SITE NOTES:
PROPOSED ZONING: RS-180C
TOTAL SITE AREA: 173.44
TOTAL OPEN SPACE REQUIRED: 43.36 ACRES (25%)
TOTAL OPEN SPACE PROVIDED: 75.89 ACRES
TOTAL NO. OF LOTS: 368
TOTAL NO. OF LOTS IN PHASE I: 228
MIN. LOT WIDTH: 70' @ Setback
MIN. LOT AREA: (7,000 sq. ft.)
TOTAL LINEAR FEET OF VAUGHAN DRIVE: 2,296 L.F.
TOTAL LINEAR FEET OF MARKHAM WAY: 1,986 L.F.
TOTAL LINEAR FEET OF OAKVILLE TRAIL: 1,180 L.F.
TOTAL LINEAR FEET OF HALTON HILLS LANE: 748 L.F.
TOTAL LINEAR FEET OF TORONTO CIRCLE: 1,892 L.F.
TOTAL LINEAR FEET OF CALEDON WAY: 1,932 L.F.
TOTAL LINEAR FEET: 10,034 L.F.
MIN. HOUSE SIZE: 1,800 S.F. (1-STORY); 2,000 S.F. (MORE THAN ONE STORY) WITH NOT LESS THAN 1,200 S.F. ON THE 1st. FLOOR AND NOT LESS THAN 800 S.F. ON THE SECOND FLOOR.
BUILDING SETBACKS: 25' FRONT, 5' SIDE/WITH A MINIMUM OF 20' BETWEEN DWELLINGS, 30' REAR
WATER & SEWER BY CLAYTON COUNTY
TOTAL SITE DENSITY : 2.10
1. NOTE PER SECTION 1005, A WRITTEN MANAGEMENT PLAN FOR THE PROJECT AND IT'S OPEN SPACE SHALL BE SUBMITTED PRIOR TO THE APPROVAL OF THE FINAL PLAT.
2. MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED.

DENSITY BONUSES: CONSERVATION
1. SIDEWALKS ON BOTH SIDES 6%
2. BRICK FRONTS 6%

NEW AMENDMENTS:
A) NO VINYL SIDING EXCEPT FOR EAVES AND SOFFITS.
B) ALL HOMES MUST HAVE, AT LEAST, ALL FRONT FACADES CONSTRUCTED WITH BRICK, STONE, STUCCO OR COMBINATION THEREOF.
C) FRONT, SIDE AND REAR YARDS WHERE DISTURBED SHALL BE SODDED.
D) ALL MAILBOXES ARE TO BE UNIFORM.
E) ALL HOUSES MUST HAVE A TWO CAR GARAGE (FACING STREET) OR ONE CAR GARAGE (SIDE ENTRY).
F) UNDERGROUND UTILITIES AND STREET LIGHTS ARE REQUIRED

BOUNDARY SURVEY:
BY LANDMARK SURVEYING & PLANNING, INC.
DATED: JUNE, 2002 - BOUNDARY INFORMATION SHOWN ON PRELIMINARY PLAT IS PER SURVEY.

TOPOGRAPHIC MAPPING SURVEY:
BY JACK DERRY & ASSOCIATES, INC.
GROUND CONTROL SURVEY BY LANDMARK SURVEYING & PLANNING, INC.
PLANS ARE BASED UPON STATE PLANE COORDINATES.

FLOOD NOTE:
THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA PER CLAYTON COUNTY F.I.R.M. FLOOD MAP PANEL NO. 130041 0055 C EFFECTIVE DATE, NOVEMBER 6, 1991.

SURVEY BENCHMARK:
SURVEY BENCHMARK USED FOR THIS SITE: MONUMENT# 000017
NORTHING: 1244781.341 EASTING: 2234048.838 ELEVATION: 864.85
MARK IS A 24" LONG CONCRETE MONUMENT WITH BRASS CAP SET FLUSH WITH THE GROUND, 30.8' NORTHEAST OF THE CENTERLINE OF PANHANDLE RD, 11.5' SOUTHEAST OF WATER VALVE, 99.3' NORTHEAST OF A FIRE HYDRANT.

LEGEND

DESCRIPTION	EXISTING SYMBOL
FIRE HYDRANT	
RIGHT-OF-WAY	
ROAD CENTERLINE	
CATCH BASIN	
STORM DRAIN	
DROP INLET	
HEADWALL	
JUNCTION BOX	
SANITARY SEWER MANHOLE	
LOT NUMBER	87
100 YR. FLOOD	
WETLANDS	

OWNER/DEVELOPER
Bama Development, LLC
2240 Whispering Pines Lane
McDonough, Georgia 30253

24-HOUR CONTACT
Doug Bonner
PHONE: (404) 867-3880

GENERAL NOTES
"The Owner/Developer and Engineer have reviewed the appropriate local, stated, and federal regulations regarding development activities adjacent to flood plains, state waters, and wetlands and have determined that this development plan satisfies the standards presented in all applicable regulations."

All areas on-site which are used as burial pits during development must be located outside of the right-of-way and are to be located and identified on the final plat. Georgia DNR EPD requirements shall be met. No portion of a waste disposal area shall be located within one hundred(100) linear feet of any property line or enclosed structure.

Any variations from the permitted plans, changes in design resulting from field conditions, or substitution of construction materials are to be reviewed and approved by the responsible design engineer and Clayton County Land Development.

1. THE DEVELOPER WARRANTS THE STREETS, CURBING, DRAINAGE SYSTEMS, SIGN, AND SHOULDERS WITHIN THE RIGHT-OF-WAY TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 24 MONTHS FROM THE DATE OF ACCEPTANCE BY CLAYTON COUNTY.

2. THE DEVELOPER WILL BE HELD RESPONSIBLE FOR THE EROSION CONTROL FOR THE REFERENCED DEVELOPMENT UNTIL ALL LOTS ARE COMPLETED AND STABILIZED.

3. IF CLAYTON COUNTY INSTALLS THE SIGNAGE ON BEHALF OF THE DEVELOPER, THE COUNTY RELINQUISHES ALL MAINTENANCE RESPONSIBILITY FOR A PERIOD OD 24 MONTHS AS DICTATED IN THE DEVELOPER'S FINAL PLAT WARRANTY.

4. THE DEVELOPER AGREES THAT HE WILL BE RESPONSIBLE FOR THE MONITORING AND MAINTENANCE OF ALL MAJOR DRAINAGE EASEMENTS AND THE REMOVAL OF ALL TEMPORARY SEDIMENT PONDS AT A TIME REQUESTED BY THE DIRECTOR OF TRANSPORTATION AND DEVELOPMENT OR HIS DESIGNEE. IT THIS RESPONSIBILITY IS TRANSFERRED THROUGH THE SALE OF THE PROPERTY, IT SHOULD BE VERIFIED THROUGH A CONTRACTUAL AGREEMENT AND SUCH AGREEMENT COPIED TO THE DIRECTOR OF TRANSPORTATION AND DEVELOPMENT. FAILURE TO DO SO WILL NOT RELIEVE THE DEVELOPER OF HIS RESPONSIBILITY.

5. THE DEVELOPER WARRANTS ALL SANITARY SEWER AND WATER DISTRIBUTION SYSTEM IMPROVEMENTS DONATED TO CLAYTON COUNTY WATER AUTHORITY FOR OWNERSHIP AND MAINTENANCE TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 24 MONTHS FROM THE DATE OF ACCEPTANCE OF THESE IMPROVEMENTS BY THE WATER AUTHORITY.

6. SHOW ALL 20-FOOT DRAINAGE EASEMENTS ON FINAL PLAT.

STATE WATERS BUFFERS
There are state waters present on this project site.
There is established a 25 foot buffer along the banks of all state waters, as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action. No land disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed, state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; provided, however, that any person constructing a single-family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed. (Georgia House Bill 1426)

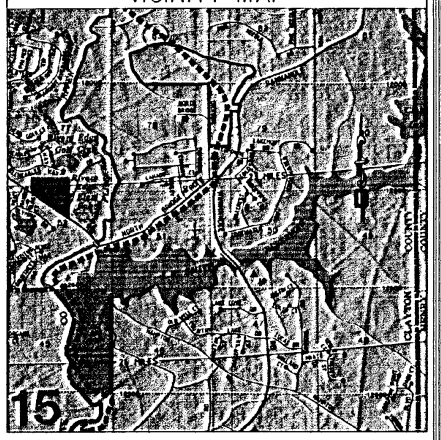
WETLANDS
There are wetlands present on this project site.
"Any wetlands shown on this plan are under jurisdiction of the U.S. Army Corps of Engineers. Owners may be subject to penalty by law for disturbance to these wetlands areas without proper authorization."

APPROVED
1/20/06
Planning & Zoning
County Planner

Declaration for Management Plan of Open Space has been approved
Mitchell A. Orkin Date 1-20-06

Language noted: DECLARATION FOR MANAGEMENT PLAN OF OPEN SPACE Written management plan for the open space was recorded on _____ in Deed Book _____Page_____.

VICINITY MAP



NOT TO SCALE

STATE OF GEORGIA - CLAYTON COUNTY:
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREIN SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

1/20/06
Bama Development, LLC DATE
2240 Whispering Pines Lane
McDonough, Georgia 30253

CLAYTON COUNTY APPROVAL:
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE BOARD OF COMMISSIONERS OF CLAYTON COUNTY, GEORGIA, AND IS APPROVED ON THIS 20 DAY OF Jan 2006

CHAIRMAN, CLAYTON COUNTY PLANNING COMMISSIONERS

FIELD CLOSURE
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43,3000 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+FEET. EQUIPMENT USED: TOPCON GTS 313

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IRON PINS WERE PLACED AT ALL LOT CORNERS AND THAT THIS PLAT MEETS ALL THE REQUIREMENTS OF THE LAW AND OF CLAYTON COUNTY.

1-18-06
ALEXANDER ZEIGER, R.L.S. #2530 DATE

APPROVED
07/18/06
CLAYTON COUNTY
TRANSPORTATION & DEVELOPMENT

GEORGIA REGISTERED No. 2530 PROFESSIONAL LAND SURVEYOR 1-18-06 ALEXANDER ZEIGER

PB 37 pg 183 1-23-06

LSP POINT FILE NO: D03028
REVISIONS

PROJECT NO. D03028

"THE DRAWING & THE PROPERTY OF LANDMARK SURVEYING & PLANNING, INC. & MAY NOT BE REPRODUCED OR REUSED IN ANY FORM OR MANNER WITHOUT WRITTEN PERMISSION. THE DRAWING & THE INFORMATION CONTAINED HEREIN ARE TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT ONLY WITH WRITTEN PERMISSION FROM LANDMARK SURVEYING & PLANNING, INC. OR THE APPROPRIATE CORPORATION."

Final Plat For:
Panhandle Valley Phase I
Land Lots 79 and 82 Of The 5th District
Clayton County, Georgia

LANDMARK SURVEYING & PLANNING, INC.
218 Willis Drive
Stockbridge, Ga. 30281
Phone: (770) 507-3387
Fax: (770) 507-3389
•land surveying
•land planning
•land development design
•construction layout

DATE
December 02, 2005

SHEET NUMBER
1 OF 5

LINE TABLE

LINE	LENGTH	BEARING
L2	18.48	N72°18'10"E
L3	18.93	S19°44'37"E
L4	19.84	N63°00'22"W
L5	22.53	N63°00'22"W
L10	12.27	S70°25'19"E
L11	45.23	S70°25'19"E
L12	32.97	N70°25'19"W
L13	51.17	N02°40'57"E
L14	69.98	S02°40'57"W
L15	70.00	S02°40'57"W
L16	69.97	S02°40'57"W
L17	69.92	S02°40'57"W
L18	69.96	S02°40'57"W
L19	70.00	S02°40'57"W
L20	69.90	S02°40'57"W
L21	69.99	N02°40'57"E
L22	69.92	S02°40'57"W
L23	25.67	S04°35'13"E
L24	31.33	N04°35'13"W
L25	90.53	S26°00'30"W
L26	23.57	S02°40'57"W
L27	70.00	N02°40'57"E
L28	19.07	N50°48'44"E
L29	19.07	N50°48'44"E
L30	10.64	N33°23'02"E
L31	43.39	S33°23'02"W
L32	77.97	N56°36'58"W
L33	5.61	S04°47'28"E
L34	70.00	S04°47'28"E
L35	0.00	N90°00'00"E
L36	13.44	N04°47'28"W
L37	0.00	N90°00'00"E
L38	5.07	N74°56'11"E
L39	69.82	N74°56'11"E
L40	69.81	N74°56'11"E
L41	18.20	S74°56'11"W
L42	25.41	N18°18'50"E
L43	27.71	N34°40'47"E
L44	75.67	S34°40'47"W
L45	69.97	S34°40'47"W
L46	70.00	S34°40'47"W
L47	69.91	N34°40'47"E
L48	69.98	N34°40'47"E
L49	69.84	N34°40'47"E
L50	46.01	S34°40'47"W
L51	41.64	S87°11'38"W
L52	70.00	S87°11'38"W
L53	70.00	S87°11'38"W
L54	70.00	S87°11'38"W
L55	70.00	S87°11'38"W
L56	70.00	S87°11'38"W
L57	70.00	S87°11'38"W
L58	70.00	S87°11'38"W
L59	33.62	N87°11'38"E
L60	64.68	N61°35'15"W
L61	100.81	N27°22'12"E
L62	70.00	N02°40'57"E
L63	70.00	S02°40'57"W
L64	70.00	S02°40'57"W
L65	70.00	S02°40'57"W
L66	70.00	N02°40'57"E
L67	70.00	N02°40'57"E
L68	70.00	S02°40'57"W
L69	70.00	S02°40'57"W
L70	28.48	N02°40'57"E
L71	75.95	N04°35'13"W
L72	102.74	N25°10'02"E
L73	57.34	S25°10'02"W
L74	0.00	N90°00'00"E
L75	0.00	N90°00'00"E
L76	63.58	N01°31'54"W
L77	70.00	N01°31'54"W
L78	70.00	N01°31'54"W
L79	0.00	N90°00'00"E
L80	45.33	S01°31'54"E
L81	70.00	N01°31'54"W
L82	70.00	N01°31'54"W
L83	18.44	N01°31'54"W
L84	0.00	N90°00'00"E
L85	15.52	S25°10'02"W
L86	70.64	N25°10'02"E
L87	75.68	N25°10'02"E
L88	101.20	S63°00'22"E
L89	70.07	N63°00'22"W
L90	57.28	S57°01'21"E
L91	12.84	S63°00'22"E
L92	4.69	S63°00'22"E
L93	86.62	S57°01'21"E
L94	70.81	N69°05'09"W
L95	70.81	N69°05'09"W
L96	72.86	N63°00'22"W
L97	113.87	N63°00'22"W
L98	4.32	S33°23'02"W
L99	49.71	N33°23'02"E
L100	6.33	S04°47'28"E
L101	79.43	N85°12'32"E
L102	5.11	N56°36'58"W
L103	79.26	N56°36'58"W
L104	94.43	N31°12'29"E
L105	64.99	N61°35'15"W
L106	94.28	S29°51'54"W
L107	0.00	N90°00'00"E
L108	0.00	N90°00'00"E
L109	8.37	N87°11'38"E
L110	70.00	N87°11'38"E

LINE TABLE

L111	70.00	S87°11'38"W
L112	70.00	S87°11'38"W
L113	90.24	S87°11'38"W
L114	163.55	S87°11'38"W
L115	32.40	N34°40'47"E
L116	95.10	S87°11'38"W
L117	75.11	N34°40'47"E
L118	70.00	N34°40'47"E
L119	71.54	N34°40'47"E
L120	51.58	S55°19'13"E
L121	69.96	N34°40'47"E
L122	36.81	S87°15'00"W
L123	74.00	S87°15'00"W
L124	74.00	S87°15'00"W
L125	74.00	S87°15'00"W
L126	74.00	S87°15'00"W
L127	74.00	S87°15'00"W
L128	74.00	S87°15'00"W
L129	74.00	N87°15'00"E
L130	0.00	N90°00'00"E
L131	58.48	S87°15'00"W
L132	45.05	S85°12'32"W
L133	74.05	N85°12'32"E
L134	0.00	N90°00'00"E
L135	4.71	N04°47'28"W
L136	113.64	N85°12'32"E
L137	13.89	N74°56'11"E
L138	70.89	S85°12'32"W
L139	14.00	N85°12'32"E
L140	14.18	N87°15'00"E
L141	70.00	N87°15'00"E
L142	70.00	N87°15'00"E
L143	70.00	N74°56'11"E
L144	70.00	N74°56'11"E
L145	8.99	S74°56'11"W
L146	70.00	S87°15'00"W
L147	70.00	S87°15'00"W
L148	70.00	N87°15'00"E
L149	70.00	S87°15'00"W
L150	70.00	S87°15'00"W
L151	70.00	S87°15'00"W
L152	39.11	S87°15'00"W
L153	0.00	N90°00'00"E
L154	0.00	N90°00'00"E
L155	51.58	S55°19'13"E
L156	88.77	S34°40'47"W
L157	0.00	N90°00'00"E
L158	25.41	N18°18'50"E
L159	13.29	N34°40'47"E
L228	358.02	S34°40'47"W
L229	45.33	S04°47'28"E
L238	141.06	S34°40'47"W
L239	63.56	S18°18'50"W
L240	117.43	S56°36'58"E
L241	43.71	S04°47'28"E
L242	162.89	N74°56'11"E
L245	237.52	N85°12'32"E
L246	613.27	N87°15'00"E
L247	90.58	S55°19'13"E
L248	565.26	N87°11'38"E
L251	124.97	N50°48'44"E
L252	54.03	N33°23'02"E
L253	103.65	S61°35'15"E
L254	396.92	N63°00'22"W
L255	23.39	N25°10'02"E
L256	201.04	N25°10'02"E
L257	309.67	N01°31'54"W
L258	151.14	S70°25'19"E
L259	682.05	S02°40'57"W
L260	112.90	S04°35'13"E
L261	27.19	S82°13'44"W
L262	49.89	N63°00'22"W

LOT AREA CHART

LOT	SQUARE FOOTAGE	ACRAGE
1	10,245.42 sq.ft.	0.235 acres
2	9,651.23 sq.ft.	0.222 acres
3	10,794.12 sq.ft.	0.248 acres
4	9,870.55 sq.ft.	0.227 acres
5	7,497.14 sq.ft.	0.172 acres
6	9,530.53 sq.ft.	0.219 acres
7	10,006.13 sq.ft.	0.230 acres
8	10,223.30 sq.ft.	0.235 acres
9	10,366.26 sq.ft.	0.238 acres
10	10,747.67 sq.ft.	0.247 acres
11	10,971.89 sq.ft.	0.252 acres
12	10,823.99 sq.ft.	0.248 acres
13	10,559.87 sq.ft.	0.242 acres
14	9,281.86 sq.ft.	0.213 acres
15	10,433.86 sq.ft.	0.240 acres
16	10,381.06 sq.ft.	0.238 acres
17	10,650.23 sq.ft.	0.244 acres
18	9,077.07 sq.ft.	0.208 acres
19	9,159.72 sq.ft.	0.210 acres
20	8,798.67 sq.ft.	0.202 acres
21	8,437.68 sq.ft.	0.194 acres
22	8,529.76 sq.ft.	0.196 acres
23	8,228.17 sq.ft.	0.189 acres
24	8,088.17 sq.ft.	0.186 acres
25	8,479.27 sq.ft.	0.195 acres
26	8,925.66 sq.ft.	0.205 acres
27	9,726.95 sq.ft.	0.223 acres
28	11,010.74 sq.ft.	0.253 acres
29	8,882.49 sq.ft.	0.204 acres
30	9,426.82 sq.ft.	0.216 acres
31	10,813.45 sq.ft.	0.248 acres
32	11,796.33 sq.ft.	0.271 acres
33	10,565.27 sq.ft.	0.243 acres
34	9,911.28 sq.ft.	0.228 acres
35	9,257.28 sq.ft.	0.213 acres
36	8,603.28 sq.ft.	0.198 acres
37	8,195.69 sq.ft.	0.188 acres
38	8,190.00 sq.ft.	0.188 acres
39	8,190.00 sq.ft.	0.188 acres
40	8,190.00 sq.ft.	0.188 acres
41	8,190.00 sq.ft.	0.188 acres
42	8,275.09 sq.ft.	0.190 acres
43	8,079.28 sq.ft.	0.185 acres
44	8,019.24 sq.ft.	0.184 acres
45	8,055.09 sq.ft.	0.185 acres
46	8,916.84 sq.ft.	0.205 acres
47	10,142.85 sq.ft.	0.233 acres
48	13,036.99 sq.ft.	0.299 acres
49	15,334.59 sq.ft.	0.352 acres
50	12,766.72 sq.ft.	0.293 acres
51	10,406.55 sq.ft.	0.239 acres
52	9,659.31 sq.ft.	0.222 acres
53	8,529.12 sq.ft.	0.196 acres
54	8,794.45 sq.ft.	0.202 acres
55	9,414.71 sq.ft.	0.216 acres
56	10,030.98 sq.ft.	0.230 acres
57	10,412.52 sq.ft.	0.239 acres
58	7,971.57 sq.ft.	0.183 acres
59	8,047.55 sq.ft.	0.185 acres
60	8,049.99 sq.ft.	0.185 acres
61	8,046.76 sq.ft.	0.185 acres
62	8,041.30 sq.ft.	0.185 acres
63	8,045.07 sq.ft.	0.185 acres
64	8,050.00 sq.ft.	0.185 acres
65	8,038.58 sq.ft.	0.185 acres
66	8,049.11 sq.ft.	0.185 acres
67	8,041.29 sq.ft.	0.185 acres
68	8,456.74 sq.ft.	0.194 acres
69	7,758.96 sq.ft.	0.178 acres
70	9,580.44 sq.ft.	0.220 acres
71	10,890.98 sq.ft.	0.250 acres
72	10,275.10 sq.ft.	0.236 acres
73	10,203.70 sq.ft.	0.234 acres
74	9,134.49 sq.ft.	0.210 acres
75	8,637.62 sq.ft.	0.198 acres
76	8,650.83 sq.ft.	0.199 acres
77	10,393.42 sq.ft.	0.239 acres
78	10,733.33 sq.ft.	0.246 acres
79	8,597.64 sq.ft.	0.197 acres
80	8,922.93 sq.ft.	0.205 acres
81	9,043.29 sq.ft.	0.208 acres
82	8,920.91 sq.ft.	0.205 acres
83	8,553.80 sq.ft.	0.196 acres
84	8,553.74 sq.ft.	0.196 acres
85	8,920.72 sq.ft.	0.205 acres
86	9,042.98 sq.ft.	0.208 acres
87	8,922.49 sq.ft.	0.205 acres
88	8,556.74 sq.ft.	0.196 acres
89	7,951.63 sq.ft.	0.183 acres
90	8,050.00 sq.ft.	0.185 acres
91	8,050.00 sq.ft.	0.185 acres
92	8,050.00 sq.ft.	0.185 acres
93	8,050.00 sq.ft.	0.185 acres
94	8,050.00 sq.ft.	0.185 acres
95	8,050.00 sq.ft.	0.185 acres
96	8,050.00 sq.ft.	0.185 acres
97	8,054.70 sq.ft.	0.185 acres
98	8,387.00 sq.ft.	0.193 acres
99	8,323.15 sq.ft.	0.191 acres
100	8,282.02 sq.ft.	0.190 acres
101	9,179.81 sq.ft.	0.211 acres
102	10,804.59 sq.ft.	0.248 acres
103	7,285.55 sq.ft.	0.167 acres
104	8,050.00 sq.ft.	0.185 acres
105	7,819.62 sq.ft.	0.180 acres
106	10,083.59 sq.ft.	0.231 acres
107	14,985.03 sq.ft.	0.344 acres
108	11,646.53 sq.ft.	0.267 acres
109	8,721.33 sq.ft.	0.200 acres
110	8,582.32 sq.ft.	0.197 acres
111	8,577.51 sq.ft.	0.197 acres
112	8,786.77 sq.ft.	0.202 acres
113	9,027.74 sq.ft.	0.207 acres
114	9,421.29 sq.ft.	0.216 acres
115	8,977.28 sq.ft.	0.206 acres
116	8,453.79 sq.ft.	0.194 acres
117	8,183.40 sq.ft.	0.188 acres
118	8,160.30 sq.ft.	0.187 acres

LOT AREA CHART

LOT	SQUARE FOOTAGE	ACRAGE
119	8,013.08 sq.ft.	0.184 acres
120	7,822.77 sq.ft.	0.180 acres
121	7,879.21 sq.ft.	0.181 acres
122	8,111.48 sq.ft.	0.186 acres
123	7,912.07 sq.ft.	0.182 acres
124	9,861.64 sq.ft.	0.226 acres
125	11,123.35 sq.ft.	0.255 acres
126	10,559.23 sq.ft.	0.242 acres
127	9,514.30 sq.ft.	0.218 acres
128	8,608.32 sq.ft.	0.198 acres
129	10,296.26 sq.ft.	0.236 acres
130	8,784.19 sq.ft.	0.202 acres
131	8,735.03 sq.ft.	0.201 acres
132	8,510.51 sq.ft.	0.195 acres
133	8,510.00 sq.ft.	0.195 acres
134	8,510.00 sq.ft.	0.195 acres
135	8,510.00 sq.ft.	0.195 acres
136	8,510.00 sq.ft.	0.195 acres
137	8,510.00 sq.ft.	0.195 acres
138	8,510.00 sq.ft.	0.195 acres
139	8,510.00 sq.ft.	0.195 acres
140	8,857.42 sq.ft.	0.203 acres
141	9,714.93 sq.ft.	0.223 acres
142	13,413.98 sq.ft.	0.308 acres
143	7,359.26 sq.ft.	0.169 acres
144	9,865.28 sq.ft.	0.226 acres
145	10,429.36 sq.ft.	0.239 acres
146	9,673.62 sq.ft.	0.222 acres
147	8,917.87 sq.ft.	0.205 acres
148	8,540.00 sq.ft.	0.196 acres
149	8,540.00 sq.ft.	0.196 acres
150	8,540.00 sq.ft.	0.196 acres
151	8,540.00 sq.ft.	0.196 acres
152	8,540.00 sq.ft.	0.196 acres
153	8,516.00 sq.ft.	0.196 acres
154	9,660.33 sq.ft.	0.222 acres
155	11,027.84 sq.ft.	0.253 acres
156	11,372.24 sq.ft.	0.261 acres
157	9,296.45 sq.ft.	0.213 acres
158	8,500.76 sq.ft.	0.195 acres
159	7,987.95 sq.ft.	0.183 acres
160	7,938.03 sq.ft.	0.182 acres
161	8,348.52 sq.ft.	0.192 acres
162	9,144.97 sq.ft.	0.210 acres
163	9,302.25 sq.ft.	0.214 acres
164	9,605.87 sq.ft.	0.221 acres
165	10,705.26 sq.ft.	0.246 acres
166	10,488.82 sq.ft.	0.241 acres
167	10,453.77 sq.ft.	0.240 acres
168	10,108.21 sq.ft.	0.232 acres
169	11,166.76 sq.ft.	0.256 acres
170	7,146.66 sq.ft.	0.164 acres
171	7,896.50 sq.ft.	0.181 acres
172	8,722.25 sq.ft.	0.200 acres
173	9,833.79 sq.ft.	0.226 acres
174	9,336.10 sq.ft.	0.214 acres
175	9,293.65 sq.ft.	0.213 acres
176	8,776.39 sq.ft.	0.201 acres
177	8,334.33 sq.ft.	0.191 acres
178	8,152.20 sq.ft.	0.187 acres
179	7,886.77 sq.ft.	0.181 acres
180	7,731.94 sq.ft.	0.178 acres
181	8,241.40 sq.ft.	0.189 acres
182	8,973.52 sq.ft.	0.206 acres
183	9,115.63 sq.ft.	0.209 acres
184	8,987.43 sq.ft.	0.206 acres
185	9,354.54 sq.ft.	0.215 acres
186	10,173.57 sq.ft.	0.234 acres
187	13,133.58 sq.ft.	0.302 acres
188	13,976.76 sq.ft.	0.321 acres
189	14,747.11 sq.ft.	0.339 acres
190	11,453.14 sq.ft.	0.263 acres
191	8,057.66 sq.ft.	0.185 acres
192	8,485.56 sq.ft.	0.195 acres
193	7,926.74 sq.ft.	0.182 acres
194	7,701.85 sq.ft.	0.177 acres
195	7,804.68 sq.ft.	0.179 acres
196	8,210.36 sq.ft.	0.188 acres
197	10,643.49 sq.ft.	0.244 acres
198	10,793.82 sq.ft.	0.248 acres
199	11,217.38 sq.ft.	0.258 acres
200	9,177.56 sq.ft.	0.211 acres
201	8,948.59 sq.ft.	0.205 acres
202	8,301.17 sq.ft.	0.191 acres
203	8,485.26 sq.ft.	0.195 acres
204	8,422.83 sq.ft.	0.193 acres
205	8,561.46 sq.ft.	0.197 acres
206	7,973.29 sq.ft.	0.183 acres
207	7,629.29 sq.ft.	0.175 acres
208	8,427.69 sq.ft.	0.193 acres
209	8,216.68 sq.ft.	0.189 acres
210	7,660.43 sq.ft.	0.176 acres
211	7,868.25 sq.ft.	0.181 acres
212	8,402.95 sq.ft.	0.193 acres
213	9,005.17 sq.ft.	0.207 acres
214	9,070.37 sq.ft.	0.208 acres
215	8,500.88 sq.ft.	0.195 acres
216	8,256.71 sq.ft.	0.190 acres
217	9,021.79 sq.ft.	0.207 acres
218	9,038.23 sq.ft.	0.207 acres
219	8,515.31 sq.ft.	0.195 acres
220	13,708.69 sq.ft.	0.315 acres
221	9,521.70 sq.ft.	0.219 acres
222	9,273.28 sq.ft.	0.213 acres
223	9,255.93 sq.ft.	0.212 acres
224	9,223.33 sq.ft.	0.212 acres
225	9,209.86 sq.ft.	0.211 acres
226	9,172.63 sq.ft.	0.211 acres
227	11,266.81 sq.ft.	0.259 acres
228	17,037.08 sq.ft.	0.391 acres

CURVE TABLE

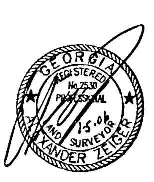
CURVE	LENGTH	RADIUS	CHORD	CHORD BRG.
C5	10.01	310.00	10.01	S51°47'03"E
C6	10.02	50.00	10.00	N24°55'29"E
C7	10.01	100.00	10.00	S30°52'56"W
C8	10.00	325.00	10.00	N71°27'30"W
C9	12.96	50.00	12.92	S10°17'22"W
C11	220.04	775.00	219.30	S63°06'52"E
C12	229.36	725.00	228.40	S64°02'37"E
C13	138.05	875.00	137.91	S57°49'59"E
C14	139.25	825.00	139.09	S58°08'56"E
C15	46.67	50.00	44.99	N25°28'30"W
C16	42.39	50.00	41.14	N25°33'09"E
C17	46.67	50.00	44.99	N76°34'47"E
C18	47.52	50.00	45.75	S49°27'28"E
C19	21.03	25.00	20.41	N46°19'38"W
C20	57.94	50.00	54.76	N85°24'43"W
C21	7.82	25.00	7.79	N70°21'00"E
C22	13.21	25.00	13.05	S85°33'18"E
C23	15.64	260.00	15.64	S68°41'54"E
C24	32.87	310.00	32.85	S67°23'04"E
C25	62.97	310.00	62.86	S58°31'41"E
C26	85.58	260.00	85.19	S57°32'44"E
C27	63.56	310.00	63.44	S44°59'10"E
C28	69.05	310.00	68.91	S32°43'53"E
C29	69.43	310.00	69.29	S19°56'01"E
C30	72.02	310.00	71.86	S06°51'40"E
C31	15.62	310.00	15.62	S01°14'19"W
C32	55.16	425.21	55.12	N00°52'15"W
C33	20.60	50.00	20.46	S40°58'15"E
C34	21.03	25.00	20.41	N28°40'55"W
C35	48.65	50.00	46.75	S01°17'35"E
C36	44.58	51.32	43.19	S63°50'49"W
C37	36.56	50.00	35.75	N69°59'05"W
C38	20.35	25.00	19.79	S72°21'33"E
C39	19.05	775.00	19.05	S85°01'25"W
C40	67.83	775.00	67.81	S88°14'08"W
C41	67.83	775.00	67.81	N86°44'59"W
C42	67.83	775.00	67.81	N81°44'05"W
C43	67.83	775.00	67.81	N76°43'11"W
C44	72.85	775.00	72.82	N71°31'10"W
C45	20.91	14.17	19.06	N68°16'07"E
C46	85.58	260.00	85.19	S38°41'13"E
C47	85.58	260.00	85.19	S19°49'42"E
C48	59.36	260.00	59.23	S03°51'30"E
C49	48.55	50.00	46.67	N71°42'34"W
C50	54.77	50.00	52.07	S49°05'36"W
C51	48.55	50.00	46.67	N16°04'23"W
C52	56.63	50.00	53.65	N44°11'38"E
C53	19.51	50.00	19.39	N87°49'20"E
C54	21.03	25.00	20.41	S74°54'25"W
C55	16.64	1125.00	16.64	S50°23'18"W
C56	21.24	25.00	20.61	N26°28'43"E
C57	25.07	1175.00	25.07	S50°12'03"W
C58	68.55	1175.00	68.54	S47°55'08"W
C59	68.55	1175.00	68.54	S44°34'32"W
C60	68.55	1175.00	68.54	S41°13'58"W
C61	68.55	1175.00	68.54	S37°53'24"W
C62	58.13	1175.00	58.13	S34°48'05"W
C63	22.09	14.00	19.87	N78°11'08"E
C64	27.90	4025.00	27.90	S33°11'08"W
C65	39.61	275.00	39.57	S52°29'25"E
C66	109.15	275.00	108.44	S36°59'36"E
C67	99.98	275.00	99.43	S15°12'24"E
C68	52.61	325.00	52.56	N09°25'44"W
C69	65.11	325.00	65.00	N19°48'20"W
C70	65.11	325.00	65.00	N31°17'02"W
C71	65.11	325.00	65.00	N42°45'44"W
C72	65.11	325.00	65.00	N54°14'27"W
C73	60.11	325.00	60.02	N65°16'42"W
C74	60.11	325.00	60.02	N77°38'17"W
C75	65.11	325.00	65.00	N88°40'33"W
C76	60.40	325.00	60.32	S80°15'39"W
C77	57.30	825.00	57.29	N76°55'34"E
C78	78.20	825.00	78.17	N81°37'53"E
C79	78.28	825.00	78.25	N87°03'55"E
C80	74.86	825.00	74.83	S87°37'01"E
C81	75.94	825.00	75.91	S82°22'50"E
C82	77.76	825.00	77.73	S77°02'36"E
C83	77.96	825.00	77.93	S71°38'09"E
C84	85.59	825.00	85.55	S65°57'24"E
C85	104.14	875.00	104.07	S65°45'44"E
C86	21.38	14.00	19.36	N25°25'44"W
C87	49.99	175.00	49.82	N26°29'48"E
C88	25.74	225.00	25.73	S31°24'06"W
C89	78.73	225.00	78.33	S18°05'58"W
C90	20.99	14.00	19.08	N51°01'41"E
C91	163.38	725.00	163.04	S79°33'46"E
C92	60.61	775.00	60.60	S73°29'20"E
C93	67.83	775.00	67.81	S78°14'13"E
C94	67.83	775.00	67.81	S83°15'07"E
C95	66.95	775.00	66.93	S88°14'03"E
C96	28.37	775.00	28.37	N88°14'33"E
C97	37.01	1475.00	37.00	S87°54'45"W
C98	75.28	1475.00	75.28	N89°54'23"W
C99	75.28	1475.00	75.28	N86°58'56"W
C100	75.28	1475.00	75.28	N84°03'28"W
C101	75.28	1475.00	75.28	N81°08'00"W
C102	75.28	1475.00	75.28	N78°12'32"W
C103	75.28	1475.00	75.28	N75°17'05"W
C104	75.28	1475.00	75.28	N72°21'37"W
C105	75.28	1475.00	75.28	N69°26'09"W
C106	75.28	1475.00	75.28	N66°30'41"W
C107	75.28	1475.00	75.28	N63°35'13"W
C108	13.84	1475.00	13.84	N61°51'22"W
C109	21.84	14.18	19.74	N16°45'00"W
C110	40.13	475.00	40.12	N00°15'44"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BRG.
C111	86.65	725.00	86.60	S86°26'03"W
C112	21.40	14.00	19.38	S39°12'42"W
C113	20.14	475.00	20.14	N03°22'21"W
C114	90.15	725.00	90.09	N86°34'48"W
C115	84.01	725.00	83.97	N79°41'53"W
C116	89.98	725.00	89.92	N72°49'22"W
C117	23.07	14.00	20.55	N22°03'01"W
C118	13.49	775.00	13.49	S24°40'07"W
C119	70.10	775.00	70.07	S21°34'45"W
C120	67.83	775.00	67.81	S16°28'50"W
C121	67.83	775.00	67.81	S11°27'56"W
C122	67.83	775.00	67.81	S06°27'02"W
C123	67.63	775.00	67.61	S01°26'35"W
C124	6.42	775.00	6.42	S01°17'40"E
C125	21.21	25.00	20.58	N22°21'00"E
C126	51.55	50.00	49.29	S17°07'25"W
C127	40.41	50.00	39.32	S35°33'42"E
C128	39.69	50.00	38.65	S81°27'05"E
C129	39.40	50.00	38.39	N53°14'13"E
C130	51.81	50.00	49.53	N10°30'04"W
C131	8.32	50.00	8.31	N44°57'16"W
C132	21.03	25.00	20.41	S25°37'35"E
C133	55.50	725.00	55.49	S00°39'41"W
C134	74.60	725.00	74.57	S05°48'08"W
C135	74.60	725.00	74.57	S11°41'54"W
C136	74.60	725.00	74.57	S17°35'39"W
C137	58.53	725.00	58.51	S22°51'17"W
C138	22.44	14.00	20.11	S71°04'50"W
C139	60.22	3975.00	60.22	S25°49'29"W
C140	23.73	14.23	21.08	S22°48'02"E
C141	69.85	3975.00	69.85	S26°45'43"W
C142	71.57	3975.00	71.57	S27°46'53"W
C143	71.44	3975.00	71.44	S28°48'43"W
C144	71.56	3975.00	71.56	S29°50'33"W
C145	71.55	3975.00	71.55	S30°52'26"W
C146	71.38	3975.00	71.38	S31°54'14"W
C147	66.99	3975.00	66.99	S32°54'04"W
C148	21.60	1125.00	21.60	S33°56'02"W
C149	76.39	1125.00	76.38	S36°25'46"W
C150	76.17	1125.00	76.15	S40°18'51"W
C151	76.29	1125.00	76.27	S44°11'47"W
C152	75.11	1125.00	75.10	S48°03'07"W
C153	76.92	325.00	76.74	S11°34'18"E
C154	21.99	14.00	19.80	N49°47'28"W
C155	64.01	329.02	63.91	S23°57'36"E
C156	66.65	328.71	66.53	S37°18'24"E
C157	71.28	328.38	71.14	S49°23'58"E
C158	21.56	14.17	19.54	N12°22'04"W
C159	10.67	1525.00	10.67	N61°47'16"W
C160	21.73	14.17	19.66	N73°48'12"E
C161	68.88	1525.00	68.87	N63°16'56"W
C162	68.88	1525.00	68.87	N65°52'12"W
C163	68.88	1525.00	68.87	N68°27'28"W
C164	68.88	1525.00	68.87	N71°02'44"W
C165	68.88	1525.00	68.87	N73°38'00"W
C166	68.88	1525.00	68.87	N76°13'16"W
C167	68.88	1525.00	68.87	N78°48'32"W
C168	68.88	1525.00	68.87	N81°23'48"W
C169	68.88	1525.00	68.87	N83°59'04"W
C170	68.88	1525.00	68.87	N86°34'20"W
C171	68.88	1525.00	68.87	N89°09'36"W
C172	62.61	1525.00	62.61	S88°22'12"W
C173	70.38	175.00	69.91	S23°09'28"W
C174	25.42	14.00	22.07	S40°22'27"E
C175	5.34	725.00	5.34	N87°24'18"E
C176	49.61	325.00	49.57	S59°41'37"E
C177	21.99	14.00	19.80	S79°40'47"W
C178	62.26	325.00	62.16	S69°33'17"E
C179	65.46	325.00	65.35	S80°48'46"E
C180	34.98	325.00	34.96	S89°40'00"E
C181	15.54	1225.00	15.54	N86°53'12"E
C182	28.10	1225.00	28.10	N85°51'58"E
C183	71.62	275.00	71.41	N12°15'06"W
C184	21.99	14.00	19.80	N40°12'32"E
C185	126.37	275.00	125.27	N32°52'38"W
C186	99.54	275.00	99.00	N56°24'43"W
C187	99.54	275.00	99.00	N77°09'05"W
C188	84.20	275.00	83.87	S83°42'27"W
C189	41.86	1175.00	41.86	N86°13'46"E
C190	59.33	875.00	59.31	N76°52'44"E
C191	68.07	875.00	68.06	N81°03'00"E
C192	39.57	275.00	39.54	S88°37'40"E
C193	100.56	275.00	100.00	S74°01'47"E
C194	39.52	275.00	39.48	S59°26'14"E
C195	21.99	14.00	19.80	S10°19'13"E
C196	68.07	875.00	68.06	N85°30'27"E
C197	68.07	875.00	68.06	N89°57'54"E
C198	68.07	875.00	68.06	S85°34'39"E
C199	68.07	875.00	68.06	S81°07'13"E
C200	71.64	875.00	71.62	S76°32'45"E
C201	21.38	14.00	19.36	S62°03'24"W
C202	64.27	225.00	64.05	N26°29'48"E
C340	10.00	597.42	10.00	S30°31'04"E
C342	49.34	750.00	49.33	N89°04'43"E
C343	495.17	849.82	488.20	S88°22'37"E
C350	128.09	200.00	125.92	S16°19'54"W
C351	57.12	201.74	56.93	N26°29'48"E
C352	272.58	283.45	262.20	S30°42'13"E
C353	525.59	299.13	460.54	N54°55'38"W
C354	272.57	849.82	271.40	S62°29'45"E
C356	42.75	1200.00	42.75	N86°13'46"E
C357	195.98	300.00	192.51	S74°02'07"E
C358	445.79	750.00	439.26	S72°00'31"E
C360	349.62	1240.57	348.46	S42°05'53"W
C361	67.00	3918.56	67.00	S32°58'47"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BRG.
C362	263.99	3843.01	263.94	S30°34'45"W
C363	817.37	1495.07	807.23	N77°11'48"W
C364	242.67	3722.37	242.62	S26°54'19"W
C365	415.18	750.00	409.90	N81°54'44"W
C366	349.49	750.00	346.33	S11°49'04"W
C367	363.64	285.00	339.47	S33°52'11"E
C368	57.18	250.55	57.06	N00°57'08"W
C369	39.89	750.00	39.89	N64°31'47"W



OWNER/DEVELOPER
Bama Development, LLC
2240 Whispering Pines Lane
McDonough, Georgia 30253

24-HOUR CONTACT
Doug Bonner
PHONE: (404) 887-3880

LANDMARK
SURVEYING & PLANNING, INC.
218 Willis Drive
Stockbridge, GA 30281
Phone: (770) 507-3387
Fax: (770) 507-3389
•land surveying
•land planning
•land development design
•construction layout

Final Plat For:
Panhandle Valley Phase I
Land Lots 79 and 82 Of The 5th District
Clayton County, Georgia

LSP POINT FILE NO. D03028

REVISIONS

PROJECT NO. D03028

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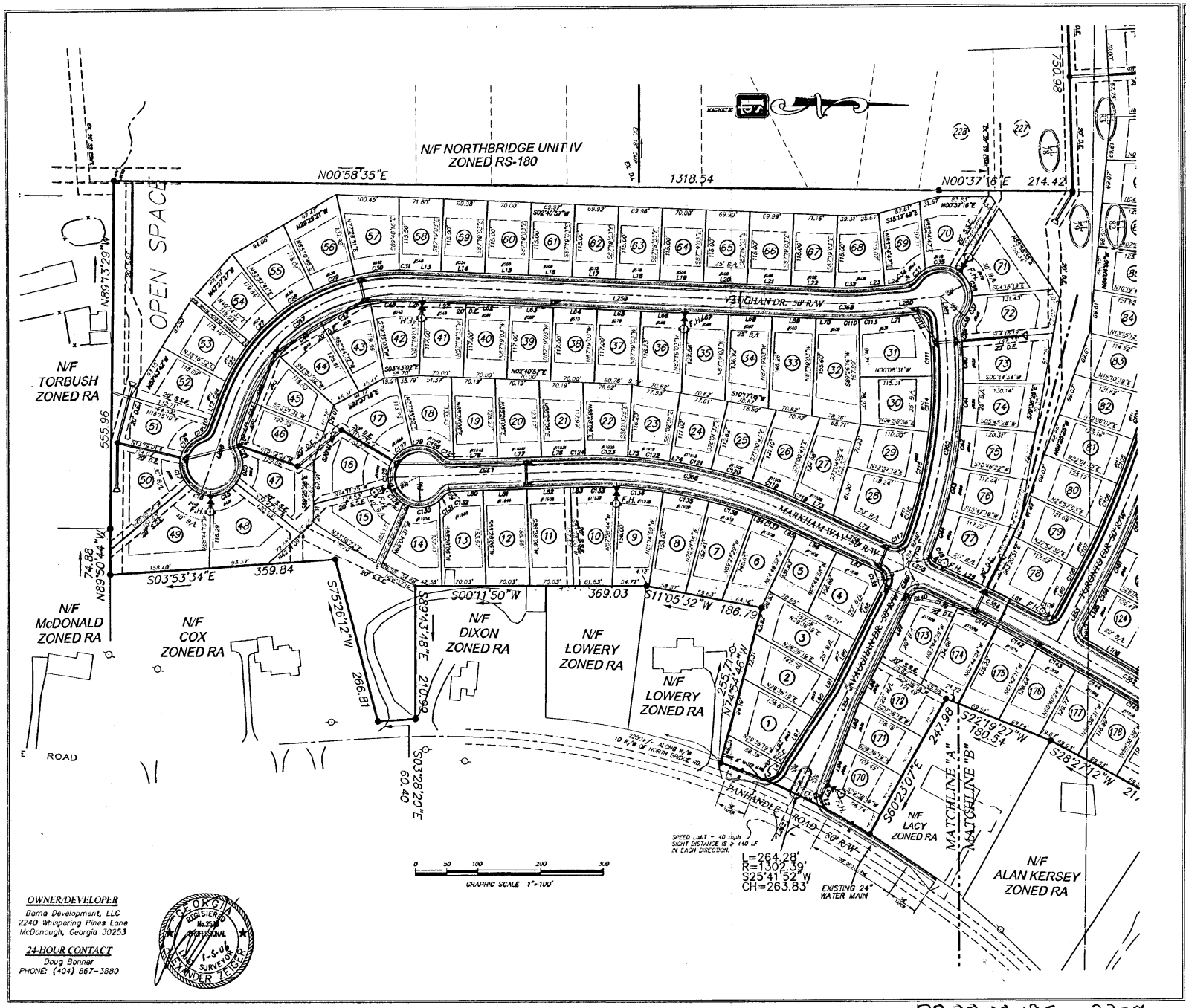
DATE
December 02, 2005

SHEET NUMBER
2 OF 5

PB 37 Pg 184 1-23-06



OWNER/DEVELOPER
Bama Development, LLC
2240 Whispering Pines Lane
McDonough, Georgia 30253

24-HOUR CONTACT
Doug Bonner
PHONE: (404) 867-3880

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 2548 1-5-06 ALEXANDER ZETLER

LSP POINT FILE NO: D03028

REVISIONS

PROJECT NO. D03028

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Final Plat For: Panhandle Valley Phase I

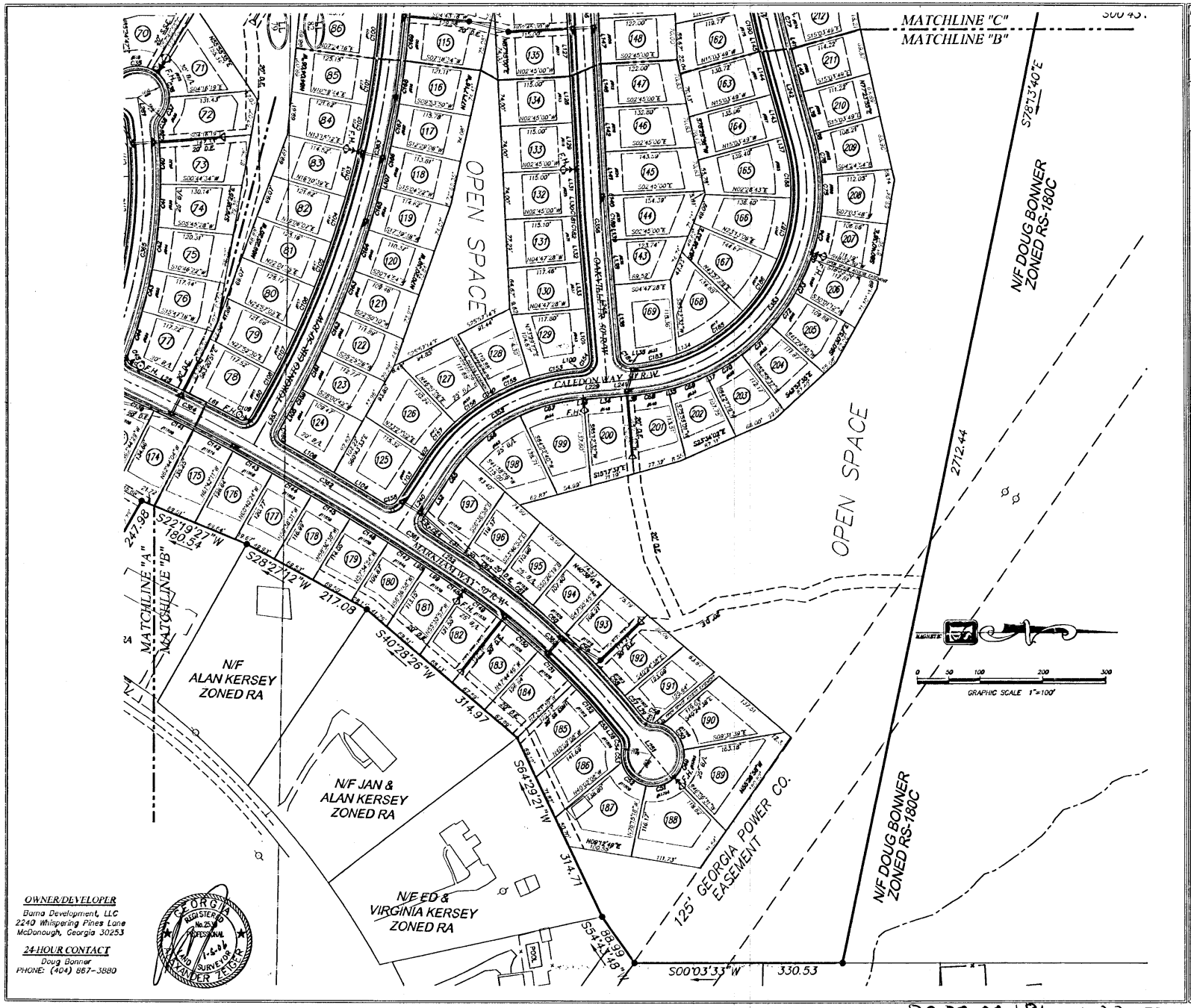
Land Lots 79 and 82 Of The 5th District
Clayton County, Georgia

LANDMARK SURVEYING & PLANNING, INC.
216 Mills Drive
McDonough, Georgia 30281
Phone: (770) 507-3387
Fax: (770) 507-3388
• land surveying
• land planning
• land development design
• construction layout

DATE
December 02, 2005

SHEET NUMBER
3 OF 5

PB 37 pg 185 1-23-06



OWNER/DEVELOPER
Barna Development, LLC
2240 Whispering Pines Lane
McDonough, Georgia 30253

24-HOUR CONTACT
Doug Bonner
PHONE: (404) 867-3880

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 2536 ALEXANDER ZETCHER 1-6-06

LSP POINT FILE NO: D03028

REVISIONS

PROJECT NO. D03028

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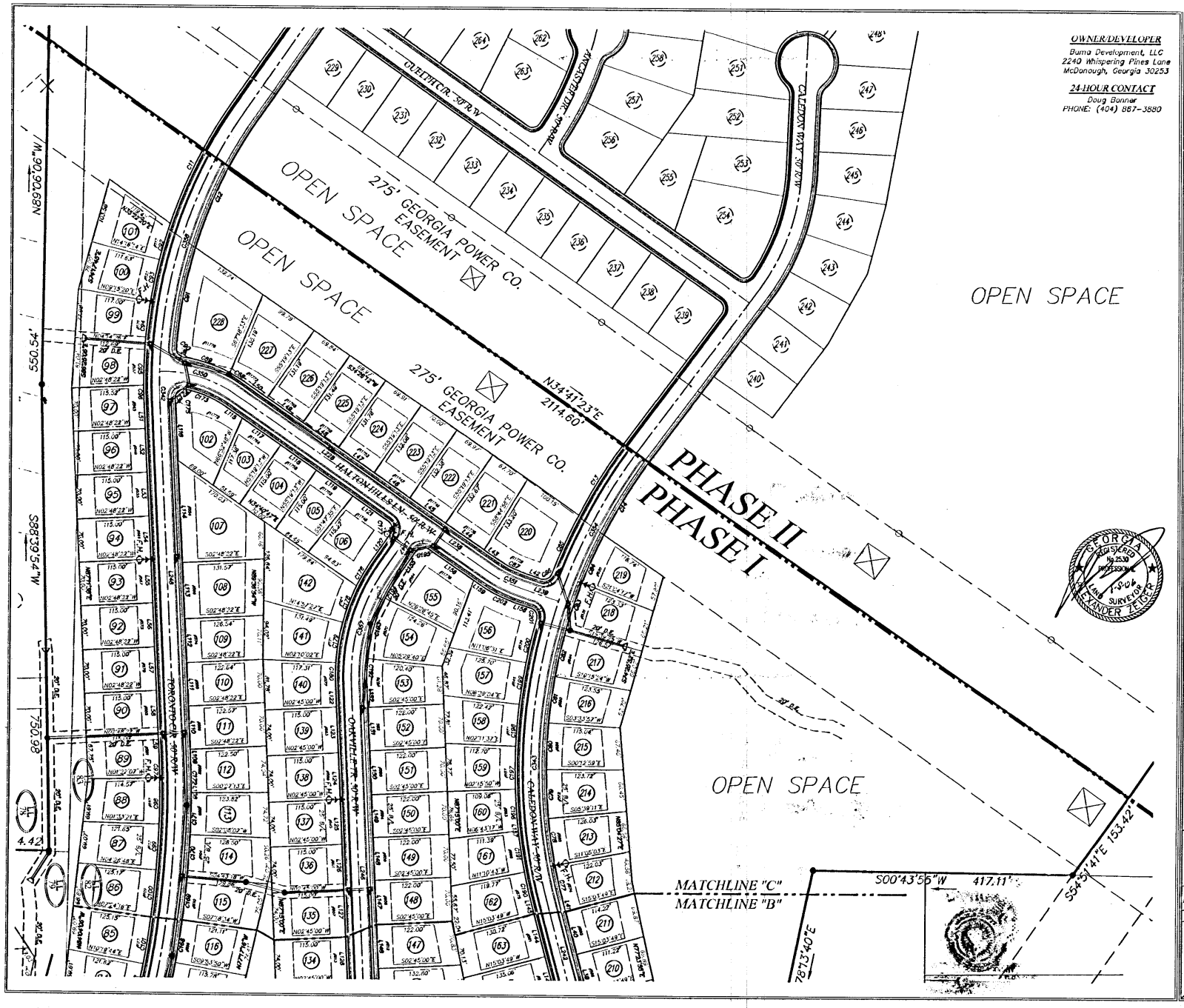
Final Plat For:
Panhandle Valley Phase I
Land Lots 79 and 82 Of The 5th District
Clayton County, Georgia

LANDMARK SURVEYING & PLANNING, INC.
216 Main Drive
Stockbridge, GA 30281
Phone: (770) 507-3387
Fax: (770) 507-3389
•land surveying
•land planning
•land development design
•construction layout

DATE
December 02, 2005

SHEET NUMBER
4 OF 5

PB 37 Pg 186 1-23-05



LSP POINT FILE NO: D03028

REVISIONS

PROJECT NO. D03028

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Final Plat For:

Panhandle Valley Phase I

Land Lots 79 and 82 Of The 5th District
Clayton County, Georgia

LANDMARK SURVEYING & PLANNING, INC.
218 Willis Drive
Stockbridge, GA 30281
Phone: (770) 507-3387
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*land surveying
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*land development design
*construction layout

DATE
December 02, 2005

SHEET NUMBER
5 OF 5

PB 37 PG 187 1-23-06

STATE OF GEORGIA - CLAYTON COUNTY:

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREIN SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Doug Bonner 3/28/06

Bama Development, LLC
110 Eagle Spring Drive
Suite D
Stockbridge, Georgia 30281

DATE

GENERAL NOTES

"The Owner/Developer and Engineer have reviewed the appropriate local, stated, and federal regulations regarding development activities adjacent to flood plains, state waters, and wetlands and have determined that this development plan satisfies the standards presented in all applicable regulations."

All areas on-site which are used as burial pits during development must be located outside of the right-of-way and are to be located and identified on the final plat. Georgia DNR EPD requirements shall be met. No portion of a waste disposal area shall be located within one hundred(100) linear feet of any property line or enclosed structure.

Any variations from the permitted plans, changes in design resulting from field conditions, or substitution of construction materials are to be reviewed and approved by the responsible design engineer and Clayton County Land Development.

1. THE DEVELOPER WARRANTS THE STREETS, CURBING, DRAINAGE SYSTEMS, SIGN, AND SHOULDERS WITHIN THE RIGHT-OF-WAY TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 24 MONTHS FROM THE DATE OF ACCEPTANCE BY CLAYTON COUNTY.

2. THE DEVELOPER WILL BE HELD RESPONSIBLE FOR THE EROSION CONTROL FOR THE REFERENCED DEVELOPMENT UNTIL ALL LOTS ARE COMPLETED AND STABILIZED.

3. IF CLAYTON COUNTY INSTALLS THE SIGNAGE ON BEHALF OF THE DEVELOPER, THE COUNTY RELINQUISHES ALL MAINTENANCE RESPONSIBILITY FOR A PERIOD OD 24 MONTHS AS DICTATED IN THE DEVELOPER'S FINAL PLAT WARRANTY.

4. THE DEVELOPER AGREES THAT HE WILL BE RESPONSIBLE FOR THE MONITORING AND MAINTENANCE OF ALL MAJOR DRAINAGE EASEMENTS AND THE REMOVAL OF ALL TEMPORARY SEDIMENT PONDS AT A TIME REQUESTED BY THE DIRECTOR OF TRANSPORTATION AND DEVELOPMENT OR HIS DESIGNEE. IT THIS RESPONSIBILITY IS TRANSFERRED THROUGH THE SALE OF THE PROPERTY, IT SHOULD BE VERIFIED THROUGH A CONTRACTUAL AGREEMENT AND SUCH AGREEMENT COPIED TO THE DIRECTOR OF TRANSPORTATION AND DEVELOPMENT. FAILURE TO DO SO WILL NOT RELIEVE THE DEVELOPER OF HIS RESPONSIBILITY.

5. THE DEVELOPER WARRANTS ALL SANITARY SEWER AND WATER DISTRIBUTION SYSTEM IMPROVEMENTS DONATED TO CLAYTON COUNTY WATER AUTHORITY FOR OWNERSHIP AND MAINTENANCE TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 24 MONTHS FROM THE DATE OF ACCEPTANCE OF THESE IMPROVEMENTS BY THE WATER AUTHORITY.

6. SHOW ALL 20-FOOT DRAINAGE EASEMENTS ON FINAL PLAT.

STATE WATERS BUFFERS

There are state waters present on this project site.

There is established a 25 foot buffer along the banks of all state waters, as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action. No land disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed, state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; provided, however, that any person constructing a single-family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed. (Georgia House Bill 1426)

WETLANDS

There are wetlands present on this project site.

"Any wetlands shown on this plan are under jurisdiction of the U.S. Army Corps of Engineers. Owners may be subject to penalty by law for disturbance to these wetlands areas without proper authorization."

CLAYTON COUNTY APPROVAL

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE BOARD OF COMMISSIONERS OF CLAYTON COUNTY, GEORGIA, AND IS APPROVED ON THIS 6 DAY OF JUNE 2006

W. F. Robert

CHAIRMAN, CLAYTON COUNTY PLANNING COMMISSIONERS

SITE NOTES:

ZONING: RS-180C
TOTAL SITE AREA: 173.44
TOTAL SITE AREA FOR PHASE 2: 86.59 ACRES
TOTAL OPEN SPACE REQUIRED: 43.38 ACRES (25%)
TOTAL OPEN SPACE PROVIDED: 75.89 ACRES
TOTAL NO. OF LOTS: 366
TOTAL NO. OF LOTS IN PHASE II: 138
MIN. LOT WIDTH: 70' @ Setback
MIN. LOT AREA: (7,000 sq. ft.)
TOTAL LINEAR FEET OF CALEDON WAY: 753.04 L.F.
TOTAL LINEAR FEET OF GUELPH CIRCLE: 2,524.52 L.F.
TOTAL LINEAR FEET OF TORONTO CIRCLE: 1,281.71 L.F.
TOTAL LINEAR FEET OF WHITBY TERRACE: 1,169.19 L.F.
TOTAL LINEAR FEET OF ANCASTER DRIVE: 272.54 L.F.
TOTAL LINEAR FEET: 6,001 L.F.

MIN. HOUSE SIZE: 1,800 S.F. (1-STORY); 2,000 S.F. (MORE THAN ONE STORY) WITH NOT LESS THAN 1,200 S.F. ON THE 1st. FLOOR AND NOT LESS THAN 800 S.F. ON THE SECOND FLOOR.
BUILDING SETBACKS: 25' FRONT, 5' SIDE/WITH A MINIMUM OF 20' BETWEEN DWELLINGS, 30' REAR
WATER & SEWER BY CLAYTON COUNTY
TOTAL SITE DENSITY : 2.11 UNIT PER ACRE

1. NOTE PER SECTION 1005, A WRITTEN MANAGEMENT PLAN FOR THE PROJECT AND 11'S OPEN SPACE SHALL BE SUBMITTED PRIOR TO THE APPROVAL OF THE FINAL PLAT.
2. MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED.

DENSITY BONUSES: CONSERVATION

1. SIDEWALKS ON BOTH SIDES 6%
2. BRICK FRONTS 6%

NEW AMENDMENTS:

A) NO VINYL SIDING EXCEPT FOR EAVES AND SOFFITS.
B) ALL HOMES MUST HAVE, AT LEAST, ALL FRONT FACADES CONSTRUCTED WITH BRICK, STONE, STUCCO OR COMBINATION THEREOF.
C) FRONT, SIDE AND REAR YARDS WHERE DISTURBED SHALL BE SODDED.
D) ALL MAILBOXES ARE TO BE UNIFORM.
E) ALL HOUSES MUST HAVE A TWO CAR GARAGE (FACING STREET) OR ONE CAR GARAGE (SIDE ENTRY).
F) UNDERGROUND UTILITIES AND STREET LIGHTS ARE REQUIRED

BOUNDARY SURVEY:

BY LANDMARK SURVEYING & PLANNING, INC.
DATED: JUNE, 2002 - BOUNDARY INFORMATION SHOWN ON PRELIMINARY PLAT IS PER SURVEY.

TOPOGRAPHIC MAPPING SURVEY:

BY JACK BERRY & ASSOCIATES, INC.
GROUND CONTROL SURVEY BY LANDMARK SURVEYING & PLANNING, INC.

PLANS ARE BASED UPON STATE PLANE COORDINATES.

FLOOD NOTE:

THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA PER CLAYTON COUNTY F.I.R.M. FLOOD MAP PANEL NO. 130041 0055 C EFFECTIVE DATE, NOVEMBER 6, 1991.

SURVEY BENCHMARK:

SURVEY BENCHMARK USED FOR THIS SITE: MONUMENT# 000017
NORTHING: 1244781.341 EASTING: 2234048.838 ELEVATION: 864.85
MARK IS A 24" LONG CONCRETE MONUMENT WITH BRASS CAP SET FLUSH WITH THE GROUND, 30.8' NORTHEAST OF THE CENTERLINE OF PANHANDLE RD, 11.5' SOUTHEAST OF WATER VALVE, 99.3' NORTHEAST OF A FIRE HYDRANT.

DETENTION POND NOTE:

THERE IS NO DETENTION. SITE EMPTIES INTO FLINT RIVER BASIN.

TREE PRESERVATION NOTE:

SUBDIVISION HAS MET REQUIREMENTS OF TREE PRESERVATION AND IT HAS BEEN APPROVED. SEE CONSTRUCTION PLANS.

OWNER/DEVELOPER

Bama Development, LLC
110 Eagle Spring Drive
SUITE D
Stockbridge, Georgia 30281

24-HOUR CONTACT

Doug Bonner
PHONE: (404) 867-3880

APPROVED
5/18/06
Planning & Zoning
County Engineer

CLAYTON COUNTY MAP ___
ALL BLOCK _
PARCEL #'s SAME AS LOT #'s

APPROVED
CLAYTON COUNTY
TRANSPORTATION & DEVELOPMENT
05/11/06

FIELD CLOSURE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,278 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+FEET. EQUIPMENT USED: TOPCON GTS 313

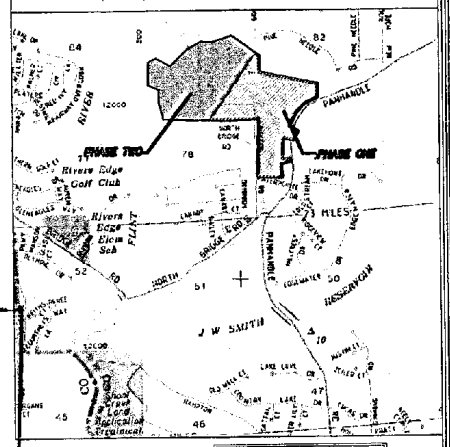
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IRON PINS WERE PLACED AT ALL LOT CORNERS AND THAT THIS PLAT MEETS ALL THE REQUIREMENTS OF THE LAW AND OF CLAYTON COUNTY.

ALEXANDER ZEIGER R.L.S. #2530 3-27-06
DATE

GEORGIA REGISTERED No.2530 PROFESSIONAL LAND SURVEYOR 3-27-06 ALEXANDER ZEIGER

VICINITY MAP



LEGEND

DESCRIPTION	EXISTING SYMBOL
FIRE HYDRANT	
RIGHT-OF-WAY	
ROAD CENTERLINE	
CATCH BASIN	
STORM DRAIN	
DROP INLET	
HEADWALL	
JUNCTION BOX	
SANITARY SEWER MANHOLE	
LOT NUMBER	
100 YR. FLOOD	
WETLANDS	

LEGEND

EXISTING SYMBOL	DESCRIPTION	PROPOSED SYMBOL
	FIRE HYDRANT	
	DOUBLE SERVICE	
	LONE SOLE WATER SERVICE	
	GATE VALVE	
	WATER LINE	
	RIGHT-OF-WAY	
	ROAD CENTERLINE	
	CATCH BASIN	
	STORM DRAIN	
	DROP INLET	
	HEADWALL	
	JUNCTION BOX	
	SANITARY SEWER MANHOLE	
	LOT NUMBER	
	100 YR. FLOOD	
	WETLANDS	

PROJECT NO.
D03028
REVISIONS

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Final Plat For:

PANHANDLE VALLEY PHASE II

Land Lots 78 and 83 Of The 5th District
Clayton County, Georgia

LANDMARK
SURVEYING & PLANNING, INC.
218 Hills Drive
Stockbridge, GA 30281
Phone: (770) 507-3307
Fax: (770) 507-3369
•land surveying
•land planning
•land development design
•construction layout

DATE
JANUARY 26, 2006

SHEET NUMBER
1 OF 8

Plat BK 38 Pg 164 6/12/2006

Line	Pipe	Upstream Node	Downstream Node	Section Size	Section Material	Length (ft)	Constructed Slope (%)	Inlet TC (min)	Inlet C	Inlet Intensity (in/hr)	Inlet Area (acres)	Inlet Discharge (cfs)	Capacity (cfs)	Velocity (ft/s)	Upstream Rim Elevation (ft)	Upstream HGL (ft)
J	P-1J	SWCB J1	SWCB J2	18 inch	HDPE	37	1	5	0.6	9.06	0.37	2.03	13.65	1.55	930.63	927.83
	P-2J	SWCB J2	JB J3	18 inch	HDPE	218	1	5	0.6	9.06	0.18	0.99	13.65	2.8	931.09	927.36
	P-3J	JB J3	JB J4	18 inch	HDPE	97	1						13.65	2.72	934.3	925.16
	P-4J	JB J4	DWCB J5	18 inch	HDPE	88	2						19.31	2.48	930.7	924.18
	P-4J	DWCB J5	JB J6	18 inch	HDPE	103	8.23	5	0.6	9.06	0.79	4.33	39.18	10.52	962.5	922.79
	P-4J	JB J6	HW J7	18 inch	HDPE	37	1						13.65	5.96	917.5	912.8
K	P-1K	SWCB K1	SWCB K2	18 inch	HDPE	29	1	5	0.6	9.06	0.47	2.58	13.65	1.43	899.34	896.3
	P-2K	SWCB K2	SWCB K3	18 inch	HDPE	162	7.95	5	0.6	9.06	0.39	2.14	38.5	3.06	899.34	895.81
	P-3K	SWCB K3	DWCB K4	18 inch	HDPE	87	4.86	5	0.6	9.06	1.32	7.23	30.11	4.4	886.73	883.2
	P-4K	DWCB K4	JB K5	18 inch	HDPE	139	13.85	5	0.6	9.06	1.2	6.58	50.82	9.11	882.5	879.42
	P-5K	JB K5	JB K6	18 inch	HDPE	171	9.94						43.05	9	863.25	860.17
	P-6K	JB K6	DWCB H7	24 inch	HDPE	39	3.46						56.9	5.83	846.25	843.57
	P-7K	DWCB K7	DWCB K8	24 inch	HDPE	29	1	5	0.6	9.06	1.8	9.86	29.41	16.79	844.73	842.92
	P-8K	DWCB K8	JB K9	24 inch	HDPE	140	10.36	5	0.6	9.06	0.57	3.12	92.99	17.65	844.23	841.49
	P-9K	JB K9	JB K10	24 inch	HDPE	86	7.56						80.85	17.54	830.25	827.49
	P-10K	JB K10	SWCB K11	24 inch	HDPE	147	6.26						73.57	17.46	824	820.99
	P-11K	SWCB K11	SWCB K12	30 inch	HDPE	29	1	5	0.6	9.06	1.7	9.32	53.32	12.85	814.64	812.33
	P-12K	SWCB K12	JB K13	30 inch	HDPE	38	3.71	5	0.6	9.06	0.35	1.92	102.71	13.17	814.64	811.43
	P-13K	JB K13	JB K14	30 inch	HDPE	189	1.59						67.18	13.07	812.9	810.25
	P-14K	JB K14	SWCB K15	30 inch	HDPE	163	1.9						73.53	12.97	809.9	807.01
	P-15K	SWCB K15	SWCB K16	30 inch	HDPE	29	1.72	5	0.6	9.06	0.82	4.49	70.01	13.94	807	803.93
	P-16K	SWCB K16	HW K17	30 inch	HDPE	103	1.94	5	0.6	9.06	0.59	3.23	74.3	15.09	807	800.94
	P-17K	SWCB K6.1	JB K6	18 inch	HDPE	74	1.01	5	0.6	9.06	1.23	6.74	13.75	1.79	846.25	844.11
	P-18K	SWCB K7.4	SWCB K7.3	18 inch	HDPE	29	1	5	0.6	9.06	0.67	3.67	13.65	1.28	847.46	846.21
	P-19K	SWCB K7.3	SWCB K7.2	24 inch	HDPE	27	1	5	0.6	9.06	0.8	4.38	29.41	4.64	847.46	845.71
	P-20K	SWCB K7.2	SWCB K7.1	24 inch	HDPE	29	1	5	0.6	9.06	0.43	2.36	29.41	7.03	851.31	845.11
	P-21K	SWCB K7.1	DWCB K7	24 inch	HDPE	158	1.24	5	0.6	9.06	0.4	2.19	32.75	7.56	851.31	844.45
	P-22K	SWCB K7.2A	SWCB K7.2	18 inch	HDPE	189	12.46	5	0.6	9.06	1.97	10.79	48.2	3.44	871.18	867.29
	P-23K	SWCB K7.3B	SWCB K7.3A	24 inch	HDPE	50	1.54	5	0.6	9.06	1.65	9.04	36.49	1.18	849	846.75
	P-24K	SWCB K7.3A	SWCB 7.3	24 inch	HDPE	50	1.82	5	0.6	9.06	1.65	9.04	39.87	2.59	848.23	846.24
	P-25	SWCB K11.2	SWCB K11.1	18 inch	HDPE	29	2	5	0.6	9.06	0.62	3.4	19.31	2.74	816.63	813.42
	P-26K	SWCB K11.1	SWCB K11	18 inch	HDPE	38	3.16	5	0.6	9.06	0.32	1.75	24.27	3.49	816.63	812.9
L	P-1L	SWCB L1	SWCB L2	18 inch	HDPE	169	8.58	5	0.6	9.06	1.49	8.16	40	3.4	863.68	859.78
	P-2L	SWCB L2	SWCB L3	18 inch	HDPE	29	2	5	0.6	9.06	1.18	6.47	19.31	5.38	849.56	845.63
	P-3L	SWCB L3	JB L4	18 inch	HDPE	103	10.12	5	0.6	9.06	0.63	3.45	43.43	6.5	849.56	845.18
	P-4L	JB L4	JB L5	18 inch	HDPE	50	12						47.3	6.43	838	834.76
	P-5L	JB L5	SWCB L6	18 inch	HDPE	103	11.17						45.63	6.57	832	828.75
	P-6L	SWCB L6	DWCB L7	24 inch	HDPE	132	1.52	5	0.6	9.06	1.22	6.68	38.2	5.33	820.23	816.85
	P-7L	DWCB L7	DWCB L8	24 inch	HDPE	29	2	5	0.6	9.06	1.4	7.67	41.59	9.73	818.4	815.66
	P-8L	DWCB L8	JB L9	24 inch	HDPE	104	9.06	5	0.6	9.06	1.01	5.53	88.5	11.36	818.4	814.84
	P-9L	JB L9	JB L10	24 inch	HDPE	53	5.66						69.97	11.28	808.25	805.42
	P-10L	JB L10	SWCB L11	24 inch	HDPE	103	6.8						76.66	11.24	805.4	802.42
	P-11L	SWCB L11	SWCB L12	24 inch	HDPE	49	3.06	5	0.6	9.06	1.4	7.67	51.45	12.61	798.48	795.45
	P-12L	SWCB L12	HW L13	30 inch	HDPE	103	1.21	5	0.6	9.06	0.32	1.75	58.74	10.5	797.95	793.65
	P-13L	SWCB L7.1	DWCB L7	18 inch	HDPE	123	1.22	5	0.6	9.06	1.48	8.11	15.08	3.4	820.1	816.28
M	P-1M	SWCB M1	SWCB M2	18 inch	HDPE	29	3.34	5	0.6	9.06	1.85	10.14	24.97	3.64	802.02	798.83
	P-2M	SWCB M2	HW M3	18 inch	HDPE	103	1	5	0.6	9.06	0.39	2.14	13.65	6.4	802.02	798.01
								5								
N	P-1N	DWCB N1	HW N2	24 inch	HDPE	103	1	5	0.6	9.06	1.92	10.52	29.41	8.3	793.5	786.58

LOTS	ADDRESS	LOTS	ADDRESS
229	11808	298	424
230	11800	299	416
231	11792	300	408
232	11784	301	398
233	11776	302	390
234	11768	303	382
235	11760	304	374
236	11752	305	366
237	11744	306	358
238	11736	307	350
239	11728	308	342
240	498	309	341
241	490	310	349
242	482	311	357
243	474	312	365
244	466	313	373
245	458	314	381
246	450	315	389
247	442	316	397
248	434	317	407
249	433	318	415
250	441	319	423
251	449	320	431
252	457	321	439
253	465	322	447
254	11737	323	457
255	11751	324	11811
256	11761/522	325	11897
257	514	326	11911
258	506	327	11919
259	498	328	11929
260	497	329	11937
261	507	330	11945
262	515	331	11953
263	11777	332	11961
264	11793	333	11969
265	11801	334	11977
266	11809/458	335	11985
267	450	336	11993
268	422	337	12001
269	434	338	12009
270	469	339	12017
271	419	340	12025
272	412	341	12026
273	406	342	12018
274	400	343	12010
275	394	344	12002
276	386	345	11994
277	380	346	11986
278	381	347	11978
279	387	348	11970
280	393	349	11962
281	399	350	11954
282	405	351	11946
283	411	352	11938
284	417	353	11930
285	423	354	11920
286	429	355	11912
287	435	356	11904
288	441	357	11896
289	447	358	11888
290	453	359	11880
291	459	360	11872
292	11833/465	361	11864
293	11855/464	362	11856
294	456	363	11848
295	448	364	11840
296	440	365	11832
297	432	366	11824/481

DECLARATION FOR MANAGEMENT PLAN:

ARTICLE X SECTION 1005 OF THE CLAYTON COUNTY ZONING ORDINANCE REQUIRES ALL CONSERVATION SUBDIVISION DEVELOPMENTS TO SUBMIT A WRITTEN MANAGEMENT PLAN AND CONSERVATION EASEMENT DOCUMENT DETAILING THE PROVISIONS OF THE PROPOSED OPEN SPACE AND THE CONVEYANCE ALL NECESSARY EASEMENTS TO THE COUNTY. THE LANGUAGE BELOW SHOULD BE NOTED OF THE FINAL PLAT.

DECLARATION FOR MANAGEMENT PLAN OF OPEN SPACE HAS BEEN APPROVED

DATE 5-9-06

GEORGIA REGISTERED No. 2530 PROFESSIONAL LAND SURVEYOR ALEXANDER ZEIGER

PROJECT NO.
D03028

REVISIONS

"THIS DRAWING IS THE PROPERTY OF LANDMARK SURVEYING & PLANNING, INC. IT IS TO BE USED SOLELY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON AND IS NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, OR REPRODUCED IN WHOLE OR IN PART, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION."

Final Plat For:

PANHANDLE VALLEY PHASE II

Land Lots 78 and 83 Of The 5th District
Clayton County, Georgia

LANDMARK
SURVEYING & PLANNING, INC.
218 Willis Drive
Stockbridge, GA 30281
Phone: (770) 507-3587
Fax: (770) 507-3589
-land surveying
-land planning
-land development design
-construction layout

DATE
JANUARY 26, 2006

SHEET NUMBER
2 OF 8

Plat Bk 38 Pg 165 6/19/06

LINE	LENGTH	BEARING
L1	70.00'	N35°01'09"E
L2	18.48'	N72°18'10"E
L3	18.93'	S19°44'37"E
L4	19.84'	N63°00'22"W
L5	22.53'	N63°00'22"W
L6	70.00'	N35°01'09"E
L7	70.00'	N35°01'09"E
L8	70.00'	N35°01'09"E
L9	70.00'	N35°01'09"E
L10	12.27'	S70°25'19"E
L11	45.23'	S70°25'19"E
L12	32.97'	N70°25'19"W
L13	51.17'	N02°40'57"E
L14	69.98'	S02°40'57"W
L15	70.00'	S02°40'57"W
L16	69.97'	S02°40'57"W
L17	69.92'	S02°40'57"W
L18	69.96'	S02°40'57"W
L19	70.00'	S02°40'57"W
L20	69.90'	S02°40'57"W
L21	69.99'	N02°40'57"E
L22	69.92'	S02°40'57"W
L23	25.67'	S04°35'13"E
L24	31.33'	N04°35'13"W
L25	90.53'	S26°00'30"W
L26	23.57'	S02°40'57"W
L27	70.00'	N02°40'57"E
L28	19.07'	N50°48'44"E
L29	19.07'	N50°48'44"E
L30	10.64'	N33°23'02"E
L31	43.39'	S33°23'02"W
L32	77.97'	N58°36'58"W
L33	5.61'	S04°47'28"E
L34	70.00'	S04°47'28"E
L35	0.00'	N90°00'00"E
L36	13.44'	N04°47'28"W
L37	0.00'	N90°00'00"E
L38	5.07'	N74°56'11"E
L39	69.82'	N74°56'11"E
L40	69.81'	N74°56'11"E
L41	19.20'	S74°56'11"W
L42	25.41'	N18°18'50"E
L43	27.71'	N34°40'47"E
L44	75.67'	S34°40'47"W
L45	69.97'	S34°40'47"W
L46	70.00'	S34°40'47"W
L47	69.91'	N34°40'47"E
L48	69.98'	N34°40'47"E
L49	69.84'	N34°40'47"E
L50	46.01'	S34°40'47"W
L51	41.64'	S87°11'38"W
L52	70.00'	S87°11'38"W
L53	70.00'	S87°11'38"W
L54	70.00'	S87°11'38"W
L55	70.00'	S87°11'38"W
L56	70.00'	S87°11'38"W
L57	70.00'	S87°11'38"W
L58	70.00'	S87°11'38"W
L59	33.62'	N87°11'38"E
L60	64.68'	N61°35'15"W
L61	100.81'	N27°22'12"E
L62	70.00'	N02°40'57"E
L63	70.00'	S02°40'57"W
L64	70.00'	S02°40'57"W
L65	70.00'	S02°40'57"W
L66	70.00'	N02°40'57"E
L67	70.00'	N02°40'57"E
L68	70.00'	S02°40'57"W
L69	70.00'	S02°40'57"W
L70	28.48'	N02°40'57"E
L71	75.95'	N04°35'13"W
L72	102.74'	N25°10'02"E
L73	57.34'	S25°10'02"W
L74	0.00'	N90°00'00"E
L75	0.00'	N90°00'00"E
L76	63.58'	N01°31'54"W
L77	70.00'	N01°31'54"W
L78	70.00'	N01°31'54"W
L79	0.00'	N90°00'00"E
L80	45.33'	S01°31'54"E
L81	70.00'	N01°31'54"W
L82	70.00'	N01°31'54"W
L83	18.44'	N01°31'54"W
L84	0.00'	N90°00'00"E
L85	15.52'	S25°10'02"W
L86	70.64'	N25°10'02"E
L87	75.68'	N25°10'02"E
L88	101.20'	S63°00'22"E
L89	70.07'	N63°00'22"W
L90	57.28'	S57°01'21"E
L91	12.84'	S63°00'22"E
L92	4.69'	S63°00'22"E
L93	86.62'	S57°01'21"E
L94	70.81'	N69°05'09"W
L95	70.81'	N69°05'09"W
L96	72.86'	N63°00'22"W
L97	113.87'	N63°00'22"W
L98	4.32'	S33°23'02"W
L99	49.71'	N33°23'02"E
L100	8.33'	S04°47'28"E
L101	79.43'	N85°12'32"E
L102	5.11'	N58°36'58"W
L103	79.28'	N58°36'58"W
L104	94.43'	N31°12'29"E
L105	64.99'	N61°35'15"W
L106	94.28'	S29°51'54"W
L107	0.00'	N90°00'00"E
L108	0.00'	N90°00'00"E
L109	8.37'	N87°11'38"E
L110	70.00'	N87°11'38"E
L111	70.00'	S87°11'38"W
L112	70.00'	S87°11'38"W
L113	90.24'	S87°11'38"W
L114	163.55'	S87°11'38"W
L115	32.40'	N34°40'47"E
L116	95.10'	S87°11'38"W
L117	75.11'	N34°40'47"E
L118	70.00'	N34°40'47"E
L119	71.54'	N34°40'47"E
L120	51.58'	S55°19'13"E
L121	69.98'	N34°40'47"E
L122	36.81'	S87°15'00"W
L123	74.00'	S87°15'00"W
L124	74.00'	S87°15'00"W
L125	74.00'	S87°15'00"W
L126	74.00'	S87°15'00"W
L127	74.00'	S87°15'00"W
L128	74.00'	S87°15'00"W
L129	74.00'	N87°15'00"E
L130	0.00'	N90°00'00"E
L131	58.46'	S87°15'00"W
L132	45.05'	S85°12'32"W
L133	74.05'	N85°12'32"E
L134	0.00'	N90°00'00"E
L135	4.71'	N04°47'28"W
L136	113.64'	N85°12'32"E
L137	13.89'	N74°56'11"E
L138	70.89'	S85°12'32"W
L139	14.00'	N85°12'32"E
L140	14.16'	N87°15'00"E
L141	70.00'	N87°15'00"E
L142	70.00'	N87°15'00"E
L143	70.00'	N74°56'11"E
L144	70.00'	N74°56'11"E
L145	8.99'	S74°56'11"W
L146	70.00'	S87°15'00"W
L147	70.00'	S87°15'00"W
L148	70.00'	N87°15'00"E
L149	70.00'	S87°15'00"W
L150	70.00'	S87°15'00"W
L151	70.00'	S87°15'00"W
L152	39.11'	S87°15'00"W
L153	0.00'	N90°00'00"E
L154	0.00'	N90°00'00"E
L155	51.58'	S55°19'13"E
L156	88.77'	S34°40'47"W
L157	0.00'	N90°00'00"E
L158	25.41'	N18°18'50"E
L159	13.29'	N34°40'47"E
L160	70.00'	N35°01'09"E
L161	70.00'	N35°01'09"E
L162	70.00'	N35°01'09"E
L163	70.00'	N35°01'09"E
L164	64.66'	N35°01'09"E
L165	70.85'	S53°18'48"E
L166	70.00'	S53°18'48"E
L167	29.96'	S87°31'06"E
L168	70.00'	S87°31'06"E
L169	68.94'	S87°31'06"E
L170	42.08'	S87°31'06"E
L171	126.19'	N35°01'09"E
L172	100.00'	N35°01'09"E
L173	93.07'	N35°01'09"E
L174	79.40'	N35°01'09"E
L175	70.91'	N35°01'09"E
L176	69.88'	N36°53'09"W
L177	69.90'	N36°53'09"W
L178	64.23'	N36°53'09"W
L179	16.18'	N08°33'34"E
L180	19.57'	N08°33'34"E
L181	5.53'	N36°53'09"W
L182	70.00'	N36°53'09"W
L183	42.08'	S32°43'34"E
L184	69.95'	S32°43'34"E
L185	68.16'	S12°32'09"E
L186	69.91'	S12°32'09"E
L187	70.00'	S12°32'09"E
L188	33.77'	S12°32'09"E
L189	70.00'	S32°43'34"E
L190	66.53'	S32°43'34"E
L191	72.37'	N35°01'09"E
L192	5.27'	N36°53'09"W
L193	134.07'	N36°53'09"W
L194	2.11'	S17°35'10"E
L195	2.11'	S17°35'10"E
L196	61.33'	N08°33'34"E
L197	64.72'	N08°33'34"E
L198	101.00'	N35°01'09"E
L199	98.55'	S54°58'51"E
L200	63.50'	N35°01'09"E
L201	100.52'	S54°58'51"E
L202	111.53'	N35°01'09"E
L203	11.75'	N35°01'09"E
L204	84.11'	N35°01'09"E
L205	41.81'	S32°43'34"E
L206	17.29'	S32°43'34"E
L207	51.80'	S12°32'09"E
L208	17.50'	S12°32'09"E
L209	33.05'	S03°39'37"W
L210	33.05'	S03°39'37"W
L211	39.14'	S54°58'51"E
L212	39.14'	S54°58'51"E
L213	4.91'	S87°31'06"E
L214	15.98'	S87°31'06"E
L215	94.15'	S53°18'48"E
L216	11.54'	S53°18'48"E
L217	78.14'	S54°58'51"E
L218	19.31'	S24°04'42"W
L219	155.38'	S53°18'48"E
L220	171.84'	S87°31'06"E
L221	960.43'	N35°01'09"E
L222	153.82'	S32°43'34"E
L223	155.57'	S12°32'09"E
L224	88.95'	S03°39'37"W
L225	136.80'	N08°33'34"E
L226	209.39'	N36°53'09"W
L227	43.38'	N17°35'10"W
L228	358.02'	S34°40'47"W
L229	45.33'	S04°47'28"E
L230	25.93'	N54°58'51"W
L238	141.06'	S34°40'47"W
L239	63.56'	S18°18'50"W
L240	117.43'	S56°36'58"E
L241	43.71'	S04°47'28"E
L242	162.89'	N74°56'11"E
L245	237.52'	N85°12'32"E
L246	613.27'	N87°15'00"E
L247	90.58'	S55°19'13"E
L248	565.26'	N87°11'38"E
L251	124.97'	N50°48'44"E
L252	54.03'	N33°23'02"E
L253	103.65'	S61°35'15"E
L254	396.92'	N63°00'22"W
L255	23.39'	N25°10'02"E
L256	201.04'	N25°10'02"E
L257	309.67'	N01°31'54"W
L258	151.14'	S70°25'19"E
L259	682.05'	S02°40'57"W
L260	112.90'	S04°35'13"E
L261	27.19'	S82°13'44"W
L262	49.89'	N63°00'22"W

CENTER LINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C370	827.90	600.00	763.77	S15°27'04"E
C371	208.95	350.00	205.86	N70°24'57"W
C372	734.71	375.00	622.71	S88°51'12"E
C373	211.43	600.00	210.34	S22°37'51"E
C374	169.61	600.00	169.04	S04°26'16"E
C375	594.88	750.00	579.41	S14°09'48"E
C376	134.74	400.00	134.10	N27°14'09"W
C377	195.59	500.22	195.33	N68°14'34"W

CENTER LINE TABLE		
LINE	LENGTH	BEARING
L263	78.14	S54°58'51"E
L264	19.31	S24°04'42"W
L265	155.38	S53°18'48"E
L266	171.84	S87°31'06"E
L267	960.43	N35°01'09"E
L268	153.82	S32°43'34"E
L269	155.57	S12°32'09"E
L270	88.95	S03°39'37"W
L271	136.80	N08°33'34"E
L272	209.39	N36°53'09"W
L273	43.38	N17°35'10"W
L274	25.93	N54°58'51"W

LOTS	SQ. FT.	LOTS	SQ. FT.
229	8650	298	8489
230	7825	299	9368
231	7800	300	9493
232	7819	301	9151
233	7731	302	9368
234	7768	303	9816
235	7681	304	9566
236	7687	305	8628
237	7649	306	7643
238	7654	307	10782
239	8349	308	16582
240	7922	309	9550
241	8050	310	11078
242	8394	311	8045
243	8525	312	8570
244	8509	313	8256
245	8707	314	8046
246	8972	315	8358
247	8889	316	8282
248	14317	317	8099
249	11564	318	8447
250	17861	319	8614
251	10740	320	8246
252	12336	321	8405
253	10980	322	7988
254	17470	323	11628
255	10975	324	11149
256	12325	325	9495
257	10831	326	8408
258	9854	327	9219
259	16843	328	8608
260	12798	329	8373
261	11680	330	8829
262	8623	331	9016
263	11339	332	9369
264	9190	333	8671
265	10220	334	8542
266	10727	335	9106
267	9193	336	9779
268	9567	337	8884
269	9374	338	9100
270	9385	339	15645
271	9869	340	12634
272	11998	341	11043
273	11461	342	9804
274	11084	343	9261
275	8530	344	9335
276	10586	345	9083
277	11105	346	8877
278	12138	347	9405
279	9903	348	10279
280	8700	349	9863
281	8908	350	9062
282	8749	351	8853
283	8277	352	8806
284	8434	353	8529
285	8599	354	8891
286	7854	355	9069
287	7731	356	9818
288	8021	357	10694
289	7718	358	8845
290	7919	359	8016
291	8877	360	8374
292	13283	361	9070
293	13318	362	9193
294	7590	363	8510
295	7840	364	8328
296	7803	365	8580
297	7792	366	9838

GEORGIA REGISTERED No. 2530 PROFESSIONAL LAND SURVEYOR ALEXANDER ZEIGER 3-27-06

Plat Bk 38 Pg 166 6/12/06

PROJECT NO. D03028

REVISIONS

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Final Plat For:

PANHANDLE VALLEY PHASE II

Land Lots 78 and 83 Of The 5th District
Clayton County, Georgia

LANDMARK
SURVEYING & PLANNING, INC.
218 Willis Drive
Stockbridge, GA 30281
Phone: (770) 507-3387
Fax: (770) 507-3389
·land surveying
·land planning
·land development design
·construction layout

DATE
JANUARY 26, 2006

SHEET NUMBER
3 OF 8

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	CURVE	LENGTH	RADIUS	CHORD	BEARING	CURVE	LENGTH	RADIUS	CHORD	BEARING	CURVE	LENGTH	RADIUS	CHORD	BEARING	CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	65.71'	375.00'	65.62	N66°43'04"W	C61	68.55'	1175.00'	68.54	S37°53'24"W	C121	67.83'	775.00'	67.81	S11°27'56"W	C181	15.54'	1225.00'	15.54	N86°53'12"E	C241	6.50'	725.00'	6.50	S36°37'44"E
C2	65.71'	375.00'	65.62	N76°45'27"W	C62	58.13'	1175.00'	58.13	S34°48'05"W	C122	67.83'	775.00'	67.81	S08°27'02"W	C182	28.10'	1225.00'	28.10	N85°51'58"E	C242	78.44'	725.00'	78.40	S35°16'22"E
C3	37.58'	375.00'	37.58	N84°38'52"W	C63	22.09'	14.00'	19.87	N78°11'08"E	C123	67.63'	775.00'	67.61	S01°26'35"W	C183	71.62'	275.00'	71.41	N12°15'06"W	C243	80.68'	725.00'	80.65	S26°59'06"E
C4	43.54'	50.00'	42.18	S68°33'54"W	C64	27.90'	4025.00'	27.90	S33°11'08"W	C124	6.42'	775.00'	6.42	S01°17'40"E	C184	21.99'	14.00'	19.80	N40°12'32"E	C244	80.57'	725.00'	80.53	S20°36'46"E
C5	10.01'	310.00'	10.01	S51°47'03"E	C65	39.61'	275.00'	39.57	S52°28'25"E	C125	21.21'	25.00'	20.58	N22°21'00"E	C185	126.37'	275.00'	125.27	N32°52'38"W	C245	80.42'	725.00'	80.37	S14°15'05"E
C6	10.02'	50.00'	10.00	N24°55'28"E	C66	109.15'	275.00'	108.44	S36°59'36"E	C126	51.56'	50.00'	49.29	S17°07'25"W	C186	99.54'	275.00'	99.00	N56°24'43"W	C246	80.13'	725.00'	80.09	S07°54'27"E
C7	10.01'	100.00'	10.00	S30°52'58"W	C67	99.98'	275.00'	98.43	S15°12'24"E	C127	40.41'	50.00'	39.32	S35°33'42"E	C187	99.54'	275.00'	99.00	N77°09'05"W	C247	81.45'	725.00'	81.41	S01°31'20"E
C8	10.00'	325.00'	10.00	N71°27'30"W	C68	52.61'	325.00'	52.58	N09°25'44"W	C128	39.69'	50.00'	38.65	S81°27'05"E	C188	84.20'	275.00'	83.87	S83°42'27"W	C248	81.56'	725.00'	81.52	S04°55'09"W
C9	12.96'	50.00'	12.92	S10°17'22"W	C69	65.11'	325.00'	65.00	N19°48'20"W	C129	39.40'	50.00'	38.39	N53°14'13"E	C189	41.86'	1175.00'	41.86	N86°13'46"E	C249	42.60'	50.00'	41.59	N08°25'30"W
C10	10.02'	50.00'	10.00	S37°52'38"W	C70	65.11'	325.00'	65.00	N31°17'02"W	C130	51.81'	50.00'	49.53	N10°30'04"W	C190	59.33'	875.00'	59.31	N76°52'44"E	C250	35.88'	50.00'	35.12	N53°34'33"W
C11	43.54'	50.00'	42.18	S07°11'22"W	C71	65.11'	325.00'	65.00	N42°45'44"W	C131	8.32'	50.00'	8.31	N44°57'18"W	C191	68.07'	875.00'	68.06	N81°03'00"E	C251	10.02'	50.00'	10.00	N79°52'25"W
C12	48.55'	50.00'	46.67	S45°34'38"E	C72	65.11'	325.00'	65.00	N54°14'27"W	C132	21.03'	25.00'	20.41	S26°37'35"E	C192	39.57'	275.00'	39.54	S86°37'40"E	C252	38.32'	50.00'	37.39	S72°25'56"W
C13	138.05'	875.00'	137.91	S57°49'59"E	C73	60.11'	325.00'	60.02	N65°16'42"W	C133	55.50'	725.00'	55.48	S00°39'41"W	C193	100.56'	275.00'	100.00	S74°01'47"E	C253	46.49'	50.00'	44.84	S23°50'20"W
C14	139.25'	825.00'	139.09	S58°08'56"E	C74	60.11'	325.00'	60.02	N77°38'17"W	C134	74.60'	725.00'	74.57	S05°48'08"W	C194	39.52'	275.00'	39.48	S59°26'14"E	C254	32.14'	50.00'	31.59	S21°12'53"E
C15	46.67'	50.00'	44.99	N25°28'30"W	C75	65.11'	325.00'	65.00	N86°40'33"W	C135	74.60'	725.00'	74.57	S11°41'54"W	C195	21.99'	14.00'	19.80	S10°19'13"E	C255	67.83'	775.00'	67.81	S05°25'51"W
C16	42.39'	50.00'	41.14	N25°33'09"E	C76	60.40'	325.00'	60.32	S80°15'39"W	C136	74.60'	725.00'	74.57	S17°35'39"W	C196	68.07'	875.00'	68.06	N85°30'27"E	C256	67.83'	775.00'	67.81	S00°24'57"W
C17	46.67'	50.00'	44.99	N76°34'47"E	C77	57.30'	825.00'	57.29	N76°55'34"E	C137	58.53'	725.00'	58.51	S22°51'17"W	C197	68.07'	875.00'	68.06	N89°57'54"E	C257	67.83'	775.00'	67.81	S04°35'57"E
C18	47.52'	50.00'	45.75	S48°27'28"E	C78	78.20'	825.00'	78.17	N81°37'53"E	C138	22.44'	14.00'	20.11	S71°04'50"W	C198	68.07'	875.00'	68.06	S85°34'39"E	C258	67.83'	775.00'	67.81	S09°36'51"E
C19	21.03'	25.00'	20.41	N46°19'38"W	C79	78.28'	825.00'	78.25	N87°03'55"E	C139	60.22'	3975.00'	60.22	S25°48'29"W	C199	68.07'	875.00'	68.06	S81°07'13"E	C259	67.83'	775.00'	67.81	S14°37'45"E
C20	57.94'	50.00'	54.78	N85°24'43"W	C80	74.86'	825.00'	74.83	S87°37'01"E	C140	23.73'	14.23'	21.08	S22°48'02"E	C200	71.64'	875.00'	71.62	S76°32'45"E	C260	67.83'	775.00'	67.81	S19°38'39"E
C21	7.82'	25.00'	7.79	N70°21'00"E	C81	75.94'	825.00'	75.91	S82°22'50"E	C141	69.85'	3975.00'	69.85	S26°45'43"W	C201	21.38'	14.00'	19.36	S62°03'24"W	C261	68.79'	775.00'	68.77	S24°41'40"E
C22	13.21'	25.00'	13.05	S85°33'18"E	C82	77.76'	825.00'	77.73	S77°02'38"E	C142	71.57'	3975.00'	71.57	S27°46'53"W	C202	64.27'	225.00'	64.05	N26°26'48"E	C262	67.83'	775.00'	67.81	S29°44'42"E
C23	15.64'	260.00'	15.64	S68°41'54"E	C83	77.96'	825.00'	77.93	S71°38'09"E	C143	71.44'	3975.00'	71.44	S28°48'43"W	C203	54.38'	50.00'	51.74	N75°26'54"E	C263	62.67'	775.00'	62.65	S34°34'09"E
C24	32.87'	310.00'	32.85	S87°23'04"E	C84	85.59'	825.00'	85.55	S65°57'24"E	C144	71.58'	3975.00'	71.56	S29°50'33"W	C204	43.22'	325.00'	43.19	N83°42'31"W	C264	22.69'	375.00'	22.69	N35°09'09"W
C25	62.97'	310.00'	62.88	S58°31'41"E	C85	104.14'	875.00'	104.07	S65°45'44"E	C145	71.55'	3975.00'	71.55	S30°52'26"W	C205	65.31'	525.00'	65.27	N67°50'01"W	C265	105.85'	350.00'	105.45	N87°44'36"E
C26	85.58'	260.00'	85.19	S57°32'44"E	C86	21.38'	14.00'	19.36	N25°25'44"W	C146	71.38'	3975.00'	71.38	S31°54'14"W	C206	1.45'	25.00'	1.45	S69°44'07"E	C266	93.99'	350.00'	93.70	S75°53'59"E
C27	63.56'	310.00'	63.44	S44°59'10"E	C87	49.99'	175.00'	49.82	N26°29'48"E	C147	66.98'	3975.00'	66.98	S32°54'04"W	C207	45.98'	50.00'	44.38	S70°12'20"W	C267	89.58'	350.00'	89.31	S60°57'35"E
C28	69.05'	310.00'	68.91	S32°43'53"E	C88	25.74'	225.00'	25.73	S31°24'06"W	C148	21.60'	1125.00'	21.60	S33°56'02"W	C208	48.55'	50.00'	46.67	S16°02'28"W	C268	98.32'	350.00'	98.00	S45°29'54"E
C29	69.43'	310.00'	69.29	S19°56'01"E	C89	78.73'	225.00'	78.33	S18°05'58"W	C149	76.39'	1125.00'	76.38	S36°25'46"W	C209	44.73'	50.00'	43.25	S37°24'12"E	C269	33.38'	575.00'	33.38	S31°03'48"E
C30	72.02'	310.00'	71.86	S06°51'40"E	C90	20.99'	14.00'	19.08	N51°01'41"E	C150	76.17'	1125.00'	76.15	S40°16'51"W	C210	51.81'	50.00'	49.53	N82°17'02"E	C270	82.17'	575.00'	82.10	S25°18'19"E
C31	15.62'	310.00'	15.62	S01°14'19"W	C91	163.38'	725.00'	163.04	S79°33'46"E	C151	78.29'	1125.00'	78.27	S44°11'47"W	C211	23.53'	475.00'	23.53	N69°20'02"W	C271	84.94'	575.00'	84.87	S16°58'45"E
C32	55.16'	425.21'	55.12	N00°52'15"W	C92	60.61'	775.00'	60.60	S73°29'20"E	C152	75.11'	1125.00'	75.10	S48°03'07"W	C212	43.78'	575.00'	43.78	S52°47'57"E	C272	63.75'	575.00'	63.72	S08°21'35"E
C33	20.60'	50.00'	20.46	S40°58'15"E	C93	67.83'	775.00'	67.81	S78°14'13"E	C153	76.92'	325.00'	76.74	S11°34'18"E	C213	87.33'	575.00'	87.25	S46°15'59"E	C273	85.41'	575.00'	85.33	S01°55'42"E
C34	21.03'	25.00'	20.41	N28°40'55"W	C94	67.83'	775.00'	67.81	S83°15'07"E	C154	21.99'	14.00'	19.80	N49°47'26"W	C214	88.35'	575.00'	88.26	S37°30'49"E	C274	32.48'	50.00'	31.92	N45°54'43"W
C35	48.65'	50.00'	46.75	S01°17'35"E	C95	66.95'	775.00'	66.93	S88°14'03"E	C155	64.01'	329.02'	63.91	S23°57'38"E	C215	88.99'	575.00'	88.90	S28°40'43"E	C275	38.24'	50.00'	35.45	N85°17'10"W
C36	44.56'	51.32'	43.19	S63°50'49"W	C96	28.37'	775.00'	28.37	N88°14'33"E	C156	66.55'	328.71'	66.53	S37°18'24"E	C216	69.48'	575.00'	69.38	S19°47'13"E	C276	40.11'	50.00'	39.04	S50°58'11"W
C37	36.56'	50.00'	35.75	N69°59'05"W	C97	37.01'	1475.00'	37.00	S87°54'45"W	C157	71.28'	328.38'	71.14	S49°23'58"E	C217	89.59'	575.00'	89.50	S10°51'55"E	C277	10.02'	50.00'	10.00	S22°14'54"W
C38	20.35'	25.00'	18.79	S72°21'33"E	C98	75.28'	1475.00'	75.28	N89°54'23"W	C158	21.56'	14.17'	19.54	N12°22'04"W	C218	95.93'	575.00'	95.82	S01°37'19"E	C278	53.27'	50.00'	50.78	S14°00'36"E
C39	19.05'	775.00'	19.05	S85°01'25"W	C99	75.28'	1475.00'	75.28	N86°58'56"W	C159	10.67'	1525.00'	10.67	N61°47'16"W	C219	87.42'	575.00'	87.34	S07°30'47"W	C279	9.95'	25.00'	9.89	N33°07'28"W
C40	67.83'	775.00'	67.81	S88°14'08"W	C100	75.28'	1475.00'	75.28	N84°03'28"W	C160	21.73'	14.17'	19.68	N73°48'12"E	C220	0.98'	25.00'	0.98	S21°28'29"W	C280	66.38'	625.00'	66.35	S01°43'01"E
C41	67.83'	775.00'	67.81	N86°44'59"W	C101	75.28'	1475.00'	75.28	N81°08'00"W	C161	68.88'	1525.00'	68.87	N63°16'56"W	C221	46.64'	50.00'	44.97	N14°33'50"W	C281	66.64'	625.00'	66.61	S07°48'47"E
C42	67.83'	775.00'	67.81	N81°44'05"W	C102	75.28'	1475.00'	75.28	N78°12'32"W	C162	68.88'	1525.00'	68.87	N65°52'12"W	C222	37.11'	50.00'	36.28	N62°32'58"W	C282	18.20'	625.00'	18.20	S11°42'06"E
C43	67.83'	775.00'	67.81	N76°43'11"W	C103	75.28'	1475.00'	75.28	N75°17'05"W	C163	68.88'	1525.00'	68.87	N68°27'28"W	C223	1.07'	50.00'	1.07	S24°36'12"E	C283	67.34'	625.00'	67.31	S16°49'02"E
C44	72.85'	775.00'	72.82	N71°31'10"W	C104	75.28'	1475.00'	75.28	N72°21'37"W	C164	68.88'	1525.00'	68.87	N71°02'44"W	C224	10.02'	50.00'	10.00	N89°33'00"W	C284	67.34'	625.00'	67.31	S24°58'26"E
C45	20.91'	14.17'	19.08	N66°16'07"E	C105	75.28'	1475.00'	75.28	N69°26'09"W	C165	68.88'	1525.00'	68.87	N73°38'00"W	C225	37.18'	50.00'	36.33	S63°24'21"W	C285	50.71'	625.00'	50.70	S30°24'06"E
C46	85.58'	280.00'	85.19	S36°41'13"E	C106	75.28'	1475.00'	75.28	N66°30'41"W	C166	68.88'	1525.00'	68.87	N76°13'16"W	C226	57.68'	50.00'	54.53	S09°03'15"W	C286	60.90'	400.00'	60.84	S38°16'46"E
C47	85.58'	260.00'	85.19	S19°49'42"E	C107	75.28'	1475.00'	75.28	N63°35'13"W	C167	68.88'	1525.00'	68.87	N78°48'32"W	C227	61.74'	625.00'	61.72	S13°20'44"W	C287	65.98'	400.00'	65.88	S47°21'55"E
C48	59.36'	280.00'	59.23	S03°51'30"E	C108	13.84'	1475.00'	13.84	N61°51'22"W	C168	68.88'	1525.00'	68.87	N81°23'48"W	C228	72.94'	625.00'	72.90	S07°10'20"W	C288	65.98'	400.00'	65.88	S56°48'46"E
C49	48.55'	50.00'	46.67	N71°42'34"W	C109	21.84'	14.18'	19.74	N16°45'00"W	C169	68.88'	1525.00'	68.87	N83°59'04"W	C229	67.34'	625.00'	67.31	S00°44'32"W	C289	65.98'	400.00'	65.88	S66°15'38"E
C50	54.77'	50.00'	52.07	S49°05'38"W	C110	40.13'	475.00'	40.12	N00°15'44"E	C170	68.88'	1525.00'	68.87	N86°34'20"W	C230	67.34'	625.00'	67.31	S05°25'52"E	C290	65.98'	400.00'	65.88	S75°42'29"E
C51	48.55'	50.00'	46.67	N16°04'23"W	C111	86.65'	725.00'	86.60	S88°26'03"W	C171	68.88'	1525.00'	68.87	N89°09'36"W	C231	67.34'	625.00'	67.31	S11°36'16"E	C291	65.98'	400.00'	65.88	S85°09'21"E
C52	56.83'	50.00'	53.65	N44°11'38"E	C112	21.40'	14.00'	19.38	S39°12'49"W	C172	62.61'	1525.00'	62.61	S88°22'12"W	C232	67.34'	625.00'	67.31	S17°46'39"E	C292	65.98'	400.00'	65.88	N85°23'48"E
C53	19.51'	50.00'	19.39	N87°48'20"E	C113	20.14'	475.00'	20.14	N03°22'21"W	C173	70.38'	175.00'	69.91	S23°09'28"W	C233	67.34'	625.00'	67.31	S23°57'03"E	C293	65.98'	400.00'	65.88	N75°56'58"E
C54	21.03'	25.00'	20.41	S74°24'25"W	C114	90.15'	725.00'	90.09	N86°34'46"W	C174	25.42'	14.00'	22.07	S40°22'27"E	C234	67.34'	625.00'	67.31	S30°07'27"E	C294	65.98'	400.00'	65.88	N66°30'04"E
C55	16.64'	1125.00'	16.64	S50°23'18"W	C115	84.01'	725.00'	83.97	N79°41'53"W	C175	5.34'	725.00'	5.34	N87°24'18"E	C235	67.34'	625.00'	67.31	S36°17'51"E	C295	65.98'	400.00'	65.88	N57°03'13"E
C56	21.24'	25.00'	20.61	N26°28'43"E	C116	89.98'	725.00'	89.92	N72°49'22"W	C176	49.61'	325.00'	49.57	S59°41'37"E	C236	67.34'	625.00'	67.31	S42°28'15"E	C296	65.98'	400.00'	65.88	N47°36'21"E
C57	25.07'	1175.00'	25.07	S50°12'03"W	C117	23.07'	14.00'	20.53	N22°03'01"W	C177	21.99'	14.00'	19.80	S79°40'47"W	C237	67.34'	625.00'	67.31	S48°38'39"E	C297	54.69'	400.00'	54.65	N38°57'03"E
C58	68.55'	1175.00'	68.54	S47°55'06"W	C118	13.49'	775.00'	13.49	S24°40'07"W	C178	62.28'	325.00'	62.18	S69°33'17"E	C238	35.45'	625.00'	35.45	S53°29'21"E	C298	21.03'	25.00'	20.41	S27°45'18"W
C59	68.58'	1175.00'	68.54	S44°34'32"W	C119	70.10'	775.00'	70.07	S21°34'45"W	C179	65.46'	325.00'	65.35	S80°48'46"E	C239	61.08'	350.00'	61.00	N40°01'06"E	C299	11.07'	25.00'	10.98	N09°01'48"W
C60	68.55'	1175.00'	68.54	S41°13'58"W	C120	67.83'	775.00'	67.81	S18°28'50"W	C180	34.98'	325.00'	34.96	S89°40'00"E	C240	54.16'	425.00'	54.12	N33°14'07"W	C300	21.03'	25.00'	20.41	N15°32'07"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	CURVE	LENGTH	RADIUS	CHORD	BEARING
C301	21.03'	25.00'	20.41	S32°38'16"W	C331	50.09'	625.00'	50.07	S18°28'17"W
C302	20.06'	25.00'	19.53	N02°13'25"W	C332	85.35'	575.00'	85.27	S16°07'15"W
C303	21.18'	25.00'	20.54	S46°48'36"W	C333	136.37'	325.00'	135.37	N87°52'41"W
C304	21.03'	25.00'	20.41	S68°23'12"W	C334	54.88'	375.00'	54.83	N57°30'20"W
C305	21.03'	25.00'	20.41	S83°25'25"E	C335	41.15'	50.00'	40.00	N62°54'27"W
C306	22.54'	25.00'	21.78	S83°25'20"W	C336	49.97'	50.00'	47.92	N54°48'57"W
C307	18.28'	25.00'	17.88	S47°07'54"E	C337	51.42'	50.00'	49.18	N41°37'10"E
C308	22.21'	14.00'	19.95	N10°25'08"W	C338	35.44'	50.00'	34.71	N36°26'29"E
C309	22.40'	14.00'	20.08	S80°51'11"W	C339	69.07'	50.00'	63.71	N12°16'30"E
C310	21.65'	14.00'	19.56	N79°18'29"E	C340	10.00'	597.42'	10.00	S30°31'04"E
C311	72.39'	525.00'	72.33	N60°19'12"W	C342	49.34'	750.00'	49.33	N89°04'43"E
C312	22.39'	14.00'	20.08	N10°47'34"W	C343	495.17'	849.82'	488.20	S88°22'37"E
C313	93.76'	475.00'	93.61	N62°16'36"W	C350	128.09'	200.00'	125.92	S16°19'54"W
C314	21.99'	14.00'	19.80	N80°01'09"E	C351	57.12'	201.74'	56.93	N26°29'48"E
C315	21.99'	14.00'	19.80	S09°58'51"E	C352	272.58'	283.45'	262.20	S30°42'13"E
C316	21.99'	14.00'	19.80	S80°01'09"W	C353	525.59'	299.13'	460.54	N54°55'38"W
C317	21.99'	14.00'	19.80	N09°58'51"W	C354	272.57'	849.82'	271.40	S62°29'45"E
C318	23.62'	14.00'	20.92	S85°55'07"E	C356	42.75'	1200.00'	42.75	N86°13'46"E
C319	23.62'	14.00'	20.92	N30°44'48"E	C357	195.98'	300.00'	192.51	S74°02'07"E
C320	103.63'	375.00'	103.30	N25°30'09"W	C358	445.79'	750.00'	439.28	S72°00'31"E
C321	89.00'	425.00'	88.84	N23°35'07"W	C360	349.82'	1240.57'	348.48	S42°08'53"W
C322	8.40'	775.00'	8.40	S08°14'56"W	C361	67.00'	3918.56'	67.00	S32°58'47"W
C323	5.28'	725.00'	5.28	S08°21'03"W	C362	263.98'	3843.01'	263.94	S30°34'45"W
C324	126.64'	350.00'	125.95	N55°22'59"E	C363	817.37'	1495.07'	807.23	N77°11'48"W
C325	8.32'	400.00'	8.32	S33°19'18"E	C364	242.87'	3722.37'	242.82	S26°54'19"W
C326	28.86'	350.00'	28.85	S35°05'18"E	C365	415.18'	750.00'	409.90	N81°54'44"W
C327	34.85'	625.00'	34.84	S14°08'00"E	C366	349.49'	750.00'	348.33	S11°49'04"W
C328	2.12'	575.00'	2.12	S12°38'29"E	C367	363.64'	285.00'	339.47	S33°52'11"E
C329	25.48'	625.00'	25.47	S02°28'33"W	C368	57.18'	250.55'	57.08	N00°57'08"W
C330	13.38'	575.00'	13.38	S02°59'37"W	C369	39.89'	750.00'	39.89	N64°31'47"W

PROJECT NO.
D03028

REVISIONS

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Final Plat For:

PANHANDLE VALLEY PHASE II

Land Lots 78 and 83 Of The 5th District
Clayton County, Georgia

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·land surveying
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GEORGIA REGISTERED No. 2530 PROFESSIONAL LAND SURVEYOR ALEXANDER ZEIGER 3-27-06

DATE
JANUARY 26, 2006

SHEET NUMBER
4 of 8

Plat Bk 38 Pg 167 6/12/06