

DRAINAGE

The owner of record, on behalf of himself and all successors in interest, specifically releases Bartow County from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water or natural creeks, rivers or other drainage features. The privately owned drainage easements shown hereon are hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by Bartow County Regulations and by the Director of the Department of Public Works. Said Director may conduct emergency maintenance operations within these easements where emergency conditions exist. Emergency maintenance shall be the removal of trees or other debris, excavation, filling and the like necessary to remedy a condition which, in the judgement of said Director, is potentially injurious to life, property, or the public road or utility system. Such emergency maintenance, conducted for the common good, shall not be construed as constituting a continuing maintenance obligation on the part of Bartow County, nor an abrogation of Bartow County's right to seek reimbursement for expenses from the owner(s) of the property(ies) of the land that generated the conditions.

FLOOD HAZARD

The local 100 year Flood areas shown hereon were determined by the Professional Engineer whose stamp and signature are affixed hereto. Bartow County does not, by approving this plat, warrant their accuracy nor imply that (and outside the areas of flood hazard shown will be free from flooding or flood damage. Further, Bartow County does not, by approving this plat of subdivision and accepting the public improvements therein, assume responsibility for the maintenance of the flood carrying capacity of the flood areas or watercourses. Maintenance shall remain the responsibility of the owner(s) of the land upon which they exist. The owner of a lot or parcel that contains a flood hazard area is required to submit a site plan to Bartow County prior to the initiation of any improvements to the lot or parcel. The site plan shall include the location and elevation of the local 100 year flood plain within the lot or parcel and the existing conditions and proposed improvements. Approval of the site plan by Bartow County is required prior to the issuance of a building permit.

SPECIFIC NOTES REQUIRED BY BARTOW COUNTY AS A CONDITION OF PLAT ACCEPTANCE

The Owner/Developer shall indemnify the County against all suits brought about by the negligence of the Owner/Developer.

It is the responsibility of the Owner/Developer to ensure that all residential lots have sufficient grade to prevent flooding of proposed structures. The Owner/Developer shall notify the builder of any special conditions relating to lot drainage and flooding potential.

Proposed ditches within the subdivision shall be maintained and protected by the owner.

Residential fences are not allowed within drainage easements.

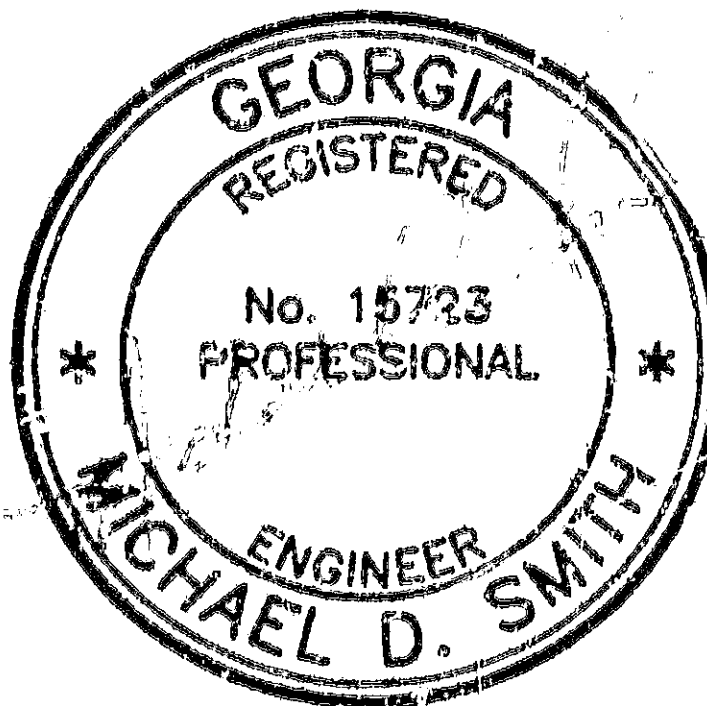
Builders shall provide the Bartow County Zoning and Building Inspections Department As-Built Minimum Finished Floor Elevations on residential lots affected by flood hazards. Elevations shall be certified by the Design Engineer for design compliance prior to the Framing/Rough-in inspection of the individual building.

THIS IS A PRIVATE SUBDIVISION

THE STREETS, DRAINAGE AND STORMWATER MANAGEMENT FACILITIES IN THIS SUBDIVISION ARE PRIVATE STREETS, DRAINAGE AND STORMWATER MANAGEMENT FACILITIES AND ARE NEITHER MAINTAINED BY BARTOW COUNTY NOR CONSIDERED PART OF THE ROAD SYSTEM, DRAINAGE SYSTEM OR STORMWATER MANAGEMENT SYSTEM OF BARTOW COUNTY. THE UPKEEP AND MAINTENANCE OF THE STREETS, DRAINAGE AND STORMWATER MANAGEMENT FACILITIES SHOWN HEREON ARE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNERS THROUGH THE SUBDIVISION'S INCORPORATED HOMEOWNERS' ASSOCIATION.

THE EASEMENTS SHOWN HEREON FOR INGERS & EGRESS, DRAINAGE, LANDSCAPING AND UTILITIES ARE DEDICATED TO THE LAKESIDE AT HAWKS FARM HOMEOWNERS ASSOCIATION AND ARE CONSIDERED AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE MEMBERS OF THE ASSOCIATION.

DEDICATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE RECORDED IN DEED BOOK 1370, PAGES 405-436.



REGISTERED PROFESSIONAL ENGINEER No. 15723
SMITH & SMITH CIVIL ENGINEERS, P.C.
 21 S. PUBLIC SQUARE
 CARTERSVILLE, GEORGIA 30120
 PHONE 770-392-8668

**SECTIONS TWO, THREE AND FOUR
 LAKESIDE AT
 HAWKS FARM**
 IN LAND LOTS 15, 16, 17, 18, 57 & 58,
 21st DISTRICT, 2nd SECTION,
 AND IN LAND LOTS 7, 8 & 9,
 22nd DISTRICT, 2nd SECTION,
 BARTOW COUNTY, GEORGIA

OWNER/DEVELOPER
HAWKS CREEK, L.L.C.
 WILLIAM L. CROLLEY
 JARREL C. BRANTLEY
 3048 EAST PINE VALLEY ROAD
 ATLANTA, GEORGIA 30305
 770-926-6365
 404-358-5368

GEORGIA, BARTOW COUNTY
 CLERK'S OFFICE SUPERIOR COURT
 filed for record this 19 day of Dec 20 01 at 11:15 o'clock A.M.
 Recorded in First record No. 53
 Page 14 of this 20 day of Dec 20 01
 GARY BELL, Clerk

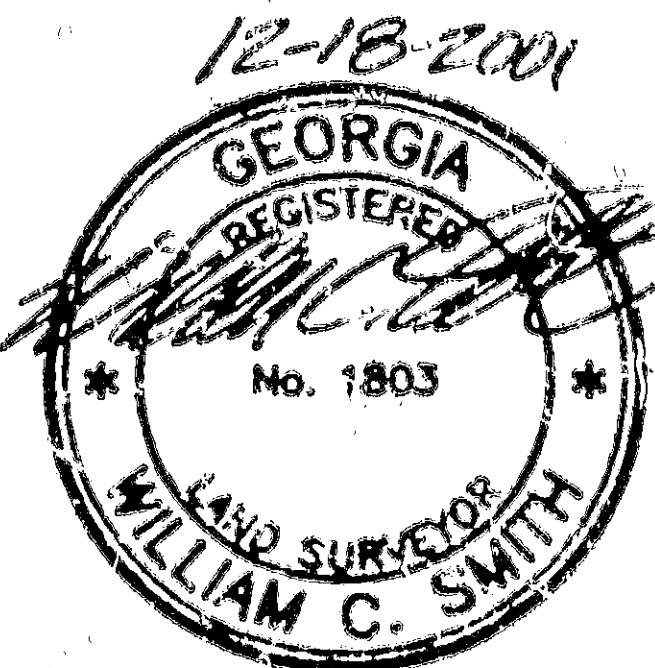
(1 of 4 plates)

APPROVED
 SHEET 1 OF 4

**BARTOW COUNTY
 ZONING ADMINISTRATOR**

4968.CRD 4968-7.PL1
 FLOOD INSURANCE RATE MAP 13015C0085 F
 DATED SEPT. 29, 1989 SHOWS THIS PROPERTY
 IS NOT IN THE 100 YEAR FLOOD ZONE.

SMITH & SMITH LAND SURVEYORS, P.C.
 2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
 PHONE 770-382-0457
 REGISTERED LAND SURVEYOR No. 1803



DECEMBER 7, 2001
 REVISED 12-18-2001

SDP—STORM DRAIN PIPE	R/W—RIGHT OF WAY	R—RADIUS PP—POWER POLE
HW—HEADWALL	IPP—IRON PIN PLACED	-X-X—FENCE
MIN. FFE—MINIMUM FINISHED FLOOR ELEVATION	IPF—IRON PIN FOUND	---LAND LOT LINE
AE—ACCESS EASEMENT	CM—CONCRETE MARKER	○—CENTER LINE
DE—DRAINAGE EASEMENT	CH—CHORD	—W—POWER LINE
	L OR A—LENGTH OF CURVE	LP—LIGHT POLE