

# FINAL PLAT OF ROLLINGWOOD VIII PAGE ONE

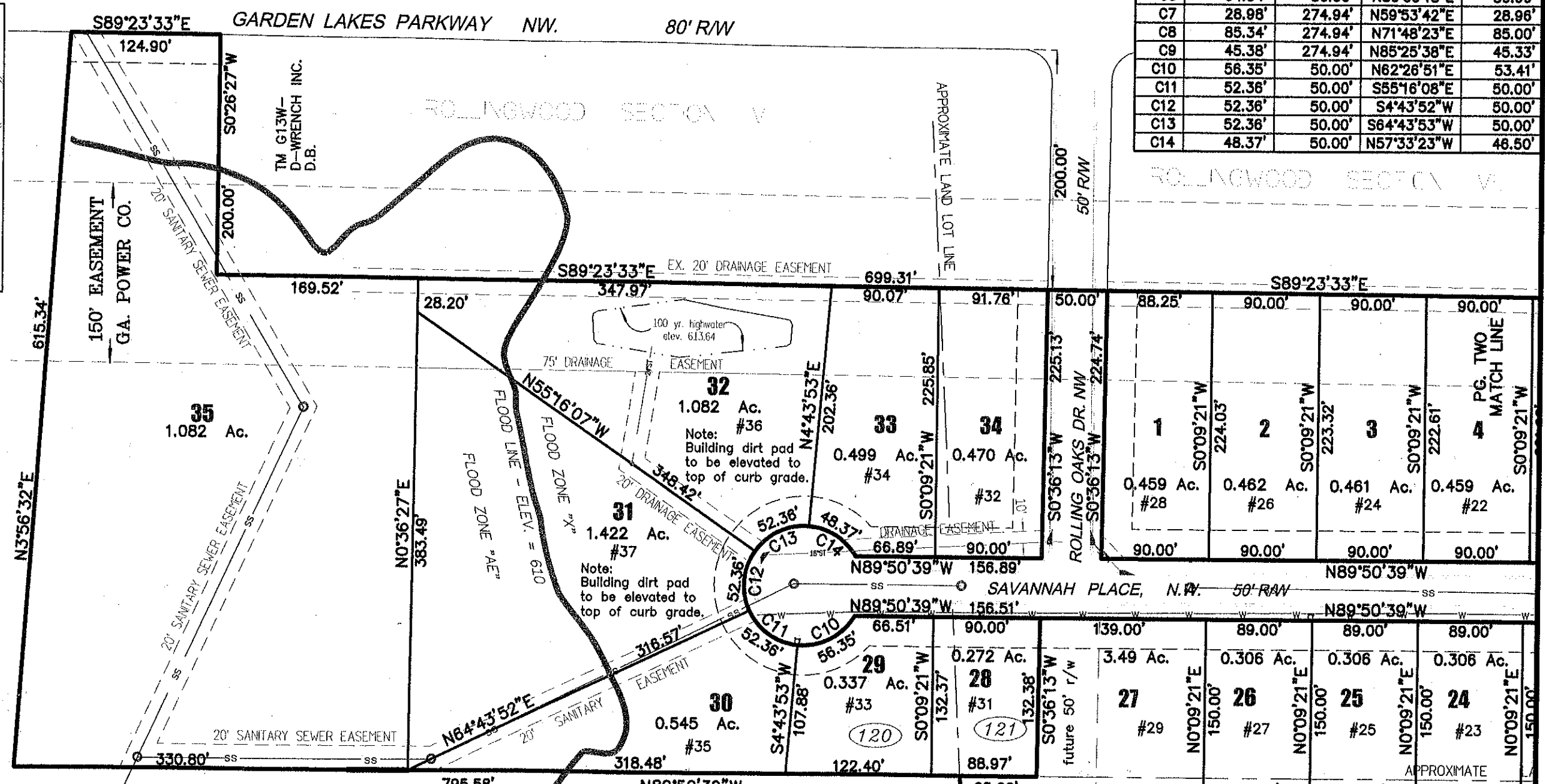
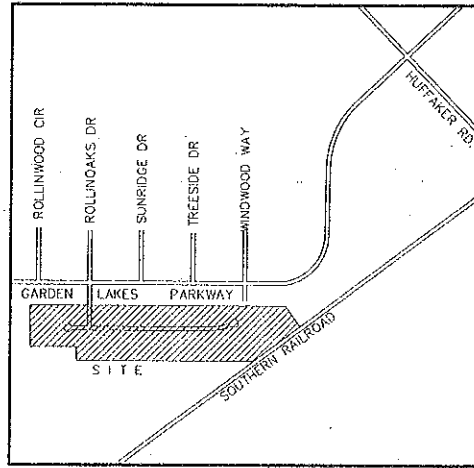
Recorded 3/14/2007  
Plat Book 32 Pages 1-2

3rd WARD CITY OF ROME, GEORGIA  
LAND LOT 120, 121 & 132 - 4th DISTRICT - 4th SECTION  
FLOYD COUNTY, GEORGIA

### FLOOD STATEMENT:

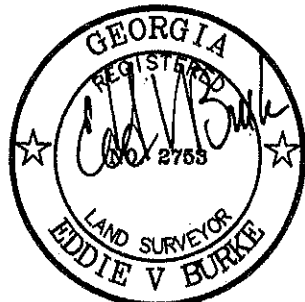
I HAVE THIS DATE, EXAMINED THE "FEMA OFFICIAL FLOOD HAZARD MAP" COMMUNITY PANEL 12115C0195 D EFFECTIVE DATE, AUGUST 9, 2000 COVERING FLOYD COUNTY, GEORGIA. REFERENCED LOT IS LOCATED ON SAID PANEL IN AN AREA ZONED "ZONE X AND ZONE AE" AND IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS SHOWN HEREON.

CURVE DATA				
NUM.	ARC	RADIUS	BEARING	CHORD
C1	130.65'	224.93'	N73°30'57"E	128.82'
C2	15.65'	224.93'	N58°52'09"E	15.65'
C3	81.43'	50.00'	S43°31'42"W	72.73'
C4	83.71'	50.00'	N53°20'14"W	59.49'
C5	52.36'	50.00'	N13°08'43"E	50.00'
C6	64.34'	50.00'	N80°00'18"E	59.99'
C7	28.98'	274.94'	N59°53'42"E	28.96'
C8	85.34'	274.94'	N71°48'23"E	85.00'
C9	45.38'	274.94'	N85°25'38"E	45.33'
C10	56.35'	50.00'	N62°26'51"E	53.41'
C11	52.36'	50.00'	S55°16'08"E	50.00'
C12	52.36'	50.00'	S4°43'52"W	50.00'
C13	52.36'	50.00'	S64°43'53"W	50.00'
C14	48.37'	50.00'	N57°33'23"W	48.50'



JOB: SAVANNAH  
FILE: 121-4-4  
SCALE: 1"=100'  
FIELD DATE: OCT. 03, 2006  
PLAT DATE: OCT. 03, 2006  
REVISED: DEC. 04, 2006

BLS BURKE LAND SURVEYING  
P.O. BOX 721  
SUMMERVILLE, GEORGIA 30747  
PHONE: 706-857-7201



### CERTIFICATE OF FINAL PLAT APPROVAL:

ALL REQUIREMENTS FOR THE ROME-FLOYD COUNTY UNIFIED LAND DEVELOPMENT CODE HAVING BEEN REPRESENTED AS BEING FULFILLED BY THIS PLAT AND THE RELATED AS-BUILT SURVEYS APPROVED ON THE ROME-FLOYD COUNTY PLANNING COMMISSION HEREBY APPROVES THIS PLAT FOR RECORDATION BY THE CLERK OF SUPERIOR COURT AND RECOGNIZES THE OWNER'S OFFER OF DEDICATION OF ALL AREAS OF PUBLIC IMPROVEMENTS SHOWN THEREON AND ON SAID AS-BUILT SURVEYS ON BEHALF OF THE PUBLIC. SUBJECT TO MAINTENANCE AND GUARANTEE BY THE OWNER FOR ONE YEAR FROM THE DATE OF THIS APPROVAL.

*[Signature]* 3-14-07  
SIGNATURE OF PLANNING DIRECTOR OF DESIGNEE DATE:

### CERTIFICATION OF SURETY

I HEREBY CERTIFY THAT SECURITY BOND, OR CERTIFIED CHECK, AND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF \$20,000.00 TO EXPIRE ON 3-8-2008 HAS BEEN RECEIVED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE SUBDIVISION SHOWN HEREON IN THE EVENT OF DEFAULT BY THE DEVELOPER.

*[Signature]* 3-14-2007  
SIGNATURE DATE

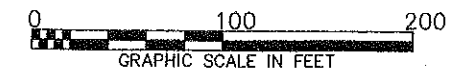
TM G13W-298  
SPECTOR TULLIS PROPERTIES, LLC  
D.B. 1898-705

(133)

N2°57'12"W  
137.03'

(132)

TM G13W-299A  
GARDEN WEST INVESTMENT, LLC  
D.B. 1953-583



FINAL PLAT OF  
**ROLLINGWOOD VIII**  
PAGE TWO

3rd WARD CITY OF ROME, GEORGIA  
LAND LOT 120, 121 & 132 - 4th DISTRICT - 4th SECTION  
FLOYD COUNTY, GEORGIA

Recorded 3/14/2007 JOT  
Plat Book 32 Pages 1-2  
GARDEN LAKES PARKWAY NW. 80' R/W

ROLLINGWOOD SECTION VI  
ROLLINGWOOD SECTION VII

**SURVEY NOTES:**

BEARINGS AND DISTANCE FOR THIS SURVEY WERE MEASURED WITH A TOPCON GTS 213 WITH A SINGLE PRISM.

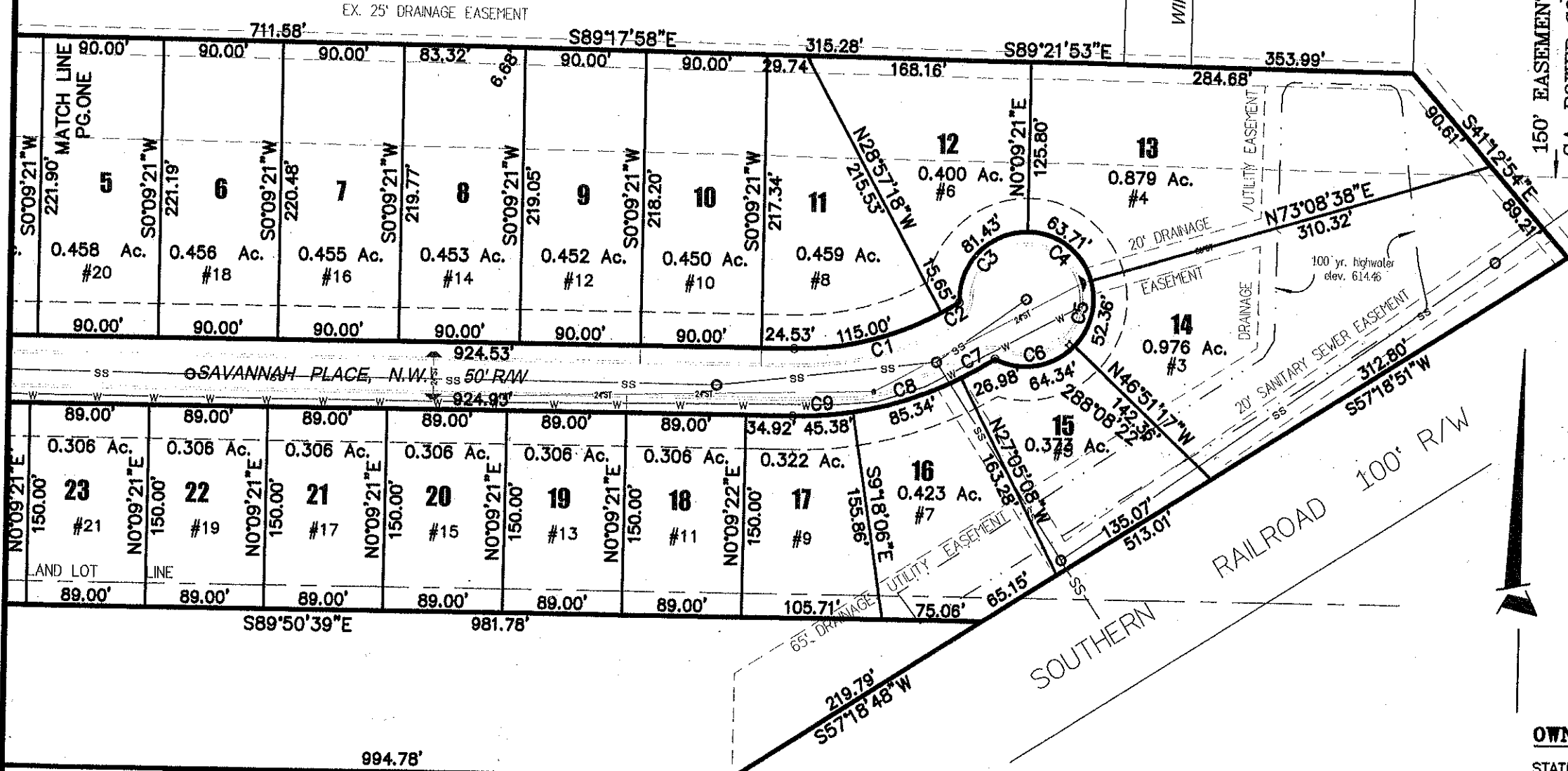
BEARINGS SHOWN HEREON HAVE BEEN CALCULATED FROM ANGLES TURNED AND ARE BASED UPON MAGNETIC NORTH

**MINIMUM FLOOR ELEVATION**

REQUIRED MINIMUM FINISHED FLOOR ELEVATION FOR ALL STRUCTURES IN THIS SITE SHALL BE AT OR ABOVE 612.0 MEAN SEA LEVEL (M.S.L.) AN ELEVATION CERTIFICATION WILL BE REQUIRED FOR EACH RESIDENCE.

**NOTES:**

1. 1/2" IRON PIN FOUND OR SET AT ALL LOT CORNERS.
2. 35 NEW LOTS WITH 1900 FEET OF NEW STREET.
3. THIS PLAT REPRESENTS AN "AS BUILT" SURVEY OF THE PLATTED PROPERTY AS OF THE DATE SHOWN ON THE SURVEYORS CERTIFICATION.
4. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED ON ANY STRUCTURE WITHIN THIS DEVELOPMENT UNTIL THE SANITARY SEWER SYSTEM HAS BEEN APPROVED BY THE CITY OF ROME ENGINEERING DEPARTMENT.
5. BUILDING SETBACKS ARE AS FOLLOWS UNLESS SHOWN OTHERWISE: FRONT 25 FT., REAR 25 FT., SIDE 7 FT.
6. CONSTRUCTION OF FENCES, DRIVES, OR OTHER STRUCTURES WITHIN THE DRAINAGE AREAS AND EASEMENTS SHOWN HEREON SHALL BE PROHIBITED. THE RELOCATION OF ANY OF THE APPURTENANCES WITHIN THIS AREA WILL BE AT THE OWNERS EXPENSE, NOT THE CITY OF ROME.
7. TOTAL LAND PLATTED: 22.43 ACRES/976,991.9 SQ.FT.
8. CUL-DE-SAC SHOWN HAS A 50 FT. RADIUS TO THE RIGHT OF WAY.
9. NO WETLANDS WERE FOUND ON ANY PART OF THE PROPERTY PLATTED HEREIN.
10. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY.
11. THIS PROPERTY IS CURRENTLY ZONED "SR"
12. Lots are subject to recorded deed restrictions.



**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 AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,337 FEET, AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN FEET.

BY: EDDIE V. BURKE  
REGISTERED GEORGIA LAND SURVEYOR NO. 2753  
ADDRESS: 59 SAGE BRUSH LN. SUMMERVILLE, GA. 30747  
TELEPHONE NUMBER: 706-857-7201  
DATE: AUGUST 29, 2006



**OWNER'S CERTIFICATE**

STATE OF GEORGIA  
COUNTY OF FLOYD

THE UNDERSIGNED CERTIFIES THAT HE OF SHE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED THEREIN OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE ROME-FLOYD COUNTY UNIFIED LAND DEVELOPMENT CODE. THE OWNER FURTHER ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED, AND DEDICATES TO THE PUBLIC FOREVER ALL AREAS SHOWN OR INDICATED IN THIS PLAT AS STREETS, EASEMENTS OF OTHER PUBLIC USE AREAS, AND ALL WATER SYSTEM, SEWERAGE AND OTHER PUBLIC IMPROVEMENTS AS DEPICATED IN THE AS-BUILT SURVEYS FOR THIS SUBDIVISION, APPROVED ON 3/14/2007.

OWNER'S NAME: LAKES DEVELOPMENT CO. Spectra-Tullis Properties  
OWNER'S ADDRESS: 2400 GARDEN LAKES BLVD. ROME GA. LLC

SIGNATURE: [Signature] DATE: 3/14/2007

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