

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 the 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.

*Ryan Sullivan, V.P.* 11-10-05  
Signature Date  
YDI, Inc.  
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.

*W. Carlton Rakestraw Jr.* 12/9/05  
Signature Date

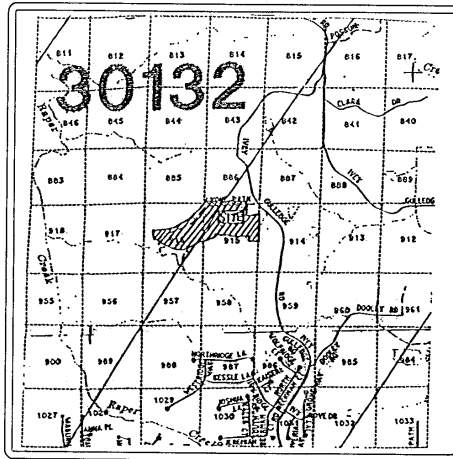
Note: The lot configuration, dimensions, bearings, distances, area calculations and the final plat of the residential subdivision shown hereon was prepared by and is the responsibility of CRA, Inc. d.b.a. Carlton Rakestraw & Associates as of the 11th day of November, 2005.

The civil engineering design of this development, which includes but is not limited to: 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 as shown on construction plans for Ivey Township and dated 12/30/04.

**OWNER / DEVELOPER**  
**24 HR. CONTACT**  
**YDI INC.**  
**4353 ATLANTA HWY.**  
**LOGANVILLE, GEORGIA 30052**  
**PHONE: (678) 794-5840**  
**CONTACT: JIM SULLIVAN**

POST OFFICE:  
DALLAS, GEORGIA 30132

Recorded 06/08/2007 01:09PM  
Ivey W. Shelton Plat Desc: PLAT  
Clark Superior Court, Paulding County, Ga. Pg. 0185



LOCATION MAP --- 1" = 2000'

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 of \$55,500.00.

1-19-06 [Signature] Department  
1-25-06 [Signature] Water, Sewer & Environmental Services  
1-22-05 [Signature] Department of Transportation  
1-26-06 [Signature] Paulding County Board of Commissioners

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, FIXTURES AND 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.

THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 48 PAGES 152-153 THE PURPOSE OF THIS REVISION IS TO: REVISION THE MINIMUM FINISH FLOOR ELEVATIONS FOR LOTS 1, 370, 371 & 374. REVISION DATE: 5/17/07

THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 48 PAGES 88, 87, 88 & 89. THE PURPOSE OF THIS REVISION IS TO: REVISE THE MINIMUM FINISH FLOOR ELEVATIONS FOR LOTS 1, 370, 371 & 374. REVISION DATE: 5-16-06

STREET SPECIFICATIONS:  
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

\* INDICATES HOUSE LOCATION PLAN TO BE SUBMITTED TO PAULDING COUNTY ENGINEERING DIVISION PRIOR TO OBTAINING BUILDING PERMIT.

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 AT LOW POINTS IN ROAD. 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.

THIS PROPERTY HAS NOT BEEN STUDIED PER PAULDING CO. F.I.R.M. PANEL NO. 13223C0131 B.

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED 12/18/2005 WHICH HEREBY BECOMES A PART OF THIS PLAT, RECORDED IN DEED BOOK 2073 PAGE 132. PAULDING COUNTY DEED RECORDS AND SIGNED BY THE OWNER.

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

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 6" GRADED AGGREGATE BASE (GAB).

DEVELOPMENT DIVISION  
(ENGINEERING)

GENERAL INFORMATION:

- THIS PROPERTY IS CURRENTLY ZONED: PRD
- TOTAL AREA OF THIS PROJECT: 33.821 ACRES
- TOTAL NUMBER OF LOTS DEVELOPED: 96 LOTS
- MINIMUM LOT SIZE: 8,000 S.F.
- MINIMUM HEATED FLOOR SPACE OF DWELLING: 1,600 S.F.
- MINIMUM FRONT SETBACK: 20 FEET  
MINIMUM SIDE SETBACK : 5 FEET (10 FEET ON CORNER LOTS)  
MINIMUM REAR SETBACK : 25 FEET
- A 10' EASEMENT IS RESERVED ON SIDE AND REAR LOT LINES FOR DRAINAGE AND UTILITIES.
- FIELD TRAVERSE PRECISION: 1" IN 10,406'
- PLAT PRECISION: 1" = 344.503'
- ANGLE ADJUSTMENT: 2" / ANGLE
- TRAVERSE ADJUSTMENT: COMPASS RULE
- DENSITY: 2.84 LOT/ACRE
- LENGTH OF NEW STREETS: 3704 L.F.
- TOTAL OPEN SPACE REQUIRED(PHASE IA)=10%=3.38  
TOTAL OPEN SPACE PROVIDED(PHASE IA)=11%=3.69

THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 47 PAGES 205, 206, 207 & 208. THE PURPOSE OF THIS REVISION IS TO: ADD LOTS 350-355, REMOVE LOT 356, AND TO SHOW A 10' UTILITY EASEMENT ALONG THE LINE BETWEEN LOTS 360 & 361  
DATE: 3-23-06



REVISED 12/9/05 PER COUNTY COMMENTS

CARLTON RAKESTRAW & ASSOCIATES  
REGISTERED LAND SURVEYORS  
2203 MARIETTA HIGHWAY DALLAS, GEORGIA 30187  
PHONE: (770) 443-2200 FAX: (770) 443-2300

PROJECT No. 04-108  
PLOT FILE # 04-108-1-086  
DATE: 11/17/05  
DRAWN BY: G.D.C.  
APPROVED BY: W.C.R.

LOCATED IN LAND LOT(S) 886, 915 AND 916  
3rd DISTRICT, 3rd SECTION  
PAULDING COUNTY, GEORGIA

DATE  
FINAL PLAT OF  
IVEY TOWNSHIP  
PHASE IA

SHEET ONE OF FOUR

THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 48 PAGES 153-158. THE PURPOSE OF THIS REVISION IS TO SHOW NEW FENCE ALONG THE REAR OF LOTS 346-358. REVISION DATE: 5/17/07

Recorded 06/08/2007 01:09PM

Treva W. Shelton Plat Doc: PLAT  
 Clerk Superior Court, Paulding County, Ga  
 BK 00082 Pg 0186



**CARLTON RAKESTRAW & ASSOCIATES**  
 REGISTERED LAND SURVEYORS  
 2203 MARBETTA HIGHWAY DALLAS, GEORGIA 30197  
 PHONE: (770) 443-2200 FAX: (770) 443-2300

SHEET THREE OF FOUR  
 PROJECT NO. 04-108  
 PLOT FILE # 04-108-1.DWG  
 DATE: 11/11/05  
 DRAWN BY: C.D.C.  
 APPROVED BY: W.C.R.

LOCATED IN LAND LOT(S) 886, 915 AND 916  
 3rd DISTRICT, 3rd SECTION  
 PAULDING COUNTY, GEORGIA

FINAL PLAT OF  
**IVEY TOWNSHIP**  
 PHASE 1A



LOTS 1, 9, 290, 292, 302, 305, 308, 311, 328, AND 374 WILL BE ADDRESSED WHEN PERMIT IS APPLIED FOR.

N/V JAMES RAY BABB & LAURA PEACOCK DB. 13 PG. 89

N/V ABNEY-AUSTIN INVESTMENTS ZONED R-2

N/V PAULDING PROPERTIES, INC. ZONED R-2

N/V PHILLIP BOWMAN ZONED R-2

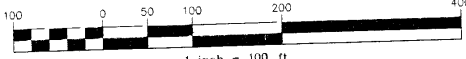
N/V ALLEN MOBLEY ZONED R-2

N/V WILLIAM J. BRYANT ZONED R-2

TOTAL AREA:  
 1,473,250 SF  
 33.821 ACRES

- LEGEND
- IPF --- IRON PIN FOUND
  - IPS --- IRON PIN SET
  - FB --- REBAR
  - OTIP --- OPEN TOP PIPE
  - CTIP --- CRIMP TOP PIPE
  - CLF --- CHAIN LINK FENCE
  - LL --- LAND LOT LINE
  - P/POLE --- POWER POLE
  - OW --- OUY WIRE
  - TH --- FIRE HYDRANT
  - S/POLE --- SERVICE POLE
  - W --- WATER MAIN
  - SS --- SANITARY SEWER
  - CL --- CENTERLINE
  - EP --- EDGE OF PAVEMENT
  - VM --- 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
  - DA --- DRAINAGE AREA
  - CD --- CROSS DRAIN
  - E --- ELEVATION
  - B.M. --- BENCH MARK
  - BL --- BUILDING LINE
  - PL --- PROPERTY LINE
  - T --- TEST HOLE
  - CMF --- CONCRETE MONUMENT FOUND
  - D --- DRAINAGE EASEMENT
  - SSE --- SANITARY SEWER EASEMENT
  - P.O.B. --- POINT OF BEGINNING

GRAPHIC SCALE



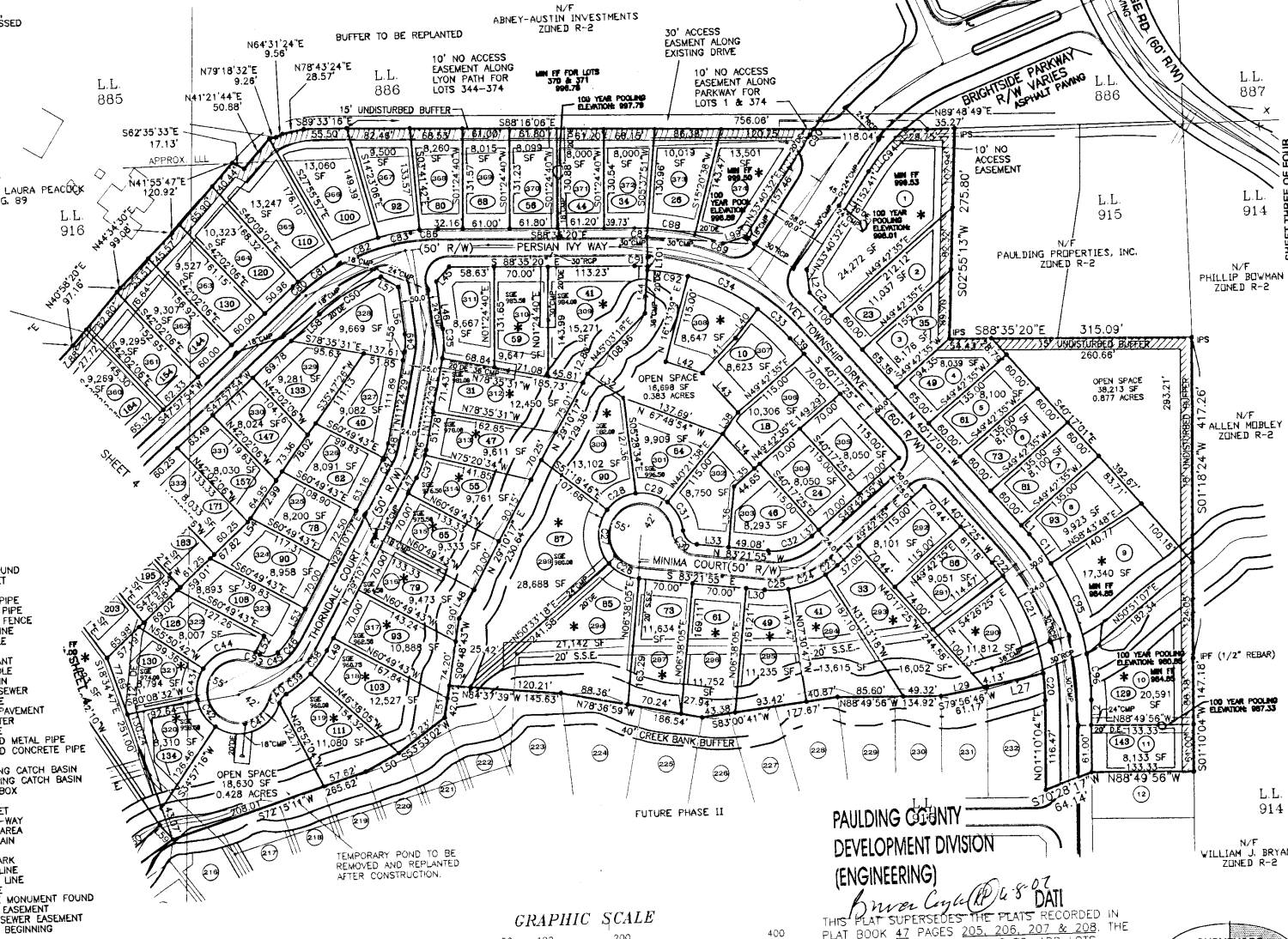
REVISED 12/5/05 PER COUNTY COMMENTS

THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 43 PAGES 85, 87, 88 & 89. THE PURPOSE OF THIS REVISION IS TO: REVISE THE MINIMUM FINISH FLOOR ELEVATIONS FOR LOTS 1, 370, 371 & 374. REVISION DATE: 5-16-06

PAULDING COUNTY  
 DEVELOPMENT DIVISION  
 (ENGINEERING)

*Treva W. Shelton* 06-8-07 DATI

THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 42 PAGES 205, 206, 207 & 208. THE PURPOSE OF THIS REVISION IS TO: ADD LOTS 350-355, REMOVE LOT 356, AND TO SHOW A 10' UTILITY EASEMENT ALONG THE LINE BETWEEN LOTS 360 & 361. DATE: 3-23-06



REVISED 12/5/05 PER COUNTY COMMENTS



CARLTON RAKESTRAW & ASSOCIATES  
REGISTERED LAND SURVEYORS  
2805 MARBETTA HIGHWAY - DALLAS, GEORGIA 30157  
PHONE: (770) 443-2500 FAX: (770) 443-2900

Recorded 06/08/2007 01:09PM

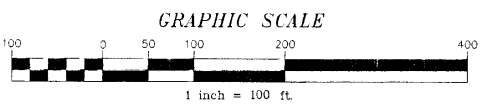
Treva W. Shelton Plat Doc: PLAT  
Clerk Superior Court, Paulding County, Ga.  
Bk 00052 Pg 0187

- LEGEND**
- IPF --- IRON PIN FOUND
  - IPS --- IRON PIN SET
  - RB --- REBAR
  - OTF --- OPEN TOP PIPE
  - CTF --- 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
  - WM --- WATER MAIN
  - SS --- SANITARY SEWER
  - CL --- CENTERLINE
  - EP --- EDGE OF PAVEMENT
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  - BL --- BUILDING LINE
  - PL --- PROPERTY LINE
  - T.H. --- TEST HOLE
  - CMF --- CONCRETE MONUMENT FOUND
  - DE --- DRAINAGE EASEMENT
  - SSE --- SANITARY SEWER EASEMENT
  - P.O.B. --- POINT OF BEGINNING

LOTS 1,9, 290, 292, 302, 305, 308, 311, 328, AND 374 WILL BE ADDRESSED WHEN PERMIT IS APPLIED FOR.

TOTAL AREA:  
1,473,250 SF  
33.821 ACRES

THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 48 PAGES 155-158. THE PURPOSE OF THIS REVISION IS TO: REVISE THE MINIMUM FINISH FLOOR ELEVATIONS FOR LOTS 1, 370, 371 & 374. REVISION DATE: 5/17/07



THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 47 PAGES 205, 206, 207 & 208. THE PURPOSE OF THIS REVISION IS TO: ADD LOTS 350-355, REMOVE LOT 356, AND TO SHOW A 10' UTILITY EASEMENT ALONG THE LINE BETWEEN LOTS 360 & 361. DATE: 3-23-06

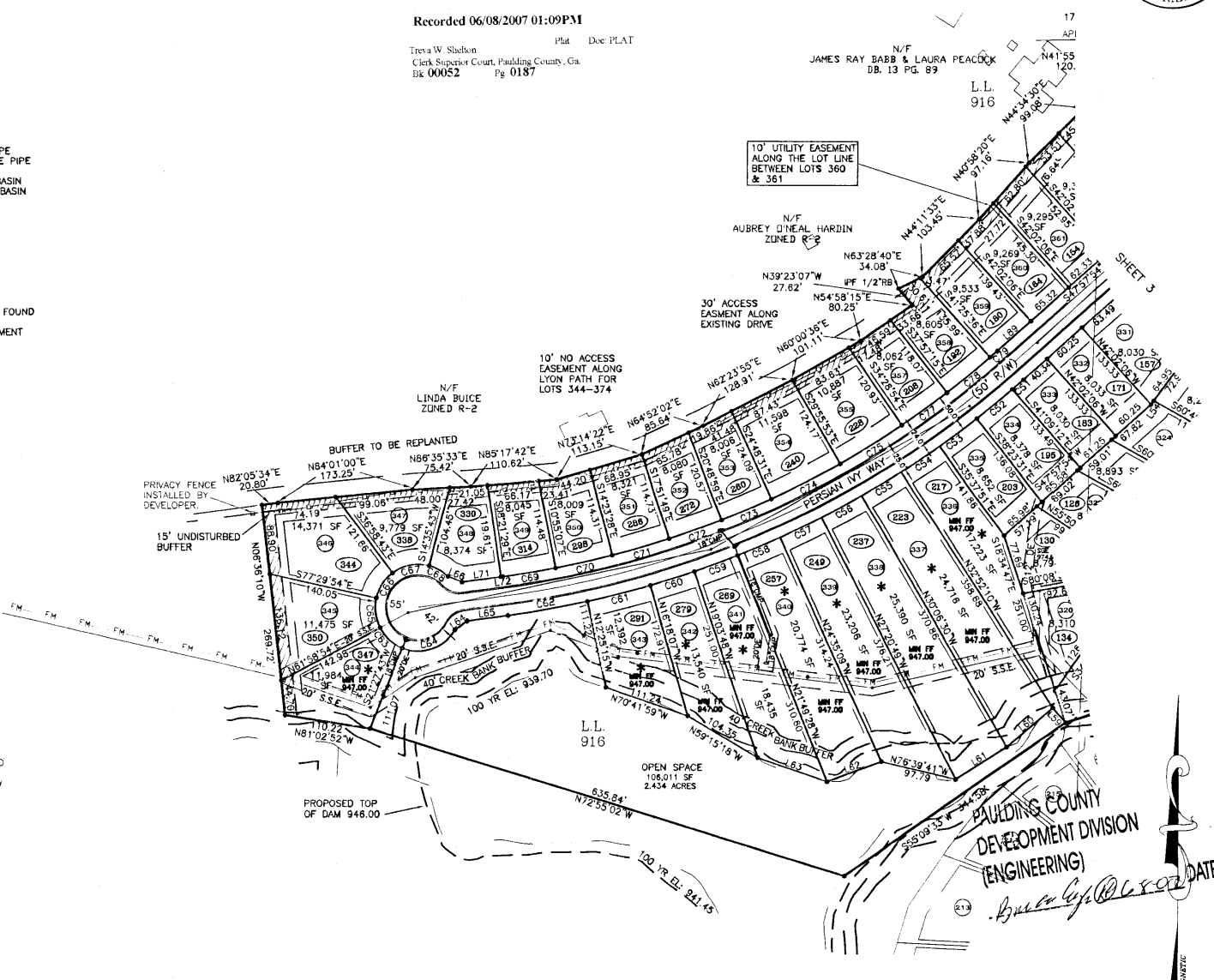


SHEET FOUR OF FOUR

PROJECT NO: 04-108  
PLOT FILE # 04-108-1-006  
DATE: 11/17/05  
DRAWN BY: C.D.C.  
APPROVED BY: W.C.R.

LOCATED IN LAND LOT(S) 866, 915 AND 916  
3rd DISTRICT, 3rd SECTION  
PAULDING COUNTY, GEORGIA

FINAL PLAT OF  
**IVEY TOWNSHIP**  
PHASE 1A



LEGEND

IPF	---	IRON PIN FOUND
IPS	---	IRON PIN SET
RB	---	REBAR
OTF	---	OPEN TOP PIPE
CIP	---	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
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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	---	CROSS DRAIN
ELEV.	---	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
S S E	---	SANITARY SEWER EASEMENT
P O B	---	POINT OF BEGINNING

NO VARIANCES WERE OBTAINED OR APPLIED FOR.

ZONING STIPULATIONS  
FOR CASE # Z-46-03  
APPROVED: OCTOBER 28, 2003

- 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 submit detailed landscaping plans prepared by a registered design professional for entrances, amenity, and required buffer areas for review/approval by the Planning and Zoning Division prior to the submittal of a final plat for Phase I.
- Owner/Developer shall establish at least one mandatory homeowners association for the project, and shall submit all restrictive covenants and homeowner's documents for review by the Planning and Zoning Division and/or Development Division staff prior to final plat approval of the first phase of the development.
- Owner/Developer acknowledges that all required landscape buffers as well as easements, parking areas, and buildings may not be accounted for as inclusion of greenspace area calculations during the Plan Review Stage.
- Owner/Developer acknowledges that sewer availability is not expressly implied as a result of zoning.
- Owner /Developer agrees to install InvenSys "radio read" meters or approved equal.
- Owner /Developer acknowledges that no certificates of occupancy will be issued until the sewer system for the development is operations.
- Owner /Developer shall enter into a development agreement with Paulding County BOC regarding sewer service for the proposed development.
- Owner/Developer agrees to install sewer outfall along the proposed property lines for all major drainage features. Specific locations to be determined during the plan review process.
- Owner/Developer agrees to expand the 10-inch water main along Ivey Gulledge 100 feet beyond the northern entrance to the proposed development.
- Owner /Developer shall install a left turn lane on Ivey Gulledge Road the design of which shall be approved by the Paulding County Department of Transportation.
- Owner /Developer shall be responsible for installing Paulding County Department of Transportation approved traffic calming devices where required.
- Owner/Developer shall reconstruct the curve approximately 1400' feet West of the proposed entrance at approximately 938 Ivey Gulledge Road. The curve shall be designed to meet the current AASHTO requirements and shall be approved by the Paulding County Department of Transportation.
- Owner/Developer shall widen Ivey Gulledge Road to twenty-four feet (24' EOP to EOP) wide from the entrance of the proposed subdivision thru the aforementioned curve.
- Owner/Developer shall install a six (6) foot privacy fence along the entire property line adjoining the Wigley's property.
- The athletic fields shall not be illuminated.

THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 48 PAGES 86, 87, 88 & 89. THE PURPOSE OF THIS REVISION IS TO: REVISE THE MINIMUM FINISH FLOOR ELEVATIONS FOR LOTS 1, 370, 371 & 374 REVISION DATE: 5-18-06

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	46.42'	330.00'	46.38'	N35°17'59"W
C2	27.21'	330.00'	27.20'	N42°39'08"W
C20	34.95'	270.00'	34.93'	N07°32'27"W
C21	138.12'	270.00'	136.82'	N20°54'17"W
C22	22.29'	270.00'	22.29'	N37°55'30"W
C23	19.78'	125.00'	19.78'	N54°14'39"E
C24	51.72'	125.00'	51.39'	N70°37'57"E
C25	30.87'	125.00'	30.79'	N89°33'39"E
C26	42.18'	55.00'	41.14'	S61°24'18"E
C27	75.00'	55.00'	69.32'	S00°22'44"E
C28	44.00'	55.00'	42.84'	S61°36'20"W
C29	44.00'	55.00'	42.84'	N72°33'28"W
C30	27.39'	20.00'	25.30'	S44°08'01"E
C31	42.94'	55.00'	41.86'	N27°18'15"W
C32	61.42'	75.00'	59.72'	N73°10'20"E
C33	57.20'	270.00'	57.09'	N46°21'34"W
C34	100.58'	270.00'	100.00'	N63°06'02"W
C35	38.75'	125.00'	38.59'	N02°31'39"E
C36	7.09'	125.00'	7.09'	N13°01'57"E
C37	31.68'	125.00'	31.58'	N21°54'51"E
C38	37.24'	145.00'	37.13'	N38°31'42"E
C39	41.63'	145.00'	41.49'	N52°06'38"E
C40	14.90'	20.00'	14.56'	S38°59'49"W
C41	103.00'	55.00'	88.59'	N71°18'23"E
C42	43.38'	55.00'	42.26'	S32°27'08"E
C43	42.25'	55.00'	41.22'	S12°08'55"W
C44	72.33'	55.00'	71.11'	S07°25'50"W
C45	25.27'	20.00'	23.62'	N85°10'08"E
C46	32.84'	95.00'	32.67'	N39°04'25"E
C47	3.23'	75.00'	3.23'	N27°56'18"E
C48	20.02'	75.00'	19.99'	N19°03'22"E
C49	23.25'	75.00'	23.16'	N02°31'39"E
C50	94.38'	225.00'	93.69'	S59°58'53"W
C51	18.85'	1225.00'	18.85'	N48°24'21"E
C52	59.04'	1225.00'	59.03'	N50°13'39"E
C53	59.04'	1225.00'	59.03'	N52°59'19"E
C54	59.04'	1225.00'	59.03'	N55°45'00"E
C55	59.04'	1225.00'	59.03'	N58°30'40"E
C56	59.04'	1225.00'	59.03'	N61°16'20"E
C57	59.04'	1225.00'	59.03'	N64°02'01"E
C58	59.04'	1225.00'	59.03'	N66°47'41"E
C59	59.04'	1225.00'	59.03'	N69°33'22"E
C60	59.04'	1225.00'	59.03'	N72°19'02"E
C61	82.98'	1225.00'	82.97'	N75°38'19"E
C62	103.42'	1225.00'	103.38'	N79°59'51"E
C63	38.90'	55.00'	38.09'	S48°18'42"E
C64	77.30'	55.00'	71.10'	N71°11'46"E
C65	38.90'	55.00'	38.09'	S07°25'30"E
C66	38.90'	55.00'	38.09'	S32°45'42"W
C67	49.51'	55.00'	47.85'	S78°48'30"W
C68	28.13'	55.00'	27.83'	N60°45'05"E
C69	68.39'	1175.00'	68.38'	N80°44'55"E
C70	74.21'	1175.00'	74.20'	N77°16'19"E
C71	75.90'	1175.00'	75.89'	N73°36'43"E
C72	71.52'	1175.00'	71.51'	N70°01'04"E
C73	69.71'	1175.00'	69.70'	N66°34'27"E
C74	98.56'	1175.00'	98.53'	N62°28'18"E
C75	93.32'	1175.00'	93.30'	N57°47'36"E
C77	71.21'	1175.00'	71.20'	N53°48'55"E
C78	71.21'	1175.00'	71.20'	N50°18'34"E
C79	12.48'	1175.00'	12.48'	N48°16'09"E
C80	9.04'	275.00'	9.04'	S48°54'23"W
C81	60.12'	275.00'	60.00'	S56°06'39"W
C82	60.12'	275.00'	60.00'	S68°38'12"W
C83	54.74'	275.00'	54.65'	S80°38'08"W
C86	24.51'	275.00'	24.50'	S88°51'29"W
C87	16.79'	325.00'	16.79'	N87°06'31"W
C88	82.24'	325.00'	82.14'	N80°08'32"W
C89	38.83'	325.00'	38.91'	N71°13'59"W
C90	9.25'	345.00'	9.25'	S14°28'38"W
C91	16.81'	275.00'	16.80'	N85°50'18"W
C92	53.32'	270.00'	53.23'	N79°25'47"W
C93	6.38'	55.00'	6.38'	N61°57'48"W
C94	72.69'	255.00'	72.44'	S41°50'29"W
C95	127.05'	330.00'	126.26'	N20°14'27"W
C96	59.78'	330.00'	59.70'	N04°01'19"W

Recorded 06/08/2007 01:09PM

Trevi W. Sibley  
Clark Superior Court, Paulding County, Ga  
118 00052 Pg 0188

LINE	LENGTH	BEARING
L1	15.43	N40°17'01"W
L2	32.80	S01°10'04"W
L27	76.63	N78°45'44"W
L28	57.04	N78°56'48"E
L30	24.20	S88°21'56"W
L32	57.11	N54°39'54"W
L33	41.73	N88°21'56"W
L34	67.68	S40°17'23"E
L35	35.36	S49°42'58"E
L36	78.50	S06°38'05"W
L37	12.05	S49°42'58"E
L38	35.31	S35°54'55"W
L39	27.34	N40°17'26"W
L40	47.45	N38°37'57"E
L41	62.60	S45°07'43"W
L42	49.98	S71°15'47"E
L43	70.00	S40°17'26"E
L44	67.87	N04°54'47"E
L45	25.61	N42°31'45"E
L46	62.39	N08°21'10"W
L47	23.27	N28°10'17"E
L48	41.79	N28°10'17"E
L49	17.77	N28°10'17"E
L50	48.31	S68°38'04"W
L51	25.54	S69°48'43"W
L52	23.82	N28°10'17"E
L53	54.28	N28°10'17"E
L54	6.93	S35°47'28"W
L55	11.32	N11°24'28"E
L56	67.91	N08°21'10"W
L57	28.36	S57°10'39"E
L58	60.78	S47°57'54"W
L59	25.13	N41°48'58"W
L60	77.57	S49°28'43"W
L61	77.22	S67°18'13"W
L62	74.17	S69°36'34"W
L63	93.89	N71°03'13"W
L64	19.31	S53°48'13"W
L65	32.98	S82°24'58"W
L66	18.91	S68°58'12"E
L71	59.18	S82°24'58"W
L72	2.78	S82°24'58"W
L89	57.74	S47°57'54"W
L99	30.58	N73°48'52"E
L100	13.68	N40°17'01"W

PAULDING COUNTY  
DEVELOPMENT DIVISION  
(ENGINEERING)  
Bryce Cyle (P) 6-80-7 DATE

FINAL PLAT OF  
IVEY TOWNSHIP  
PHASE IA



CARLTON RAKESTRAW & ASSOCIATES  
REGISTERED LAND SURVEYORS  
2805 MARIETTA HIGHWAY  
DALLAS, GEORGIA 30157  
PHONE: (770) 443-2200  
FAX: (770) 443-2200

SHEET TWO OF FOUR

PROJECT NO. 04-108  
PLAT FILE # 04-108-1 (REV)  
DATE: 11/17/05  
DRAWN BY: C.D.C.  
APPROVED BY: W.C.R.

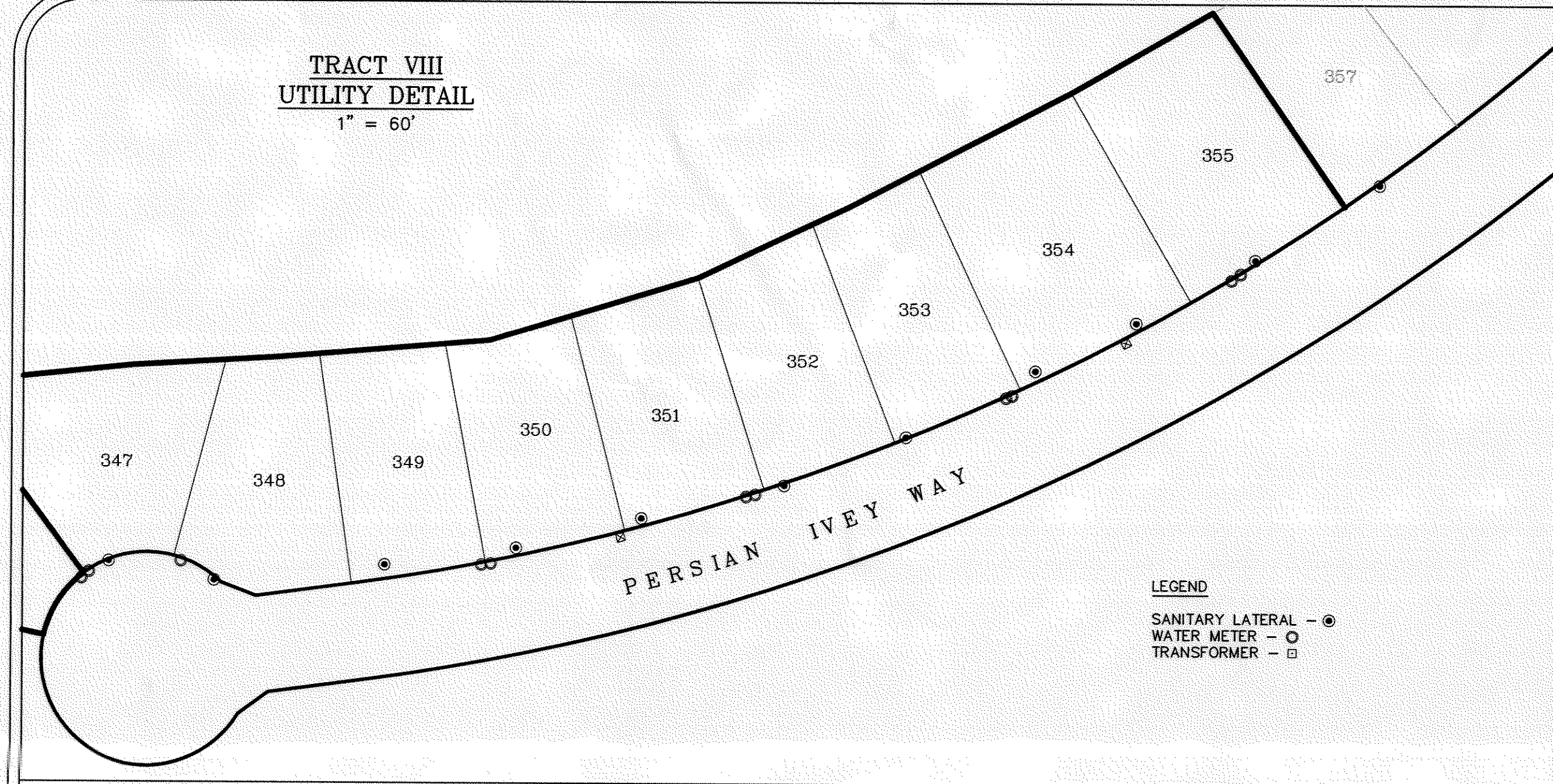
LOCATED IN LAND LOT(S) 886, 915 AND 916  
3rd DISTRICT, 3rd SECTION  
PAULDING COUNTY, GEORGIA

THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 48 PAGES 155-158. THE PURPOSE OF THIS REVISION IS TO SHOW NEW FENCE ALONG THE REAR OF LOTS 346-358. REVISION DATE: 5/17/07

THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 47 PAGES 205, 206, 207 & 208. THE PURPOSE OF THIS REVISION IS TO: ADD LOTS 350-355, REMOVE LOT 356, AND TO SHOW A 10' UTILITY EASEMENT ALONG THE LINE BETWEEN LOTS 360 & 351. DATE: 3-23-06



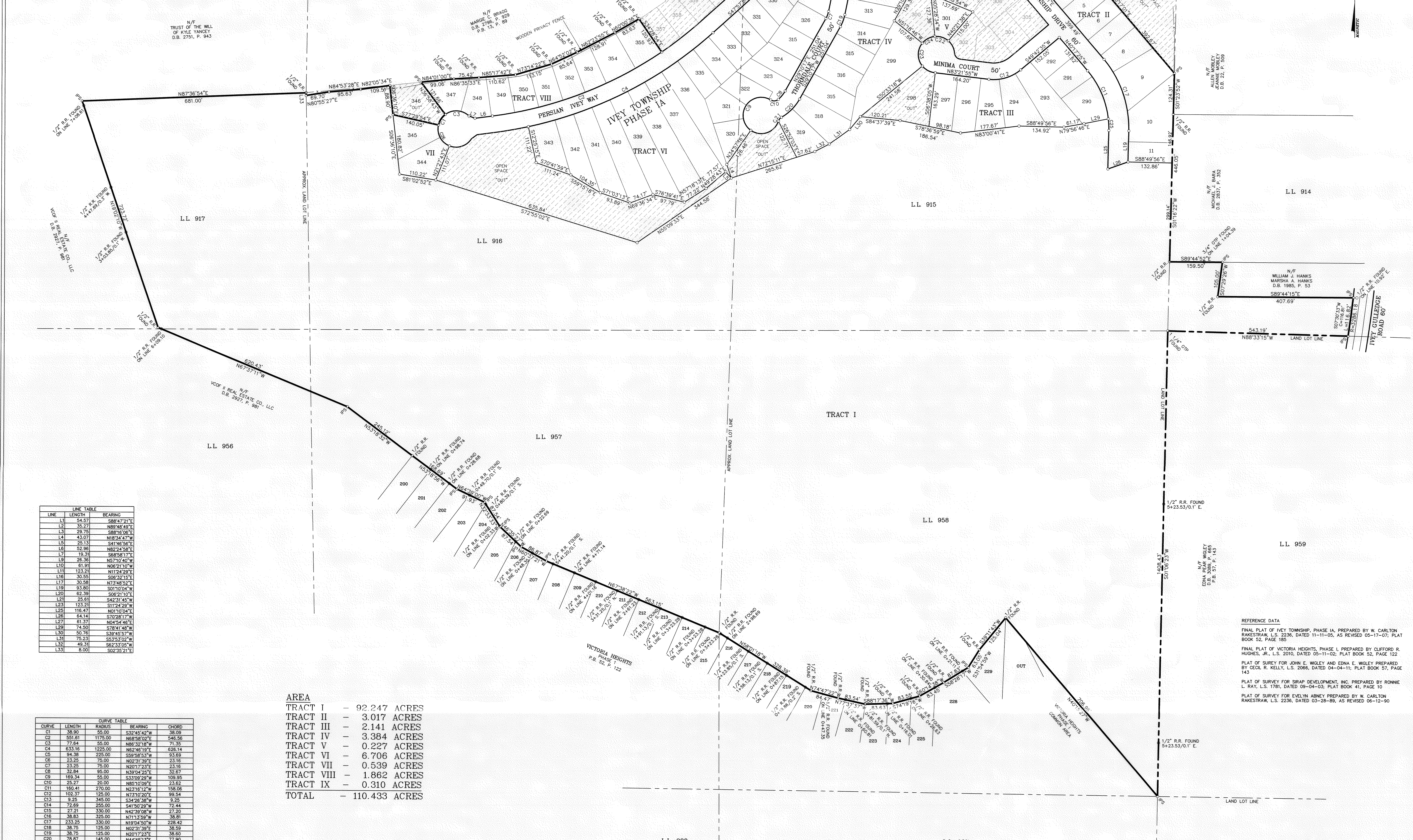




THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A.19-6-67.

DATE 07/07/15 DRAWN BY CDL  
 SCALE 1" = 100' CHECKED BY WCR

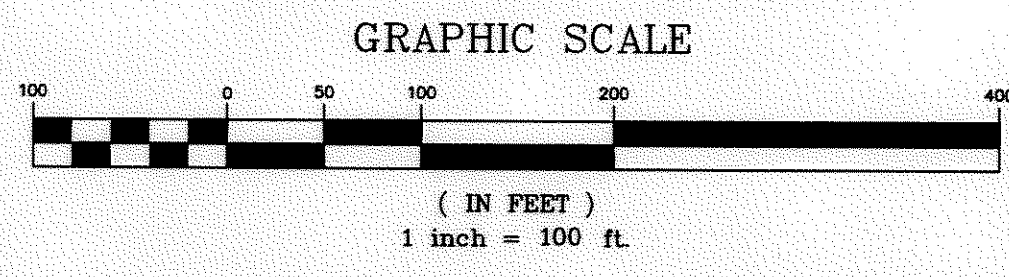
DATE	DESCRIPTION	BY



LINE	LENGTH	BEARING
L1	54.57	S88°47'21"E
L2	35.27	N89°48'49"E
L3	28.75	S88°06'11"E
L4	43.07	N18°34'47"W
L5	25.13	S41°46'56"E
L6	52.96	N82°24'51"E
L7	19.33	S68°58'17"E
L8	28.36	N57°10'40"W
L9	61.91	N08°21'10"W
L10	123.21	N11°24'22"E
L11	30.55	S06°21'14"E
L12	30.58	N73°48'52"E
L13	93.80	S01°10'04"W
L14	62.39	S06°21'14"E
L15	25.61	S42°31'45"W
L16	123.21	S11°24'22"E
L17	116.47	N01°10'21"E
L18	64.14	S70°28'17"W
L19	61.37	N04°54'46"E
L20	74.50	N18°41'45"W
L21	50.76	S39°45'57"W
L22	75.23	S83°33'09"W
L23	49.31	S82°33'05"W
L24	8.00	S92°35'21"E

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	38.90	55.00	S32°45'42"W	38.09
C2	55.61	1175.00	N68°38'02"E	546.58
C3	77.64	55.00	N85°32'18"W	71.35
C4	633.16	1225.00	N52°46'19"E	626.14
C5	94.38	225.00	S06°56'31"W	83.69
C6	23.25	75.00	N00°01'30"E	23.16
C7	23.25	75.00	N20°17'23"E	23.16
C8	32.84	55.00	S30°24'21"E	32.67
C9	169.34	55.00	S33°09'29"W	169.95
C10	25.27	70.00	N85°10'09"E	23.62
C11	160.41	270.00	N12°18'27"W	158.06
C12	102.37	125.00	N73°10'20"E	99.54
C13	5.35	345.00	S34°26'36"W	5.25
C14	72.69	250.00	S41°50'28"W	72.44
C15	27.21	330.00	N42°39'08"W	27.20
C16	38.63	325.00	N71°13'58"W	38.89
C17	233.25	330.00	N19°04'50"W	228.42
C18	38.75	125.00	N02°31'39"E	38.59
C19	38.75	125.00	N20°17'23"E	38.60
C20	78.87	145.00	N44°45'13"E	77.90
C21	14.90	20.00	S38°59'48"W	14.36
C22	44.00	55.00	N72°33'28"W	42.84
C23	75.00	55.00	S00°22'44"E	69.32
C24	44.00	55.00	S81°38'20"W	42.84
C25	34.95	270.00	N02°32'47"W	34.93
C26	77.79	55.00	S28°01'06"E	71.47
C27	16.81	275.00	N86°50'16"W	16.80

AREA  
 TRACT I - 92.247 ACRES  
 TRACT II - 3.017 ACRES  
 TRACT III - 2.141 ACRES  
 TRACT IV - 3.384 ACRES  
 TRACT V - 0.227 ACRES  
 TRACT VI - 6.706 ACRES  
 TRACT VII - 0.539 ACRES  
 TRACT VIII - 1.862 ACRES  
 TRACT IX - 0.310 ACRES  
 TOTAL - 110.433 ACRES



CARLTON RAKESTRAW & ASSOCIATES  
 REGISTERED LAND SURVEYORS  
 2208 CHARLES HARDY PARKWAY  
 DALLAS, GEORGIA 30107  
 770 - 443 - 2300  
 FAX - 770 - 443 - 2300

LOCATED IN  
 LAND LOTS 916, 914, 915,  
 916, 917, 956, 957 & 958  
 3RD DISTRICT, 3RD SECTION,  
 PAULDING COUNTY, GEORGIA

NOTE  
 THIS SURVEY IS BASED UPON THE FINAL PLAT OF IVEY TOWNSHIP PHASE A, AS RECORDED AT PLAT BOOK 52, PAGE 185, FOR CURVES, EASEMENTS, BUFFERS, AND STRIKES.

PLAT OF BOUNDARY SURVEY FOR  
**JOFFE LAND COMPANIES**

TECHNICAL DATA  
 TRANSVERSE PRECISION - 1"/100.433'  
 ANGLE ADJUSTMENT - 02" ANGLE  
 TRANSVERSE ADJUSTMENT - COMPASS  
 PLAT PRECISION - 1/691,625'  
 EQUIPMENT - SOKKIA SET 5-100  
 PPS - 1/2" RE. ROD SET  
 RP - BENCHING ROD  
 OIP - OPEN TOP PILE

PROJECT NO.  
 04-108  
 PLOT FILE - 04-108PL.DWG