

OWNER'S ACKNOWLEDGEMENT

STATE OF GEORGIA

CITY OF ATLANTA

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREIN, AND IN PERSON OR THROUGH A FULLY AUTHORIZED AGENT HAVING LEGAL POWER OF ATTORNEY, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DENIES ALL TO THE USE OF THE PUBLIC POWER, ALL STREETS, PARKS, ROADWAY DRAINS, PUBLIC ESSENTIALS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

DATED THIS 27th DAY OF June 2008
 OWNED BY Richard Wnfrey

SURVEYOR'S ACKNOWLEDGEMENT

IT IS CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

BY: Richard Wnfrey
 SEACON C. SHEPHERD, JR.
 REGISTERED LAND SURVEYOR NO. 2132

DATE: 6/27/08



SURVEYOR'S NOTES

1. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A TOPCON GTS-303 TOTAL STATION.
2. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 218.89 FPM AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
3. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAS A CLOSURE PRECISION RATIO OF 1" IN 125.222'.

"FLOOD HAZARD STATEMENT"

4. THE PROPERTY DEPICTED HEREIN DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL 121210344E DATED: JUNE 22, 1998

5. UNDERGROUND UTILITIES AS SHOWN BY THIS SURVEY ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

6. THE SURVEY SHOWN HEREIN WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE; HOWEVER, THE UNDERSIGNED AND GRANTY SHEPHERD & ASSOCIATES, INC. MAKE NO WARRANTIES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREIN PERTAINING TO EASEMENTS, RIGHTS-OF-WAYS, CURRENT ZONING, ZONING STANDARDS AND OR REGULATIONS, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.

GENERAL NOTES

1. TOTAL SITE AREA: 412,557 SQ.FT. 9.472 ACRES
2. TOTAL AREA OF DISTURBANCE: 3.27 ACRES
3. TOTAL NUMBER OF SINGLE FAMILY UNITS: 15
4. THERE ARE NO WATERS OF THE STATE WITHIN 200' OF THIS SITE.

LEGEND

—+—+—+—	FOUR	⊕	TEMPORARY BENCHMARK
—+—+—+—	RAILROAD	⊕	CLUB INLET
—+—+—+—	GAS LINE	⊕	HEADWALL
—+—+—+—	WATER LINE	⊕	SINGLE WING CATCH BASIN
—+—+—+—	UNDER GROUND POWER LINE	⊕	DOUBLE WING CATCH BASIN
—+—+—+—	AERIAL POWER LINE	⊕	IRON PIN FOUND/SET
—+—+—+—	UNDER GROUND SOUTHERN BELL	⊕	COMPUTED POINT
—+—+—+—	POWER POLE	⊕	EXISTING SPOT ELEVATION
—+—+—+—	LIGHT POLE	⊕	PROPOSED SPOT ELEVATION
—+—+—+—	GUY WIRE	⊕	STORM SEWER MANHOLE
—+—+—+—	WATER VALVE	⊕	STORMY SEWER MANHOLE
—+—+—+—	WATER METER	⊕	GEORGIA POWER MANHOLE
—+—+—+—	GAS VALVE	⊕	RIGHT OF WAY MOVEMENT
—+—+—+—	GAS METER	⊕	CORRUGATED METAL PIPE
—+—+—+—	FIRE HYDRANT	⊕	REINFORCED CONCRETE PIPE
—+—+—+—	CRAMP TOP PIPE	⊕	DUCTILE IRON PIPE
—+—+—+—	OPEN TOP PIPE	⊕	POLYETHYLENE GLYCOL
—+—+—+—	REINFORCING BAR	⊕	IRON PIN SET - 1/2" RI
		⊕	IRON PIN FOUND

**SUBDIVISION
PLAT APPROVAL**

John P. Miller 6/30/08

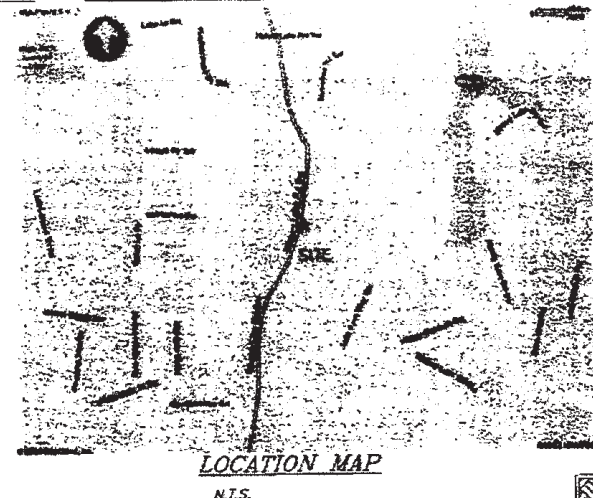
DEPARTMENT OF WATERSHED MANAGEMENT
CITY OF ATLANTA

**SUBDIVISION
FINAL PLAT APPROVAL**

Richard Wnfrey 7/2/08

Director Bureau of Planning Date

Removal of this document by the Bureau of Planning constitutes approval under the provisions of any other laws. Such approvals must be obtained by application to the relevant watershed authority.



LOCATION MAP
N.T.S.

FINAL SUBDIVISION PLAT

FOR

WELLPOINTE AT NISKEY LAKE

1580 NISKEY LAKE ROAD S.W.

WINCOR INVESTMENTS

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	14.47	107.02	S32°18'00"E	14.48	7°44'48"
C2	54.38	107.02	S89°33'43"E	53.59	28°30'45"
C3	108.48	200.00	N77°09'18"W	101.33	29°28'56"
C4	117.83	125.00	N52°30'27"W	113.25	53°52'20"
C5	19.38	125.00	N89°28'19"W	19.34	8°34'25"
C6	48.37	314.43	N01°14'37"W	48.32	8°00'29"
C7	28.11	88.00	S14°22'33"E	27.99	15°32'00"
C8	84.80	88.00	S38°45'49"E	83.51	31°18'38"
C9	84.88	125.00	S78°10'57"E	83.04	39°30'22"
C10	71.94	75.00	N85°29'11"E	68.88	54°39'08"
C11	55.00	90.00	N52°18'18"E	54.78	35°28'14"
C12	34.42	135.00	S02°13'28"E	34.35	14°38'20"
C13	47.82	443.76	S28°09'51"E	47.59	8°38'50"
C14	93.40	70.00	S54°12'28"E	91.83	48°28'04"
C15	60.44	150.00	S81°48'24"E	60.03	27°03'07"
C16	181.07	130.25	S81°48'40"E	32.08	14°32'50"
C17	19.84	35.00	S77°45'15"E	18.43	7°54'08"
C18	120.61	266.74	N84°43'38"E	122.78	30°34'31"
C19	97.30	432.74	N04°22'17"E	97.31	7°44'37"

DRAINAGE STATEMENT

"STORM DRAINS SHOWN ON THIS PLAT ARE NECESSARY FOR THE PROPER DRAINAGE OF THE SUBDIVISION. THE CITY OF ATLANTA WILL NOT BE RESPONSIBLE FOR EROSION OR OVERFLOW CAUSED BY THE STORM DRAINS OR NATURAL DRAINAGE SWALES NOR BE RESPONSIBLE FOR EXTENSIONS OF THE STORM DRAINS."

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.38	S84°37'25"E
L2	102.62	N89°35'30"W
L3	58.46	S14°24'59"E
L4	37.89	S19°22'22"E
L5	123.92	S89°29'04"E
L6	21.73	S43°30'02"E
L7	15.33	S07°19'00"W
L8	12.51	S27°27'44"E
L9	25.31	N85°42'29"E
L10	10.00	N85°52'38"E

Plat 339 Pg 114
 1st 2nd 3rd 4th 5th 6th 7th 8th 9th 10th
 2008-10-15 00001
 Catherine Robinson
 Clerk of Superior Court
 Fulton County, Georgia

**RICHARD WNFREY
OWNER/DEVELOPER
WNCOR INVESTMENTS
5825 GLENRIDGE DRIVE
BLDG 4, SUITE 101
ATLANTA, GA. 30328
OFFICE: 404-845-3452
FAX: 404-845-3453**

CENTER LINE DATA

LINE TABLE		
LINE	LENGTH	BEARING
L11	160.20	S89°29'04"E
L12	48.58	S01°14'57"E
L13	93.30	N68°25'22"W
L14	49.81	S58°36'28"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C20	238.76	155.00	N49°22'00"W	213.80	88°14'08"
C21	272.02	80.00	N81°20'20"E	158.88	124°49'17"
C22	161.15	80.00	N87°10'57"E	123.85	104°19'08"

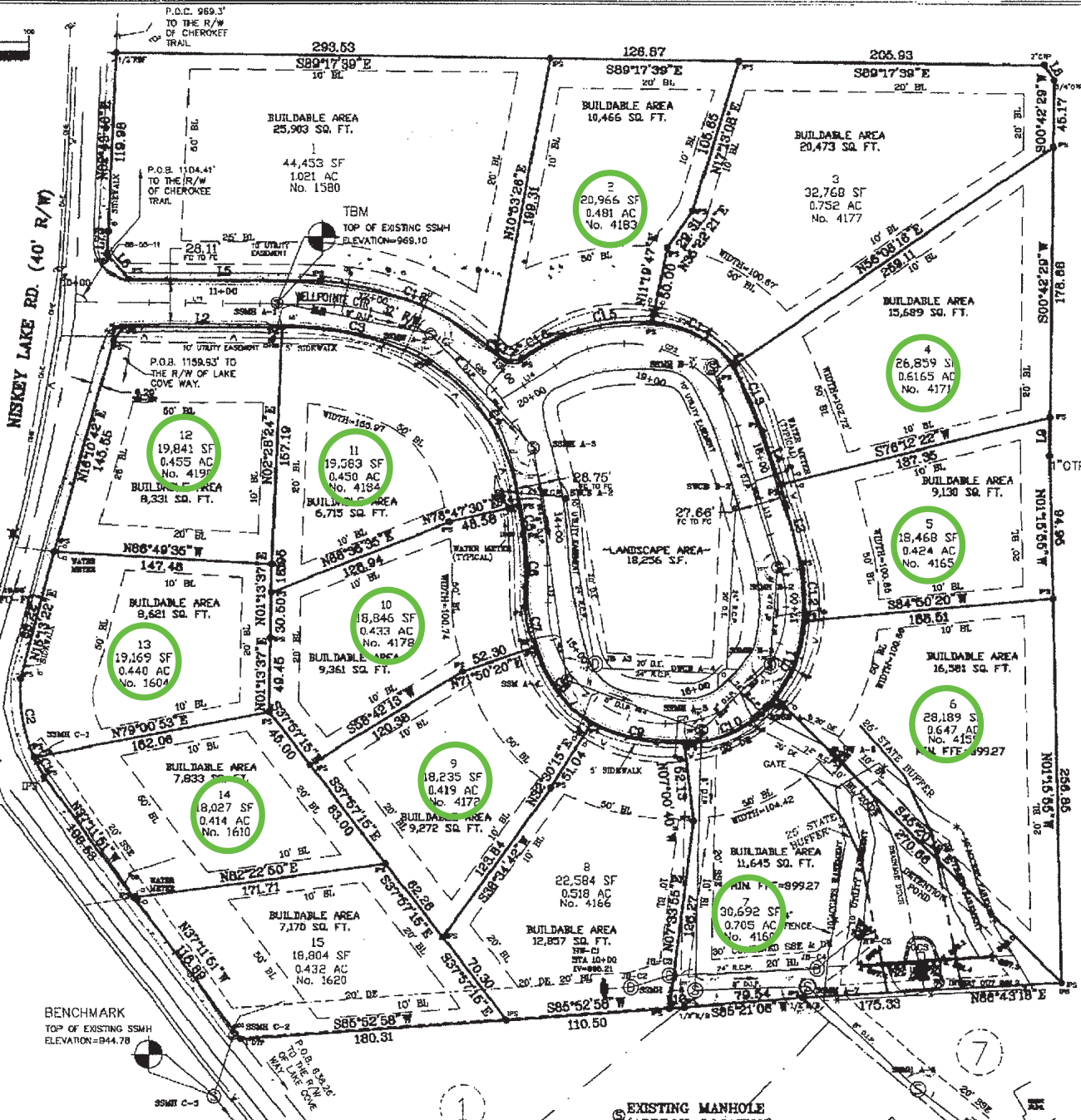
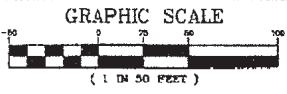
LOCATED IN
 CITY OF ATLANTA
 LAND LOT 45 ~ 14TH DISTRICT
 FULTON COUNTY, GEORGIA
 DATE: DECEMBER 26, 2007
 SCALE: 1"=50'
 JOB NUMBER: 06-01-270

**GRANT SHEPHERD & ASSOCIATES
SURVEYING - PLANNING**
 1701 WOODRIDGE DRIVE
 CROFTON, GA 30508
 OFFICE: (706) 442-8883
 FAX: (706) 442-8885
 EMAIL: gshepherd@gsa-inc.com

FINAL PLAT
 FOR
 WELLPONTE AT NISKEY LAKE
 WELLPONTE CIRCLE
 (SD06-62)

REVISION
1. 06/27/08
2. 07/02/08
3. 07/02/08
4. 07/02/08
5. 07/02/08
6. 07/02/08
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13. 07/02/08
14. 07/02/08
15. 07/02/08
16. 07/02/08
17. 07/02/08
18. 07/02/08
19. 07/02/08
20. 07/02/08

SHEET
1 OF 2



ORKNEY LANE
~ 40' R/W ~
COUNTY LINE ROAD
~ 40' R/W ~

NISKY LAKE RD. (40' R/W)

LAKE COVE WAY

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

John R. S.
J.R.S. NO. 2136

LOCATED IN
CITY OF ATLANTA
LAND LOT 45 ~ 14TH DISTRICT
FULTON COUNTY, GEORGIA
DATE: DECEMBER 26, 2007
SCALE: 1"=50'
JOB NUMBER: 06-01-270



EXISTING MANHOLE (APPROX. LOCATION)

PLAT 339 Pg 119
Cathelena Robinson
Clerk of Superior Court
Fulton County, Georgia

GRANT SHEPHERD & ASSOCIATES
SURVEYING & PLANNING
3501 WINDYBUSH DRIVE, SUITE 300
GREENSBORO, NORTH CAROLINA 27409
PHONE: (770) 418-8841
FAX: (770) 418-9898
EMAIL: gshep@gsa.com

FINAL PLAT
FOR
WELLPOINT AT NISKY LAKE
WELLPOINT CIRCLE
(SD.06.62)

NO.	REVISION
1	REVISION
2	REVISION
3	REVISION
4	REVISION
5	REVISION
6	REVISION
7	REVISION
8	REVISION
9	REVISION
10	REVISION
11	REVISION
12	REVISION
13	REVISION
14	REVISION
15	REVISION

DRAWN BY: []
CHECKED BY: []
DATE: []
PROJECT: []

SHEET
2 OF 2