

Surveyor's Acknowledgment
 I, the undersigned, being duly sworn, certify that the Final Plat shown and described hereon is a true and correct survey made on the ground and has been made under my supervision, that the boundaries have been placed as shown hereon, and is in accordance with the laws and regulations of the State of Georgia.

Dean C. Olson 05/07/08
 Date
 Dean C. Olson, RLS No. 2806

Certificate of Ownership and Dedication
 The undersigned, being duly sworn, certify that the plat shown and described hereon is a true and correct survey made on the ground and has been made under my supervision, that the boundaries have been placed as shown hereon, and is in accordance with the laws and regulations of the State of Georgia.

David A. Clark 05/07/08
 Date

City of Dallas Certification
 I, the undersigned, being duly sworn, certify that the streets, utilities, easements, and other required improvements in this subdivision, have been installed in an acceptable manner or survey has been provided in an amount to insure their installation, and that the same are in accordance with the laws and regulations of the City of Dallas, Georgia.

David A. Clark 05/27/08
 Date
 City Manager
 City of Dallas, Georgia

Sarah B. Buff 5-27-08
 Date
 City Clerk
 City of Dallas, Georgia

Owner/Developer
 JACOB STEPHENS INVESTMENTS, LLC
 P.O. BOX 544726
 ATLANTA, GEORGIA 30308
 (678) 247-5695

David A. Clark 05/27/08
 Date
 City Manager
 City of Dallas, Georgia



Dean Olson Land Surveying, P.C.
 Professional Land Surveying Services
 200 Marc Street • Post Office Box 196
 Dallas, Georgia 30132
 770-443-0017
 www.dooland.com
 Atlanta PLS No. 28258
 Georgia RLS No. 2806

FINAL PLAT OF:
SILVER COMET PLANTATION
PHASE ONE

LOCATED IN LAND LOTS 450, 451, 486 AND 487
2nd DISTRICT - 3rd SECTION
CITY OF DALLAS
PAULDING COUNTY, GEORGIA

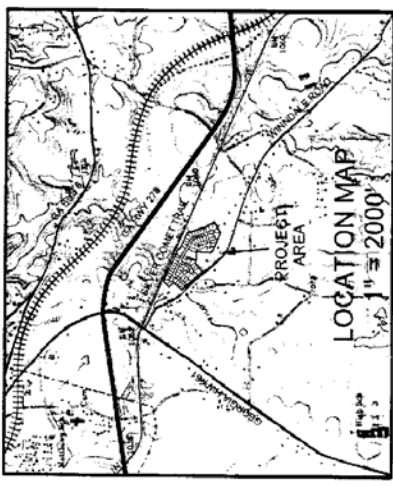
Development Data:

Property is currently zoned R-2
 Total Area 19,788 Acres
 Open Space Area 1,564 Acres
 Total Lots 65
 Minimum Lot Size 7,600 Square Feet
 Length of Streets
 Silver Trace - 410'
 Silverwood Drive - 1,484'
 Trails East - 450'
 Setback Requirements
 Front - 35'
 Rear - 20'
 Side - 10' (30' CORNER)
 1/2" Capped Rebar set at all lot corners

33 - STREET ADDRESS
 DALLAS, GA 30157

Total Area
 19,788 Acres

FLOOD NOTE:
 This property does not lie within a special flood hazard area as shown on the Flood Insurance Rate Map (FIRM) for Paulding County, Georgia F.E.M.A. Flood Risk Insurance Map, Community #1400 No. 13223 C 0193 C. Dated September 29, 2006.



BOUNDARY LINE TABLE

Course	Bearing	Distance
L7	N 69°02'48" W	32.91'
L8	N 68°59'52" W	39.93'
L9	N 37°20'44" W	67.45'
L10	N 85°45'29" W	39.84'
L11	S 00°32'02" E	38.41'
L35	S 18°18'48" E	50.00'

LEGEND

- RF - IRON PIN FLAG
- IF - IRON PIN FLAG
- OT - OPEN TOP PIPE
- CTP - GROUP TOP PIPE
- RM - RIGHT OF WAY MARGIN
- CMF - CONCRETE MONUMENT FOUND
- PP - POWER POLE
- P.O.B. - POINT OF BEGINNING
- CP - CORRUPTED METAL PIPE
- DM - DRAINAGE MANHOLE
- EA - EDGE OF ASPHALT
- CONC - CONCRETE
- MM - MASONRY MASONRY
- WM - WATER METER
- WM - WATER VALVE
- SM - SEWER MANHOLE
- CB - CATCH BASIN
- DI - GROUP W/LET
- JB - JOUNCTION BOX
- BOUNDARY LINE
- LAND LOT LINE
- CENTERLINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- OVERHEAD TELEPHONE
- UNDERGROUND TELEPHONE
- FENCE LINE
- WATER MAIN
- GAS MAIN
- FIBER OPTIC
- SANITARY SEWER
- FORCE MAIN
- CABLE TV
- UNDERGROUND CABLE TV
- SILT FENCE
- QUAND RAIL

SURVEYOR'S NOTES:

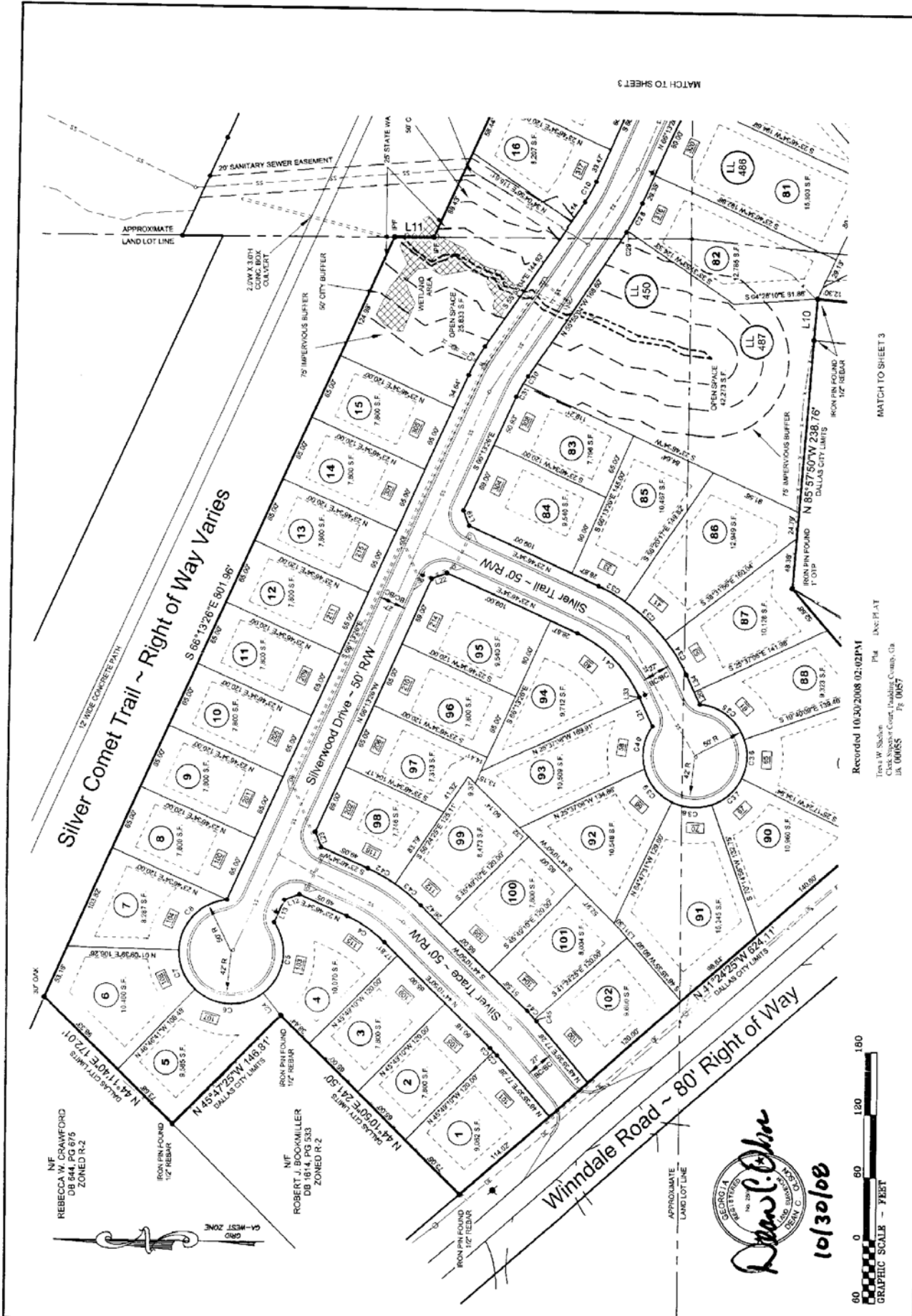
- The field data on which this plat or map is based has a closure of one foot in 85,636 feet and an angular error of 02" per angle point and was adjusted using the Compass Rule method.
- This plat or map has been calculated for closure and is accurate within one foot in 471,566 feet.
- The field work for this property was completed on May 08, 2008 and October 22, 2007.
- The linear and angular measurements shown on this plat were obtained by a field survey using a Nikon DTM-550 total station.
- The bearings shown on this plat were obtained from field angles based on the Georgia State Plane Coordinate System.
- This plat has been prepared without the benefit of a current title report. Easements or other encumbrances may exist on public record but not shown hereon.
- This property is subject to all easements and rights-of-way shown and easements and rights-of-way not shown, recorded and unrecorded.
- The location and size of underground utilities shown hereon is based on above ground appearances, available design plans and visible markings made by the Underground Protection Services. The surveyor does not certify as to the accuracy of the information concerning the underground utilities shown hereon. Call the Utilities Protection Center at 1-800-262-7411 or 770-923-4344 prior to any land disturbing activities.
- This plat or map has been prepared for the exclusive use for the person(s) or entities named hereon.
- No provisions have been secured for delineation or location of wetlands that may exist on subject property.
- No provisions have been secured for delineation or location of wetlands that may exist on subject property.
- Under 17 U.S.C. § 102, it is illegal to reproduce any "original pictorial and graphic works" or "any tangible medium of expression" under § 101, "pictorial and graphic works" or "any tangible medium of expression" in any form, by any means, including electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, or by any means now known or hereinafter invented, without the prior written permission of the copyright owner. This plat or map is the property of Dean C. Olson, Georgia Registered Land Surveyor No. 2806. It is illegal to reproduce any "original pictorial and graphic works" or "any tangible medium of expression" under § 101, "pictorial and graphic works" or "any tangible medium of expression" in any form, by any means, including electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, or by any means now known or hereinafter invented, without the prior written permission of the copyright owner. This plat or map is the property of Dean C. Olson, Georgia Registered Land Surveyor No. 2806.

In my professional opinion, this plat or map and the survey on which it is based is made in accordance with the minimum standard detail requirements for the State of Georgia and (b) pursuant to the accuracy standards as adopted by the State of Georgia and in effect on the date of this survey.

Dean C. Olson 10/30/08
 Dean C. Olson
 Georgia Registered Land Surveyor
 No. 2806

DATE	SCALE
10/30/08	1" = 50'
PROJECT NO. 09496	
DRAWING NO. PHASE 1.FINAL	
DRAWN BY: RWH	
CHECKED BY: DCO	
SHEET NO. 1 of 4	

REVISIONS



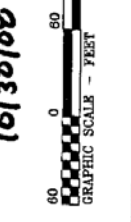
DATE	05-07-08
SCALE	1" = 50'
PROJECT NO.	05088
DRAWING NO.	PHASE 1 FINAL
DRAWN BY	BVN
CHECKED BY	DDO
SHEET NO.	2 OF 4

REVISIONS	

LOCATED IN LAND LOTS 450, 451, 486 AND 487
 2nd DISTRICT - 3rd SECTION
 CITY OF DALLAS
 PAULDING COUNTY, GEORGIA

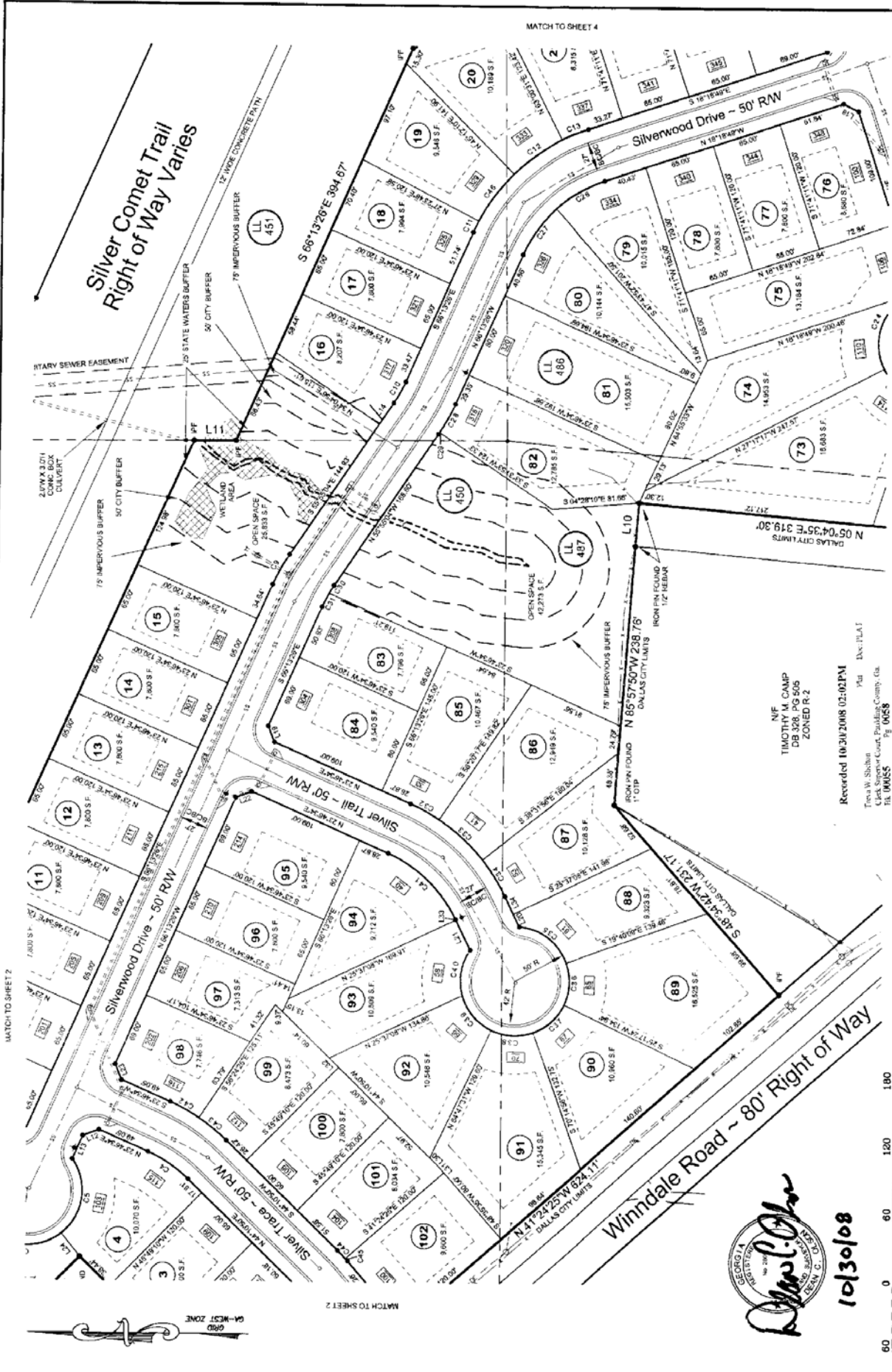
FINAL PLAT OF:
 SILVER COMET PLANTATION
 PHASE ONE

Dean Olson Land Surveying, P.C.
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 Dallas, Georgia 30302
 770-443-8017
 www.dolansd.com
 Georgia P.L.S. No. 7906
 Alabama P.L.S. No. 28255



MATCH TO SHEET 3

Recorded 10/30/2008 02:02PM
 Tress W. Sledge
 Clerk Superior Court, Paulding County, Ga.
 JA 00085 Pg. 0057

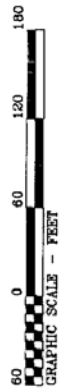


Silver Comet Trail
Right of Way Varies

Recorded 10/31/2008 02:02PM
 TINA A. SHUBERT, PLS
 TINA A. SHUBERT, PLS
 200 Main Street • Post Office Box 156
 Dallas, Georgia 30132
 770-443-8617
 www.dcolson.com
 Alabama P.L.S. No. 28256



10130108



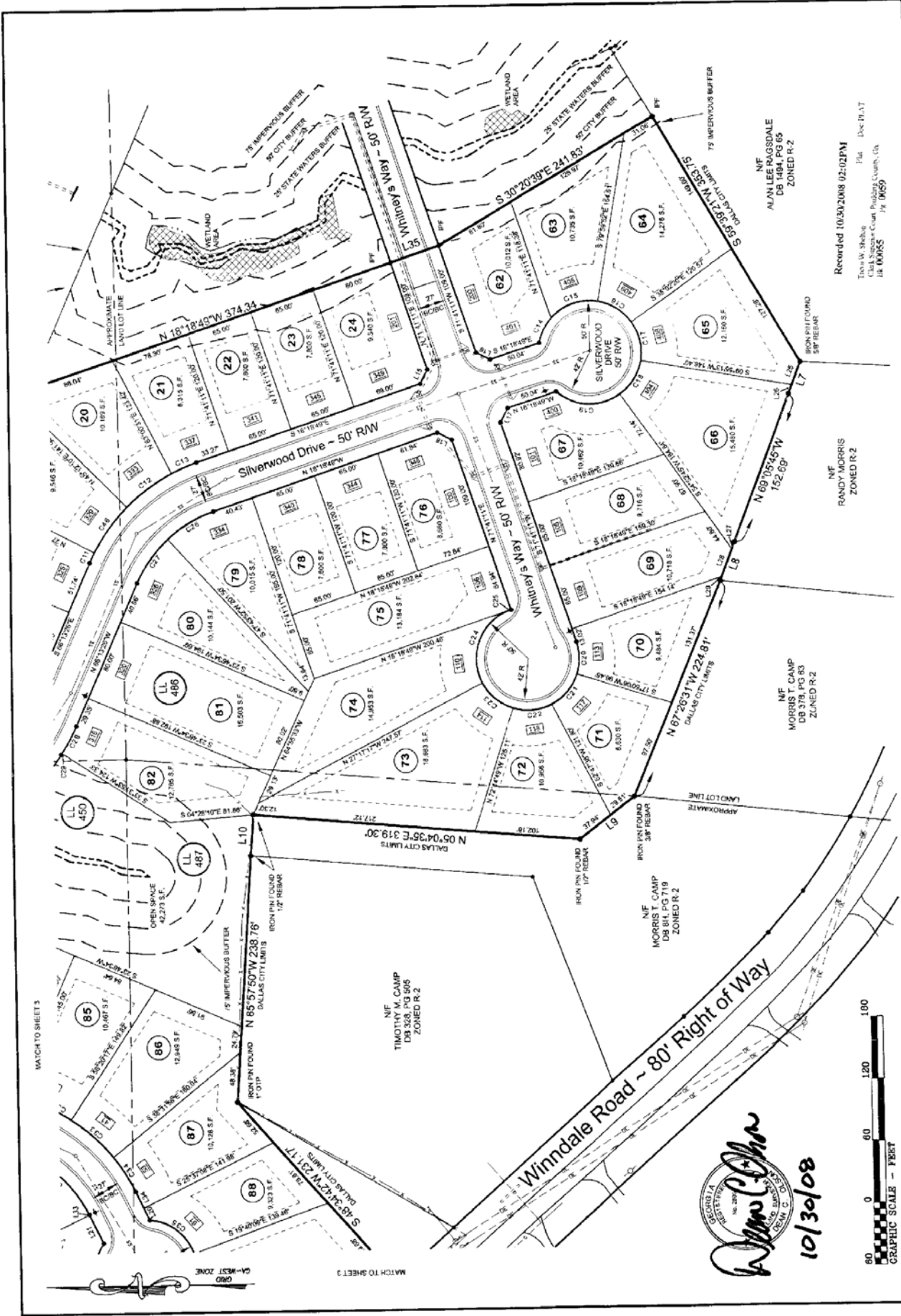
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 SILVER COMET PLANTATION
 PHASE ONE**

**LOCATED IN LAND LOTS 450, 451, 486 AND 487
 2nd DISTRICT - 3rd SECTION
 CITY OF DALLAS
 PAULDING COUNTY, GEORGIA**

DATE: 05/07/08
SCALE: 1" = 50'
PROJECT NO: 0448
DRAWING NO: PHASE 1 FINAL
DRAWN BY: TAW
CHECKED BY: DDO
SHEET NO: 3 of 4

REVISIONS



DATE: 10/30/08
SCALE: 1" = 50'
PROJECT NO: 0808
DRAWING NO: PHASE - FINAL
DRAWN BY: RWB
CHECKED BY: DDO
SHEET NO: 4/4

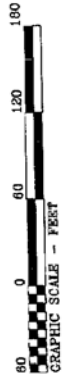
Recorded 10/30/2008 02:02PM
 Title: Plat
 Tax: Doc # 17-AT
 Clerk: State Court, Paulding County, Ga.
 LR: 00655
 By: 0659

**LOCATED IN LAND LOTS 450, 451, 486 AND 487
 2nd DISTRICT - 3rd SECTION
 CITY OF DALLAS
 PAULDING COUNTY, GEORGIA**

**FINAL PLAT OF:
 SILVER COMET PLANTATION
 PHASE ONE**

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Dean Olson
 10/30/08



MATCH TO SHEET 3

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