

NOTE:
CARROLL COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR CROSSING OF
NATURAL DRAINS BEYOND THE EXTENT OF THE DIRECT RIGHT-OF-WAY OR FOR
THE EXTENSION OF DRAINAGE BEYOND THE POINT SHOWN ON THE APPROVED
AND RECORDED SUBDIVISION PLAT.



- GENERAL NOTES**
1. THE FIELD DATA UPON WHICH THE BOUNDARY OF THIS PLAT IS BASED WAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FT. THE BOUNDARY OF THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,277,452 FEET.
 2. TYPE OF EQUIPMENT USED TOPCON GTS-3C/DATA COLLECTOR ALL LOT CORNERS ARE MARKED BY 1/2" RE-BARS EXCEPT AS OTHERWISE NOTED ON PLAT.
 3. ALL DRAINAGE EASEMENTS TO CONFORM TO ACTUAL LOCATION OF DRAINAGE STRUCTURES AND STREAMS.

ZONING	R-4
NO. OF LOTS	48
ACREAGE	38.815
DENSITY	1.31
MINIMUM LOT SIZE	14,500 SQ. FT.
FRONT SETBACK	35 FT./25 FT. OF 48' FRONT
SIDE YARD	10 FT.
REAR YARD	25 FT. OF 48' FRONT

OWNER'S CERTIFICATE
I, THE OWNER OF SAID PROPERTY SURVEYED, DO HEREBY JOIN IN THE FOREGOING STATEMENT AND SO HEREBY CERTIFY THAT IT WAS AND IS BY INTENTION TO ENDEAVOR SAID LAND INTO LOTS AS SHOWN BY SAID PLAT AND BY EXECUTION OF THIS CERTIFICATE I DO HEREBY DEED AND CONVEY FOR PUBLIC USE SUCH STREETS, ALLEYS, AND PUBLIC GROUND TO CARROLL COUNTY, GEORGIA, AS IS SHOWN ON THIS PLAT AND DO WARRANT THAT TITLE WAS VESTED IN ME AS OF THE DATE OF THIS DECLARATION.

DATE: 5-28-02

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, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST OR ARE MARKED 'FUTURE', AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL ENGINEERING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF CARROLL COUNTY, GEORGIA, HAVE BEEN FULLY COMPLIED WITH.

DATE: 5-28-02

FINAL PLAT APPROVAL CERTIFICATE
THIS SUBDIVISION HAS BEEN APPROVED FOR RECORDING BY THE CITY COUNCIL OF TEMPLE, GEORGIA, AND HAS FIRST BEEN TECHNICALLY EXAMINED BY THE CHAIRMAN OF THE PLANNING COMMISSION AND THE CITY ENGINEER AND APPROVED IN ACCORDANCE WITH EXISTING RULES AND REGULATIONS.

DATE: May 23, 2002

FINAL PLAT
STAGECOACH
LAND LOTS 169, 170, 183 & 184 6th DISTRICT
City of Temple
CARROLL COUNTY, GEORGIA
DATE: 24 MAY, 2002 SCALE: 1"=100'
SHEET 2 of 2



- LEGEND**
- R/W ----- RIGHT OF WAY
 - I.P.F. ----- IRON PIN FOUND
 - I.P.P. ----- IRON PIN PLACED
 - C.T. ----- CRIMPED TOP PIPE
 - R.S. ----- REINFORCING BAR
 - O.T. ----- OPEN TOP PIPE
 - N.F. ----- NOW OR FORMERLY
 - B.L. ----- BUILDING LINE

OWNER & SUBDIVIDER
3 WEST DEVELOPMENT
DAVID HARRISON
1128 RAINY ROAD
TEMPLE, GA 30179
PHONE (770) 459-0836



THIS PLAT FILED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF CARROLL COUNTY, GEORGIA, PLAT BOOK _____ PAGE NO. _____