

LEGEND

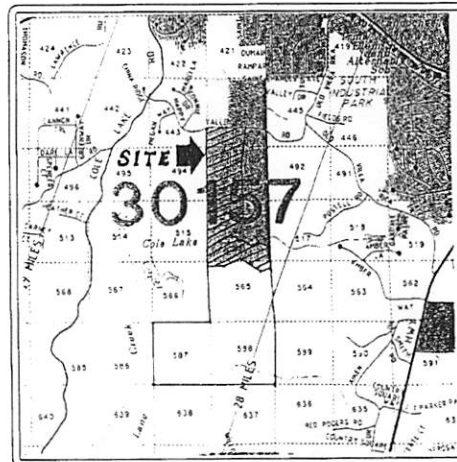
---	IRON PIN FOUND
---	IRON PIN SET
---	SEWER TOP PIPE
---	GRUP TOP PIPE
---	CHAIN LINK FENCE
---	LAND LOT LINE
---	POWER POLE
---	JOY WARE
---	FIRE HYDRANT
---	SERVICE POLE
---	WATER MAIN
---	SAWNEY SEWER
---	CENTERLINE
---	EDGE OF PAVEMENT
---	WATER METER
---	GATE VALVE
---	CORROGATED METAL PIPE
---	REINFORCED CONCRETE PIPE
---	MANHOLE
---	SINGLE WING CATCH BASIN
---	DOUBLE WING CATCH BASIN
---	JUNCTION BOX
---	CEASING
---	DRIP INLET
---	RIGHT-OF-WAY
---	DRAINAGE AREA
---	CROSS DRAIN
---	ELEVATION
---	BENCH MARK
---	PROPERTY LINE
---	TEST HOLE
---	CONCRETE MONUMENT FOUND
---	DRAINAGE EASEMENT
---	SANITARY SEWER EASEMENT
---	POINT OF BEGINNING

GENERAL INFORMATION:

- 1.) THIS PROPERTY IS CURRENTLY ZONED: R2 (SUBURBAN RESIDENTIAL DISTRICT)
- 2.) TOTAL AREA OF THIS PROJECT: 48.544 ACRES
- 3.) TOTAL NUMBER OF LOTS DEVELOPED: 115 LOTS
- 4.) MINIMUM LOT SIZE: 7,500 S.F.
- 5.) MINIMUM HEATED FLOOR SPACE OF DWELLING: 1100 S.F.
- 6.) MINIMUM FRONT SETBACK: 20 FEET  
MINIMUM SIDE SETBACK : 7.5 FEET  
MINIMUM REAR SETBACK : 20 FEET
- 7.) A 5' EASEMENT IS RESERVED ON SIDE AND REAR LOT LINES FOR DRAINAGE AND UTILITIES.
- 8.) FIELD TRAVERSE PRECISION: 1' IN 30,133
- 9.) PLAT PRECISION: 1' : 700,145'
- 10.) ANGLE ADJUSTMENT: 0" PER ANGLE POINT.
- 11.) TRAVERSE ADJUSTMENT: COMPASS RULE
- 12.) DENSITY: 2.38 LOT/ACRE
- 13.) LENGTH OF NEW STREETS: 4493.00 L.F.
- 14.) ALL CORNERS SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
- 15.) ALL STREET RIGHT-OF-WAYS: 50 FEET

DEVELOPER/24 HOUR  
CONTACT: TEMCO-TIBBITTS  
P.O. BOX 1081  
DALLAS, GEORGIA 30132  
CONTACT PERSON: WAYNE TIBBITTS  
770-943-0949

STREET SPECIFICATIONS:  
STREET RIGHT-OF-WAYS: 50 FEET  
CUL-DE-SAC RADIUS: 50 FEET  
CENTERLINE OF STREET: 25 FEET FROM R/W  
STREET WIDTH (BOC/BOC) 24 FEET (UNLESS NOTED)  
PAVEMENT WIDTH: 20 FEET (UNLESS NOTED)  
PAYEMENT TYPE: ASPHALT



LOCATION MAP --- 1" = 2000'

CITY OF DALLAS CERTIFICATION

IT IS HEREBY CERTIFIED THAT THE STREETS, UTILITIES, EASEMENTS AND OTHER REQUIRED IMPROVEMENTS IN THIS SUBDIVISION HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER OR SURETY HAS BEEN PROVIDED IN AN AMOUNT TO INSURE THEIR INSTALLATION, AND THAT THIS PLAT MEETS ALL THE REQUIREMENTS OF THE CITY OF DALLAS SUBDIVISION REGULATIONS.

*[Signature]* 11/24/04  
MANAGER, CITY OF DALLAS

*[Signature]* 12/28/04  
CLERK, CITY OF DALLAS

SURVEYORS' CERTIFICATION

HEREBY CERTIFY THAT THE FINAL PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND AND HAS BEEN MADE UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE CITY OF DALLAS SUBDIVISION REGULATIONS.

*[Signature]* 12/2/04  
C.R.L.S. # 2236 DATE

CERTIFICATION OF OWNERSHIP AND DEDICATION

THE OWNER OF THE LAND SHOWN ON THIS PLAT, WHO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS AND PUBLIC PLACES, AS HEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

*[Signature]*  
MANAGING MEMBER P 12053, 440  
AUTHORIZED SIGNATURE DATE

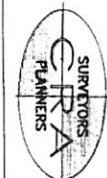
THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 44 PAGES 155-160. THE PURPOSE OF THIS REVISION IS TO CHANGE THE 100 YEAR FLOOD LIMITS, SHOW THE COOSA RIVER SOIL CONSERVATION EASEMENT, ADD ADDITIONAL STORM PIPE & EASEMENTS AND REMOVE LOTS 119, 120, 355 & 356.  
REVISION DATE: 8/7/07

THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 53 PAGES 97-102. THE PURPOSE OF THIS REVISION IS TO REMOVE LOT 37.  
REVISION DATE: 10/05/11

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AN AREA DESIGNATED AS ZONE "X" ON COMMUNITY PANEL MAP# 13223C0138 B OF THE FLOOD INSURANCE MAPS FOR PAULDING COUNTY, PREPARED BY F.E.M.A. AND DATED NOVEMBER 8, 1999.

APPROVED  
*[Signature]* 10/14/11

SHEET ONE OF SIX



FINAL PLAT FOR  
**THE ARBORS AT SILVER TRAIL**  
PHASE I

BEING IN THE CITY OF DALLAS  
LOCATED IN LAND LOT(S) 444,493,516&565  
2nd DISTRICT, 3rd SECTION  
PAULDING COUNTY, GEORGIA

PROJECT No: 04-097  
PLOT FILE # 04-297 CWS  
DATE: 12/27/04  
DRAWN BY: S.M.E.  
APPROVED BY: A.C.R.

CARLTON RAKESTRAW & ASSOCIATES  
REGISTERED LAND SURVEYORS  
764 MARIETTA HIGHWAY - DALLAS, GEORGIA 30157  
PHONE: (770) 443-2800 - FAX: (770) 443-2300

PB 44 PG 155 Rev. PB 53, PG 97

N/F  
TEMCO-TIBBITTS  
R-2

THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 44 PAGES 153-160. THE PURPOSE OF THIS REVISION IS TO CHANGE THE 100 YEAR FLOOD LIMITS, SHOW THE COOSA RIVER SOIL CONSERVATION EASMENT, ADD ADDITIONAL STORM PIPE & EASEMENTS AND REMOVE LOTS 119, 120, 335 & 356. REVISION DATE: 6/7/07



HAPPY VALLEY CHURCH RD 60' R/W

DEVELOPER/24 HOUR  
CONTACT: TEMCO-TIBBITTS  
P.O. BOX 1031  
DALLAS, GEORGIA 30132  
CONTACT PERSON: WAYNE TIBBITT  
770-943-0949

MINIMUM SETBACK  
FRONT 20 FEET  
SIDE 7.5 FEET  
REAR 20 FEET

PHASE I  
AREA = 2,113.5 SF  
48.519 ACRES

LOT AREA TABLE

LOT	SQ FT	ACRES
1	8,725	0.197
2	9,315	0.215
3	7,312	0.172
4	7,591	0.174
5	7,500	0.172
6	7,500	0.172
7	7,500	0.172
8	7,500	0.172
9	7,500	0.172
10	7,500	0.172
11	7,500	0.172
12	7,500	0.172
13	7,500	0.172
14	8,057	0.185
15	8,052	0.184
16	7,500	0.172
17	7,500	0.172
18	7,500	0.172
19	7,500	0.172
20	7,500	0.172
21	7,500	0.172
22	7,500	0.172
23	7,500	0.172
24	7,500	0.172
25	7,500	0.172
26	7,500	0.172
27	7,500	0.172
28	7,500	0.172
29	7,500	0.172
30	7,500	0.172
31	7,500	0.172
32	7,500	0.172
33	7,500	0.172
34	7,500	0.172
35	7,500	0.172
36	7,500	0.172
37	7,500	0.172
38	7,500	0.172
39	7,500	0.172
40	7,500	0.172
41	7,500	0.172
42	7,500	0.172
43	7,500	0.172
44	7,500	0.172
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46	7,500	0.172
47	7,500	0.172
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105	7,500	0.172
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135	7,500	0.172
136	7,500	0.172
137	7,500	0.172
138	7,500	0.172
139	7,500	0.172
140	7,500	0.172
141	7,500	0.172
142	7,500	0.172
143	7,500	0.172
144	7,500	0.172
145	7,500	0.172
146	7,500	0.172
147	7,500	0.172
148	7,500	0.172
149	7,500	0.172
150	7,500	0.172
151	7,500	0.172
152	7,500	0.172
153	7,500	0.172
154	7,500	0.172
155	7,500	0.172
156	7,500	0.172
157	7,500	0.172
158	7,500	0.172
159	7,500	0.172
160	7,500	0.172

LINE TABLE

LINE	LENGTH	BEARING
L1	14.14	N41°00'54"W
L2	14.14	S48°58'22"W
L3	8.25	S67°58'08"W
L15	50.00	S68°00'54"W
L16	55.90	S30°39'00"W
L17	59.15	N54°25'48"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	CHORD LENGTH
C1	48.83	325.00	N08°17'28"E	48.79	
C2	7.25	325.00	N15°13'58"E	7.25	
C3	50.88	275.00	S08°34'18"W	50.80	
C33	30.08	325.00	S05°55'18"W	30.05	
C34	30.08	325.00	S11°13'18"W	30.05	
C35	20.13	275.00	N11°46'30"E	20.12	
C36	27.33	275.00	N06°49'54"E	27.31	
C37	57.77	300.00	N68°55'48"E	57.70	
C38	55.50	300.00	S08°34'18"W	55.48	
C70	184.12	718.79	S89°44'10"E	183.62	

\* THE MINIMUM FLOOR ELEVATIONS FOR PROPOSED DWELLINGS SHALL BE NO LESS THAN 4 FEET ABOVE THE 100 YEAR FLOOD STAGE OR NO LESS THAN TWO FEET ABOVE THE TOP OF CURB FOR LOTS UPSTREAM OF THE LOW POINT OF ROADS.

CRA, INC. IS NOT RESPONSIBLE FOR DETERMINING THE 100 YEAR FLOOD STAGE AND TAKES NO RESPONSIBILITY FOR ANY FLOODING CAUSED BY BACKWATER FROM CULVERTS ON THIS DEVELOPMENT.

THE BUILDER IS RESPONSIBLE FOR INSURING THAT ALL LOTS DRAIN PROPERLY AND AWAY FROM DWELLINGS.

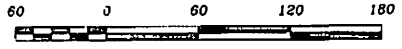
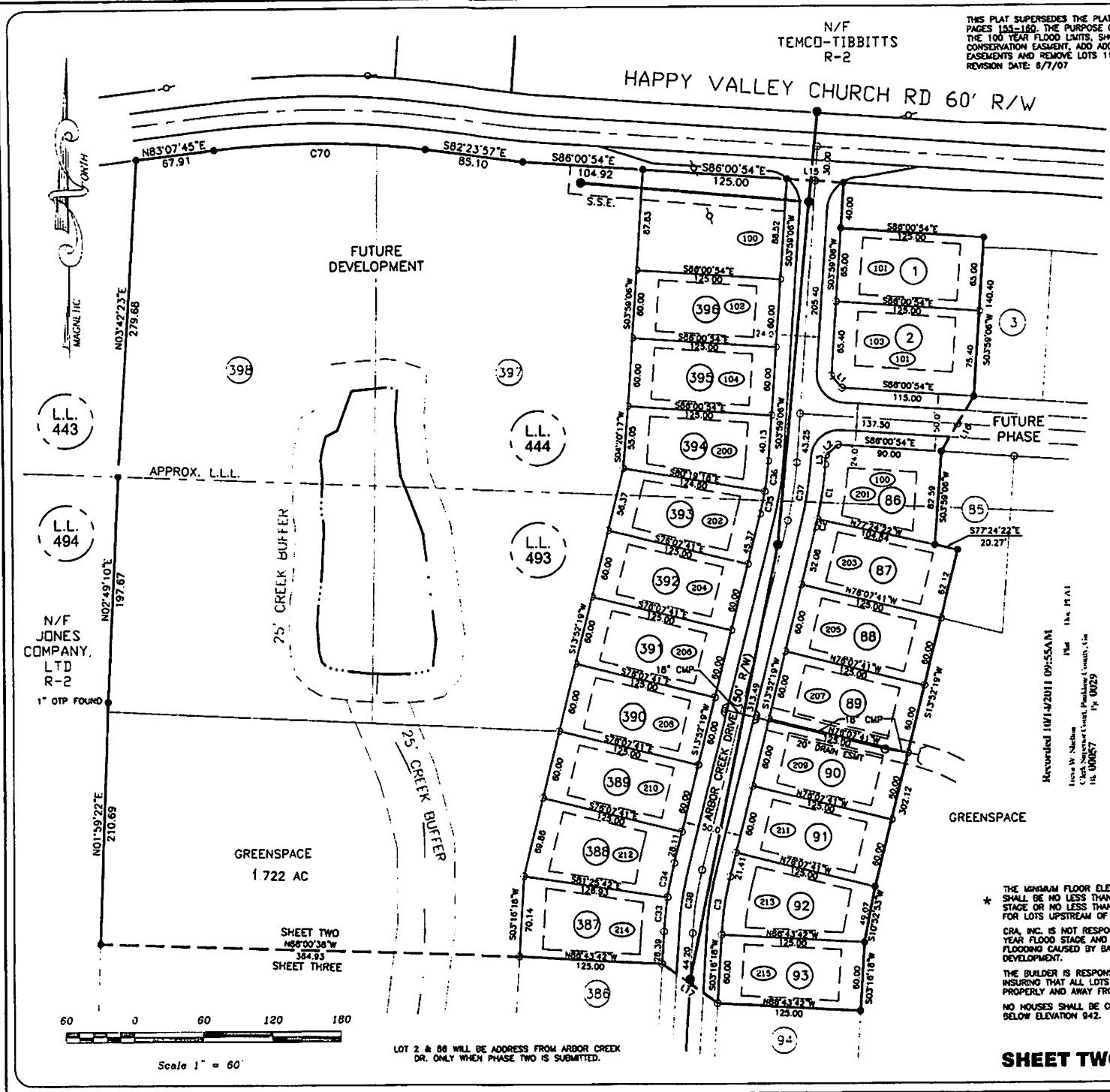
NO HOUSES SHALL BE CONSTRUCTED BELOW ELEVATION 942.

SHEET TWO OF SIX

PROJECT NO: 04-097  
 PLAT FILE #: 04 097/DWY  
 DALLAS, GEORGIA 30132  
 DRAWN BY: S.M.H.  
 APPROVED BY: W.C.H.

BEING IN THE CITY OF DALLAS  
 LOCATED IN LAND LOT(S) 444, 489, 518 & 565  
 2nd DISTRICT, 3rd SECTION  
 PAULDING COUNTY, GEORGIA

FINAL PLAT FOR  
**THE ARBORS AT SILVER TRAIL**  
 PHASE I



Scale 1" = 60'

LOT 2 & 86 WILL BE ADDRESS FROM ARBOR CREEK DR. ONLY WHEN PHASE TWO IS SUBMITTED.

N/F JONES COMPANY, LTD R-2  
 1" OIP FOUND

GREENSPACE  
 1.722 AC

SHEET TWO  
 N88°00'38"W  
 364.93  
 SHEET THREE

APPROX. L.L.L.

FUTURE DEVELOPMENT

FUTURE PHASE

GREENSPACE

25' CREEK BUFFER

25' CREEK BUFFER

MAGNETIC  
 10/11

APPROVED  
 10/14/11

CARLTON RAKESTRAW & ASSOCIATES  
 REGISTERED LAND SURVEYORS  
 794 MARBETTA HIGHWAY  
 DALLAS, GEORGIA 30107  
 PHONE: (770) 443-2200 FAX: (770) 443-2300

Recorded 10/14/2011 09:55AM

PLAT

Iron W. Niche  
Clark, Natchez Court, Peachtree Corners, GA  
30097 (770) 443-2800

L.L.  
494

N/F  
JONES COMPANY, LTD  
R-2

SHEET THREE  
58°00'38"W  
353.69'  
SHEET FOUR

GREENSPACE  
6.531 AC

N01°59'22"E  
798.45'

SHEET TWO  
58°00'38"E  
384.93'  
SHEET THREE

GREENSPACE

75' CREEK BUFFER

25' CREEK BUFFER

20' DRAIN EASEMENT

ARBOR CREEK DRIVE (50' R/W)

THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 44 PAGES 155-160. THE PURPOSE OF THIS REVISION IS TO CHANGE THE 100 YEAR FLOOD LIMITS, SHOW THE COOSA RIVER SOIL CONSERVATION EASEMENT, ADD ADDITIONAL STORM PIPE & EASEMENTS AND REMOVE LOTS 119, 120, 335 & 356. REVISION DATE: 6/7/07



DEVELOPER/24 HOUR  
CONTACT: TEMCO-TIBBITTS  
P.O. BOX 1081  
DALLAS, GEORGIA 30132  
CONTACT PERSON: WAYNE TIBBITTS  
770-943-0649

P-ASE  
AREA = 2,113,515 SF  
48,519 ACRES

APPROVED  
Wayne Tibbitts, Cash, 10-11-11

CARLTON RAKESTRAW & ASSOCIATES  
REGISTERED LAND SURVEYORS  
704 MARSHALL HIGHWAY  
DALLAS, GEORGIA 30097  
PHONE: (770) 443-2800 FAX: (770) 443-8800

LOT AREA TABLE

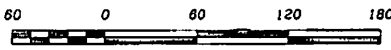
LOT	SQ FT	ACRES
92	7,500	0.172
93	7,500	0.172
94	7,500	0.172
95	7,500	0.172
96	7,500	0.172
97	7,500	0.172
98	7,500	0.172
99	7,500	0.172
100	7,500	0.172
101	7,500	0.172
102	7,500	0.172
103	7,500	0.172
104	7,500	0.172
105	7,739	0.178
372	8,210	0.188
373	7,818	0.179
374	7,500	0.172
375	7,500	0.172
376	7,500	0.172
377	7,500	0.172
378	7,500	0.172
379	7,500	0.172
380	7,500	0.172
381	7,500	0.172
382	7,500	0.172
383	7,500	0.172
384	7,500	0.172
385	7,500	0.172
386	7,500	0.172

MINIMUM SETBACK  
FRONT 20 FEET  
SIDE 7.5 FEET  
REAR 20 FEET

LINE	LENGTH	BEARING
L17	59.15	S82°25'46" E
L18	50.00	S82°34'32" W

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	CHORD LENGTH
C1	58.82	275.00	502°18'50"E	58.74'	
C2	55.19	325.00	S02°50'16"E	55.12'	
C3	57.53	300.00	S02°13'24"E	57.48'	

GREENSPACE



SHEET THREE OF SIX



THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 43 PAGES 347-352. THE PURPOSE OF THIS REVISION IS TO REMOVE LOT 357.

\* THE MINIMUM FLOOR ELEVATIONS FOR PROPOSED DWELLINGS SHALL BE NO LESS THAN 4 FEET ABOVE THE 100 YEAR FLOOD STAGE OR NO LESS THAN TWO FEET ABOVE THE TOP OF CURB FOR LOTS UPSTREAM OF THE LOW POINT OF ROADS.

GRA, INC. IS NOT RESPONSIBLE FOR DETERMINING THE 100 YEAR FLOOD STAGE AND TAKES NO RESPONSIBILITY FOR ANY FLOODING CAUSED BY BACKWATER FROM CULVERTS ON THIS DEVELOPMENT.

THE BUILDER IS RESPONSIBLE FOR INSURING THAT ALL LOTS DRAIN PROPERLY AND AWAY FROM DWELLINGS.

NO HOUSES SHALL BE CONSTRUCTED BELOW ELEVATION 942.

P853, P6199

BEING IN THE CITY OF DALLAS  
LOCATED IN LAND LOT(S) 444, 483, 516 & 565  
2nd DISTRICT, 3rd SECTION  
PAULDING COUNTY, GEORGIA

FINAL PLAT FOR  
THE ARBORS AT SILVER TRAIL  
PLAT 1

Debra W. Nathan  
 Civil Engineer  
 1614 Oak Hill  
 Clark County, Georgia  
 License No. 00131

JONES COMPANY, LTD  
 N/F  
 R-2

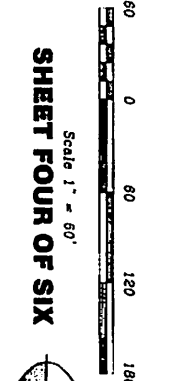
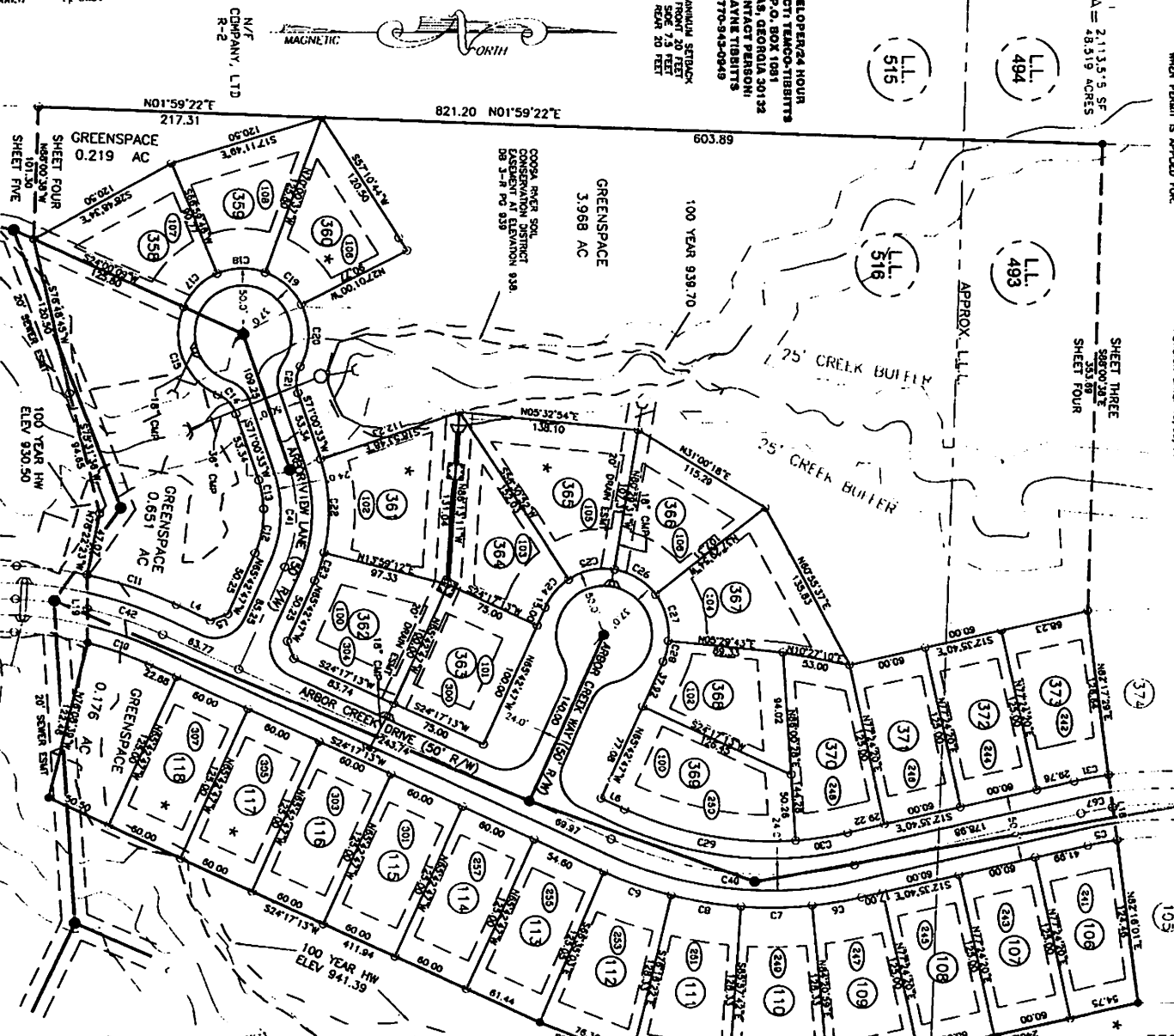
DEVELOPER'S HOUR  
 CONTACT: TEMPO-TIBERTS  
 DALLAS, GEORGIA 30132  
 CONTACT PERSON:  
 WAYNE TIBERTS  
 770-943-0849

PHASE I  
 AREA = 2,113.5 SQ  
 FEET  
 48,319 SQUARE  
 FEET

LOTS 344, 349, 351 & 359 WILL BE ADDRESSED  
 WHEN PERMIT IS APPLIED FOR.

THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 14  
 PAGES 14-15 & 16. THE PURPOSE OF THIS REVISION IS TO REMOVE  
 REVISION DATE: 10/28/11

THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 14  
 PAGES 14-15 & 16. THE PURPOSE OF THIS REVISION IS TO REMOVE  
 REVISION DATE: 6/7/07



LINE	LENGTH	BEARING
1	12.12	S89°12'12"E
2	14.14	S89°12'12"E
3	16.16	S89°12'12"E
4	18.18	S89°12'12"E
5	20.20	S89°12'12"E
6	22.22	S89°12'12"E
7	24.24	S89°12'12"E
8	26.26	S89°12'12"E
9	28.28	S89°12'12"E
10	30.30	S89°12'12"E
11	32.32	S89°12'12"E
12	34.34	S89°12'12"E
13	36.36	S89°12'12"E
14	38.38	S89°12'12"E
15	40.40	S89°12'12"E
16	42.42	S89°12'12"E
17	44.44	S89°12'12"E
18	46.46	S89°12'12"E
19	48.48	S89°12'12"E
20	50.50	S89°12'12"E

CHORD	CHORD BEARING	CHORD LENGTH
1	S89°12'12"E	12.12
2	S89°12'12"E	14.14
3	S89°12'12"E	16.16
4	S89°12'12"E	18.18
5	S89°12'12"E	20.20
6	S89°12'12"E	22.22
7	S89°12'12"E	24.24
8	S89°12'12"E	26.26
9	S89°12'12"E	28.28
10	S89°12'12"E	30.30
11	S89°12'12"E	32.32
12	S89°12'12"E	34.34
13	S89°12'12"E	36.36
14	S89°12'12"E	38.38
15	S89°12'12"E	40.40
16	S89°12'12"E	42.42
17	S89°12'12"E	44.44
18	S89°12'12"E	46.46
19	S89°12'12"E	48.48
20	S89°12'12"E	50.50

LOT AREA TABLE	
344	1,200.00
349	1,200.00
351	1,200.00
359	1,200.00
360	1,200.00
361	1,200.00
362	1,200.00
363	1,200.00
364	1,200.00
365	1,200.00
366	1,200.00
367	1,200.00
368	1,200.00
369	1,200.00
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373	1,200.00
374	1,200.00
375	1,200.00
376	1,200.00
377	1,200.00
378	1,200.00
379	1,200.00
380	1,200.00
381	1,200.00
382	1,200.00
383	1,200.00
384	1,200.00

FINAL PLAT FOR **THE ARBORS AT SILVER TRAIL** PHASE I

BEING IN THE CITY OF DALLAS LOCATED IN LAND LOT(S) 444,493,518&565 2nd DISTRICT, 3rd SECTION PAULDING COUNTY, GEORGIA

PROJECT No. 04-097  
 LOT FIF # 04-097 DWG.  
 DATE: 12/21/04  
 DRAWN BY: S.M.B.  
 APPROVED BY: W.C.H.

**CARLTON RAKESTRAW & ASSOCIATES**  
 REGISTERED LAND SURVEYORS  
 764 MARNETTA HIGHWAY - DALLAS, GEORGIA 30167  
 PHONE: (770) 443-2200 - FAX: (770) 443-2300

LOTS 122 & 150 WILL BE ADDRESSED WHEN PERMIT IS APPLIED FOR.

Recorded 10/14/2011 09:55AM

Debra W. Shelton  
 Clerk, Superior Court, Paulding County, Ga.  
 bk. 00057 Pg. 0032



N/F JONES COMPANY, LTD  
 R-2

L.L. 515

L.L. 566

SHEET FOUR  
 58°00'36"E  
 101.30  
 SHEET FIVE

100 YEAR HW  
 ELEV 930.5

COOSA RIVER SOIL  
 CONSERVATION DISTRICT  
 EASEMENT AT ELEVATION 930.  
 DB J-R PG 939

100 YEAR HW  
 ELEV 941.39

COOSA RIVER SOIL  
 CONSERVATION DISTRICT  
 EASEMENT AT ELEVATION 936.  
 DB J-R PG 939

100 YEAR HW  
 ELEV 930.5

GREENSPACE  
 4.077 AC

GREENSPACE  
 0.172 AC

PHASE I  
 AREA = 2,113,515 SF  
 48.519 ACRES

THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 53  
 PAGES 92-102. THE PURPOSE OF THIS REVISION IS TO REMOVE  
 LOT 357.  
 REVISION DATE: 10/05/11

THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 44  
 PAGES 188-190. THE PURPOSE OF THIS REVISION IS TO CHANGE  
 THE 100 YEAR FLOOD LIMITS, SHOW THE COOSA RIVER SOIL  
 CONSERVATION EASEMENT, ADD ADDITIONAL STORM PIPE &  
 EASEMENTS AND REMOVE LOTS 119, 120, 335 & 356.  
 REVISION DATE: 6/7/07

\* THE MINIMUM FLOOR ELEVATIONS FOR PROPOSED DWELLINGS  
 SHALL BE NO LESS THAN 4 FEET ABOVE THE 100 YEAR FLOOD  
 STAGE OR NO LESS THAN TWO FEET ABOVE THE TOP OF CURB  
 FOR LOTS UPSTREAM OF THE LOW POINT OF ROADS.

CRA, INC. IS NOT RESPONSIBLE FOR DETERMINING THE 100  
 YEAR FLOOD STAGE AND TAKES NO RESPONSIBILITY FOR ANY  
 FLOODING CAUSED BY BACKWATER FROM CULVERTS ON THIS  
 DEVELOPMENT.

THE BUILDER IS RESPONSIBLE FOR  
 INSURING THAT ALL LOTS DRAIN  
 PROPERLY AND AWAY FROM DWELLINGS.

NO HOUSES SHALL BE CONSTRUCTED  
 BELOW ELEVATION 942.

DEVELOPER/24 HOUR  
 CONTACT: TEMCO-TIBBITTS  
 P.O. BOX 1081  
 DALLAS, GEORGIA 30132  
 CONTACT PERSON: WAYNE TIBBITTS  
 770-943-0949

LOT	SQ FT	ACRES
121	7,500	0.172
122	9,325	0.214
123	7,607	0.173
124	8,423	0.193
129	8,379	0.190
130	8,343	0.189
348	7,500	0.172
349	7,500	0.172
350	7,808	0.179
351	7,595	0.174
352	7,500	0.172
353	7,500	0.172
354	7,500	0.172

CURVE	LENGTH	RADIUS	CHORD	BEARING	CHORD LENGTH
C43	94.21	300.00	50°00'05"E	93.82	
C44	77.95	150.00	N73°07'03"W	77.08	
C45	56.93	275.00	S07°56'32"E	56.83	
C46	26.38	175.00	N83°41'15"W	26.35	
C47	51.25	175.00	N70°58'47"E	51.06	
C48	32.97	175.00	N87°11'34"W	32.83	
C49	79.00	125.00	N68°54'00"W	77.89	
C50	70.42	275.00	S05°20'27"E	70.33	
C51	55.77	300.00	S07°18'14"E	55.69	
C71	54.86	325.00	S73°52'13"E	54.89	
C72	54.86	325.00	S0°10'53"E	54.89	
C73	54.85	325.00	S08°48'40"E	54.87	
C74	7.57	325.00	S01°18'41"W	7.67	

LINE	LENGTH	BEARING
L8	14.14	N45°00'18"W
L13	14.14	N45°58'48"E
L14	8.08	N01°58'42"E
L19	51.33	N89°38'04"E
L20	59.09	S41°58'05"E
L21	57.22	S01°16'21"W

MINIMUM SETBACK  
 FRONT 20 FEET  
 SIDE 7.5 FEET  
 REAR 20 FEET

60 0 60 120 180

Scale 1" = 60'

SHEET FIVE OF SIX

10-14-11



FINAL PLAT FOR  
**THE ARBORS AT SILVER TRAIL**  
 PHASE I

BEING IN THE CITY OF DALLAS  
 LOCATED IN LAND LOT(S) 444,493,516&565  
 2nd DISTRICT, 3rd SECTION  
 PAULDING COUNTY, GEORGIA

PROJECT No. 04-097  
 PLOT FILE # 04-097.DWG.  
 DATE: 12/21/04  
 DRAWN BY: S.M.B.  
 APPROVED BY: H.C.R.

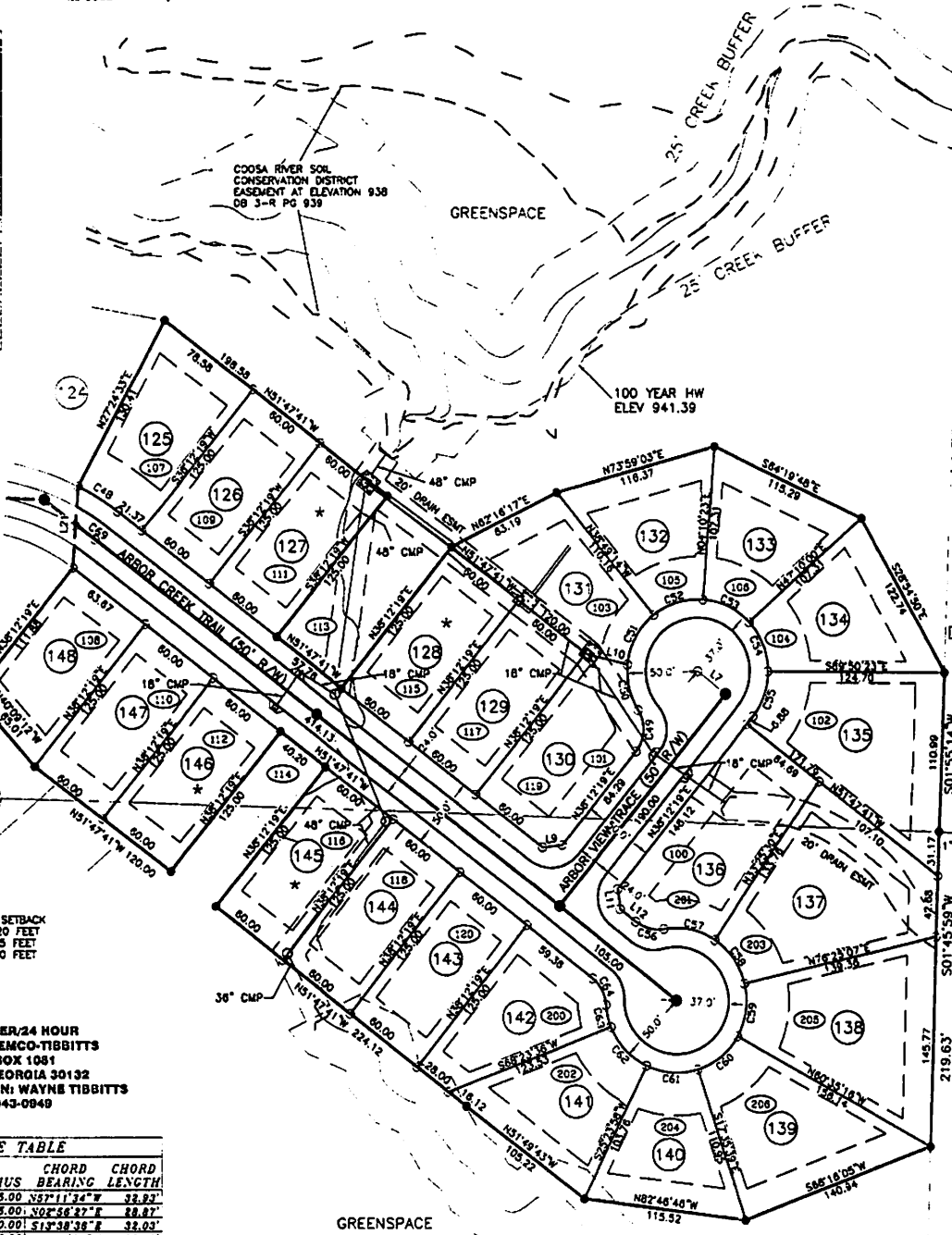
**CARLTON RAKESTRAW & ASSOCIATES**  
 REGISTERED LAND SURVEYORS  
 704 MARIETTA HIGHWAY - DALLAS, GEORGIA 30157  
 PHONE: (770) 443-2200 - FAX: (770) 443-2300

10/14/2011 09:55AM DEBRA W. SHELTON, CLERK, SUPERIOR COURT, PAULDING COUNTY, GEORGIA

P=ASE  
 AREA = 2,135.5 SF  
 48,519 ACRES

For W. Shubin  
 Clerk Superior Court, Paulding County, Ga.  
 Hk 00057 Pg 0033

LOT	SQ. FT.	ACRES
125	8,387	0.192
126	7,300	0.172
127	7,300	0.172
128	7,300	0.172
129	7,300	0.172
130	8,865	0.203
131	8,051	0.185
132	7,853	0.178
133	7,300	0.172
134	8,433	0.194
135	11,977	0.275
136	10,513	0.241
137	12,765	0.293
138	12,371	0.284
139	10,374	0.238
140	7,300	0.172
141	8,180	0.187
142	7,734	0.178
143	7,300	0.172
144	7,300	0.172
145	7,300	0.172
146	7,300	0.172
147	7,300	0.172
148	7,341	0.173



L.L. 516  
 L.L. 565  
 FUTURE PHASE

N/F OSBORNE R-2  
 L.L. 517  
 L.L. 564  
 1" DTP FOUND

MINIMUM SETBACK  
 FRONT 20 FEET  
 SIDE 7.5 FEET  
 REAR 20 FEET

DEVELOPER/24 HOUR  
 CONTACT: TEMCO-TIBBITTS  
 P.O. BOX 1081  
 DALLAS, GEORGIA 30132  
 CONTACT PERSON: WAYNE TIBBITTS  
 770-943-0949

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C48	38.97	175.00	N87°11'34" W 32.87'
C49	30.77	25.00	N02°58'27" E 28.87'
C50	38.80	50.00	S13°38'38" E 38.03'
C51	40.27	50.00	S28°08'22" W 39.19'
C52	37.52	50.00	S72°40'35" W 36.84'
C53	37.52	50.00	N64°18'48" W 36.84'
C54	37.52	50.00	N81°20'11" W 36.84'
C55	33.20	50.00	N19°10'58" E 32.39'
C56	21.03	25.00	S75°53'23" E 20.41'
C57	37.88	50.00	N78°16'47" W 36.28'
C58	37.52	50.00	N53°06'41" W 36.84'
C59	37.52	50.00	N07°44'58" E 36.84'
C60	37.52	50.00	N92°34'33" E 36.84'
C61	37.52	50.00	S93°05'30" E 36.84'
C62	37.52	50.00	S42°09'13" E 36.84'
C63	15.71	50.00	S12°38'21" E 15.42'
C64	21.03	25.00	N27°48'00" E 20.41'
C65	16.85	150.00	N58°00'45" W 16.84'

LINE TABLE		
LINE	LENGTH	BEARING
L7	25.00	N81°47'41" W 38.84'
L9	14.74	S88°18'18" E 14.74'
L10	30.86	N75°59'13" E 30.86'
L11	14.74	S06°47'41" E 14.74'
L12	14.10	N61°47'41" W 14.10'
L81	57.22	N03°15'21" E 57.22'

THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 44 PAGES 153-150. THE PURPOSE OF THIS REVISION IS TO CHANGE THE 100 YEAR FLOOD LIMITS, SHOW THE COOSA RIVER SOIL CONSERVATION EASEMENT, ADD ADDITIONAL STORM PIPE & EASEMENTS AND REMOVE LOTS 119, 120, 335 & 338. REVISION DATE: 8/7/07

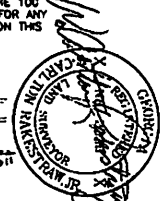
THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 53 PAGES 97-102. THE PURPOSE OF THIS REVISION IS TO REMOVE LOT 357. REVISION DATE: 10/05/11

\* THE MINIMUM FLOOR ELEVATIONS FOR PROPOSED DWELLINGS SHALL BE NO LESS THAN 4 FEET ABOVE THE 100 YEAR FLOOD STAGE OR NO LESS THAN TWO FEET ABOVE THE TOP OF CURB FOR LOTS UPSTREAM OF THE LOW POINT OF ROADS.

CRA, INC. IS NOT RESPONSIBLE FOR DETERMINING THE 100 YEAR FLOOD STAGE AND TAKES NO RESPONSIBILITY FOR ANY FLOODING CAUSED BY BACKWATER FROM CULVERTS ON THIS DEVELOPMENT.

THE BUILDER IS RESPONSIBLE FOR INSURING THAT ALL LOTS DRAIN PROPERLY AND AWAY FROM DWELLINGS.

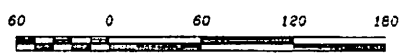
NO HOUSES SHALL BE CONSTRUCTED BELOW ELEVATION 942.



APPROVE: Michael D. Cash  
 SHEET SIX OF SIX  
 10/13/2011  
 10-14-11



LOTS 130 & 136 WILL BE ADDRESSED WHEN PERMIT IS APPLIED FOR.



Scale 1" = 60'

FINAL PLAT FOR  
**THE ARBORS AT SILVER TRAIL**  
 PHASE

BEING IN THE CITY OF DALLAS  
 LOCATED IN LAND LOT(S) 444, 493, 518 & 565  
 2nd DISTRICT, 3rd SECTION  
 PAULDING COUNTY, GEORGIA

PROJECT No. 04-237  
 PLOT FILE # 04-237 P&G  
 DATE: 12/21/04  
 DRAWN BY: S.W.B.  
 APPROVED BY: W.C.R.

**CARLTON RAKESTRAW & ASSOCIATES**  
 REGISTERED LAND SURVEYORS  
 764 MARISTA HIGHWAY - DALLAS, GEORGIA 30157  
 PHONE: (770) 443-2200 - FAX: (770) 443-2500