

eFiled and eRecorded
DATE: 06/13/2023
TIME: 9:07 AM
PLAT BOOK: 77
PAGE: 18 - 20
FILING FEES: \$30.00
PART ID: 2051548593
RECORDED BY: TS
Sheila Butler
Paulding County, GA

City of Dallas Certification

It is hereby certified that the Sanitary Sewer System, Easements and other required improvements in this subdivision have been installed in an acceptable manner or surety has been provided in an amount to ensure their installation, and that this plat meets all the requirements of the City of Dallas, Water and Sewer Regulations & Specification.

Manager, City of Dallas

Clerk, City of Dallas

Paulding County Development Certification

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

6/12/23 Date
Community Development Department

6/12/23 Date
Water System

5/30/23 Date
Department of Transportation

6/12/2023 Date
Board of Commissioners

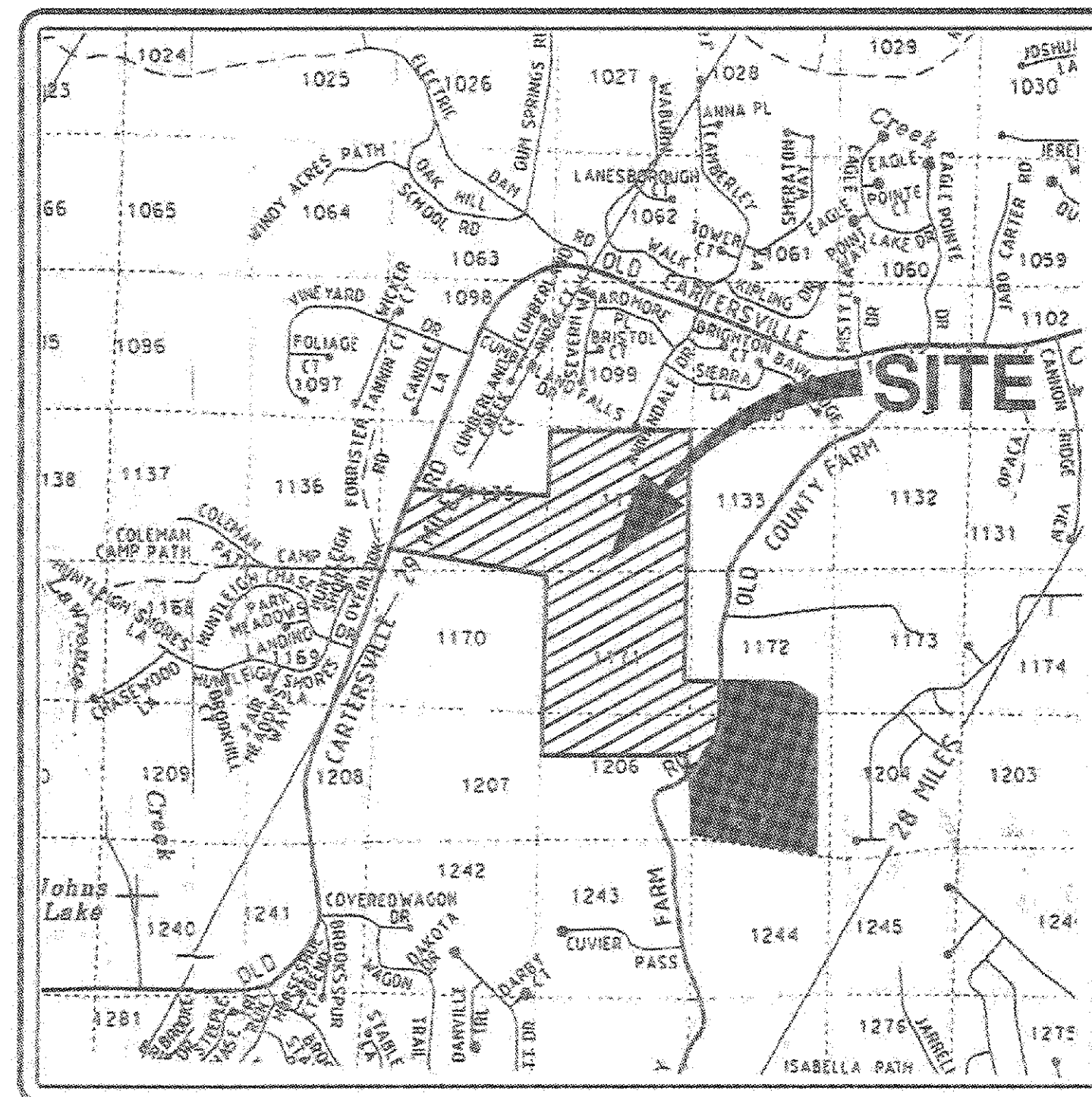
Owner's Acknowledgment

I hereby certify as the owner of the land shown on this plat and whose name is subscribed hereto, acknowledge that this plat was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged, do hereby convey all streets and rights-of-way, water mains and sewer lines shown hereon in fee simple to Paulding County and further dedicate to the use of the public forever all alleys, parks, water courses, drains, easements and public places hereon shown for the purposes and considerations herein expressed. In consideration of the approval of development plan and other valuable considerations, the owner further releases and holds harmless Paulding County from any claims, damages or demands arising: on account of the design, construction and maintenance of the property shown hereon; on account of the roads, fills, embankments, ditches, cross drains, culverts, water mains, sewer lines, and bridges within the proposed rights-of-way and easements shown; and on account of backwater, the collection and discharge of surface water, or the changing of courses of streams. And further the owner warrants that he owns fee simple title to the property shown hereon and agrees that Paulding county shall not be liable to him, his heirs, successors for any claims or damages resulting from the construction or maintenance of cross drain extensions, drives, structures, street, culverts, curbs of sidewalks, the changing of courses of streams and rivers, flooding from natural creeks and rivers, surface waters and any other matter whatsoever. I further warrant that I have the right to sell and convey the land according to this plat and do hereby bind myself and owners subsequent in title to defend by virtue of these presents.

5-25-23 Date
Signature

POST OFFICE:
DALLAS, GA 30132

MAIL KIOSK TO BE LOCATED
IN AMENITY AREA



LOCATION MAP --- 1" = 2000'

GENERAL NOTES

ALL PROPOSED S2 CLASS STREETS ARE TO CONSIST OF 1" TYPE F ASPHALTIC TOPPING, 2" BINDER COURSE, AND 6" COMPACTED GRADED AGGREGATE BASE (GAB). ALL S3 CLASS STREETS ARE TO CONSIST OF 1 1/2" TYPE E ASPHALTIC TOPPING, 2" TYPE B BINDER AND 8" GRADED AGGREGATE BASE (GAB).

MINIMUM F.F. ELEVATIONS SHALL BE NO LESS THAN 4 FEET ABOVE THE 100 YEAR HEADWATER POOL OR 100 YEAR FLOOD ELEVATIONS FOR LOTS UPSTREAM OF STORM DRAIN CROSSINGS. FOR LOW POINTS IN ROAD THE MINIMUM F.F. ELEVATIONS SHALL BE NO LESS THAN 1 FOOT ABOVE THE TOP OF CURB AT THE LOW POINT.

A 20 FOOT DRAINAGE EASEMENT (10 FEET EACH SIDE OF CENTERLINE) IS RESERVED ALONG ALL CREEKS AND NATURAL DITCHES.

A 10 FOOT DRAINAGE/UTILITY EASEMENT (5 FEET EACH SIDE OF PROPERTY LINE) IS RESERVED ALONG FRONT, SIDE AND REAR PROPERTY LINES.

BUILDER TO INSURE LOTS DRAIN TO STREET AND/OR DRAINAGE EASEMENTS AND NOT ONTO ADJOINING LOTS.

SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" ON COMMUNITY PANEL 13223C0129 D OF THE FLOOD INSURANCE RATE MAPS FOR PAULDING COUNTY PREPARED BY F.E.M.A. DATED SEPT. 29, 2006.

NOTE: THE DIMENSIONS, BEARINGS, DISTANCES, AND AREA CALCULATIONS OF THE RESIDENTIAL SUBDIVISION SHOWN HEREON WERE PREPARED BY AND ARE THE RESPONSIBILITY OF CARLTON RAKESTRAW & ASSOCIATES.

THE CIVIL ENGINEERING DESIGN OF THIS DEVELOPMENT, WHICH INCLUDES: STORM WATER, HYDROLOGY STUDIES, CULVERT SIZES, 100 YEAR FLOOD ELEVATIONS, MINIMUM FLOOR ELEVATIONS, ETC. WAS PREPARED BY EDISON ENGINEERING, GROUP AS SHOWN ON CONSTRUCTION PLANS FOR ANSLEIGH FARMS.

BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE SURVEY FOR GEORGE TOMAS HOMES PREPARED BY CARLTON RAKESTRAW AND ASSOCIATES DATED 8/16/19.

ALL CORNERS ARE 1/2" REBAR UNLESS OTHERWISE NOTED

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED _____, WHICH HEREBY BECOMES A PART OF THIS PLAT, RECORDED IN DEED BOOK _____, PAGE _____, PAULDING COUNTY DEED RECORDS AND SIGNED BY THE OWNER.

PAULDING DOT NOTES

- ENSURE CURB CUTS IN DRIVEWAYS ARE INSTALLED VIA CUT METHOD.
- DRIVEWAYS ARE TO BE INSTALLED TO SLOPE TOWARD THE STREET (SHOULD MEET THE ROADWAY TYPICAL SECTION)
- GARAGE FLOOR AND FIRST FLOOR TO BE AT A MINIMUM OF 1 FOOT ABOVE THE ABOVE ADJACENT TOP OF CURB.
- ADA REQUIREMENTS SHALL BE MET WITHIN THE DEVELOPMENT (I.E. HANDICAP RAMPS, SIDEWALKS, DETECTABLE WORKING PADS, ETC.)
- SIDEWALKS WITHIN COMMON AREAS, OPEN SPACES ARE TO BE INSTALLED BY THE DEVELOPER

WATER SYSTEM NOTES

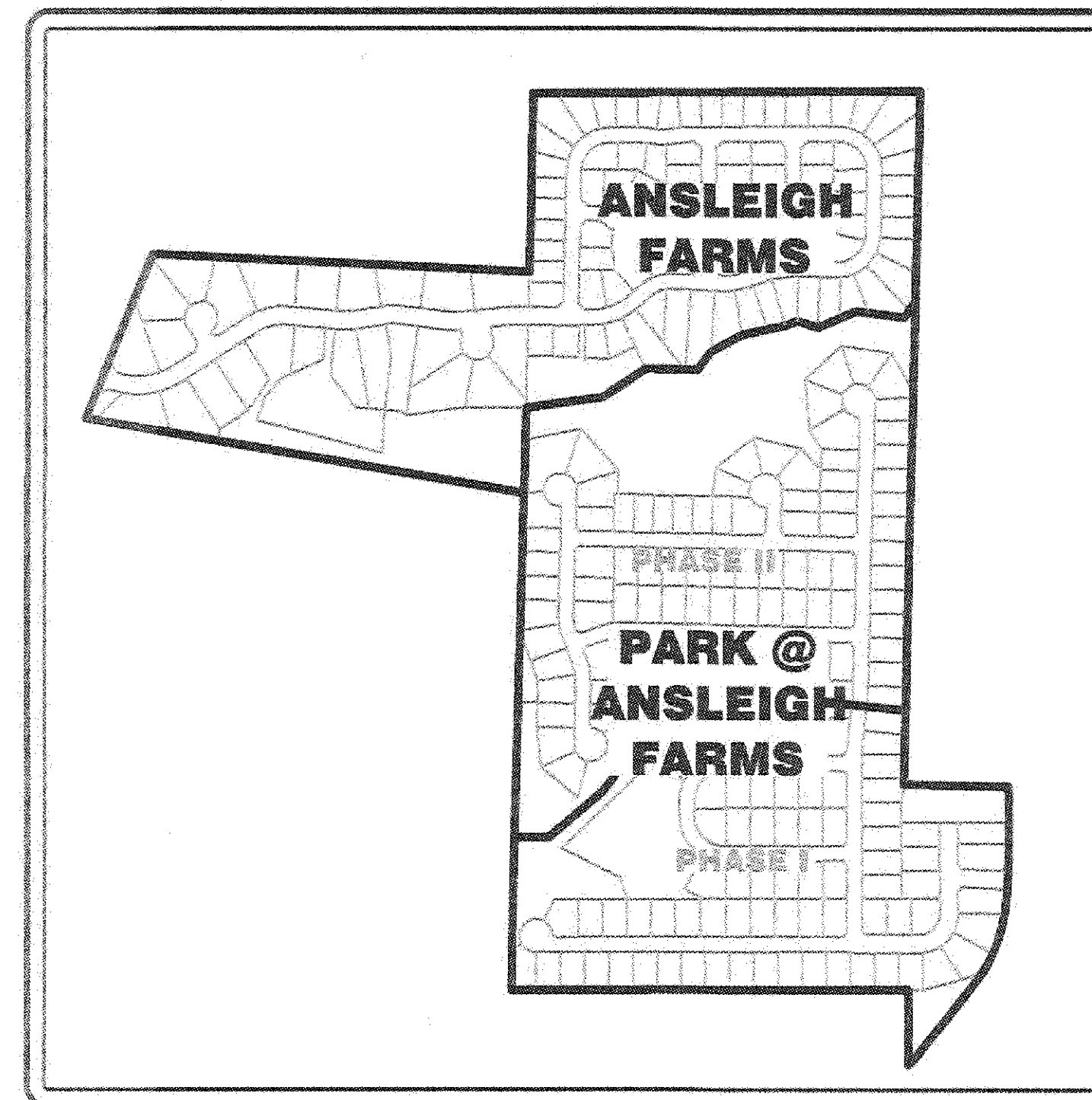
- NO PERMANENT STRUCTURES CONSTRUCTED INSIDE ANY PERMANENT WATER OR SEWER EASEMENTS.

ENGINEERING DIVISION NOTE

- SAND / GRAVEL FILTER FOR WATER QUALITY PONDS TO BE PROVIDED AT 80% BUILD-OUT OR END OF WARRANTY

STREET LIGHT REQUIREMENTS

- IN ACCORDANCE WITH THE PAULDING COUNTY STREET LIGHT DISTRICT ORDINANCE (AMENDMENT 12/12/17), THE DEVELOPER OF THIS SUBDIVISION MUST PROVIDE STREET LIGHTS.
- THE DEVELOPER SHALL SUBMIT TO THE PAULDING COUNTY DOT THE STREET LIGHT LAYOUT PREPARED BY THE UTILITY COMPANY THAT WILL PROVIDE THE LIGHTING SERVICE SHOWING EXACT LOCATION OF STREET LIGHTS WITHIN THIS SUBDIVISION.
- THE DEVELOPER SHALL SUBMIT TO THE PAULDING COUNTY DOT FOR BOTH 12 MONTHS ENERGY COST PLUS A 10% ADMINISTRATIVE FEE AND INSTALLATION COST OF STREET LIGHTS, INCLUDING POLES, FIXTURES, AND ANY RELATED ITEMS OR MATERIALS NECESSARY FOR INSTALLATION.
- THE FINAL PLAT SHALL ANNOTATE THAT STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH PROVISIONS OF THE STREET LIGHT ORDINANCE.
- THE STREET LIGHT REQUIREMENTS MUST BE MET PRIOR TO OBTAINING ANY BUILDING PERMITS OR WATER METERS FOR THIS SUBDIVISION.



SITE MAP- NTS

Surveyors Acknowledgment

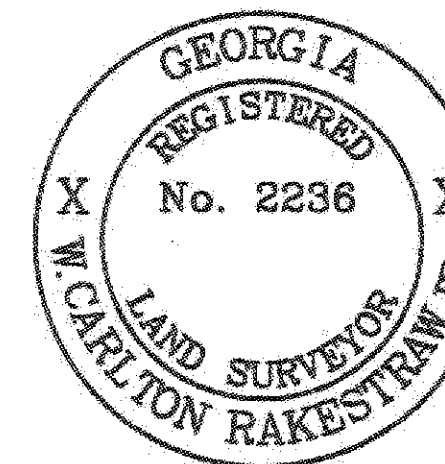
I hereby certify that the plan shown and described hereon is a true correct survey made on the ground under my supervision, that the monuments have been placed as shown hereon, and is to the accuracy and specifications required by the Paulding County Development Standards.

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

5-25-23 Date
W. CARLTON RAKESTRAW, JR.

GENERAL INFORMATION

ENGINEER:	EDISON ENGINEERING
ENGINEER ADDRESS:	2203 CHARLES HARDY PARKWAY
CURRENTLY ZONED:	PRD
TOTAL AREA OF DEVELOPMENT:	63.420 ACRES
PHASE AREA:	30.050 ACRES
TOTAL OPEN SPACE REQUIRED:	0.10 X 63.420= 6.342 ACRES
OPEN SPACE PROVIDED:	6.863 ACRES PHASE 1
TOTAL # OF LOTS DEVELOPED:	70 LOTS
LENGTH OF NEW STREETS:	4,075 FEET
MINIMUM LOT SIZE:	8,000 S.F.
MINIMUM FRONT SETBACK:	20 FEET
MINIMUM SIDE SETBACK:	5 FEET, 20' (CORNER)
MINIMUM REAR SETBACK:	20 FEET
MINIMUM HOUSE SIZE:	1,600 S.F.
FIELD TRAVERSE PRECISION:	1' : 13,983'
ANGLE ADJUSTMENT:	2" PER ANGLE
TRAVERSE ADJUSTMENT:	COMPASS
PLAT PRECISION:	1' : 169,306'
EQUIPMENT:	SOKKIA SET 2-100
STREET RIGHT-OF-WAYS:	50 FEET
CUL-DE-SAC RADIUS:	55 FEET
CENTERLINE OF STREET:	25 FEET FROM R/W
STREET WIDTH (BOC/BOC):	24 FEET (UNLESS NOTED)
PAVEMENT WIDTH:	20 FEET (UNLESS NOTED)
PAVEMENT TYPE:	ASPHALT



OWNER
GEORGE TOMAS HOMES, LLC
6825 JIMMY CARTER BLVD., SUITE 1860
NORCROSS, GA 30071

CONTACT:
TOM DOZIER
770-837-0646

SEE ZONING
STIPULATIONS ON
SHEET 3

LOCATED IN LAND LOT(S) - 1171, 1172, 1205, 1206
3rd DISTRICT, 3rd SECTION
PAULDING COUNTY, GEORGIA

FINAL PLAT FOR
THE PARK AT ANSLEIGH FARMS
PHASE 1

SHEET
1 / 3

CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2203 MARIETTA HWY DALLAS, GEORGIA 30157
PHONE: 770-443-2200 FAX: 770-443-2300

PROJECT NO. 06-065
PLOT FILE # PARK AF F1
DATE: 4-19-23
DRAWN BY: G.P.B.
APPROVED BY: W.C.R.



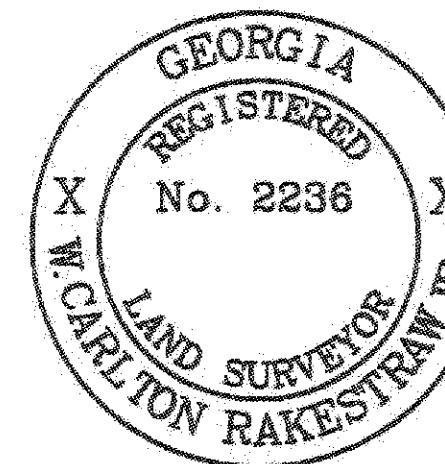
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SETBACKS
FRONT- 20 FEET
SIDE- 5 FEET
REAR- 20 FEET

LOTS 1, 33, 34, 42, 114, 116,
121, 127, 128, AND 133 WILL
BE ADDRESSED AT THE
TIME OF PERMITTING.

LOT SYMBOL LEGEND

- * INDICATES HOUSE LOCATION PLAN TO BE SUBMITTED TO PAULDING COUNTY ENGINEERING DIVISION PRIOR TO OBTAINING PERMITS.
- INDICATES THE MINIMUM FLOOR ELEV. FOR THIS LOT SHALL BE NO LESS THAN 4 FEET ABOVE THE 100 YEAR HEADWATER POOL/FLOOD ELEVATION.
- INDICATES THE MINIMUM FINISHED FLOOR ELEVATION FOR THIS LOT SHALL BE NO LESS THAN 1 FOOT ABOVE CURB AT LOW POINT OF LOT. BUILDER IS RESPONSIBLE FOR INSURING LOT DRAINS AWAY FROM DWELLING.



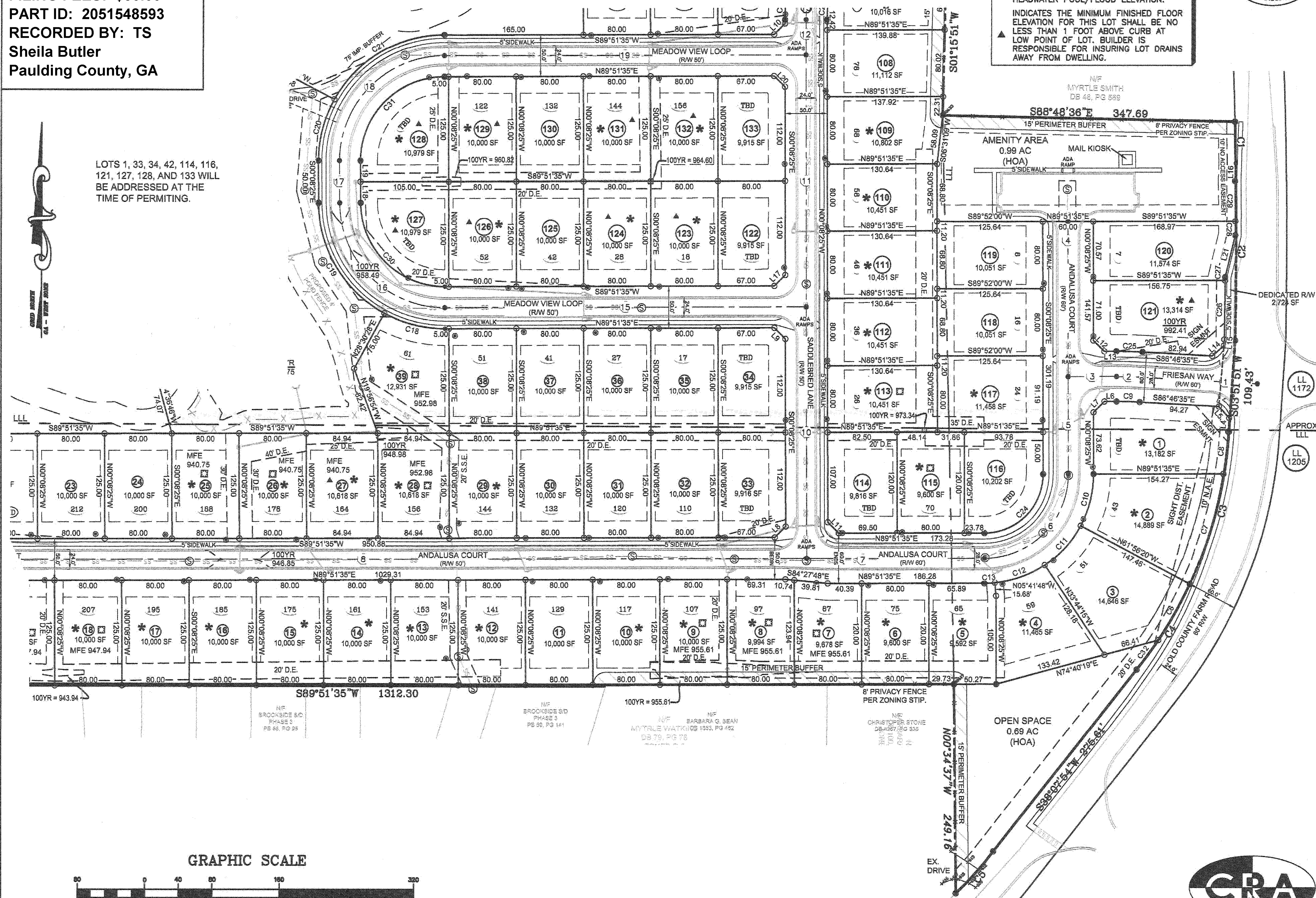
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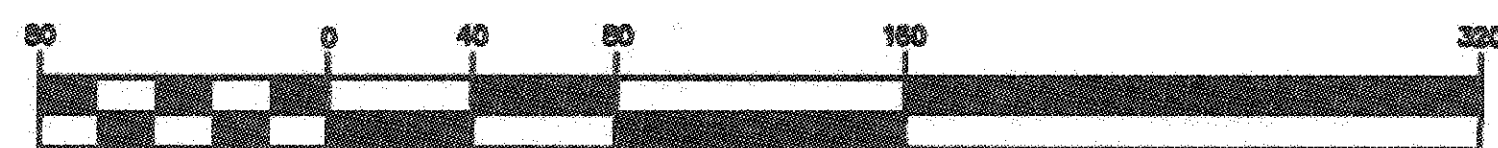
LOCATED IN LAND LOT(S) - 1171, 1172, 1205, 1206
3rd DISTRICT, 3rd SECTION
PAULDING COUNTY, GEORGIA

FINAL PLAT FOR
THE PARK AT ANSLEIGH FARMS
PHASE 1

SHEET
2 / 3



GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.



CRA, INC.

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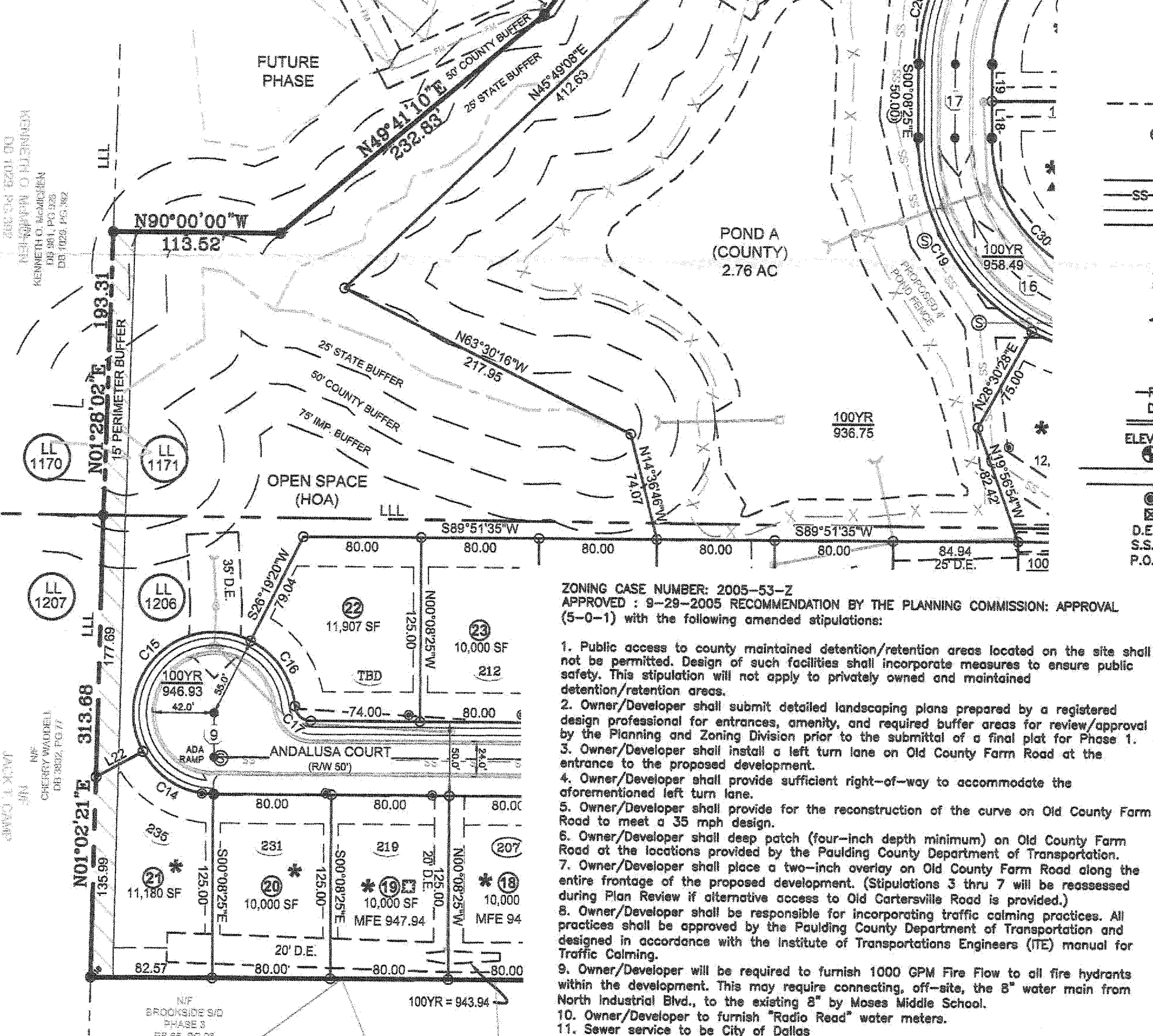
Paulding County, GA

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LOTS 22 AND 42 WILL BE ADDRESSED AT THE TIME OF PERMITTING.

SETBACKS
FRONT- 20 FEET
SIDE- 5 FEET
REAR- 20 FEET



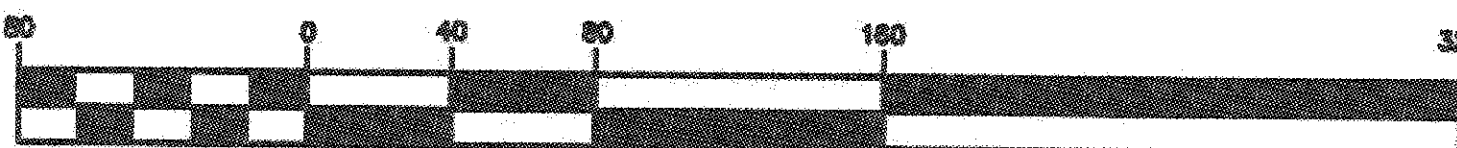
ZONING CASE NUMBER: 2005-53-Z
APPROVED: 9-29-2005 RECOMMENDATION BY THE PLANNING COMMISSION: APPROVAL (5-0-1) with the following amended stipulations:

- Public access to county maintained detention/retention areas located on the site shall not be permitted. Design of such facilities shall incorporate measures to ensure public safety. This stipulation will not apply to privately owned and maintained detention/retention areas.
- Owner/Developer shall submit detailed landscaping plans prepared by a registered design professional for entrances, amenity, and required buffer areas for review/approval by the Planning and Zoning Division prior to the submittal of a final plat for Phase 1.
- Owner/Developer shall install a left turn lane on Old County Farm Road at the entrance to the proposed development.
- Owner/Developer shall provide sufficient right-of-way to accommodate the aforementioned left turn lane.
- Owner/Developer shall provide for the reconstruction of the curve on Old County Farm Road to meet a 35 mph design.
- Owner/Developer shall deep patch (four-inch depth minimum) on Old County Farm Road at the locations provided by the Paulding County Department of Transportation.
- Owner/Developer shall place a two-inch overlay on Old County Farm Road along the entire frontage of the proposed development. (Stipulations 3 thru 7 will be reassessed during Plan Review if alternative access to Old Cartersville Road is provided.)
- Owner/Developer shall be responsible for incorporating traffic calming practices. All practices shall be approved by the Paulding County Department of Transportation and designed in accordance with the Institute of Transportation Engineers (ITE) manual for Traffic Calming.
- Owner/Developer will be required to furnish 1000 GPM Fire Flow to all fire hydrants within the development. This may require connecting, off-site, the 8" water main from North Industrial Blvd., to the existing 8" by Moses Middle School.
- Owner/Developer to furnish "Radio Road" water meters.
- Sewer service to be City of Dallas.
- Owner/Developer agrees to install a manhole and donate a minimum 50' wide construction easement and a 20' wide permanent easement to the proposed property lines for all major drainage features to the north, east, south, and west as applicable. Specific locations to be determined during the plan review process. Installation of said gravity sewer shall be completed along with all recorded easements prior to final platting of any lots within the proposed development.
- Owner/Developer agrees to provide 8-foot privacy fence along the adjoining property lines of Myrtle Smith and Barbara Bean. Seconded by Larry Ragsdale; motion carried unanimously.

LEGEND

- IPF --- IRON PIN FOUND
- IPS --- IRON PIN SET
- RB --- REBAR
- OTF --- OPEN TOP PIPE
- CTP --- CRIMP TOP PIPE
- CLF --- CHAIN LINK FENCE
- LL --- LAND LOT LINE
- P/POLE --- POWER POLE
- GW --- GUY WIRE
- FH --- FIRE HYDRANT
- S/POLE --- SERVICE POLE
- WM --- WATER MAIN
- SS --- SANITARY SEWER
- CL --- CENTERLINE
- EP --- EDGE OF PAVEMENT
- WM --- WATER METER
- GV --- GATE VALVE
- CMP --- CORRUGATED METAL PIPE
- RCP --- REINFORCED CONCRETE PIPE
- MH --- MANHOLE
- SWCB --- SINGLE WING CATCH BASIN
- DWCB --- DOUBLE WING CATCH BASIN
- JB --- JUNCTION BOX
- HWL --- HEADWALL
- D --- DROP INLET
- R/W --- RIGHT-OF-WAY
- D --- DRAINAGE AREA
- C --- CROSSDRAIN
- E --- ELEVATION
- B --- BENCH MARK
- M --- BUILDING LINE
- L --- PROPERTY LINE
- SSCO --- SANITARY SEWER SERVICE
- CMF --- CONCRETE MONUMENT FOUND
- D --- DRAINAGE EASEMENT
- SSE --- SANITARY SEWER EASEMENT
- P O B --- POINT OF BEGINNING

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

RIGHT-OF-WAY DEDICATION TABLE

FRIESAN WAY - 225 LF

SEGMENT	LENGTH	DIRECTION	DELTA	RADIUS
1	138.29	N86°46'35"W	N/A	N/A
2	29.35	N88°27'30"W	3°21'50"	500.00'
3	57.43	S89°51'35"W	N/A	N/A

ANDALUSA COURT - 1,754 LF

SEGMENT	LENGTH	DIRECTION	DELTA	RADIUS
4	184.57	S00°08'25"E	N/A	N/A
5	116.62	S00°08'25"E	N/A	N/A
6	141.42	N44°51'35"E	90°00'00"	100.00'
7	211.28	S89°51'35"W	N/A	N/A
8	1054.61	S89°51'35"W	N/A	N/A
9	30.00	N00°08'25"W	N/A	N/A

LINE TABLE

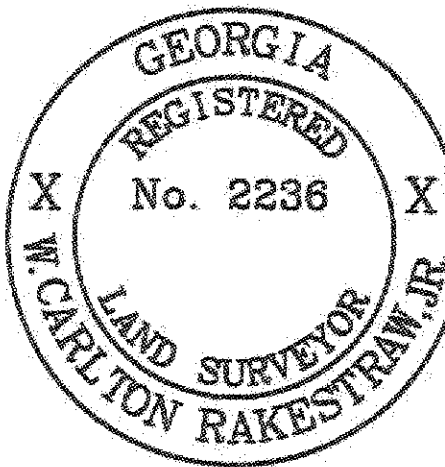
LINE	LENGTH	BEARING
L1	19.73	S01°15'51"W
L2	29.88	S03°46'56"W
L3	18.52	S06°18'01"W
L4	18.26	S03°51'52"W
L5	18.28	S41°27'21"E
L6	14.43	N89°51'35"E
L7	18.38	N44°51'35"E
L8	18.38	S44°51'35"W
L9	18.38	S45°08'25"E
L10	18.38	S44°51'35"W
L11	18.38	S45°08'25"E
L12	18.38	N45°08'25"W
L13	14.43	N89°51'35"E
L14	18.49	N48°32'39"E
L15	7.57	N03°51'52"E
L16	20.85	N02°00'24"E
L17	18.38	S44°51'35"W
L18	25.00	N00°08'25"W
L19	25.00	N00°08'25"W
L20	18.38	S45°08'25"E
L21	51.30	N13°36'43"E

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	49.60	6520.25	S01°03'49"E	49.60
C2	210.76	6520.25	S00°04'49"W	210.75
C3	188.20	503.40	S14°15'11"W	187.10
C4	120.17	503.40	S31°48'08"W	119.89
C5	67.06	398.34	S41°40'05"W	66.98
C6	76.48	503.40	S29°18'55"W	76.40
C7	137.41	522.90	N16°43'12"E	137.01
C8	50.67	522.90	N06°24'57"E	50.65
C9	27.59	470.00	N88°27'30"W	27.59
C10	63.99	130.00	N13°57'38"E	63.34
C11	63.99	130.00	N42°09'43"E	63.34
C12	63.62	130.00	N70°16'59"E	62.99
C13	12.61	130.00	N87°04'54"E	12.60
C14	58.65	55.00	S59°35'28"E	55.91
C15	139.54	55.00	S43°38'24"W	105.01
C16	55.98	55.00	N34°31'01"W	53.60
C17	16.28	11.00	S47°44'53"E	14.83
C18	75.00	150.00	S75°48'58"E	74.22
C19	160.62	150.00	S30°48'58"E	153.06
C20	76.39	150.00	S14°26'54"W	75.56
C21	159.23	150.00	S59°26'54"W	151.86
C22	30.91	275.00	S03°04'48"W	30.90
C23	25.29	225.00	S03°04'48"W	25.28
C24	109.96	70.00	N44°51'35"E	98.99
C25	31.12	530.00	N88°27'30"W	31.11
C26	70.03	6507.29	N00°41'19"E	70.03
C27	3.95	6507.29	N00°21'47"E	3.95
C28	16.79	6612.76	N00°10'30"W	16.79
C29	48.00	6612.76	N00°27'20"W	48.00
C30	157.08	100.00	S45°08'25"E	141.42
C31	157.08	100.00	S44°51'35"W	141.42
C32	43.70	503.40	S36°09'16"W	43.69



CRA, INC.



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PHASE 1

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3 / 3