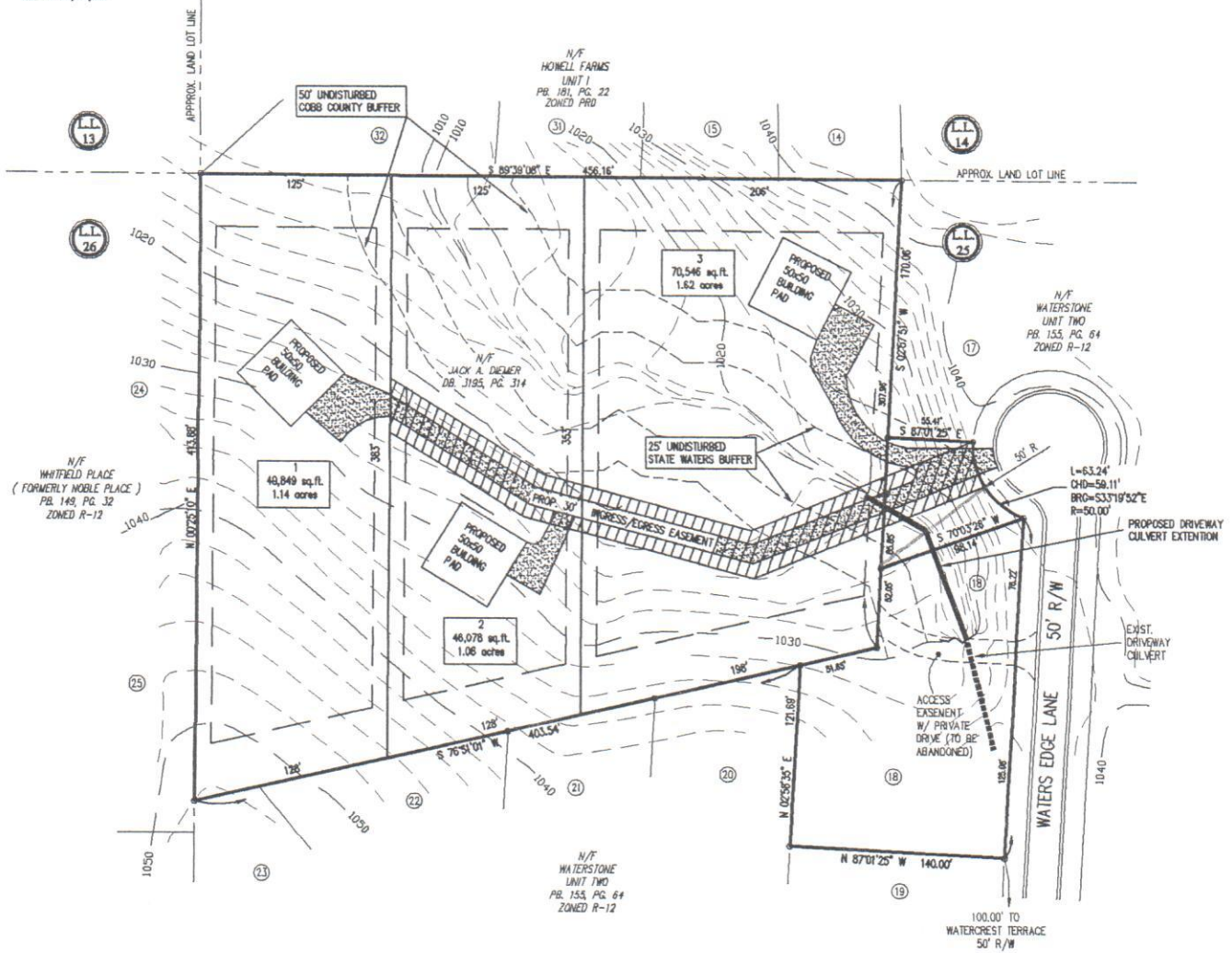


THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO COBB COUNTY F.L.R.M. PANEL 0010 F COMMUNITY #13067C DATED: AUG. 18, 1992 MAP# 13067C0010 F.

REFERENCE PLAT:
 PB. 155, PG. 64
 EASEMENT PLAT FOR JACK A. DIEMER
 BY GASKINS SURVEYING CO.
 DATED: 10/15/98



OWNER/APPLICANT/AGENT:
 JACK A. DIEMER
 C/O DARYL NEISSER
 MILLENNIUM REALTY
 703 BASCOMB COMMERCIAL PKWY.
 WOODSTOCK, GEORGIA 30189
 OFFICE: 770-928-9800
 CELL: 770-827-9874

VARIANCE:
 3 LOTS OFF OF ONE COMMON DRIVE.

GENERAL NOTES:
 PRESENT ZONING - R-20
 TOTAL AREA - 3.71 ACRES
 PROPOSED NUMBER OF LOTS - 3
 MINIMUM FLOOR AREA - 1,200 SQ.FT.
 MINIMUM LOT SIZE - SHOWN

BUILDING SETBACK FOR R-20:
 FRONT - 35'
 SIDE - 10'
 REAR - 35'

THE ACTUAL LOCATION OF THE PROPOSED DRIVEWAY AND INGRESS/EGRESS EASEMENT IS TO BE DETERMINED ONCE THE STREAM BANK BUFFER HAS BEEN FIELD VERIFIED. WITH THE EXCEPTION OF APPROVED DRIVEWAY CREEK CROSSINGS THE EASEMENT IS TO BE LOCATED OUTSIDE OF THE STREAM BUFFER.

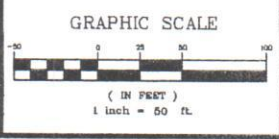
ALL LOTS TO BE ACCESS THROUGH A PRIVATE INGRESS/EGRESS EASEMENT STATE WATERS WITH THE APPROPRIATE BUFFERS ARE SHOWN.
 NO CEMETARIES ARE KNOWN TO BE LOCATED ON THIS SITE.
 NO WETLANDS ARE PLANNED TO BE DISTURBED WITHIN THIS DESIGN.
 THE LAYOUT SHOWN IS A CONCEPTUAL REPRESENTATION OF THE PROPOSED SITE.

LINE TABLE		
LINE	DISTANCE	DIRECTION
L1	43.05'	N87°01'25"W
L2	43.05'	N87°01'25"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	62.50'	48.13'	46.95'	S84°57'49"E
C2	87.50'	5.19'	5.19'	N44°36'10"W
C3	87.50'	50.01'	49.35'	S70°38'57"E

VARIANCE PLAT FOR: MILLENNIUM REALTY

PROPERTY IS LOCATED IN LAND LOT 25 OF THE 20TH DISTRICT, 2ND SECTION COBB COUNTY, GEORGIA



DRAWN BY:	MAC	DATE:	12/08/03
CHECKED BY:	CCF	JOB NO.:	703017B
NO.	DATE	REVISION DESCRIPTION	BY
1	12/08/03	PER COMMENTS	DP

N 00°25'10" E 413.88'

APPROX.

50' UNDISTURBED
COBB COUNTY BUFFER

25' UNDISTURBED
STATE WATERS BUFFER

UNIT 1
PB 181, PG. 22
ZONED PRD

APPROX. LAND LOT LINE

LT. 14

**3.71
Acres**

N/F
WATERSTONE
UNIT TWO
PB 155, PG. 64
ZONED R-12

L=63.24'
CHD=59.11'
BRG=S33°19'52"E
R=50.00'

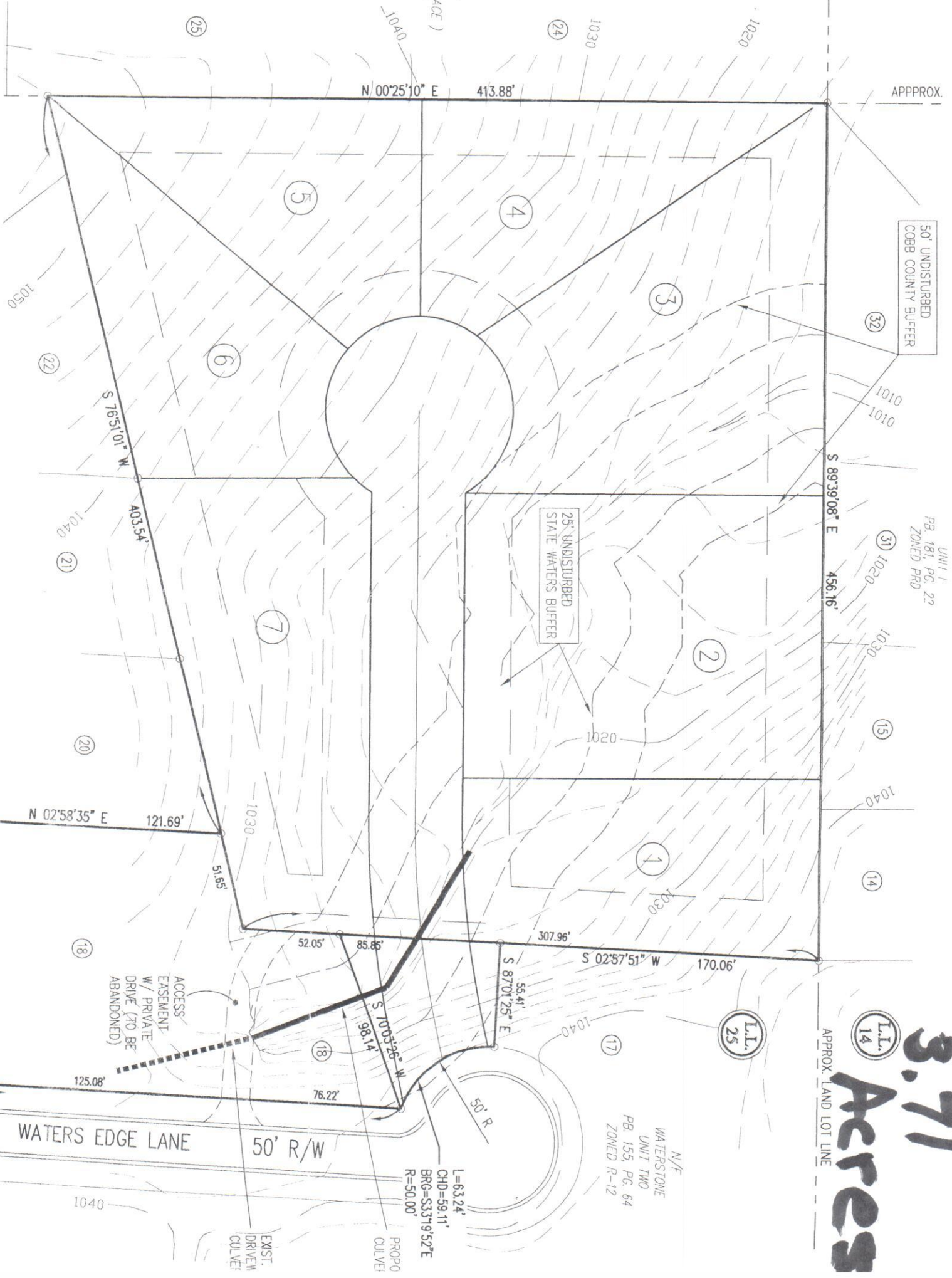
PROP'D
CULVERT

EXIST.
DRIVE W/
CULVERT

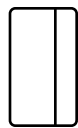
ACCESS
EASEMENT
W/ PRIVATE
DRIVE (TO BE
ABANDONED)

WATERS EDGE LANE
50' R/W

50' R



DM
QVAI



Exh. C

N 00°25'10" E
413.88'

S 88°39'08" E
456.16'

Waters Edge
Tract
164,558 Sq. Feet
3.778 Acres

S 02°57'51" W
170.06'

N 84°45'27" E
55.68'

S 70°03'26" W
98.14'

C14

S 76°51'01" W
51.65'

S 02°57'51" W
52.05'

S 76°51'01" W
403.54'



Waters Edge Lane		
New Site Plan		
DATE: 3/1/04	SCALE: 1" = 70'	DRAWN BY: DAN