

FILED

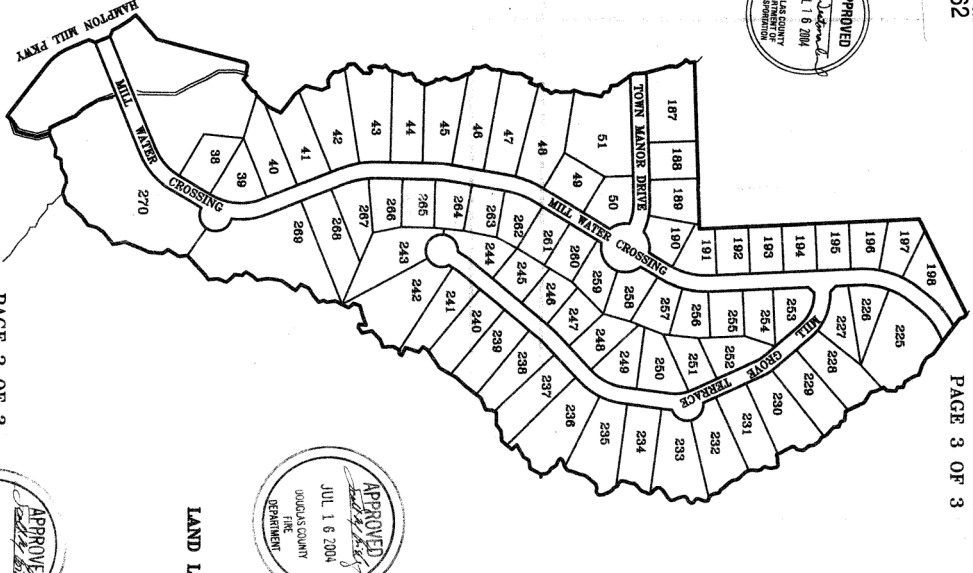
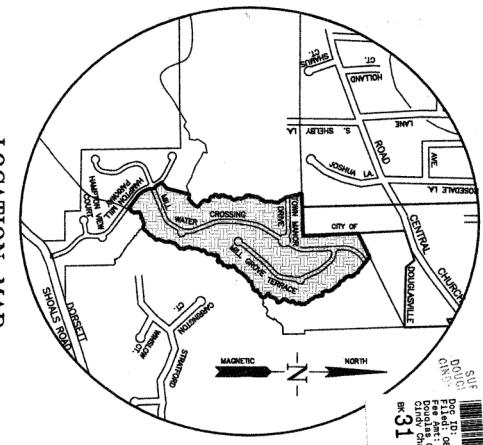
1:33 PM '04

SUR
 Doc. No. 20040512000, 138168 PH
 Filed Pursuant to § 17-210 of the
 Official Code of Georgia Annotated
 County: Douglas Superior Court
 Book: 31 Page: 260-262

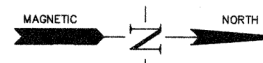
THIS PLAT RECORDED IN PG 31 PG. 260 & 261 262

PAGE 3 OF 3

LOCATION MAP (NTS)



PAGE 2 OF 3



SURVEYOR'S ACKNOWLEDGMENT
 I, the undersigned, being duly licensed and registered hereunder by the State of Georgia, do hereby certify that I have personally examined the above plat and that it is a true and correct copy of the original on which I have personally supervised the survey and that all monuments shown hereon actually exist and are in the proper location and that the measurements and bearings shown hereon are true and correct. I further certify that the plat is a true and correct copy of the original on which I have personally supervised the survey and that all monuments shown hereon actually exist and are in the proper location and that the measurements and bearings shown hereon are true and correct. I further certify that the plat is a true and correct copy of the original on which I have personally supervised the survey and that all monuments shown hereon actually exist and are in the proper location and that the measurements and bearings shown hereon are true and correct.

REGISTERED LAND SURVEYOR No. 2445
 DATE: MAY 14, 2004

OWNER'S ACKNOWLEDGMENT
 I, the undersigned, being duly licensed and registered hereunder by the State of Georgia, do hereby certify that I have personally examined the above plat and that it is a true and correct copy of the original on which I have personally supervised the survey and that all monuments shown hereon actually exist and are in the proper location and that the measurements and bearings shown hereon are true and correct. I further certify that the plat is a true and correct copy of the original on which I have personally supervised the survey and that all monuments shown hereon actually exist and are in the proper location and that the measurements and bearings shown hereon are true and correct.

REGISTERED LAND SURVEYOR No. 2445
 DATE: MAY 14, 2004

FINAL PLAT APPROVAL CERTIFICATE
 PURSUANT TO THE DOUGLAS COUNTY LAND SUBDIVISION ORDINANCE AS AMENDED, I, the undersigned, being duly licensed and registered hereunder by the State of Georgia, do hereby certify that the above plat is a true and correct copy of the original on which I have personally supervised the survey and that all monuments shown hereon actually exist and are in the proper location and that the measurements and bearings shown hereon are true and correct. I further certify that the plat is a true and correct copy of the original on which I have personally supervised the survey and that all monuments shown hereon actually exist and are in the proper location and that the measurements and bearings shown hereon are true and correct.

CHARTERED LAND SURVEYOR
 DATE: 7-27-04

AS PER OFFICIAL F.L.A. MAP 30A FOR COMMUNITY NO. 13006 DATED JANUARY 2, 1980, THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

GENERAL NOTES

- 1. THE BOUNDARY OF THIS PLAT IS BASED UPON THE BOUNDARY OF THE PLAT BASED UPON THE RECORDS OF THE DOUGLAS COUNTY BOARD OF COMMISSIONERS AT THE TIME THE PLAT WAS FILED.
- 2. THE BOUNDARY OF THIS PLAT HAS BEEN CALCULATED FOR ALL LOTS AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN ALL DIRECTIONS.
- 3. TYPE OF EQUIPMENT USED TOPOCON OTS-38
- 4. ALL LOT CORNERS ARE MARKED BY 1/2" IR-BRASS EXCEPT AS NOTED OTHERWISE.
- 5. TOTAL ACRES: SUBDIVISION 51.883 ACRES.
- 6. UNIT 1 PHASE 2 COMMON AREA - 3.81 ACRES
- 7. OWNER: VBC PROPERTIES, LLC
- 8. 8446 CAMPBELLTON STREET DOUGLASVILLE, GA 30135
- 9. RECORD BOOK: 31 PAGE 260
- 10. MANUAL SETBACKS: FRONT - 35' OR AS NOTED, SIDE - 10' REAR - 10'
- 11. MINIMUM LOT SIZE - MINIMUM SETBACKS (SEE NOTE 9)
- 12. ZONED: R-2 (ENVIRONMENTAL OVERLAY DISTRICT)
- 13. ALL DISTANCE EXEMPTIONS TO CONFORM TO ACTUAL LOCATION OF SEWER STRUCTURES, ONE STORY - 1,600 SQ. FT. TWO STORY - 2,000 SQ. FT.
- 14. SEWERMAKES REQUIRED AS PER DOUGLAS COUNTY SUBDIVISION REGULATIONS. LIMITED TO A MAXIMUM IMPERVIOUS SURFACE OF 28%
- 15. ALL LOTS TO BE SERVED BY PUBLIC SANITARY SEWER SYSTEM AND COUNTY WATER SYSTEM.

WQA APPROVAL

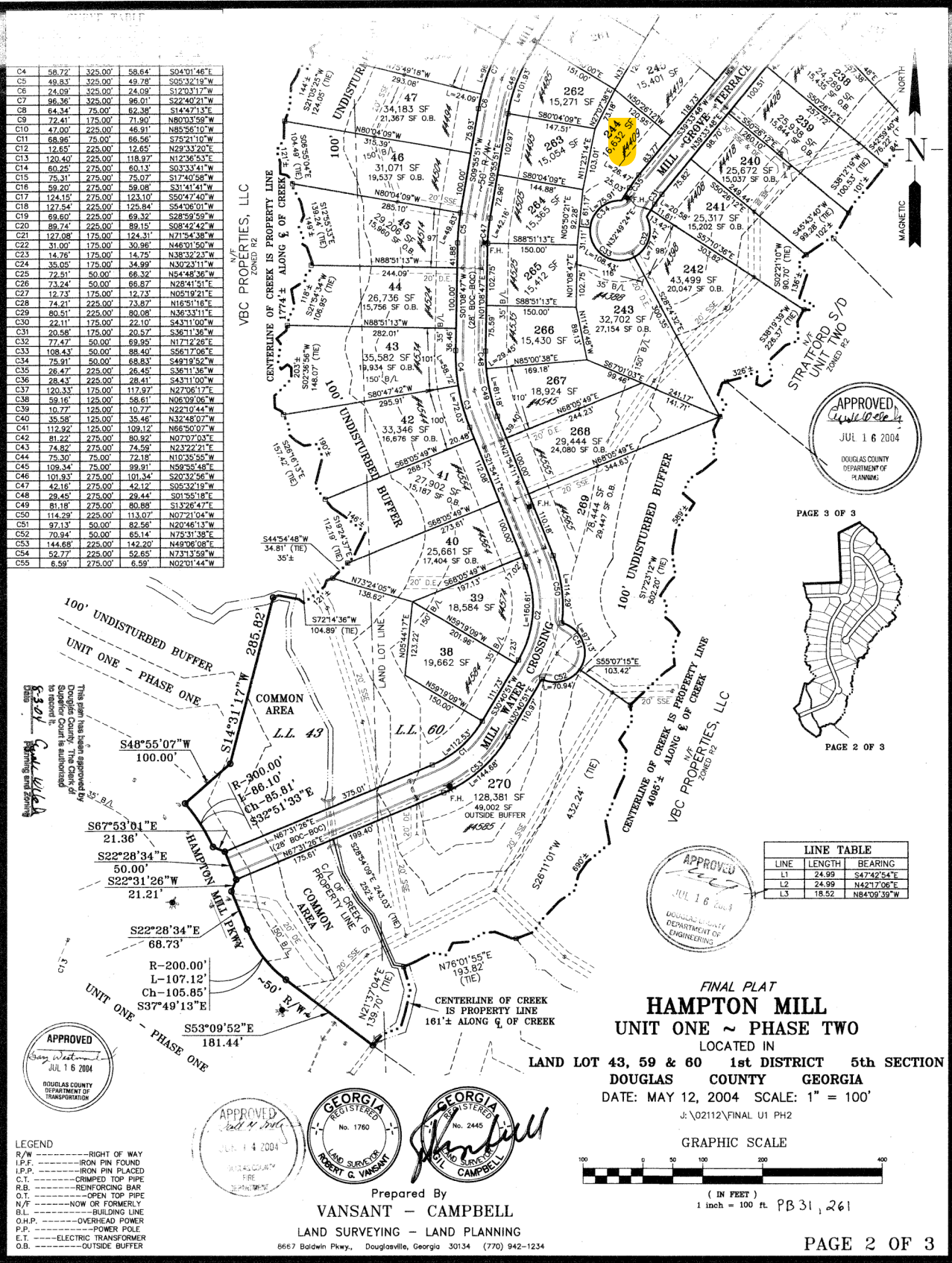
APPROVAL OF THIS PLAT AND ACCEPTANCE OF THE PROJECT REPRESENTED HEREIN SHALL BE DEEMED TO BE AN ACCEPTANCE BY THE DOUGLASVILLE-DOUGLAS COUNTY WATERWORKS AUTHORITY (DWWA) OF THE PROJECT REPRESENTED HEREIN AND THE USE THEREOF AS SHOWN ON THIS PLAT. THE DWWA HAS CONDUCTED THE NECESSARY INVESTIGATIONS AND INSPECTIONS TO DETERMINE THAT THE PROJECT REPRESENTED HEREIN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE DWWA DESIGN STANDARDS, SPECIFICATIONS, AND REGULATIONS. THE AUTHORITY SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE TO THE PROJECT OR TO ANY OTHER PROPERTY OR PERSONS ARISING FROM THE USE OF THE PROJECT OR FROM THE FAILURE OF THE PROJECT TO PERFORM AS SHOWN ON THIS PLAT. THE DWWA'S ACCEPTANCE OF THIS PLAT SHALL NOT BE INTERPRETED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAT. THE DWWA'S ACCEPTANCE OF THIS PLAT SHALL NOT BE INTERPRETED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAT.



FINAL PLAT
HAMPTON MILL
 UNIT ONE ~ PHASE TWO
 LOCATED IN
 5th DISTRICT
 DOUGLAS COUNTY GEORGIA
 DATE: MAY 12, 2004 SCALE: 1" = 200'

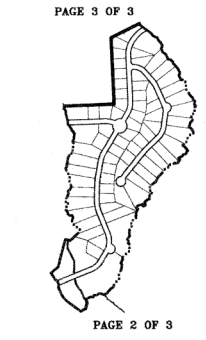
Prepared by
VANSANT - CAMPBELL
 LAND SURVEYING - LAND PLANNING

8667 Baldah Pkwy., Douglasville, Georgia 30134 (770) 942-1234



C4	58.72	325.00	58.84	S24°01'46"E
C5	49.83	325.00	49.78	S05°32'19"W
C6	24.09	325.00	24.09	S12°01'17"W
C7	96.36	325.00	96.01	S22°40'21"W
C8	64.34	75.00	62.36	S14°47'13"E
C9	72.41	175.00	71.90	N80°03'59"W
C10	47.00	225.00	46.91	N89°58'19"W
C11	68.96	75.00	66.56	S75°21'10"W
C12	12.65	225.00	12.65	N29°33'20"E
C13	120.40	225.00	118.97	N12°36'53"E
C14	80.25	275.00	80.13	S03°33'41"W
C15	75.31	275.00	75.07	S17°40'58"W
C16	59.20	275.00	58.08	S31°41'41"W
C17	124.15	275.00	123.10	S50°47'40"W
C18	127.54	225.00	125.84	S54°06'01"W
C19	69.60	225.00	69.32	S28°59'59"W
C20	89.74	225.00	89.15	S09°42'42"W
C21	127.08	175.00	124.31	N71°54'38"W
C22	31.00	175.00	30.96	N46°01'50"W
C23	14.76	175.00	14.75	N38°32'23"W
C24	35.05	175.00	34.99	N30°23'11"W
C25	72.91	50.00	66.32	N54°46'36"W
C26	73.24	50.00	66.87	N31°41'51"E
C27	12.73	175.00	12.73	N05°19'21"E
C28	74.21	225.00	73.87	N16°51'16"E
C29	80.51	225.00	80.08	N36°33'11"E
C30	22.11	175.00	22.10	S43°11'00"W
C31	20.88	175.00	20.87	S39°41'00"W
C32	77.47	50.00	69.95	N17°12'28"E
C33	108.43	50.00	88.40	S56°17'06"E
C34	75.91	50.00	68.83	S49°19'52"W
C35	26.47	225.00	26.45	S36°11'36"W
C36	28.43	225.00	28.37	N31°41'51"E
C37	120.33	175.00	117.97	N27°06'17"E
C38	59.16	125.00	58.61	N06°09'06"W
C39	10.77	125.00	10.77	N22°10'44"W
C40	35.58	125.00	35.46	N32°48'07"W
C41	112.92	125.00	109.12	N65°00'00"W
C42	81.22	275.00	80.92	N07°03'03"E
C43	74.82	275.00	74.59	N23°22'21"E
C44	75.30	75.00	72.18	N10°35'55"W
C45	109.34	75.00	99.91	N59°35'48"E
C46	151.83	275.00	151.34	S22°32'56"W
C47	42.16	275.00	42.12	S05°32'19"W
C48	29.45	275.00	29.44	S01°58'18"E
C49	81.18	275.00	80.88	S13°26'47"E
C50	114.29	225.00	113.07	N07°12'04"W
C51	82.13	50.00	82.56	N20°46'13"W
C52	70.94	50.00	65.14	N75°31'38"E
C53	144.68	225.00	142.20	N49°06'08"E
C54	52.77	225.00	52.65	N73°13'59"W
C55	6.59	275.00	6.59	N02°01'44"W

APPROVED
 JUL 16 2004
 DOUGLAS COUNTY DEPARTMENT OF PLANNING

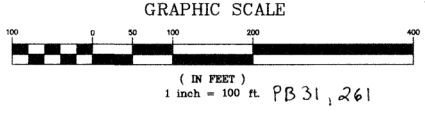


LINE TABLE

LINE	LENGTH	BEARING
L1	24.99	S47°42'54"E
L2	24.99	N42°17'06"E
L3	18.52	N84°09'39"W

APPROVED
 JUL 16 2004
 DOUGLAS COUNTY DEPARTMENT OF ENGINEERING

FINAL PLAT
HAMPTON MILL
UNIT ONE ~ PHASE TWO
 LOCATED IN
LAND LOT 43, 59 & 60 1st DISTRICT 5th SECTION
DOUGLAS COUNTY GEORGIA
 DATE: MAY 12, 2004 SCALE: 1" = 100'
 J:\02112\FINAL U1 PH2



This plan has been approved by the Superior Court in accordance with the Georgia Land Surveying and Mapping Act of 1999.

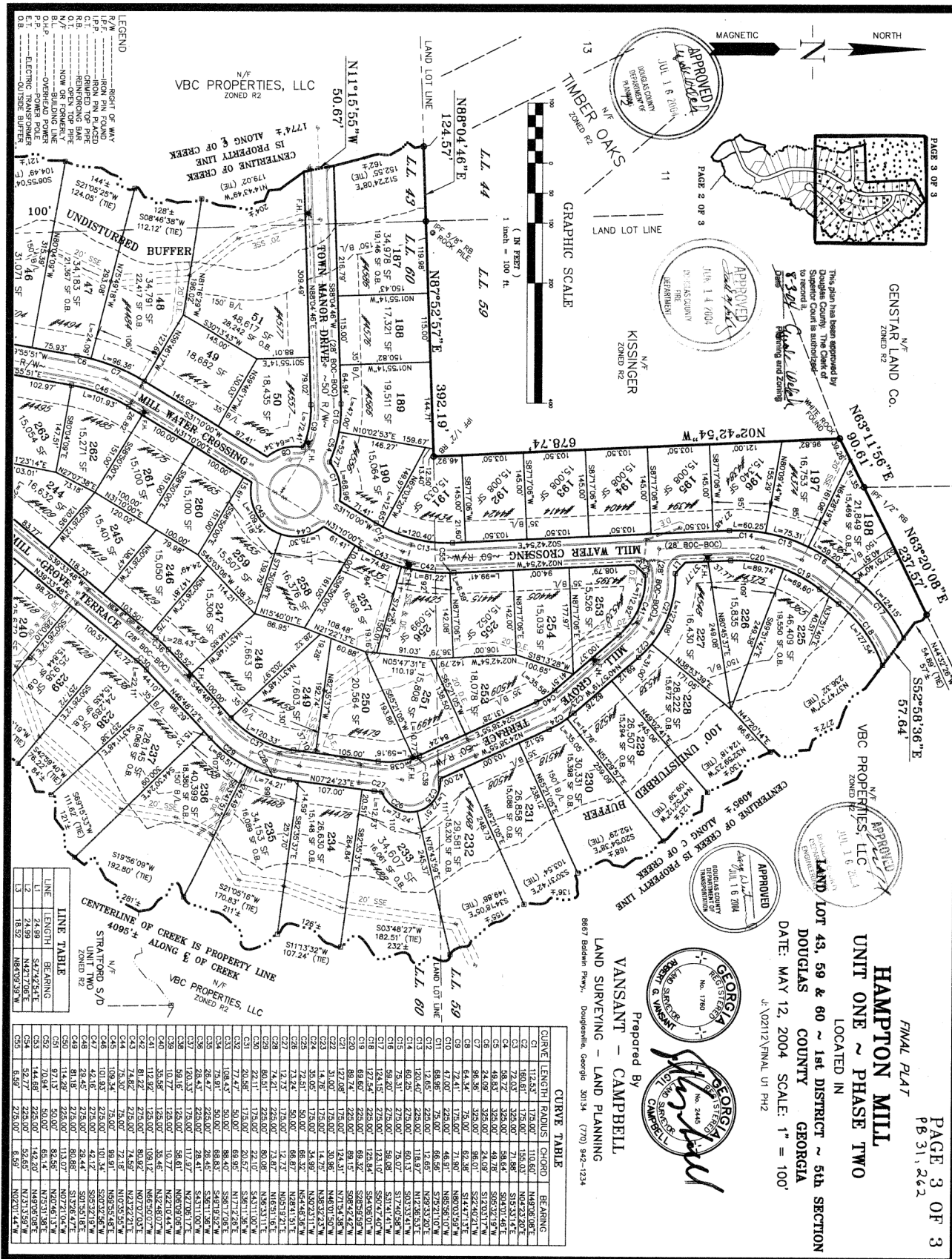
APPROVED
 JUL 16 2004
 DOUGLAS COUNTY DEPARTMENT OF TRANSPORTATION

APPROVED
 JUN 14 2004
 DOUGLAS COUNTY DEPARTMENT OF PLANNING

GEORGIA REGISTERED LAND SURVEYOR
 No. 1760
 ROBERT G. VANSANT

GEORGIA REGISTERED LAND SURVEYOR
 No. 2445
 VANSANT - CAMPBELL

Prepared By
VANSANT - CAMPBELL
 LAND SURVEYING - LAND PLANNING
 8667 Baldwin Pkwy., Douglasville, Georgia 30134 (770) 942-1234



LINE TABLE

LINE	LENGTH	BEARING
L1	24.89	N42°12'06"E
L2	18.52	N48°00'38"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	119.33	1726.00'	118.62'	N49°32'08"E
C2	125.02	3253.00'	123.82'	S12°32'42"E
C3	48.72	3253.00'	48.72'	S04°30'46"E
C4	48.83	3253.00'	48.78'	S05°32'19"W
C5	24.99	3253.00'	24.99'	S12°33'11"W
C6	64.34	753.00'	62.82'	S14°47'02"E
C7	72.41	1726.00'	71.90'	N00°03'39"W
C8	47.00	225.00'	46.91'	N05°26'10"W
C9	68.85	726.00'	68.85'	S75°23'10"E
C10	120.40	225.00'	118.57'	S03°53'41"E
C11	60.25	225.00'	75.07'	S10°45'28"W
C12	75.31	225.00'	75.07'	S07°05'48"W
C13	58.20	225.00'	58.05'	S01°14'11"W
C14	125.44	225.00'	123.00'	S50°42'07"W
C15	68.62	225.00'	69.32'	S08°59'56"W
C16	89.74	225.00'	89.15'	S08°42'42"W
C17	121.08	1726.00'	124.31'	N17°34'38"W
C18	121.08	1726.00'	124.31'	N48°01'50"W
C19	35.05	1726.00'	34.89'	N04°02'11"W
C20	72.51	50.00'	68.32'	N44°48'36"W
C21	121.08	1726.00'	124.31'	N04°19'17"E
C22	121.08	1726.00'	124.31'	N05°19'17"E
C23	121.08	1726.00'	124.31'	N48°01'50"W
C24	35.05	1726.00'	34.89'	N04°02'11"W
C25	72.51	50.00'	68.32'	N44°48'36"W
C26	121.08	1726.00'	124.31'	N04°19'17"E
C27	121.08	1726.00'	124.31'	N05°19'17"E
C28	121.08	1726.00'	124.31'	N48°01'50"W
C29	35.05	1726.00'	34.89'	N04°02'11"W
C30	72.51	50.00'	68.32'	N44°48'36"W
C31	20.86	1726.00'	20.57'	S01°14'11"W
C32	17.47	50.00'	16.85'	N17°22'26"E
C33	75.91	50.00'	68.83'	S08°59'56"W
C34	75.91	50.00'	68.83'	S08°59'56"W
C35	26.47	225.00'	26.45'	S01°14'11"W
C36	28.43	225.00'	28.41'	S43°11'06"W
C37	28.43	225.00'	28.41'	N47°08'17"E
C38	10.77	125.00'	10.77'	N22°04'52"W
C39	10.77	125.00'	10.77'	N22°04'52"W
C40	35.96	125.00'	35.46'	N42°40'07"W
C41	112.92	125.00'	108.12'	N65°00'07"E
C42	81.82	225.00'	82.88'	N07°10'03"E
C43	81.82	225.00'	82.88'	N07°10'03"E
C44	109.34	75.00'	109.31'	N82°54'48"E
C45	109.34	75.00'	109.31'	N82°54'48"E
C46	101.83	273.00'	101.34'	S03°29'38"W
C47	42.16	273.00'	42.12'	S03°29'38"W
C48	81.82	225.00'	82.88'	N07°10'03"E
C49	81.82	225.00'	82.88'	N07°10'03"E
C50	144.29	225.00'	143.07'	N07°10'03"E
C51	70.84	50.00'	68.14'	N25°31'38"E
C52	70.84	50.00'	68.14'	N25°31'38"E
C53	225.00	225.00'	225.00'	N02°01'44"W

HAMPTON MILL
UNIT ONE ~ PHASE TWO
 FINAL PLOT
 LOCATED IN
 1st DISTRICT ~ 5th SECTION
 DOUGLAS COUNTY GEORGIA
 DATE: MAY 12, 2004 SCALE: 1" = 100'
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 LAND SURVEYING - LAND PLANNING
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