radius of 20.00 feet to a point located at the intersection of said right of way and the northerly right of way of Sidney Square Drive; thence continuing along the northerly right of way of Sidney Square Drive the following courses and distances: 28.50 feet along a curve to the right, said curve having a chord of South 57°43'36" West 28.49 feet and a radius of 275.00 feet to a point;

thence South 60°41'44" West a distance of 146.83 feet to a point located at the intersection of said right of way and the easterly right of way of Melbourne Lane (50 foot right of way); thence continuing along the easterly right of way of Melbourne Lane the following courses and distances: 31.42 feet along a curve to the right, said curve having a chord of North 74°18'16" West 28.28 feet and a radius of 20.00 feet to a point; thence North 29°18'16" West a distance of 142.06 feet to a point; thence 19.20 feet along a curve to the right, said curve having a chord of North 27°18'16" West 19.19 feet and a radius of 275.00 feet to a point; thence North 25°18'16" West a distance of 85.44 feet to a point; thence 31.42 feet along a curve to the right, said curve having a chord of North 19°41'44" East 28.28 feet and a radius of 20.00 feet to a point; thence North 64°41'44" East a distance of 33.00 feet to a point; thence North 25°18'16" West a distance of 50.00 feet to a point; thence South 64°41'44" West a distance of 33.00 feet to a point; thence 31.42 feet along a curve to the right, said curve having a chord of North 70°18'16" West 28.28 feet and a radius of 20.00 feet to a point; thence North 25°18'16" West a distance of 88.08 feet to a point; thence South 64°41'44" West a distance of 50.00 feet to a point located on the westerly right of way of Melbourne Lane; thence continuing along the westerly right of way of Melbourne Lane the following courses and distances: South 25°18'16" East a distance of 263.52 feet to a point; thence 22.69 feet along a curve to the left, said curve having a chord of South 27°18'16" East 22.68 feet and a radius of 325.00 feet to a point; thence South 29°18'16" East a distance of 142.06 feet to a point; thence 31.42 feet along a curve to the right, said curve having a chord of South 15°41'44" West 28.28 feet and a radius of 20.00 feet to a point located on the northerly right of way of Sidney Square Drive; thence along the northerly right of way Sidney Square Drive South 60°41'44" West a distance of 55.53 feet to a point; thence South 29°18'16" East a distance of 50.00 feet to a point located on the southerly right of way of Sidney Square Drive; thence along the southerly right of way of Sidney Square Drive the following courses and distances: North 60°41'44" East a distance of 292.35 feet to a point; thence 66.43 feet along a curve to the left, said curve having a chord of North 54°50'24" East 66.31 feet and a radius of 325.00 feet to a point; thence North 48°59'04" East a distance of 374.73 feet to a point; thence South 85°31'49" East a distance of 34.99 feet to a point located on the westerly right of way of Gainesville Street; thence along the westerly right of way of Gainesville Street the following courses and distances: North 39°56'19" West a distance of 24.95 feet to a point; thence North 46°56'23" West a distance of 50.27 feet to a point; thence North 40°56'44" West a distance of 25.00 feet to a point located at the intersection of said right of way and the northerly right of way of Sidney Square Drive, being the **POINT OF BEGINNING**. Said tract contains 85,388 S.F. or 1.960 Acres.

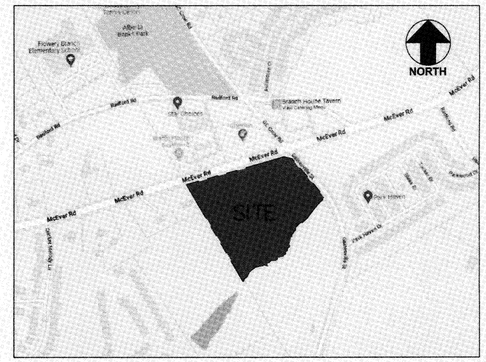
FINAL PLAT

EXHIBIT 'C'

FOR

SIDNEY SQUARE

CITY OF FLOWERY BRANCH
HALL COUNTY
PARCEL - 08099 000007
LAND LOT 99, 8TH DISTRICT, 1ST SECTION
ZONING: PUD
USE: RESIDENTIAL TOWNHOME DEVELOPMENT WITH A COMMERCIAL OUTPARCEL


NORTH
SITE
McEver Rd
Mulford Rd
Flowery Branch Elementary School
Flowery Branch Middle School
Spout Springs Rd
Spout Springs Rd
Spout Springs Rd

eFiled and eRecorded
DATE: 01/24/2024
TIME: 3:23 PM
PLAT BOOK: 884
PAGE: 260 - 266
FILING FEES: $70.00
PART ID: 5783804204
RECORDED BY: JP
SUPERIOR COURT RECORD INFORMATION
Charles Baker, C.S.C
Hall County, GA

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This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without the express recertification of the surveyor naming such person, persons, or entity.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

GEORGIA REGISTERED No. 2860 LAND SURVEYOR PATRICK P. NUNN
1-11-2024

Bowman
Bowman Consulting Group, Ltd.
4174 Silver Peak Parkway
Suwanee, Georgia 30024
Phone 770.932.6550
Fax 770.932.6551
www.bowman.com

- A TRIMBLE ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
- FIELD DATA WAS OBTAINED ON 09/09/2024.

DESCRIPTION	DATE
FINAL PLAT	3/24/2023
FINAL PLAT REV #: AS-BUILT OF BUILDINGS 1&2	1/8/2024

JOB NO: 2HIII
DRAWN BY: JH/CD/KB
CHECKED BY: PPN
SURVEYED BY: KB

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FINAL PLAT FOR:

SIDNEY SQUARE

LL 99, 8TH DISTRICT, 1ST SECTION
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

FINAL PLAT
(ZONING CONDITIONS)

SHEET 2 OF 7

Public Hearing Published 12/09/2020 First Reading 02/18/2021
Public Hearing 01/07/2021 Adopted 03/18/2021

ORDINANCE NO. 20-623

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF FLOWERY BRANCH, GEORGIA, BY REZONING AN 11.34 +/- ACRE TRACT OF LAND OWNED BY 5519 MCEVER ROAD, LLC. COMMONLY KNOWN AS 5519 MCEVER ROAD, IDENTIFIED AS TAX PARCEL 08099 000007 AS SHOWN ON ATTACHED EXHIBIT "A", AS DESCRIBED ON EXHIBIT "B", FROM A (AGRICULTURAL) TO R-3 (MULTI-FAMILY RESIDENTIAL) AND HB (HIGHWAY BUSINESS) SUBJECT TO THE CONDITIONS SET FORTH IN EXHIBIT "C"; PROVIDING FOR SEVERABILITY, REPEALING CONFLICTING ORDINANCES, PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, 5519 McEver Road, LLC. desires to develop an 11.34+/- acre tract of land identified as tax parcel 08099 000007; shown on Exhibit "A"; and legally described on Exhibit "B"; and

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

WHEREAS, the City Council of the City of Flowery Branch has considered the rezoning application of 5519 McEver, Road, 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, 5519 McEver, Road, LLC. has submitted to the City Council of Flowery Branch, Georgia, a written and signed application requesting to be rezoned and whereas a survey and complete description of the land to be rezoned is included in the application; and

WHEREAS, the City Council held a public hearing at the meeting of January 7, 2021 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 rezoning of the parcel from Flowery Branch A (Agricultural) to Flowery Branch R-3 (Residential Multi-Family) and HB (Highway Business) 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 shall be used in accordance with the existing regulations and has a reasonable economic use as currently zoned.
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 A (Agricultural) as opposed to the proposed R-3 (Residential Multi-Family) and HB (Highway Business).
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 changes to the R-3 and HB zoning districts.
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 properties as shown in attached Exhibit "A" and as legally described in Exhibit "B" shall be rezoned R-3 (Residential Multi-Family) and HB (Highway Business). Conditions are 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 18th day of March 2021.

James M. Miller, Mayor

ATTEST:

Vickie Short, City Clerk

APPROVED AS TO FORM:

E. Ronald Bennett, Jr., City Attorney

Exhibit "A"

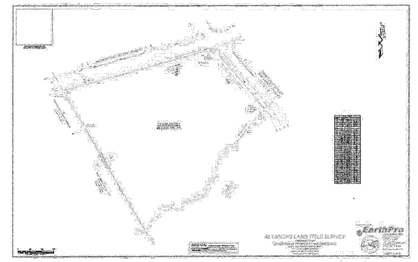


Exhibit "B"

SURVEYED DESCRIPTION

All that tract or parcel of land lying and being in the City of Flowery Branch, Land Lot 99, 8th District, Hall County, Georgia, and being more particularly described as follows:

Beginning at a 1/2" rebar found on the southwestern right-of-way intersection of McEver Road (80' R/W) and Gainesville Street (R/W Varies)with Georgia State Plane, West Zone coordinates North 1527534.10, East 2370403.69; thence along the said right-of-way of Gainesville Street South 75°17'33" East, a distance of 62.72 feet to an 1/2" rebar set; thence South 39°27'42" East, a distance of 41.08 feet to a point; thence South 40°56'44" East, a distance of 203.73 feet to a point; thence South 39°15'58" East, a distance of 54.51 feet to a point, thence along a curve to the Right for an arc distance of 64.95 feet, said curve having a chord bearing of South 37°51'59" East and a chord distance of 64.94 feet and a radius of 1550.53 feet to an 1/2" rebar set; thence leaving said right-of-way and along the centerline of a ditch South 43°49'28" West, a distance of 17.72 feet to a point; thence South 46°41'32" West, a distance of 32.62 feet to a t-post found; thence South 41°04'41" West, a distance of 43.88 feet to a t-post found; thence South 37°52'51" West, a distance of 49.26 feet to a t-post found; thence South 35°49'34" West, a distance of 49.12 feet to a point; thence South 47°06'40" West, a distance of 46.33 feet to a t-post found; thence South 84°39'24" West, a distance of 18.08 feet to a point; thence South 44°36'18" West, a distance of 52.43 feet to a point; thence South 02°24'05" East, a distance of 16.77 feet to a point; thence South 38°59'57" West, a distance of 40.62 feet to a point; thence South 13°33'51" West, a distance of 67.38 feet to a t-post found; thence South 07°15'17" West, a distance of 26.53 feet to a point; thence South 53°34'10" West, a distance of 17.50 feet to a point; thence South 07°24'35" West, a distance of 17.53 feet to a point; thence South 55°56'44" West, a distance of 14.86 feet to a point; thence South 04°38'49" West, a distance of 15.42 feet to a point; thence South 28°09'24" West, a distance of 24.95 feet to a point; thence South 60°58'21" West, a distance of 22.27 feet to a point, thence South 63°19'28" West, a distance of 8.37 feet to a point; thence North 87°16'59" West, a distance of 12.16 feet to a point; thence South 29°51'46" West, a distance of 10.25 feet to a point; thence South 52°55'49" West, a distance of 17.16 feet to a point; thence North 85°30'40" West, a distance of 29.73 feet to a point; thence South 43°43'01" West, a distance of 39.30 feet to a point; thence South 13°43'35" East, a distance of 19.96 feet to a point; thence North 79°59'23" West, a distance of 59.65 feet to a point; thence South 74°26'08" West, a distance of 49.80 feet to a point; thence South 52°06'38" West, a distance of 52.54 feet to a point; thence South 25°39'01" West, a distance of 39.32 feet to a point; thence South 52°49'34" West, a distance of 25.05 feet to a point; thence South 23°36'02" West, a distance of 29.71 feet to a 1/2" rebar found on the approximate Land Lot Line common to Land Lots 99 and 111; thence leaving centerline of ditch and along the approximate Land Lot Line North 30°17'38" West, a distance of 814.39 feet to a 1/2" rebar found on the southern right-of-way of McEver Road (80' R/W); thence along said right-of-way North 74°18'16" East, a distance of 615.78 feet to a point; thence North 73°58'50" East, a distance of 122.73 feet to the Point of Beginning.

Said tract contains 11.338 acres or 493,676 square feet. Point of Beginning.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, ISSUING FILE NUMBER: 1011-0150, DATED MARCH 03, 2020.

Exhibit "C"

Conditions of Zoning

1. A landscape/buffer plan shall be approved by staff prior to the issuance of a land disturbance permit.
2. Townhomes shall be limited to runs of no more than six.
3. Development shall generally adhere to the site plan as submitted as Exhibit "D" of this ordinance.
   A. Major changes shall constitute a City Council review.
      1). Change in number of units of 2 or more.
      2). Significant deviation from the approved landscape/buffer plan.
      3). Altering the commercial portion of the site plan to allow additional residential component.
      4.) Any changes staff deems major.
   B. Minor Changes shall be approved by staff.
      1). Reduction of the number of units.
      2). Reduction in setbacks of 5' or less.
      3.) Any changes that do not significantly impact the overall site.
4. A 10'-12' pedestrian/bike path shall be provided along the entirety of the property line along Gainesville Street to be built to the City's specifications.
5. Sewer and water shall be provided by the City of Flowery Branch
6. Driveways shall be 23' as measured from the back of curb.
7. Townhomes and commercial parcels shall be constructed in a manner that significantly adheres to the elevations as submitted as Exhibit "E".
   A. Material shall be limited to brick, stacked stone, cementitious fiber board, and board and batten.
   B. Elevations shall be submitted for each townhome at the time of permit.
   C. Architectural shingles shall be used throughout the development.
8. Commercial - Highway Business Parcels
   A. No gas stations will be allowed on the commercial properties.
   B. All commercial uses other than retail, office, or food service shall require a conditional use permit.
   C. Developed separately and subservient to the residentially zoned parcel.
   D. Location of all signs.
   E. No lighted or animated signs shall face the residential subdivision.
   F. Lighting plan must be submitted and approved by staff.
   G. Dumpster must be fully enclosed, and materials must be consistent with primary structure.
   H. Commercial parcels shall generally adhere to the site plan as shown on Exhibit "D".
   I. If not developed concurrently with the residential portion of this development the commercial parcels shall adhere to the following conditions:
      A. Entire area shall be sodded.
      B. Temporary landscaping shall be added to enhance the area and promote a park like atmosphere.

C. Streets and parking spaces shall be constructed per the approved plan as shown on attached Exhibit "D".

Exhibit "D"

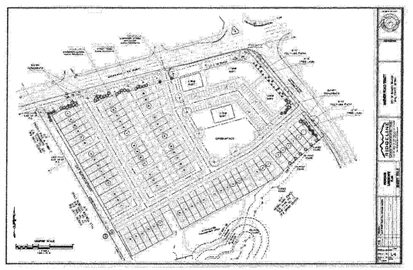


Exhibit "E"



MCEVER ROAD
(80' CITY RIGHT-OF-WAY)

SUPERIOR COURT RECORD INFORMATION

eFiled and eRecorded
DATE: 01/24/2024
TIME: 3:23 PM
PLAT BOOK: 884
PAGE: 260 - 266
FILING FEES: $70.00
PART ID: 5783804204
RECORDED BY: JP
Charles Baker, C.S.C
Hall County, GA

LL 111
LL 99

N/F
TIMOTHY PAUL CHAMBERS
PARCEL ID: 0811 003040
ZONED: AR-III

N/F
REBECCA BAGWELL TRACY
PARCEL ID: 0811 003042
ZONED: AR-III

N/F
NEDRA ANN JONES
PARCEL ID: 08098 001019
(DB 4449, PG 7)
ZONED: R1

ABBREVIATIONS

INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
FFE:	FINISHED FLOOR ELEVATION
TBM	TEMPORARY BENCHMARK
GV	GAS VALVE
UGCM	UNDERGROUND CABLE MARKER
GLM	GAS LINE MARKER
WLM	WATER LINE MARKER
PB	PLAT BOOK
DB	DEED BOOK
N/F	NOW OR FORMERLY
SSMH	SANITARY SEWER MANHOLE
DWCB	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN
FES	FLARED END SECTION
CONC	CONCRETE
WI	WEIR INLET
HDPE	HIGH-DENSITY POLYETHYLENE

LEGEND

- 10 — INDEX CONTOUR
- INTERMEDIATE CONTOUR
- EP — EDGE OF PAVEMENT
- C&G — CURB AND GUTTER
- PROPERTY LINE
- ADJOINER PROPERTY LINE (NOT SURVEYED)
- X — FENCE LINE
- S — SANITARY SEWER
- STORM SEWER
- W — UNDERGROUND WATER LINE
- OVERHEAD ELECTRIC
- GUARD RAIL
- ●IRF — IRON REBAR FOUND (SIZE NOTED)
- ⊕IPF — IRON PIPE FOUND (SIZE NOTED)
- ○IRS — #5 IRON REBAR SET
- ⊙PKF — PK NAIL FOUND
- ■CMF — CONCRETE MONUMENT FOUND
- CALCULATED POINT (NO MONUMENT SET)
- BENCHMARK
- SIGN
- HANDICAP SYMBOL
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL
- POWER / UTILITY POLE
- GUY ANCHOR WIRE
- ELECTRIC BOX
- ELECTRIC METER
- LIGHT POLE
- GROUND LIGHT
- ELECTRIC VAULT
- GUY POLE
- ELECTRIC MANHOLE
- DRAIN INLET (DI)
- CURB DRAIN INLET (CDI)
- STORM DRAIN MANHOLE (JB)
- SINGLE WING CATCH BASIN (SWCB)
- DOUBLE WING CATCH BASIN (DWCB)
- HEADWALL (HW)
- END SECTIONS
- SANITARY SEWER MANHOLE (SMH)
- SANITARY SEWER CLEAN-OUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WELL
- WATER MANHOLE
- UTILITY MANHOLE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

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GRAPHIC SCALE
1" = 40'

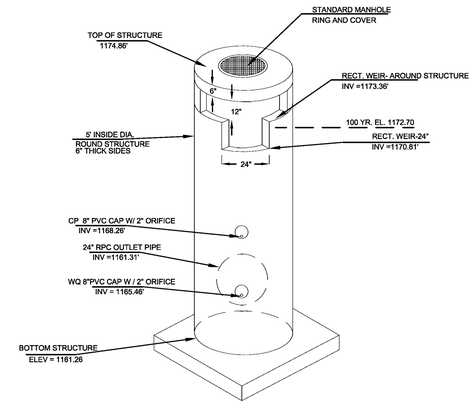
OPEN SPACE 2.564 AC.
COMMON SPACE 0.059 AC.
FUTURE COMMERCIAL 1.760 AC.
5519
COMMUNITY GREEN SPACE 0.501 AC.
OPEN SPACE 0.047 AC.
STORM WATER POND
OPEN SPACE 2.564 AC.
COMMERCIAL OUTPARCEL
OPEN SPACE

GAINESVILLE STREET (CITY RIGHT-OF-WAY VARIES)
SIDNEY SQUARE DRIVE (50' CITY R/W)
CANBERRA DRIVE (50' CITY R/W)
MELBOURNE LANE (50' CITY R/W)

P.O.B.
P.C.=1+27.54
P.T.=2+09.91
P.C.=1+87.06
P.T.=2+08.06
P.C.=4+67.56
P.T.=4+79.56

R1-1 STOP SIGN AND STOP BAR (TYP.)
5258
SIGNAGE EASEMENT
GEORGIA POWER COMPANY EASEMENT (DB 7801 PG 572)
EX. TRAFFIC SIGNAL POLE
ROLLED C&G (TOWNHOME FRONTAGE)
C&G
2' CONCRETE FLUME
PROPERTY SIGNAGE (TYP.)
5259
SIGNAGE EASEMENT
R1-5 YIELD SIGN
PROPERTY SIGNAGE (TYP.)
5103
SIGNAGE EASEMENT
PROPOSED SIDEWALK
MAIL KIOSK
5136
2 PARALLEL SPACES
H/C RAMPS (TYP.)
H/C RAMPS (TYP.)
T-POST FOUND
WALL AND 42" SAFETY FENCE
GENERAL WALL NOTE:
10' WALL MAINTENANCE EASEMENT IF NOT AVAILABLE IN COMMON/OPEN SPACE
CENTERLINE OF DITCH IS THE PROPERTY LINE
GABION RETAINING WALL AND BLACK VINYL CHAIN LINK FENCE
10' DE/AE
75' IMPERVIOS SETBACK
50' STREAM BUFFER
25' STREAM BUFFER
T-POST FOUND (0.32' NE)
APPROX. L.L.L.
RIVER FENCE
CITY OF FLOWERY BRANCH
HALL COUNTY
GRID NORTH (GA WEST ZONE)

OCS DETAIL



GEORGIA REGISTERED No. 2860 LAND SURVEYOR PATRICK P. NUNN
1-11-2024

Bowman
Bowman Consulting Group, Ltd.
4174 Silver Peak Parkway
Suwanee, Georgia 30024
Phone 770.932.6550
Fax 770.932.6551
www.bowman.com

- 1. A TRIMBLE R12I GNSS/RTC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
- FIELD DATA WAS OBTAINED ON 09/10/2024.

DESCRIPTION	DATE
FINAL PLAT	3/21/2023
FINAL PLAT REV #: AS-BUILT OF BUILDINGS 1-62	11/1/2024

JOB NO. 2018II
DRAWN BY: JH/CD/KB
CHECKED BY: PPN
SURVEYED BY: KB

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FINAL PLAT FOR:

SIDNEY SQUARE

LL 99, 8TH DISTRICT, 1ST SECTION
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

FINAL PLAT

SHEET 3 OF 7

eFiled and eRecorded
DATE: 01/24/2024
TIME: 3:23 PM
PLAT BOOK: 884
PAGE: 260 - 266
FILING FEES: $70.00
PART ID: 5783804204
RECORDED BY: JP
Charles Baker, C.S.C
Hall County, GA

SUPERIOR COURT RECORD INFORMATION

ABBREVIATIONS

INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
FFE:	FINISHED FLOOR ELEVATION
TBM	TEMPORARY BENCHMARK
GV	GAS VALVE
UGCM	UNDERGROUND CABLE MARKER
GLM	GAS LINE MARKER
WLM	WATER LINE MARKER
PB	PLAT BOOK
DB	DEED BOOK
N/F	NOW OR FORMERLY
SSMH	SANITARY SEWER MANHOLE
DWCB	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN
FES	FLARED END SECTION
CONC	CONCRETE
WI	WEIR INLET
HDPE	HIGH-DENSITY POLYETHYLENE

LEGEND

- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- EP — EDGE OF PAVEMENT
- C&G — CURB AND GUTTER
- PROPERTY LINE
- ADJOINER PROPERTY LINE (NOT SURVEYED)
- X — FENCE LINE
- S — SANITARY SEWER
- STORM SEWER
- W — UNDERGROUND WATER LINE
- OHE — OVERHEAD ELECTRIC
- GUARD RAIL
- ●IRF — IRON REBAR FOUND (SIZE NOTED)
- ⊕IPF — IRON PIPE FOUND (SIZE NOTED)
- ○IRS — #5 IRON REBAR SET
- ⊙PKF — PK NAIL FOUND
- ■CMF — CONCRETE MONUMENT FOUND
- CALCULATED POINT (NO MONUMENT SET)
- BENCHMARK
- SIGN
- HANDICAP SYMBOL
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL
- POWER / UTILITY POLE
- GUY ANCHOR WIRE
- ELECTRIC BOX
- ELECTRIC METER
- LIGHT POLE
- GROUND LIGHT
- ELECTRIC VAULT
- GUY POLE
- ELECTRIC MANHOLE
- DRAIN INLET (DI)
- CURB DRAIN INLET (CDI)
- STORM DRAIN MANHOLE (JB)
- SINGLE WING CATCH BASIN (SWCB)
- DOUBLE WING CATCH BASIN (DWCB)
- HEADWALL (HW)
- END SECTIONS
- SANITARY SEWER MANHOLE (SMH)
- SANITARY SEWER CLEAN-OUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WELL
- WATER MANHOLE
- UTILITY MANHOLE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

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MCEVER ROAD
(80' CITY RIGHT-OF-WAY)

OPEN SPACE
2.564 AC.

COMMON SPACE
0.059 AC.

FUTURE COMMERCIAL
1.760 AC.

COMMUNITY GREEN
SPACE 0.501 AC.

OPEN SPACE
0.047 AC.

OPEN SPACE
2.564 AC.

STORM WATER POND

GAINESVILLE STREET
(CITY RIGHT-OF-WAY VARIES)

COMMERCIAL OUTPARCEL

SIDNEY SQUARE DRIVE
(50' CITY R/W)

TELBOURNE LANE
(50' CITY R/W)

CANBERRA DRIVE
(50' CITY R/W)

N/F
TIMOTHY PAUL CHAMBERS
PARCEL ID: 0811 003040
ZONED: AR-III

N/F
REBECCA BAGWELL TRACY
PARCEL ID: 0811 003042
ZONED: AR-III

N/F
NEDRA ANN JONES
PARCEL ID: 08098 001019
(DB 4449, PG 7)
ZONED: R1

MICROPOOL EXTENDED DETENTION POND
100 YR EL.: 1172.7
TOP OF DAM EL: 1173.75

GRID NORTH (GA WEST ZONE)

GRAPHIC SCALE
1"=40'

Bowman
Bowman Consulting Group, Ltd.
4174 Silver Peak Parkway
Suwanee, Georgia 30024
Phone 770.932.6550
Fax 770.932.6551
www.bowman.com

- 1-11-2024

DESCRIPTION	DATE
FINAL PLAT	3/21/2023
FINAL PLAT REV #: AS-BUILT OF BUILDINGS H-G2	1/8/2024

JOB NO: 21HH
DRAWN BY: JH/CD/KB
CHECKED BY: PPN
SURVEYED BY: KB

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- A TRIMBLE R12I GNSS/TC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
- FIELD DATA WAS OBTAINED ON 08/08/2024.

FINAL PLAT FOR:

SIDNEY SQUARE

LL 99, 8TH DISTRICT, 1ST SECTION
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

FINAL PLAT
(UTILITIES)

SHEET 4 OF 7

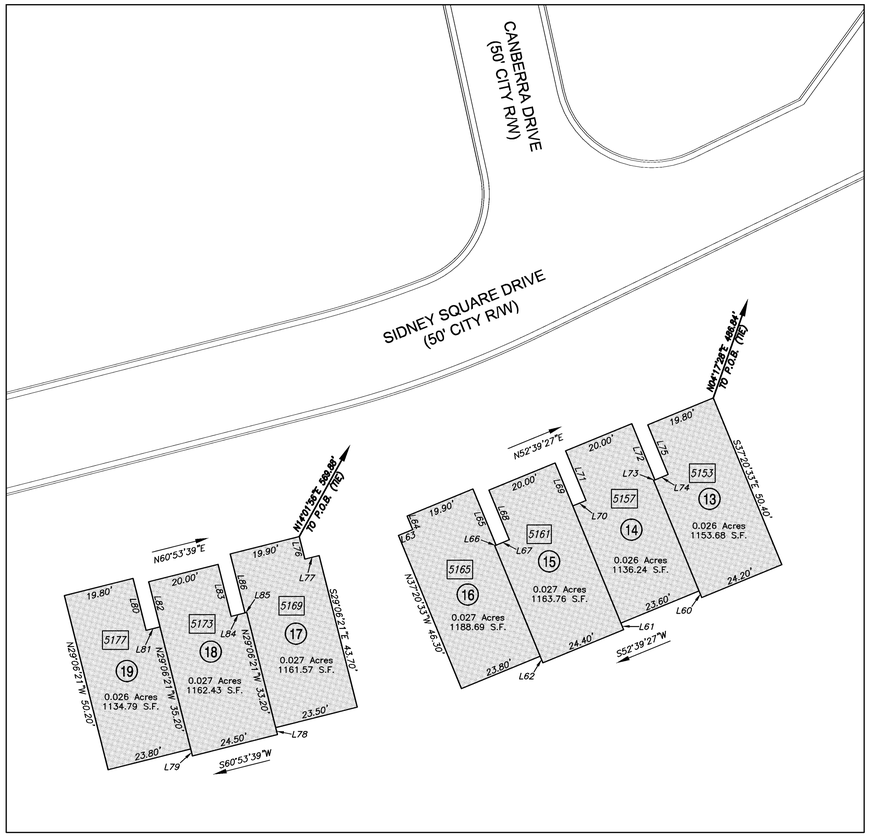
eFiled and eRecorded
DATE: 01/24/2024
TIME: 3:23 PM
PLAT BOOK: 884
PAGE: 260 - 266
FILING FEES: $70.00
PART ID: 5783804204
RECORDED BY: JP
Charles Baker, C.S.C
Hall County, GA

SUPERIOR COURT RECORDING STAMP

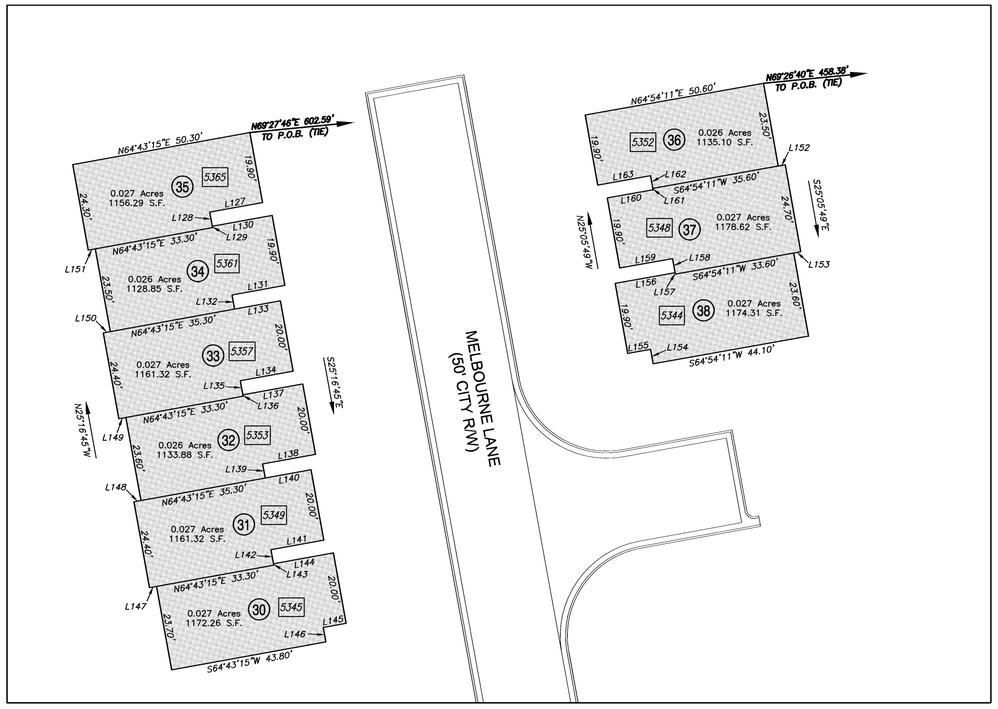
GRID NORTH (GA WEST ZONE)

LINE CHART

LINE	BEARING	DISTANCE
L60	N37°20'33"W	2.00'
L61	S37°20'33"E	2.00'
L62	N37°20'33"W	2.00'
L63	N52°39'27"E	4.30'
L64	N37°20'33"W	4.10'
L65	S37°20'33"E	17.00'
L66	N52°39'27"E	0.40'
L67	N52°39'27"E	4.00'
L68	N37°20'33"W	15.00'
L69	S37°20'33"E	13.00'
L70	N52°39'27"E	4.00'
L71	N37°20'33"W	15.00'
L72	S37°20'33"E	17.00'
L73	N52°39'27"E	0.40'
L74	N52°39'27"E	4.00'
L75	N37°20'33"W	15.00'
L76	S29°06'21"E	6.50'
L77	N60°53'39"E	4.10'
L78	S29°06'21"E	2.00'
L79	N29°06'21"W	2.00'
L80	S29°06'21"E	15.00'
L81	N60°53'39"E	4.00'
L82	N29°06'21"W	13.00'
L83	S29°06'21"E	15.00'
L84	N60°53'39"E	4.00'
L85	S60°53'39"W	0.50'
L86	N29°06'21"W	17.00'
L87	S60°36'33"W	15.00'
L88	S29°23'27"E	4.00'
L89	N29°23'27"W	0.40'
L90	N60°36'33"E	17.00'
L91	S60°36'33"W	15.00'
L92	S29°23'27"E	4.00'
L93	N60°36'33"E	13.00'
L94	S60°36'33"W	15.00'
L95	S29°23'27"E	4.00'
L96	N29°23'27"W	0.40'
L97	N60°36'33"E	17.00'
L98	S60°36'33"W	15.00'
L99	S29°23'27"E	4.00'
L100	N60°36'33"E	13.00'
L101	S60°36'33"W	15.00'
L102	S29°23'27"E	4.00'
L103	N29°23'27"W	0.40'
L104	N60°36'33"E	17.00'
L105	S60°36'33"W	6.50'
L106	S29°23'27"E	4.40'
L107	S60°36'33"W	2.00'
L108	N60°36'33"E	2.00'
L109	S60°36'33"W	2.00'
L110	N60°36'33"E	2.00'
L111	S60°36'33"W	2.00'
L112	S64°41'31"W	15.00'
L113	S25°18'29"E	4.00'
L114	N25°18'29"W	0.40'
L115	N64°41'31"E	17.00'
L116	S64°41'31"W	15.00'
L117	S25°18'29"E	4.00'
L118	N64°41'31"E	13.00'
L119	S64°41'31"W	15.00'
L120	S25°18'29"E	4.00'
L121	N64°41'31"E	17.00'
L122	S64°41'31"W	6.50'
L123	S25°18'29"E	4.20'
L124	S64°41'31"W	2.00'
L125	N64°41'31"E	2.00'
L126	S64°41'31"W	2.00'
L127	S64°43'15"W	15.00'
L128	S25°16'45"E	4.00'
L129	N25°16'45"W	0.40'
L130	N64°43'15"E	17.00'
L131	S64°43'15"W	15.00'
L132	S25°16'45"E	4.00'
L133	N64°43'15"E	13.00'
L134	S64°43'15"W	15.00'
L135	S25°16'45"E	4.00'
L136	N25°16'45"W	0.40'
L137	N64°43'15"E	17.00'
L138	S64°43'15"W	15.00'
L139	S25°16'45"E	4.00'
L140	N64°43'15"E	13.00'
L141	S64°43'15"W	15.00'
L142	S25°16'45"E	4.00'
L143	N25°16'45"W	0.40'
L144	N64°43'15"E	17.00'
L145	S64°43'15"W	6.50'
L146	S25°16'45"E	4.10'
L147	S64°43'15"W	2.00'
L148	N64°43'15"E	2.00'
L149	S64°43'15"W	2.00'
L150	N64°43'15"E	2.00'
L151	S64°43'15"W	2.00'
L152	N64°54'11"E	2.00'
L153	S64°54'11"W	2.00'
L154	N25°05'49"W	4.10'
L155	S64°54'11"W	6.50'
L156	N64°54'11"E	17.00'
L157	N25°05'49"W	0.40'
L158	N25°05'49"W	4.00'
L159	S64°54'11"W	15.00'
L160	N64°54'11"E	13.00'
L161	N25°05'49"W	0.40'
L162	N25°05'49"W	3.60'
L163	S64°54'11"W	15.00'







20 0 20 40
GRAPHIC SCALE
1"=20'

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GEORGIA REGISTERED No. 2860 LAND SURVEYOR PATRICK P. NUNN 1-11-2024

Bowman
Bowman Consulting Group, Ltd.
4174 Silver Peak Parkway Phone 770.932.6550
Suwanee, Georgia 30024 Fax 770.932.6551
www.bowman.com

- A TRIMBLE R12I GNSS/TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
- FIELD DATA WAS OBTAINED ON 09/10/2024.

DESCRIPTION	DATE
FINAL PLAT	3/24/2023
FINAL PLAT REV #1: ASBUILT OF BUILDINGS 1-62	1/11/2024

JOB NO: 21iii
DRAWN BY: JH/CD/KB
CHECKED BY: PPN
SURVEYED BY: KB

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FINAL PLAT FOR:

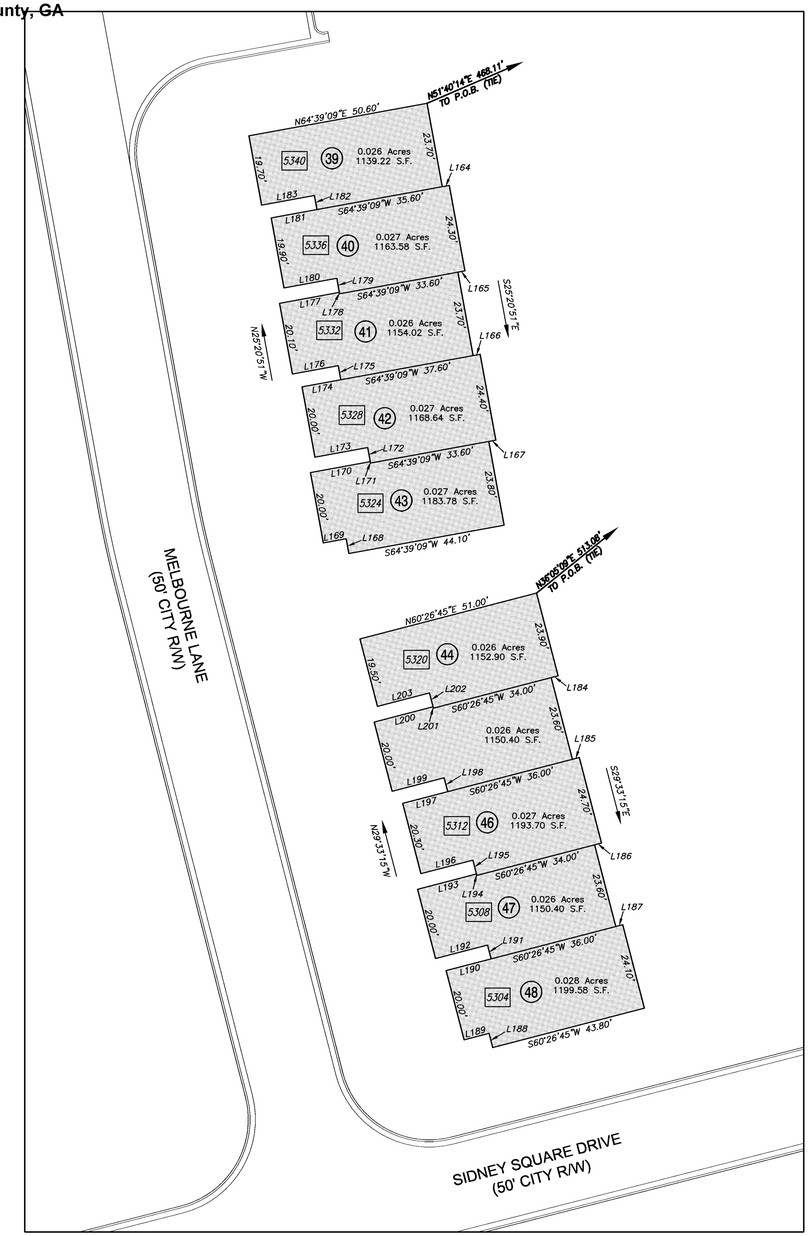
SIDNEY SQUARE

LL 99, 8TH DISTRICT, 1ST SECTION
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

FINAL PLAT
(BUILDING AS-BUILTS)

SHEET 5 OF 7

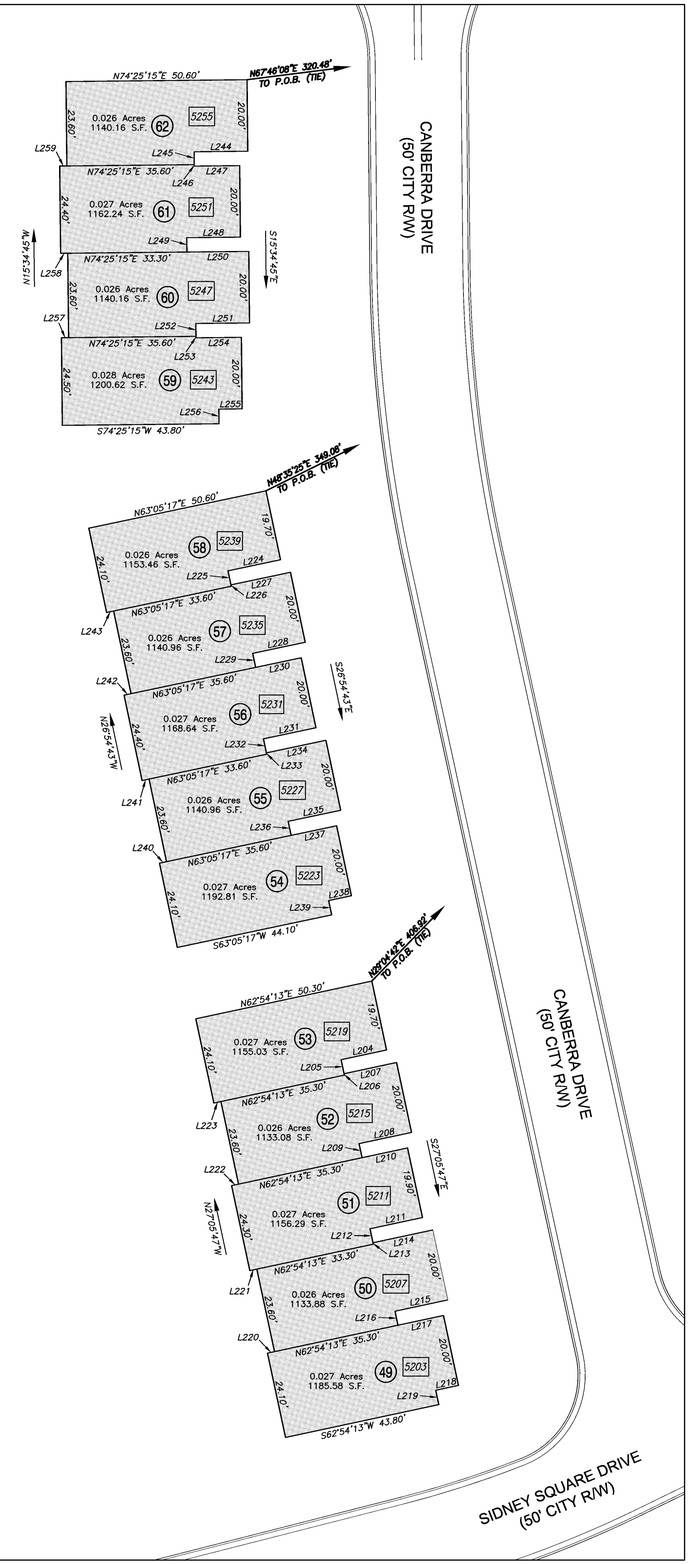
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PART ID: 5783804204
RECORDED BY: JP
SUPERIOR COURT RECORD INFORMATION
Charles Baker, C.S.C
Hall County, GA



GRID NORTH (GA WEST ZONE)

LINE CHART

LINE	BEARING	DISTANCE
L164	N64°39'09"E	2.00'
L165	S64°39'09"W	2.00'
L166	N64°39'09"E	2.00'
L167	S64°39'09"W	2.00'
L168	N25°20'51"W	4.20'
L169	S64°39'09"W	6.50'
L170	N64°39'09"E	17.00'
L171	N25°20'51"W	0.40'
L172	N25°20'51"W	4.00'
L173	S64°39'09"W	15.00'
L174	N64°39'09"E	11.00'
L175	N25°20'51"W	4.00'
L176	S64°39'09"W	13.00'
L177	N64°39'09"E	17.00'
L178	N25°20'51"W	0.40'
L179	N25°20'51"W	4.00'
L180	S64°39'09"W	15.00'
L181	N64°39'09"E	13.00'
L182	N25°20'51"W	4.00'
L183	S64°39'09"W	15.00'
L184	S60°26'45"W	2.00'
L185	N60°26'45"E	2.00'
L186	S60°26'45"W	2.00'
L187	N60°26'45"E	2.00'
L188	N29°33'15"W	4.10'
L189	S60°26'45"W	7.20'
L190	N60°26'45"E	13.00'
L191	N29°33'15"W	4.00'
L192	S60°26'45"W	15.00'
L193	N60°26'45"E	17.00'
L194	N29°33'15"W	0.40'
L195	N29°33'15"W	4.00'
L196	S60°26'45"W	15.00'
L197	N60°26'45"E	13.00'
L198	N29°33'15"W	4.00'
L199	S60°26'45"W	15.00'
L200	N60°26'45"E	17.00'
L201	N29°33'15"W	0.40'
L202	N29°33'15"W	4.00'
L203	S60°26'45"W	15.00'
L204	S62°54'13"W	13.00'
L205	S27°05'47"E	4.00'
L206	N27°05'47"W	0.40'
L207	N62°54'13"E	15.00'
L208	S62°54'13"W	15.00'
L209	S27°05'47"E	4.00'
L210	N62°54'13"E	13.00'
L211	S62°54'13"W	15.00'
L212	S27°05'47"E	4.00'
L213	N27°05'47"W	0.40'
L214	N62°54'13"E	17.00'
L215	S62°54'13"W	15.00'
L216	S27°05'47"E	4.00'
L217	N62°54'13"E	13.00'
L218	S62°54'13"W	6.50'
L219	S27°05'47"E	4.10'
L220	N62°54'13"E	2.00'
L221	S62°54'13"W	2.00'
L222	N62°54'13"E	2.00'
L223	S62°54'13"W	2.00'
L224	S63°05'17"W	15.00'
L225	S26°54'43"E	4.00'
L226	N26°54'43"W	0.40'
L227	N63°05'17"E	17.00'
L228	S63°05'17"W	15.00'
L229	S26°54'43"E	4.00'
L230	N63°05'17"E	13.00'
L231	S63°05'17"W	15.00'
L232	S26°54'43"E	4.00'
L233	N26°54'43"W	0.40'
L234	N63°05'17"E	17.00'
L235	S63°05'17"W	15.00'
L236	S26°54'43"E	4.00'
L237	N63°05'17"E	13.00'
L238	S63°05'17"W	6.50'
L239	S26°54'43"E	4.10'
L240	N63°05'17"E	2.00'
L241	S63°05'17"W	2.00'
L242	N63°05'17"E	2.00'
L243	S63°05'17"W	2.00'
L244	S74°25'15"W	15.00'
L245	S15°34'45"E	3.60'
L246	S15°34'45"E	0.40'
L247	N74°25'15"E	12.70'
L248	S74°25'15"W	15.00'
L249	S15°34'45"E	4.00'
L250	N74°25'15"E	17.30'
L251	S74°25'15"W	15.00'
L252	S15°34'45"E	3.60'
L253	S15°34'45"E	0.40'
L254	N74°25'15"E	12.70'
L255	S74°25'15"W	6.50'
L256	S15°34'45"E	4.10'
L257	N74°25'15"E	2.00'
L258	S74°25'15"W	2.00'
L259	N74°25'15"E	2.00'



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

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20 0 20 40
GRAPHIC SCALE
1"=20'

GEORGIA REGISTERED No. 2860 LAND SURVEYOR PATRICK P. NUNN
1-11-2024

Bowman
Bowman Consulting Group, Ltd.
4174 Silver Peak Parkway Phone 770.932.6550
Suwanee, Georgia 30024 Fax 770.932.6551
www.bowman.com

- A TRIMBLE R12I GNSS/TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
- FIELD DATA WAS OBTAINED ON 09/10/2024.

DESCRIPTION	DATE
FINAL PLAT	3-24-2023
FINAL PLAT REV #1: ASBUILT OF BUILDINGS 1-62	1-11-2024

JOB NO. 21-111
DRAWN BY: JH/CD/KS
CHECKED BY: PPN
SURVEYED BY: KB

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FINAL PLAT FOR:

SIDNEY SQUARE

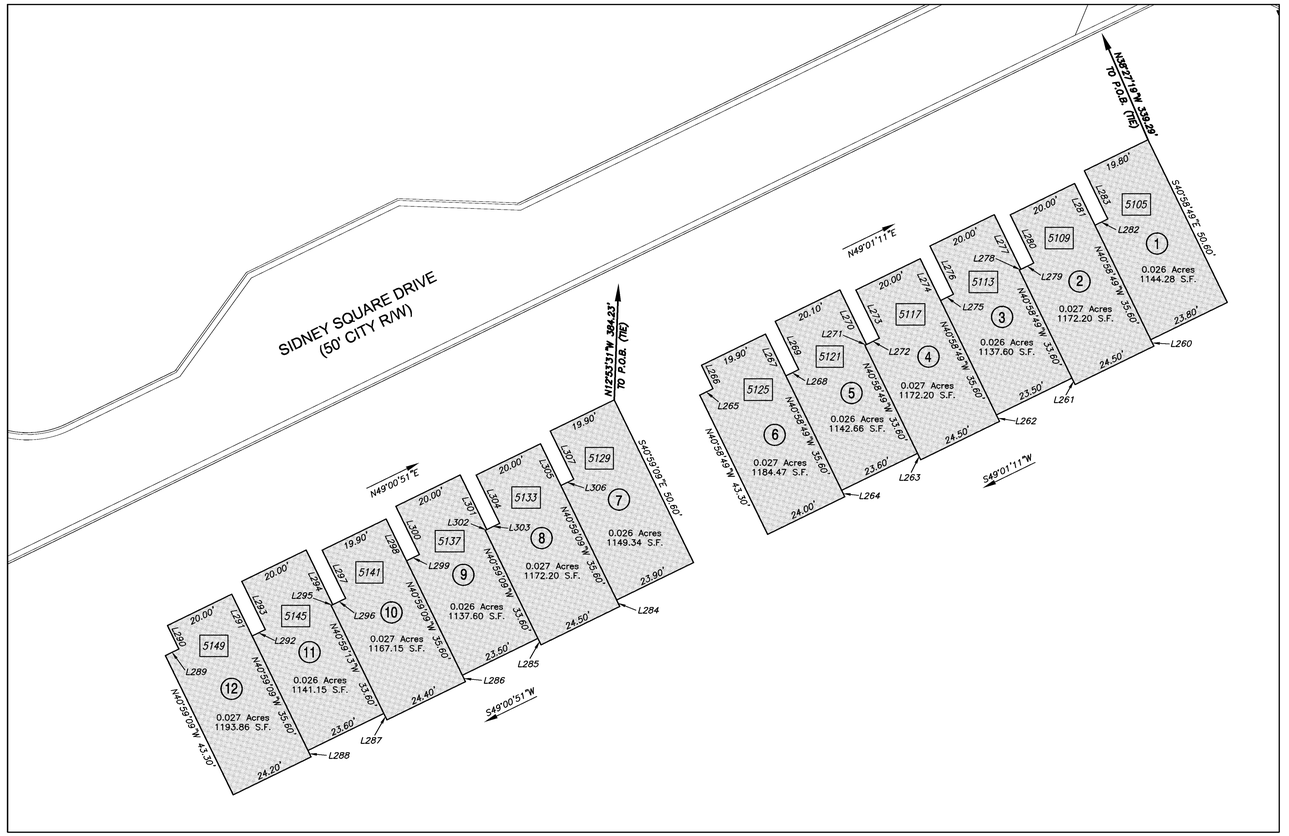
LL 99, 8TH DISTRICT, 1ST SECTION
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

FINAL PLAT
(BUILDING AS-BUILTS)

SHEET 6 OF 7

SUPERIOR COURT RECORD INFORMATION

eFiled and eRecorded
DATE: 01/24/2024
TIME: 3:23 PM
PLAT BOOK: 884
PAGE: 260 - 266
FILING FEES: $70.00
PART ID: 5783804204
RECORDED BY: JP
Charles Baker, C.S.C
Hall County, GA



LINE CHART

LINE	BEARING	DISTANCE
L260	S40°58'49"E	2.00'
L261	N40°58'49"W	2.00'
L262	S40°58'49"E	2.00'
L263	N40°58'49"W	2.00'
L264	S40°58'49"E	2.00'
L265	N49°01'11"E	4.10'
L266	N40°58'49"W	7.30'
L267	S40°58'49"E	13.00'
L268	N49°01'11"E	4.00'
L269	N40°58'49"W	15.00'
L270	S40°58'49"E	17.00'
L271	S49°01'11"W	0.50'
L272	N49°01'11"E	4.00'
L273	N40°58'49"W	15.00'
L274	S40°58'49"E	13.00'
L275	N49°01'11"E	4.00'
L276	N40°58'49"W	15.00'
L277	S40°58'49"E	17.00'
L278	S49°01'11"W	0.50'
L279	N49°01'11"E	4.00'
L280	N40°58'49"W	15.00'
L281	S40°58'49"E	13.00'
L282	N49°01'11"E	4.00'
L283	N40°58'49"W	15.00'
L284	S40°59'09"E	2.00'
L285	S40°59'09"E	2.00'
L286	S40°59'09"E	2.00'
L287	N40°59'09"W	2.00'
L288	S40°59'09"E	2.00'
L289	N49°00'51"E	4.20'
L290	N40°59'09"W	7.30'
L291	S40°59'09"E	13.00'
L292	N49°00'51"E	4.10'
L293	N40°59'09"W	15.00'
L294	S40°59'09"E	17.00'
L295	S49°00'51"W	0.50'
L296	N49°00'51"E	4.00'
L297	N40°59'09"W	15.00'
L298	S40°59'09"E	13.00'
L299	N49°00'51"E	4.00'
L300	N40°59'09"W	15.00'
L301	S40°59'09"E	17.00'
L302	S49°00'51"W	0.50'
L303	N49°00'51"E	4.00'
L304	N40°59'09"W	15.00'
L305	S40°59'09"E	13.00'
L306	N49°00'51"E	4.00'
L307	N40°59'09"W	15.00'

GRAPHIC SCALE
20 0 20 40
1"=20'

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GEORGIA REGISTERED No. 2860 LAND SURVEYOR PATRICK P. NUNN 1-11-2024

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Bowman Consulting Group, Ltd.
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Suwanee, Georgia 30024 Fax 770.932.6551
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- A TRIMBLE R12I GNSS/ TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
- FIELD DATA WAS OBTAINED ON 09/0/2024.

DESCRIPTION
FINAL PLAT
FINAL PLAT REV #: ASBUILT OF BUILDINGS 1&2

DATE	
3/24/2023	FINAL PLAT REV #: ASBUILT OF BUILDINGS 1&2
1/11/2024	

JOB NO. 21111
DRAWN BY: JH/CD/KB
CHECKED BY: PPN
SURVEYED BY: KB

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FINAL PLAT FOR:
SIDNEY SQUARE
LL 99, 8TH DISTRICT, 1ST SECTION
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

FINAL PLAT
(BUILDING AS-BUILTS)

SHEET 7 OF 7

PT-61 (Rev. 2/18) To be filed in **HALL COUNTY** **PT-61 069-2025-008536**

SECTION A – SELLER'S INFORMATION (Do not use agent's information)		SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Sidney Square Townhome Association Inc.		Exempt Code If no exempt code enter NONE	Govt/NonProfit Public Corp
MAILING ADDRESS (STREET & NUMBER) 1 Glenlake Parkway, NE Suite 515		1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	$10.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30328 USA	DATE OF SALE 12/12/2025	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) 5512 Main 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	**CITY (IF APPLICABLE)**	**MAP & PARCEL NUMBER**	**ACCOUNT NUMBER**
HALL		08099 000007	

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

IMPORTANT NOTICE !

Please destroy the original filing numbered: PT-61 069-2025-008529

File only your edited form numbered: PT-61 069-2025-008536

This page has been included because you chose to EDIT one of your previous filings. Since you have successfully edited your filing, we have marked the original PT-61 filing PT-61 069-2025-008529 as no longer valid. **If you file the original filing with the Clerk they will return it to you asking you file the new filing with document number PT-61 069-2025-008536.** If you have any questions please contact GSCCCA Customer Support toll free at 800-304-5174, locally at 404-327-9760 or by email at Help@gsccca.org.

Please return to: Christina Schenck
Century Communities of Georgia, LLC
2325 Lakeview Parkway, Suite 700
Alpharetta, GA 30009

STATE OF GEORGIA

COUNTY OF HALL

RIGHT OF WAY WARRANTY DEED

THIS INDENTURE, made this 12th day of December, 2025 between **CENTURY COMMUNITIES OF GEORGIA, LLC,** a Colorado limited liability company hereinafter called "Grantor", and **CITY OF FLOWERY BRANCH**, a political subdivision of the state of Georgia, hereafter called "Grantee",

WITNESSETH, That, Grantor, for and in consideration of **TEN DOLLAR ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION,** in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell and convey unto Grantees, all that tract or parcel of land more particularly described as follows:

All that tract or parcel of land consisting of approximately 1.96 acres, lying and being in land Lot 99 of the 8th District, 1st Section of **Hall County, Georgia,** being referred to as Melbourne Lane, Sidney Square Drive and Canebrake Drive (hereafter collectively and individually referred to as the "Roads"); being shown and designated as Road Right of Way on that certain Right of Way Exhibit for Sidney Square Subdivision, dated November 26, 2025 and prepared by Bowan Consulting Group, Ltd., more particularly described as follows:

SEE EXHIBIT 'A'

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, forever, in fee simple. Grantor shall warrant and forever defend the right, title and interest in and to said property unto Grantee, its successors and assigns, against the claims of all persons whomsoever. Where the context requires or permits, "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

IN WITNESS WHEREOF, Grantor has executed this Deed under Seal on the date above written.

Signed and delivered on
December 12th 2025 in the presence of:

Unofficial Witness

Notary Public

My Commission Expires: 11.5.2029

(NOTARY SEAL)

SHERRY LANCASTER NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES 11-5-2029

GRANTOR:

By: CENTURY COMMUNITIES OF GEORGIA, LLC, a Colorado limited liability company

By:

Name: Chris Whittaker

Title: Vice President Land Development

EXHIBIT 'A'

Legal Description

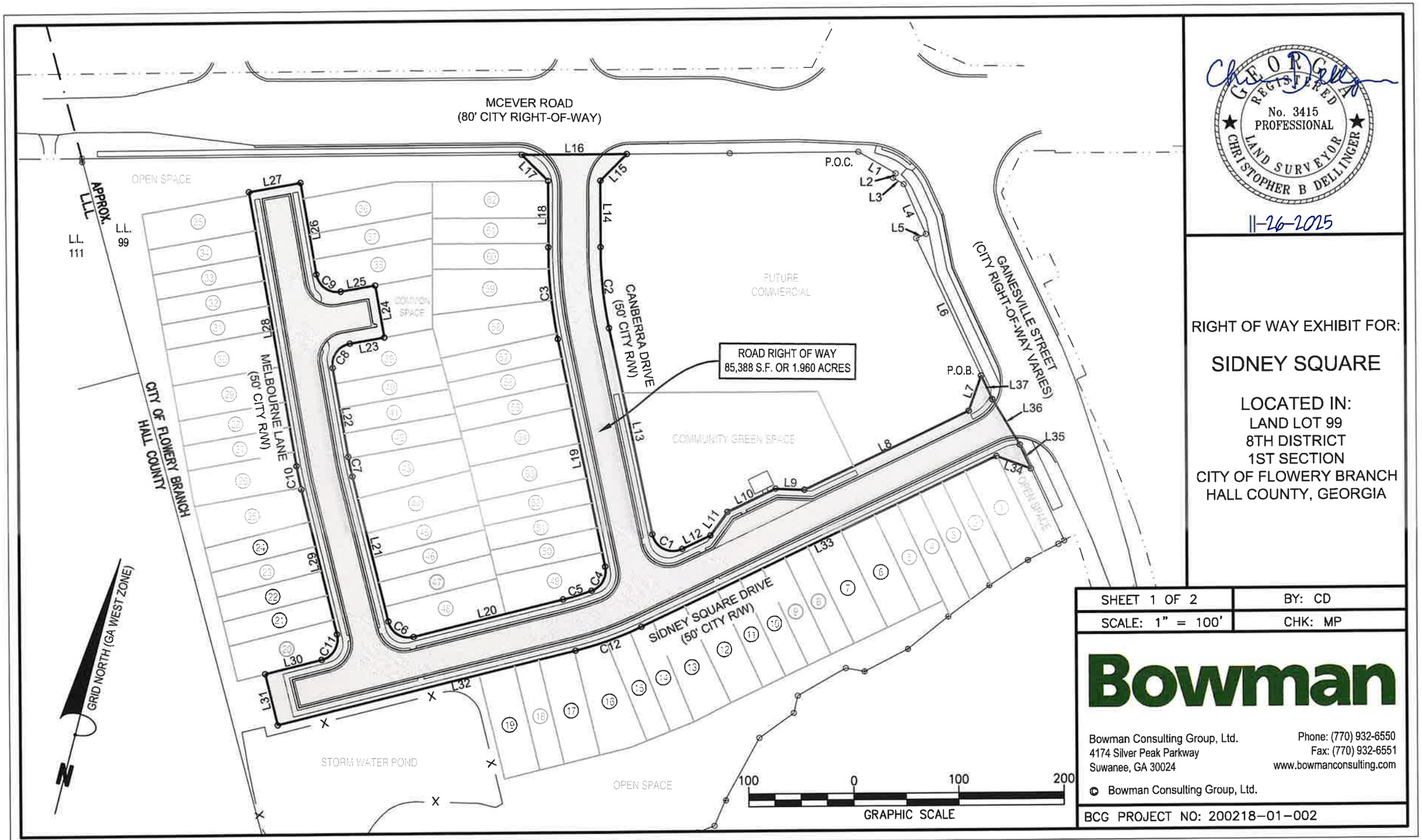
ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 99, 8th District, 1st Section, City of Flowery Branch, Hall County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at a point located at the intersection of the southerly right of way of McEver Road (80 foot right of way) and the westerly right of way of Gainesville Street (variable right of way); thence along the westerly right of way of Gainesville Street feet the following courses and distances: South 75°17'33" East a distance of 40.77 feet to a point; thence South 14°42'27" West a distance of 5.00 feet to a point; thence South 75°17'33" East a distance of 11.80 feet to a point; thence South 39°36'31" East a distance of 51.62 feet to a point; thence South 50°32'18" West a distance of 10.00 feet to a point; thence South 40°56'44" East a distance of 144.17 feet to a point located at the intersection of said right of way and the northerly right of way of Sidney Square Drive (50 foot right of way), that is the **POINT OF BEGINNING;** thence continuing along the northerly right of way of Sidney Square Drive the following courses and distances: South 04°01'10" West a distance of 35.38 feet to a point; thence South 48°59'04" West a distance of 173.45 feet to a point; thence South 76°57'46" West a distance of 27.71 feet to a point; thence South 48°59'04" West a distance of 50.94 feet to a point; thence South 20°57'56" West a distance of 27.67 feet to a point; thence South 48°59'04" West a distance of 29.58 feet to a point located at the intersection of said right of way and the easterly right of way of Canberra Drive (50 foot right of way); thence continuing along the easterly right of way of Canberra Drive the following courses and distances: 36.20 feet along a curve to the right, said curve having a chord of North 79°09'36" West 31.46 feet and a radius of 20.00 feet to a point; thence North 27°18'16" West a distance of 200.15 feet to a point; thence 77.22 feet along a curve to the right, said curve having a chord of North 21°24'19" West 77.08 feet and a radius of 375.00 feet to a point; thence North 15°30'22" West a distance of 62.86 feet to a point;
thence North 29°25'53" East a distance of 35.43 feet to a point located at the intersection of said right of way and the southerly right of way of McEver Road; thence continuing along the southerly right of way of McEver Road South 74°18'16" West a distance of 100.03 feet to a point located at the intersection of said right of way and the westerly right of way of Canberra Drive; thence continuing along the westerly right of way of Canberra Drive the following courses and distances: South 60°36'03" East a distance of 35.30 feet to a point; thence South 15°30'22" East a distance of 62.70 feet to a point; thence 87.52 feet along a curve to the left, said curve having a chord of South 21°24'19" East 87.36 feet and a radius of 425.00 feet to a point; thence South 27°18'16" East a distance of 220.77 feet to a point; thence 28.65 feet along a curve to the right, said curve having a chord of South 13°43'36" West 26.26 feet and a radius of 20.00 feet to a point located at the intersection of said right of way and the northerly right of way of Sidney Square Drive; thence continuing along the northerly right of way of Sidney Square Drive the following courses and distances: 28.50 feet along a curve to the right, said curve having a chord of South 57°43'36" West 28.49 feet and a radius of 275.00 feet to a point; thence South 60°41'44" West a distance of 146.83 feet to a point located at the intersection of said right of way and the easterly right of way of Melbourne Lane (50 foot right of way); thence continuing along the easterly right of way of Melbourne Lane the following courses and distances: 31.42 feet along a curve to the right, said curve having a chord of North 74°18'16" West 28.28 feet and a radius of 20.00 feet to a point; thence North 29°18'16" West a distance of 142.06 feet to a point; thence 19.20 feet along a curve to the right, said curve having a chord of North 27°18'16" West 19.19 feet and a radius of 275.00 feet to a point; thence North 25°18'16" West a distance of 85.44 feet to a point;
thence 31.42 feet along a curve to the right, said curve having a chord of North 19°41'44" East 28.28 feet and a radius of 20.00 feet to a point; thence North 64°41'44" East a distance of 33.00 feet to a point; thence North 25°18'16" West a distance of 50.00 feet to a point; thence South 64°41'44" West a distance of 33.00 feet to a point; thence 31.42 feet along a curve to the right, said curve

having a chord of North 70°18'16" West 28.28 feet and a radius of 20.00 feet to a point; thence North 25°18'16" West a distance of 88.08 feet to a point; thence South 64°41'44" West a distance of 50.00 feet to a point located on the westerly right of way of Melbourne Lane; thence continuing along the westerly right of way of Melbourne Lane the following courses and distances: South 25°18'16" East a distance of 263.52 feet to a point; thence 22.69 feet along a curve to the left, said curve having a chord of South 27°18'16" East 22.68 feet and a radius of 325.00 feet to a point;

thence South 29°18'16" East a distance of 142.06 feet to a point; thence 31.42 feet along a curve to the right, said curve having a chord of South 15°41'44" West 28.28 feet and a radius of 20.00 feet to a point located on the northerly right of way of Sidney Square Drive; thence along the northerly right of way Sidney Square Drive South 60°41'44" West a distance of 55.53 feet to a point; thence South 29°18'16" East a distance of 50.00 feet to a point located on the southerly right of way of Sidney Square Drive; thence along the southerly right of way of Sidney Square Drive the following courses and distances: North 60°41'44" East a distance of 292.35 feet to a point; thence 66.43 feet along a curve to the left, said curve having a chord of North 54°50'24" East 66.31 feet and a radius of 325.00 feet to a point; thence North 48°59'04" East a distance of 374.73 feet to a point;

thence South 85°31'49" East a distance of 34.99 feet to a point located on the westerly right of way of Gainesville Street; thence along the westerly right of way of Gainesville Street the following courses and distances: North 39°56'19" West a distance of 24.95 feet to a point; thence North 46°56'23" West a distance of 50.27 feet to a point; thence North 40°56'44" West a distance of 25.00 feet to a point located at the intersection of said right of way and the northerly right of way of Sidney Square Drive, being the **POINT OF BEGINNING**. Said tract contains 85,388 S.F. or 1.960 Acres.



GEORGIA
REGISTERED
No. 3415
PROFESSIONAL
LAND SURVEYOR
CHRISTOPHER B DELLINGER

11-26-2025

RIGHT OF WAY EXHIBIT FOR:

SIDNEY SQUARE

LOCATED IN:
LAND LOT 99
8TH DISTRICT
1ST SECTION
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

SHEET 1 OF 2	BY: CD
SCALE: 1" = 100'	CHK: MP

Bowman

Bowman Consulting Group, Ltd.
4174 Silver Peak Parkway
Suwanee, GA 30024

Phone: (770) 932-6550
Fax: (770) 932-6551
www.bowmanconsulting.com

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BCG PROJECT NO: 200218-01-002

CURVE CHART

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	36.20'	20.00'	31.46'	N 79°09'36" W
C2	77.22'	375.00'	77.08'	N 21°24'19" W
C3	87.52'	425.00'	87.36'	S 21°24'19" E
C4	28.65'	20.00'	26.26'	S 13°43'36" W
C5	28.50'	275.00'	28.49'	S 57°43'36" W
C6	31.42'	20.00'	28.28'	N 74°18'16" W
C7	19.20'	275.00'	19.19'	N 27°18'16" W
C8	31.42'	20.00'	28.28'	N 19°41'44" E
C9	31.42'	20.00'	28.28'	N 70°18'16" W
C10	22.69'	325.00'	22.68'	S 27°18'16" E
C11	31.42'	20.00'	28.28'	S 15°41'44" W
C12	66.43'	325.00'	66.31'	N 54°50'24" E

LINE CHART

LINE	BEARING	DISTANCE
L1	S 75°17'33" E	40.77'
L2	S 14°42'27" W	5.00'
L3	S 75°17'33" E	11.80'
L4	S 39°36'31" E	51.62'
L5	S 50°32'18" W	10.00'
L6	S 40°56'44" E	144.17'
L7	S 04°01'10" W	35.38'
L8	S 48°59'04" W	173.45'
L9	S 76°57'46" W	27.71'
L10	S 48°59'04" W	50.94'
L11	S 20°57'56" W	27.67'
L12	S 48°59'04" W	29.58'
L13	N 27°18'16" W	200.15'
L14	N 15°30'22" W	62.86'
L15	N 29°25'53" E	35.43'
L16	S 74°18'16" W	100.03'
L17	S 60°36'03" E	35.30'
L18	S 15°30'22" E	62.70'
L19	S 27°18'16" E	220.77'

LINE CHART

LINE	BEARING	DISTANCE
L20	S 60°41'44" W	146.83'
L21	N 29°18'16" W	142.06'
L22	N 25°18'16" W	85.44'
L23	N 64°41'44" E	33.00'
L24	N 25°18'16" W	50.00'
L25	S 64°41'44" W	33.00'
L26	N 25°18'16" W	88.08'
L27	S 64°41'44" W	50.00'
L28	S 25°18'16" E	263.52'
L29	S 29°18'16" E	142.06'
L30	S 60°41'44" W	55.53'
L31	S 29°18'16" E	50.00'
L32	N 60°41'44" E	292.35'
L33	N 48°59'04" E	374.73'
L34	S 85°31'49" E	34.99'
L35	N 39°56'19" W	24.95'
L36	N 46°56'23" W	50.27'
L37	N 40°56'44" W	25.00'

GEORGIA REGISTERED No. 3415 PROFESSIONAL LAND SURVEYOR CHRISTOPHER B DELLINGER

11-26-2025

RIGHT OF WAY EXHIBIT FOR:

SIDNEY SQUARE

LOCATED IN:
LAND LOT 99
8TH DISTRICT
1ST SECTION
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

SHEET 2 OF 2	BY: CD
SCALE: N/A	CHK: MP

Bowman

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Suwanee, GA 30024

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BCG PROJECT NO: 200218-01-002

FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY

SUBJECT: Consulting Agreement with Jimmy Dean for Wastewater Consulting Services

DATE: December 22, 2025

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

BUDGET INFORMATION:
ANNUAL- Up to $15,120
CAPITAL-

COUNCIL ACTION REQUESTED ON: January 2, 2025

PURPOSE: To approve another consulting agreement with Jimmy Dean for wastewater consulting services for calendar year 2026.

HISTORY: The City of Flowery Branch benefitted from the employment of Jimmy Dean for over 24 years as its Water/Wastewater Director. On January 5, 2023, the city entered into a contract for consulting services with Jimmy Dean for water/wastewater services for one year with an anticipated amount not to exceed $72,000 of which $59,512.59 was spent. In 2024, the same contract was signed for another year with an amount not to exceed $72,000 of which $33,093.75 was spent. In 2025, the same contract was signed for another year with an amount not to exceed $15,120 of which $8,657.38 has been spent through December 22, 2025.

FACTS AND ISSUES: Jimmy Dean has served as a consultant since his retirement in 2023 and has provided valuable information in the daily operations as well as the design of the city's new wastewater treatment plant. He has agreed to continue working an average of eight hours per month (compared to two days per month previously) as he provides institutional knowledge during construction of the new plant.

The wastewater treatment plant is now under construction with an anticipated completion date of August 2026. Jimmy Dean's advice continues to be sought and is of much value to the City of Flowery Branch during construction. Staff has recommended that Jimmy Dean's schedule is adjusted to eight hours per month, as needed, usually by telephone.

The attached consulting agreement is for calendar year 2026.

OPTIONS:

1) Approve the consulting agreement as presented.
2) Approve the consulting agreement with another amount.
3) Do not approve the consulting agreement.

RECOMMENDED SAMPLE MOTION:

I make a motion to approve the consulting agreement with Jimmy Dean for calendar year 2026.

DEPARTMENT: Public Utilities

Prepared by: Peter Woerner

CONSULTING AGREEMENT BY AND BETWEEN
THE CITY OF FLOWERY BRANCH AND JIMMY DEAN

This Consulting Agreement ("Agreement") is entered into as of January 7, 2026, and is effective as of January 7, 2026 ("Effective Date"), by and between the City of Flowery Branch, a Georgia municipal corporation ("City"), and Jimmy Dean, a resident of the state of Georgia whose permanent address is 255 Night Hawk View, Demorest, Georgia, 30535 ("Consultant").

WHEREAS, City provides public water and sewer utility services including but not limited to the construction, operation and maintenance of a water system and a sewer system within and without the jurisdiction of the City;

WHEREAS, Consultant retired from City on January 2, 2023;

WHEREAS, Consultant is a former employee of City and has knowledge of the public water and sewer utility services provided by City; and,

WHEREAS, City desires to obtain, and Consultant desires to provide, consulting services in accordance with the terms of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are herein contained, City and Consultant agree as follows:

1. Consulting Services. During the term of this Agreement, Consultant agrees to provide advice and assistance on matters about which Consultant has knowledge and familiarity ("Consulting Services") to City making himself available as reasonably requested by City. Where such Consulting Services must be provided upon request by city staff in person or by phone, City will accommodate Consultant's availability to every extent possible. Any time expended on travel associated with the provision of Consulting Services shall be considered as Consulting Services.

2. Authority and Relationship. Except as otherwise consented to or directed by City in writing, Consultant does not have the authority to act on behalf of the City to (a) accept or reject any inquiry; (b) respond to a request/complaint from any person; or, (c) enter into any agreement or contract. City and Consultant agree that Consultant is an independent contractor of City and that no employer-employee relationship shall exist between City and Consultant.

3. Compliance with Laws. In rendering the Consulting Services under this Agreement, City and Consultant agree that they will comply with any and all applicable laws, regulations, decrees or other local, state or federal directives having the force of law.

4. Fees. Consulting Services shall be billed at an hourly rate of $78.75 not to exceed $630 per calendar month. Such amounts will be payable within thirty (30) days of the receipt of Consultant's invoice. Time spent on Consulting Services shall be tracked and billed in increments of not less than .25 of an hour. Consultant shall be responsible for all personal income taxes and similar obligations with respect to any and all payments hereunder, including without limitation, all federal and state income tax, social security tax and any withholding or similar obligations of Consultant. City shall provide Consultant with a phone to be used only for providing the services set forth in this Agreement.

5. Term. This Agreement shall automatically terminate one (1) year after the Effective date with no further documents to be executed by the parties. This Agreement may only be extended by an amendment to this Agreement set forth in writing signed by both the City and Consultant.

6. Payments Due Upon Cancellation. City and Consultant shall have the right to cancel this Agreement for any reason upon thirty (30) days written notice. If the Agreement is cancelled by either party, Consultant is not entitled to any additional payments other than fees earned up and through the date of cancellation.

7. Notices. All formal notices, request, consents and other communications hereunder shall be in writing and shall be emailed to the other party at the email address provided below with a copy forwarded by first class mail or overnight courier, fully prepaid and addressed as follows:

To the City at:	To the Consultant at:
Tonya Parrish, City Manager	Jimmy Dean
City of Flowery Branch	Jimmy Dean Consulting Services
5410 West Pine Street	255 Night Hawk View
Flowery Branch, Georgia 30542	Post Office Box 1514
770-967-6731	Demorest, Georgia 30535
tonya@flowerybranchga.org	678-776-1074

8. Miscellaneous. This Agreement sets forth the understanding between the parties and supersedes all other agreements and understandings, whether written or oral, of the parties with respect to the Consulting Services. Without the prior written consent of City, this Agreement shall not be transferred or assigned by Consultant. This Agreement shall bind and inure to the benefit of the permitted successors and assignees of the parties. The terms and provisions of this Agreement may not be modified or amended except in writing executed by City and Consultant. This Agreement shall be construed under, governed by and enforced pursuant to the laws of the State of Georgia.

9. Indemnification and Mutual Defense. To the fullest extent permitted by law, each Party agrees to defend, indemnify, and hold harmless the other Party and the other Party's officers, agents, and employees for, from, and against any and all claims, losses, damages, liabilities, costs, and expenses, but only to the extent such claims are caused by or contributed to by the negligence, intentional misconduct, or omissions of the offending Party, its officers, employees, contractors, or elected or appointed officials. In the event of a claim by a third party against either Party involving the other Party in connection with performance under this Agreement, the Parties shall expeditiously meet to discuss a common and mutual defense including proportional liability and payment of possible litigation expense, costs and monetary damages.

CITY OF FLOWERY BRANCH:	CONSULTANT:
By: Oliver McClellan, Mayor Date: _____	By: Jimmy Dean Date: _____

ATTEST:

Shelia Cooper, City Clerk

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

Name: Joseph Mezzanotte Month/Year: December, 2025

Meeting Date	Description of Meeting
12/4	Public Information - Comprehensive Plan
12/6	City Event - Sleep with a COP
12/9	GHCC - Small Business Seminars
12/11	GHCC - Eggs & Issues
12/18	Compensation Study Presentation

My signature certifies that I am eligible to be paid for 5 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 $ 250 .00

JE Mezzanotte
Signature

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

Name: Oliver McClellan Month/Year: December 2025

Meeting Date	Description of Meeting
December 11, 2025	Chamber of Commerce Eggs & Issues 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

Oliver McClellan

Signature

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:

Mayor Asbridge called the meeting to order at 6:02 p.m.

Present: Mayor Asbridge and Council Members Oliver McClellan, William McDaniel, 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, Police Chief Chris Hulsey, Department of Fun Director Renee Carden and City Attorney Ted Baggett.

Absent: Council Member Joe Anglin

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:	William McDaniel
Ayes:	Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy
Nays:	None
Result:	Passed

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

Heather Feldman, Executive Director of Georgia Mountains Regional Commission, presented the City of Flowery Branch with an award from the National Association of Development Organizations' Aliceann Wholbruck Impact Awards for the ARC Bay Park Trail.



Public Hearing: There was no public hearing.

Unfinished Business - Work Session:

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

Director Hamby presented an update to the Operating Budget Policy. There was only one minor change to the Capital Outlay accounts.

New Business - Work Session:

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

Director McCrary presented Resolution 25-014 to accept public right of way at Pod Z in Sterling on the Lake. There is a discrepancy between the warranty deed and the final plat and these corrections will need to be corrected before the City accepts the dedication. Director McCrary recommends tabling this until the plat is corrected.

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

Director McCrary presented Resolution 25-015 to accept public right of way at Pod Knutson in Sterling on the Lake.

Council held a discussion with Director McCrary.

Department Reports:

Department of Fun Report

Director Carden noted upcoming events in the city.

Finance Department Report

Director Hamby advised that numerous reports have been completed ahead of the year-end schedule. He also thanked Mayor Asbridge for being so engaged in the finances of the city.

Planning Department Report

Director McCrary advised that the Comprehensive Plan Survey is open for citizens to take the survey and tell us how you think our community should bloom for the next ten to twenty years. Your voice is important and appreciated. Please visit our website to take the survey.

Council Report

Council Member Mundy thanked Mayor Asbridge and Council Member Anglin for their service to the citizens.
Council Member Mezzanotte thanked Mayor Asbridge and Council Member Anglin.
Council Member McDaniel thanked Mayor Asbridge.
Council Member McClellan stated he was going to miss Mayor Asbridge.

Adjournment Work Session:

Mayor Asbridge adjourned the work session at 6:21 p.m.

Voting Session Agenda

Call Voting Session to Order:

Mayor Asbridge called the voting session to order at 6:21 p.m.

Public Comments: There were no 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 Jospeh 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)***

There was a motion made to approve the consent agenda.

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

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***

City Clerk Cooper read the caption for Ordinance 769.

There was a motion made to approve Ordinance 769.

Motion:	Oliver McClellan
Second:	Joseph Mezzanotte
Ayes:	Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy
Nays:	None
Result:	passed

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

There was a motion made to approve the updates to the City of Flowery Branch Operating Budget Policy.

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

New Business - Voting Session:

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

City Clerk Cooper read the caption for Resolution 25-014 to accept public right of way at Pod Z in Sterling on the Lake.

There was a motion made to table Resolution 25-014 until the City Council Meeting on January 7, 2026.

Motion:	Chris Mundy
Second:	Joseph Mezzanotte
Ayes:	Oliver McCellan, William McDaniel, Joseph Mezzanotte, Chris Mundy
Nays:	None
Result:	table

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

City Clerk Cooper read the caption for Resolution 25-015 to accept public right of way at Pod Knutson in Sterling on the Lake.

There was a motion made to table Resolution 25-015 until the City Council Meeting on January 7, 2026.

Motion:	Chris Mundy
Second:	William McDaniel
Ayes:	Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy
Nays:	None
Result:	table

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 the pending or potential litigation at 6:26 p.m.

Motion:	Chris Mundy
Second:	Oliver McClellan
Ayes:	Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy
Nays:	None
Result:	passed

There was a motion made to exit the executive session at 6:32 p.m.

Motion:	Oliver McClellan
Second:	William McDaniel
Ayes:	Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy
Nays:	None
Result:	passed

There was a motion made to amend a contract for a purchase and sale agreement with Atlanta One.

Motion:	Chris Mundy
Second:	William McDaniel
Ayes:	Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy
Nays:	None
Result:	passed

Adjournment:

There was a motion made to adjourn the meeting at 6:32 p.m.

Motion:	Oliver McClellan
Second:	William McDaniel
Ayes:	Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy
Nays:	None
Result:	adjourn

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

Memorandum

To: City of Flowery Branch, City Manager, and City Council

From: Chris McCrary, Planning and Community Development Director

Date: January 7th, 2026

Subject: Resolution 25-014 – Public Streets Pod Z
Resolution 25-015 – Public Streets Pod KNU Phases 1, 2 and 3

Applicant: Planning and Community Development

Owner: City of Flowery Branch Public Right of Way and Utilities.

EXECUTIVE SUMMARY

During the December 18, 2025, Public Hearing, Councilman McClellan raised concerns regarding the absence of required handicap ramps near the existing HOA-owned connection path between Cherokee Rose Way and Scarlet Oak Way. As a result, consideration of Resolution 25-015 (Knutson Pod KNU Phases 1, 2, and 3) and Resolution 25-014 (Pod Z) was deferred to the January 7, 2026, meeting.

Recommendation for Resolution 25-014:

- Resolution 25-014 shall be tabled until February 5, 2026.
- Prior to the next work session, the installation and inspection of the handicap ramps, as depicted in the accompanying illustration, must be completed.
- A Right-of-Way exhibit and legal description encompassing all affected Right-of-Way shall be provided to accompany the Right-of-Way dedication deed.

Recommendation for Resolution 25-015: Resolution 25-015 (Pod KNU Phases 1, 2, and 3) may be approved, with the associated streets accepted as public right-of-way, as all remaining final work is secured under Resolution 25-014 (Pod Z).


EST
1874



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

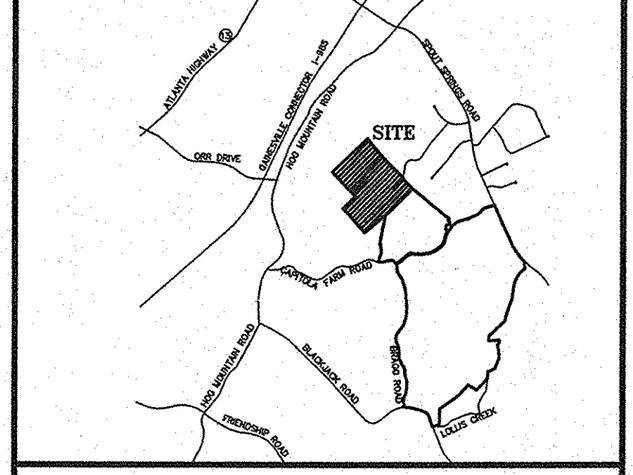
THIS PLAT HAS BEEN RE–RECORDED IN PLATBOOK 857 PAGE 57-65 IN THE RECORDS OF THE CLERK OF SUPERIOR COURT, HALL COUNTY, GEORGIA.

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

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
LL	= 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
⌀	= 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

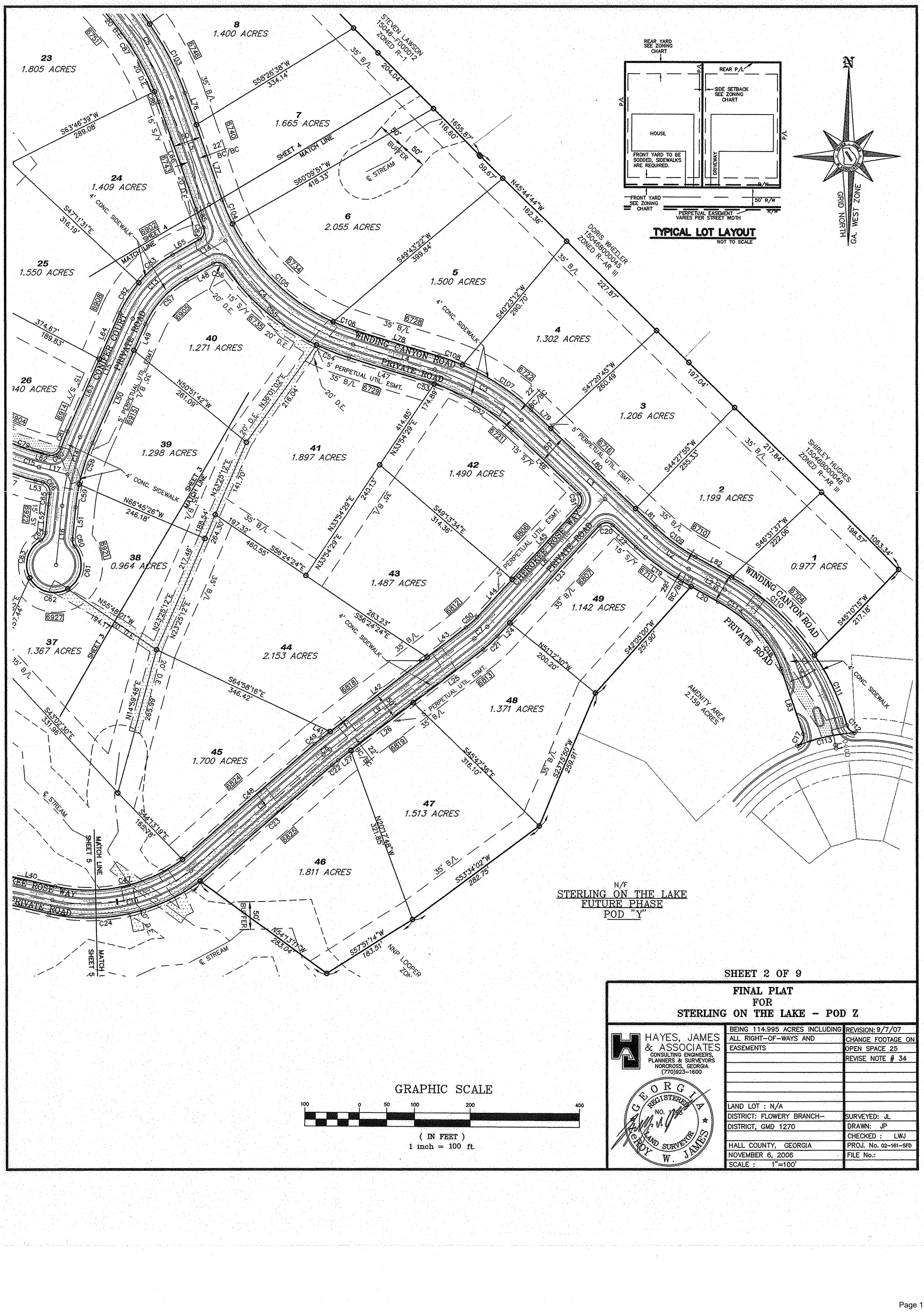
SHEET 1 OF 9

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'	



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

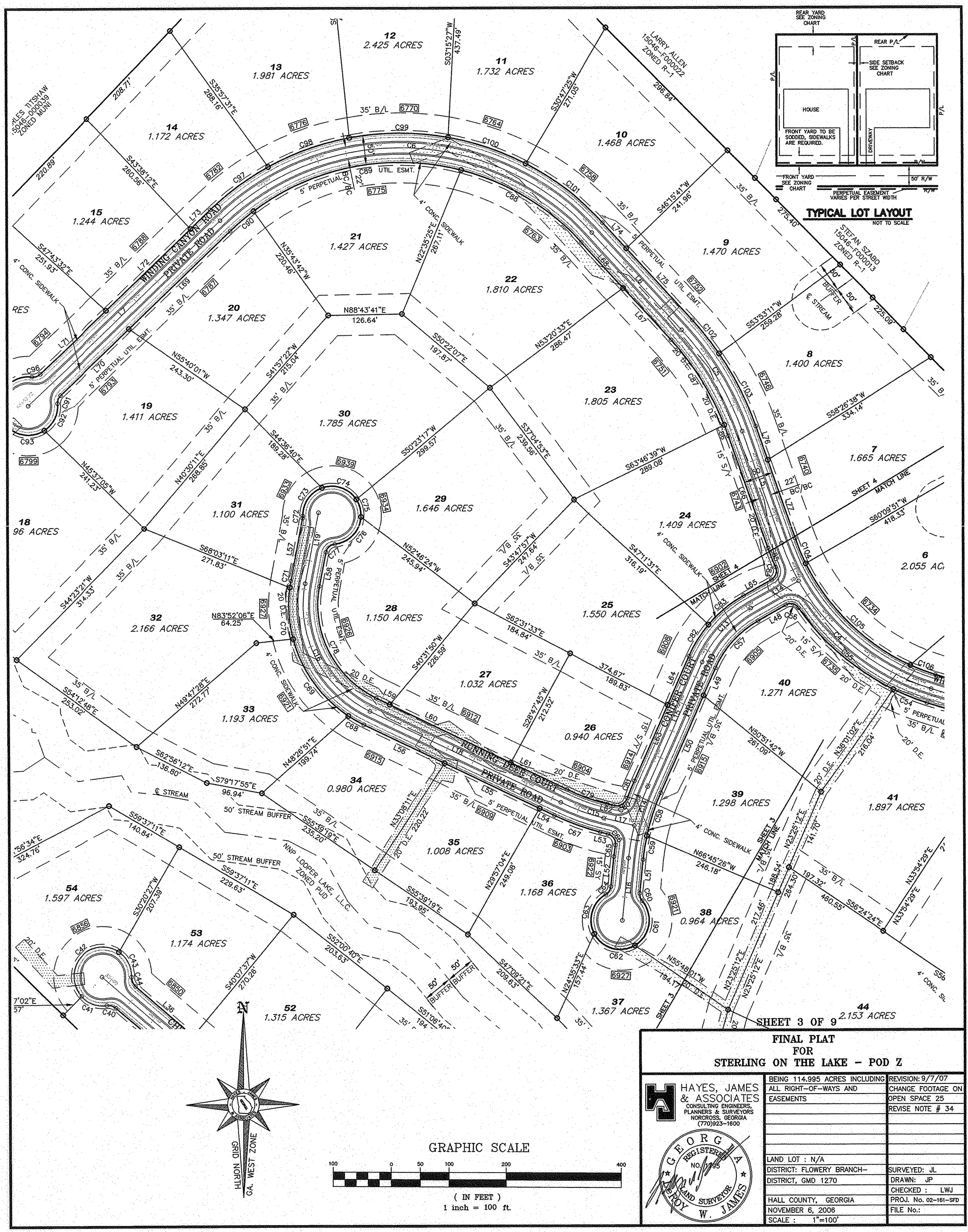
1 inch = 100 ft.

FINAL PLAT
FOR
STERLING ON THE LAKE - POD Z

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

GEORGIA REGISTERED NO. 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'	

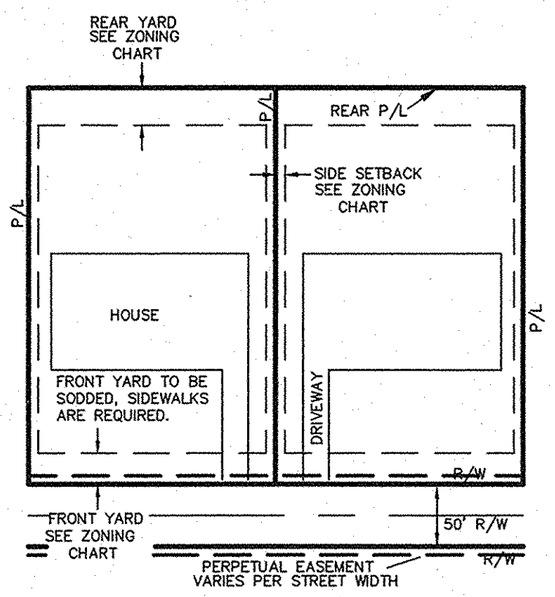


FINAL PLAT
FOR
STERLING ON THE LAKE – POD Z

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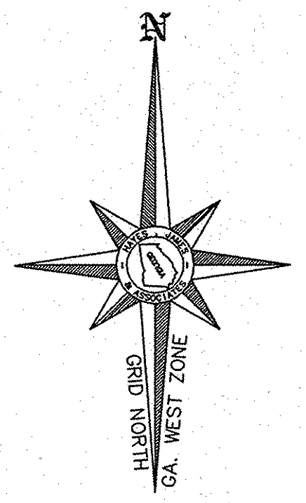
GEORGIA REGISTERED NO. 1795 LAND SURVEYOR LEROY W. JAMES

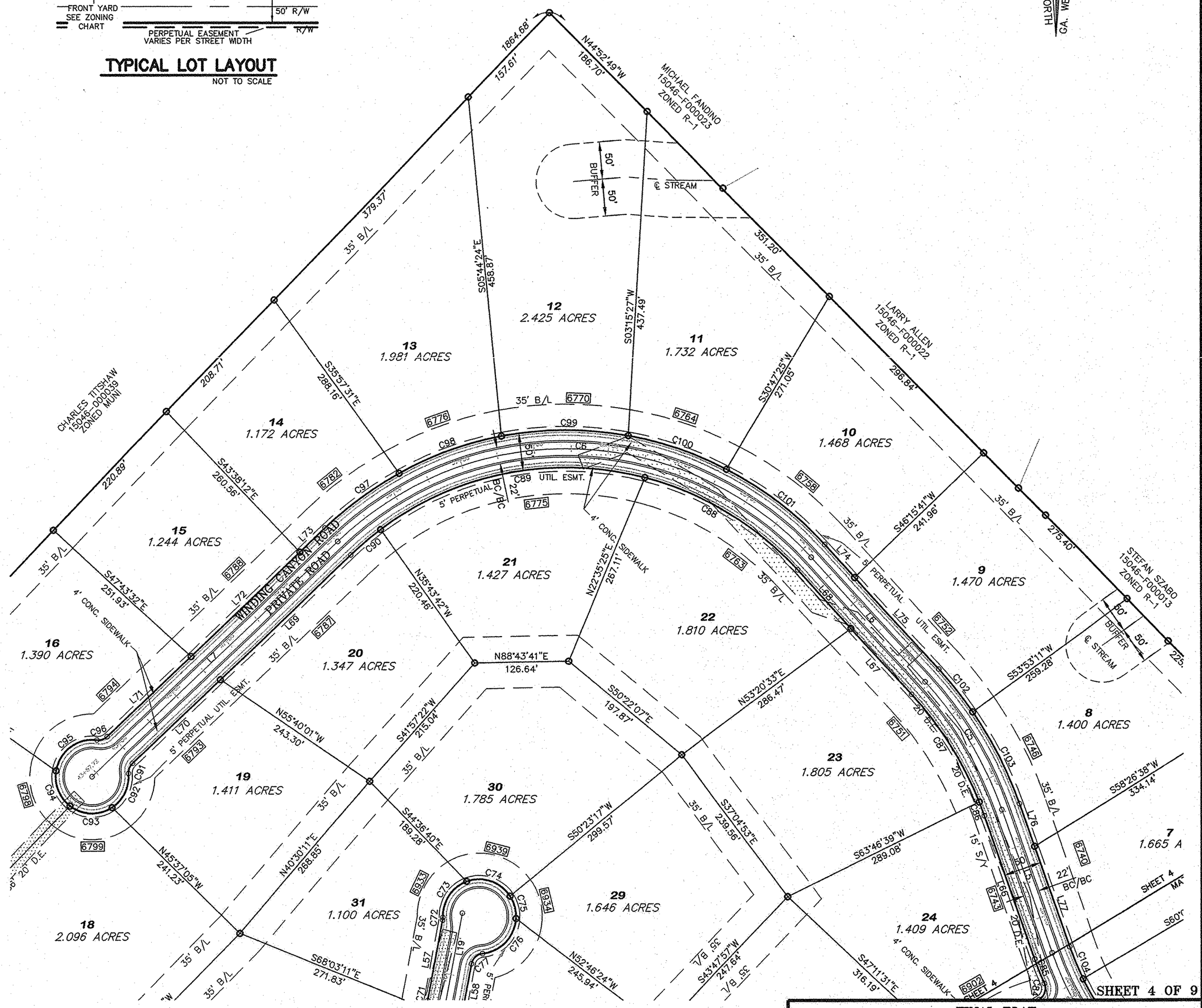
BEING 114.995 ACRES INCLUDING	REVISION: 9/7/07
ALL RIGHT-OF-WAYS AND	CHANGE FOOTAGE ON
EASEMENTS	OPEN SPACE 25
	REVISE NOTE # 34
LAND LOT : N/A	
DISTRICT: FLOWERY BRANCH-	SURVEYED: JL
DISTRICT, GMD 1270	DRAWN: JP
	CHECKED : LWJ
HALL COUNTY, GEORGIA	PROJ. No. 02-161-SFD
NOVEMBER 6, 2006	FILE No.:
SCALE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



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. 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'	

GA. WEST ZONE GRID NORTH

CHARLES TITSHAW
15046-000039
ZONED MUNI

PATRICIA BEWLEY
15047A000054
ZONED R-AR III

TOMMY R. DUCHOW
15047A000055
ZONED R-AR III

BOBBY BUSKER
15047A000056
ZONED R-AR III

NNP LOOPER LAKE, L.L.C.
ZONED PUD

OPEN SPACE #25
1.525 ACRES
(66,408 SQ. FT.)

54 1.597 ACRES
53 1.174 ACRES
52 1.315 ACRES
51 1.368 ACRES
50 1.254 ACRES
35 1.008 ACRES
36 1.168 ACRES
38 0.964 ACRES
37 1.367 ACRES
61 1.930 ACRES
60 1.448 ACRES
59 2.418 ACRES
56 2.041 ACRES
55 1.665 ACRES
57 1.307 ACRES
58 2.057 ACRES

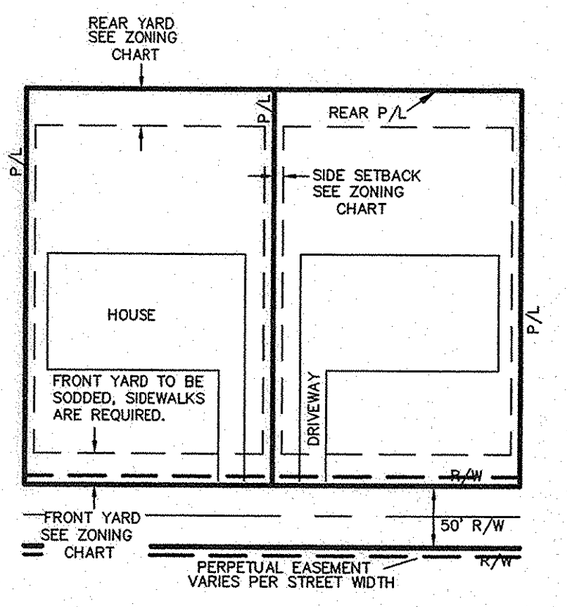
CHEROKEE ROSE WAY
PRIVATE ROAD

BLACKBIRD COURT
PRIVATE ROAD

50' STREAM BUFFER
35' B/L
20' D.E.
5' PERPETUAL UTIL. ESMT.
℄ STREAM
4' CONC. SIDE

MATCH LINE SHEET 3
MATCH LINE SHEET 5

SHEET 5 OF 9



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 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	

GRID NORTH
GA. WEST ZONE

CHARLES TITSHAW
15046-000039
ZONED MUNI

NNP LOOPER LAKE, L.L.C.
ZONED PUD

CHARLES TITSHAW
15046-000039
ZONED MUNI

NNP LOOPER LAKE, L.L.C.
ZONED PUD

WINDING CANYON ROAD
PRIVATE ROAD

RUNNING DOG
PRIVATE

OPEN SPACE #24
11.335 ACRES
(493,739 SQ. FT.)

11 1.732 AC
12 2.425 ACRES
13 1.981 ACRES
14 1.172 ACRES
15 1.244 ACRES
16 1.390 ACRES
17 1.955 ACRES
18 2.096 ACRES
19 1.411 ACRES
20 1.347 ACRES
21 1.427 ACRES
22 1.810 A
27 1.032 ACRES
28 1.150 ACRES
29 1.646 ACRES
30 1.785 ACRES
31 1.100 ACRES
32 2.166 ACRES
33 1.193 ACRES
34 0.980 ACRES
35 1.008 ACRES
53 1.174 ACRES
54 1.597 ACRES

N43°55'05"E 306.54'
208.71'
S35°57'31"E 288.16'
S05°44'24"E 458.87'
S03°15'27"W 437.49'
220.89'
S43°38'12"E 260.56'
266.94'
S47°43'32"E 251.93'
S55°01'44"E 229.73'
N43°55'05"E 324.35'
741.94'
N45°10'40"W
N44°31'48"E 297.56'
N45°37'05"W 241.23'
S51°03'19"E 271.58'
S50°02'53"E 285.53'
S54°12'48"E 253.02'
S44°23'21"W 314.33'
N55°40'01"W 243.30'
N35°43'42"W 220.46'
N22°35'25"E 267.11'
N88°43'41"E 126.64'
S41°57'22"W 215.04'
S50°22'07"E 197.87'
N40°30'11"E 268.85'
S44°36'40"E 189.28'
S50°23'17"W 299.57'
S68°03'11"E 271.83'
N52°46'24"W 245.94'
N83°52'06"E 64.25'
S40°31'50"W 226.59'
N49°47'28"E 272.77'
S62°56'12"E 136.80'
S79°17'55"E 96.94'
N48°26'51"E 199.74'
N33°08'11"E 220.22'
S55°39'19"E 235.20'
S59°37'11"E 140.84'
N61°56'34"E 324.76'
S59°37'11"E 229.63'
S30°20'27"W 207.39'
S52°00'40"E 203.63'
S40°07'37"W 270.26'
290.45'
N29°57'04"E 249.08'
S55°39'19"E 193.95'
S47°09'
209.63'

35' B/L
50' STREAM BUFFER
℄ STREAM
20' D.E.
5' PERPETUAL UTIL. ESMT.
4' CONC. SIDEWALK
BUFFER
50'

6770 6776 6764 6782 6788 6794 6798 6799 6793 6787 6775 6933 6934 6939 6927 6926 6921 6915 6912 6909 6856 6850

C6 C68 C69 C70 C71 C72 C73 C74 C75 C76 C77 C78 C88 C89 C90 C91 C92 C93 C94 C95 C96 C97 C98 C99 C100 L55 L56 L57 L58 L59 L60 L69 L70 L71 L72 L73

REAR YARD
SEE ZONING
CHART

REAR P/L

SIDE SETBACK
SEE ZONING
CHART

HOUSE

FRONT YARD TO BE
SODDED, SIDEWALKS
ARE REQUIRED.

DRIVEWAY

P/L

R/W

50' R/W

FRONT YARD
SEE ZONING
CHART

PERPETUAL EASEMENT
VARIES PER STREET WIDTH

TYPICAL LOT LAYOUT

NOT TO SCALE

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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 AUBREY 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

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'	

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.

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 to lots where a dwelling unit has been constructed that fronts the right-of-way shall 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 and executed an Annexation Agreement for the Property which 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 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.

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.

Memorandum

To: City of Flowery Branch, City Manager, and City Council

From: Chris McCrary, Planning and Community Development Director

Date: January 7th, 2026

Subject: Resolution 25-014 – Public Streets Pod Z
Resolution 25-015 – Public Streets Pod KNU Phases 1, 2 and 3

Applicant: Planning and Community Development

Owner: City of Flowery Branch Public Right of Way and Utilities.

EXECUTIVE SUMMARY

During the December 18, 2025 Public Hearing, Councilman McClellan raised concerns regarding the absence of required handicap ramps near the existing HOA-owned connection path between Cherokee Rose Way and Scarlet Oak Way. As a result, consideration of Resolution 25-015 (Knutson Pod KNU Phases 1, 2, and 3) and Resolution 25-014 (Pod Z) was deferred to the January 7, 2026 meeting.

Recommendation for Resolution 25-014: Defer approval of Resolution 25-014 until the identified errors on the Final Plat have been corrected and the plat has been re-recorded, and until the three required ADA-compliant handicap ramps (located generally as shown on Exhibit A) have been installed and successfully passed inspection.

Recommendation for Resolution 25-015: Resolution 25-015 (Pod KNU Phases 1, 2, and 3) may be approved, with the associated streets accepted as public right-of-way, as all remaining final work is secured under Resolution 25-014 (Pod Z).

ArcGIS Web Map

EXHIBIT 'A'



12/23/2025, 7:49:29 AM

1:564

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

CityStreets

CityParcels

CityLimits

Microsoft, Vantor

ArcGIS Web AppBuilder

Microsoft Corporation

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: E. William Meyer (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:

Dorough & Dorough, LLC
Suite 650, 160 Clairemont Avenue
Decatur, Georgia 30030

telephone: 404-687-9977
facsimile: 404-687-0011
www.dorough.com

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

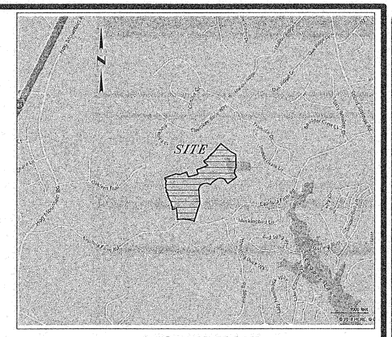
THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

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 PROFESSIONAL LAND SURVEYOR RICHARD E. MILLARD

SHEET 1 OF 11

DATE : 9/25/18
SCALE : 1" = 100'
JOB NO. : G2208033.KNJ
FILE NO. : *FNLP01
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 G200051, 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

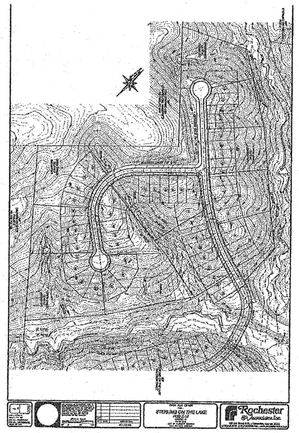
ATTEST

MeKasa 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
- LDM 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 : G20B033.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

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.

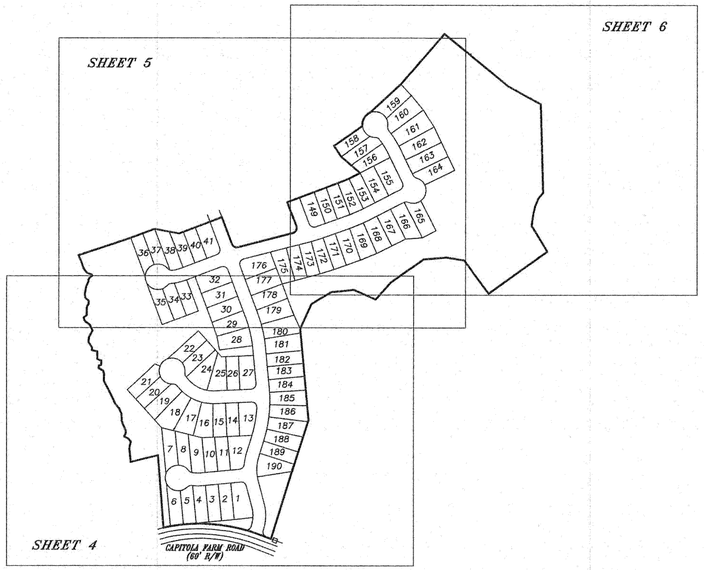
L. The proposed rezoning amendment will not create an impact on the environment as it relates to soil and erosion, flooding, drainage or water quality. The Applicant will comply with all local and state requirements pertaining to soil and erosion as well as water quality. The subject POD Z-

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°23'15"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	8.06'		
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°07'59"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	64.61'		
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	59.37'	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	S84°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	N16°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	14.99'	14.99'	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'	15.86'	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	S75°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	S76°31'28"W	108.46'		
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	S08°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	S26°18'49"E	28.06'	31.10'	20.00'
225	N80°22'19"W	130.59'	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'	⑤ 7'
SUB-COLLECTOR	50'	24'	② 2'	6'	⑤ 6'	⑤ 6'
NEIGHBORHOOD (ACCESS)	50'	22'	② 2'	6'	⑤ 6'	⑤ 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

Rochester & Associates, Inc.
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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 : G20B033.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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THE CLERK OF THE SUPERIOR COURT

N/F
LYNN N. MOORE
DB 7271, PG 701

N/F
LYNN N. MOORE
DB 7271, PG 701

N/F
LYNN N. MOORE
DB 7271, PG 701
PB 67, PG 288

N/F
STERLING ON THE LAKE
POD V&W, PHASE 2
PB 874, PG 61

OPEN SPACE #1
4.636 AC

OPEN SPACE #2
9.451 AC

OPEN SPACE #3
0.109 AC

OPEN SPACE #4
0.407 AC

OPEN SPACE

STAR GAZE COURT
(50' R/W)

SCARLET OAK WAY
(50' R/W)

MOONDANCER COURT
(50' R/W)

CAPITOLA FARM ROAD
(60' R/W)

CENTERLINE OF CREEK (CALLS 1-40) IS PL

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
LAND LOTS 34 & 35
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

GRID NORTH
GEORGIA WEST ZONE
SEE SURVEY REFERENCE

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 : 0208033.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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GRID NORTH
GEORGIA WEST ZONE
SEE SURVEY
REFERENCE

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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 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 5 OF 11
DATE : 9/25/18
SCALE : 1" = 50'
JOB NO : G208033.KNU
FILE NO. : *KNL201
DRAWN BY: WDC

N/F
NNP-LOOPER LAKE, LLC
FUTURE PHASE

N/F
LYNN N. MOORE
DB 7271, PG 701

OPEN SPACE #1
4.636 AC

OPEN SPACE #2
9.451 AC

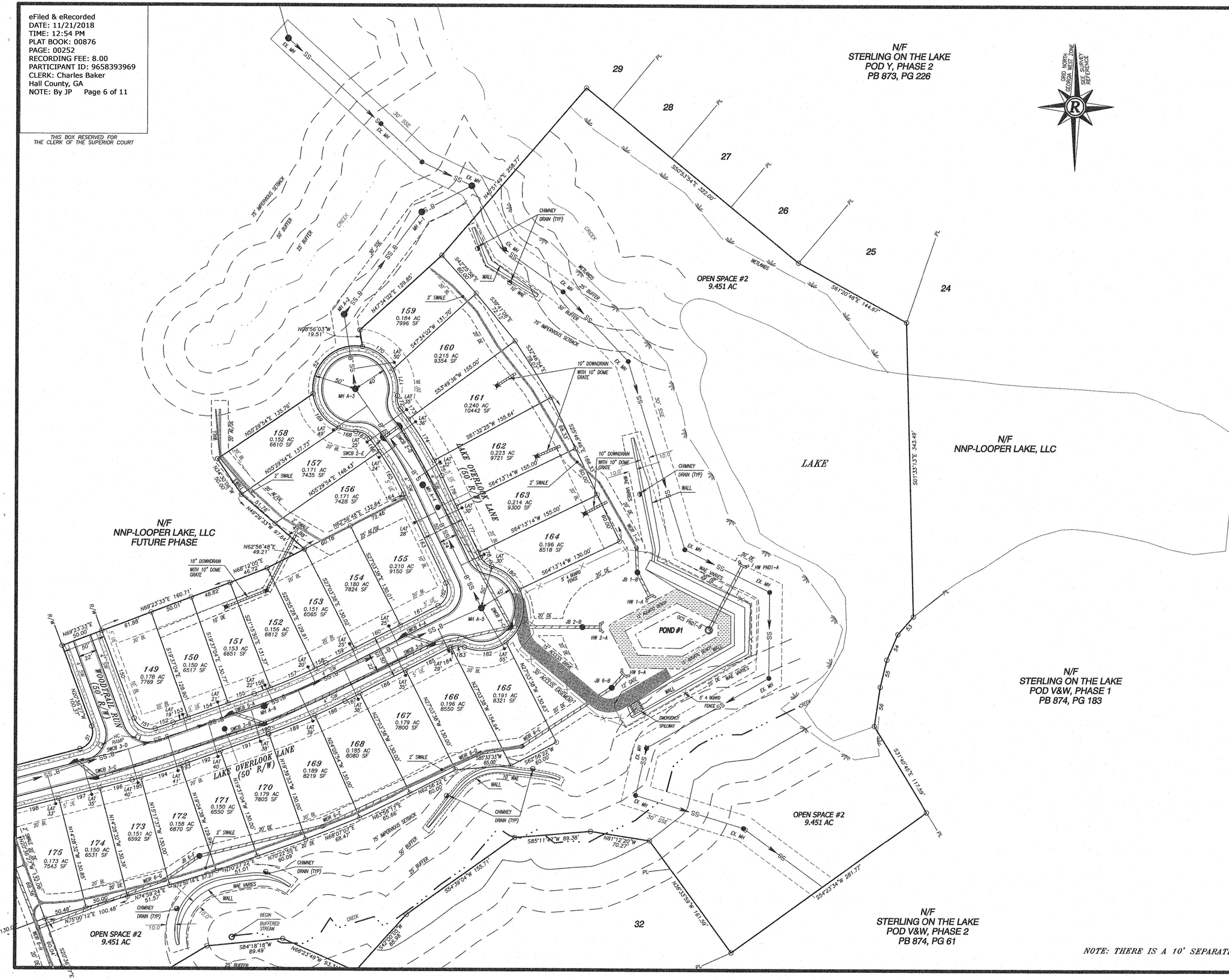
OPEN SPACE

N/F
STERLING ON THE LAKE
POD V&W, PHASE 2
PB 874, PG 61

NOTE: THERE IS A 10' SEPARATION BETWEEN HOUSES.

eFiled & eRecorded
DATE: 11/21/2018
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THE CLERK OF THE SUPERIOR COURT


N/F
STERLING ON THE LAKE
POD Y, PHASE 2
PB 873, PG 226
GRID NORTH
GEORGIA WEST ZONE
SEE SURVEY
REFERENCE
OPEN SPACE #2
9.451 AC
LAKE
N/F
NNP-LOOPER LAKE, LLC
N/F
NNP-LOOPER LAKE, LLC
FUTURE PHASE
N/F
STERLING ON THE LAKE
POD V&W, PHASE 1
PB 874, PG 183
N/F
STERLING ON THE LAKE
POD V&W, PHASE 2
PB 874, PG 61
OPEN SPACE #2
9.451 AC
OPEN SPACE #2
9.451 AC
POND #1
LAKE OVERLOOK LANE
(50' R/W)
WOODTRAIL RUN
(50' R/W)
CREEK
BEGIN BUFFERED STREAM
75' IMPERVIOUS SETBACK
50' BUFFER
25' BUFFER
30' ACCESS EASEMENT
158 0.152 AC 6610 SF
157 0.171 AC 7435 SF
156 0.171 AC 7428 SF
155 0.210 AC 9150 SF
154 0.180 AC 7824 SF
153 0.151 AC 6565 SF
152 0.156 AC 6812 SF
151 0.153 AC 6651 SF
150 0.150 AC 6517 SF
149 0.178 AC 9769 SF
159 0.184 AC 7996 SF
160 0.215 AC 9354 SF
161 0.240 AC 10442 SF
162 0.223 AC 9721 SF
163 0.214 AC 9300 SF
164 0.196 AC 8518 SF
165 0.191 AC 8321 SF
166 0.196 AC 8550 SF
167 0.179 AC 7800 SF
168 0.185 AC 8080 SF
169 0.189 AC 8219 SF
170 0.179 AC 7805 SF
171 0.150 AC 6550 SF
172 0.158 AC 6870 SF
173 0.151 AC 6592 SF
174 0.150 AC 6531 SF
175 0.173 AC 7543 SF
29
28
27
26
25
24
32
S60°53'54"E 322.00'
S61°20'48"E 144.67'
S01°33'13"E 343.49'
S31°40'45"E 117.59'
S54°27'34"W 281.77'
N44°51'49"E 228.77'
N47°34'02"E 129.85'
S54°49'36"W 155.00'
S64°13'14"W 155.00'
S64°13'14"W 130.00'
S25°46'46"E 186.33'
S85°33'33"W 65.00'
S64°56'22"W 60.00'
S85°11'47"W 89.38'
N81°12'20"W 70.27'
N36°33'59"W 161.59'
S54°39'04"W 155.71'
S40°00'05"W 89.98'
N68°23'49"W 93.34'
S84°18'18"W 89.49'
N69°23'33"E 160.71'
N69°23'33"E 50.00'
S03°35'57"E 129.7
N69°23'33"W 130.00'
N54°30'08"W 90.00'
N55°29'54"E 135.76'
N55°29'54"E 137.73'
N55°29'54"E 148.43'
N62°56'48"E 132.64'
N62°56'48"E 49.21'
N68°12'05"E 46.72'
N70°23'55"E 60.09'
N70°27'22"E 51.01'
N75°00'12"E 100.48'
N74°59'24"E 51.57'
N19°39'53"W 150.00'
N27°03'38"W 154.84'
N27°03'38"W 130.00'
N19°04'18"W 129.81'
N14°28'32"W 130.39'
N15°12'37"W 130.00'
N08°56'03"W 19.51'
N65°58'17"E 65.66'
N62°56'22"E 60.00'
N68°07'07"E 68.47'
S32°41'06"E 29.12'
S32°06'54"E 59.02'
S47°24'02"W 131.70'
S47°24'02"W 129.85'
S47°25'58"E 60.00'
S21°15'50"E 131.37'
S19°37'04"E 130.77'
S25°25'26"E 129.91'
S27°03'38"E 130.02'
S27°03'38"E 130.01'
S27°03'38"W 130.00'
S27°03'38"W 130.63'
S19°39'53"W 130.00'
S19°37'04"W 130.00'
S14°28'32"W 130.85'
S13°50'18"E 97.27'
S63°56'48"W 132.64'
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N69°23'33"E 50.00'
N54°30'08"W 90.00'
N69°23'33"W 130.00'
N03°35'57"E 129.7
N74°59'24"E 51.57'
N75°00'12"E 100.48'
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S69°23'33"W 160.71'
S69°23'33"W 50.01'
S03°35'57"E 129.90'
S00°38'57"W 100.37

eFiled & eRecorded
DATE: 11/21/2018
TIME: 12:54 PM
PLAT BOOK: 00876
PAGE: 00253
RECORDING FEE: 8.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP Page 7 of 11

THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

N/F
LYNN N. MOORE
DB 7271, PG 701

OPEN SPACE #1
4.636 AC

OPEN SPACE #2
9.451 AC

OPEN SPACE
25' BUFFER
50' BUFFER
75' IMPERVIOUS BUFFER
BEGIN BUFFERED STREAM
CREEK

SCARLET OAK WAY
(50' R/W)

STAR GAZE COURT
(50' R/W)

MOONDANCER COURT
(50' R/W)

CAPITOLA FARM ROAD
(60' R/W)

OPEN SPACE #3
0.109 AC

OPEN SPACE #4
0.407 AC
MAIL KIOSK

10" DOWNDRAIN WITH 10" DOME GRATE

EPHEMERAL STREAM

WETLANDS

N/F
LYNN N. MOORE
DB 7271, PG 701
PB 67, PG 288

N/F
STERLING ON THE LAKE
POD V&W, PHASE 2
PB 874, PG 61

GRID NORTH
GEORGIA WEST ZONE
SEE SURVEY REFERENCE

TIE TO EXISTING USING 8" TAPPING SLEEVE AND VALVE

8"x6" REDUCER

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. 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

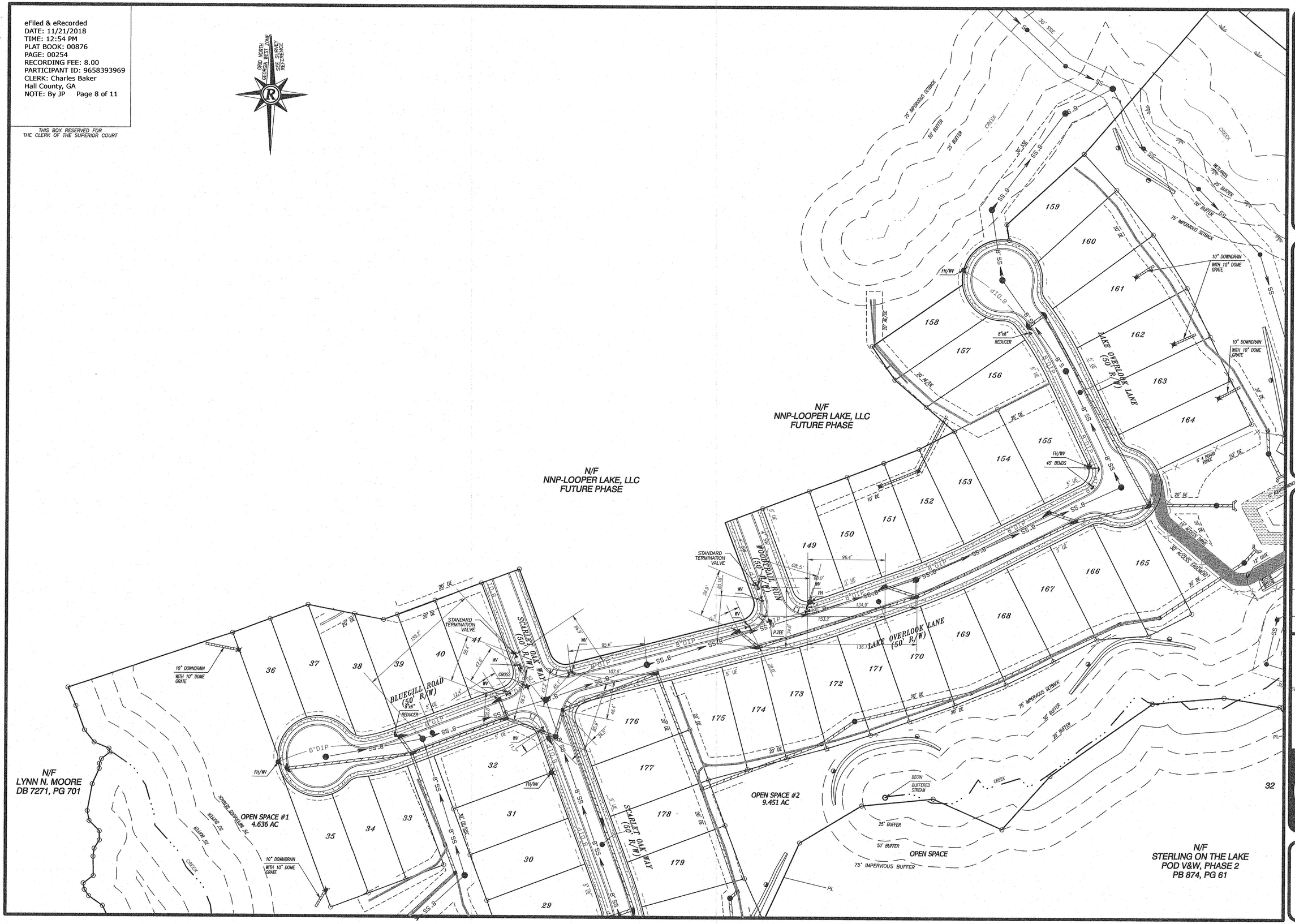
SHEET 7 OF 11

DATE : 9/25/18
SCALE : 1"=50'
JOB NO. : G20833.KNU
FILE NO. : *FNLPD1
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

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GRID NORTH
GEORGIA WEST ZONE
SEE SURVEY REFERENCE



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WATER AS-BUILT DRAWING
FOR :

STERLING ON THE LAKE
POD KNUTSON, PHASE 1

LOCATED IN
LAND LOT 270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

GRAPHIC SCALE
100' 50' 0' 25'

GEORGIA REGISTERED
LAND SURVEYOR
RICHARD E. MILLARD

SHEET 8 OF 11

DATE : 9/25/18
SCALE : 1" = 50'
JOB NO. : G20B033.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

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THE CLERK OF THE SUPERIOR COURT

N/F
STERLING ON THE LAKE
POD Y, PHASE 2
PB 873, PG 226

GRID NORTH
GEORGIA WEST ZONE
SEE SURVEY REFERENCE

OPEN SPACE #2
9.451 AC

N/F
NNP-LOOPER LAKE, LLC

LAKE

N/F
NNP-LOOPER LAKE, LLC
FUTURE PHASE

N/F
STERLING ON THE LAKE
POD V&W, PHASE 1
PB 874, PG 183

OPEN SPACE #2
9.451 AC

N/F
STERLING ON THE LAKE
POD V&W, PHASE 2
PB 874, PG 61

OPEN SPACE #2
9.451 AC

LAKE OVERLOOK LANE (50' R/W)

WOODHALL RUN (50' R/W)

POND #1

75' IMPERVIOUS SETBACK
50' BUFFER
25' BUFFER
CREEK
WETLANDS
30' SSE
10" DOWNDRAIN WITH 10" DOME GRATE
8"x6" REDUCER
FH/WV 45° BENDS
STANDARD TERMINATION VALVE
5' 4 BOARD FENCE
12' GATE
30' ACCESS EASEMENT
EMERGENCY SPILLWAY
BEGIN BUFFERED STREAM
75' BUFFER

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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 100' 50' 0' 25'

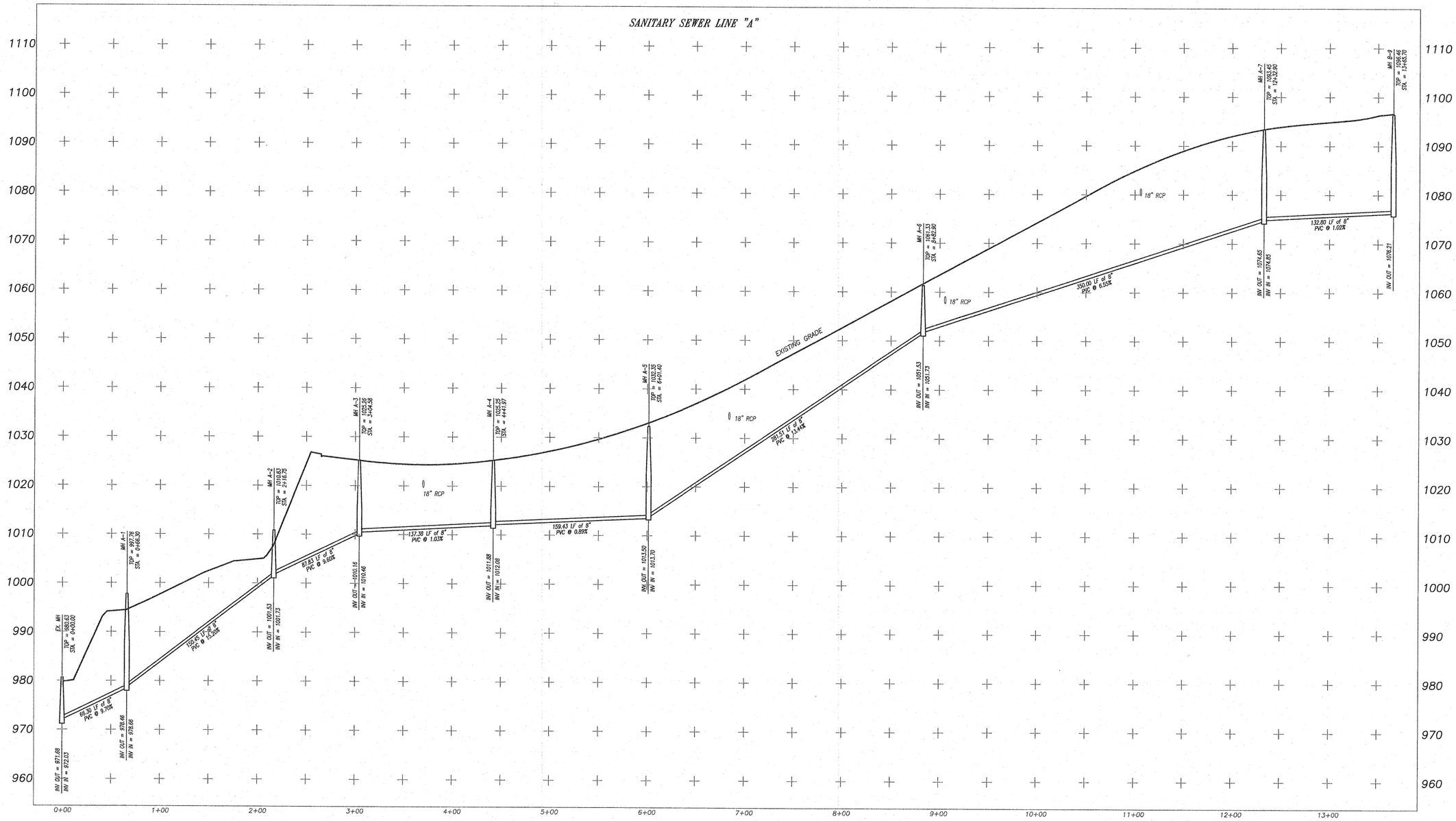
GEORGIA REGISTERED
LAND SURVEYOR
RICHARD E. MILLARD

SHEET 9 OF 11

DATE : 9/25/18
SCALE : 1" = 50'
JOB NO. : G2018033.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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THE CLERK OF THE SUPERIOR COURT



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 : G20B033.KNU
FILE NO. : *FNLP01
DRAWN BY: WDC

eFiled & eRecorded
DATE: 11/21/2018
TIME: 12:54 PM
PLAT BOOK: 00876
PAGE: 00257
RECORDING FEE: 8.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP Page 11 of 11

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THE CLERK OF THE SUPERIOR COURT

SANITARY SEWER LINE "B"

SANITARY SEWER LINE "E"

SANITARY SEWER LINE "D"

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/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

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.

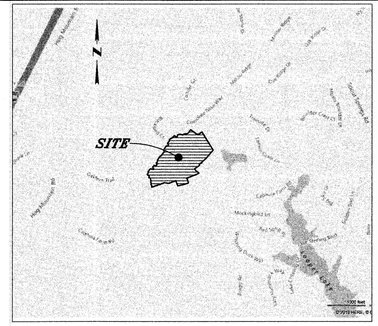
CITY OF FLOWERY BRANCH — DATE 2/16/21

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

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

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

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

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. : *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

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.

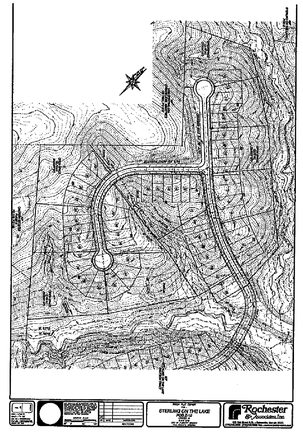
Adopted this 15th day of March 2018.

Jeanne 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 G000051 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 renamed "Knutson" parcel and will be developed as a phase of "Knutson"; **POD Z-12** will no longer be recessed 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-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 2
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

REVISIONS

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

GEORGIA REGISTERED No. LAND SURVEYOR RICHARD E. MILLARD

SHEET 2 OF 9

DATE : 10/16/19
SCALE : N/A
JOB NO : G20B033.KNU
FILE NO. : *FNLP02
DRAWN BY: WDC

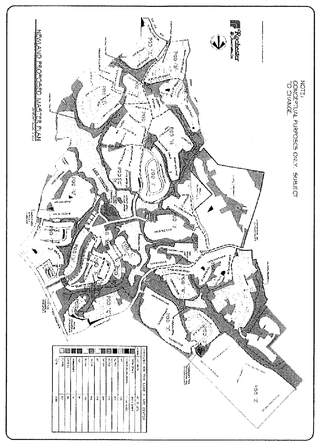
eFiled and eRecorded
DATE: 02/16/2021
TIME: 3:27 PM
PLAT BOOK: 880
PAGE: 19 - 27
FILING FEES: $90.00
PART ID: 9658393969
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA
THIS DOCUMENT ASSIGNED FOR
THE CLERK OF THE SUPERIOR COURT

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.

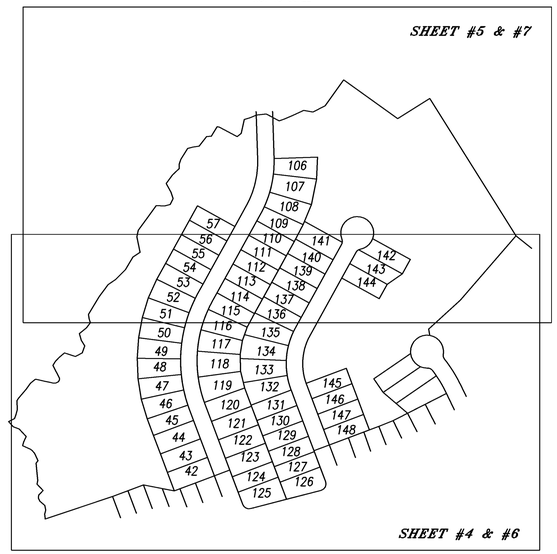
L. The proposed rezoning amendment will not create an impact on the environment as it relates to soil and erosion, flooding, drainage or water quality. The Applicant will comply with all local and state requirements pertaining to soil and erosion as well as water quality. The subject POD Z-

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	N07°47'36"W	14.89'		
2	N19°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	S86°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	56.93'		
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. 2880 LAND SURVEYOR RICHARD E. MILLARD

SHEET 3 OF 9
DATE : 10/16/19
SCALE : N/A
JOB NO : G20033.KNJ
FILE NO. *FNLP02
DRAWN BY: WDC

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RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA
THIS PLAT ACCEPTED FOR
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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	REVISIONS
1	2/9/21	SEE REVISION NOTE #1, SHEET #1

GRAPHIC SCALE
1" = 50'

GEORGIA REGISTERED
No. 2886
LAND SURVEYOR
RICHARD E. MILLARD

SHEET 4 OF 9

DATE : 10/16/19
SCALE : 1" = 50'
JOB NO. : G20B033.KNJ
FILE NO. : 4FNLP02
DRAWN BY: WDC

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	-	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

N/F
NNP-LOOPER LAKE, LLC
FUTURE PHASE

N/F
OAKFERN ESTATES
PHASE 2
PB 122, PG 182

LOT 20

N/F
LYNN N. MOORE
DB 7271, PG 701

OPEN SPACE #1
6.421 AC

OPEN SPACE #2
8.323 AC

SCARLET OAK WAY (50' R/W)

WOODTRAIL RUN (50' R/W)

BLUEGILL ROAD (50' R/W)

LAKE OVERLOOK LANE (50' R/W)

N/F
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
PB 846, PG 247

SANITARY SEWER LINE RECORDED IN PHASE 1 PB 876, PG 247

NOTE: THERE IS A 10' SEPARATION BETWEEN HOUSES.

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Hall County, GA

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GRID NORTH GEORGIA WEST ZONE
SEE SURVEY REFERENCE

N/F
NNP-LOOPER LAKE, LLC
FUTURE PHASE

N/F
STERLING ON THE LAKE
POD Z
PB 857, PG 57

OPEN SPACE

N/F
STERLING ON THE LAKE
POD Y, PHASE 1
PB 873, PG 177

N/F
STERLING ON THE LAKE
POD Y, PHASE 2
PB 873, PG 226

N/F
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
PB 846, PG 247

OPEN SPACE #1
6.421 AC

OPEN SPACE #2
8.323 AC

OPEN SPACE #2
8.323 AC

OPEN SPACE

LOT 31
LOT 30
LOT 29
LOT 28
LOT 32
LOT 159

OCS POND2-B
POND #2

SCARLETT OAK WAY
(50' R/W)

WOODTRAIL RUN
(50' R/W)

CENTERLINE OF CREEK (CALLS 15' PL)

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. 2844 LAND SURVEYOR RICHARD E. MILLARD

SHEET 5 OF 9

DATE : 10/16/19
SCALE : 1" = 50'
JOB NO : G20B033.KNU
FILE NO. : *PNLP02
DRAWN BY: WDC

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GRID NORTH
GEORGIA WEST ZONE

N/F
NNP-LOOPER LAKE, LLC
FUTURE PHASE

N/F
OAKFERN ESTATES
PHASE 2
PB 122, PG 182

LOT 20

OPEN SPACE #1
6.421 AC

OPEN SPACE #2
8.323 AC

N/F
LYNN N. MOORE
DB 7271, PG 701

N/F
STERLING ON THE LAKE
POD KNUTSON, PHASE 1
PB 846, PG 247

SCARLET OAK WAY (50' R/W)

WOODTRAIL RUN (50' R/W)

LAKE OVERLOOK LANE (50' R/W)

BLUEGILL ROAD (50' R/W)

10" DOWNDRAIN WITH 10" DOME GRATE

BEGIN BUFFERED STREAM

EPHEMERAL STREAM

CREEK

WALL

FH/WW

4' SIDEWALK

8"x6" REDUCER

25' BUFFER
50' BUFFER
75' IMPERVIOUS SETBACK
20' DE
20' BL
5' UE
8" SS
24" C&G
R/W
PL

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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

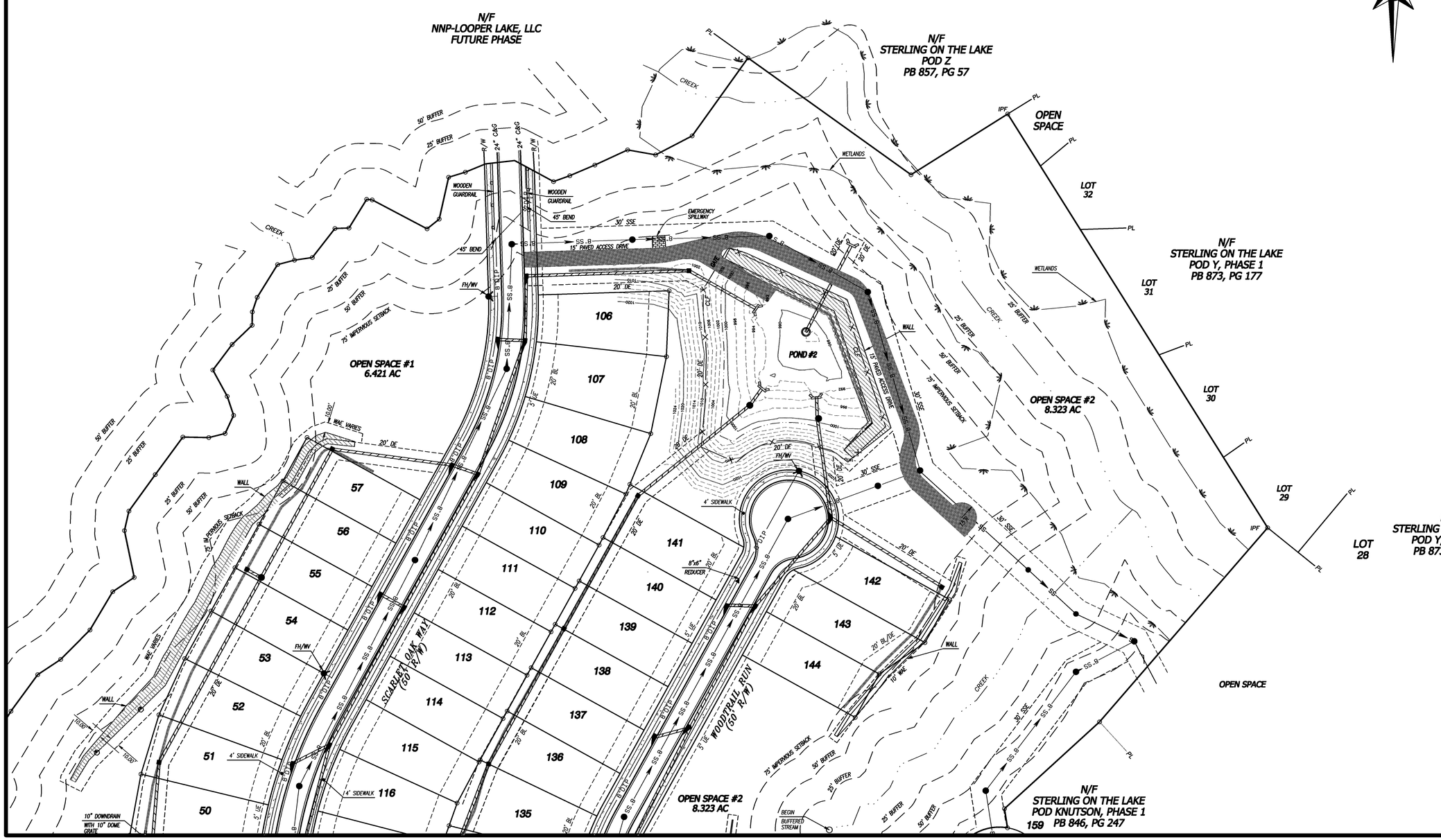
GRAPHIC SCALE
25' 0' 50' 100'

GEORGIA REGISTERED No. 2477 LAND SURVEYOR RICHARD E. MILLARD

SHEET 6 OF 9

DATE : 10/16/19
SCALE : 1" = 50'
JOB NO : G20B033.KNU
FILE NO. : *FNLP02
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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	REVISIONS
1	2/9/21	SEE REVISION NOTE #1, SHEET #1

GRAPHIC SCALE
25' 0' 50' 100'

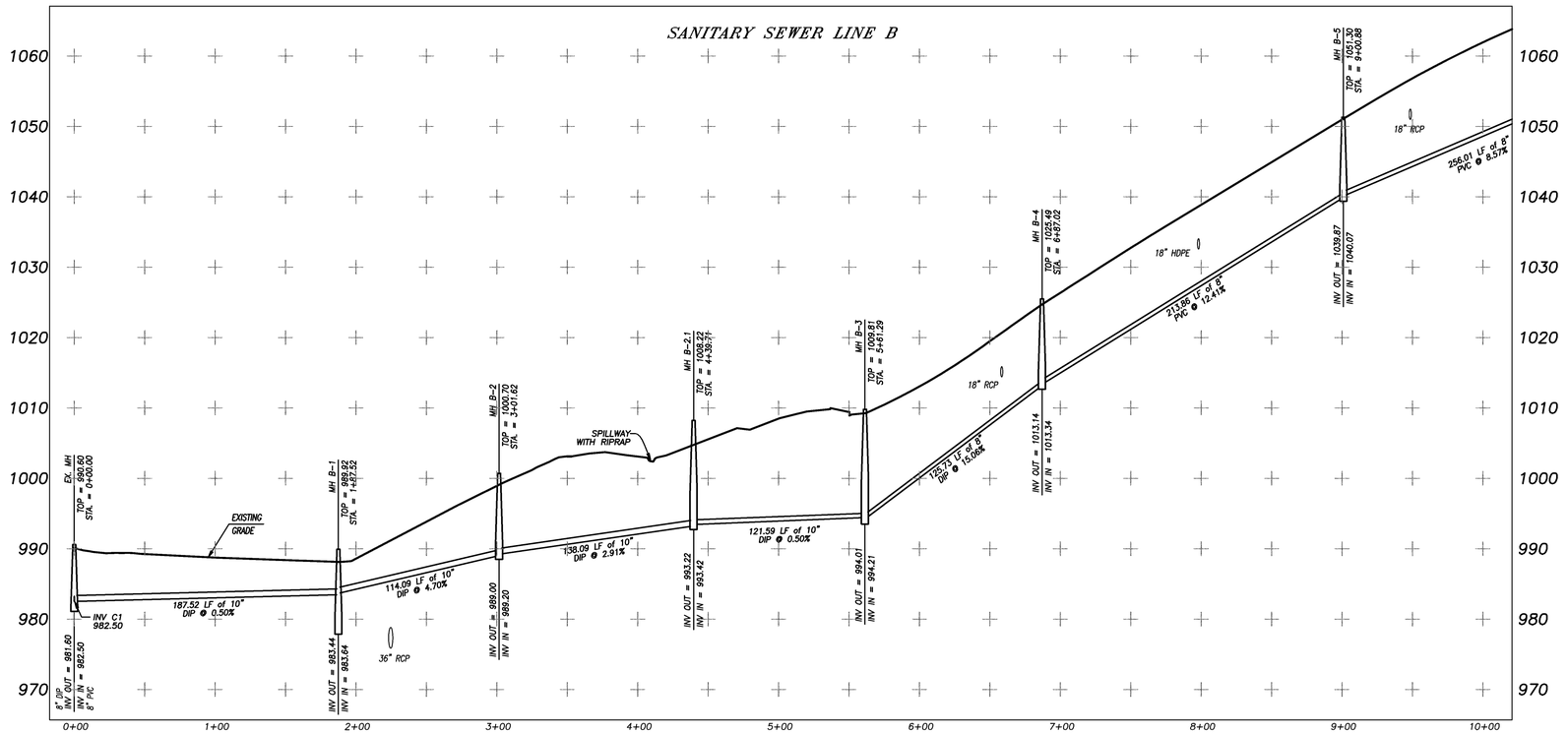
GEORGIA REGISTERED
No. 2899
LAND SURVEYOR
RICHARD E. MILLARD

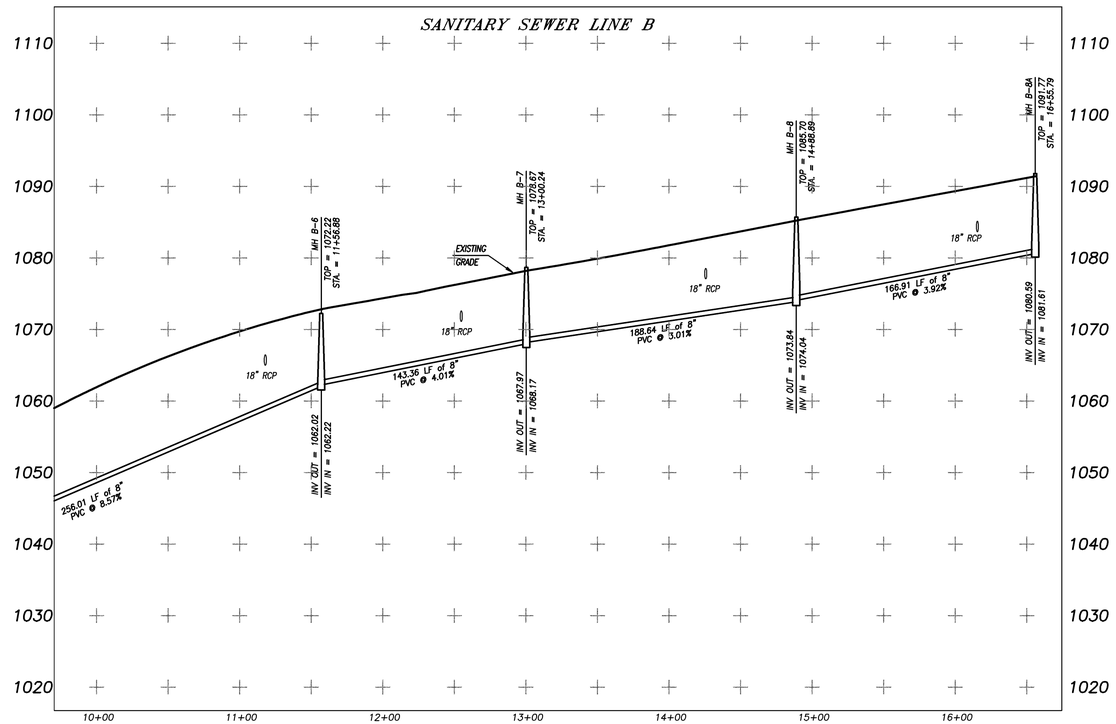
SHEET 7 OF 9

DATE : 10/16/19
SCALE : 1"=50'
JOB NO. : G20B033.KNU
FILE NO. : *FNLP02
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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. : C20B033.KNU
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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

REVISIONS

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

GRAPHIC SCALE
25' 0' 50' 100'

GEORGIA REGISTERED No. 2447 LAND SURVEYOR RICHARD E. MILLARD

SHEET 9 OF 9
DATE : 10/16/19
SCALE : 1" = 50'
JOB NO. : G20B033.KNJ
FILE NO. : *FNLP02
DRAWN BY: WDC

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PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP 1 of 10

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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

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.

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.

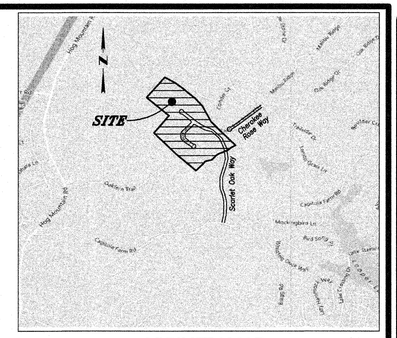
CITY OF FLOWERY BRANCH — DATE 6/5/20

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

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

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 of 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.

Jennifer Landers 4/16/20
OWNER DATE

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.

Jennifer Landers 4/16/20
OWNER DATE

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

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

REVISIONS		
NO.	DATE	DESCRIPTION

GEORGIA REGISTERED PE0033231 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. : 020033.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.

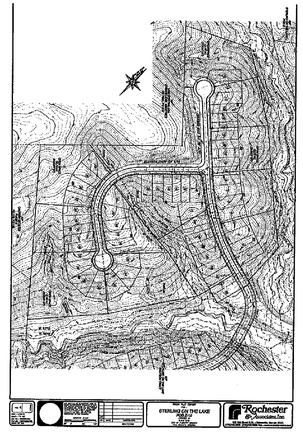
Adopted this 15th day of March 2018.

Jeanne 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 G000051 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 rezoned "Knutson" parcel and will be developed as a phase of "Knutson"; **POD Z-12** will no longer be recessed 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

REVISIONS

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

GEORGIA REGISTERED 2023 PROFESSIONAL ENGINEER KEDRICK C. SCOTT

GEORGIA REGISTERED No. 2445 LAND SURVEYOR RICHARD E. MILLARD

SHEET 2 OF 10

DATE : 12/19/19
SCALE : N/A
JOB NO : G2060033.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

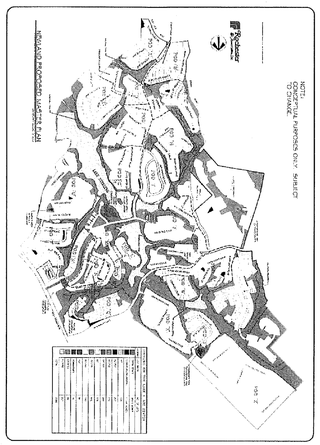
THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

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.

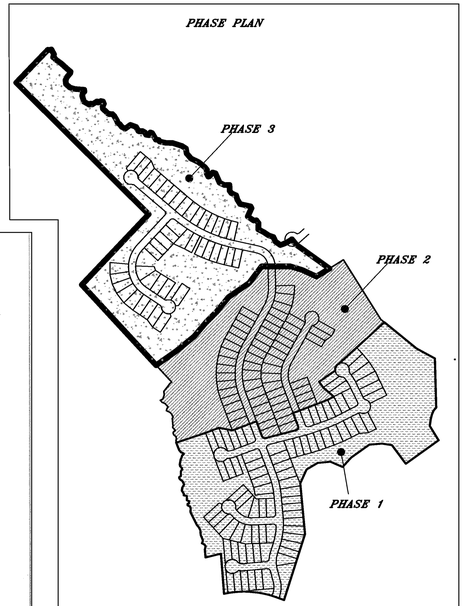
L. The proposed rezoning amendment will not create an impact on the environment as it relates to soil and erosion, flooding, drainage or water quality. The Applicant will comply with all local and state requirements pertaining to soil and erosion as well as water quality. The subject POD Z-

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.

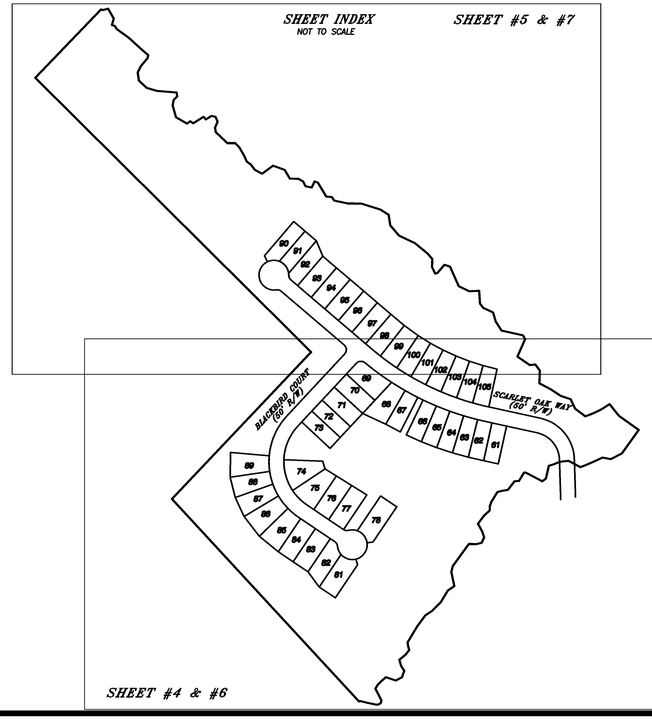


PHASE PLAN



SHEET INDEX
NOT TO SCALE

SHEET #5 & #7



SHEET #4 & #6

BOUNDARY CALL TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS
1	S62°24'56"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°26'41"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°39'56"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°06'39"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	S35°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°53'56"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°40'48"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	N80°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

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 No. 32329 PROFESSIONAL ENGINEER KENRICK C. SCOTT

GEORGIA REGISTERED No. 3081 LAND SURVEYOR RICHARD E. MILLARD

SHEET 3 OF 10

DATE : 12/19/19
SCALE : N/A
JOB NO. : G20B033.KNJ
FILE NO. : *FNLP03
DRAWN BY: WDC

eFiled & eRecorded
DATE: 6/8/2020
TIME: 7:44 AM
PLAT BOOK: 00878
PAGE: 00431
RECORDING FEES: $10.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP 4 of 10

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

GRID NORTH GEORGIA WEST ZONE

N/F LDM CENTRAL USA EVANGELICAL MINISTRIES DB 7920, PG 616

OPEN SPACE 24.799 AC

BLACKBIRD COURT (60' R/W)

N/F STERLING ON THE LAKE POD Z PB 857, PG 57

CHEROKEE ROSE WAY (50' R/W)

SCARLET OAK WAY (50' R/W)

N/F KNUTSON, PHASE 2 PB 878, PG 235

N/F OAKFERN ESTATES PHASE 2 PB 122, PG 182

POND #3

CREEK

WETLANDS

100 YR PONDING ELEV = 1022.43

ELEV TOP OF BAM = 1023.50

EMERGENCY SPILLWAY

CENTERLINE OF CREEK IS PL (CALLS 1-60)

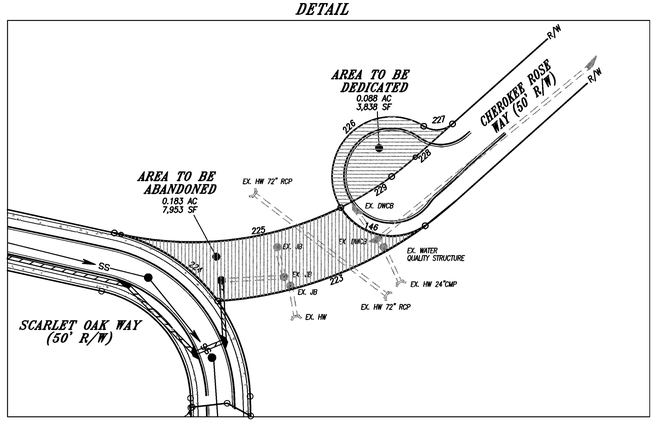
CENTERLINE OF CREEK IS PL (CALLS 61-144)

SEE DETAIL BELOW

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
OTP	-	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

DETAIL



NOTE: THERE IS A 10' SEPARATION BETWEEN HOUSES.

GRAPHIC SCALE 25' 0' 50' 100'

Rochester & Associates, Inc.
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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

GEORGIA REGISTERED No. 32... PROFESSIONAL ENGINEER KEDRICK C. SCOTT

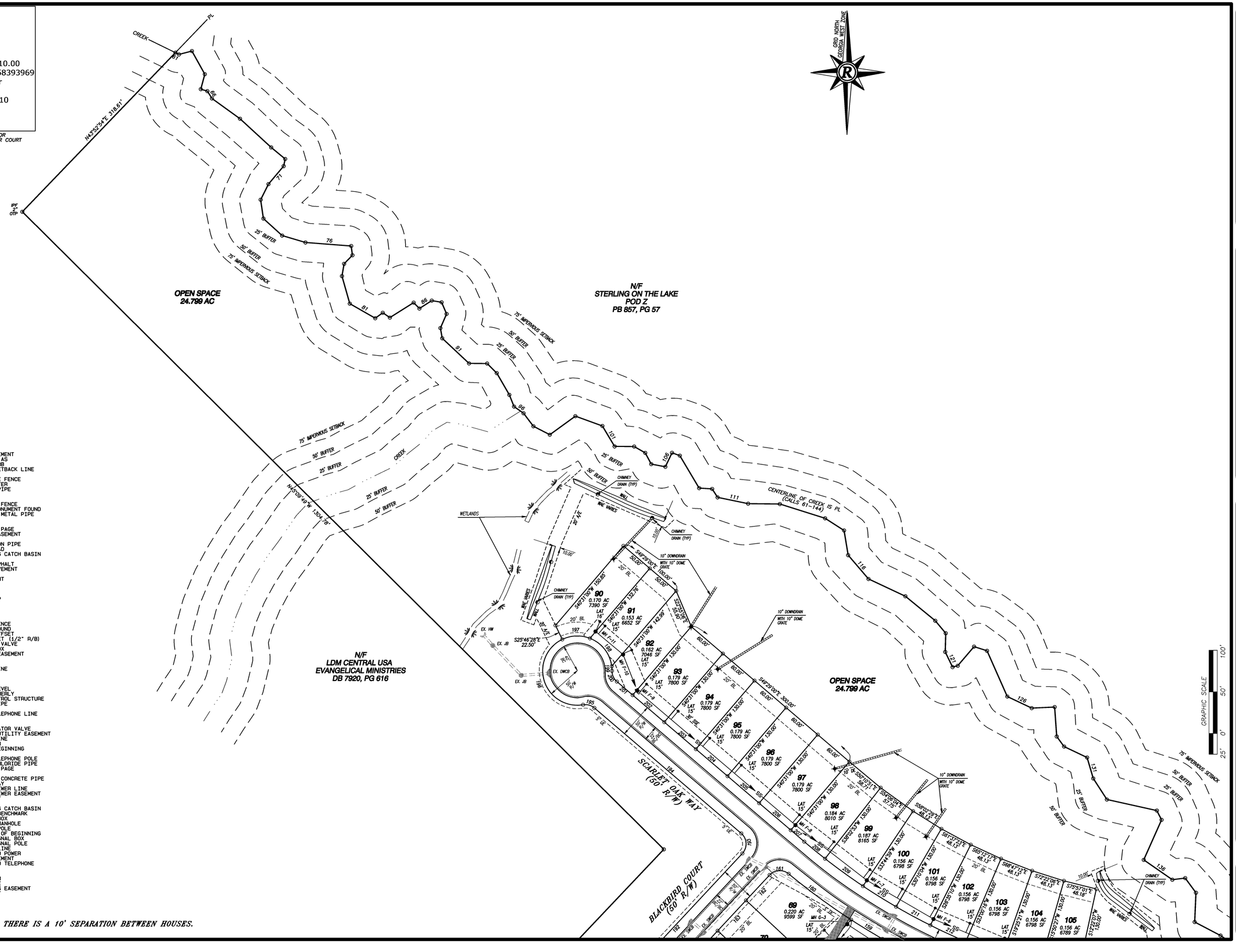
GEORGIA REGISTERED No. ... LAND SURVEYOR RICHARD E. MILLARD

SHEET 4 OF 10

DATE : 12/19/19
SCALE : 1" = 50'
JOB NO. : G20B033.KNU
FILE NO. : *FNLPO3
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

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
CSG	-	CURB & GUTTER
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CL	-	CENTERLINE
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CMF	-	CONCRETE MONUMENT FOUND
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CONC	-	CONCRETE
DB,PG	-	DEED BOOK, PAGE
DE	-	DRAINAGE EASEMENT
DI	-	DROP INLET
DIP	-	DUCTILE IRON PIPE
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DWCB	-	DOUBLE-WING CATCH BASIN
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PVC	-	POLYVINYLCHLORIDE PIPE
PB,PG	-	PLAT BOOK, PAGE
R/B	-	REBAR
RCP	-	REINFORCED CONCRETE PIPE
R/W	-	RIGHT OF WAY
-SS-	-	SANITARY SEWER LINE
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NO.	DATE	DESCRIPTION
1	5/11/20	REVISED PER COUNTY COMMENTS

REVISIONS

GEORGIA REGISTERED ENGINEER KEDRICK C. SCOTT

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLARD

SHEET 5 OF 10

DATE : 12/19/19
SCALE : 1" = 50'
JOB NO. : G20833.KNJ
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

THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

GRID NORTH
GEORGIA WEST ZONE

N/F
LDM CENTRAL USA
EVANGELICAL MINISTRIES
DB 7920, PG 616

OPEN SPACE
24.799 AC

BLACKBIRD COURT
(50' R/W)

SCARLET OAK WAY
(50' R/W)

CHEROKEE ROSE
WAY (50' R/W)

N/F
STERLING ON THE LAKE
POD Z
PB 857, PG 57

N/F
KNUTSON, PHASE 2
PB 878, PG 235

N/F
OAKFERN ESTATES
PHASE 2
PB 122, PG 182

POND #3

CREEK

WETLANDS

BEGIN BUFFERED STREAM

50' BUFFER

25' BUFFER

75' IMPERVIOUS SETBACK

CENTERLINE OF CREEK IS PL
(CALLS 1-60)

CENTERLINE OF CREEK IS PL
(CALLS 61-144)

EMERGENCY SPILLWAY
ELEV = 1026.24

ELEV = 1023.24

100 YR PONDING
ELEV = 1022.43

TIE TO EXISTING

EXISTING WATERLINE

WOODEN GUARDRAIL

4' SIDEWALK

45° BEND

8"x6" REDUCER

6"x4" REDUCER

IPF
1" OTP

18

19

20

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
OTP	-	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

GRAPHIC SCALE
25' 0' 50' 100'

Rochester & Associates, Inc.
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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 PROFESSIONAL ENGINEER
KENRICK C. SCOTT

GEORGIA REGISTERED LAND SURVEYOR
RICHARD E. MILLARD

SHEET 6 OF 10

DATE : 12/19/19
SCALE : 1"= 50'
JOB NO. : G20B033.KNU
FILE NO. : *FNLPD3
DRAWN BY: WDC

eFiled & eRecorded
DATE: 6/8/2020
TIME: 7:44 AM
PLAT BOOK: 00878
PAGE: 00434
RECORDING FEES: $10.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP 7 of 10

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 3

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

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

REVISIONS

GEORGIA REGISTERED PROFESSIONAL ENGINEER
KENDRICK C. SCOTT

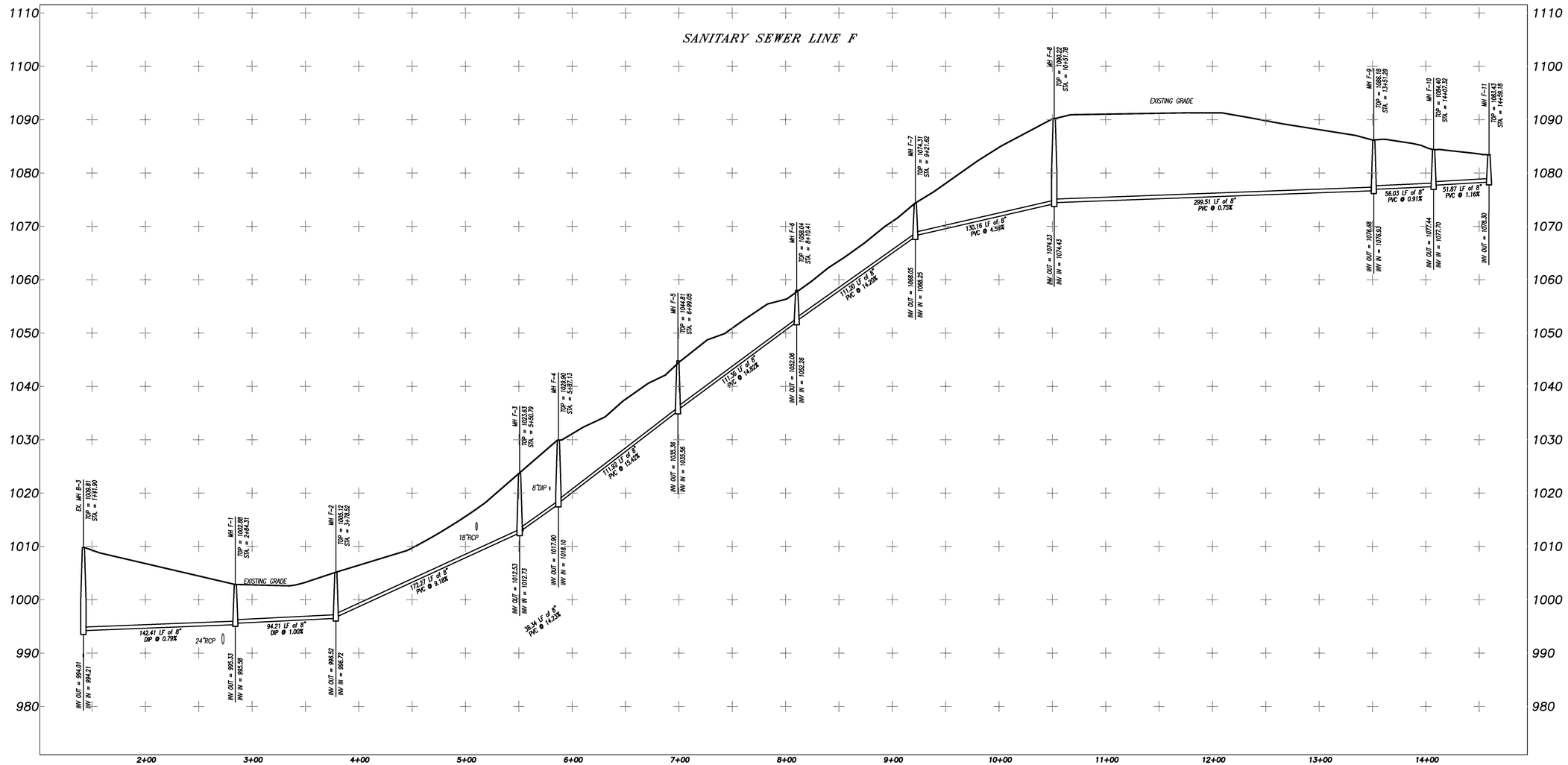
GEORGIA REGISTERED LAND SURVEYOR
RICHARD E. MILLARD

SHEET 7 OF 10

DATE : 12/19/19
SCALE : 1"=50'-0"
JOB NO. : G20033.KNJ
FILE NO. : *FNLP03
DRAWN BY: WDC

eFiled & eRecorded
DATE: 6/8/2020
TIME: 7:44 AM
PLAT BOOK: 00878
PAGE: 00435
RECORDING FEES: $10.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP 8 of 10

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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

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

GEORGIA REGISTERED No. 32320 ENGINEER KENDRICK C. SCOTT

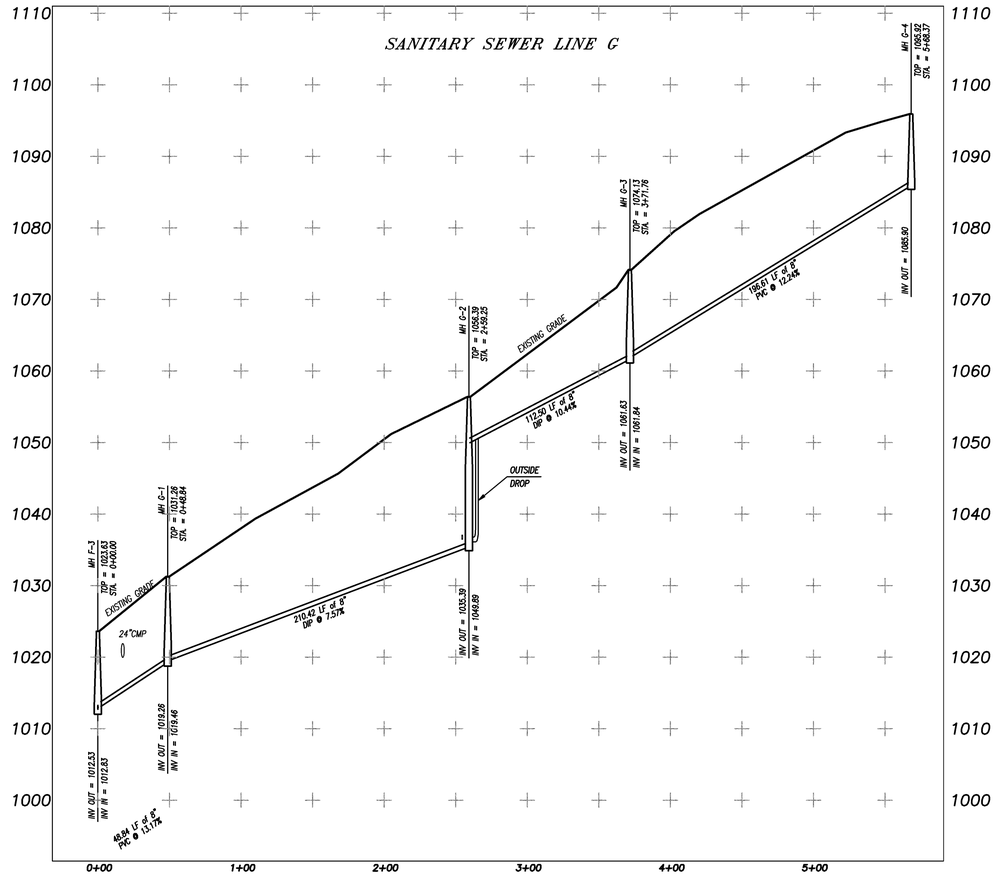
GEORGIA REGISTERED No. 3081 LAND SURVEYOR RICHARD E. MILLARD

SHEET 8 OF 10

DATE : 12/19/19
SCALE : AS SHOWN
JOB NO. : G20B033.KNJ
FILE NO. : *FNLP03
DRAWN BY: WDC

eFiled & eRecorded
DATE: 6/8/2020
TIME: 7:44 AM
PLAT BOOK: 00878
PAGE: 00436
RECORDING FEES: $10.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP 9 of 10

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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
1	5/11/20	REVISED PER COUNTY COMMENTS

REVISIONS

GEORGIA REGISTERED PROFESSIONAL ENGINEER
KEDRICK C. SCOTT

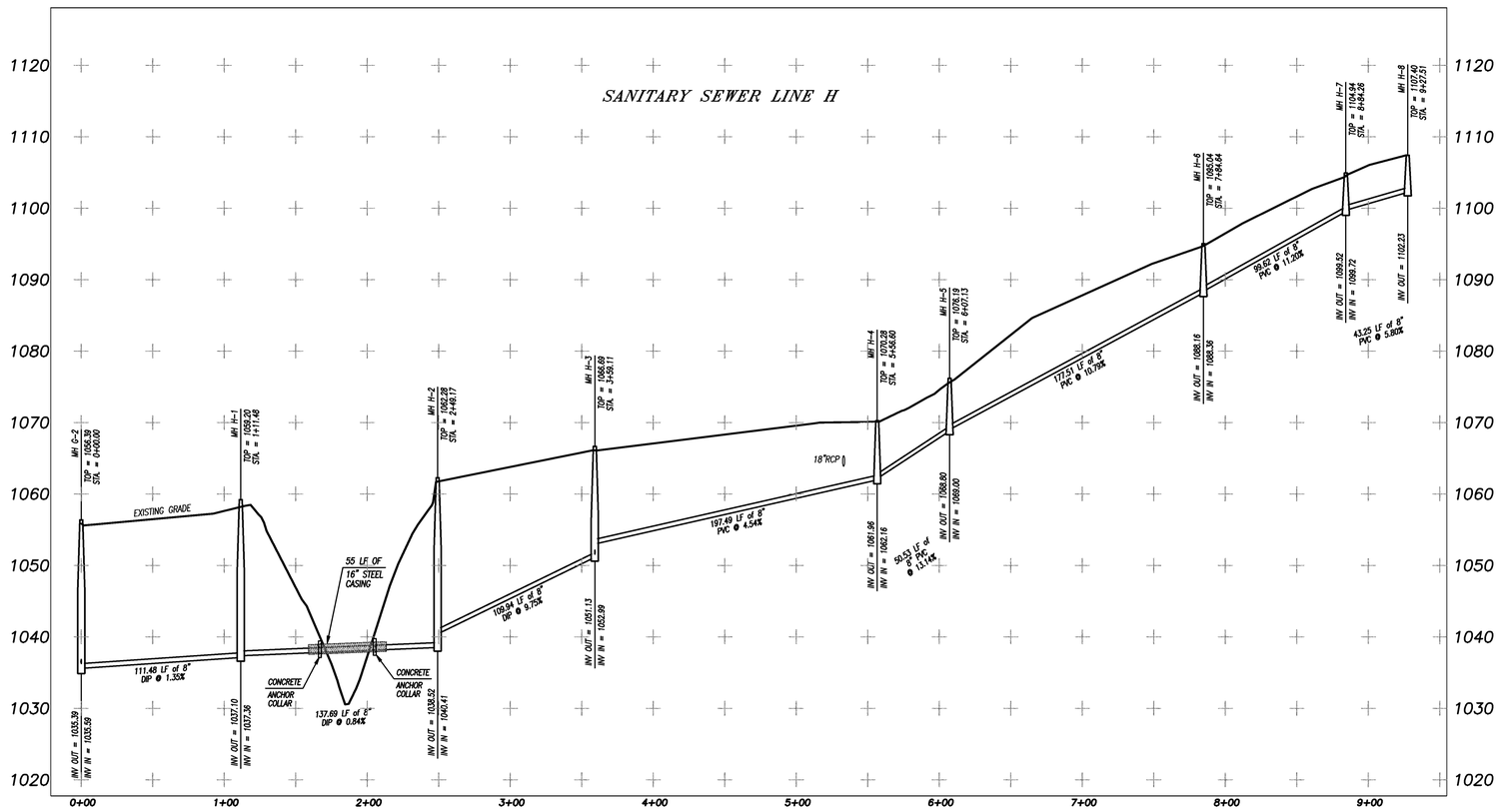
GEORGIA REGISTERED No.
LAND SURVEYOR
RICHARD E. MILLARD

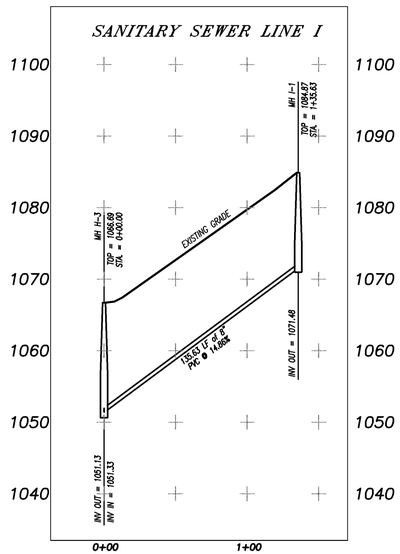
SHEET 9 OF 10

DATE : 12/19/19
SCALE : AS SHOWN
JOB NO. : G20B033.KNU
FILE NO. : *PNLP03
DRAWN BY: WDC

eFiled & eRecorded
DATE: 6/8/2020
TIME: 7:44 AM
PLAT BOOK: 00878
PAGE: 00437
RECORDING FEES: $10.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: By JP 10 of 10

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

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REVISIONS

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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 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.

First Reading 01/07/2026
Second Reading TBD

ORDINANCE NO. 773

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FLOWERY BRANCH, GEORGIA, TO AMEND SECTION 11.10 – SWIMMING POOLS IN ARTICLE 11- BUILDINGS, STUCTURES, AND USES ACCESSORY TO SINGLE-FAMILY RESIDENTIAL DWELLINGS, OF APPENDIX C – ZONING ORDINANCE; TO PROVIDE FOR SEVERABILITY, TO REPEAL CONFLICTING ORDINANCES, TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, the Zoning Ordinance of the City of Flowery Branch, Georgia, authorizes the amendment of the text of the City of Flowery Branch Zoning Ordinance by the City Council; and

WHEREAS, the Zoning Administrator is authorized, pursuant to Section 33.2 of the Zoning Ordinance, to initiate an amendment to the Zoning Ordinance for consideration by the City Council; and

WHEREAS, it is in the public interest to update existing codes; and

WHEREAS, the City has complied with the Zoning Procedures Law and the requirements of Article 33 of the Zoning Ordinance with regard to text amendments, including the holding of an advertised public hearing; and

WHEREAS, the City of Flowery Branch deems necessary to amend the Zoning Ordinance by augmenting the existing swimming pool and spa regulations with a requirement that all pools and spas comply with the current edition of the International Swimming Pool and Spa Code (ISPSC) together with the Georgia State Amendments thereto, as adopted by the Georgia Department of Community Affairs, in order to achieve statewide uniformity, enhance public safety, and eliminate conflicts with mandatory state codes; 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 11.10 of Article 11 of Appendix C is hereby amended to read as follows:

"Sec. 11.10 – Swimming Pool.

This Section shall apply only to said use when it is an accessory to a detached, single-family dwelling.

1. Construction shall comply with the latest adopted edition of the International Swimming Pool and Spa Code (ISPSC) with Georgia Amendments and the International Residential Code (IRC) except as noted below.
    a. *Location*. Swimming pools shall be located in the rear or side yards.
    b. *Setbacks*. All swimming pools shall be located at least ten (10) feet from all property lines.
    c. *Fencing*. Swimming pools must be enclosed by a fence or wall at least five (5) feet in height and maintained in good condition with a gate.
2. The Building Permit Card must be posted in a location visible from the street throughout the duration of construction.
3. Pools are not to be filled until all code compliant barriers have been constructed and required alarms are operational.
4. The Swimming Pool Location Plan must contain the following information:
    a. Clearly label the subdivision name, lot number, and street address.
    b. Property lines with bearings and distances.
    c. Location of proposed and/or existing home and driveway.
    d. All easements, setbacks, and buffers.
    e. All existing and proposed utilities.
    f. The exact location of the proposed pool, including pool deck and equipment.
    g. Location and information on barriers around the pool, including fences, structures, etc.
    h. Include pool dimensions and the distances to all property lines, existing structures (house, driveway, septic system), and easements.
    i. No structures of any type shall be installed or constructed within any buffer or easement.
    j. Show any existing or proposed retaining walls. Walls over 4’ in retained wall height as defined by the IBC require a separate permit and must be designed by an engineer licensed in the state of Georgia.
    k. North arrow and scale.

l. Flood plain note and Flood Insurance Rate Map (F.I.R.M) panel number and effective date.

Note should be in the following form:

"This site [is/is not] located within a zone [A, AE, shaded zone X] as defined by F.I.R.M Community Panel Number(s) _____ for Flowery Branch/Hall County, Georgia.

If property is in a flood zone as determined by FEMA, a Certificate of Elevation will be required."

m. Include the following notes:

i. The access gate must be self-closing and self-latching.

ii. The gate must open outward away from the pool and/or spa.

iii. The latch release mechanism must be located at least 54 inches above the bottom of the gate unless it is on the pool side of the gate, then it must be at least 3" below the top of the gate and the gate barrier.

iv. Retaining walls over 4' of retained wall height require a separate building permit.

v. Openings in the pool barrier shall not allow passage of a 4-inch diameter sphere.

vi. For all cases where a building footprint penetrates through a Pool Fence perimeter, all doors and operable windows with a sill height lower than 48" on the building(s) which have direct access to the Pool area must be equipped with an alarm which produces an audible warning when the door or its screen or window is opened.

vii. Flowery Branch reserves the right to require additional information as necessary to determine compliance with local, state, and federal permitting regulations."

SECTION 2.

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 3.

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

SECTION 4.

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

Approved this _____day of _____2026.

_____
Oliver McClellan, Mayor

ATTEST:

_____
Shelia R. Cooper, City Clerk

APPROVED AS TO FORM:

_____
Ted Baggett, City Attorney

Memorandum

To: City of Flowery Branch, City Manager, and City Council

From: Chris McCrary, Planning and Community Development Director

Date: January 7th, 2026

Subject: Ordinance 773 – Text Amendment to Sec. 11.10 – Swimming Pool

Applicant: Planning and Community Development

Owner: N/A

Code Section: Article 11 – Buildings, Structures, and Uses Accessory to Single-Family Residential Dwellings, Sec. 11.10. – Swimming Pool

EXECUTIVE SUMMARY

Pursuant to Article 33 – Text Amendments of the Code of Ordinances for the City of Flowery Branch, City Council may amend regulations, Articles, or Sections of the Zoning Ordinance when appropriate factors or circumstances arise. Ordinance 773 proposes several additions to the requirements for the construction of swimming pools in residential zoning districts in the interest of promoting public safety and protecting property.

Current Code Section:

Sec. 11.10. - Swimming Pool.

This Section shall apply only to said use when it is accessory to a detached, single-family dwelling.

(a) *Location.* Swimming pools accessory to detached, single-family dwellings shall be located in rear or side yards.

(b) *Setbacks.* All swimming pools shall be located at least ten (10) feet from all property lines.

(c) *Fencing.* Swimming pools must be enclosed by a fence or wall at least five (5) feet in height (or as otherwise specified in any applicable swimming pool code or building code) and maintained in good condition with a gate.

Proposed Code Section:

Additions to requirements highlighted below.

Sec. 11.10. Swimming Pool.

This Section shall apply only to said use when it is an accessory to a detached, single-family dwelling.

1. Construction shall comply with the latest adopted edition of the International Swimming Pool and Spa Code (ISPSC) with Georgia Amendments and the International Residential Code (IRC) except as noted below.
    a. *Location.* Swimming pools shall be located in the rear or side yards.
    b. *Setbacks.* All swimming pools shall be located at least ten (10) feet from all property lines.
    c. *Fencing.* Swimming pools must be enclosed by a fence or wall at least five (5) feet in height and maintained in good condition with a gate.
2. The Building Permit Card must be posted in a location visible from the street throughout the duration of construction.
3. Pools are not to be filled until all code compliant barriers have been constructed and required alarms are operational.
4. The Swimming Pool Location Plan must contain the following information:

a. Clearly label the subdivision name, lot number, and street address.

b. Property lines with bearings and distances.

c. Location of proposed and/or existing home and driveway.

d. All easements, setbacks, and buffers.

e. All existing and proposed utilities.

f. The exact location of the proposed pool, including pool deck and equipment.

g. Location and information on barriers around the pool, including fences, structures, etc.

h. Include pool dimensions and the distances to all property lines, existing structures (house, driveway, septic system), and easements.

i. No structures of any type shall be installed or constructed within any buffer or easement.

j. Show any existing or proposed retaining walls. Walls over 4' in retained wall height as defined by the IBC require a separate permit and must be designed by an engineer licensed in the state of Georgia.

k. North arrow and scale.

l. Flood plain note and Flood Insurance Rate Map (F.I.R.M) panel number and effective date.

Note should be in the following form:
"This site [is/is not] located within a zone [A, AE, shaded zone X] as defined by F.I.R.M Community Panel Number(s) _____ for Flowery Branch/Hall County, Georgia. "
If property is located in a flood zone as determined by FEMA, a Certificate of Elevation will be required.

m. Include the following notes:

i. The access gate must be self-closing and self-latching.

ii. The gate must open outward away from the pool and/or spa.

iii. The latch release mechanism must be located at least 54 inches above the bottom of the gate unless it is on the pool side of the gate, then it must be at least 3" below the top of the gate and the gate barrier.

iv. Retaining walls over 4' of retained wall height require a separate building permit.

v. Fence gaps will not exceed 4 inches.

vi. For all cases where a building footprint penetrates through a Pool Fence perimeter, all doors and operable windows with a sill height lower than 48" on the building(s) which have direct access to the Pool area must be equipped with an alarm which produces an audible warning when the door or its screen or window is opened.

vii. Flowery Branch reserves the right to require additional information as necessary to determine compliance with local, state, and federal permitting regulations.

Recommendation:

Staff recommends **APPROVAL** of the proposed Ordinance 773 for the text amendment to Article 11, Sec. 11.10 – Swimming Pool.

RESOLUTION NO. 26-001

A RESOLUTION OF THE CITY OF FLOWERY BRANCH CITY COUNCIL ACCEPTING THE DEDICATION OF ROADWAYS AND STORMWATER STRUCTURES THEREIN LOCATED WITHIN SIDNEY SQUARE, FROM CENTURY COMMUNITIES OF GEORGIA, LLC, FOR PUBLIC PURPOSES. THE ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED AS BEING 1.960 ACRES; SAID ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED IN EXHIBIT "A", DESCRIBED IN EXHIBIT "B" AND RECORDED PLAT ON EXHIBIT "C".

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 January 7th, 2026

NOW THEREFORE BE IT RESOLVED that the governing authority of the City of Flowery Branch, Georgia hereby accepts the following roadways from CENTURY COMMUNITIES OF GEORGIA, LLC, for public purposes and hereby places them into the city's maintenance program: the roadways are identified as being 1.960 ACRES within SIDNEY SQUARE and any stormwater structures located within any portion of the right-of-way of said accepted roadways in Exhibit **"A",** described in Exhibit **"B",** and as recorded on plat on Exhibit **"C".** Said exhibits are incorporated by reference as if fully set forth herein.

Approved this _____ day of _____ 2026.

_____
Oliver McClellan, Mayor

ATTEST:

_____

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM:

_____

Ted Baggett, City Attorney

CERTIFICATE OF TITLE

Prepared for
Century Communities of Georgia, LLC
and
the City of Flowery Branch, Georgia,
a political subdivision of the State of Georgia

Re: The real property comprising the rights-of-way located in the community known as "Sidney Square" located in Land Lot 99 of the 8th District, 1st Section of Hall County, Georgia as more particularly described on Exhibit A attached hereto and incorporated by reference and further depicted on that certain Final Plat for Sidney Square recorded in Plat Book 884, Pages 317-320, Hall County, Georgia records.

FINAL CERTIFICATE AND ATTORNEY OPINION LETTER

THIS CERTIFICATE OF TITLE AND ATTORNEY OPINION LETTER (this "Certificate") is to certify that based on an examination of the record of title to the real property (the "Property") as described on Exhibit A, attached to and made a part of this Certificate by this reference, and according to the general indices on file in the Office of the Clerk of the Superior Court, in the County of Hall, State of Georgia (the "Official Records"), as of December 9, 2025 at 8:00 AM (the "Effective Date"), that good, marketable fee simple title is vested in the following subject to the liens, objections, and exemptions as set forth below:

Century Communities of Georgia, LLC
a Colorado limited liability company

by virtue of that Limited Warranty Deed from 5519 McEver Rd., LLC, to Century Communities of Georgia, LLC, dated June 30, 2021, filed on July 2, 2021 and recorded in Deed Book 8867, Page 18, Hall County, Georgia Records.

This Certificate further certifies that Chris Whittaker has the authority to sign deeds for Century Communities of Georgia, LLC, a Colorado limited liability company, as its Authorized Signatory.

LIENS, OBJECTIONS AND EXCEPTIONS

1. All questions with reference to the following are hereby expressly excepted from this Certificate:

(a) All matters of record subsequent to the Effective Date of this Certificate.

(b) Matters affecting the title, which are not of record, or which, if they are of record, are not indexed in such a manner that a reasonably prudent search would have revealed them to the examiner.

(c) Such statement of facts as would be disclosed by an accurate survey and inspection of the Property.

(d) Taxes not due and payable at the Effective Date of this Certificate, and those being due at all future times.

> As a Matter of Information: a search of the Hall County Tax Assessor records was unable to find a parcel number assigned by the Hall County Tax Assessor although the rights-of-way are shown separately on said Tax Assessor's Geographical Information System; and

(e) Adverse claims of tenants in possession.

(f) Unrecorded claims of liens for labor or materials furnished for the improvement of the Property.

(g) Items of personalty used in connection with, or attached to the Property, if not indexed in the Official Records.

(h) All easements, rights-of-way, street improvement liens, *etc*. not shown in the Official Records.

(i) Title to any portion of the Property that lies within the bounds of any public right-of-way.

(j) Riparian rights of others in and to any stream or creek running over or through the Property.

(k) Any changes in boundaries of the Property due to natural accretion or avulsion or the meandering of the course of creeks and streams bordering the Property.

(l) Zoning laws, ordinance or regulations, municipal or county, and governmental regulations of the use and occupancy of the Property, including the regulations or condemnation of land or building or structure on land.

(m) Past due water or sewer bills and pay-as-you-enter water lines, that may constitute liens deterring transfer of billing until the bills are paid and brought current.

(n) Personal property taxes assessed to predecessors-in-title and the current record title holder that are due and payable but not reduced to judgment in the Official Records.

2. Declaration of Protective Covenants, Conditions, Restrictions and Easements for Sidney Square, as recorded in Deed Book 9262, Page 585, Hall County, Georgia records, and any existing or future amendments thereto.

3. Right of Way Deed recorded in in Deed Book 96, Page 72, Hall County, Georgia records.

4. Easements to Georgia Power Company recorded in Deed Book 204, Page 310, Hall County, Georgia records; Deed Book 513, Page 322, aforesaid records; Deed Book 7801, Page 572, aforesaid records; Deed Book 146, Page 418, aforesaid records; Deed Book 9215, Page 728, aforesaid records; and in Deed Book 8264, Page 730, aforesaid records.

5. Right of Way Deeds to Hall County recorded in in Deed Book 7718, Page 384, Hall County, Georgia records and in Deed Book 7718, Page 396, aforesaid records.

6. Access, Utility, and Stormwater Easement and Reciprocal Restriction Agreement recorded in Deed Book 8867, Page 27, Hall County, Georgia records.

7. All matters affecting caption property as shown on plat recorded in Plat Book 884, Pages 317-320, Hall County, Georgia records.

Date of Issuance: December 12, 2025

McMichael & Gray, P.C.
A Georgia Professional Corporation

By: _____
Brian Petriti
Authorized Agent
Georgia Bar # 895237

EXHIBIT A

Description of the Property

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 99, 8th District, 1st Section, City of Flowery Branch, Hall County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at a point located at the intersection of the southerly right of way of McEver Road (80 foot right of way) and the westerly right of way of Gainesville Street (variable right of way); thence along the westerly right of way of Gainesville Street feet the following courses and distances: South 75°17'33" East a distance of 40.77 feet to a point; thence South 14°42'27" West a distance of 5.00 feet to a point; thence South 75°17'33" East a distance of 11.80 feet to a point; thence South 39°36'31" East a distance of 51.62 feet to a point; thence South 50°32'18" West a distance of 10.00 feet to a point; thence South 40°56'44" East a distance of 144.17 feet to a point located at the intersection of said right of way and the northerly right of way of Sidney Square Drive (50 foot right of way), that is the **POINT OF BEGINNING;**

thence continuing along the northerly right of way of Sidney Square Drive the following courses and distances: South 04°01'10" West a distance of 35.38 feet to a point; thence South 48°59'04" West a distance of 173.45 feet to a point; thence South 76°57'46" West a distance of 27.71 feet to a point; thence South 48°59'04" West a distance of 50.94 feet to a point; thence South 20°57'56" West a distance of 27.67 feet to a point; thence South 48°59'04" West a distance of 29.58 feet to a point located at the intersection of said right of way and the easterly right of way of Canberra Drive (50 foot right of way); thence continuing along the easterly right of way of Canberra Drive the following courses and distances: 36.20 feet along a curve to the right, said curve having a chord of North 79°09'36" West 31.46 feet and a radius of 20.00 feet to a point; thence North 27°18'16" West a distance of 200.15 feet to a point; thence 77.22 feet along a curve to the right, said curve having a chord of North 21°24'19" West 77.08 feet and a radius of 375.00 feet to a point; thence North 15°30'22" West a distance of 62.86 feet to a point;

thence North 29°25'53" East a distance of 35.43 feet to a point located at the intersection of said right of way and the southerly right of way of McEver Road; thence continuing along the southerly right of way of McEver Road South 74°18'16" West a distance of 100.03 feet to a point located at the intersection of said right of way and the westerly right of way of Canberra Drive; thence continuing along the westerly right of way of Canberra Drive the following courses and distances: South 60°36'03" East a distance of 35.30 feet to a point; thence South 15°30'22" East a distance of 62.70 feet to a point; thence 87.52 feet along a curve to the left, said curve having a chord of South 21°24'19" East 87.36 feet and a radius of 425.00 feet to a point; thence South 27°18'16" East a distance of 220.77 feet to a point; thence 28.65 feet along a curve to the right, said curve having a chord of South 13°43'36" West 26.26 feet and a radius of 20.00 feet to a point located at the intersection of said right of way and the northerly right of way of Sidney Square Drive; thence continuing along the northerly right of way of Sidney Square Drive the following courses and distances: 28.50 feet along a curve to the right, said curve having a chord of South 57°43'36" West 28.49 feet and a radius of 275.00 feet to a point; thence South 60°41'44" West a distance of 146.83 feet to a point located at the intersection of said right of way and the easterly right of way of Melbourne Lane (50 foot right of way); thence continuing along the easterly right of way of

Melbourne Lane the following courses and distances: 31.42 feet along a curve to the right, said curve having a chord of North 74°18'16" West 28.28 feet and a radius of 20.00 feet to a point; thence North 29°18'16" West a distance of 142.06 feet to a point; thence 19.20 feet along a curve to the right, said curve having a chord of North 27°18'16" West 19.19 feet and a radius of 275.00 feet to a point; thence North 25°18'16" West a distance of 85.44 feet to a point;

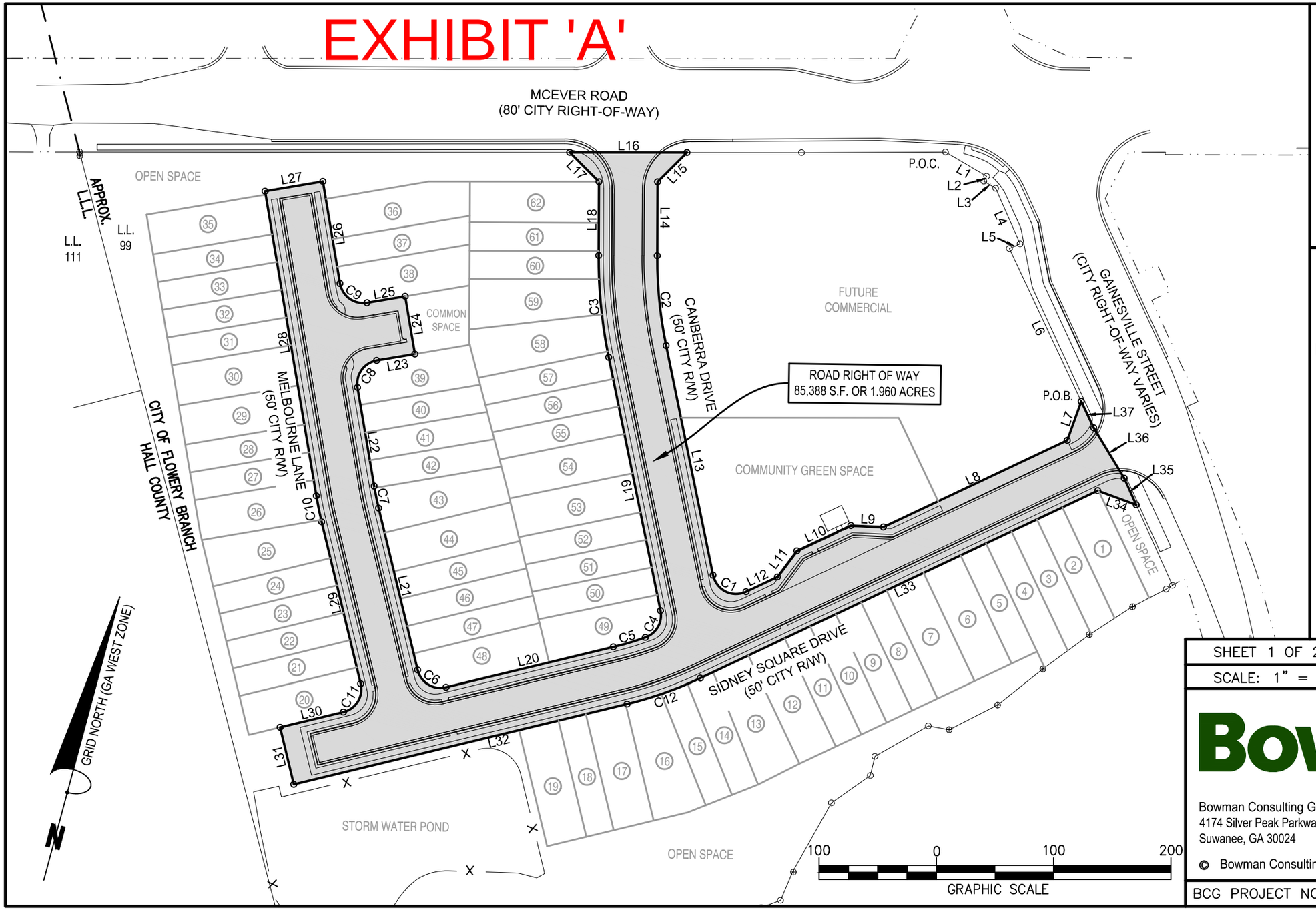
thence 31.42 feet along a curve to the right, said curve having a chord of North 19°41'44" East 28.28 feet and a radius of 20.00 feet to a point; thence North 64°41'44" East a distance of 33.00 feet to a point; thence North 25°18'16" West a distance of 50.00 feet to a point; thence South 64°41'44" West a distance of 33.00 feet to a point; thence 31.42 feet along a curve to the right, said curve having a chord of North 70°18'16" West 28.28 feet and a radius of 20.00 feet to a point; thence North 25°18'16" West a distance of 88.08 feet to a point; thence South 64°41'44" West a distance of 50.00 feet to a point located on the westerly right of way of Melbourne Lane; thence continuing along the westerly right of way of Melbourne Lane the following courses and distances: South 25°18'16" East a distance of 263.52 feet to a point; thence 22.69 feet along a curve to the left, said curve having a chord of South 27°18'16" East 22.68 feet and a radius of 325.00 feet to a point;

thence South 29°18'16" East a distance of 142.06 feet to a point; thence 31.42 feet along a curve to the right, said curve having a chord of South 15°41'44" West 28.28 feet and a radius of 20.00 feet to a point located on the northerly right of way of Sidney Square Drive; thence along the northerly right of way Sidney Square Drive South 60°41'44" West a distance of 55.53 feet to a point; thence South 29°18'16" East a distance of 50.00 feet to a point located on the southerly right of way of Sidney Square Drive; thence along the southerly right of way of Sidney Square Drive the following courses and distances: North 60°41'44" East a distance of 292.35 feet to a point; thence 66.43 feet along a curve to the left, said curve having a chord of North 54°50'24" East 66.31 feet and a radius of 325.00 feet to a point; thence North 48°59'04" East a distance of 374.73 feet to a point;

thence South 85°31'49" East a distance of 34.99 feet to a point located on the westerly right of way of Gainesville Street; thence along the westerly right of way of Gainesville Street the following courses and distances: North 39°56'19" West a distance of 24.95 feet to a point; thence North 46°56'23" West a distance of 50.27 feet to a point; thence North 40°56'44" West a distance of 25.00 feet to a point located at the intersection of said right of way and the northerly right of way of Sidney Square Drive, being the **POINT OF BEGINNING**.

Said tract contains 85,388 S.F. or 1.960 Acres.

EXHIBIT 'A'



GEORGIA REGISTERED No. 3415 PROFESSIONAL LAND SURVEYOR CHRISTOPHER B DELLINGER

11-26-2025

RIGHT OF WAY EXHIBIT FOR:

SIDNEY SQUARE

LOCATED IN:
LAND LOT 99
8TH DISTRICT
1ST SECTION
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

SHEET 1 OF 2	BY: CD
SCALE: 1" = 100'	CHK: MP

Bowman

Bowman Consulting Group, Ltd.
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Suwanee, GA 30024

Phone: (770) 932-6550
Fax: (770) 932-6551
www.bowmanconsulting.com

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BCG PROJECT NO: 200218-01-002

CURVE CHART

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	36.20'	20.00'	31.46'	N 79°09'36" W
C2	77.22'	375.00'	77.08'	N 21°24'19" W
C3	87.52'	425.00'	87.36'	S 21°24'19" E
C4	28.65'	20.00'	26.26'	S 13°43'36" W
C5	28.50'	275.00'	28.49'	S 57°43'36" W
C6	31.42'	20.00'	28.28'	N 74°18'16" W
C7	19.20'	275.00'	19.19'	N 27°18'16" W
C8	31.42'	20.00'	28.28'	N 19°41'44" E
C9	31.42'	20.00'	28.28'	N 70°18'16" W
C10	22.69'	325.00'	22.68'	S 27°18'16" E
C11	31.42'	20.00'	28.28'	S 15°41'44" W
C12	66.43'	325.00'	66.31'	N 54°50'24" E

LINE CHART

LINE	BEARING	DISTANCE
L1	S 75°17'33" E	40.77'
L2	S 14°42'27" W	5.00'
L3	S 75°17'33" E	11.80'
L4	S 39°36'31" E	51.62'
L5	S 50°32'18" W	10.00'
L6	S 40°56'44" E	144.17'
L7	S 04°01'10" W	35.38'
L8	S 48°59'04" W	173.45'
L9	S 76°57'46" W	27.71'
L10	S 48°59'04" W	50.94'
L11	S 20°57'56" W	27.67'
L12	S 48°59'04" W	29.58'
L13	N 27°18'16" W	200.15'
L14	N 15°30'22" W	62.86'
L15	N 29°25'53" E	35.43'
L16	S 74°18'16" W	100.03'
L17	S 60°36'03" E	35.30'
L18	S 15°30'22" E	62.70'
L19	S 27°18'16" E	220.77'

LINE CHART

LINE	BEARING	DISTANCE
L20	S 60°41'44" W	146.83'
L21	N 29°18'16" W	142.06'
L22	N 25°18'16" W	85.44'
L23	N 64°41'44" E	33.00'
L24	N 25°18'16" W	50.00'
L25	S 64°41'44" W	33.00'
L26	N 25°18'16" W	88.08'
L27	S 64°41'44" W	50.00'
L28	S 25°18'16" E	263.52'
L29	S 29°18'16" E	142.06'
L30	S 60°41'44" W	55.53'
L31	S 29°18'16" E	50.00'
L32	N 60°41'44" E	292.35'
L33	N 48°59'04" E	374.73'
L34	S 85°31'49" E	34.99'
L35	N 39°56'19" W	24.95'
L36	N 46°56'23" W	50.27'
L37	N 40°56'44" W	25.00'

GEORGIA REGISTERED No. 3415 PROFESSIONAL LAND SURVEYOR CHRISTOPHER B DELLINGER

11-26-2025

RIGHT OF WAY EXHIBIT FOR:

SIDNEY SQUARE

LOCATED IN:
LAND LOT 99
8TH DISTRICT
1ST SECTION
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

SHEET 2 OF 2	BY: CD
SCALE: N/A	CHK: MP

Bowman

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BCG PROJECT NO: 200218-01-002

EXHIBIT 'B'
Legal Description

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 99, 8th District, 1st Section, City of Flowery Branch, Hall County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at a point located at the intersection of the southerly right of way of McEver Road (80 foot right of way) and the westerly right of way of Gainesville Street (variable right of way); thence along the westerly right of way of Gainesville Street feet the following courses and distances: South 75°17'33" East a distance of 40.77 feet to a point; thence South 14°42'27" West a distance of 5.00 feet to a point; thence South 75°17'33" East a distance of 11.80 feet to a point; thence South 39°36'31" East a distance of 51.62 feet to a point; thence South 50°32'18" West a distance of 10.00 feet to a point; thence South 40°56'44" East a distance of 144.17 feet to a point located at the intersection of said right of way and the northerly right of way of Sidney Square Drive (50 foot right of way), that is the **POINT OF BEGINNING;** thence continuing along the northerly right of way of Sidney Square Drive the following courses and distances: South 04°01'10" West a distance of 35.38 feet to a point; thence South 48°59'04" West a distance of 173.45 feet to a point; thence South 76°57'46" West a distance of 27.71 feet to a point; thence South 48°59'04" West a distance of 50.94 feet to a point; thence South 20°57'56" West a distance of 27.67 feet to a point; thence South 48°59'04" West a distance of 29.58 feet to a point located at the intersection of said right of way and the easterly right of way of Canberra Drive (50 foot right of way); thence continuing along the easterly right of way of Canberra Drive the following courses and distances: 36.20 feet along a curve to the right, said curve having a chord of North 79°09'36" West 31.46 feet and a radius of 20.00 feet to a point; thence North 27°18'16" West a distance of 200.15 feet to a point; thence 77.22 feet along a curve to the right, said curve having a chord of North 21°24'19" West 77.08 feet and a radius of 375.00 feet to a point; thence North 15°30'22" West a distance of 62.86 feet to a point; thence North 29°25'53" East a distance of 35.43 feet to a point located at the intersection of said right of way and the southerly right of way of McEver Road; thence continuing along the southerly right of way of McEver Road South 74°18'16" West a distance of 100.03 feet to a point located at the intersection of said right of way and the westerly right of way of Canberra Drive; thence continuing along the westerly right of way of Canberra Drive the following courses and distances: South 60°36'03" East a distance of 35.30 feet to a point; thence South 15°30'22" East a distance of 62.70 feet to a point; thence 87.52 feet along a curve to the left, said curve having a chord of South 21°24'19" East 87.36 feet and a radius of 425.00 feet to a point; thence South 27°18'16" East a distance of 220.77 feet to a point; thence 28.65 feet along a curve to the right, said curve having a chord of South 13°43'36" West 26.26 feet and a radius of 20.00 feet to a point located at the intersection of said right of way and the northerly right of way of Sidney Square Drive; thence continuing along the northerly right of way of Sidney Square Drive the following courses and distances: 28.50 feet along a curve to the right, said curve having a chord of South 57°43'36" West 28.49 feet and a radius of 275.00 feet to a point;

thence South 60°41'44" West a distance of 146.83 feet to a point located at the intersection of said right of way and the easterly right of way of Melbourne Lane (50 foot right of way); thence continuing along the easterly right of way of Melbourne Lane the following courses and distances: 31.42 feet along a curve to the right, said curve having a chord of North 74°18'16" West 28.28 feet and a radius of 20.00 feet to a point; thence North 29°18'16" West a distance of 142.06 feet to a point; thence 19.20 feet along a curve to the right, said curve having a chord of North 27°18'16" West 19.19 feet and a radius of 275.00 feet to a point; thence North 25°18'16" West a distance of 85.44 feet to a point; thence 31.42 feet along a curve to the right, said curve having a chord of North 19°41'44" East 28.28 feet and a radius of 20.00 feet to a point; thence North 64°41'44" East a distance of 33.00 feet to a point; thence North 25°18'16" West a distance of 50.00 feet to a point; thence South 64°41'44" West a distance of 33.00 feet to a point; thence 31.42 feet along a curve to the right, said curve having a chord of North 70°18'16" West 28.28 feet and a radius of 20.00 feet to a point; thence North 25°18'16" West a distance of 88.08 feet to a point; thence South 64°41'44" West a distance of 50.00 feet to a point located on the westerly right of way of Melbourne Lane; thence continuing along the westerly right of way of Melbourne Lane the following courses and distances: South 25°18'16" East a distance of 263.52 feet to a point; thence 22.69 feet along a curve to the left, said curve having a chord of South 27°18'16" East 22.68 feet and a radius of 325.00 feet to a point; thence South 29°18'16" East a distance of 142.06 feet to a point; thence 31.42 feet along a curve to the right, said curve having a chord of South 15°41'44" West 28.28 feet and a radius of 20.00 feet to a point located on the northerly right of way of Sidney Square Drive; thence along the northerly right of way Sidney Square Drive South 60°41'44" West a distance of 55.53 feet to a point; thence South 29°18'16" East a distance of 50.00 feet to a point located on the southerly right of way of Sidney Square Drive; thence along the southerly right of way of Sidney Square Drive the following courses and distances: North 60°41'44" East a distance of 292.35 feet to a point; thence 66.43 feet along a curve to the left, said curve having a chord of North 54°50'24" East 66.31 feet and a radius of 325.00 feet to a point; thence North 48°59'04" East a distance of 374.73 feet to a point; thence South 85°31'49" East a distance of 34.99 feet to a point located on the westerly right of way of Gainesville Street; thence along the westerly right of way of Gainesville Street the following courses and distances: North 39°56'19" West a distance of 24.95 feet to a point; thence North 46°56'23" West a distance of 50.27 feet to a point; thence North 40°56'44" West a distance of 25.00 feet to a point located at the intersection of said right of way and the northerly right of way of Sidney Square Drive, being the **POINT OF BEGINNING**. Said tract contains 85,388 S.F. or 1.960 Acres.

FINAL PLAT EXHIBIT 'C'

FOR

SIDNEY SQUARE

CITY OF FLOWERY BRANCH
HALL COUNTY
PARCEL - 08099 000007
LAND LOT 99, 8TH DISTRICT, 1ST SECTION
ZONING: PUD
USE: RESIDENTIAL TOWNHOME DEVELOPMENT WITH A COMMERCIAL OUTPARCEL

SURVEYOR'S CERTIFICATION BOX

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.

GEORGIA REGISTERED No. 2860 LAND SURVEYOR PATRICK P. NUNN

1-11-2024

SUPERIOR COURT RECORD INFORMATION

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 OR ARE MARKED AS "FUTURE", AND THAT THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL RELEVANT REQUIREMENTS OF THE HALL COUNTY AND CITY OF FLOWERY BRANCH ZONING AND SUBDIVISION REGULATIONS HAVE BEEN MET.

BY: _____
REGISTERED GEORGIA LAND SURVEYOR NO.: 2860

1-11-2024
DATE

OWNER'S DEDICATION CERTIFICATE:
(THE STATE OF GEORGIA, COUNTY OF HALL, CITY OF FLOWERY BRANCH)

THE OWNER 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 FLOWERY BRANCH FOREVER, ALL WATER MAINS, EASEMENTS, AND ASSOCIATED APPURTENCES THEREON SHOWN.

FOR ORIGINAL SIGNATURES SEE PLAT BOOK 883, PAGES 246-249
OWNER

_____
DATE

OWNER'S DEDICATION CERTIFICATE:
(THE STATE OF GEORGIA, COUNTY OF HALL, CITY OF FLOWERY BRANCH)

THE OWNER 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 USE OF THE PUBLIC FOREVER, ALL SANITARY SEWER, AND ASSOCIATED APPURTENCES, STREETS, PARKS, DRAINS, EASEMENTS, AND PUBLIC GROUNDS THEREON SHOWN, FOR THE PURPOSES THEREIN EXPRESSED.

FOR ORIGINAL SIGNATURES SEE PLAT BOOK 883, PAGES 246-249
OWNER

_____
DATE

RESTRICTIVE COVENANTS NOTE:

THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED ON MARCH 22, 2023 IN DEED BOOK 9278, PAGE 588-633 AS AMENDED.

APPROVAL CERTIFICATE
PURSUANT TO THE FLOWERY BRANCH SUBDIVISION REGULATIONS, THIS PLAT IS GIVEN FINAL APPROVAL BY THE FLOWERY BRANCH PLANNING DIRECTOR. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS APPROVAL GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS.

FOR ORIGINAL SIGNATURES SEE PLAT BOOK 883, PAGES 246-249
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

_____
DATE

GENERAL NOTES:

1. TOTAL SITE AREA = 11.338 ACRES
   COMMUNITY GREEN = 0.501 ACRES
   COMMON AREA = 0.059 AC.
   OPEN SPACE = 2.611 ACRES
   AREA IN RIGHT-OF-WAY = 2.101 ACRES
   LOTS AREA = 6.066 ACRES
   COMMERCIAL OUT PARCEL = 1.760 ACRES
2. ZONING = PUD
3. NUMBER OF UNITS = 62
4. BOUNDARY INFORMATION IS FROM A SURVEY BY EARTHPRO LAND SURVEYING LAUDERDALE PROPERTY HOLDINGS LLC.
5. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL TRAFFIC SIGNAGE SHALL CONFORM TO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), LATEST EDITION, AND ANY SUPPLEMENTS THERETO.
7. SEWER IS SUPPLIED BY THE CITY OF FLOWERY BRANCH.
8. WATER IS SUPPLIED BY THE CITY OF FLOWERY BRANCH
9. THIS SITE DOES CONTAIN STATE WATERS REQUIRING AN UNDISTURBED 50' BUFFER.
10. ELEVATION DATA IS REFERENCED TO NAVD88 AND THE SURVEY IS REFERENCED TO STATE PLANE COORDINATE SYSTEM INCLUDING ALL NEW MANHOLES.
11. FOR ALL LOTS SURFACE WATER MAY DRAIN ALONG SIDE LOT LINES AND REAR LOT LINES OF ADJACENT LOTS. NO OWNER OR RESIDENT MAY BLOCK, DIVERT, OR OTHERWISE IMPEDE SURFACE WATER DRAINAGE WITHIN 5' OF A SIDE LOT LINE, WITHIN 10' OF A REAR LOT LINE OR WITHIN 20' OF A REAR LOT LINE THAT IS ALONG THE EXTERIOR BOUNDARY OF THE COMMUNITY.
12. PINS (1/2" REBAR) ARE SET AT ALL PROPERTY CORNERS.
13. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 13139C0283G DATED APRIL 4, 2018.
14. NO OBSTRUCTIONS SHALL BE BUILT, CONSTRUCTED, OR PLANTED WITHIN THE STORM WATER FACILITIES, THEIR ASSOCIATED DRAINAGE, OR ACCESS EASEMENTS.
15. NO CONSTRUCTION ACTIVITY IS ALLOWED WITHIN EXISTING AND FUTURE FLOODPLAIN LIMITS WITHOUT AN APPROVED FLOODPLAIN MANAGEMENT PLAN.

CITY OF FLOWERY BRANCH NOTES

1. IT IS THE OWNER'S/DEVELOPER'S RESPONSIBILITY TO BE IN COMPLIANCE WITH APPLICABLE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND CLEAN WATER ACT REQUIREMENTS.
2. CITY OF FLOWERY BRANCH ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAIN 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 EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.
3. WETLAND CERTIFICATION: THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND 2) THE APPROPRIATE PLANS SHEET [X] DOES / [ ] DOES NOT (CHECK APPROPRIATE BOX) INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND, 3) THAT LAND DISTURBANCE OF PROTECTED WETLAND SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION ("Section 404") PERMIT HAS BEEN OBTAINED.

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DATE: 01/24/2024
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PLAT BOOK: 884
PAGE: 260 - 266
FILING FEES: $70.00
PART ID: 5783804204
RECORDED BY: JP
Charles Baker, C.S.C
Hall County, GA

ADDRESS CHART

LOT #	ADDRESS	STREET NAME
1	5105	SIDNEY SQUARE DRIVE
2	5109	SIDNEY SQUARE DRIVE
3	5113	SIDNEY SQUARE DRIVE
4	5117	SIDNEY SQUARE DRIVE
5	5121	SIDNEY SQUARE DRIVE
6	5125	SIDNEY SQUARE DRIVE
7	5129	SIDNEY SQUARE DRIVE
8	5133	SIDNEY SQUARE DRIVE
9	5137	SIDNEY SQUARE DRIVE
10	5141	SIDNEY SQUARE DRIVE
11	5145	SIDNEY SQUARE DRIVE
12	5149	SIDNEY SQUARE DRIVE
13	5153	SIDNEY SQUARE DRIVE
14	5157	SIDNEY SQUARE DRIVE
15	5161	SIDNEY SQUARE DRIVE
16	5165	SIDNEY SQUARE DRIVE
17	5169	SIDNEY SQUARE DRIVE
18	5173	SIDNEY SQUARE DRIVE
19	5177	SIDNEY SQUARE DRIVE
20	5305	MELBOURNE LANE
21	5309	MELBOURNE LANE
22	5313	MELBOURNE LANE
23	5317	MELBOURNE LANE
24	5321	MELBOURNE LANE
25	5325	MELBOURNE LANE
26	5329	MELBOURNE LANE
27	5333	MELBOURNE LANE
28	5337	MELBOURNE LANE
29	5341	MELBOURNE LANE
30	5345	MELBOURNE LANE
31	5349	MELBOURNE LANE
32	5353	MELBOURNE LANE
33	5357	MELBOURNE LANE
34	5361	MELBOURNE LANE
35	5365	MELBOURNE LANE
36	5352	MELBOURNE LANE
37	5348	MELBOURNE LANE
38	5344	MELBOURNE LANE
39	5340	MELBOURNE LANE
40	5336	MELBOURNE LANE
41	5332	MELBOURNE LANE
42	5328	MELBOURNE LANE
43	5324	MELBOURNE LANE
44	5320	MELBOURNE LANE
45	5316	MELBOURNE LANE
46	5312	MELBOURNE LANE
47	5308	MELBOURNE LANE
48	5304	MELBOURNE LANE
49	5203	CANBERRA DRIVE
50	5207	CANBERRA DRIVE
51	5211	CANBERRA DRIVE
52	5215	CANBERRA DRIVE
53	5219	CANBERRA DRIVE
54	5223	CANBERRA DRIVE
55	5227	CANBERRA DRIVE
56	5231	CANBERRA DRIVE
57	5235	CANBERRA DRIVE
58	5239	CANBERRA DRIVE
59	5243	CANBERRA DRIVE
60	5247	CANBERRA DRIVE
61	5251	CANBERRA DRIVE
62	5255	CANBERRA DRIVE
MAIL KIOSK	5136	SIDNEY SQUARE DRIVE
MONUMENT SIGN	5259	CANBERRA DRIVE
MONUMENT SIGN	5101	SIDNEY SQUARE DRIVE
COMMERCIAL SITE	5519	MCEVER ROAD
MONUMENT SIGN	5258	CANBERRA DRIVE
MONUMENT SIGN	5104	SIDNEY SQUARE DRIVE
COMMON SPACE	0	MELBOURNE LANE

AREA CHART

LOT #	AREA (SF)	AREA (AC.)
14	2460.76	0.06
15	2445.76	0.06
16	4000.24	0.09
36	4001.99	0.09
37	2789.21	0.06
38	3763.75	0.09
39	3485.81	0.08
40	2609.92	0.06
41	2559.19	0.06
42	2609.46	0.06
43	3894.82	0.09
44	3754.58	0.09
45	2650.28	0.06
46	2650.28	0.06
47	2650.28	0.06
48	3723.93	0.09
49	3590.49	0.08
50	2489.32	0.06
51	2509.44	0.06
52	2529.55	0.06
53	3617.96	0.08
60	2643.33	0.06
61	2640.00	0.06
62	3839.62	0.09
1	3487.35	0.08
2	2549.17	0.06
3	2643.36	0.06
4	2756.32	0.06
5	2448.00	0.06
6	3581.84	0.08
7	3561.16	0.08
8	2448.00	0.06
9	2448.00	0.06
10	2448.00	0.06
11	2448.00	0.06
12	3485.17	0.08
13	3769.80	0.09
17	3579.54	0.08
18	2448.00	0.06
19	3516.44	0.08
20	3434.23	0.08
21	2472.00	0.06
22	2472.00	0.06
23	2472.00	0.06
24	2472.00	0.06
25	3829.57	0.09
26	3565.55	0.08
27	2472.00	0.06
28	2472.00	0.06
29	3493.42	0.08
30	3596.42	0.08
31	2472.00	0.06
32	2472.00	0.06
33	2472.00	0.06
34	2472.00	0.06
35	3510.68	0.08
54	3691.77	0.08
55	2623.12	0.06
56	2653.19	0.06
57	2683.30	0.06
58	4217.28	0.10
59	4089.24	0.09

LINE CHART

LINE	BEARING	DISTANCE
L1	N 73°58'50" E	122.73'
L2	S 75°17'33" E	62.72'
L3	S 39°27'42" E	41.08'
L4	S 40°56'44" E	203.73'
L5	S 39°15'58" E	54.51'
L6	S 43°49'28" W	17.72'
L7	S 46°41'32" W	32.62'
L8	S 41°04'41" W	43.88'
L9	S 37°52'51" W	49.26'
L10	S 35°49'34" W	49.12'
L11	S 47°06'40" W	46.33'
L12	S 84°39'24" W	18.08'
L13	S 44°36'18" W	52.43'
L14	S 02°24'05" E	16.77'
L15	S 38°59'57" W	40.62'
L16	S 13°33'51" W	67.38'
L17	S 07°15'17" W	26.53'
L18	S 53°34'10" W	17.50'
L19	S 07°24'35" W	17.53'
L20	S 55°56'44" W	14.86'
L21	S 04°38'49" W	15.42'
L22	S 28°09'24" W	24.95'
L23	S 80°58'21" W	22.27'
L24	S 63°19'28" W	8.37'
L25	N 87°16'59" W	12.18'
L26	S 29°51'46" W	10.26'
L27	S 52°58'49" W	17.16'
L28	N 85°30'40" W	29.73'
L29	S 43°43'01" W	39.30'
L30	S 13°43'55" E	19.96'
L31	N 79°59'23" W	50.65'
L32	S 74°26'08" W	49.00'
L33	S 52°06'38" W	52.54'
L34	S 25°39'01" W	39.32'
L35	S 52°49'34" W	25.05'
L36	S 23°36'02" W	20.71'
L37	S 75°17'33" E	40.77'
L38	S 75°17'33" E	21.39'
L39	S 14°42'27" W	5.00'
L40	S 75°17'33" E	11.80'
L41	S 39°36'31" E	51.62'
L42	S 50°32'19" W	10.00'
L43	N 85°31'49" W	34.15'
L44	N 85°31'49" W	0.84'
L45	N 60°36'03" W	35.30'
L46	S 29°26'53" W	35.43'
L47	N 48°59'04" E	29.58'
L48	N 20°57'56" E	27.67'
L49	N 48°59'04" E	50.94'
L50	N 76°57'46" E	27.71'
L51	N 04°01'10" E	35.38'

CURVE CHART

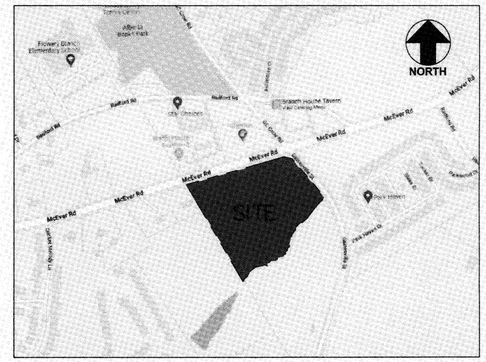
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	11.99'	325.00'	S 50°02'27" W	11.99'
C2	24.01'	325.00'	S 53°12'49" W	24.00'
C3	30.44'	325.00'	S 58°00'46" W	30.42'
C4	31.42'	20.00'	N 15°41'44" E	28.28'
C5	1.70'	325.00'	N 29°09'17" W	1.70'
C6	20.99'	325.00'	N 27°09'17" W	20.99'
C7	31.42'	20.00'	S 70°18'16" E	28.28'
C8	31.42'	20.00'	S 19°41'44" W	28.28'
C9	1.59'	275.00'	S 25°28'11" E	1.59'
C10	17.61'	275.00'	S 27°28'11" E	17.61'
C11	31.42'	20.00'	S 74°18'16" E	28.28'
C12	28.50'	275.00'	N 57°43'36" E	28.49'
C13	28.65'	20.00'	N 13°43'36" E	26.26'
C14	5.12'	425.00'	N 26°57'34" W	5.12'
C15	32.04'	425.00'	N 24°27'16" W	32.04'
C16	28.96'	425.00'	N 20°16'31" W	29.95'
C17	20.40'	425.00'	N 16°52'52" W	20.40'
C18	77.22'	375.00'	S 21°24'19" E	77.08'
C19	36.20'	20.00'	S 79°09'36" E	31.46'
C20	64.95'	1550.53'	S 37°51'59" E	64.94'

ROAD CENTERLINE CURVE CHART

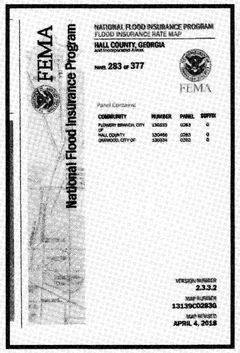
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
CV1	61.32'	300.00'	N 54°50'24" E	61.21'
CV2	20.94'	300.00'	N 27°18'16" W	20.94'
CV3	82.37'	400.00'	N 21°24'19" W	82.22'

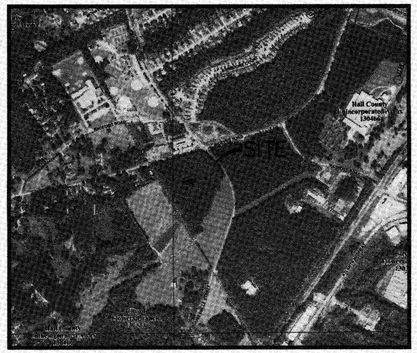
ROAD CENTERLINE CHART

LINE	BEARING	DISTANCE
CL1	S 48°59'11" W	449.92'
CL2	S 60°41'44" W	268.33'
CL3	N 29°18'16" W	187.06'
CL4	N 25°18'16" W	253.52'
CL5	S 27°18'16" E	257.45'
CL6	N 15°30'22" W	127.54'



VICINITY MAP
NTS





REVISION #1: 1-11-2024 - ASBUILT OF BUILDINGS 1-62.

1-23-2024
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DATE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

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This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without the express recertification of the surveyor naming such person, persons, or entity.

OWNER/DEVELOPER/PRIMARY PERMITEE:
CENTURY COMMUNITIES OF GEORGIA, LLC, A COLORADO LIMITED LIABILITY COMPANY
3091 GOVERNORS LAKE DRIVE, SUITE 200
NORCROSS, GA 30071
PHONE: 470-344-2384
CONTACT: SCOTT URBIZO
EMAIL: Scott.Urbizo@centurycommunities.com

SURVEYOR:
Bowman Consulting Group, LTD..
4174 SILVER PEAK PARKWAY
SUWANEE, GEORGIA 30024
PH: 770-932-6550 FX: 770-932-6551
SURVEY CONTACT: J. CHRIS WHITLEY, P.L.S.
EMAIL: CWhitley@bowman.com

ENGINEER:
PRIMUS ENGINEERING, INC.
3010 HAMILTON MILL ROAD
BUFORD, GEORGIA 30519
PH: 678-858-3842
ENGINEER CONTACT: BRYON J. ARCENEAUX, P.E.
EMAIL: bryon@pnmusatlanta.com

NOTE:
ALL ROADS MUST BE DEDICATED AND ACCEPTED BY FLOWERY BRANCH MAYOR AND COUNCIL VIA RESOLUTION.

ROAD NAME AND LENGTH
SIDNEY SQUARE DRIVE = 779.56 L.F.
CANBERRA DRIVE = 467.36 L.F.
MELBOURNE LANE = 461.52 L.F.

ALL ROADS ARE PUBLIC

GEORGIA REGISTERED No. 2860 LAND SURVEYOR PATRICK P. NUNN
1-11-2024

Bowman
Bowman Consulting Group, Ltd.
4174 Silver Peak Parkway Phone 770.932.6550
Suwanee, Georgia 30024 Fax 770.932.6551
www.bowman.com

- A TRIMBLE R2 GNSS RTK, TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
- FIELD DATA WAS OBTAINED ON 08/30/2024.

DESCRIPTION	DATE
FINAL PLAT	3-24-2023
FINAL PLAT REV #1: ASBUILT OF BUILDINGS 1-62	1-11-2024

JOB NO. 2HIII
DRAWN BY: JH/CD/KB
CHECKED BY: PPN
SURVEYED BY: KB

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FINAL PLAT FOR:
SIDNEY SQUARE
LL 99, 8TH DISTRICT, 1ST SECTION
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

FINAL PLAT
(COVERSHEET)
SHEET 1 OF 7

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

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This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without the express recertification of the surveyor naming such person, persons, or entity.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

GEORGIA REGISTERED No. 2860 LAND SURVEYOR PATRICK P. NUNN
1-11-2024

Bowman
Bowman Consulting Group, Ltd.
4179 Steve Reynolds Boulevard
Norcross, Georgia 30093
Phone 770.492.8550
Fax 770.492.8551
www.bowman.com

- A TRIMBLE ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
- FIELD DATA WAS OBTAINED ON 09/09/2024.

DESCRIPTION	DATE
FINAL PLAT	3/24/2023
FINAL PLAT REV #: AS-BUILT OF BUILDINGS 1&2	1/8/2024

JOB NO: 2HIII
DRAWN BY: JH/CD/KB
CHECKED BY: PPN
SURVEYED BY: KB

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FINAL PLAT FOR:

SIDNEY SQUARE

LL 99, 8TH DISTRICT, 1ST SECTION
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

FINAL PLAT
(ZONING CONDITIONS)

SHEET 2 OF 7

Public Hearing Published 12/09/2020 First Reading 02/18/2021
Public Hearing 01/07/2021 Adopted 03/18/2021

ORDINANCE NO. 20-623

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF FLOWERY BRANCH, GEORGIA, BY REZONING AN 11.34 +/- ACRE TRACT OF LAND OWNED BY 5519 MCEVER ROAD, LLC. COMMONLY KNOWN AS 5519 MCEVER ROAD, IDENTIFIED AS TAX PARCEL 08099 000007 AS SHOWN ON ATTACHED EXHIBIT "A", AS DESCRIBED ON EXHIBIT "B", FROM A (AGRICULTURAL) TO R-3 (MULTI-FAMILY RESIDENTIAL) AND HB (HIGHWAY BUSINESS) SUBJECT TO THE CONDITIONS SET FORTH IN EXHIBIT "C"; PROVIDING FOR SEVERABILITY, REPEALING CONFLICTING ORDINANCES, PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, 5519 McEver Road, LLC. desires to develop an 11.34+/- acre tract of land identified as tax parcel 08099 000007; shown on Exhibit "A"; and legally described on Exhibit "B"; and

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

WHEREAS, the City Council of the City of Flowery Branch has considered the rezoning application of 5519 McEver, Road, 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, 5519 McEver, Road, LLC. has submitted to the City Council of Flowery Branch, Georgia, a written and signed application requesting to be rezoned and whereas a survey and complete description of the land to be rezoned is included in the application; and

WHEREAS, the City Council held a public hearing at the meeting of January 7, 2021 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 rezoning of the parcel from Flowery Branch A (Agricultural) to Flowery Branch R-3 (Residential Multi-Family) and HB (Highway Business) 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 shall be used in accordance with the existing regulations and has a reasonable economic use as currently zoned.
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 A (Agricultural) as opposed to the proposed R-3 (Residential Multi-Family) and HB (Highway Business).
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 changes to the R-3 and HB zoning districts.
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 properties as shown in attached Exhibit "A" and as legally described in Exhibit "B" shall be rezoned R-3 (Residential Multi-Family) and HB (Highway Business). Conditions are 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 18th day of March 2021.

James M. Miller, Mayor

ATTEST:

Vickie Short, City Clerk

APPROVED AS TO FORM:

E. Ronald Bennett, Jr., City Attorney

Exhibit "A"

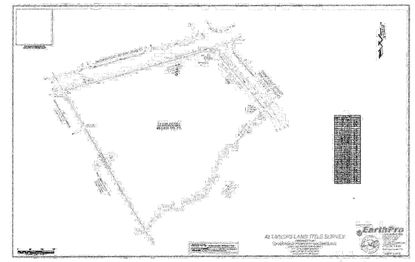


Exhibit "B"

SURVEYED DESCRIPTION

All that tract or parcel of land lying and being in the City of Flowery Branch, Land Lot 99, 8th District, Hall County, Georgia, and being more particularly described as follows:

Beginning at a 1/2" rebar found on the southwestern right-of-way intersection of McEver Road (80' R/W) and Gainesville Street (R/W Varies)with Georgia State Plane, West Zone coordinates North 1527534.10, East 2370403.69; thence along the said right-of-way of Gainesville Street South 75°17'33" East, a distance of 62.72 feet to an 1/2" rebar set; thence South 39°27'42" East, a distance of 41.08 feet to a point; thence South 40°56'44" East, a distance of 203.73 feet to a point; thence South 39°15'58" East, a distance of 54.51 feet to a point, thence along a curve to the Right for an arc distance of 64.95 feet, said curve having a chord bearing of South 37°51'59" East and a chord distance of 64.94 feet and a radius of 1550.53 feet to an 1/2" rebar set; thence leaving said right-of-way and along the centerline of a ditch South 43°49'28" West, a distance of 17.72 feet to a point; thence South 46°41'32" West, a distance of 32.62 feet to a t-post found; thence South 41°04'41" West, a distance of 43.88 feet to a t-post found; thence South 37°52'51" West, a distance of 49.26 feet to a t-post found; thence South 35°49'34" West, a distance of 49.12 feet to a point; thence South 47°06'40" West, a distance of 46.33 feet to a t-post found; thence South 84°39'24" West, a distance of 18.08 feet to a point; thence South 44°36'18" West, a distance of 52.43 feet to a point; thence South 02°24'05" East, a distance of 16.77 feet to a point; thence South 38°59'57" West, a distance of 40.62 feet to a point; thence South 13°33'51" West, a distance of 67.38 feet to a t-post found; thence South 07°15'17" West, a distance of 26.53 feet to a point; thence South 53°34'10" West, a distance of 17.50 feet to a point; thence South 07°24'35" West, a distance of 17.53 feet to a point; thence South 55°56'44" West, a distance of 14.86 feet to a point; thence South 04°38'49" West, a distance of 15.42 feet to a point; thence South 28°09'24" West, a distance of 24.95 feet to a point; thence South 80°58'21" West, a distance of 22.27 feet to a point, thence South 63°19'28" West, a distance of 8.37 feet to a point; thence North 87°16'59" West, a distance of 12.16 feet to a point; thence South 29°51'46" West, a distance of 10.25 feet to a point; thence South 52°55'49" West, a distance of 17.16 feet to a point; thence North 85°30'40" West, a distance of 29.73 feet to a point; thence South 43°43'01" West, a distance of 39.30 feet to a point; thence South 13°43'35" East, a distance of 19.96 feet to a point; thence North 79°59'23" West, a distance of 59.65 feet to a point; thence South 74°26'08" West, a distance of 49.80 feet to a point; thence South 52°06'38" West, a distance of 52.54 feet to a point; thence South 25°39'01" West, a distance of 39.32 feet to a point; thence South 52°49'34" West, a distance of 25.05 feet to a point; thence South 23°36'02" West, a distance of 29.71 feet to a 1/2" rebar found on the approximate Land Lot Line common to Land Lots 99 and 111; thence leaving centerline of ditch and along the approximate Land Lot Line North 30°17'38" West, a distance of 814.39 feet to a 1/2" rebar found on the southern right-of-way of McEver Road (80' R/W); thence along said right-of-way North 74°18'16" East, a distance of 615.78 feet to a point; thence North 73°58'50" East, a distance of 122.73 feet to the Point of Beginning.

Said tract contains 11.338 acres or 493,676 square feet. Point of Beginning.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, ISSUING FILE NUMBER: 1011-0150, DATED MARCH 03, 2020.

Exhibit "C"

Conditions of Zoning

1. A landscape/buffer plan shall be approved by staff prior to the issuance of a land disturbance permit.
2. Townhomes shall be limited to runs of no more than six.
3. Development shall generally adhere to the site plan as submitted as Exhibit "D" of this ordinance.
   A. Major changes shall constitute a City Council review.
      1). Change in number of units of 2 or more.
      2). Significant deviation from the approved landscape/buffer plan.
      3). Altering the commercial portion of the site plan to allow additional residential component.
      4.) Any changes staff deems major.
   B. Minor Changes shall be approved by staff.
      1). Reduction of the number of units.
      2). Reduction in setbacks of 5' or less.
      3.) Any changes that do not significantly impact the overall site.
4. A 10'-12' pedestrian/bike path shall be provided along the entirety of the property line along Gainesville Street to be built to the City's specifications.
5. Sewer and water shall be provided by the City of Flowery Branch
6. Driveways shall be 23' as measured from the back of curb.
7. Townhomes and commercial parcels shall be constructed in a manner that significantly adheres to the elevations as submitted as Exhibit "E".
   A. Material shall be limited to brick, stacked stone, cementitious fiber board, and board and batten.
   B. Elevations shall be submitted for each townhome at the time of permit.
   C. Architectural shingles shall be used throughout the development.
8. Commercial - Highway Business Parcels
   A. No gas stations will be allowed on the commercial properties.
   B. All commercial uses other than retail, office, or food service shall require a conditional use permit.
   C. Developed separately and subservient to the residentially zoned parcel.
   D. Location of all signs.
   E. No lighted or animated signs shall face the residential subdivision.
   F. Lighting plan must be submitted and approved by staff.
   G. Dumpster must be fully enclosed, and materials must be consistent with primary structure.
   H. Commercial parcels shall generally adhere to the site plan as shown on Exhibit "D".
   I. If not developed concurrently with the residential portion of this development the commercial parcels shall adhere to the following conditions:
      A. Entire area shall be sodded.
      B. Temporary landscaping shall be added to enhance the area and promote a park like atmosphere.

C. Streets and parking spaces shall be constructed per the approved plan as shown on attached Exhibit "D".

Exhibit "D"

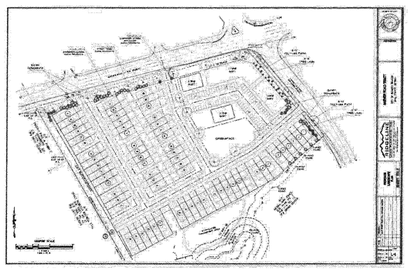


Exhibit "E"



MCEVER ROAD
(80' CITY RIGHT-OF-WAY)

SUPERIOR COURT RECORD INFORMATION

eFiled and eRecorded
DATE: 01/24/2024
TIME: 3:23 PM
PLAT BOOK: 884
PAGE: 260 - 266
FILING FEES: $70.00
PART ID: 5783804204
RECORDED BY: JP
Charles Baker, C.S.C
Hall County, GA

LL 111
LL 99

N/F
TIMOTHY PAUL CHAMBERS
PARCEL ID: 0811 003040
ZONED: AR-III

N/F
REBECCA BAGWELL TRACY
PARCEL ID: 0811 003042
ZONED: AR-III

N/F
NEDRA ANN JONES
PARCEL ID: 08098 001019
(DB 4449, PG 7)
ZONED: R1

OPEN SPACE
2.564 AC.

COMMON SPACE
0.059 AC.

FUTURE COMMERCIAL
1.760 AC.
5519

COMMUNITY GREEN
SPACE 0.501 AC.

OPEN SPACE
0.047 AC.

OPEN SPACE
2.564 AC.

STORM WATER POND

COMMERCIAL OUTPARCEL
327

GAINESVILLE STREET
(CITY RIGHT-OF-WAY VARIES)

SIDNEY SQUARE DRIVE
(50' CITY R/W)

CANBERRA DRIVE
(50' CITY R/W)

MELBOURNE LANE
(50' CITY R/W)

CITY OF FLOWERY BRANCH
HALL COUNTY

GEORGIA POWER COMPANY EASEMENT (DB 7801 PG 572)

P.O.B.
1" IPF

AXLE FOUND (3.8' SE)

APPROX. L.L.L.

RIVER FENCE

P.C.=1+27.54
P.T.=2+09.91
P.C.=1+87.06
P.T.=2+08.00
P.C.=4+67.56
P.T.=4+73.56

R1-1 STOP SIGN AND STOP BAR (TYP.)
SIGNAGE EASEMENT
PROPERTY SIGNAGE (TYP.) 5259
SIGNAGE EASEMENT
ROLLED C&G (TOWNHOME FRONTAGE)
C&G
2' CONCRETE FLUME
PROPOSED SIDEWALK
MAIL KIOSK 5136
2 PARALLEL SPACES
H/C RAMPS (TYP.)
R1-5 YIELD SIGN
PROPERTY SIGNAGE (TYP.) 5103
SIGNAGE EASEMENT
EX. TRAFFIC SIGNAL POLE
T-POST FOUND
WALL AND 42" SAFETY FENCE
GENERAL WALL NOTE:
10' WALL MAINTENANCE EASEMENT IF NOT AVAILABLE IN COMMON/OPEN SPACE
CENTERLINE OF DITCH IS THE PROPERTY LINE
GABION RETAINING WALL AND BLACK VINYL CHAIN LINK FENCE
14' GATE
20' AE
10' DE/AE
75' IMPERVIOS SETBACK
50' STREAM BUFFER
25' STREAM BUFFER
T-POST FOUND (0.32' NE)

ABBREVIATIONS

INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
FFE	FINISHED FLOOR ELEVATION
TBM	TEMPORARY BENCHMARK
GV	GAS VALVE
UGCM	UNDERGROUND CABLE MARKER
GLM	GAS LINE MARKER
WLM	WATER LINE MARKER
PB	PLAT BOOK
DB	DEED BOOK
N/F	NOW OR FORMERLY
SSMH	SANITARY SEWER MANHOLE
DWCB	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN
FES	FLARED END SECTION
CONC	CONCRETE
WI	WEIR INLET
HDPE	HIGH-DENSITY POLYETHYLENE

LEGEND

- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- EP — EDGE OF PAVEMENT
- C&G — CURB AND GUTTER
- PROPERTY LINE
- ADJOINER PROPERTY LINE (NOT SURVEYED)
- X — FENCE LINE
- S — SANITARY SEWER
- STORM SEWER
- W — UNDERGROUND WATER LINE
- OVERHEAD ELECTRIC
- GUARD RAIL
- ●IRF — IRON REBAR FOUND (SIZE NOTED)
- ⊕IPF — IRON PIPE FOUND (SIZE NOTED)
- ○IRS — #5 IRON REBAR SET
- ⊙PKF — PK NAIL FOUND
- ■CMF — CONCRETE MONUMENT FOUND
- CALCULATED POINT (NO MONUMENT SET)
- BENCHMARK
- SIGN
- HANDICAP SYMBOL
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL
- POWER / UTILITY POLE
- GUY ANCHOR WIRE
- ELECTRIC BOX
- ELECTRIC METER
- LIGHT POLE
- GROUND LIGHT
- ELECTRIC VAULT
- GUY POLE
- ELECTRIC MANHOLE
- DRAIN INLET (DI)
- CURB DRAIN INLET (CDI)
- STORM DRAIN MANHOLE (JB)
- SINGLE WING CATCH BASIN (SWCB)
- DOUBLE WING CATCH BASIN (DWCB)
- HEADWALL (HW)
- END SECTIONS
- SANITARY SEWER MANHOLE (SMH)
- SANITARY SEWER CLEAN-OUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WELL
- WATER MANHOLE
- UTILITY MANHOLE

GRID NORTH (GA WEST ZONE)

GRAPHIC SCALE
1"=40'

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

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This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without the express recertification of the surveyor naming such person, persons, or entity.

STANDARD MANHOLE RING AND COVER
TOP OF STRUCTURE 1174.86'
RECT. WEIR- AROUND STRUCTURE INV =1173.36'
5' INSIDE DIA. ROUND STRUCTURE 6" THICK SIDES
100 YR. EL. 1172.70
RECT. WEIR-24" INV =1170.81'
CP. 8" PVC CAP W/ 2" ORIFICE INV =1168.26'
24" RPC OUTLET PIPE INV =1161.31'
WQ 8"PVC CAP W / 2" ORIFICE INV = 1165.46'
BOTTOM STRUCTURE ELEV = 1161.26

OCS DETAIL

GEORGIA REGISTERED No. 2860 LAND SURVEYOR PATRICK P. NUNN
1-11-2024

Bowman
Bowman Consulting Group, Ltd.
4174 Silver Peak Parkway
Suwanee, Georgia 30024
Phone 770.932.6550
Fax 770.932.6551
www.bowman.com

- 1. A TRIMBLE R12I GNSS/TC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
- FIELD DATA WAS OBTAINED ON 09/10/2024.

DESCRIPTION	DATE
FINAL PLAT	3/21/2023
FINAL PLAT REV #: AS-BUILT OF BUILDINGS 1-62	1/1/2024

JOB NO. 2018II
DRAWN BY: JH/CD/KB
CHECKED BY: PPN
SURVEYED BY: KB

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FINAL PLAT FOR:

SIDNEY SQUARE

LL 99, 8TH DISTRICT, 1ST SECTION
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

FINAL PLAT

SHEET 3 OF 7

eFiled and eRecorded
DATE: 01/24/2024
TIME: 3:23 PM
PLAT BOOK: 884
PAGE: 260 - 266
FILING FEES: $70.00
PART ID: 5783804204
RECORDED BY: JP
Charles Baker, C.S.C
Hall County, GA

SUPERIOR COURT RECORD INFORMATION

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MCEVER ROAD
(80' CITY RIGHT-OF-WAY)

OPEN SPACE
2.564 AC.

COMMON SPACE
0.059 AC.

FUTURE COMMERCIAL
1.760 AC.

COMMUNITY GREEN
SPACE 0.501 AC.

OPEN SPACE
0.047 AC.

OPEN SPACE
2.564 AC.

STORM WATER POND

GAINESVILLE STREET
(CITY RIGHT-OF-WAY VARIES)

COMMERCIAL OUTPARCEL

SIDNEY SQUARE DRIVE
(50' CITY R/W)

CANBERRA DRIVE
(50' CITY R/W)

TIELBOURNE LANE
(50' CITY R/W)

N/F
TIMOTHY PAUL CHAMBERS
PARCEL ID: 0811 003040
ZONED: AR-III

N/F
REBECCA BAGWELL TRACY
PARCEL ID: 0811 003042
ZONED: AR-III

N/F
NEDRA ANN JONES
PARCEL ID: 08098 001019
(DB 4449, PG 7)
ZONED: R1

MICROPOOL EXTENDED DETENTION POND
100 YR EL.: 1172.7
TOP OF DAM EL: 1173.75

GRID NORTH (GA WEST ZONE)

GRAPHIC SCALE
1"=40'

Bowman
Bowman Consulting Group, Ltd.
4174 Silver Peak Parkway
Suwanee, Georgia 30024
Phone 770.932.6550
Fax 770.932.6551
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GEORGIA REGISTERED No. 2860 LAND SURVEYOR PATRICK P. NUNN
1-11-2024

- 1-11-2024 - A TRUBLE FLOW/TSC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
- FIELD DATA WAS OBTAINED ON 09/10/2024.

DESCRIPTION	DATE
FINAL PLAT	3/21/2023
FINAL PLAT REV #: AS-BUILT OF BUILDINGS 1-62	1/1/2024

JOB NO: 2910III
DRAWN BY: JH/CD/KB
CHECKED BY: PPN
SURVEYED BY: KB

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FINAL PLAT FOR:

SIDNEY SQUARE

LL 99, 8TH DISTRICT, 1ST SECTION
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

FINAL PLAT
(UTILITIES)

SHEET 4 OF 7

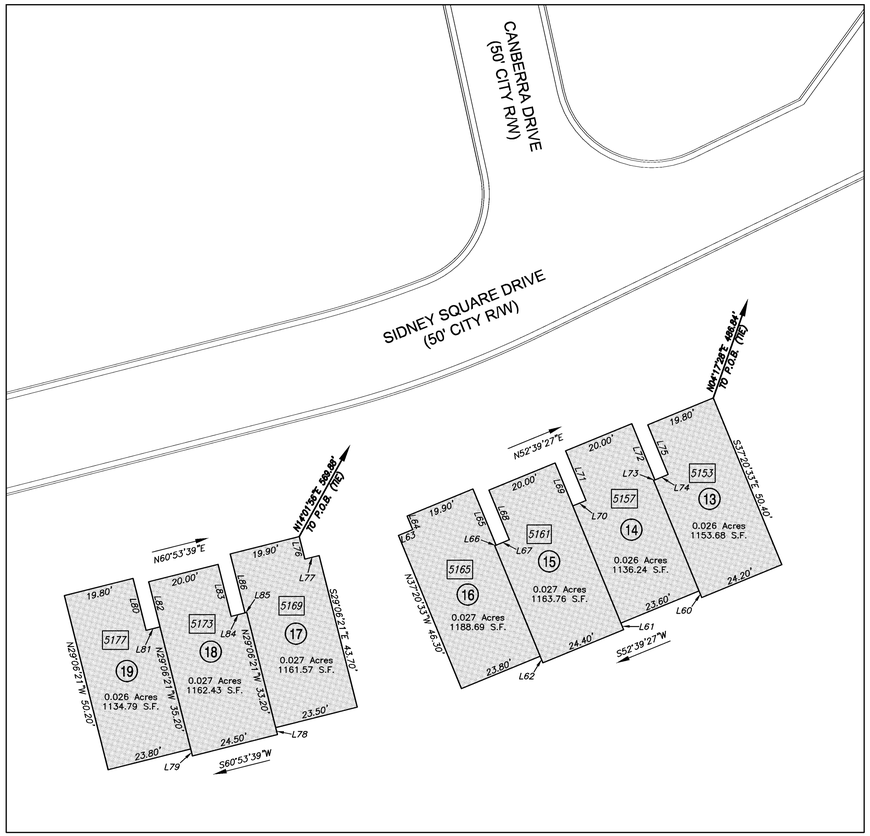
eFiled and eRecorded
DATE: 01/24/2024
TIME: 3:23 PM
PLAT BOOK: 884
PAGE: 260 - 266
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PART ID: 5783804204
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Charles Baker, C.S.C
Hall County, GA

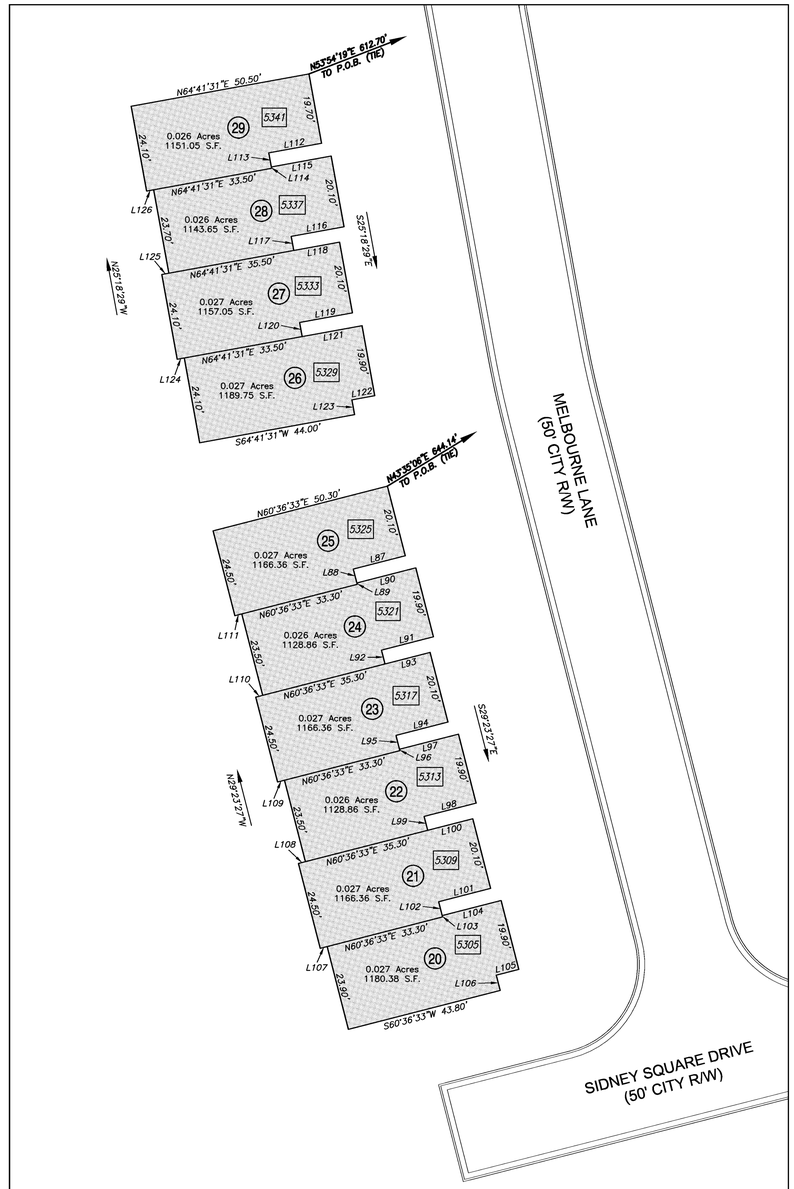
SUPERIOR COURT RECORDING STAMP

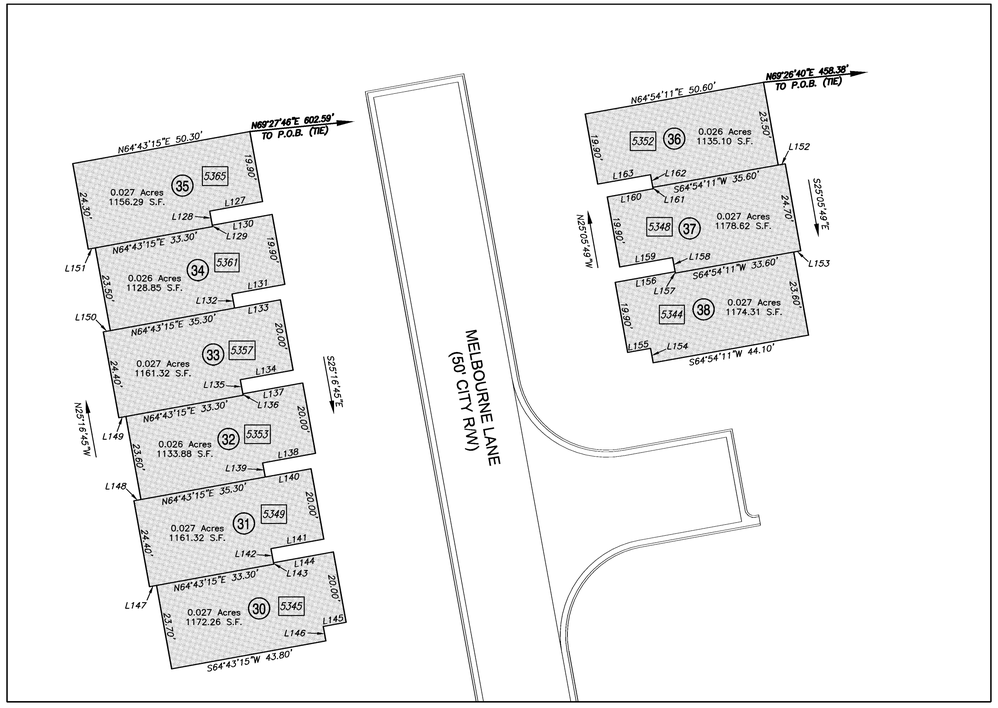
GRID NORTH (GA WEST ZONE)

LINE CHART

LINE	BEARING	DISTANCE
L60	N37°20'33"W	2.00'
L61	S37°20'33"E	2.00'
L62	N37°20'33"W	2.00'
L63	N52°39'27"E	4.30'
L64	N37°20'33"W	4.10'
L65	S37°20'33"E	17.00'
L66	N52°39'27"E	0.40'
L67	N52°39'27"E	4.00'
L68	N37°20'33"W	15.00'
L69	S37°20'33"E	13.00'
L70	N52°39'27"E	4.00'
L71	N37°20'33"W	15.00'
L72	S37°20'33"E	17.00'
L73	N52°39'27"E	0.40'
L74	N52°39'27"E	4.00'
L75	N37°20'33"W	15.00'
L76	S29°06'21"E	6.50'
L77	N60°53'39"E	4.10'
L78	S29°06'21"E	2.00'
L79	N29°06'21"W	2.00'
L80	S29°06'21"E	15.00'
L81	N60°53'39"E	4.00'
L82	N29°06'21"W	13.00'
L83	S29°06'21"E	15.00'
L84	N60°53'39"E	4.00'
L85	S60°53'39"W	0.50'
L86	N29°06'21"W	17.00'
L87	S60°36'33"W	15.00'
L88	S29°23'27"E	4.00'
L89	N29°23'27"W	0.40'
L90	N60°36'33"E	17.00'
L91	S60°36'33"W	15.00'
L92	S29°23'27"E	4.00'
L93	N60°36'33"E	13.00'
L94	S60°36'33"W	15.00'
L95	S29°23'27"E	4.00'
L96	N29°23'27"W	0.40'
L97	N60°36'33"E	17.00'
L98	S60°36'33"W	15.00'
L99	S29°23'27"E	4.00'
L100	N60°36'33"E	13.00'
L101	S60°36'33"W	15.00'
L102	S29°23'27"E	4.00'
L103	N29°23'27"W	0.40'
L104	N60°36'33"E	17.00'
L105	S60°36'33"W	6.50'
L106	S29°23'27"E	4.40'
L107	S60°36'33"W	2.00'
L108	N60°36'33"E	2.00'
L109	S60°36'33"W	2.00'
L110	N60°36'33"E	2.00'
L111	S60°36'33"W	2.00'
L112	S64°41'31"W	15.00'
L113	S25°18'29"E	4.00'
L114	N25°18'29"W	0.40'
L115	N64°41'31"E	17.00'
L116	S64°41'31"W	15.00'
L117	S25°18'29"E	4.00'
L118	N64°41'31"E	13.00'
L119	S64°41'31"W	15.00'
L120	S25°18'29"E	4.00'
L121	N64°41'31"E	17.00'
L122	S64°41'31"W	6.50'
L123	S25°18'29"E	4.20'
L124	S64°41'31"W	2.00'
L125	N64°41'31"E	2.00'
L126	S64°41'31"W	2.00'
L127	S64°43'15"W	15.00'
L128	S25°16'45"E	4.00'
L129	N25°16'45"W	0.40'
L130	N64°43'15"E	17.00'
L131	S64°43'15"W	15.00'
L132	S25°16'45"E	4.00'
L133	N64°43'15"E	13.00'
L134	S64°43'15"W	15.00'
L135	S25°16'45"E	4.00'
L136	N25°16'45"W	0.40'
L137	N64°43'15"E	17.00'
L138	S64°43'15"W	15.00'
L139	S25°16'45"E	4.00'
L140	N64°43'15"E	13.00'
L141	S64°43'15"W	15.00'
L142	S25°16'45"E	4.00'
L143	N25°16'45"W	0.40'
L144	N64°43'15"E	17.00'
L145	S64°43'15"W	6.50'
L146	S25°16'45"E	4.10'
L147	S64°43'15"W	2.00'
L148	N64°43'15"E	2.00'
L149	S64°43'15"W	2.00'
L150	N64°43'15"E	2.00'
L151	S64°43'15"W	2.00'
L152	N64°54'11"E	2.00'
L153	S64°54'11"W	2.00'
L154	N25°05'49"W	4.10'
L155	S64°54'11"W	6.50'
L156	N64°54'11"E	17.00'
L157	N25°05'49"W	0.40'
L158	N25°05'49"W	4.00'
L159	S64°54'11"W	15.00'
L160	N64°54'11"E	13.00'
L161	N25°05'49"W	0.40'
L162	N25°05'49"W	3.60'
L163	S64°54'11"W	15.00'







20 0 20 40
GRAPHIC SCALE
1"=20'

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GEORGIA REGISTERED No. 2860 LAND SURVEYOR PATRICK P. NUNN 1-11-2024

Bowman
Bowman Consulting Group, Ltd.
4174 Silver Peak Parkway Phone 770.932.6550
Suite 100 Fax 770.932.6551
Suwanee, Georgia 30024 www.bowman.com

- A TRIMBLE R12I GNSS RTK TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
- FIELD DATA WAS OBTAINED ON 09/10/2024.

DESCRIPTION	DATE
FINAL PLAT	3/24/2023
FINAL PLAT REV #1: ASBUILT OF BUILDINGS 1&2	1H/2024

JOB NO: 21iii
DRAWN BY: JH/CD/KB
CHECKED BY: PPN
SURVEYED BY: KB

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FINAL PLAT FOR:

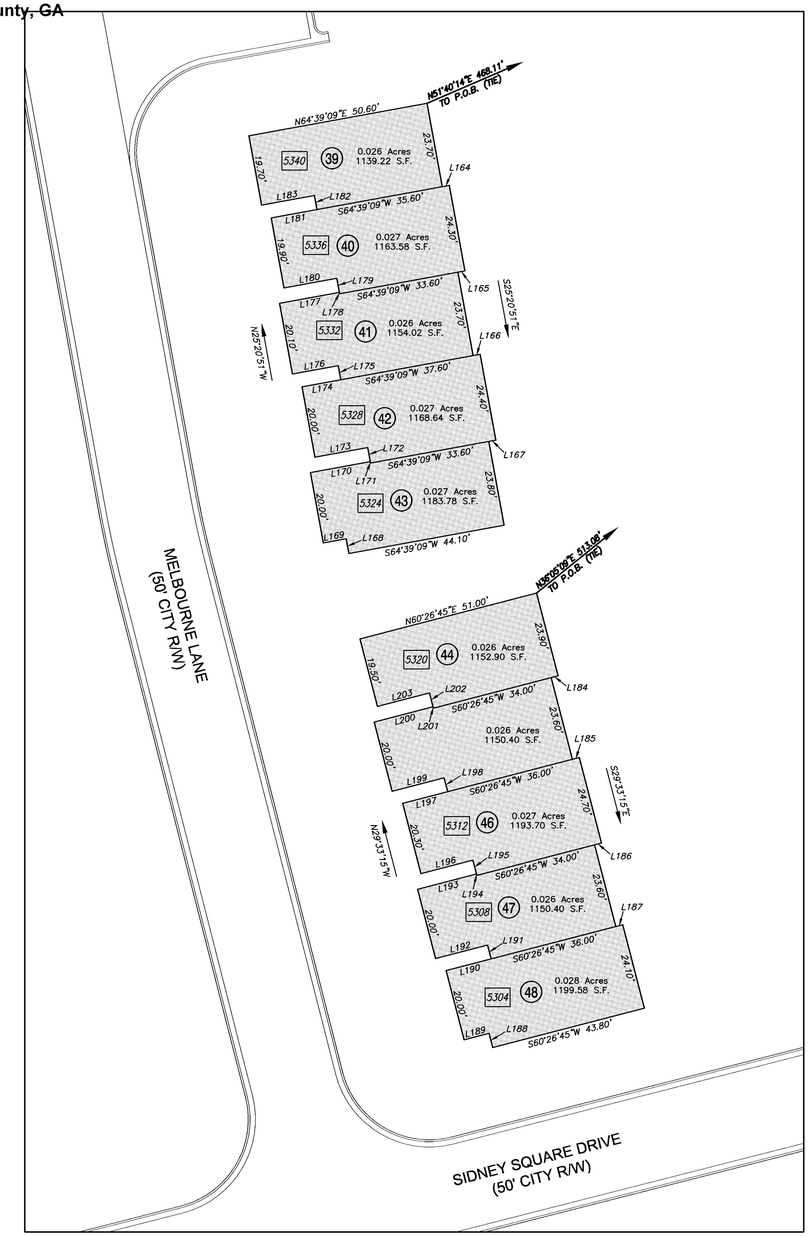
SIDNEY SQUARE

LL 99, 8TH DISTRICT, 1ST SECTION
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

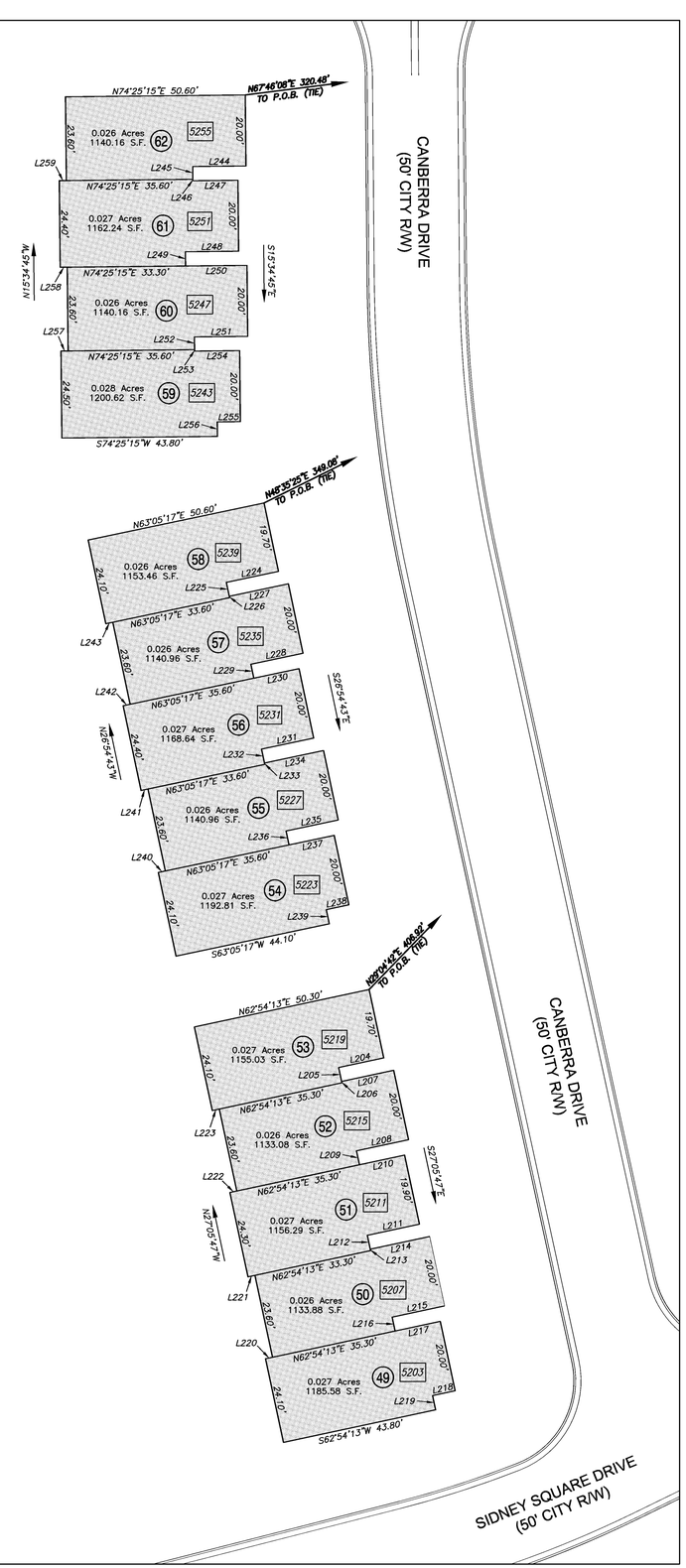
FINAL PLAT
(BUILDING AS-BUILTS)

SHEET 5 OF 7

eFiled and eRecorded
DATE: 01/24/2024
TIME: 3:23 PM
PLAT BOOK: 884
PAGE: 260 - 266
FILING FEES: $70.00
PART ID: 5783804204
RECORDED BY: JP
SUPERIOR COURT RECORD INFORMATION
Charles Baker, C.S.C
Hall County, GA



LINE CHART		
LINE	BEARING	DISTANCE
L164	N64°39'09"E	2.00'
L165	S64°39'09"W	2.00'
L166	N64°39'09"E	2.00'
L167	S64°39'09"W	2.00'
L168	N25°20'51"W	4.20'
L169	S64°39'09"W	6.50'
L170	N64°39'09"E	17.00'
L171	N25°20'51"W	0.40'
L172	N25°20'51"W	4.00'
L173	S64°39'09"W	15.00'
L174	N64°39'09"E	11.00'
L175	N25°20'51"W	4.00'
L176	S64°39'09"W	13.00'
L177	N64°39'09"E	17.00'
L178	N25°20'51"W	0.40'
L179	N25°20'51"W	4.00'
L180	S64°39'09"W	15.00'
L181	N64°39'09"E	13.00'
L182	N25°20'51"W	4.00'
L183	S64°39'09"W	15.00'
L184	S60°26'45"W	2.00'
L185	N60°26'45"E	2.00'
L186	S60°26'45"W	2.00'
L187	N60°26'45"E	2.00'
L188	N29°33'15"W	4.10'
L189	S60°26'45"W	7.20'
L190	N60°26'45"E	13.00'
L191	N29°33'15"W	4.00'
L192	S60°26'45"W	15.00'
L193	N60°26'45"E	17.00'
L194	N29°33'15"W	0.40'
L195	N29°33'15"W	4.00'
L196	S60°26'45"W	15.00'
L197	N60°26'45"E	13.00'
L198	N29°33'15"W	4.00'
L199	S60°26'45"W	15.00'
L200	N60°26'45"E	17.00'
L201	N29°33'15"W	0.40'
L202	N29°33'15"W	4.00'
L203	S60°26'45"W	15.00'
L204	S62°54'13"W	13.00'
L205	S27°05'47"E	4.00'
L206	N27°05'47"W	0.40'
L207	N62°54'13"E	15.00'
L208	S62°54'13"W	15.00'
L209	S27°05'47"E	4.00'
L210	N62°54'13"E	13.00'
L211	S62°54'13"W	15.00'
L212	S27°05'47"E	4.00'
L213	N27°05'47"W	0.40'
L214	N62°54'13"E	17.00'
L215	S62°54'13"W	15.00'
L216	S27°05'47"E	4.00'
L217	N62°54'13"E	13.00'
L218	S62°54'13"W	6.50'
L219	S27°05'47"E	4.10'
L220	N62°54'13"E	2.00'
L221	S62°54'13"W	2.00'
L222	N62°54'13"E	2.00'
L223	S62°54'13"W	2.00'
L224	S63°05'17"W	15.00'
L225	S26°54'43"E	4.00'
L226	N26°54'43"W	0.40'
L227	N63°05'17"E	17.00'
L228	S63°05'17"W	15.00'
L229	S26°54'43"E	4.00'
L230	N63°05'17"E	13.00'
L231	S63°05'17"W	15.00'
L232	S26°54'43"E	4.00'
L233	N26°54'43"W	0.40'
L234	N63°05'17"E	17.00'
L235	S63°05'17"W	15.00'
L236	S26°54'43"E	4.00'
L237	N63°05'17"E	13.00'
L238	S63°05'17"W	6.50'
L239	S26°54'43"E	4.10'
L240	N63°05'17"E	2.00'
L241	S63°05'17"W	2.00'
L242	N63°05'17"E	2.00'
L243	S63°05'17"W	2.00'
L244	S74°25'15"W	15.00'
L245	S15°34'45"E	3.60'
L246	S15°34'45"E	0.40'
L247	N74°25'15"E	12.70'
L248	S74°25'15"W	15.00'
L249	S15°34'45"E	4.00'
L250	N74°25'15"E	17.30'
L251	S74°25'15"W	15.00'
L252	S15°34'45"E	3.60'
L253	S15°34'45"E	0.40'
L254	N74°25'15"E	12.70'
L255	S74°25'15"W	6.50'
L256	S15°34'45"E	4.10'
L257	N74°25'15"E	2.00'
L258	S74°25'15"W	2.00'
L259	N74°25'15"E	2.00'



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

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20 0 20 40
GRAPHIC SCALE
1"=20'

GEORGIA REGISTERED No. 2860 LAND SURVEYOR PATRICK P. NUNN
1-11-2024

Bowman
Bowman Consulting Group, Ltd.
4174 Silver Peak Parkway Phone 770.932.6550
Suwanee, Georgia 30024 Fax 770.932.6551
www.bowman.com

- A TRIMBLE R10 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
- FIELD DATA WAS OBTAINED ON 09/10/2024.

DESCRIPTION
FINAL PLAT
FINAL PLAT REV #: AS-BUILT OF BUILDINGS 1-62

DATE	DESCRIPTION
3-24-2023	FINAL PLAT
1-11-2024	FINAL PLAT REV #: AS-BUILT OF BUILDINGS 1-62

JOB NO. 21-111
DRAWN BY: JH/CD/KS
CHECKED BY: PPN
SURVEYED BY: KB

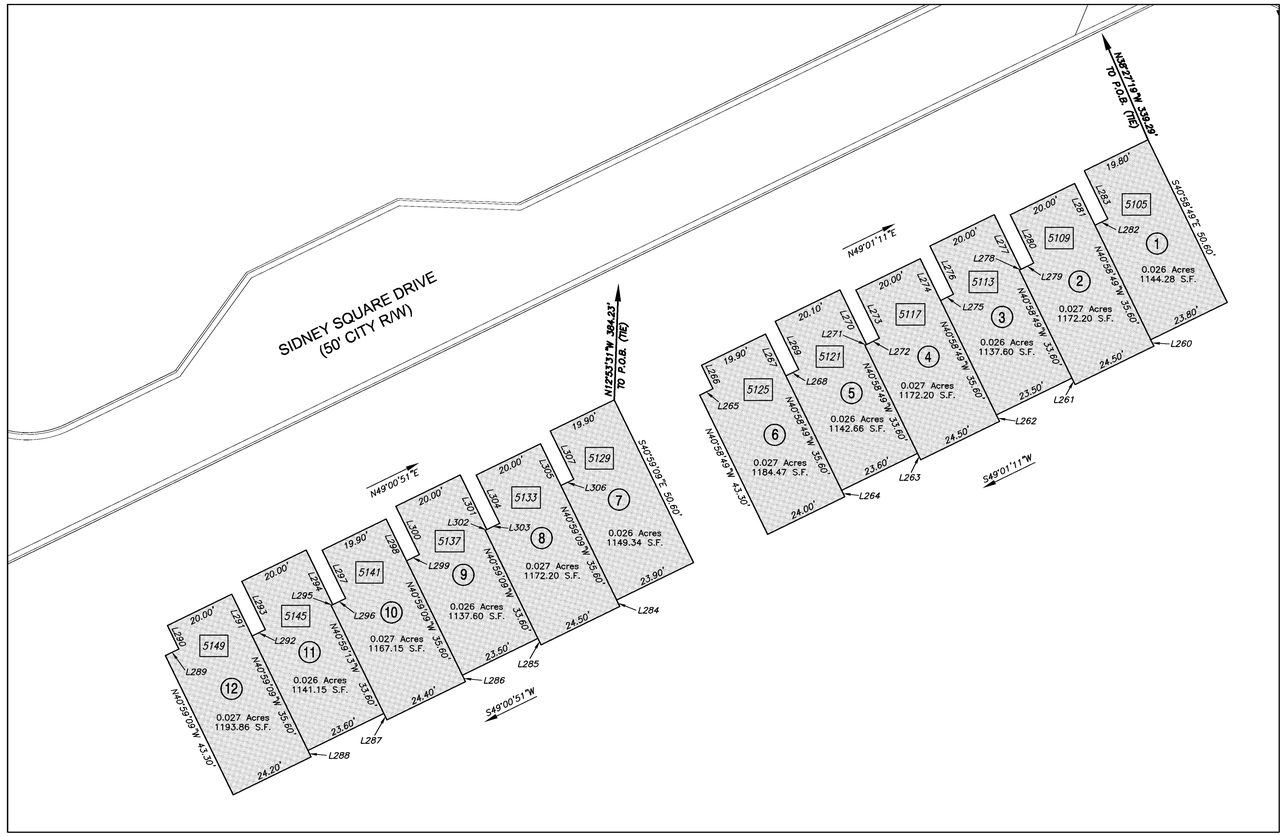
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FINAL PLAT FOR:
SIDNEY SQUARE
LL 99, 8TH DISTRICT, 1ST SECTION
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

FINAL PLAT
(BUILDING AS-BUILTS)
SHEET 6 OF 7

SUPERIOR COURT RECORD INFORMATION

eFiled and eRecorded
DATE: 01/24/2024
TIME: 3:23 PM
PLAT BOOK: 884
PAGE: 260 - 266
FILING FEES: $70.00
PART ID: 5783804204
RECORDED BY: JP
Charles Baker, C.S.C
Hall County, GA



LINE CHART

LINE	BEARING	DISTANCE
L260	S40°58'49"E	2.00'
L261	N40°58'49"W	2.00'
L262	S40°58'49"E	2.00'
L263	N40°58'49"W	2.00'
L264	S40°58'49"E	2.00'
L265	N49°01'11"E	4.10'
L266	N40°58'49"W	7.30'
L267	S40°58'49"E	13.00'
L268	N49°01'11"E	4.00'
L269	N40°58'49"W	15.00'
L270	S40°58'49"E	17.00'
L271	S49°01'11"W	0.50'
L272	N49°01'11"E	4.00'
L273	N40°58'49"W	15.00'
L274	S40°58'49"E	13.00'
L275	N49°01'11"E	4.00'
L276	N40°58'49"W	15.00'
L277	S40°58'49"E	17.00'
L278	S49°01'11"W	0.50'
L279	N49°01'11"E	4.00'
L280	N40°58'49"W	15.00'
L281	S40°58'49"E	13.00'
L282	N49°01'11"E	4.00'
L283	N40°58'49"W	15.00'
L284	S40°59'09"E	2.00'
L285	S40°59'09"E	2.00'
L286	S40°59'09"E	2.00'
L287	N40°59'09"W	2.00'
L288	S40°59'09"E	2.00'
L289	N49°00'51"E	4.20'
L290	N40°59'09"W	7.30'
L291	S40°59'09"E	13.00'
L292	N49°00'51"E	4.10'
L293	N40°59'09"W	15.00'
L294	S40°59'09"E	17.00'
L295	S49°00'51"W	0.50'
L296	N49°00'51"E	4.00'
L297	N40°59'09"W	15.00'
L298	S40°59'09"E	13.00'
L299	N49°00'51"E	4.00'
L300	N40°59'09"W	15.00'
L301	S40°59'09"E	17.00'
L302	S49°00'51"W	0.50'
L303	N49°00'51"E	4.00'
L304	N40°59'09"W	15.00'
L305	S40°59'09"E	13.00'
L306	N49°00'51"E	4.00'
L307	N40°59'09"W	15.00'

GRAPHIC SCALE
20 0 20 40
1"=20'

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GEORGIA REGISTERED No. 2860 LAND SURVEYOR PATRICK P. NUNN 1-11-2024

Bowman
Bowman Consulting Group, Ltd.
4174 Silver Peak Parkway Phone 770.932.6550
Suwanee, Georgia 30024 Fax 770.932.6551
www.bowman.com

- A TRIMBLE R2 KINETIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
- FIELD DATA WAS OBTAINED ON 09/0/2024.

DESCRIPTION
FINAL PLAT
FINAL PLAT REV #: ASBUILT OF BUILDINGS 1&2

DATE	
3/24/2023	FINAL PLAT REV #: ASBUILT OF BUILDINGS 1&2
1/11/2024	

JOB NO: 2HIII
DRAWN BY: JH/CD/KB
CHECKED BY: PPN
SURVEYED BY: KB

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FINAL PLAT FOR:

SIDNEY SQUARE

LL 99, 8TH DISTRICT, 1ST SECTION
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

FINAL PLAT
(BUILDING AS-BUILTS)

SHEET 7 OF 7

PT-61 (Rev. 2/18) To be filed in **HALL COUNTY** **PT-61 069-2025-008536**

SECTION A – SELLER'S INFORMATION (Do not use agent's information)		SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Sidney Square Townhome Association Inc.		Exempt Code If no exempt code enter NONE	Govt/NonProfit Public Corp
MAILING ADDRESS (STREET & NUMBER) 1 Glenlake Parkway, NE Suite 515		1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	$10.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30328 USA	DATE OF SALE 12/12/2025	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) 5512 Main 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	**CITY (IF APPLICABLE)**	**MAP & PARCEL NUMBER**	**ACCOUNT NUMBER**
HALL		08099 000007	

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

IMPORTANT NOTICE !

Please destroy the original filing numbered: PT-61 069-2025-008529

File only your edited form numbered: PT-61 069-2025-008536

This page has been included because you chose to EDIT one of your previous filings. Since you have successfully edited your filing, we have marked the original PT-61 filing PT-61 069-2025-008529 as no longer valid. **If you file the original filing with the Clerk they will return it to you asking you file the new filing with document number PT-61 069-2025-008536.** If you have any questions please contact GSCCCA Customer Support toll free at 800-304-5174, locally at 404-327-9760 or by email at Help@gsccca.org.

Please return to: Christina Schenck
Century Communities of Georgia, LLC
2325 Lakeview Parkway, Suite 700
Alpharetta, GA 30009

STATE OF GEORGIA

COUNTY OF HALL

RIGHT OF WAY WARRANTY DEED

THIS INDENTURE, made this 12th day of December, 2025 between **CENTURY COMMUNITIES OF GEORGIA, LLC,** a Colorado limited liability company hereinafter called "Grantor", and **CITY OF FLOWERY BRANCH**, a political subdivision of the state of Georgia, hereafter called "Grantee",

WITNESSETH, That, Grantor, for and in consideration of **TEN DOLLAR ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION,** in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell and convey unto Grantees, all that tract or parcel of land more particularly described as follows:

All that tract or parcel of land consisting of approximately 1.96 acres, lying and being in land Lot 99 of the 8th District, 1st Section of **Hall County, Georgia,** being referred to as Melbourne Lane, Sidney Square Drive and Canebrake Drive (hereafter collectively and individually referred to as the "Roads"); being shown and designated as Road Right of Way on that certain Right of Way Exhibit for Sidney Square Subdivision, dated November 26, 2025 and prepared by Bowan Consulting Group, Ltd., more particularly described as follows:

SEE EXHIBIT 'A'

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, forever, in fee simple. Grantor shall warrant and forever defend the right, title and interest in and to said property unto Grantee, its successors and assigns, against the claims of all persons whomsoever. Where the context requires or permits, "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

IN WITNESS WHEREOF, Grantor has executed this Deed under Seal on the date above written.

Signed and delivered on
December 12th 2025 in the presence of:

Unofficial Witness

Notary Public

My Commission Expires: 11.5.2029

(NOTARY SEAL)

SHERRY LANCASTER NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES 11-5-2029

GRANTOR:

By: CENTURY COMMUNITIES OF GEORGIA, LLC, a Colorado limited liability company

By:

Name: Chris Whittaker

Title: Vice President Land Development

EXHIBIT 'A'

Legal Description

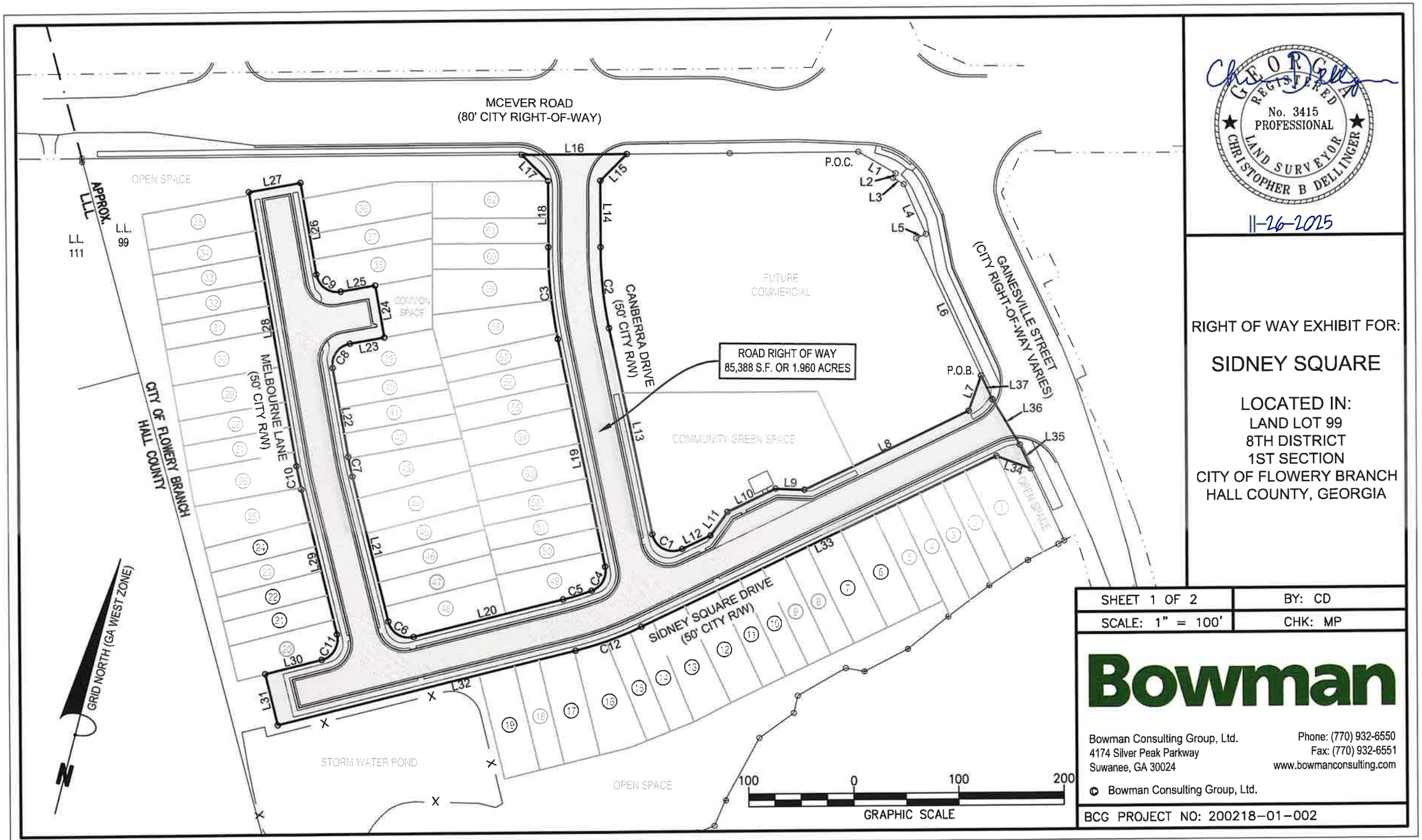
ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 99, 8th District, 1st Section, City of Flowery Branch, Hall County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at a point located at the intersection of the southerly right of way of McEver Road (80 foot right of way) and the westerly right of way of Gainesville Street (variable right of way); thence along the westerly right of way of Gainesville Street feet the following courses and distances: South 75°17'33" East a distance of 40.77 feet to a point; thence South 14°42'27" West a distance of 5.00 feet to a point; thence South 75°17'33" East a distance of 11.80 feet to a point; thence South 39°36'31" East a distance of 51.62 feet to a point; thence South 50°32'18" West a distance of 10.00 feet to a point; thence South 40°56'44" East a distance of 144.17 feet to a point located at the intersection of said right of way and the northerly right of way of Sidney Square Drive (50 foot right of way), that is the **POINT OF BEGINNING;** thence continuing along the northerly right of way of Sidney Square Drive the following courses and distances: South 04°01'10" West a distance of 35.38 feet to a point; thence South 48°59'04" West a distance of 173.45 feet to a point; thence South 76°57'46" West a distance of 27.71 feet to a point; thence South 48°59'04" West a distance of 50.94 feet to a point; thence South 20°57'56" West a distance of 27.67 feet to a point; thence South 48°59'04" West a distance of 29.58 feet to a point located at the intersection of said right of way and the easterly right of way of Canberra Drive (50 foot right of way); thence continuing along the easterly right of way of Canberra Drive the following courses and distances: 36.20 feet along a curve to the right, said curve having a chord of North 79°09'36" West 31.46 feet and a radius of 20.00 feet to a point; thence North 27°18'16" West a distance of 200.15 feet to a point; thence 77.22 feet along a curve to the right, said curve having a chord of North 21°24'19" West 77.08 feet and a radius of 375.00 feet to a point; thence North 15°30'22" West a distance of 62.86 feet to a point;
thence North 29°25'53" East a distance of 35.43 feet to a point located at the intersection of said right of way and the southerly right of way of McEver Road; thence continuing along the southerly right of way of McEver Road South 74°18'16" West a distance of 100.03 feet to a point located at the intersection of said right of way and the westerly right of way of Canberra Drive; thence continuing along the westerly right of way of Canberra Drive the following courses and distances: South 60°36'03" East a distance of 35.30 feet to a point; thence South 15°30'22" East a distance of 62.70 feet to a point; thence 87.52 feet along a curve to the left, said curve having a chord of South 21°24'19" East 87.36 feet and a radius of 425.00 feet to a point; thence South 27°18'16" East a distance of 220.77 feet to a point; thence 28.65 feet along a curve to the right, said curve having a chord of South 13°43'36" West 26.26 feet and a radius of 20.00 feet to a point located at the intersection of said right of way and the northerly right of way of Sidney Square Drive; thence continuing along the northerly right of way of Sidney Square Drive the following courses and distances: 28.50 feet along a curve to the right, said curve having a chord of South 57°43'36" West 28.49 feet and a radius of 275.00 feet to a point; thence South 60°41'44" West a distance of 146.83 feet to a point located at the intersection of said right of way and the easterly right of way of Melbourne Lane (50 foot right of way); thence continuing along the easterly right of way of Melbourne Lane the following courses and distances: 31.42 feet along a curve to the right, said curve having a chord of North 74°18'16" West 28.28 feet and a radius of 20.00 feet to a point; thence North 29°18'16" West a distance of 142.06 feet to a point; thence 19.20 feet along a curve to the right, said curve having a chord of North 27°18'16" West 19.19 feet and a radius of 275.00 feet to a point; thence North 25°18'16" West a distance of 85.44 feet to a point;
thence 31.42 feet along a curve to the right, said curve having a chord of North 19°41'44" East 28.28 feet and a radius of 20.00 feet to a point; thence North 64°41'44" East a distance of 33.00 feet to a point; thence North 25°18'16" West a distance of 50.00 feet to a point; thence South 64°41'44" West a distance of 33.00 feet to a point; thence 31.42 feet along a curve to the right, said curve

having a chord of North 70°18'16" West 28.28 feet and a radius of 20.00 feet to a point; thence North 25°18'16" West a distance of 88.08 feet to a point; thence South 64°41'44" West a distance of 50.00 feet to a point located on the westerly right of way of Melbourne Lane; thence continuing along the westerly right of way of Melbourne Lane the following courses and distances: South 25°18'16" East a distance of 263.52 feet to a point; thence 22.69 feet along a curve to the left, said curve having a chord of South 27°18'16" East 22.68 feet and a radius of 325.00 feet to a point;

thence South 29°18'16" East a distance of 142.06 feet to a point; thence 31.42 feet along a curve to the right, said curve having a chord of South 15°41'44" West 28.28 feet and a radius of 20.00 feet to a point located on the northerly right of way of Sidney Square Drive; thence along the northerly right of way Sidney Square Drive South 60°41'44" West a distance of 55.53 feet to a point; thence South 29°18'16" East a distance of 50.00 feet to a point located on the southerly right of way of Sidney Square Drive; thence along the southerly right of way of Sidney Square Drive the following courses and distances: North 60°41'44" East a distance of 292.35 feet to a point; thence 66.43 feet along a curve to the left, said curve having a chord of North 54°50'24" East 66.31 feet and a radius of 325.00 feet to a point; thence North 48°59'04" East a distance of 374.73 feet to a point;

thence South 85°31'49" East a distance of 34.99 feet to a point located on the westerly right of way of Gainesville Street; thence along the westerly right of way of Gainesville Street the following courses and distances: North 39°56'19" West a distance of 24.95 feet to a point; thence North 46°56'23" West a distance of 50.27 feet to a point; thence North 40°56'44" West a distance of 25.00 feet to a point located at the intersection of said right of way and the northerly right of way of Sidney Square Drive, being the **POINT OF BEGINNING**. Said tract contains 85,388 S.F. or 1.960 Acres.



GEORGIA
REGISTERED
No. 3415
PROFESSIONAL
LAND SURVEYOR
CHRISTOPHER B DELLINGER

11-26-2025

RIGHT OF WAY EXHIBIT FOR:

SIDNEY SQUARE

LOCATED IN:
LAND LOT 99
8TH DISTRICT
1ST SECTION
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

SHEET 1 OF 2	BY: CD
SCALE: 1" = 100'	CHK: MP

Bowman

Bowman Consulting Group, Ltd.
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Suwanee, GA 30024

Phone: (770) 932-6550
Fax: (770) 932-6551
www.bowmanconsulting.com

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BCG PROJECT NO: 200218-01-002

CURVE CHART

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	36.20'	20.00'	31.46'	N 79°09'36" W
C2	77.22'	375.00'	77.08'	N 21°24'19" W
C3	87.52'	425.00'	87.36'	S 21°24'19" E
C4	28.65'	20.00'	26.26'	S 13°43'36" W
C5	28.50'	275.00'	28.49'	S 57°43'36" W
C6	31.42'	20.00'	28.28'	N 74°18'16" W
C7	19.20'	275.00'	19.19'	N 27°18'16" W
C8	31.42'	20.00'	28.28'	N 19°41'44" E
C9	31.42'	20.00'	28.28'	N 70°18'16" W
C10	22.69'	325.00'	22.68'	S 27°18'16" E
C11	31.42'	20.00'	28.28'	S 15°41'44" W
C12	66.43'	325.00'	66.31'	N 54°50'24" E

LINE CHART

LINE	BEARING	DISTANCE
L1	S 75°17'33" E	40.77'
L2	S 14°42'27" W	5.00'
L3	S 75°17'33" E	11.80'
L4	S 39°36'31" E	51.62'
L5	S 50°32'18" W	10.00'
L6	S 40°56'44" E	144.17'
L7	S 04°01'10" W	35.38'
L8	S 48°59'04" W	173.45'
L9	S 76°57'46" W	27.71'
L10	S 48°59'04" W	50.94'
L11	S 20°57'56" W	27.67'
L12	S 48°59'04" W	29.58'
L13	N 27°18'16" W	200.15'
L14	N 15°30'22" W	62.86'
L15	N 29°25'53" E	35.43'
L16	S 74°18'16" W	100.03'
L17	S 60°36'03" E	35.30'
L18	S 15°30'22" E	62.70'
L19	S 27°18'16" E	220.77'

LINE CHART

LINE	BEARING	DISTANCE
L20	S 60°41'44" W	146.83'
L21	N 29°18'16" W	142.06'
L22	N 25°18'16" W	85.44'
L23	N 64°41'44" E	33.00'
L24	N 25°18'16" W	50.00'
L25	S 64°41'44" W	33.00'
L26	N 25°18'16" W	88.08'
L27	S 64°41'44" W	50.00'
L28	S 25°18'16" E	263.52'
L29	S 29°18'16" E	142.06'
L30	S 60°41'44" W	55.53'
L31	S 29°18'16" E	50.00'
L32	N 60°41'44" E	292.35'
L33	N 48°59'04" E	374.73'
L34	S 85°31'49" E	34.99'
L35	N 39°56'19" W	24.95'
L36	N 46°56'23" W	50.27'
L37	N 40°56'44" W	25.00'

GEORGIA REGISTERED No. 3415 PROFESSIONAL LAND SURVEYOR CHRISTOPHER B DELLINGER

11-26-2025

RIGHT OF WAY EXHIBIT FOR:

SIDNEY SQUARE

LOCATED IN:
LAND LOT 99
8TH DISTRICT
1ST SECTION
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

SHEET 2 OF 2	BY: CD
SCALE: N/A	CHK: MP

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BCG PROJECT NO: 200218-01-002

FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY

SUBJECT: Consulting Agreement with Jimmy Dean for Wastewater Consulting Services

DATE: December 22, 2025

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

BUDGET INFORMATION:
ANNUAL- Up to $15,120
CAPITAL-

COUNCIL ACTION REQUESTED ON: January 2, 2025

PURPOSE: To approve another consulting agreement with Jimmy Dean for wastewater consulting services for calendar year 2026.

HISTORY: The City of Flowery Branch benefitted from the employment of Jimmy Dean for over 24 years as its Water/Wastewater Director. On January 5, 2023, the city entered into a contract for consulting services with Jimmy Dean for water/wastewater services for one year with an anticipated amount not to exceed $72,000 of which $59,512.59 was spent. In 2024, the same contract was signed for another year with an amount not to exceed $72,000 of which $33,093.75 was spent. In 2025, the same contract was signed for another year with an amount not to exceed $15,120 of which $8,657.38 has been spent through December 22, 2025.

FACTS AND ISSUES: Jimmy Dean has served as a consultant since his retirement in 2023 and has provided valuable information in the daily operations as well as the design of the city's new wastewater treatment plant. He has agreed to continue working an average of eight hours per month (compared to two days per month previously) as he provides institutional knowledge during construction of the new plant.

The wastewater treatment plant is now under construction with an anticipated completion date of August 2026. Jimmy Dean's advice continues to be sought and is of much value to the City of Flowery Branch during construction. Staff has recommended that Jimmy Dean's schedule is adjusted to eight hours per month, as needed, usually by telephone.

The attached consulting agreement is for calendar year 2026.

OPTIONS:

1) Approve the consulting agreement as presented.
2) Approve the consulting agreement with another amount.
3) Do not approve the consulting agreement.

RECOMMENDED SAMPLE MOTION:

I make a motion to approve the consulting agreement with Jimmy Dean for calendar year 2026.

DEPARTMENT: Public Utilities

Prepared by: Peter Woerner

CONSULTING AGREEMENT BY AND BETWEEN
THE CITY OF FLOWERY BRANCH AND JIMMY DEAN

This Consulting Agreement ("Agreement") is entered into as of January 7, 2026, and is effective as of January 7, 2026 ("Effective Date"), by and between the City of Flowery Branch, a Georgia municipal corporation ("City"), and Jimmy Dean, a resident of the state of Georgia whose permanent address is 255 Night Hawk View, Demorest, Georgia, 30535 ("Consultant").

WHEREAS, City provides public water and sewer utility services including but not limited to the construction, operation and maintenance of a water system and a sewer system within and without the jurisdiction of the City;

WHEREAS, Consultant retired from City on January 2, 2023;

WHEREAS, Consultant is a former employee of City and has knowledge of the public water and sewer utility services provided by City; and,

WHEREAS, City desires to obtain, and Consultant desires to provide, consulting services in accordance with the terms of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are herein contained, City and Consultant agree as follows:

1. Consulting Services. During the term of this Agreement, Consultant agrees to provide advice and assistance on matters about which Consultant has knowledge and familiarity ("Consulting Services") to City making himself available as reasonably requested by City. Where such Consulting Services must be provided upon request by city staff in person or by phone, City will accommodate Consultant's availability to every extent possible. Any time expended on travel associated with the provision of Consulting Services shall be considered as Consulting Services.

2. Authority and Relationship. Except as otherwise consented to or directed by City in writing, Consultant does not have the authority to act on behalf of the City to (a) accept or reject any inquiry; (b) respond to a request/complaint from any person; or, (c) enter into any agreement or contract. City and Consultant agree that Consultant is an independent contractor of City and that no employer-employee relationship shall exist between City and Consultant.

3. Compliance with Laws. In rendering the Consulting Services under this Agreement, City and Consultant agree that they will comply with any and all applicable laws, regulations, decrees or other local, state or federal directives having the force of law.

4. Fees. Consulting Services shall be billed at an hourly rate of $78.75 not to exceed $630 per calendar month. Such amounts will be payable within thirty (30) days of the receipt of Consultant's invoice. Time spent on Consulting Services shall be tracked and billed in increments of not less than .25 of an hour. Consultant shall be responsible for all personal income taxes and similar obligations with respect to any and all payments hereunder, including without limitation, all federal and state income tax, social security tax and any withholding or similar obligations of Consultant. City shall provide Consultant with a phone to be used only for providing the services set forth in this Agreement.

5. Term. This Agreement shall automatically terminate one (1) year after the Effective date with no further documents to be executed by the parties. This Agreement may only be extended by an amendment to this Agreement set forth in writing signed by both the City and Consultant.

6. Payments Due Upon Cancellation. City and Consultant shall have the right to cancel this Agreement for any reason upon thirty (30) days written notice. If the Agreement is cancelled by either party, Consultant is not entitled to any additional payments other than fees earned up and through the date of cancellation.

7. Notices. All formal notices, request, consents and other communications hereunder shall be in writing and shall be emailed to the other party at the email address provided below with a copy forwarded by first class mail or overnight courier, fully prepaid and addressed as follows:

To the City at:	To the Consultant at:
Tonya Parrish, City Manager	Jimmy Dean
City of Flowery Branch	Jimmy Dean Consulting Services
5410 West Pine Street	255 Night Hawk View
Flowery Branch, Georgia 30542	Post Office Box 1514
770-967-6731	Demorest, Georgia 30535
tonya@flowerybranchga.org	678-776-1074

8. Miscellaneous. This Agreement sets forth the understanding between the parties and supersedes all other agreements and understandings, whether written or oral, of the parties with respect to the Consulting Services. Without the prior written consent of City, this Agreement shall not be transferred or assigned by Consultant. This Agreement shall bind and inure to the benefit of the permitted successors and assignees of the parties. The terms and provisions of this Agreement may not be modified or amended except in writing executed by City and Consultant. This Agreement shall be construed under, governed by and enforced pursuant to the laws of the State of Georgia.

9. Indemnification and Mutual Defense. To the fullest extent permitted by law, each Party agrees to defend, indemnify, and hold harmless the other Party and the other Party's officers, agents, and employees for, from, and against any and all claims, losses, damages, liabilities, costs, and expenses, but only to the extent such claims are caused by or contributed to by the negligence, intentional misconduct, or omissions of the offending Party, its officers, employees, contractors, or elected or appointed officials. In the event of a claim by a third party against either Party involving the other Party in connection with performance under this Agreement, the Parties shall expeditiously meet to discuss a common and mutual defense including proportional liability and payment of possible litigation expense, costs and monetary damages.

CITY OF FLOWERY BRANCH:	CONSULTANT:
By: Oliver McClellan, Mayor Date: _____	By: Jimmy Dean Date: _____

ATTEST:

Shelia Cooper, City Clerk