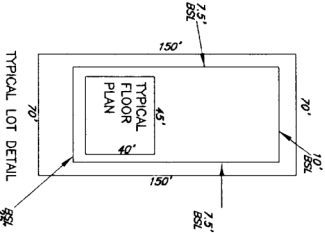


GENERAL NOTES:

1. OWNER / DEVELOPER: C. W. W. DEVELOPERS, INC.
126 ENTERPRISE PATH, SUITE 205
HIRAM, GA. 30141
MARK WILSON
(678) 567-0104
FAX: (678) 567-5089
2. CONTACT PERSON:
3. SITE AREA: 19.953 ACRES (PHASE TWO)
4. EXISTING ZONING: PUD
5. TOTAL LOTS: 62 (PHASE TWO)
6. PROPOSED DENSITY: 2.87 UPA
7. REQUIRED OPEN SPACE: 14.81 ACRES (20% OF 74.05 AC.) (TOTAL PROJECT)
8. SEE ZONING NOTE 5.
9. MINIMUM LOT SIZE: 10,000 S.F.
10. MINIMUM LOT WIDTH AT BUILDING LINE: 70' (35' AT CUL-DE-SAC)
11. SETBACKS: FRONT-25'
SIDE-10'
REAR-10'
12. AVERAGE LOT SIZE: 10,000 S.F.
13. SITE IS LOCATED WITHIN THE CITY LIMITS OF VILLA RICA.
14. SITE TO BE SERVED BY PUBLIC WATER (OFF STATE ROUTE 61) AND PUBLIC SEWER (TIED TO EXISTING SANITARY SEWER LINE ON SOUTH SIDE OF PROPERTY)
15. SITE TO HAVE UNDERGROUND UTILITIES
16. LENGTH OF NEW STREETS 2611' (PHASE TWO)
17. A 10' DRAINAGE EASEMENT IS RESERVED ALONG THE SIDE OF LOTS 77, 78, 154, 159, 160, 168, 169, 174 & 175, ALONG THE BACK OF LOTS 154-159 AND ON THE FRONT CORNER OF LOTS 65 & 73.
18. A 10' UTILITY EASEMENT IS RESERVED ALONG THE FRONT OF ALL LOTS

ZONING NOTES:

1. SITE IS ZONED PUD
2. SITE WILL HAVE A MANDATORY HOMEOWNERS ASSOCIATION WITH PROTECTIVE COVENANTS
3. HOMES WILL AVERAGE 1900 SQUARE FEET
4. GREENSPACE AND AMENITIES WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
5. 20% GREENSPACE SET ASIDE IS REQUIRED BY THE PUD ZONING. GREENSPACE REQUIREMENT IS MET BY AGREEMENT BETWEEN THE CITY OF VILLA RICA AND THE PREVIOUS OWNER. THE GREENSPACE AREA IS CENTERFIELD PARK
6. A SALES OFFICE IS TO BE ERRECTED ON LOT 183 AND A CLUBHOUSE IS TO BE ERRECTED ON LOT 1



Owner's name and address

Zoning District: _____ County: _____

Land Lot(s): _____

This property file set on the City water system.

This property file set on a paved road.

This property file set a part of a subdivision.

This property file set in a Flood plain.

This property file set in a wetland area.

This property boundaries set have any bodies of water on the property.

This property boundaries set have dedicated roads. If so, provide name and linear footage of the roads.

Surrounding property owners and zoning districts of surrounding properties are identified on the plat drawing.

Map Scale, North Arrow (true, magnetic or grid) and Data.

"It is hereby certified that this plat is true and correct and was prepared from a true and correct survey made by a duly licensed and qualified surveyor. All monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that the plat complies with all requirements of the Villa Rica Subdivis on Regulation Ordinance.

By: Mark Wilson
 Registered Geologic Land Surveyor's No. 2996
 Date: June 16, 2006

TOWNERS AGREEMENT STATE OF GEORGIA, COUNTY OF CARROLL

The owner of the land shown on this plat and whose name is subscribed thereto, in person or through duly authorized agents, acknowledges that this plat was made in accordance with the provisions of the Georgia Subdivision Control Act, which provide for the subdivision of land into lots, blocks, streets, alleys, easements, and public grounds thereon shown, which comprise a total of 3.3 acres (PHASE TWO) for the purpose therein expressed.

Subdivider: Mark Wilson Date: 6/17/2006
 Owner: Mark Wilson Date: 6/17/2006

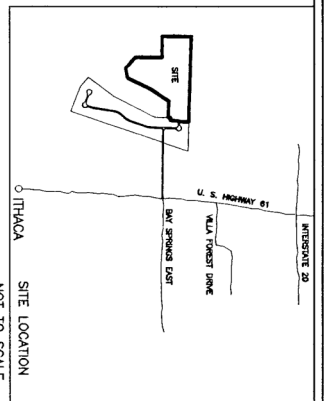
This subdivision has been approved for recording by the Planning Commission of Villa Rica, Georgia, and has first been technically examined by the Chairman of the Planning Commission and the City Manager approved in accordance with existing rules and regulations.

Date: June 7, 2006
 City Clerk of Villa Rica
Patricia Cheatham
 Date: June 7, 2006
 Chairman, Planning Commission

FINAL PLAT
 THE TRAILS
 AT CHARLESTON PLACE

PHASE TWO
 PROPERTY IN THE CITY OF VILLA RICA
 IN LAND LOTS 93 & 94
 6th DISTRICT,
 CARROLL COUNTY, GEORGIA
 DATE: MARCH 3, 2006

REVISED DATE: JUNE 6, 2006 V.R. COMMENTS

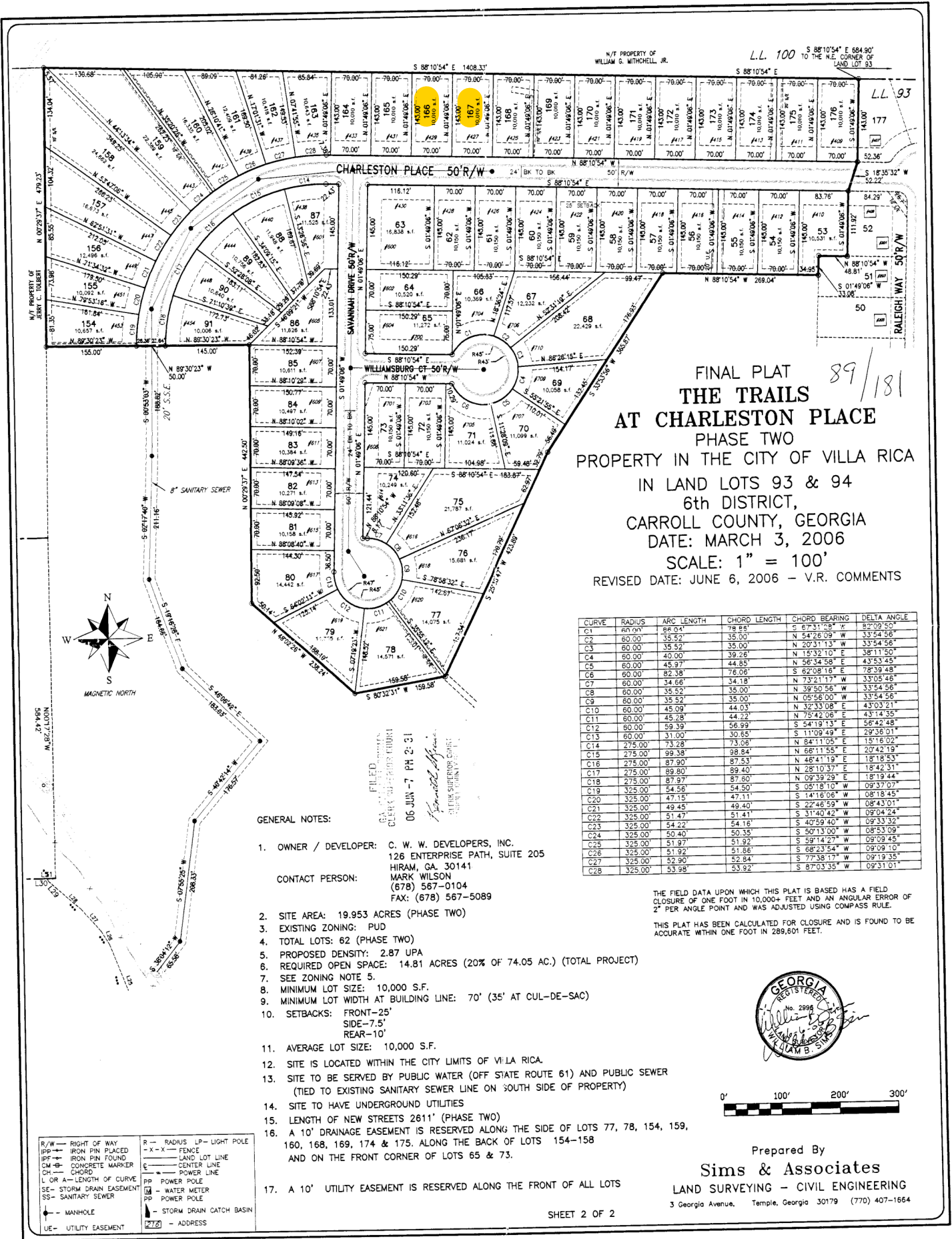


OWNER/DEVELOPER
 C. W. W. DEVELOPERS, INC.
 126 ENTERPRISE PATH, SUITE 205
 HIRAM, GA. 30141
 24 HR. ON CALL
 PHONE: (678) 567-0104
 FAX: (678) 567-5089

1:2 1/4 L-R 11/11/90
 1:2 1/4 L-R 11/11/90
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Prepared By
Sims & Associates
 LAND SURVEYING - CIVIL ENGINEERING
 3 Georgia Avenue, Temple, Georgia 30179 (770) 407-1664

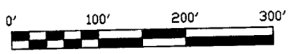


FINAL PLAT 89/181
THE TRAILS
AT CHARLESTON PLACE
 PHASE TWO
 PROPERTY IN THE CITY OF VILLA RICA
 IN LAND LOTS 93 & 94
 6th DISTRICT,
 CARROLL COUNTY, GEORGIA
 DATE: MARCH 3, 2006
 SCALE: 1" = 100'
 REVISED DATE: JUNE 6, 2006 - V.R. COMMENTS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00	26.04	38.86	S 87°31'28" W	82°09'50"
C2	60.00	35.52	35.00	N 54°26'09" W	33°54'56"
C3	60.00	35.52	35.00	N 20°31'13" W	33°54'56"
C4	60.00	40.00	39.28	N 15°32'10" E	38°11'50"
C5	60.00	45.97	44.85	N 56°34'58" E	43°53'45"
C6	60.00	62.38	76.06	S 62°08'16" E	78°39'48"
C7	60.00	34.66	34.18	N 73°21'17" W	33°05'46"
C8	60.00	35.52	35.00	N 39°50'56" W	33°54'56"
C9	60.00	35.52	35.00	N 05°58'00" W	33°54'56"
C10	60.00	45.09	44.22	N 32°33'08" E	43°03'21"
C11	60.00	45.28	56.99	S 54°19'13" E	56°42'48"
C12	60.00	59.39	30.65	S 11°09'49" E	29°36'01"
C13	60.00	31.00	73.06	N 84°11'05" E	15°16'02"
C14	275.00	73.28	98.84	N 68°11'55" E	20°42'19"
C15	275.00	99.38	87.53	N 48°41'19" E	18°18'53"
C16	275.00	87.90	89.40	N 28°10'37" E	18°42'31"
C17	275.00	87.97	87.60	N 09°39'29" E	18°19'44"
C18	325.00	54.56	54.50	S 05°18'10" W	09°37'07"
C19	325.00	47.15	47.11	S 14°16'06" W	08°18'45"
C20	325.00	49.45	49.40	S 22°46'59" W	08°43'01"
C21	325.00	51.47	54.16	S 31°40'42" W	09°04'24"
C22	325.00	51.47	50.35	S 40°59'40" W	09°33'32"
C23	325.00	54.22	54.16	S 50°13'00" W	08°53'09"
C24	325.00	50.40	51.92	S 59°14'27" W	09°09'45"
C25	325.00	51.97	51.66	S 68°23'54" W	09°09'10"
C26	325.00	52.90	52.84	S 77°38'17" W	09°19'35"
C27	325.00	53.98	53.92	S 87°03'35" W	09°31'01"
C28	325.00	53.98	53.92	S 87°03'35" W	09°31'01"

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THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 289,601 FEET.



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