

HALL COUNTY GOVERNMENT BOARD OF COMMISSIONERS

April 11, 2006

Mr. Robert Billock
Copper Glen Subdivision, LLC
4992 Bowman Drive #101
Buford, GA 30518

Dear Mr. Billock:

Please be advised that on its meeting of April 13, 2006, the Hall County Board of Commissioners voted to approve the final plat for the Copper Glen Subdivision, LLC, located on the east side of Buford Road, 3700 E. side of its intersection with SR 66, aka. Buford Road, Zoned A2(1), Tax Parcel 15024 000000. Proposed User: 1-lot subdivision, Commission District 1.

The following conditions apply:

1. Development shall be limited to 8 lots as generally shown on the concept plan and described in the project survey, modified as necessary for compliance with development standards in force at the time of plan approval.
2. Development shall be limited to homes with no less than 1,600 square feet of heated floor space with each residence having a two-car garage and sodded front lawn.
3. All lots shall have a minimum roof pitch of 9:12.
4. The following easement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property:

"Owner, occupant and users of the property shown on this plat are hereby notified that the use of the property shall be limited to farming practices which may include plant and animal husbandry and poultry raising, but not limited to milk, cotton, corn, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides and pesticides. Therefore, owner, occupant and users of the property shown on this plat should be prepared to accept the effects of such practices."

5. All conditions of zoning shall appear on any plat created for the subdivision. Pursuant to section 17-230.12(a)(2) of the Official Code of Hall County, the approval of any application for a use subject to approval of the county commission shall be

Copper Glen Subdivision, LLC
P.O. Box 2006
Buford, GA 30518

Hall County, Georgia, Clerk Superior Court
Filed in office this 13th day of April, 2006.
Book 15024 Page 000000
Dwight S. Wood, Clerk

Please remember to ensure all Public Notice signs posted on the property within five (5) days following the Board of Commissioners' decision, as noted in Hall County's Zoning Regulations.
If you have any questions or concerns regarding the above, please contact: Mr. Bill Sweeney.

Patricia & Zoning
Building Inspector
Tax Commissioner

Patricia

Public Works & Utilities
Business Liaison
Tax Assessor

FLOOD NOTES:

THE PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA, COMMISSIONER'S ORDER NO. 2006-000000, DATED APRIL 21, 2006.

CHRS CLARK SURVEYING HAS NOT PERFORMED A FLOOD STUDY FOR THE PROPERTY SHOWN ON THIS INSTRUMENT.

BUILDING SETBACK LINES:

THE PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA, COMMISSIONER'S ORDER NO. 2006-000000, DATED APRIL 21, 2006.

THE SETBACK AND REAR SETBACK OF CORNER LOTS SHALL BE DETERMINED BY THE OMBUDSMAN OF THE OVERLAIN.



The Great Seal of the State of Georgia

7th Floor
City Hall
Columbus, Georgia

Deputy Clerk, District 1
Brent G. Galloway, Clerk
Clerk of Superior Court

Deputy Clerk, District 2
C. J. Galloway, Clerk
Clerk of Superior Court

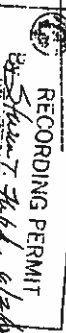
Deputy Clerk, District 3
C. J. Galloway, Clerk
Clerk of Superior Court



OWNER'S DEDICATION CERTIFICATE:

STATE OF GEORGIA
COUNTY OF HALL
THE OWNER OF THE LAND SHOWN ON THE PLAN AND MAPS MADE IS SUBSEQUENT HERETO, AND IN PERSON OR BY AGENT, HAS AGREED TO DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, EASEMENTS, AND PUBLIC CONDUITS HEREON SHOWN, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, TO THE PUBLIC FOR THE PURPOSE HEREON EXPRESSED.

OWNER:
6/10/06



SUBDIVISION'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT AND HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HALL COUNTY ZONING ORDINANCES AND THAT ALL NECESSARY SURVEYING AND RECORDING REQUIREMENTS HAVE BEEN MET.

REGISTERED AS LAND SURVEYOR
6-1-2006

APPROVED BY:

Hall County Engineering Department

Hall County Environmental Health Department

PURSUANT TO THE HALL COUNTY SUBDIVISION REGULATIONS, THE PLAN IS ONLY VALID AFTER APPROVAL HAS BEEN COMPLETED. THIS DOCUMENT IS HEREBY ACCEPTED AND THIS APPROVAL GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS.

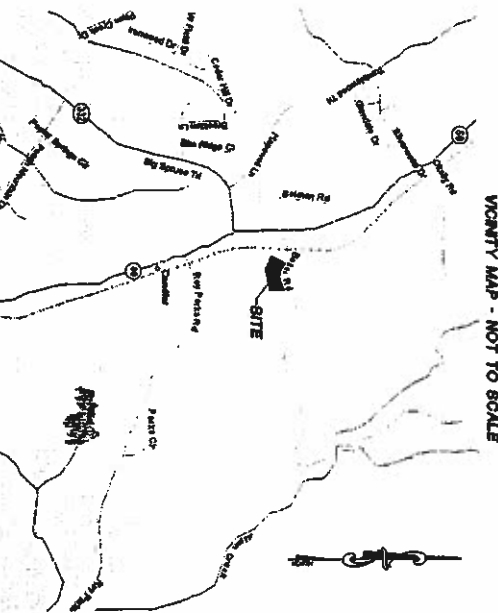
HEALTH DEPARTMENT NOTES:

ALL LOTS WILL BE RESTRICTED TO NO MORE THAN 4 BEDROOM HOMES UNLESS THE OWNER OBTAINS A SEWER TREATMENT PLANT FROM THE HALL COUNTY ZONING BOARD OF ADJUSTMENT. THE HALL COUNTY ZONING BOARD OF ADJUSTMENT SHALL NOT DEEM SUCH ALTERATION A PHYSICAL HANDS-ON. SETBACKS CANNOT BE MET BY THE DRAINING TOPOGRAPHY.

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NOTICE OF POTENTIAL AGRICULTURAL IMPACTS:

OWNER, OCCUPANTS AND USERS OF THE PROPERTY SHOWN ON THIS PLAN ARE HEREBY NOTICED OF THE IMPACTS ASSOCIATED WITH AGRICULTURAL PRACTICES WHICH MAY TAKE PLACE ON ADJACENT AND NEARBY PORTIONS OF THE PROPERTY. SUCH PRACTICES MAY INCLUDE THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF FERTILIZERS, HERBICIDES, AND PESTICIDES. THEREFORE, OWNER, OCCUPANTS AND USERS OF THE PROPERTY SHOULD BE PREPARED TO ACCEPT THE EFFECTS OF SUCH PRACTICES.



VIGNY MAP - NOT TO SCALE

ELEVATION NOTE:

DATE: 6/10/06
ELEVATION SHOWN HEREON BASED UPON SURVEYING BY CHRS CLARK SURVEYING, INC. (4-27-06)
CUMMINGSVILLE, GEORGIA

OWNER and DEVELOPER:

COOPER GLEN SUBDIVISION, LLC
4992 BILL BOWMAN DRIVE, SUITE #101
BUFORD, GEORGIA 30518
Phone: 770.616.3827

Contact: ROB BILLOCK/FRANK CULLA



DATE: 6-1-2006

CHRS CLARK SURVEYING
SUITE #101
4992 BOWMAN DRIVE
BUFORD, GEORGIA 30518
PHONE: 770.616.3827

ENGINEER:

CHRS CLARK SURVEYING
SUITE #101
4992 BOWMAN DRIVE
BUFORD, GEORGIA 30518
PHONE: 770.616.3827

ALL HOUSES SHALL HAVE A MINIMUM 8:12 ROOF PITCH
1/2" REBAR RIMS WERE SET AT ALL PROPERTY CORNERS,
UNLESS OTHERWISE NOTED.
WATER SUPPLY CITY OF CUMMINGSVILLE
LOT TO REMAIN FOR THE WATER SUPPLY CITY OF CUMMINGSVILLE
SEWER SUPPLY: INDIVIDUAL SEWER LINES STATIONS
TO MY KNOWLEDGE, NO CONCRETS EXIST ON THE PROPERTY

AREA: 4.86 ACRES
(TOTAL)
211,561 SQUARE FEET

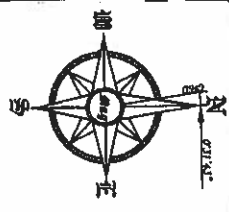
| REVISIONS: | COMMENTS: |
|-----------------|--------------------|
| DATE: 5-22-2006 | PHASE 2, LOT COUNT |
| 6-01-2006 | COUNTY COMMENTS |

CHRIS CLARK SURVEYING

1400 BUFORD HIGHWAY, SUITE 8-1
SUGAR HILL, GEORGIA 30518
PHONE: (678) 714-7050
FAX: (678) 730-0121
EMAIL: Cclark@ccandco.com

FINAL SUBDIVISION PLAT FOR
**COPPER GLEN SUBDIVISION
PHASE 1, UNIT A**
LOCATED IN:
CANDLER G.M.D. 1355
HALL COUNTY, GEORGIA

SHEET NUMBER:
1 of 3
SCALE:
1" = 100'
PLAT DATE:
MAY 15, 2006
PROJECT NO.:
05-014



THIS PLAT IS BASED UPON THE PLAT RECORDS OF THE PLAT BOOK 807 PAGE 535 AND THE PLAT BOOK 807 PAGE 535. THE PLAT IS BASED UPON THE PLAT RECORDS OF THE PLAT BOOK 807 PAGE 535 AND THE PLAT BOOK 807 PAGE 535.

EQUIPMENT USED FOR MEASUREMENT:
 ANGLE: THEODOLITE
 DISTANCE: TAPE
 THIS PLAT WAS PREPARED FOR THE PURPOSE OF RECORDING THE PLAT AND WAS ADJUSTED USING THE METHOD OF LEAST SQUARES.

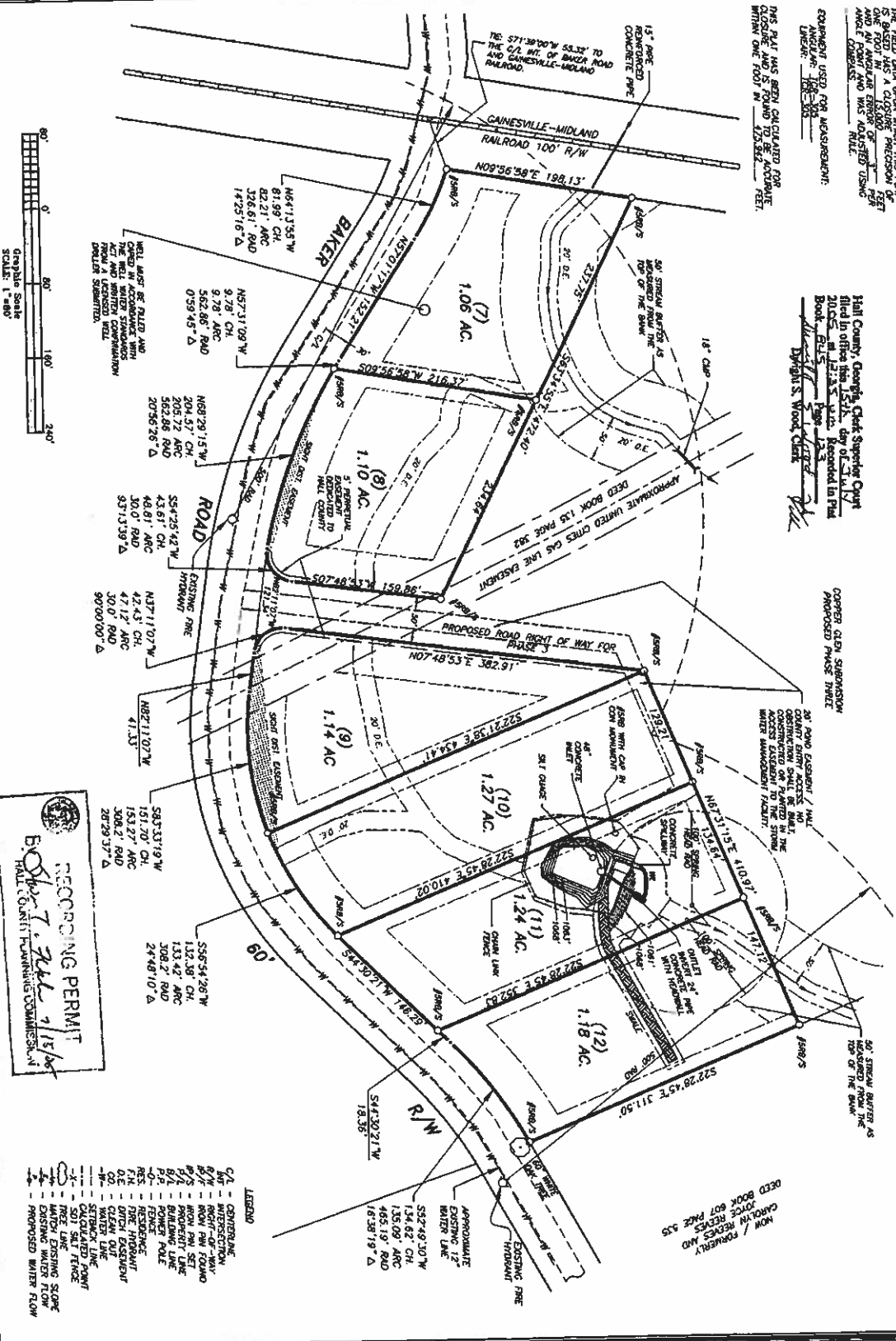
| FILE | MONTH | DATE | EXAMINER |
|-----------------------|---------|----------|----------|
| FILE NO. 1354402.0074 | 2/13/05 | 10/14/04 | |
| FILE NO. 1354402.0074 | 2/13/05 | 10/14/04 | |
| FILE NO. 1354402.0074 | 2/13/05 | 10/14/04 | |
| FILE NO. 1354402.0074 | 2/13/05 | 10/14/04 | |
| FILE NO. 1354402.0074 | 2/13/05 | 10/14/04 | |
| FILE NO. 1354402.0074 | 2/13/05 | 10/14/04 | |
| FILE NO. 1354402.0074 | 2/13/05 | 10/14/04 | |
| FILE NO. 1354402.0074 | 2/13/05 | 10/14/04 | |
| FILE NO. 1354402.0074 | 2/13/05 | 10/14/04 | |
| FILE NO. 1354402.0074 | 2/13/05 | 10/14/04 | |

Hall County Georgia, Clerk Stephen Owen
 Hall County Georgia, Clerk Stephen Owen
 2005, at 12:15 P.M. Recorded in the
 Book 807 Page 535
 Dwight S. Wood Clerk

PLEASE TWO FLOOD DATA
 MAKE ONE IS NOT IN A SPECIAL
 RECORD BOOK FOR THE COUNTY
 COMMISSIONER - LITTON, PAUL - 2010
 DETERMINE DATE: MARCH 21, 2007

REFERENCE:
 (1) PLAT BOOK 122 PAGE 21 OF THE
 HALL COUNTY PLAT RECORDS
 (2) PLAT BOOK 89 PAGE 118-119 OF
 THE HALL COUNTY PLAT RECORDS

THIS SURVEY IS CONTINGENT UPON THE FOLLOWING EXCEPTIONS:
 (1) OTHER PLATS OR CONDITIONS WHICH WOULD BE DISCLOSED BY A FULL AND
 ACCURATE TITLE SEARCH.
 (2) RIGHT-OF-WAYS, EASEMENTS, POWER LINES, UTILITIES, UTILITIES, POSSIBLE
 ENCROACHMENTS, FLOOD DETERMINATION, ETC., NOT SHOWN HEREON.
 (3) THIS PLAT OR SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES
 LISTED UNDER THE CAPTION "SWAYER FOR" - ANY THIRD PARTY USE TO BE AT THEIR
 OWN DISCRETION.
 (4) LOCAL, STATE AND FEDERAL APPROVAL (IE ZONING BOARDS, HEALTH
 DEPARTMENTS, ETC.)



RECORDING PERMIT
 BOB T. RILEY 7/15/06
 HALL COUNTY PLANNING COMMISSION

LEGEND

| | |
|-----|-----------------------------|
| C/L | CENTERLINE |
| R/W | RIGHT-OF-WAY |
| R/S | ROW FOR TOWNSHIP |
| R/S | ROW FOR STATE |
| R/S | ROW FOR COUNTY |
| R/S | ROW FOR LOCAL |
| R/S | ROW FOR POWER |
| R/S | ROW FOR FENCE |
| R/S | ROW FOR RESERVE |
| R/S | ROW FOR RESERVATION |
| R/S | ROW FOR OFFICIAL EASEMENT |
| R/S | ROW FOR CLEAN OUT |
| R/S | ROW FOR STRUCK LINE |
| R/S | ROW FOR SOIL SALT FENCE |
| R/S | ROW FOR EXISTING SLOPE |
| R/S | ROW FOR EXISTING WATER FLOW |
| R/S | ROW FOR PROPOSED WATER FLOW |

FINAL PLAT FOR:
**Copper Glen Subdivision
 Phase 2**
 G.M.D. 1385 OF THE HEADRIGHTS SECTION
 HALL COUNTY, GEORGIA

Dwight Kilby, RLS
 4 536 Woodbine Drive
 Oakwood, Ga. 30566
 (770) 565-9700
 www.KilbyGroup.com



Sheet Two
 of Four

