

Owner's Acknowledgment

I hereby certify as the owner of the land shown on this plat and that the name is subscribed hereon 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 with and the proposed sidewalk, 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 or 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.

Mike Marsh
Signature Date 9/14/06

Surveyors Acknowledgment

I hereby certify that the plan shown and described hereon is a true and correct copy of the original and under my hand and seal that the measurements have been made and shown hereon and is to the accuracy and specifications required by the Paulding County Development Standards.

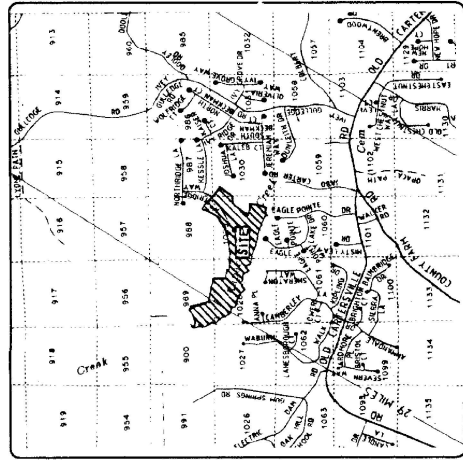
McCarte R. Roth
Signature Date 9/14/06

Paulding County Development Certification

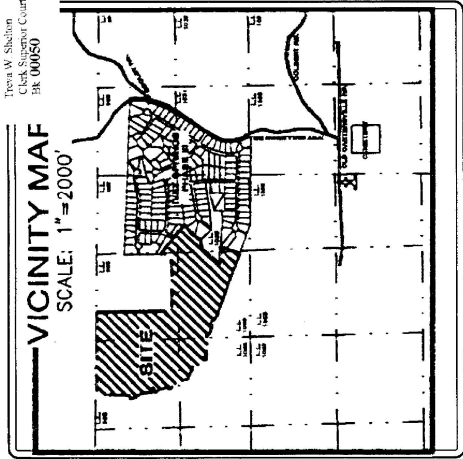
This plat, having been submitted to Paulding County and having been found to comply with the Paulding County Development Regulations and the Paulding County Zoning Ordinance, is approved subject to the installation and dedication of all streets, utilities, easements and other improvements in accordance with the Standard Details and the posting of an 18-month maintenance bond. \$ 53,110.45

[Signature]
Date 9-20-06
Community Development
Department
[Signature]
Date 9-20-06
Water, Sewer & Environmental
Services
[Signature]
Date 9-19-06
Department of Transportation
[Signature]
Date 9-20-06
Paulding County Board of
Commissioners

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.



LOCATION MAP --- 1" = 2000'



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).
- 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 DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER PAULDING COUNTY F.I.R.M. PANEL NUMBER 13223C0127 B AND 13223C0121 B DATED NOV. 8, 1999
- BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM A PLAT PREPARED BY CARLTON RAKESTRAW AND ASSOCIATES FOR STAN ARGO AND DATED OCT 10, 2002. THE DIMENSIONS, BEARINGS, DISTANCES, AND AREA CALCULATIONS OF THE RESIDENTIAL SUBDIVISION SHOWN HEREON WERE PREPARED BY AND ARE THE RESPONSIBILITY OF CARLTON RAKESTRAW & ASSOCIATES AS OF THE 19TH DAY OF AUGUST, 2004.
- 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 BENSON ESTATES AND DATED 06/29/05.

STREET LIGHT REQUIREMENTS:

- a) IN ACCORDANCE WITH THE PAULDING COUNTY STREET LIGHT DISTRICT ORDINANCE (AMENDMENT 8/26/97), THE DEVELOPER OF THIS SUBDIVISION MUST PROVIDE STREET LIGHTS.
- b) 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.
- c) THE DEVELOPER SHALL SUBMIT TO THE PLANNING & ZONING DIVISION PROOF OF PAYMENT TO THE UTILITY COMPANY FOR INSTALLATION OF THE STREET LIGHTS, INCLUDING POLES, STRUCTURES AND ANY OTHER RELATED ITEMS OR MATERIALS NECESSARY FOR INSTALLATION.
- d) THE FINAL PLAN SHALL ANNOTATE THAT STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH PROVISIONS OF THE STREET LIGHT DISTRICT ORDINANCE.
- e) THE STREET LIGHT REQUIREMENTS MUST BE MET PRIOR TO OBTAINING ANY BUILDING PERMITS OR WATER METERS FOR THIS SUBDIVISION.

GENERAL INFORMATION

ENGINEER:	ELITE ENGINEERING
ENGINEER ADDRESS:	276 HIRAM ACWORTH HIGHWAY
CURRENTLY ZONED:	R-2 WITH SEWER
TOTAL AREA OF DEVELOPMENT:	87.99 ACRES
PHASE AREA:	38.79 ACRES
TOTAL OPEN SPACE REQUIRED:	0.10 X 87.99 = 8.799 ACRES
OPEN SPACE PROVIDED THIS PHASE:	8.77 ACRES
LENGTH OF NEW STREETS:	3,474.40 FEET
MINIMUM LOT SIZE:	15,000 S.F.
MINIMUM FRONT SETBACK:	30 FEET
MINIMUM SIDE SETBACK:	10 FEET
MINIMUM REAR SETBACK:	25 FEET
MINIMUM HOUSE SIZE:	1,400 S.F.
FIELD TRAVERSE PRECISION:	1" IN 42,349 FEET
ANGLE ADJUSTMENT:	0.8" PER SINGLE POINT
BLADE ADJUSTMENT:	CONFORMS TO RULE
BLADE PRECISION:	1" IN 29,699.61 FEET
EQUIPMENT:	SOKKIA SET 2-100
STREET RIGHT-OF-WAYS:	50 FEET
CUL-DE-SAC RADIUS:	25 FEET
CENTERLINE OF STREET:	24 FEET (UNLESS NOTED)
PAVEMENT WIDTH:	20 FEET (UNLESS NOTED)
PAVEMENT TYPE:	ASPHALT

PAULDING CAPITAL PARTNERS
4008 HONEY TREE LANE
MARIETTA, GEORGIA 30066
24 HOUR CONTACT:
MIKE MCMAHAN
PHONE: (770) 966-0807

NOTE:
NO BUILDING PERMITS WILL BE ISSUED UNTIL
SANITARY SEWER OUTFALL LINE IS INSTALLED AND
APPROVED BY PAULDING COUNTY WATER AND SEWER
DEPARTMENT.



PLAT OF SURVEY FOR IVY SPRINGS PHASE IV

LOCATED IN LAND LOT(S) - 1029, 1030, 907, 908, 909, 1028
3RD DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

PROJECT NO. 04-024
DATE: 08/29/06
DRAWN BY: D.K.W.
APPROVED BY: W.C.R.

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



- THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 52 PAGES 231-238 THE LAND LOT NUMBERS. REVISION DATE: 9-28-06
- LEGEND
- IFP --- IRON PIN FOUND
 - IPS --- IRON PIN SET
 - REP --- REBAR
 - TOP --- TOP PIPE
 - CRMP --- CRIMP TOP PIPE
 - CLF --- CHAIN LINK FENCE
 - AND --- AND
 - DP --- DRAINAGE POINT
 - FW --- FIRE HYDRANT
 - SM --- SMOKE MALE
 - SS --- SANITARY SEWER
 - CL --- CENTERLINE
 - WD --- WATER DRAINAGE
 - CV --- GATE VALVE
 - CMP --- CORRUGATED METAL PIPE
 - MAN --- MANHOLE CONCRETE PIPE
 - SWCB --- SINGLE WING CATCH BASIN
 - DMCB --- DOUBLE WING CATCH BASIN
 - HDWL --- HEADWALL BOX
 - DI --- DROP INLET
 - R/W --- RAINWATER
 - CROSS --- CROSSROAD
 - ELEV --- ELEVATION
 - BR --- BRIDGE
 - B.M --- BENCHMARK
 - P.L --- PROPERTY LINE
 - T.H --- TEST HOLE
 - D.M --- DRAINAGE EASEMENT
 - SSE --- SANITARY SEWER EASEMENT
 - P.O.B --- POINT OF BEGINNING

Recorded 09/29/2006 04:47PM

Plat No. 0072
Trevia W. Shelton
Clark Superior Court, Paulding County, Ga.
BK 00050

Plat No. 0072

Plat No. 0072

Plat No. 0072

IVY SPRINGS PHASE IV PLAT OF SURVEY FOR

SHEET TWO OF SIX



LOCATED IN LAND LOT(S) - 1029, 1030 - PAULDING COUNTY, GEORGIA

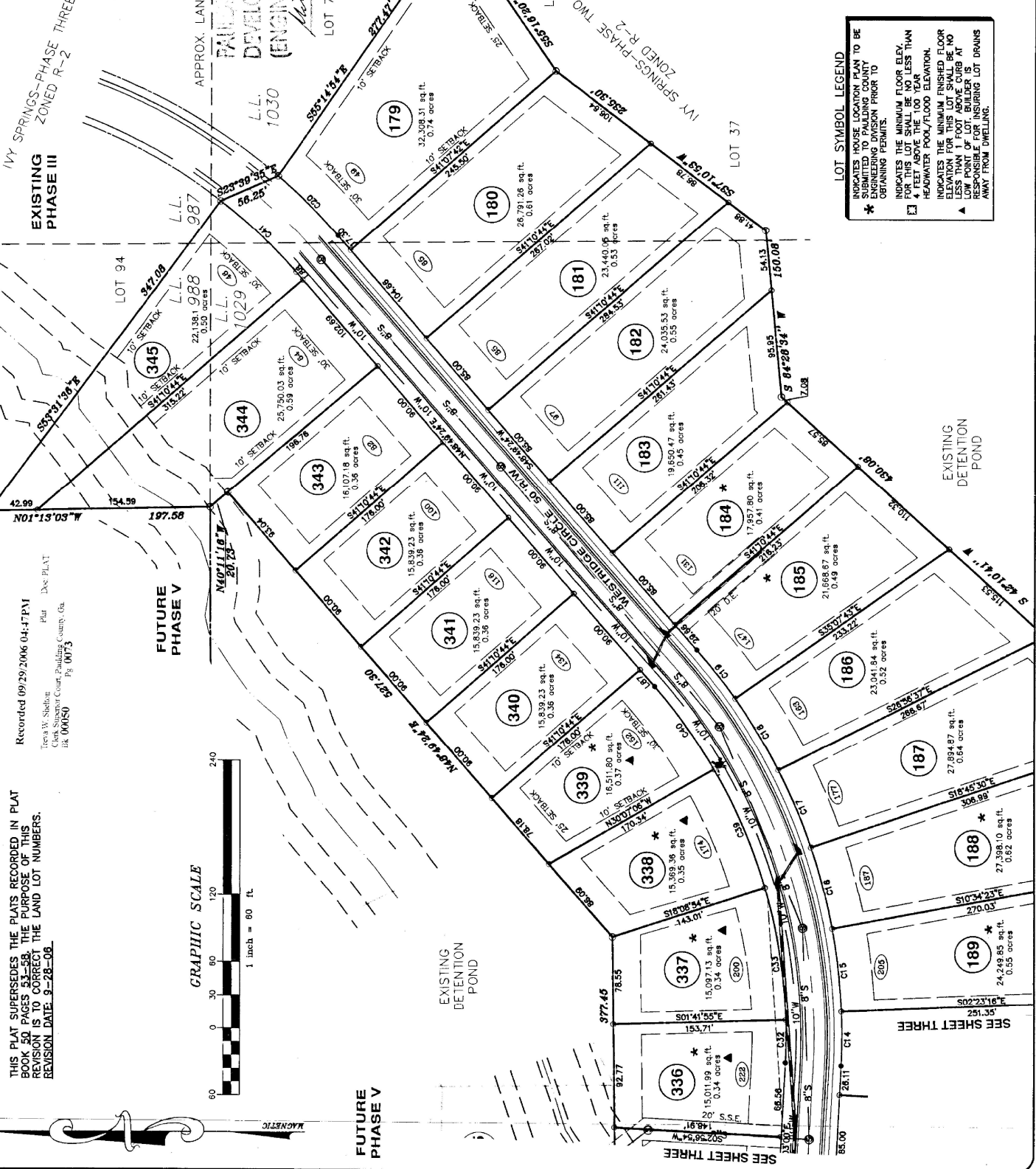
PROJECT NO. 04-024
DATE: 08/29/08
DRAWN BY: W.C.R.
APPROVED BY: [Signature]

CARLTON R. AKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2020 MARETTA HWY. DALLAS, GEORGIA 30157
PHONE: 770-443-2200 FAX: 770-443-2300



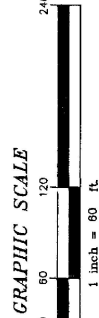
LOT SYMBOL LEGEND

- * INDICATES HOUSE CONSTRUCTION MAY BE SUBMITTED TO PAULDING COUNTY ENGINEERING DIVISION PRIOR TO OBTAINING PERMITS.
- INDICATES THE MINIMUM FLOOR ELEVATION 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 09/29/2006 04:17 PM
Trevi W. Shelton
Clerk, Superior Court, Paulding County, Ga.
Plat No. 00050
Pg. 0073

THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 50 PAGES 53-58. THE PURPOSE OF THIS REVISION IS TO CORRECT THE LAND LOT NUMBERS. REVISION DATE: 9-28-08.



IVY SPRINGS-PHASE THREE
ZONED R-2

APPROX. LAND LOT LINE
PAULDING COUNTY
DEVELOPMENT DIVISION
(ENGINEERING)
[Signature]

FUTURE PHASE V

EXISTING DETENTION POND

EXISTING DETENTION POND

SEE SHEET THREE

SEE SHEET THREE

IVY SPRINGS PHASE IV PLAT OF SURVEY FOR



LOCATED IN LAND LOT(S) - 1028, 1030
3rd DISTRICT, 3rd SECTION
PAULDING COUNTY, GEORGIA

PROJECT NO. 04-024
PLAT FILE # 04-024B
DATE 02/23/06
DRAWN BY: J.M.
APPROVED BY: M.C.R.

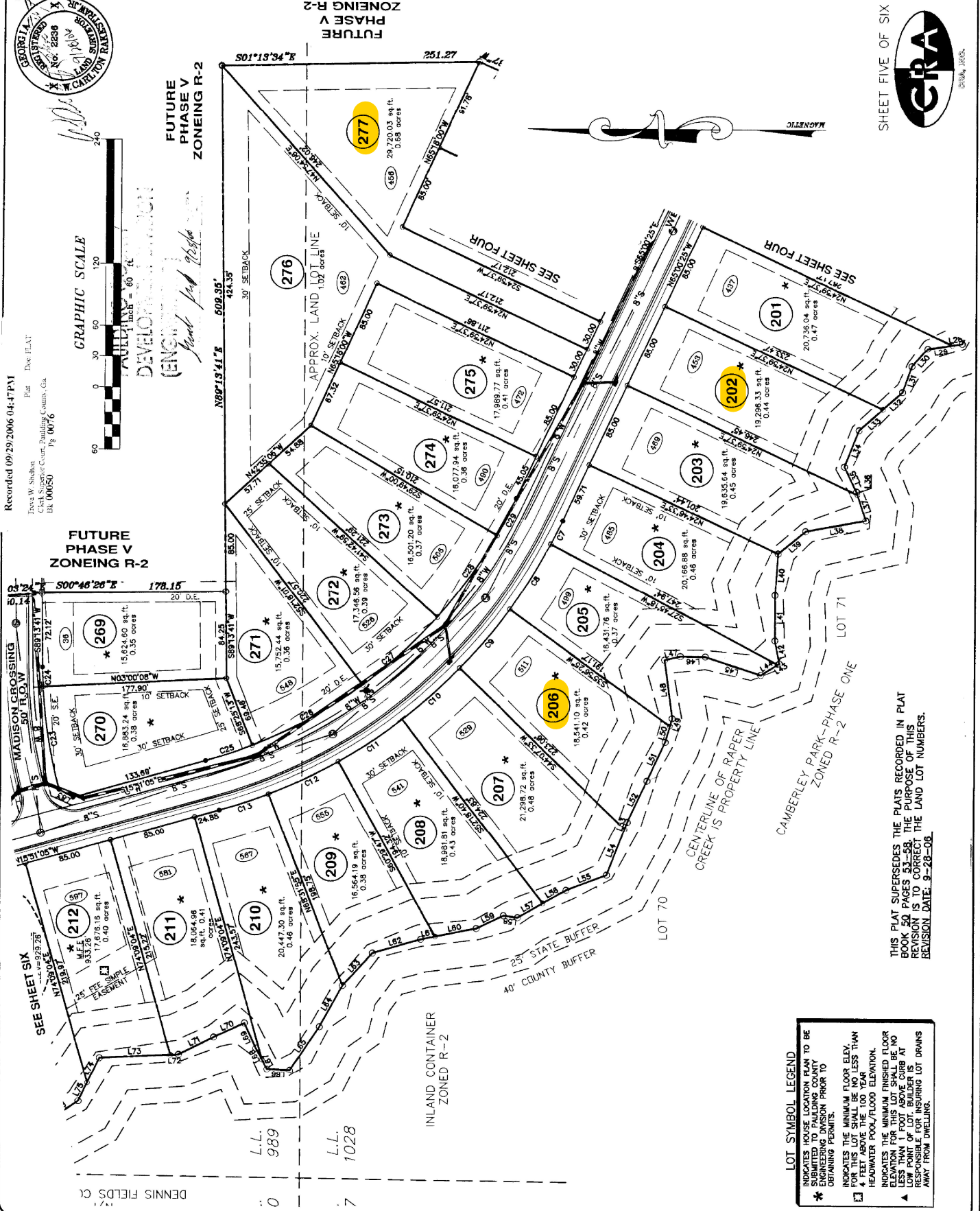
CALTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2203 MARKET HWY DUBLAS, GEORGIA 30127
PHONE: 770-443-2200 FAX: 770-443-2300



GRAPHIC SCALE
0 30 60 90 120
1" = 60' - 120'

FUTURE PHASE V ZONEING R-2
DEVELOPMENT PLAN
(ENCLOSURE)
John Paul Goshgob

Recorded 09/29/2006 04:47PM
Plat Doc #147
Tara W. Shelton
Civil Engineer, Paulding County, Ga.
BK 00050 Pg 1076



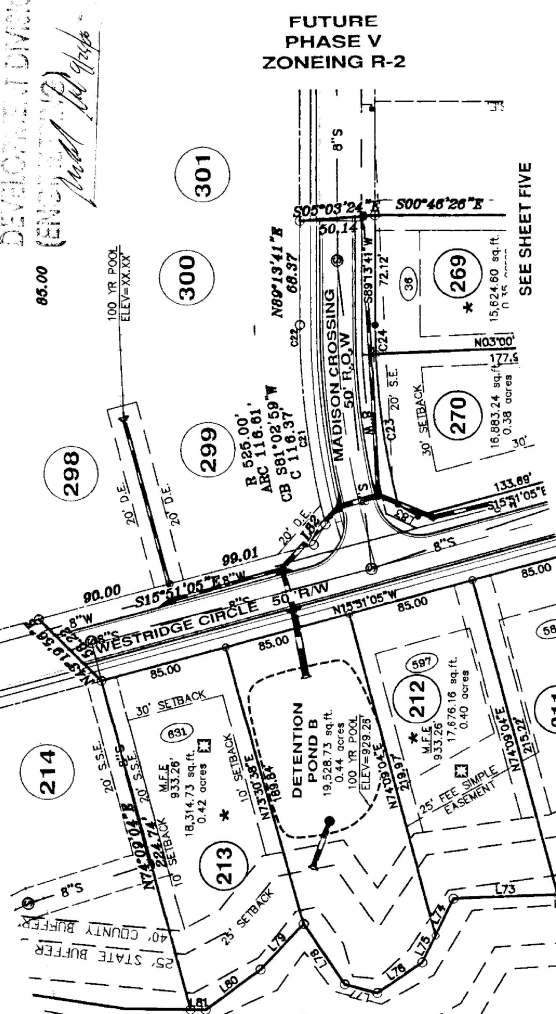
LOT SYMBOL LEGEND

- * INDICATES HOUSE LOCATION PLAN TO BE SUBMITTED TO PAULDING COUNTY OBTAINING PERMITS.
- INDICATES THE MINIMUM FLOOR ELEVATION FOR THIS LOT SHALL BE AT LEAST 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 THE POINT OF THE LOT RESPONSIBLE FOR INSURING LOT DRAINS AWAY FROM DWELLINGS.

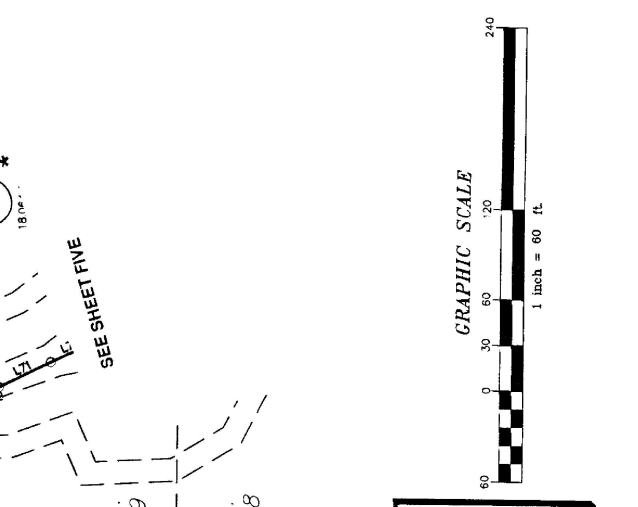
DENNIS FIELDS CO.

THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 50 PAGES 533. THE PURPOSE OF THIS REVISION IS TO CORRECT THE LAND LOT NUMBERS. REVISION DATE: 9-28-06

FUTURE PHASE V ZONEING R-2



CURVE	Chord Direction	LENGTH	RADIUS	Chord	Delta Angle	Tangent
C1	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C2	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C3	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C4	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C5	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C6	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C7	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C8	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C9	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C10	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C11	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C12	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C13	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C14	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C15	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C16	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C17	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C18	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C19	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C20	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C21	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C22	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C23	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C24	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C25	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C26	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C27	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C28	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C29	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C30	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C31	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C32	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C33	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C34	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C35	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C36	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C37	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C38	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C39	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C40	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C41	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C42	N87°45'33\"	16.26	11.97	12.55	5.94	125.56
C43	N87°45'33\"	16.26	11.97	12.55	5.94	125.56



LOT SYMBOL LEGEND

- * INDICATES HOUSE LOCATION PLAT TO BE OBTAINING PERMITS.
- ▲ INDICATES THE MINIMUM FLOOR ELEVATION 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 THE 100 YEAR LOW POINT OF LOT DRAINAGE CHIEF AT RESPONSIBLE FOR INSURING LOT DRAINS AWAY FROM DWELLING.

Recorded 09/29/2006 04:47PM
 Treva W. Shelton
 Clerk Superior Court, Paulding County, Ga.
 IX 00050 Fig 0077

LINE	LENGTH	BEARING
L1	16.26	N87°45'33\"
L2	9.79	N88°09'08\"
L3	27.07	N18°58'58\"
L4	18.59	S85°02'07\"
L5	10.37	S74°11'19\"
L6	10.37	N85°14'09\"
L7	50.33	N45°00'44\"
L8	27.32	N45°00'44\"
L9	17.32	N45°00'44\"
L10	24.37	N89°43'40\"
L11	27.83	S39°11'18\"
L12	20.45	S84°48'47\"
L13	37.88	N57°28'58\"
L14	9.54	N82°45'05\"
L15	33.27	N71°56'06\"
L16	22.46	N70°24'36\"
L17	29.68	N70°24'36\"
L18	27.25	N24°53'17\"
L19	35.10	N79°21'38\"
L20	35.10	N79°21'38\"
L21	15.53	N84°08'47\"
L22	48.64	N84°08'47\"
L23	41.13	S70°48'22\"
L24	33.03	S52°17'11\"
L25	33.03	S52°17'11\"
L26	26.78	S64°11'52\"
L27	26.78	S71°24'39\"
L28	37.08	N10°45'39\"
L29	58.15	N10°45'39\"
L30	34.32	N39°17'54\"
L31	40.57	N65°51'04\"
L32	23.04	N48°22'01\"
L33	26.66	N70°38'07\"
L34	24.99	N41°47'02\"
L35	30.60	N41°47'02\"
L36	37.83	N69°21'29\"
L37	26.78	S64°11'52\"
L38	26.78	S71°24'39\"
L39	37.08	N10°45'39\"
L40	58.15	N10°45'39\"
L41	34.32	N39°17'54\"
L42	40.57	N65°51'04\"
L43	23.04	N48°22'01\"
L44	26.66	N70°38'07\"
L45	24.99	N41°47'02\"
L46	30.60	N41°47'02\"
L47	37.83	N69°21'29\"
L48	26.78	S64°11'52\"
L49	26.78	S71°24'39\"
L50	37.08	N10°45'39\"
L51	58.15	N10°45'39\"
L52	34.32	N39°17'54\"
L53	40.57	N65°51'04\"
L54	23.04	N48°22'01\"
L55	26.66	N70°38'07\"
L56	24.99	N41°47'02\"
L57	30.60	N41°47'02\"
L58	37.83	N69°21'29\"
L59	26.78	S64°11'52\"
L60	26.78	S71°24'39\"
L61	37.08	N10°45'39\"
L62	58.15	N10°45'39\"
L63	34.32	N39°17'54\"
L64	40.57	N65°51'04\"
L65	23.04	N48°22'01\"
L66	26.66	N70°38'07\"
L67	24.99	N41°47'02\"
L68	30.60	N41°47'02\"
L69	37.83	N69°21'29\"
L70	26.78	S64°11'52\"
L71	26.78	S71°24'39\"
L72	37.08	N10°45'39\"
L73	58.15	N10°45'39\"
L74	34.32	N39°17'54\"
L75	40.57	N65°51'04\"
L76	23.04	N48°22'01\"
L77	26.66	N70°38'07\"
L78	24.99	N41°47'02\"
L79	30.60	N41°47'02\"
L80	37.83	N69°21'29\"
L81	26.78	S64°11'52\"
L82	26.78	S71°24'39\"
L83	37.08	N10°45'39\"
L84	58.15	N10°45'39\"
L85	34.32	N39°17'54\"
L86	40.57	N65°51'04\"
L87	23.04	N48°22'01\"
L88	26.66	N70°38'07\"
L89	24.99	N41°47'02\"
L90	30.60	N41°47'02\"
L91	37.83	N69°21'29\"
L92	26.78	S64°11'52\"
L93	26.78	S71°24'39\"
L94	37.08	N10°45'39\"
L95	58.15	N10°45'39\"
L96	34.32	N39°17'54\"
L97	40.57	N65°51'04\"
L98	23.04	N48°22'01\"
L99	26.66	N70°38'07\"
L100	24.99	N41°47'02\"

CARLTON RAKESTRAW & ASSOCIATES
 REGISTERED LAND SURVEYORS
 2203 MANETTA HWY. DALLAS, GEORGIA 30127
 PHONE: 770-443-2200 FAX: 770-443-2300

PAULDING COUNTY
 No. 2236
 11/18/06

PROJECT NO. 04-024
 DATE: 08/28/06
 DRAWN BY: D.K.M.
 APPROVED BY: M.C.R.

LOCATED IN LAND LOT(S) - 1028, 1030
 3rd DISTRICT, 3rd SECTION
 PAULDING COUNTY, GEORGIA

IVY SPRINGS
 PHASE IV
 PLAT OF SURVEY FOR

CRA
 CONSULTING REALTORS

SHEET SIX OF SIX