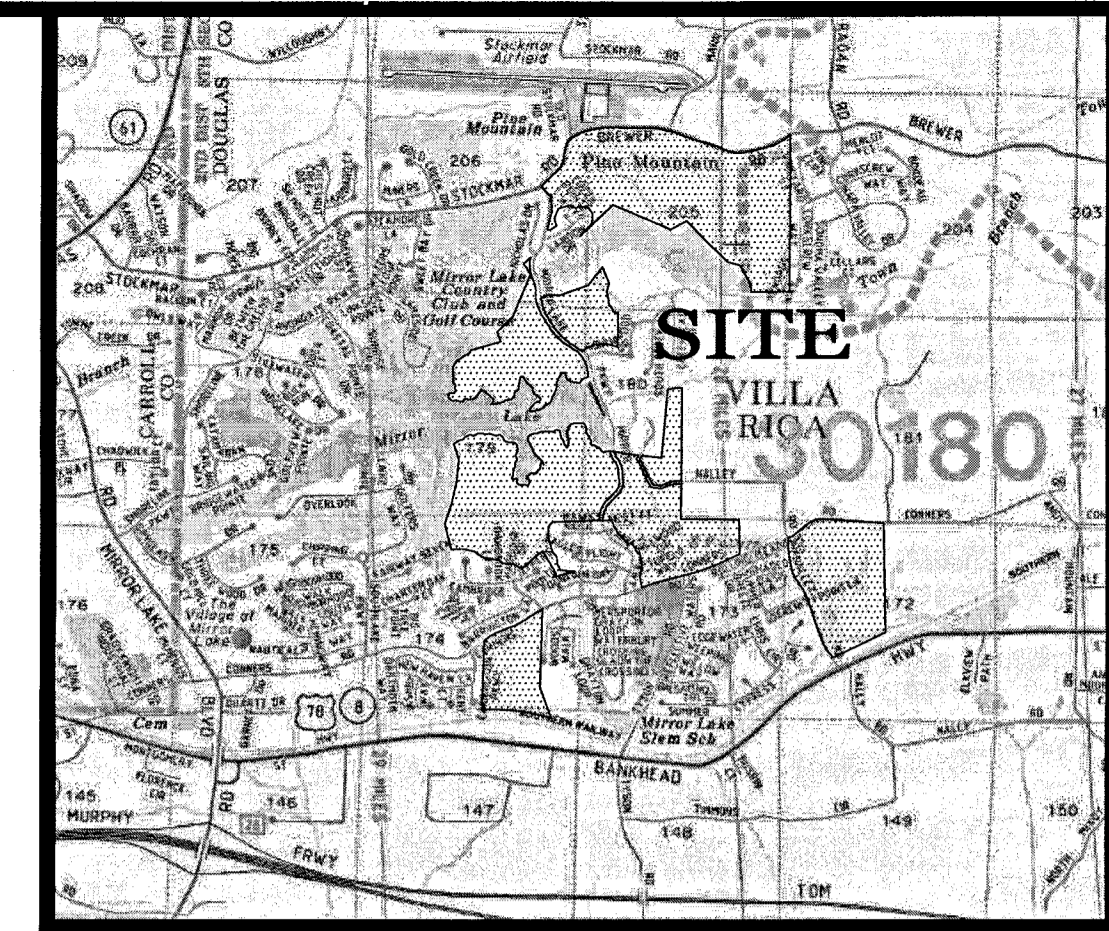
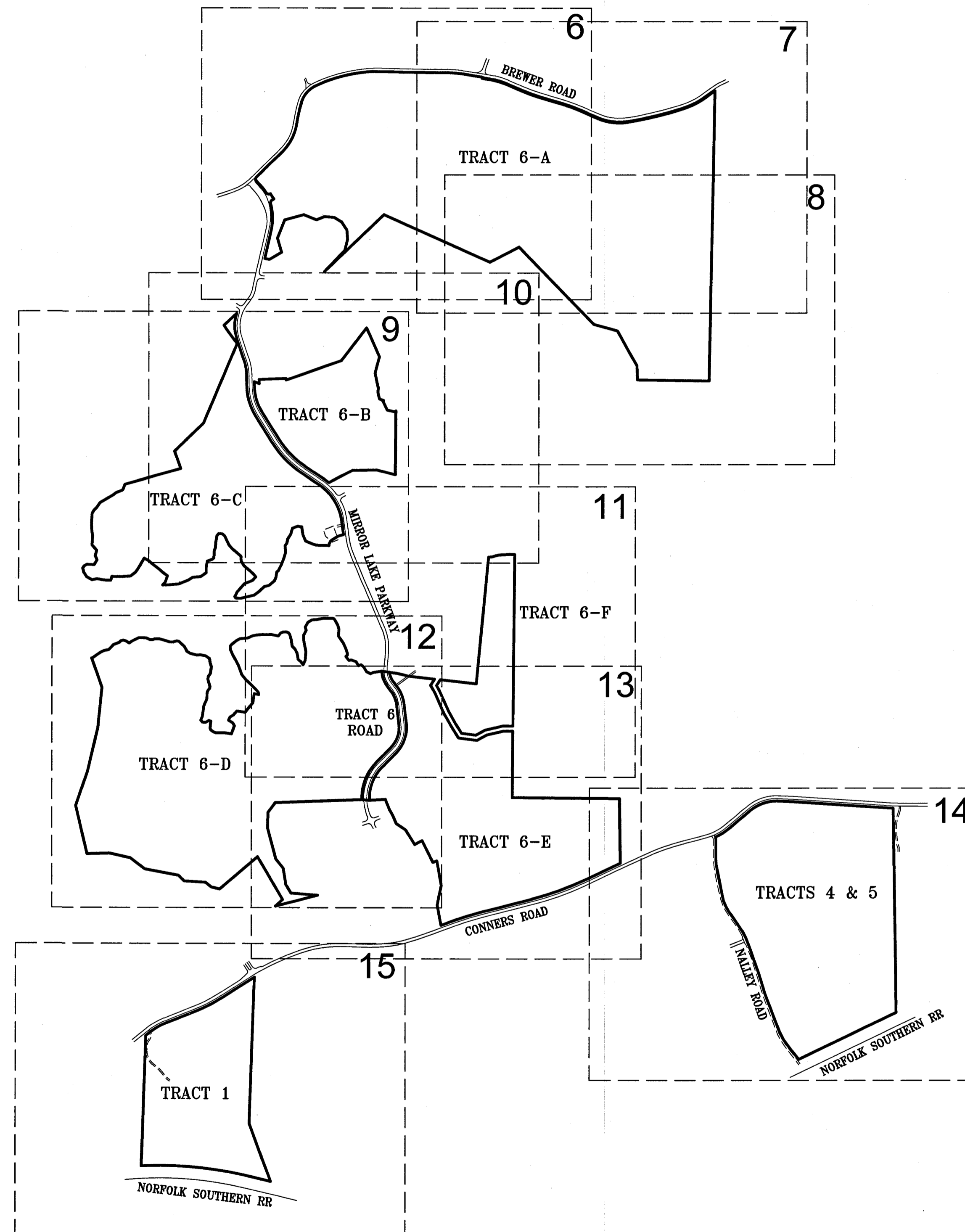


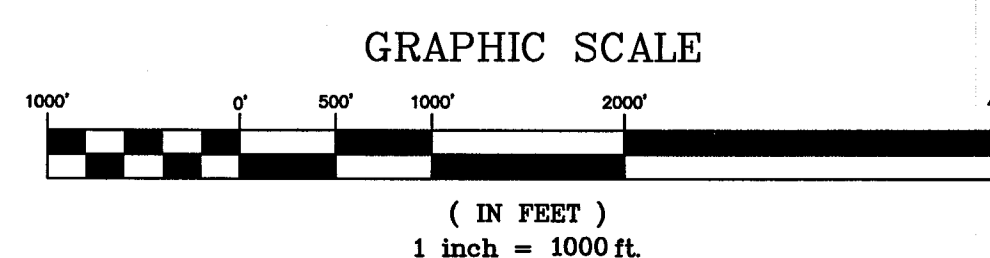
ALTA / ACSM LAND TITLE SURVEY
FOR
JOFFE LAND COMPANIES;
CALLOWAY TITLE AND ESCROW, LLC; AND
FIRST AMERICAN TITLE INSURANCE COMPANY



LOCATION MAP
NOT TO SCALE



SHEET KEY



SURVEY CERTIFICATION

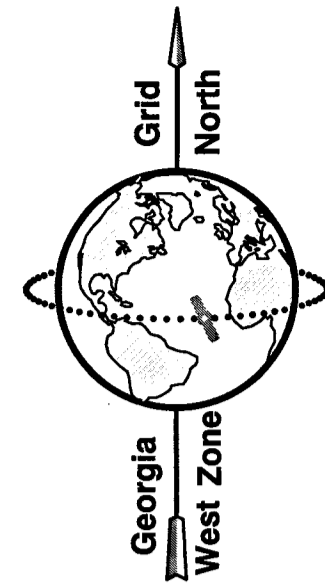
To JOFFE LAND COMPANIES; CALLOWAY TITLE AND ESCROW, LLC; AND FIRST AMERICAN TITLE INSURANCE COMPANY:
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and included Items 1, 2, 3, 4, 6(a) 11(a), 13 of Table A thereof.
The fieldwork was completed on September 18, 2015.

Thomas M. Hipp
Thomas M. Hipp, Georgia Registered Land Surveyor No. 3082

12-11-15
Date of Plat or Map: DECEMBER 11, 2015.

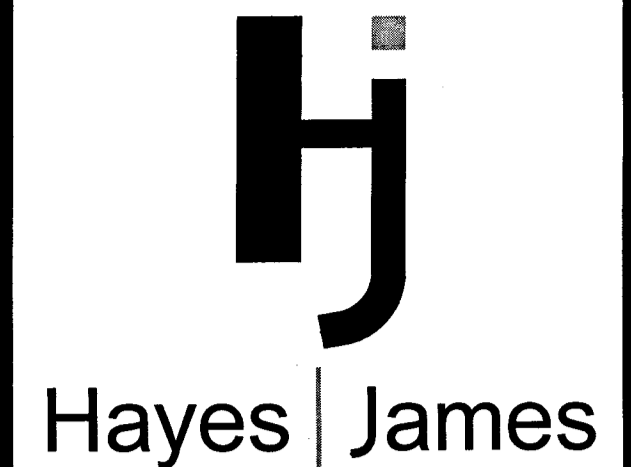
LEGEND

- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- CMF = CONCRETE MONUMENT FOUND
- R/W = RIGHT OF WAY
- LL = LAND LOT LINE
- CL = CENTER LINE
- P = PROPERTY LINE
- BM = BENCHMARK (BM)
- PC = PROPERTY CORNER
- INV. = INVERT ELEVATION
- B/L = BUILDING LINE
- R = RADIUS
- FTE = FINISHED FLOOR ELEVATION
- X = FENCE
- POLE = POLE
- TEL = TELEPHONE LINE
- POWER = POWER LINE
- SAN = SANITARY SEWER LINE
- SSE = SANITARY SEWER EASEMENT
- MH = MANHOLE
- G = GAS LINE
- W = WATER LINE
- WV = WATER VALVE (W)
- EFH = EXIST. FIRE HYDRANT (F)
- GM = GAS METER (G)
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- SS = STORM SEWER LINE
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- HW = HEAD WALL (H)
- OS = OUTLET STRUCTURE (O)(S)
- JB = JUNCTION BOX (J)
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- FM = SEWER FORCE MAIN
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- C & G = CURB AND GUTTER
- F.I.R.M. = FEDERAL INSURANCE RATE MAP
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- S/W = SIDEWALK
- TRE = TREE LINE
- RR = RIPRAP
- BR = BRANCH
- FD (C) = FDC (FIRE DEPT. CONNECTION)
- A.K.A. = ALSO KNOWN AS
- TC = TOP OF CURB ELEVATION
- TR = TRAVERSE POINT
- LP = LIGHT POLE (L)
- ESMT = EASEMENT
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SHEET INDEX

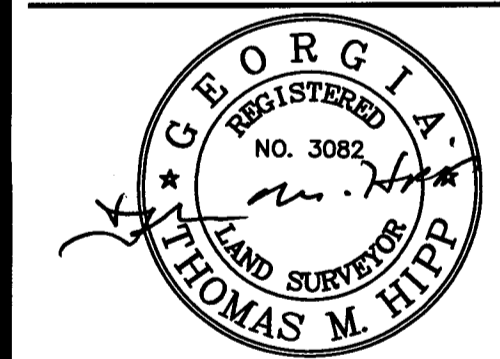
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- 2 - TITLE NOTES
- 3 - TITLE NOTES, GENERAL NOTES
- 4 - LEGAL DESCRIPTIONS
- 5 - LEGAL DESCRIPTIONS
- 6 - TRACT 6-A
- 7 - TRACT 6-A
- 8 - TRACT 6-A
- 9 - TRACT 6-C
- 10 - TRACT 6-B
- 11 - TRACT 6-F
- 12 - TRACT 6-D, TRACT 6-ROAD
- 13 - TRACT 6-E
- 14 - TRACT 4 & 5
- 15 - TRACT 1



ENGINEERS, PLANNERS & SURVEYORS
4145 SHACKLEFORD ROAD
SUITE 300
NORCROSS, GEORGIA 30093
TEL: (770) 923-1600
FAX: (770) 923-4202
CERTIFICATE OF AUTHORIZATION:
NO. LSF000255

ALTA/ACSM LAND TITLE SURVEY
FOR
JOFFE LAND COMPANIES;
CALLOWAY TITLE AND ESCROW, LLC;
AND
FIRST AMERICAN TITLE INSURANCE
COMPANY

PROJECT LOCATION
Land Lot(s): 147,172,173,174,179,180,205,206
District: 2
Section: 5
City: Villa Rica
County: Douglas



Project No. 15-068S-C
Drawn By: JFH
Checked By: SAH/TMH
Scale: 1"=100'
Date: DECEMBER 11, 2015

NO.	REVISIONS	DATE	BY

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Hayes James

ENGINEERS, PLANNERS & SURVEYORS

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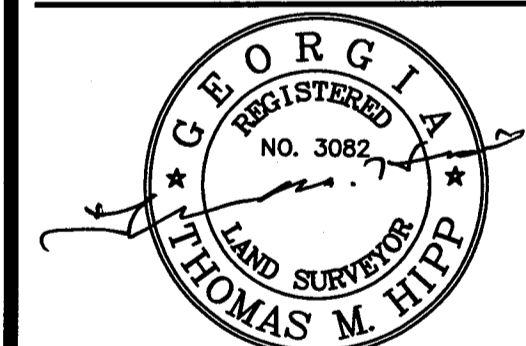
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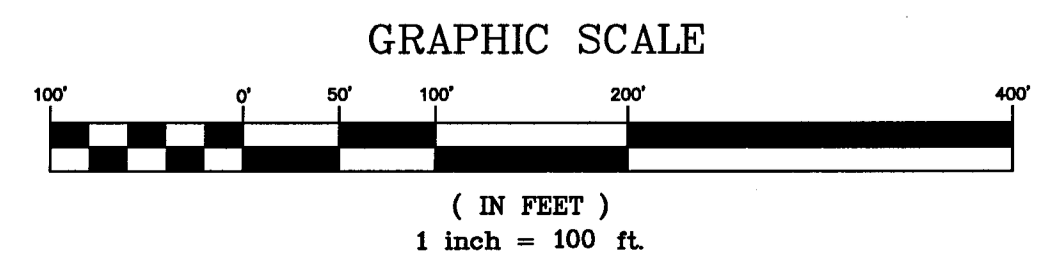
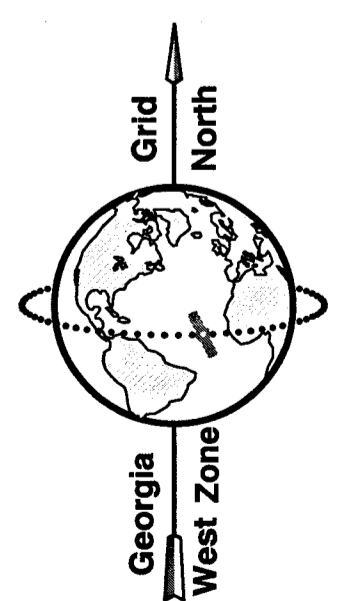
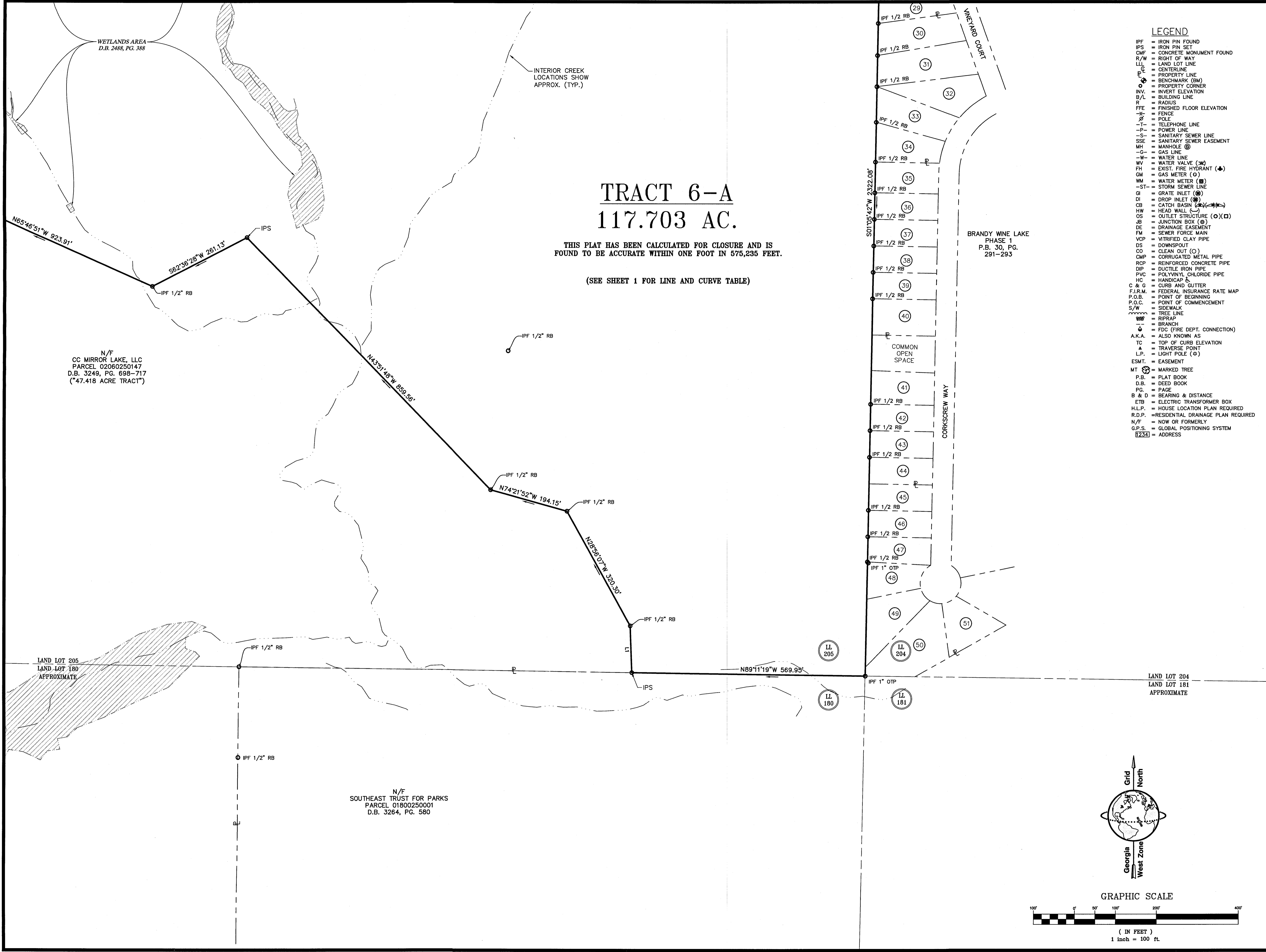
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TRACT 6-A 117.703 AC.

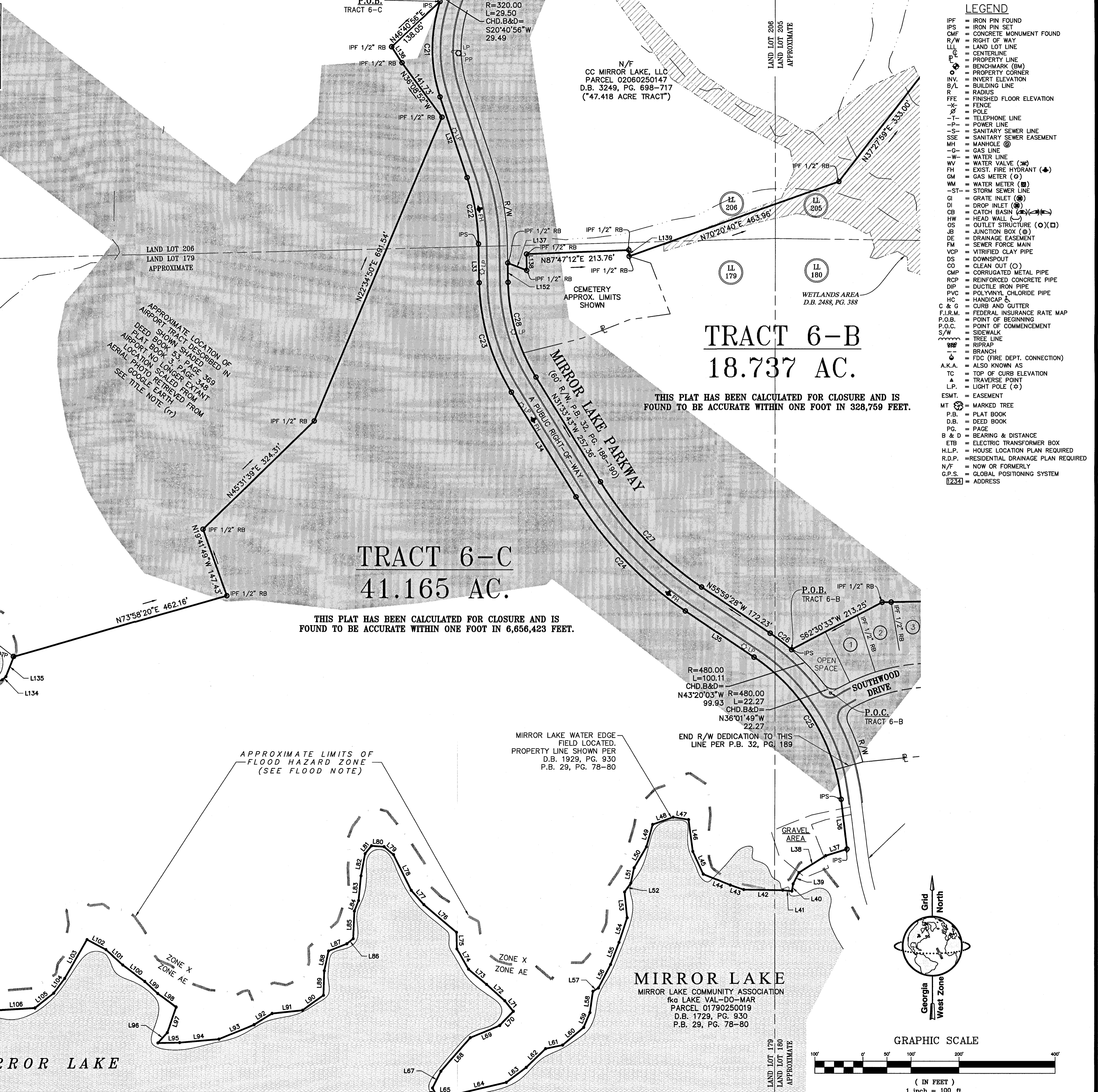
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 575,235 FEET.

(SEE SHEET 1 FOR LINE AND CURVE TABLE)



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Line Table			Line Table			Curve Table				
Line No.	Direction	Length	Line No.	Direction	Length	Curve #	Radius	Length	Chd. Bearing	Chd. Dist.
L32	S18°20'28"E	179.66	L85	S22°33'36"W	57.40	C21	320.00	203.20	S0°08'59"E	199.80
L33	S1°06'10"E	81.92	L86	S5°04'06"W	17.12	C22	470.00	141.40	S9°43'19"E	140.87
L34	S31°33'43"E	257.36	L87	S68°08'51"W	41.21	C23	455.00	241.89	S16°19'57"E	239.05
L35	S55°59'28"E	172.23	L88	S12°00'33"W	42.15	C24	780.00	332.56	S43°46'36"E	330.05
L36	S6°51'54"E	103.89	L89	S1°42'52"W	51.43	C25	420.00	360.11	S31°25'41"E	349.18
L37	S72°51'51"W	46.56	L90	S54°55'12"W	53.28					
L38	S57°37'24"W	65.65	L91	S84°00'12"W	63.87					
L39	S27°47'32"W	26.25	L92	S58°24'28"W	44.04					
L40	S9°21'34"W	15.29	L93	S67°34'10"W	78.91					
L41	N84°09'12"W	19.12	L94	S84°49'10"W	82.25					
L42	N89°05'20"W	81.83	L95	S88°47'59"W	45.29					
L43	N71°35'00"W	29.21	L96	N42°10'03"E	29.36					
L44	N67°34'05"W	60.83	L97	N19°11'55"E	55.16					
L45	N24°58'36"W	51.95	L98	N54°17'12"W	47.35					
L46	N7°49'45"W	66.06	L99	N46°48'30"W	36.97					
L47	N8°52'48"W	32.50	L100	N53°28'06"W	57.05					
L48	S70°23'09"W	45.05	L101	N47°18'55"W	47.51					
L49	S15°37'04"W	47.71	L102	N61°53'28"W	45.21					
L50	S30°31'47"W	50.63	L103	S29°33'39"W	93.52					
L51	S12°12'51"W	32.43	L104	S36°16'58"W	38.37					
L52	S34°56'42"W	22.60	L105	S52°08'58"W	49.41					
L53	S5°36'48"E	53.81	L106	S86°50'30"W	76.88					
L54	S18°04'42"W	54.03	L107	N88°48'09"W	72.68					
L55	S20°32'04"W	49.73	L108	S14°04'36"W	31.48					
L56	S27°20'33"W	55.21	L109	N88°50'55"W	53.18					
L57	S58°16'59"W	13.51	L110	N79°28'09"W	57.64					
L58	S8°26'58"W	43.98	L111	S78°02'57"W	40.67					
L59	S23°29'55"W	32.87	L112	N6°48'23"W	50.51					
L60	S49°53'48"W	57.38	L113	N32°35'45"W	41.66					
L61	S77°54'26"W	36.13	L114	N12°51'11"W	34.42					
L62	S46°06'11"W	55.62	L115	N35°06'11"E	22.75					
L63	S53°07'05"W	51.87	L116	N59°56'41"E	23.77					
L64	S76°51'03"W	111.44	L117	S86°05'51"E	56.45					
L65	N87°02'07"W	38.14	L118	N31°31'17"E	45.99					
L66	N31°17'11"W	13.50	L119	N22°57'17"W	35.36					
L67	N26°28'42"E	38.99	L120	N12°57'49"E	44.66					
L68	N41°19'08"E	92.81	L121	N41°03'01"W	55.06					
L69	N67°20'22"E	66.48	L122	N3°39'00"E	72.85					
L70	N44°21'08"E	40.23	L123	N7°37'06"W	48.57					
L71	N39°59'01"W	27.77	L124	N3°03'46"W	54.72					
L72	N47°56'41"W	50.93	L125	N5°56'20"E	39.75					
L73	N49°53'56"W	49.36	L126	N2°51'50"E	37.31					
L74	N29°33'19"W	48.79	L127	N28°20'15"E	30.44					
L75	N1°24'52"W	34.88	L128	N45°00'00"E	31.11					
L76	N49°42'23"W	89.40	L129	N33°56'12"E	46.15					
L77	N41°26'32"E	39.42	L130	N59°00'36"E	64.82					
L78	N26°31'54"W	82.80	L131	N59°34'35"E	61.78					
L79	N50°28'06"W	25.63	L132	N48°50'56"E	24.16					
L80	N86°00'24"W	26.35	L133	N69°05'17"E	50.27					
L81	S38°58'21"W	20.89	L134	N48°06'01"E	10.16					
L82	S10°34'07"W	46.80	L135	N21°09'51"E	44.45					
L83	S5°32'54"W	51.67	L136	N32°51'28"W	39.81					
L84	S21°13'40"W	23.66								



h Hayes James
 ENGINEERS, PLANNERS & SURVEYORS
 4145 SHACKLEFORD ROAD
 SUITE 300
 NORCROSS, GEORGIA 30093
 TEL: (770) 923-1600
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 CERTIFICATE OF AUTHORIZATION:
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ALTA/ASCM LAND TITLE SURVEY
 FOR
JOFFE LAND COMPANIES AND ESCROW, LLC;
CALLOWAY TITLE AND ESCROW, LLC;
 AND
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PROJECT LOCATION
 Land Lot(s): 147,172,173,174,179,180,205,206
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 Section: 5
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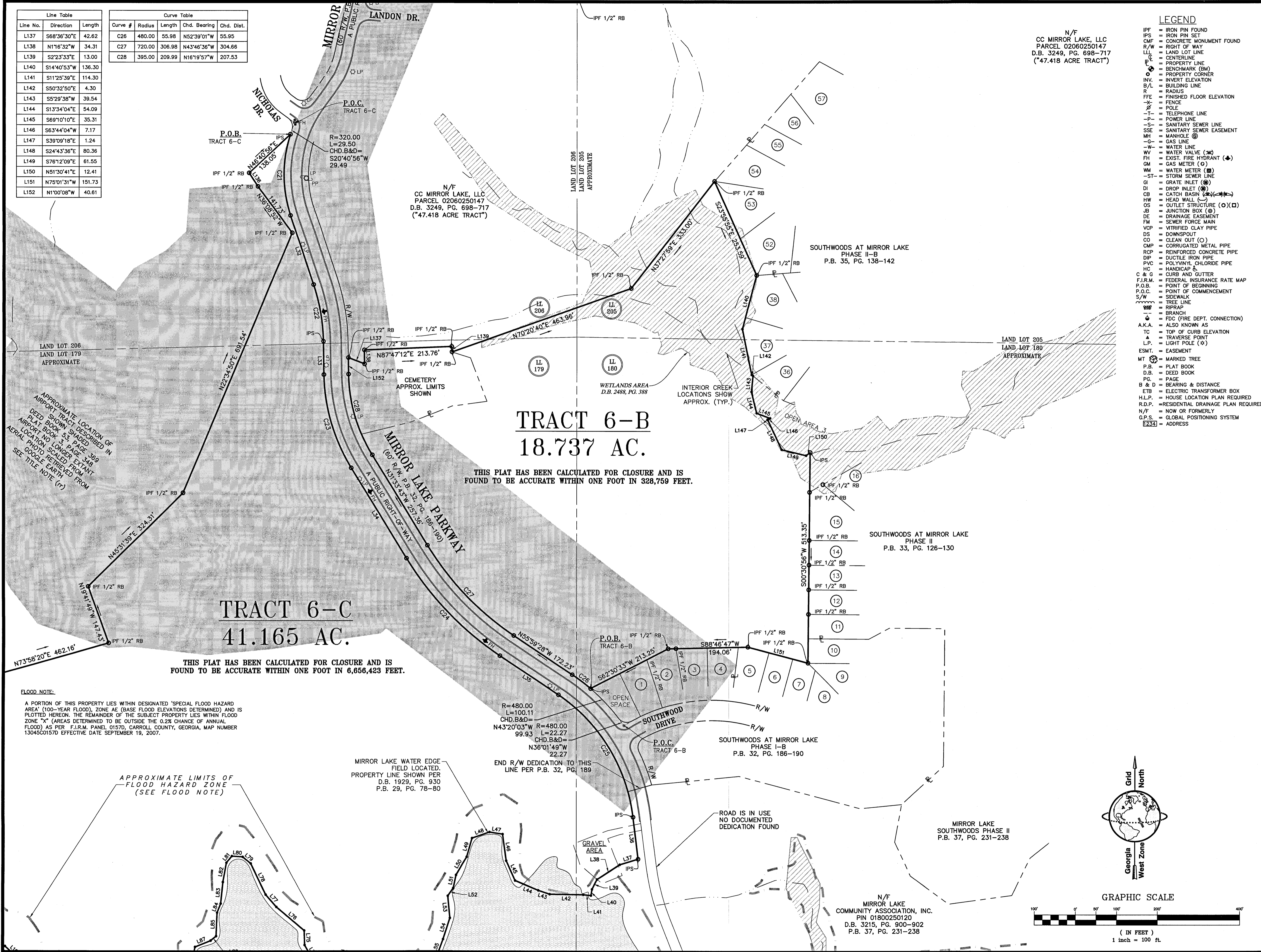
Project No. 15-068S-C
 Drawn By: JFH
 Checked By: SAH/TMH
 Scale: 1"=100'
 Date: DECEMBER 11, 2015

NO.	DATE	BY	APPR.	REVISIONS	DESCRIPTION

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 Thomas M. Hipp

Line No.	Direction	Length
L137	S68°36'30"E	42.62
L138	N1°16'32"W	34.31
L139	S2°23'33"E	13.00
L140	S14°40'53"W	136.30
L141	S11°25'39"E	114.30
L142	S50°32'50"E	4.30
L143	S5°29'38"W	39.54
L144	S1°34'04"E	54.09
L145	S69°10'10"E	35.31
L146	S63°44'04"W	7.17
L147	S39°09'18"E	1.24
L148	S24°43'36"E	80.36
L149	S76°12'09"E	61.55
L150	N51°30'41"E	12.41
L151	N75°01'31"W	151.73
L152	N1°00'08"W	40.61

Curve #	Radius	Length	Chd. Bearing	Chd. Dist.
C26	480.00	55.98	N52°39'01"W	55.95
C27	720.00	306.98	N43°46'36"W	304.66
C28	395.00	209.99	N16°19'57"W	207.53



N/F
CC MIRROR LAKE, LLC
PARCEL 02060250147
D.B. 3249, PG. 698-717
(*47.418 ACRE TRACT*)

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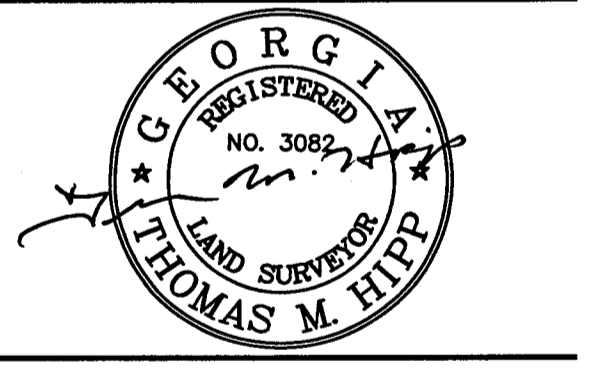
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h
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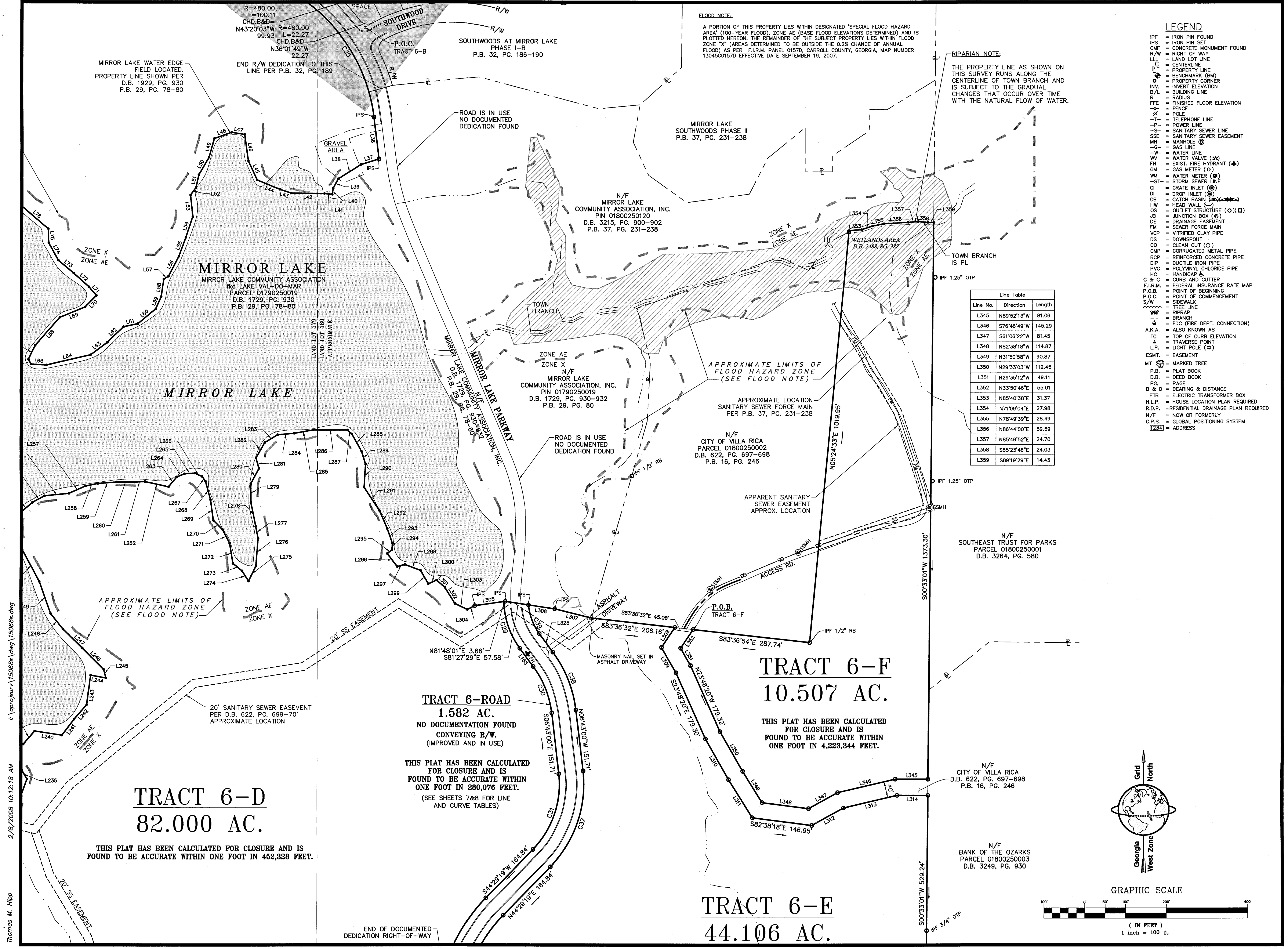
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NO.	REVISIONS	DATE	BY	APPR.

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Sheet Number **10 of 15**



FLOOD NOTE:
 A PORTION OF THIS PROPERTY LIES WITHIN DESIGNATED 'SPECIAL FLOOD HAZARD AREA' (100-YEAR FLOOD), ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AND IS PLOTTED HEREON. THE REMAINDER OF THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF ANNUAL FLOOD) AS PER F.I.R.M. PANEL 0157D, CARROLL COUNTY, GEORGIA, MAP NUMBER 13045C0157D EFFECTIVE DATE SEPTEMBER 19, 2007.

RIPARIAN NOTE:
 THE PROPERTY LINE AS SHOWN ON THIS SURVEY RUNS ALONG THE CENTERLINE OF TOWN BRANCH AND IS SUBJECT TO THE GRADUAL CHANGES THAT OCCUR OVER TIME WITH THE NATURAL FLOW OF WATER.

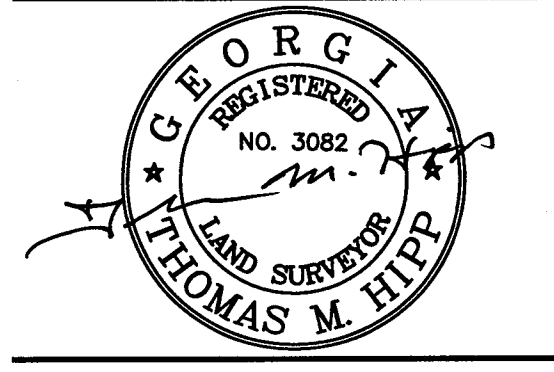
Line No.	Direction	Length
L345	N89°52'13"W	81.06
L346	S76°46'49"W	145.29
L347	S61°06'22"W	81.45
L348	N82°38'18"W	114.87
L349	N31°50'58"W	90.87
L350	N29°33'03"W	112.45
L351	N29°35'12"W	49.11
L352	N33°50'46"E	55.01
L353	N85°40'38"E	31.37
L354	N71°09'04"E	27.98
L355	N78°49'39"E	28.49
L356	N86°44'00"E	59.59
L357	N85°46'52"E	24.70
L358	S85°23'46"E	24.03
L359	S89°19'29"E	14.43

- LEGEND**
- IPF = IRON PIN FOUND
 - IPS = IRON PIN SET
 - CMF = CONCRETE MONUMENT FOUND
 - R/W = RIGHT OF WAY
 - LL = LAND LOT LINE
 - CL = CENTERLINE
 - PL = PROPERTY LINE
 - BM = BENCHMARK (BM)
 - PC = PROPERTY CORNER
 - INV. = INVERT ELEVATION
 - B/L = BUILDING LINE
 - R = RADIUS
 - FFE = FINISHED FLOOR ELEVATION
 - F = FENCE
 - P = POLE
 - T = TELEPHONE LINE
 - P = POWER LINE
 - S = SANITARY SEWER LINE
 - SSE = SANITARY SEWER EASEMENT
 - MH = MANHOLE
 - G = GAS LINE
 - W = WATER LINE
 - WV = WATER VALVE
 - FH = EXIST. FIRE HYDRANT
 - GM = GAS METER
 - WM = WATER METER
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 - GI = GRATE INLET
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 - DE = DRAINAGE EASEMENT
 - FM = SEWER FORCE MAIN
 - VCP = VITRIFIED CLAY PIPE
 - DS = DOWNSPOUT
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 - CMP = CORRUGATED METAL PIPE
 - RCP = REINFORCED CONCRETE PIPE
 - DIP = DUCTILE IRON PIPE
 - PVC = POLYVINYL CHLORIDE PIPE
 - HC = HANDICAP
 - C & G = CURB AND GUTTER
 - F.I.R.M. = FEDERAL INSURANCE RATE MAP
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - S/W = SIDEWALK
 - T = TREE LINE
 - RIPARIAN = RIPARIAN
 - BRANCH = BRANCH
 - FDC = FIRE DEPT. CONNECTION
 - A.K.A. = ALSO KNOWN AS
 - TC = TOP OF CURB ELEVATION
 - TR = TRAVERSE POINT
 - LP = LIGHT POLE
 - ESMT = EASEMENT
 - MT = MARKED TREE
 - P.B. = PLAT BOOK
 - D.B. = DEED BOOK
 - PG = PAGE
 - B & D = BEARING & DISTANCE
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 - H.L.P. = HOUSE LOCATION PLAN REQUIRED
 - R.D.P. = RESIDENTIAL DRAINAGE PLAN REQUIRED
 - N/F = NOW OR FORMERLY
 - G.P.S. = GLOBAL POSITIONING SYSTEM
 - [Symbol] = ADDRESS

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 SUITE 300
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 TEL: (770) 923-1600
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 CERTIFICATE OF AUTHORIZATION:
 NO. LSF000255

ALTA/ASCM LAND TITLE SURVEY
 FOR
**JOFFE LAND COMPANIES;
 CALLOWAY TITLE AND ESCROW, LLC;
 AND
 FIRST AMERICAN TITLE INSURANCE
 COMPANY**

PROJECT LOCATION
 Land Lot(s): 147,172,173,174,179,180,205,206
 District: 2
 Section: 5
 City: Villa Rica
 County: Douglas
 State: Georgia



Project No. 15-068S-C
 Drawn By: JFH
 Checked By: SAH/TMH
 Scale: 1" = 100'
 Date: DECEMBER 11, 2015

NO.	REVISIONS	DATE	BY	APPR.

MIRROR LAKE

MIRROR LAKE COMMUNITY ASSOCIATION
 fka LAKE VAL-DO-MAR
 PARCEL 0179025019
 D.B. 1729, PG. 930
 P.B. 29, PG. 78-80

MIRROR LAKE

MIRROR LAKE WATER EDGE FIELD LOCATED.
 PROPERTY LINE SHOWN PER
 D.B. 1929, PG. 930
 P.B. 29, PG. 78-80

APPROXIMATE LIMITS OF FLOOD HAZARD ZONE
 (SEE FLOOD NOTE)

TRACT 6-ROAD

1.582 AC.
 NO DOCUMENTATION FOUND
 CONVEYING R/W.
 (IMPROVED AND IN USE)

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 280,076 FEET.
 (SEE SHEETS 7&8 FOR LINE AND CURVE TABLES)

TRACT 6-D 82.000 AC.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 452,328 FEET.

Line No.	Direction	Length	Line No.	Direction	Length	Line No.	Direction	Length
L153	S36°26'50"E	55.84	L204	N88°34'53"E	33.37	L255	N61°49'08"E	34.54
L154	S36°47'46"W	98.07	L205	S79°59'32"E	45.00	L256	N84°03'10"E	60.30
L155	S1°33'30"W	122.94	L206	S54°20'54"E	37.30	L257	N65°36'36"E	44.17
L156	S38°59'46"E	94.00	L207	S7°58'53"E	35.82	L258	N78°18'29"E	30.78
L157	S8°59'46"E	115.17	L208	S18°56'53"E	31.43	L259	N85°19'27"E	47.59
L158	S8°59'46"E	14.63	L209	S9°17'39"W	31.63	L260	S89°20'38"E	42.76
L159	S30°29'46"E	79.00	L210	S10°23'27"W	25.04	L261	N86°29'44"E	26.50
L160	S85°28'36"E	212.21	L211	S34°01'16"W	28.13	L262	S77°07'19"E	58.48
L161	N47°29'51"E	77.01	L212	S7°39'37"W	21.95	L263	N39°45'37"E	31.72
L162	N76°58'39"W	68.83	L213	S12°49'16"E	23.71	L264	N67°47'37"E	20.64
L163	N50°55'19"W	57.48	L214	S17°32'04"E	34.96	L265	N86°35'01"E	25.32
L164	N47°07'42"W	64.93	L215	S5°00'17"W	14.07	L266	S65°58'45"E	20.09
L165	N53°04'30"W	39.00	L216	S35°18'27"W	25.62	L267	S35°42'06"E	14.99
L166	N53°02'41"W	106.82	L217	S17°19'22"W	19.53	L268	S15°26'32"E	47.25
L167	N77°38'35"W	11.31	L218	S37°15'07"W	50.43	L269	S7°56'40"E	50.83
L168	N13°12'53"W	50.04	L219	S24°33'50"W	59.14	L270	S45°16'49"E	31.99
L169	N18°31'38"E	4.28	L220	S3°46'07"W	14.96	L271	S27°29'48"E	37.35
L170	N13°21'20"E	112.55	L221	S7°58'15"W	73.27	L272	S9°36'56"E	50.49
L171	N13°14'44"E	139.61	L222	S24°16'31"W	29.29	L273	S50°28'46"E	29.04
L172	N13°07'25"E	96.06	L223	S43°43'46"E	22.18	L274	S32°15'31"E	29.65
L173	N7°52'47"E	6.52	L224	S88°11'23"E	24.52	L275	N26°06'35"E	40.67
L174	N1°56'27"E	3.48	L225	N61°11'17"E	30.45	L276	N4°22'53"E	68.83
L175	S81°35'13"E	3.86	L226	S66°24'18"E	15.50	L277	N11°34'21"W	29.41
L176	N53°06'44"E	45.80	L227	S8°02'08"W	16.89	L278	N11°25'57"W	59.95
L177	N56°23'50"E	37.74	L228	S5°04'31"W	38.03	L279	N0°26'10"W	46.55
L178	N64°44'51"E	29.68	L229	S21°49'44"E	16.22	L280	N27°57'16"E	42.48
L179	N77°30'08"E	36.97	L230	S54°26'30"E	25.07	L281	N15°07'18"W	27.32
L180	N44°45'53"E	56.44	L231	S69°15'50"E	22.45	L282	N29°41'21"E	43.15
L181	N69°28'17"E	45.21	L232	N89°09'23"E	64.96	L283	N58°44'36"E	37.29
L182	N44°42'43"E	19.74	L233	S81°45'15"E	58.31	L284	N85°06'19"E	40.28
L183	N75°17'20"E	21.97	L234	N19°37'15"E	67.79	L285	N79°55'37"E	47.61
L184	S71°56'06"E	25.81	L235	N29°20'04"W	27.15	L286	S89°59'30"E	84.40
L185	S53°42'54"E	25.59	L236	N58°26'40"W	39.09	L287	S47°08'34"E	14.52
L186	N56°25'22"E	29.63	L237	N23°49'02"E	27.33	L288	S29°03'16"E	49.88
L187	N64°22'30"E	59.82	L238	N57°48'12"E	31.26	L289	S17°11'55"E	32.36
L188	N89°57'19"E	33.56	L239	N40°37'11"E	43.22	L290	S3°24'19"W	57.22
L189	S87°09'37"E	25.85	L240	S81°18'02"E	67.61	L291	S33°33'36"E	69.56
L190	S63°28'58"E	32.78	L241	N37°19'58"E	49.54	L292	S23°35'13"E	47.97
L191	N89°55'47"E	21.24	L242	N40°30'55"E	47.97	L293	S19°21'41"E	37.68
L192	N61°54'01"E	14.21	L243	N7°33'01"E	73.74	L294	S1°53'56"W	15.68
L193	N88°32'33"E	38.70	L244	S79°34'39"E	38.08	L295	S50°24'24"W	15.43
L194	S75°07'14"E	37.68	L245	N14°09'12"W	21.81	L296	S37°13'10"E	40.36
L195	S71°38'41"E	48.43	L246	N44°45'27"W	74.86	L297	N74°39'02"E	19.57
L196	S87°58'56"E	28.73	L247	N45°30'13"W	66.22	L298	S69°13'44"E	41.15
L197	N70°59'37"E	25.56	L248	N38°48'41"W	48.81	L299	S29°49'26"E	38.00
L198	S84°48'49"E	19.30	L249	N19°51'03"W	83.07	L300	N66°37'34"E	22.37
L199	S49°49'13"E	29.43	L250	N28°37'11"W	88.65	L301	S48°42'39"E	27.11
L200	S46°16'22"E	32.96	L251	N23°14'47"W	49.33	L302	S32°09'45"E	46.35
L201	S27°45'28"E	44.76	L252	N5°54'59"W	27.20	L303	S64°11'55"E	33.63
L202	S59°11'21"E	32.26	L253	N40°41'20"E	19.37	L304	N62°49'32"E	20.80
L203	S75°16'08"E	44.97	L254	N49°49'56"E	45.31	L305	N81°48'01"E	71.88

Curve #	Radius	Length	Chd. Bearing	Chd. Dist.
C29	201.00	122.57	S18°58'37"E	120.68
C30	241.00	125.05	S21°34'55"E	123.66
C31	227.00	202.87	S18°53'09"W	196.19
C32	405.00	327.11	S21°21'00"W	318.30

20' SANITARY SEWER EASEMENT PER D.B. 622, PG. 699-701 APPROXIMATE LOCATION

20' SANITARY SEWER EASEMENT PER D.B. 622, PG. 699-701 APPROXIMATE LOCATION

20' SANITARY SEWER EASEMENT PER P.B. 31, PG. 213 APPROXIMATE LOCATION

20' SANITARY SEWER EASEMENT PER P.B. 31, PG. 211 APPROXIMATE LOCATION

MIRROR LAKE WATERMIST, PHASE 1 P.B. 34, PG. 90

fka PHASE ONE SOUTHLAKE AT MIRROR LAKE P.B. 31, PG. 206

MIRROR LAKE WATERMIST, PHASE 1 P.B. 34, PG. 90

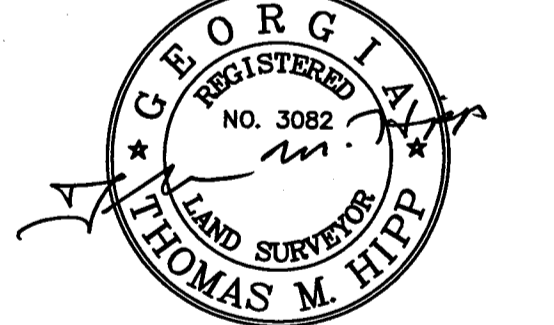
fka PHASE ONE SOUTHLAKE AT MIRROR LAKE P.B. 31, PG. 206



Hayes James
 ENGINEERS, PLANNERS & SURVEYORS
 4145 SHACKLEFORD ROAD
 SUITE 300
 NORCROSS, GEORGIA 30093
 TEL: (770) 923-1600
 FAX: (770) 923-4202
 CERTIFICATE OF AUTHORIZATION:
 NO. LSF000255

ALTA/ASCLAND TITLE SURVEY FOR
**JOFFE LAND COMPANIES;
 CALLOWAY TITLE AND ESCROW, LLC;
 AND
 FIRST AMERICAN TITLE INSURANCE COMPANY**

PROJECT LOCATION
 Land Lot(s): 147,172,173,174,179,180,205,206
 District: 2
 Section: 5
 City: Villa Rica
 County: Douglas
 State: Georgia

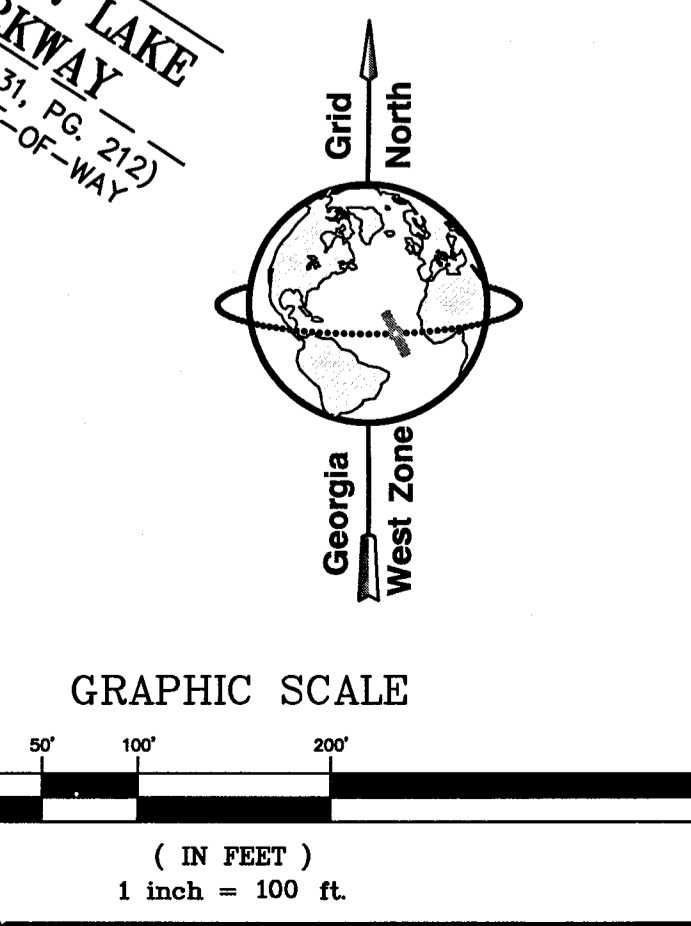


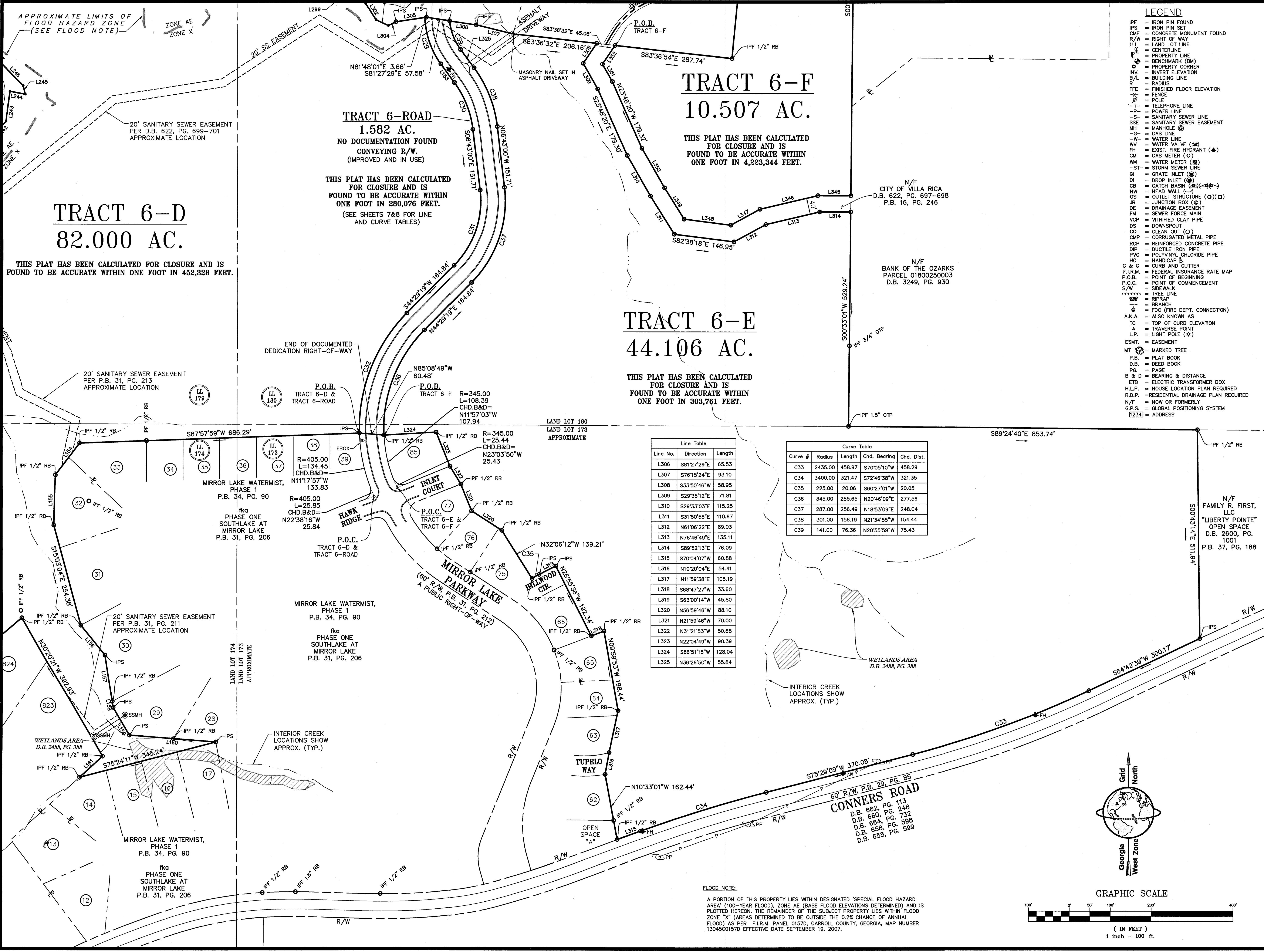
Project No. 15-0685-C
 Drawn By: JFH
 Checked By: SAH/TMH
 Scale: 1"=100'
 Date: DECEMBER 11, 2015

NO.	REVISIONS	DATE	BY	APPR.

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 Thomas M. Hipp

FLOOD NOTE:
 A PORTION OF THIS PROPERTY LIES WITHIN DESIGNATED "SPECIAL FLOOD HAZARD AREA" (100-YEAR FLOOD), ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AND IS PLOTTED HEREON. THE REMAINDER OF THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF ANNUAL FLOOD) AS PER F.I.R.M. PANEL 0157D, CARROLL COUNTY, GEORGIA, MAP NUMBER 13045C00157D EFFECTIVE DATE SEPTEMBER 19, 2007.





TRACT 6-D
82.000 AC.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 452,328 FEET.

TRACT 6-ROAD
1.582 AC.

NO DOCUMENTATION FOUND CONVEYING R/W. (IMPROVED AND IN USE)
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 280,076 FEET. (SEE SHEETS 7&8 FOR LINE AND CURVE TABLES)

TRACT 6-F
10.507 AC.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 4,223,344 FEET.

TRACT 6-E
44.106 AC.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 303,761 FEET.

Line Table

Line No.	Direction	Length
L306	S81°27'29"E	65.53
L307	S76°15'24"E	93.10
L308	S33°50'46"W	58.95
L309	S29°35'12"E	71.81
L310	S29°33'03"E	115.25
L311	S31°50'58"E	110.67
L312	N61°06'22"E	89.03
L313	N76°46'49"E	135.11
L314	S89°52'13"E	76.09
L315	S70°04'07"W	60.88
L316	N10°20'04"E	54.41
L317	N11°59'38"E	105.19
L318	S68°47'27"W	33.60
L319	S83°00'14"W	45.80
L320	N56°59'46"W	88.10
L321	N21°59'46"W	70.00
L322	N31°21'53"W	50.68
L323	N22°04'49"W	90.39
L324	S86°51'15"W	128.04
L325	N36°26'50"W	55.84

Curve Table

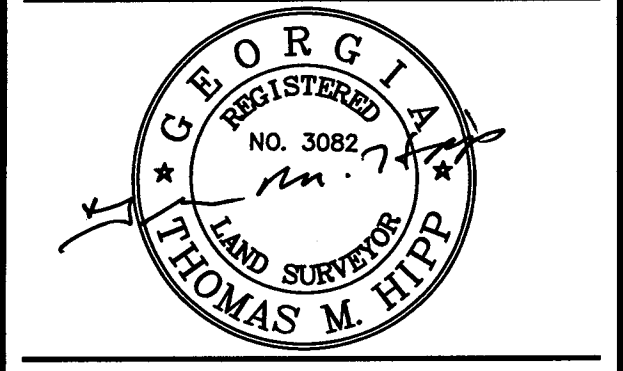
Curve #	Radius	Length	Chd. Bearing	Chd. Dist.
C33	2435.00	458.97	S70°05'10"W	458.29
C34	3400.00	321.47	S72°46'38"W	321.35
C35	225.00	20.06	S60°27'01"W	20.05
C36	345.00	285.65	N20°46'09"E	277.56
C37	287.00	256.49	N18°53'09"E	248.04
C38	301.00	156.19	N21°34'55"W	154.44
C39	141.00	76.36	N20°55'59"W	75.43

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 - IP = IRON PIN SET
 - CMF = CONCRETE MONUMENT FOUND
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 - TC = TOP OF CURB ELEVATION
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 - L.P. = LIGHT POLE
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 - H.L.P. = HOUSE LOCATION PLAN REQUIRED
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 - G.P.S. = GLOBAL POSITIONING SYSTEM
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ALTA/ASCM LAND TITLE SURVEY
FOR
**JOFFE LAND COMPANIES, AND
CALLOWAY TITLE AND ESCROW, LLC;
AND
FIRST AMERICAN TITLE INSURANCE
COMPANY**

PROJECT LOCATION
Land Lot(s): 147,172,173,174,179,180,205,206
District: 2
Section: 5
City: Villa Rica
County: Douglas
State: Georgia

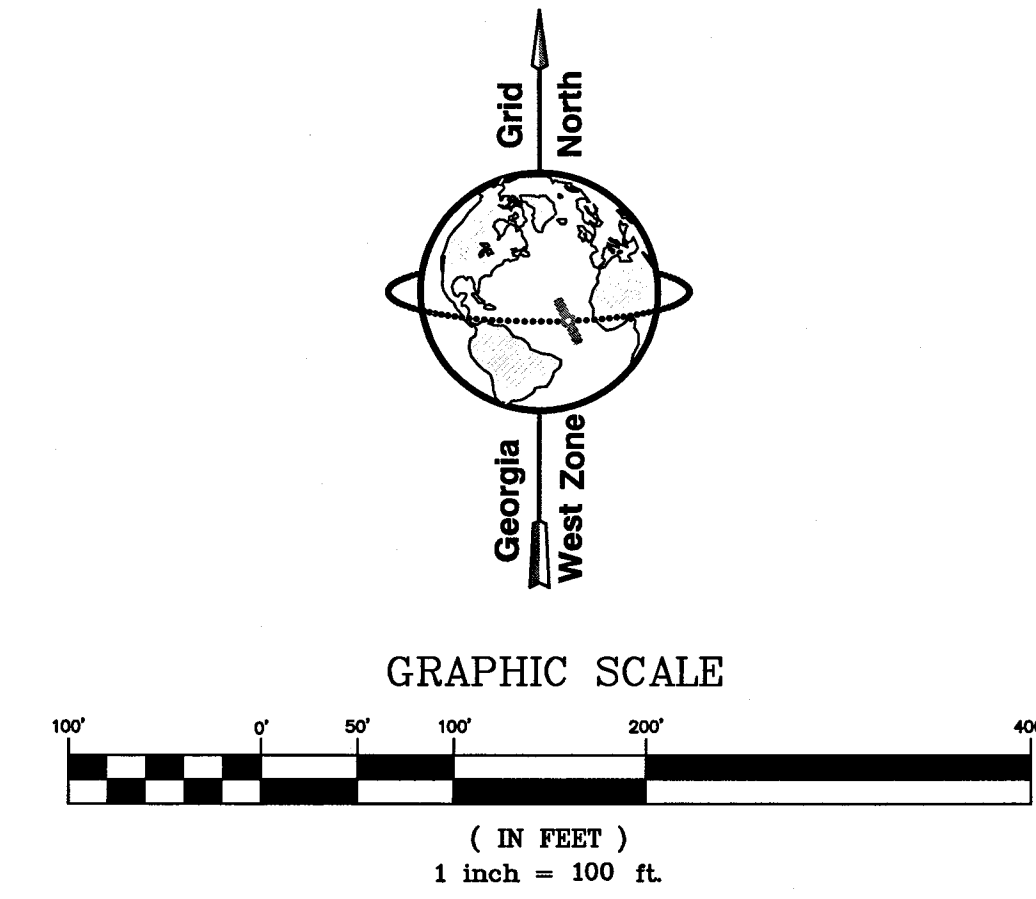


Project No. 15-068S-C
Drawn By: JFH
Checked By: SAH/TMH
Scale: 1" = 100'
Date: DECEMBER 11, 2015

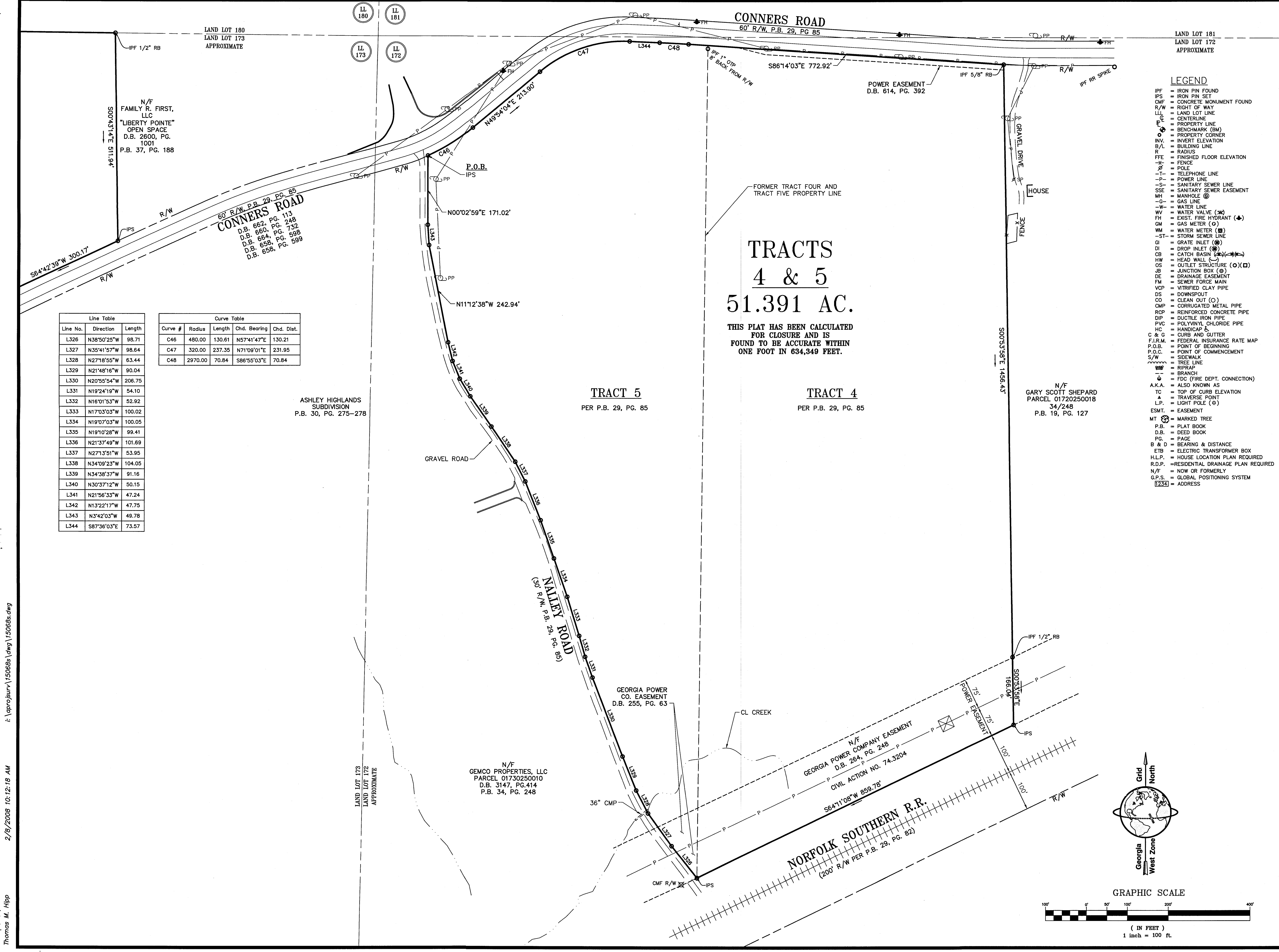
REVISIONS

NO.	DATE	BY	APPR.	DESCRIPTION

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FLOOD NOTE:
A PORTION OF THIS PROPERTY LIES WITHIN DESIGNATED 'SPECIAL FLOOD HAZARD AREA' (100-YEAR FLOOD), ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AND IS PLOTTED HEREON. THE REMAINDER OF THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF ANNUAL FLOOD) AS PER F.I.R.M. PANEL 0157D, CARROLL COUNTY, GEORGIA, MAP NUMBER 13045C0157D EFFECTIVE DATE SEPTEMBER 19, 2007.



Line No.	Direction	Length
L326	N38°50'25"W	98.71
L327	N35°41'57"W	98.64
L328	N27°18'55"W	63.44
L329	N21°48'16"W	90.04
L330	N20°55'54"W	206.75
L331	N19°24'19"W	54.10
L332	N16°01'53"W	52.92
L333	N17°03'03"W	100.02
L334	N19°07'03"W	100.05
L335	N19°10'28"W	99.41
L336	N21°37'49"W	101.69
L337	N27°13'51"W	53.95
L338	N34°09'23"W	104.05
L339	N34°38'37"W	91.16
L340	N30°37'12"W	50.15
L341	N21°56'33"W	47.24
L342	N13°22'17"W	47.75
L343	N3°42'03"W	48.78
L344	S87°36'03"E	73.57

Curve #	Radius	Length	Chd. Bearing	Chd. Dist.
C46	480.00	130.61	N57°41'47"E	130.21
C47	320.00	237.35	N71°09'01"E	231.95
C48	2970.00	70.84	S86°55'03"E	70.84

ASHLEY HIGHLANDS SUBDIVISION
P.B. 30, PG. 275-278

TRACT 5
PER P.B. 29, PG. 85

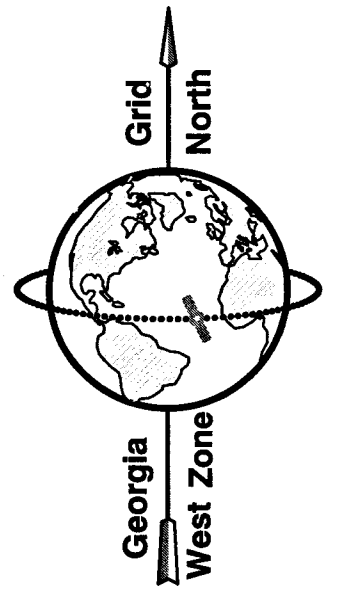
TRACT 4
PER P.B. 29, PG. 85

TRACTS 4 & 5
51.391 AC.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 634,349 FEET.

- LEGEND**
- IPF = IRON PIN FOUND
 - IPS = IRON PIN SET
 - CMF = CONCRETE MONUMENT FOUND
 - R/W = RIGHT OF WAY
 - LL = LAND LOT LINE
 - CL = CENTERLINE
 - PL = PROPERTY LINE
 - BM = BENCHMARK (BM)
 - PC = PROPERTY CORNER
 - INV. = INVERT ELEVATION
 - S/L = BUILDING LINE
 - R = RADIUS
 - FFE = FINISHED FLOOR ELEVATION
 - X = FENCE
 - T- = TELEPHONE LINE
 - P- = POWER LINE
 - S- = SANITARY SEWER LINE
 - SSR = SANITARY SEWER EASEMENT
 - MH = MANHOLE (M)
 - G = GAS LINE
 - W = WATER LINE
 - WV = WATER VALVE (W)
 - FH = EXIST. FIRE HYDRANT (H)
 - GM = GAS METER (G)
 - WM = WATER METER (W)
 - ST- = STORM SEWER LINE
 - GI = GRATE INLET (I)
 - DI = DROP INLET (D)
 - CB = CATCH BASIN (C)
 - HW = HEAD WALL (H)
 - OS = OUTLET STRUCTURE (O)(S)
 - JB = JUNCTION BOX (J)
 - DE = DRAINAGE EASEMENT
 - FM = SEWER FORCE MAIN
 - VCP = VITRIFIED CLAY PIPE
 - DS = DOWNSPOUT
 - CO = CLEAN OUT (O)
 - CMP = CORRUGATED METAL PIPE
 - RCP = REINFORCED CONCRETE PIPE
 - DIP = DUCTILE IRON PIPE
 - PVC = POLYVINYL CHLORIDE PIPE
 - HC = HANDICAP & CURB AND GUTTER
 - F.I.R.M. = FEDERAL INSURANCE RATE MAP
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - S/W = SIDEWALK
 - TREE = TREE LINE
 - RIPRAP = RIPRAP
 - BRANCH = BRANCH
 - FDC (FIRE DEPT. CONNECTION) = FDC (FIRE DEPT. CONNECTION)
 - A.K.A. = ALSO KNOWN AS
 - TO = TOP OF CURB ELEVATION
 - TP = TRAVERSE POINT
 - L.P. = LIGHT POLE (L)
 - ESMT. = EASEMENT
 - MT = MARKED TREE
 - P.B. = PLAT BOOK
 - D.B. = DEED BOOK
 - PG. = PAGE
 - B & D = BEARING & DISTANCE
 - ETB = ELECTRIC TRANSFORMER BOX
 - H.L.P. = HOUSE LOCATION PLAN REQUIRED
 - R.D.P. = RESIDENTIAL DRAINAGE PLAN REQUIRED
 - N/F = NOW OR FORMERLY
 - G.P.S. = GLOBAL POSITIONING SYSTEM
 - (E23) = ADDRESS

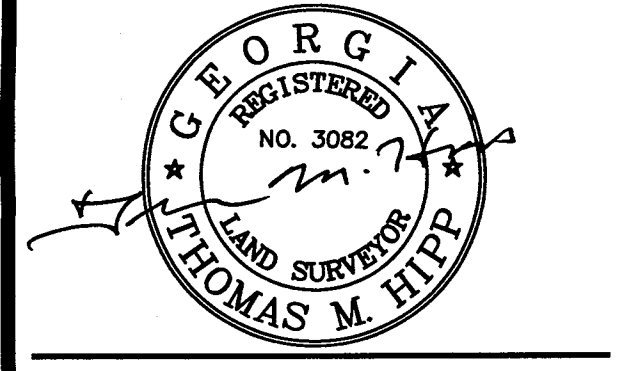
N/F GARY SCOTT SHEPARD
PARCEL 01720250018
34/248
P.B. 19, PG. 127



Hayes James
ENGINEERS, PLANNERS & SURVEYORS
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NORCROSS, GEORGIA 30093
TEL: (770) 923-1600
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CERTIFICATE OF AUTHORIZATION:
NO. LSF000255

ALTA/ASCLAND TITLE SURVEY
FOR
**JOFFE LAND COMPANIES;
CALLOWAY TITLE AND ESCROW, LLC;
AND
FIRST AMERICAN TITLE INSURANCE
COMPANY**

PROJECT LOCATION
Land Lot(s): 147,172,173,174,179,180,205,206
District: 2
Section: 5
City: Villa Rica
County: Douglas
State: Georgia



Project No. 15-068S-C
Drawn By: JFH
Checked By: SAH/TMH
Scale: 1"=100'
Date: DECEMBER 11, 2015

NO.	REVISIONS	DATE	BY	APPR.

2/8/2008 10:12:18 AM t:\oprosur\15068s\dwg\15068s.dwg Thomas M. Hipp

