

Owner's Acknowledgment

I hereby certify as the owner of the land shown on this plat and whose name is subscribed hereto, acknowledge that this plat was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged, do hereby convey all streets and rights-of-way, water mains and sewer lines shown hereon in fee simple to Paulding County and further dedicate to the use of the public forever all alleys, parks, water courses, drains, easements and public places hereon shown for the purposes and considerations herein expressed. In consideration of the approval of development plan and other valuable considerations, the owner further releases and holds harmless Paulding County from any claims, damages or demands arising: on account of the design, construction and maintenance of the property shown hereon; on account of the roads, fills, embankments, ditches, cross drains, culverts, water mains, sewer lines, and bridges within the proposed rights-of-way and easements shown; and on account of backwater, the collection and discharge of surface water, or the changing of courses of streams. And further the owner warrants that he owns fee simple title to the property shown hereon and agrees that Paulding county shall not be liable to him, his heirs, successors for any claims or damages resulting from the construction or maintenance of cross drain extensions, drives, structures, street, culverts, curbs of sidewalks, the changing of courses of streams and rivers, flooding from natural creeks and rivers, surface waters and any other matter whatsoever. I further warrant that I have the right to sell and convey the land according to this plat and do hereby bind myself and owners subsequent in title to defend by virtue of these presents.

Dennis Heriford 2-12-07
Signature Date

Surveyors Acknowledgment

I hereby certify that the plan shown and described hereon is a true correct survey made on the ground under my supervision, that the monuments have been placed as shown hereon, and is to the accuracy and specifications required by the Paulding County Development Standards.

William Rakestraw Jr 2/2/07
Signature Date

Paulding County Development Certification

This plat, having been submitted to Paulding County and having been found to comply with the Paulding County Development Regulations and the Paulding County Zoning Ordinance, is approved subject to the installation and dedication of all streets, utilities, easements and other improvements in accordance with the Standard Details and the posting of an 18-month maintenance bond.

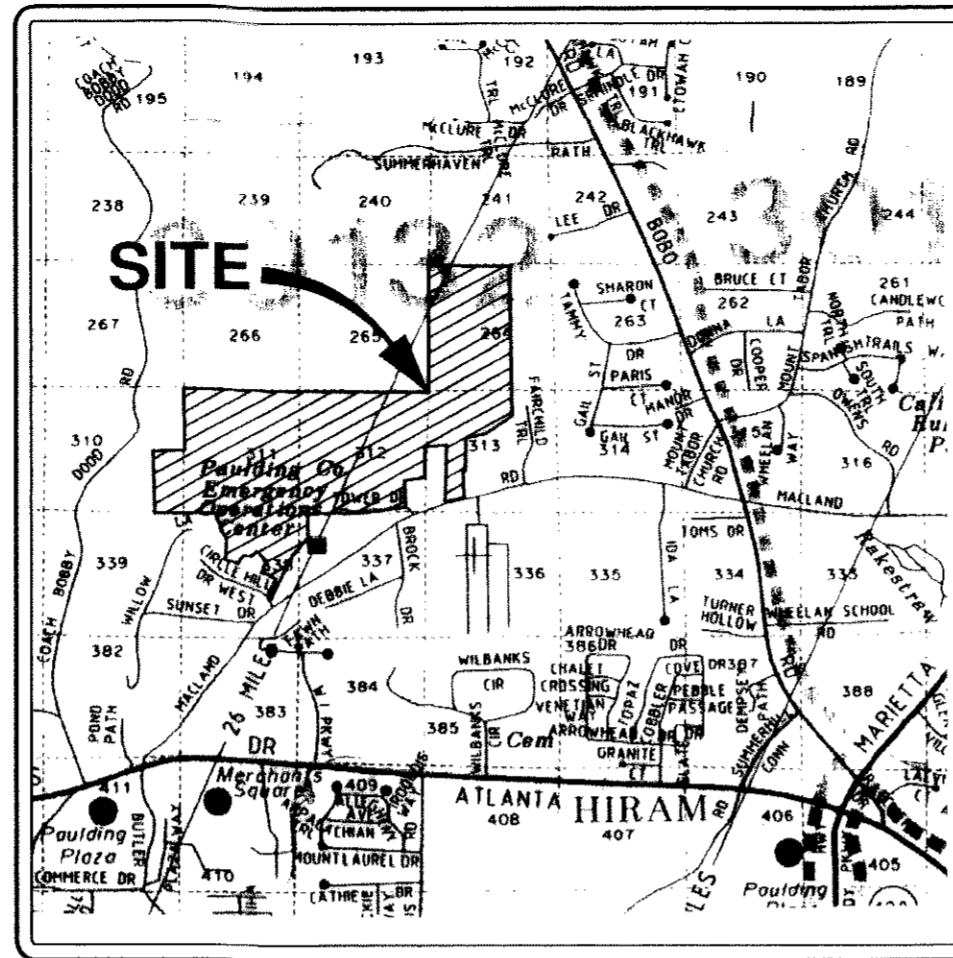
2-14-07
Date Community Development Department

3-7-07
Date Water, Sewer & Environmental Services

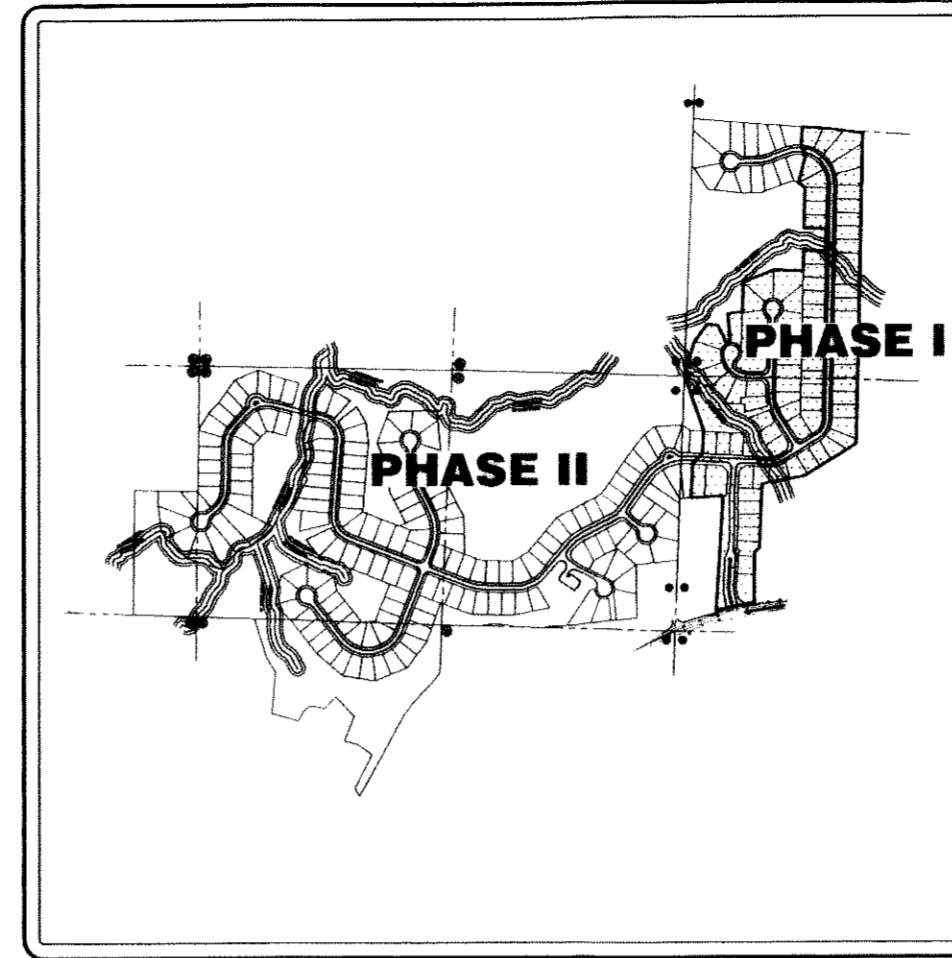
3-7-07
Date Department of Transportation

3-7-07
Date Paulding County Board of Commissioners

POST OFFICE:
DALLAS, GA 30132



LOCATION MAP --- 1" = 2000'



SITE MAP- NTS

GENERAL NOTES:

ALL PROPOSED S2 CLASS STREETS ARE TO CONSIST OF 1" TYPE F ASPHALTIC TOPPING, 2" BINDER COURSE, AND 6" COMPACTED GRADED AGGREGATE BASE (GAB). ALL S3 CLASS STREETS ARE TO CONSIST OF 1 1/2" TYPE E ASPHALTIC TOPPING, 2" TYPE B BINDER AND 8" GRADED AGGREGATE BASE (GAB).

MINIMUM F.F. ELEVATIONS SHALL BE NO LESS THAN 4 FEET ABOVE THE 100 YEAR HEADWATER POOL OR 100 YEAR FLOOD ELEVATIONS FOR LOTS UPSTREAM OF STORM DRAIN CROSSINGS. FOR LOW POINTS IN ROAD THE MINIMUM F.F. ELEVATIONS SHALL BE NO LESS THAN 1 FOOT ABOVE THE TOP OF CURB AT THE LOW POINT.

A 20 FOOT DRAINAGE EASEMENT (10 FEET EACH SIDE OF CENTERLINE) IS RESERVED ALONG ALL CREEKS AND NATURAL DITCHES.

A 10 FOOT DRAINAGE/UTILITY EASEMENT (5 FEET EACH SIDE OF PROPERTY LINE) IS RESERVED ALONG FRONT, SIDE AND REAR PROPERTY LINES.

SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" ON COMMUNITY PANEL 13223C0139 B, 13223C0143 C, & 13223C0227 C OF THE FLOOD INSURANCE RATE MAPS FOR PAULDING COUNTY PREPARED BY F.E.M.A. DATED SEPTEMBER 29, 2006

NOTE: THE DIMENSIONS, BEARINGS, DISTANCES, AND AREA CALCULATIONS OF THE RESIDENTIAL SUBDIVISION SHOWN HEREON WERE PREPARED BY AND ARE THE RESPONSIBILITY OF CARLTON RAKESTRAW & ASSOCIATES.

THE CIVIL ENGINEERING DESIGN OF THIS DEVELOPMENT, WHICH INCLUDES BUT IS NOT LIMITED TO: LOT CONFIGURATION, STREETS, SIGHT DISTANCE, POTABLE WATER PRESSURE, SANITARY SEWER / SEPTIC SYSTEMS, SOILS STUDIES, STORM WATER, HYDROLOGY STUDIES, CULVERT SIZES, 100 YEAR FLOOD ELEVATIONS, MINIMUM FLOOR ELEVATIONS, ETC. WAS PREPARED BY AND IS THE SOLE RESPONSIBILITY OF ELITE ENGINEERING, P.C. AS SHOWN ON CONSTRUCTION PLANS FOR MACLAND TOWNSHIP S/D AND DATED 06/09/04.

ALL CORNERS ARE 1/2" REBAR UNLESS OTHERWISE NOTED.

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED _____ WHICH HEREBY BECOMES A PART OF THIS PLAT, RECORDED IN DEED BOOK _____, PAGE _____, PAULDING COUNTY DEED RECORDS AND SIGNED BY THE OWNER.

STREET LIGHT REQUIREMENTS:

- IN ACCORDANCE WITH THE PAULDING COUNTY STREET LIGHT DISTRICT ORDINANCE (AMENDMENT 8/26/97), THE DEVELOPER OF THIS SUBDIVISION MUST PROVIDE STREET LIGHTS.
- THE DEVELOPER SHALL SUBMIT TO THE PLANNING & ZONING DIVISION THE STREET LIGHT LAYOUT PREPARED BY THE UTILITY COMPANY THAT WILL PROVIDE THE LIGHTING SERVICE SHOWING EXACT LOCATION OF STREET LIGHTS WITHIN THIS SUBDIVISION.
- THE DEVELOPER SHALL SUBMIT TO THE PLANNING & ZONING DIVISION PROOF OF PAYMENT TO THE UTILITY COMPANY FOR INSTALLATION OF THE STREET LIGHTS, INCLUDING POLES, FIXTURE SAND ANY OTHER RELATED ITEMS OR MATERIALS NECESSARY FOR INSTALLATION.
- THE FINAL PLAN SHALL ANNOTATE THAT STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH PROVISIONS OF THE STREET LIGHT ORDINANCE.
- THE STREET LIGHT REQUIREMENTS MUST BE MET PRIOR TO OBTAINING ANY BUILDING PERMITS OR WATER METERS FOR THIS SUBDIVISION.

LEGEND

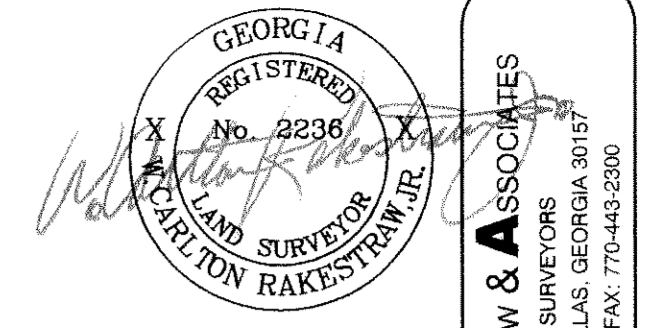
IPF	--- IRON PIN FOUND
IPS	--- IRON PIN SET
RB	--- REBAR
OTP	--- OPEN TOP PIPE
CTP	--- CRIMP TOP PIPE
CLF	--- CHAIN LINK FENCE
LLL	--- LAND LOT LINE
P/POLE	--- POWER POLE
GW	--- GUY WIRE
FH	--- FIRE HYDRANT
S/POLE	--- SERVICE POLE
-W-	--- WATER MAIN
-SS-	--- SANITARY SEWER
-CL-	--- CENTERLINE
-EP-	--- EDGE OF PAVEMENT
WM	--- WATER METER
GV	--- GATE VALVE
CMP	--- CORRUGATED METAL PIPE
RCP	--- REINFORCED CONCRETE PIPE
MH	--- MANHOLE
SWCB	--- SINGLE WING CATCH BASIN
DWCB	--- DOUBLE WING CATCH BASIN
JB	--- JUNCTION BOX
HDWL	--- HEADWALL
DI	--- DROP INLET
R/W	--- RIGHT-OF-WAY
D A	--- DRAINAGE AREA
C D	--- CROSSDRAIN
EL	--- ELEVATION
B M	--- BENCH MARK
B L	--- BUILDING LINE
P L	--- PROPERTY LINE
T H	--- TEST HOLE
CMF	--- CONCRETE MONUMENT FOUND
D E	--- DRAINAGE EASEMENT
SSE	--- SANITARY SEWER EASEMENT
P O B	--- POINT OF BEGINNING

GENERAL INFORMATION

ENGINEER:	ELITE ENGINEERING
ENGINEER ADDRESS:	276 HIRAM ACWORTH HIGHWAY
CURRENTLY ZONED:	PRD
TOTAL AREA OF DEVELOPMENT:	131.442 ACRES
PHASE AREA:	39.965 ACRES
TOTAL OPEN SPACE REQUIRED:	0.10 X 131.442 = 13.144 ACRES
OPEN SPACE PROVIDED THIS PHASE:	6.127 ACRES
TOTAL # OF LOTS DEVELOPED:	99
LENGTH OF NEW STREETS:	4570 FEET
MINIMUM LOT SIZE:	8,000 S.F.
MINIMUM FRONT SETBACK:	20 FEET
MINIMUM SIDE SETBACK:	5 FEET
MINIMUM REAR SETBACK:	20 FEET
MINIMUM HOUSE SIZE:	1,600 S.F.
FIELD TRAVERSE PRECISION:	1":120,003'
ANGLE ADJUSTMENT:	1" PER ANGLE
TRAVERSE ADJUSTMENT:	LEAST SQUARES
PLAT PRECISION:	1:395,139'
EQUIPMENT:	SOKKIA SET 2-100
STREET RIGHT-OF-WAYS:	50 FEET
CUL-DE-SAC RADIUS:	55 FEET
CENTERLINE OF STREET:	25 FEET FROM R/W
STREET WIDTH (BOC/BOC):	24 FEET (UNLESS NOTED)
PAVEMENT WIDTH:	20 FEET (UNLESS NOTED)
PAVEMENT TYPE:	ASPHALT

**OWNER/DEVELOPER
DOZIER DEVELOPMENT
5984 SOUTH NORCROSS TUCKER RD.
NORCROSS, GA 30093
24 HOUR CONTACT:
DENNIS HERIFORD
PHONE: 770-448-1277**

**SEE ZONING
STIPULATIONS
2004-18-Z & 2004-31-Z
ON SHEET 3**

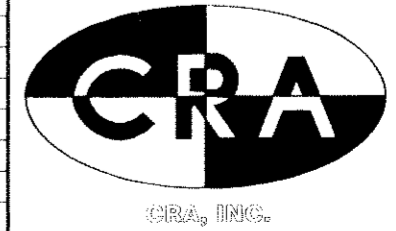


CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2203 MARIETTA HWY DALLAS, GEORGIA 30157
PHONE: 770-443-2200 FAX: 770-443-2300

SHEET ONE OF THREE
PROJECT NO. 04-003
PLOT FILE # 04-003-F-1
DATE: 2-02-07
DRAWN BY: S.M.B.
APPROVED BY: W.C.R.

LOCATED IN LAND LOT(S) - 264 & 313
2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

PAULDING COUNTY
PLANNING & DEVELOPMENT DEPT.
ENGINEERING DIVISION



THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 51 PAGES 194-198. THE PURPOSE OF THIS REVISION IS TO ADJUST THE PROPERTY LINE TO EXCLUDE BARN ON BROWN ESTATE. REVISION DATE: 5/8/07

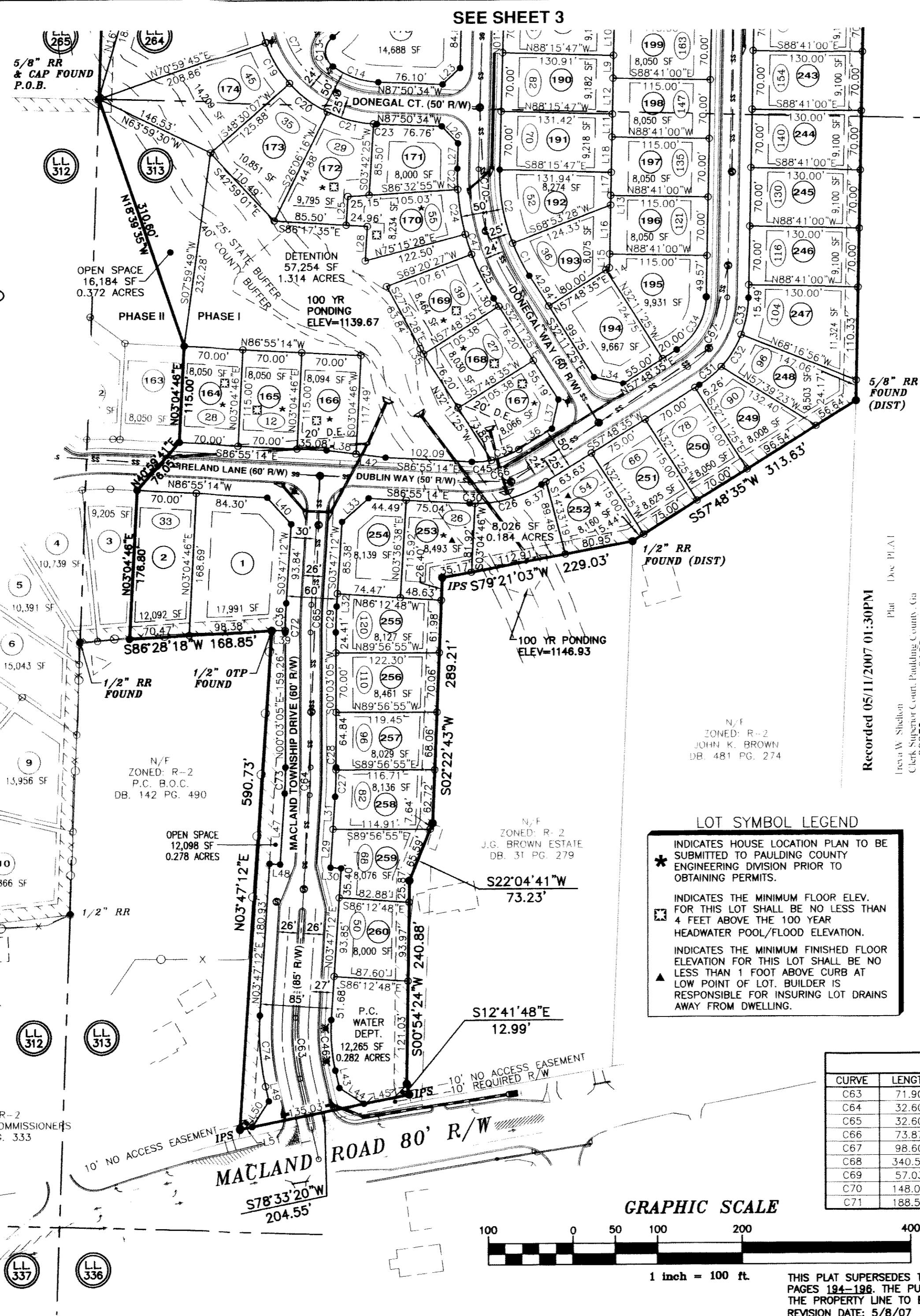
FINAL PLAT FOR
MACLAND TOWNSHIP
PHASE I

LINE	LENGTH	BEARING
L1	35.62	N01°19'00"E
L2	34.38	N01°19'00"E
L3	33.00	S01°19'00"W
L4	37.00	S01°19'00"W
L5	27.41	S01°19'00"W
L6	27.41	S01°19'00"W
L7	42.59	S01°19'00"W
L8	27.41	S01°19'00"W
L9	27.41	S01°19'00"W
L10	42.59	S01°19'00"W
L11	27.41	S01°19'00"W
L12	42.59	S01°19'00"W
L13	11.68	S01°19'00"W
L14	4.96	S57°48'35"W
L15	16.39	S01°19'00"W
L16	58.32	N01°19'00"E
L17	27.40	N01°19'00"E
L18	42.60	N01°19'00"E
L19	42.59	S01°19'00"W
L20	17.42	N01°19'00"E
L21	42.59	N01°19'00"E
L22	52.58	N01°19'00"E
L23	28.39	S46°56'49"W
L24	52.69	S83°04'04"E
L25	34.38	N03°42'25"E
L26	28.18	N43°03'11"W
L27	30.44	N01°44'13"E
L28	40.92	S03°42'25"W
L29	45.23	N03°47'12"E
L30	12.50	N86°12'48"W
L31	38.46	N03°47'12"E
L32	14.95	S03°47'12"W
L33	42.16	S48°25'59"W
L34	35.36	S77°11'25"E
L35	7.50	S32°11'25"E
L36	46.26	S57°48'35"W
L37	35.36	S12°48'35"W
L38	35.01	N82°50'05"W
L39	16.02	N89°42'55"W
L40	42.69	S41°34'01"E
L41	39.76	N57°32'37"W
L42	35.17	N82°50'05"W
L43	21.10	N12°41'30"W
L44	34.66	S57°04'05"E
L45	54.51	N78°33'20"E
L46	28.57	S57°32'37"E
L47	83.70	N03°47'12"E
L48	12.50	S86°12'48"E
L49	17.73	N12°41'30"W
L50	36.04	N32°55'55"E
L51	15.02	N78°33'20"E

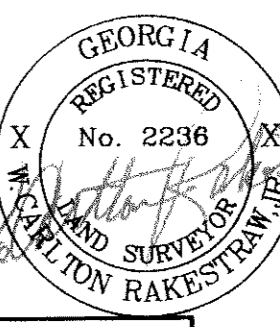
LOTS 1, 166, 167, 171, 194, 195 & 254 WILL BE ADDRESSED WHEN PERMIT IS APPLIED FOR.

DATE 5-11-07

PAULDING COUNTY DEVELOPMENT DIVISION (ENGINEERING)



TOTAL AREA (PHASE I) 1,739,858 SF 39.942 ACRES



CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2203 MARIETTA HWY DALLAS, GEORGIA 30151
PHONE 770-443-2200 FAX 770-443-2300

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	43.52	225.00	43.45	S26°38'59"E
C2	89.72	225.00	89.12	S09°41'10"E
C3	22.39	25.00	21.65	S27°23'45"W
C4	40.61	55.00	39.70	N31°54'04"E
C5	47.67	55.00	46.19	N14°04'50"W
C6	47.67	55.00	46.19	N63°44'13"W
C7	47.67	55.00	46.19	S66°36'24"W
C8	47.67	55.00	46.19	S16°57'01"W
C9	40.03	55.00	39.15	S28°43'46"E
C10	22.39	25.00	21.65	N23°55'19"W
C11	14.39	55.00	14.35	N14°46'43"W
C12	58.13	55.00	55.47	N22°59'45"E
C13	40.82	22.00	35.21	S00°07'08"W
C14	57.71	95.00	56.82	S70°26'26"E
C15	70.00	55.00	65.37	N58°44'03"W
C16	44.00	55.00	42.84	S41°03'07"W
C17	15.34	55.00	15.29	S10°08'43"W
C18	53.55	145.00	53.25	S08°25'25"E
C19	56.93	145.00	56.56	S30°15'04"E
C20	56.68	145.00	56.32	S52°41'48"E
C21	56.68	145.00	56.32	S75°05'39"E
C22	24.90	275.00	24.89	S00°51'26"E
C23	3.92	145.00	3.92	S87°04'04"E
C24	54.19	275.00	54.11	S09°05'49"E
C25	58.74	275.00	58.63	S26°04'14"E
C26	82.90	145.00	81.77	N74°11'17"E
C27	31.40	530.00	31.39	N02°05'23"E
C28	3.16	530.00	3.16	N00°13'19"E
C29	30.64	470.00	30.64	S01°55'09"W
C30	6.36	145.00	6.36	S88°10'37"E
C31	33.77	125.00	33.66	N50°04'16"E
C32	44.97	125.00	44.73	N32°01'30"E
C33	44.51	125.00	44.27	N11°31'02"E
C34	73.95	75.00	70.99	N29°33'48"E
C35	34.90	95.00	34.70	N68°20'00"E
C36	32.39	530.00	32.39	S02°02'09"W
C37	53.87	200.00	53.70	N06°23'56"W
C38	60.00	200.00	59.78	N22°42'33"W
C39	60.00	200.00	59.78	N39°53'52"W
C40	60.00	200.00	59.78	N57°05'12"W
C41	70.00	200.00	69.64	N75°42'28"W
C42	122.07	150.00	118.73	N51°57'37"W
C43	78.44	150.00	77.55	N13°39'53"W
C44	20.00	55.00	19.89	S74°23'15"W
C45	23.58	95.00	23.52	N85°58'06"E
C46	59.68	207.50	59.47	S04°27'09"E
C47	25.00	275.00	24.99	S17°20'48"E
C48	91.36	150.00	89.96	S87°16'36"W
C49	46.37	200.00	46.26	N76°28'09"E
C50	18.81	200.00	18.80	N85°48'17"E
C51	22.39	25.00	21.65	S62°50'24"W
C52	32.25	55.00	31.79	N53°58'54"E
C53	47.67	55.00	46.19	S84°23'23"E
C54	47.67	55.00	46.19	S34°44'00"E
C55	47.67	55.00	46.19	S14°55'22"W
C56	47.67	55.00	46.19	S64°34'45"W
C57	48.39	55.00	46.84	N65°23'17"W
C58	22.39	25.00	21.65	S65°50'32"E
C59	1.27	150.00	1.27	N88°15'24"E
C60	47.61	150.00	47.41	N78°55'16"E
C61	5.30	200.00	5.30	S70°35'12"W
C62	80.00	200.00	79.47	S82°48'21"W
C63	2.16	530.00	2.16	S00°10'05"W
C64	30.64	470.00	30.64	N01°55'09"E
C65	84.12	292.50	83.83	S04°27'09"E

SHEET TWO OF THREE
PROJECT NO. 04-003
PLOT FILE # 04-003-F-1
DATE: 2-02-07
DRAWN BY: S.M.B.
APPROVED BY: W.C.R.

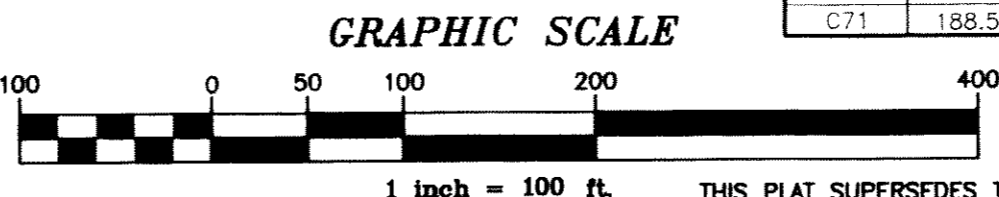
LOCATED IN LAND LOT(S) - 264 & 313
2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

FINAL PLAT FOR
MACLAND TOWNSHIP
PHASE I

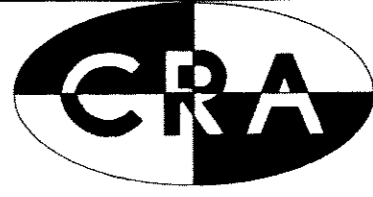
LOT SYMBOL LEGEND

- INDICATES HOUSE LOCATION PLAN TO BE SUBMITTED TO PAULDING COUNTY ENGINEERING DIVISION PRIOR TO OBTAINING PERMITS.
- INDICATES THE MINIMUM FLOOR ELEV. FOR THIS LOT SHALL BE NO LESS THAN 4 FEET ABOVE THE 100 YEAR HEADWATER POOL/FLOOD ELEVATION.
- INDICATES THE MINIMUM FINISHED FLOOR ELEVATION FOR THIS LOT SHALL BE NO LESS THAN 1 FOOT ABOVE CURB AT LOW POINT OF LOT. BUILDER IS RESPONSIBLE FOR INSURING LOT DRAINS AWAY FROM DWELLING.

CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C63	71.90'	250.00'	71.65'	S04°27'09"E	36.20'	16°28'42"
C64	32.60'	500.00'	32.59'	N01°55'09"E	16.30'	3°44'08"
C65	32.60'	500.00'	32.59'	S01°55'09"W	16.30'	3°44'08"
C66	73.87'	120.00'	72.71'	N75°26'41"E	38.15'	35°16'11"
C67	98.60'	100.00'	94.65'	N29°33'48"E	53.72'	56°29'35"
C68	340.52'	175.00'	289.29'	N54°25'40"W	256.97'	111°29'21"
C69	57.03'	175.00'	56.78'	N79°09'47"E	28.77'	18°40'17"
C70	148.04'	250.00'	145.88'	S15°13'36"E	76.26'	33°55'38"
C71	188.50'	120.00'	169.71'	S42°50'34"E	120.00'	90°00'00"



THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 51 PAGES 184-196. THE PURPOSE OF THIS REVISION IS TO ADJUST THE PROPERTY LINE TO EXCLUDE BARN ON BROWN ESTATE. REVISION DATE: 5/8/07



THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 51 PAGES 182-188. THE PURPOSE OF THIS REVISION IS TO ADJUST THE PROPERTY LINE TO EXCLUDE BARR ON BROWN ESTATE. REVISION DATE: 5/8/07

PAULDING COUNTY
DEVELOPMENT DIVISION
(ENGINEERING)

DATE
5-11-07

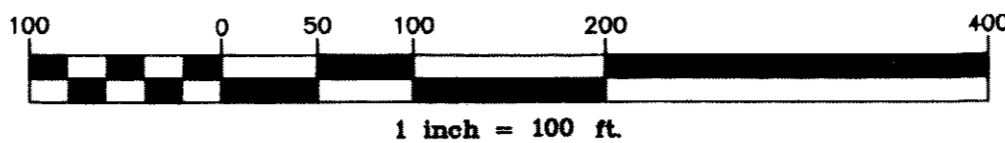
N/F
ZONED: R-2
SCOTT A. FERGUSON
DB. 337 PG. 200

5/8" RR
& CAP FOUND
P.O.B.

LL 240 LL 241

N/F
ZONED: R 2
MICHAEL O. GREENLAW
DB. 617 PG. 628

GRAPHIC SCALE



TOTAL AREA
(PHASE I)
1,740,885 SF
39.965 ACRES



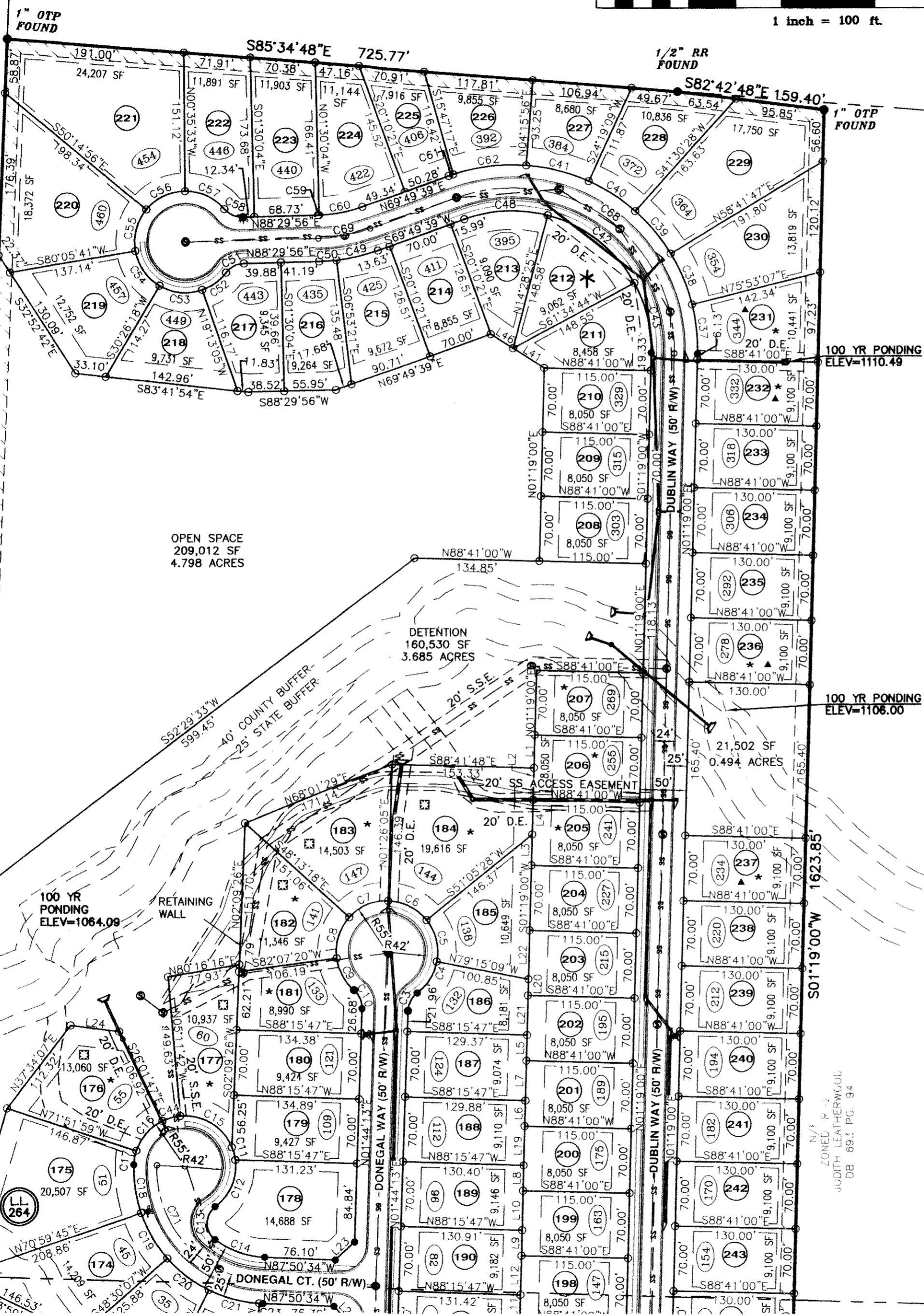
CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2203 MARIETTA HWY DALLAS, GEORGIA 30157
PHONE: 770-443-2200 FAX: 770-443-2300

SHEET THREE OF THREE

PROJECT NO. 04-003
PLOT FILE # 94-003-F-1
DATE: 2-02-07
DRAWN BY: S.M.B.
APPROVED BY: W.C.R.

LOCATED IN LAND LOT(S) - 264 & 313
2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

FINAL PLAT FOR
MACLAND TOWNSHIP
PHASE I



APPROVED ZONING STIPULATIONS 2004-18-Z

- PUBLIC ACCESS TO COUNTY MAINTAINED DETENTION/RETENTION AREAS LOCATED ON THE SITE SHALL NOT BE PERMITTED. DESIGN OF SUCH FACILITIES SHALL INCORPORATE MEASURES TO ENSURE PUBLIC SAFETY. THIS STIPULATION WILL NOT APPLY TO PRIVATELY OWNED AND MAINTAINED DETENTION/RETENTION AREAS.
- OWNER/DEVELOPER SHALL INSTALL LANDSCAPE ENTRANCES WITH GREEN AREAS TO BE DESIGNED BY A REGISTERED DESIGN PROFESSIONAL. LANDSCAPING SHALL INCLUDE EVERGREEN TREES, OTHER ACCEPTABLE VEGETATION MATERIAL, BERMS, OR A COMBINATION THEREOF. THE DESIGN SHALL BE A PAGE INCORPORATED IN THE CONSTRUCTION PLAN SET. AND BE APPROVED BY THE PLANNING AND ZONING DIVISION DURING THE CONSTRUCTION SITE PLAN REVIEW.
- OWNER/DEVELOPER SHALL MAINTAIN A MINIMUM 40' STREAM BUFFER ALONG CREEKS AND STREAMS ON THE PROPERTY. THIS BUFFER AREA ALONG WITH ALL OPEN SPACE AREAS SHOWN ON THE SITE PLAN SHALL BE PLACED IN CONSERVATION EASEMENTS (OR OTHER ACCEPTABLE FORM) FOR PERMANENT GREENSPACE PROTECTION AND INCLUSION IN THE PAULDING COUNTY COMMUNITY GREENSPACE PROGRAM.
- OWNER/DEVELOPER SHALL INSTALL A LEFT TURN LANE ON MACLAND ROAD AT THE ENTRANCE TO THE PROPOSED DEVELOPMENT.
- ACCESS TO TOWER DRIVE SHALL BE DETERMINED THROUGH THE PLAN REVIEW PROCESS.
- OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLING PAULDING COUNTY DEPARTMENT OF TRANSPORTATION APPROVED TRAFFIC CALMING DEVICES WHERE REQUIRED.
- OWNER/DEVELOPER ACKNOWLEDGES THAT THE WATER SYSTEM WITH THE PROPOSED DEVELOPMENT WILL BE A PUBLIC SYSTEM. A WATER SYSTEM PLAN DEMONSTRATING 1,000 GPM OF FIRE FLOW AT A HYDRANT THROUGHOUT THE PROPOSED DEVELOPMENT AS WELL AS WATER SERVICE TO EACH LOT MUST BE DESIGNED AND APPROVED AT THE SUBMITTAL.
- OWNER/DEVELOPER AGREES TO INSTALL "RADIO READ" METERS OR APPROVED EQUAL.
- OWNER/DEVELOPER ACKNOWLEDGES THAT SEWER AVAILABILITY IS NOT EXPRESSLY IMPLIED AS A RESULT OF ZONING.
- OWNER/DEVELOPER ACKNOWLEDGES THAT A LETTER FROM THE CITY OF DALLAS CONFIRMING THE AVAILABILITY OF SANITARY SEWER SERVICE IS REQUIRED BEFORE THE APPROVAL OF CONSTRUCTION PLANS.

APPROVED ZONING STIPULATIONS 2004-31-Z

- PUBLIC ACCESS TO COUNTY MAINTAINED DETENTION/RETENTION AREAS LOCATED ON THE SITE SHALL NOT BE PERMITTED. DESIGN OF SUCH FACILITIES SHALL INCORPORATE MEASURES TO ENSURE PUBLIC SAFETY. THIS STIPULATION WILL NOT APPLY TO PRIVATELY OWNED AND MAINTAINED DETENTION/RETENTION AREAS.
- OWNER/DEVELOPER SHALL INSTALL LANDSCAPED ENTRANCES WITH GREEN AREAS TO BE DESIGNED BY A REGISTERED DESIGN PROFESSIONAL. LANDSCAPING SHALL INCLUDE EVERGREEN TREES, OTHER ACCEPTABLE VEGETATIVE MATERIAL, BERMS, OR A COMBINATION THEREOF. THE DESIGN SHALL BE A PAGE INCORPORATED IN THE CONSTRUCTION PLAN SET. AND BE APPROVED BY THE PLANNING AND ZONING DIVISION DURING THE CONSTRUCTION SITE PLAN REVIEW.
- OWNER/DEVELOPER SHALL MAINTAIN A MINIMUM 40' STREAM BUFFER ALONG CREEKS AND STREAMS ON THE PROPERTY. THIS BUFFER AREA ALONG WITH ALL OPEN SPACE AREAS SHOWN ON THE SITE PLAN SHALL BE PLACED IN CONSERVATION EASEMENTS (OR OTHER ACCEPTABLE FORM) FOR PERMANENT GREENSPACE PROTECTION AND INCLUSION IN THE PAULDING COUNTY COMMUNITY GREENSPACE PROGRAM.
- OWNER/DEVELOPER SHALL INSTALL A LEFT TURN LANE ON MACLAND ROAD AT THE ENTRANCE TO THE PROPOSED DEVELOPMENT.
- ACCESS TO TOWER DRIVE SHALL BE DETERMINED THROUGH THE PLAN REVIEW PROCESS.
- OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLING PAULDING COUNTY DEPARTMENT OF TRANSPORTATION APPROVED TRAFFIC CALMING DEVICES WHERE REQUIRED.
- OWNER/DEVELOPER ACKNOWLEDGES THAT THE WATER SYSTEM WITHIN THE PROPOSED DEVELOPMENT WILL BE A PUBLIC SYSTEM. ALL WATER AND SEWER APPURTENANCES WILL BE INSTALLED IN ACCORDANCE TO PAULDING COUNTY'S SPECIFICATIONS UNLESS OTHERWISE NOTED IN THE ZONING COMMENTS. A WATER SYSTEM PLAN DEMONSTRATING 1000 GPM OF FIRE FLOW AT HYDRANTS THROUGHOUT THE PROPOSED DEVELOPMENT AS WELL AS WATER SERVICE TO EACH LOT MUST BE DESIGNED AND APPROVED BEFORE CONSTRUCTION PLAN APPROVAL.
- OWNER/DEVELOPER AGREES TO INSTALL INVENSY'S "RADIO READ" METERS OR APPROVED EQUAL.
- OWNER/DEVELOPER SHALL DESIGNATE A 20' EASEMENT FOR ALL WATER MAINS AND A 20' EASEMENT FOR ALL SEWER OUTFALLS. THE WATER AND SEWER MAINS WILL BE INSTALLED ALONG THE CENTERLINE OF THE 20' EASEMENTS. NO FENCES, VAULTS, OR OTHER PERMANENT STRUCTURES THAT WOULD OBSTRUCT MAINTENANCE AND OPERATION OF THE WATER AND SEWER UTILITIES SHALL BE CONSTRUCTED WITHIN THE 20' PERMANENT EASEMENT. PAULDING COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO LANDSCAPE, STREETS, DRIVEWAYS, IRRIGATIONS SYSTEMS, OR OTHER ITEMS LOCATED IN THE PERMANENT EASEMENT CAUSED BY THE INSTALLATION, MAINTENANCE, AND OPERATION OF THE WATER AND SEWER SYSTEM. THE BY-LAWS OF THE PROPOSED DEVELOPMENT'S HOMEOWNERS ASSOCIATION WILL REFLECT THE ABOVE-MENTIONED HOLD HARMLESS STATEMENT.
- THE OWNER/DEVELOPER SHALL DONATE AN ADDITIONAL 10 FEET OF RIGHT AWAY ALONG THE ENTIRE FRONTAGE OF MACLAND ROAD.
- OWNER/DEVELOPER ACKNOWLEDGES THAT THE CITY OF DALLAS WILL PROVIDE SEWER SERVICE.

LOTS 178, 211 & 212 WILL BE
ADDRESSED WHEN PERMIT IS APPLIED FOR.

LOT SYMBOL LEGEND

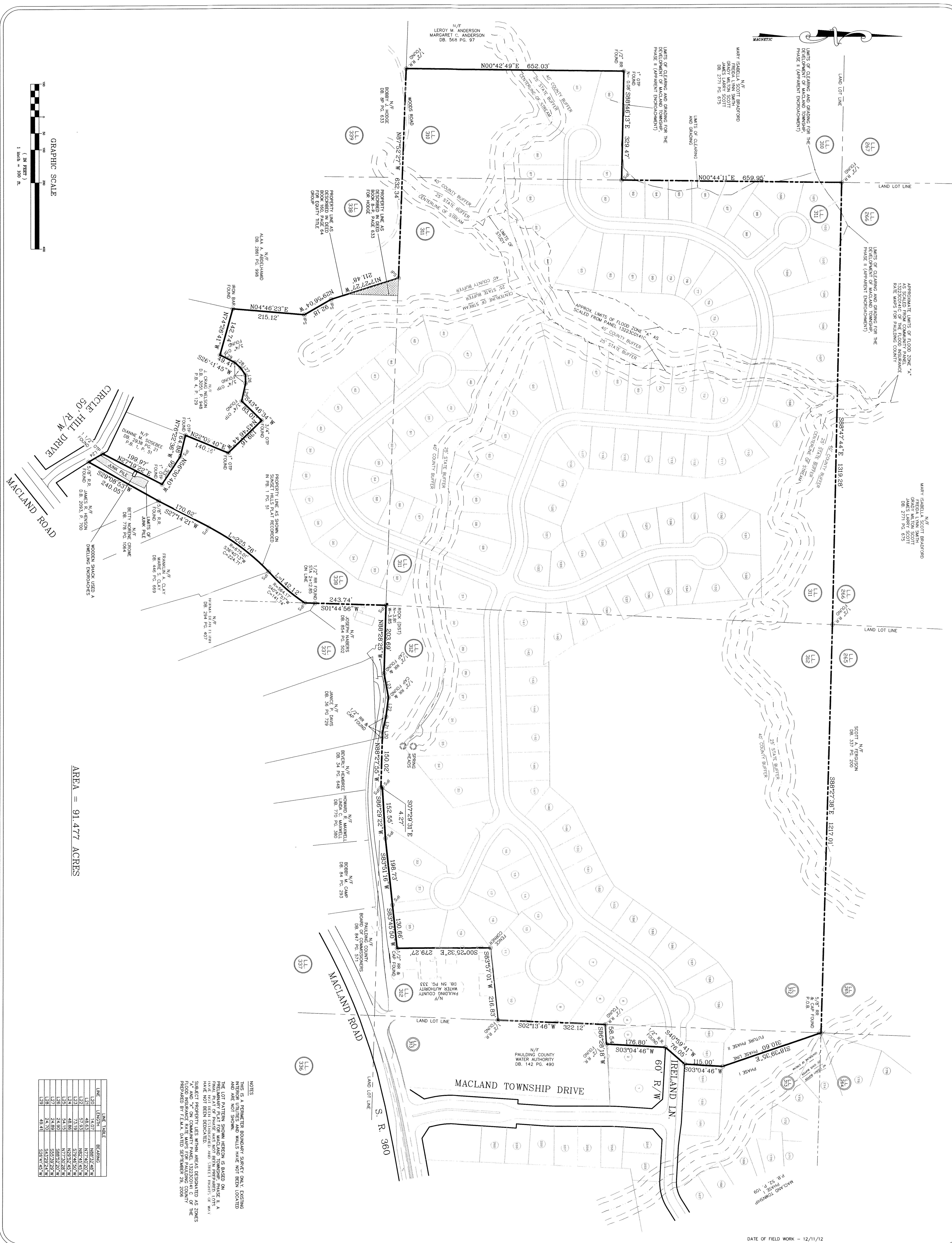
- INDICATES HOUSE LOCATION PLAN TO BE SUBMITTED TO PAULDING COUNTY ENGINEERING DIVISION PRIOR TO OBTAINING PERMITS.
- INDICATES THE MINIMUM FLOOR ELEV. FOR THIS LOT SHALL BE NO LESS THAN 4 FEET ABOVE THE 100 YEAR HEADWATER POOL/FLOOD ELEVATION.
- INDICATES THE MINIMUM FINISHED FLOOR ELEVATION FOR THIS LOT SHALL BE NO LESS THAN 1 FOOT ABOVE CURB AT LOW POINT OF LOT. BUILDER IS RESPONSIBLE FOR INSURING LOT DRAINS AWAY FROM DWELLING.

Recorded 05/11/2007 01:30PM

Plat Doc PLAT
Trevia W. Shelton
Clerk Superior Court, Paulding County, Ga.
BK. 00052 Pg. 0110



SEE SHEET 2



AREA = 91.477 ACRES

LINE	LENGTH	BEARING
120	46.63	N72°24'20"W
121	57.93	N82°34'42"W
122	46.86	N25°32'42"W
123	54.15	N72°30'22"W
124	24.89	S85°32'24"W
125	24.70	S43°32'24"W
126	49.41	S26°31'42"W

NOTES
 THIS IS A PERIMETER BOUNDARY SURVEY ONLY. EXISTING INTERIOR UTILITIES AND WALLS HAVE NOT BEEN LOCATED AND ARE NOT SHOWN.
 PRELIMINARY PLAN FOR MACCLAND TOWNSHIP PHASE I & II. FINAL PLAN TO BE PREPARED BY THE ARCHITECT. THIS PLAN HAS NOT BEEN DEDICATED.
 SUBJECT PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONES FLOOD INSURANCE RATE MAPS FOR PAULDING COUNTY. THE FLOOD INSURANCE RATE MAPS FOR PAULDING COUNTY WERE PREPARED BY FEMA, DATED SEPTEMBER 29, 2006.

PLAT OF SURVEY FOR
JOFFE LAND COMPANIES
 LOCATED IN
 LAND LOTS 310, 311, 312, 313 & 338,
 2ND DISTRICT, 3RD SECTION,
 PAULDING COUNTY, GEORGIA

CARLTON RAKESTRAW & ASSOCIATES
 REGISTERED LAND SURVEYORS
 2203 CHARLES HARDY PARKWAY
 DALLAS, GEORGIA 30157
 770 - 443 - 2200
 FAX - 770-443-2300

DATE 12/19/12 DRAWN BY CDJ
 SCALE 1" = 100' CHECKED BY WCR

DATE	DESCRIPTION	BY



TECHNICAL DATA
 TRAVERSE PRECISION - 1/100,000
 HORIZONTAL ADJUSTMENT - 3D
 PLAT PRECISION - 1/81,548
 PLS - 1/2" PER 400 SET
 O/S - DENY
 PROJECT NO.
 04-003
 PLOT FILE - 04-003W.DWG