

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

Jane Clark
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 *Ann Zimmerman*
Date Community Development Department

6/12/23 *Ray Wooten*
Date Water System

5/30/23 *Dee G. Johnson*
Date Department of Transportation

5/12/2023 *A.C. Bl. III*
Date Board of Commissioners

Owner's Acknowledgment

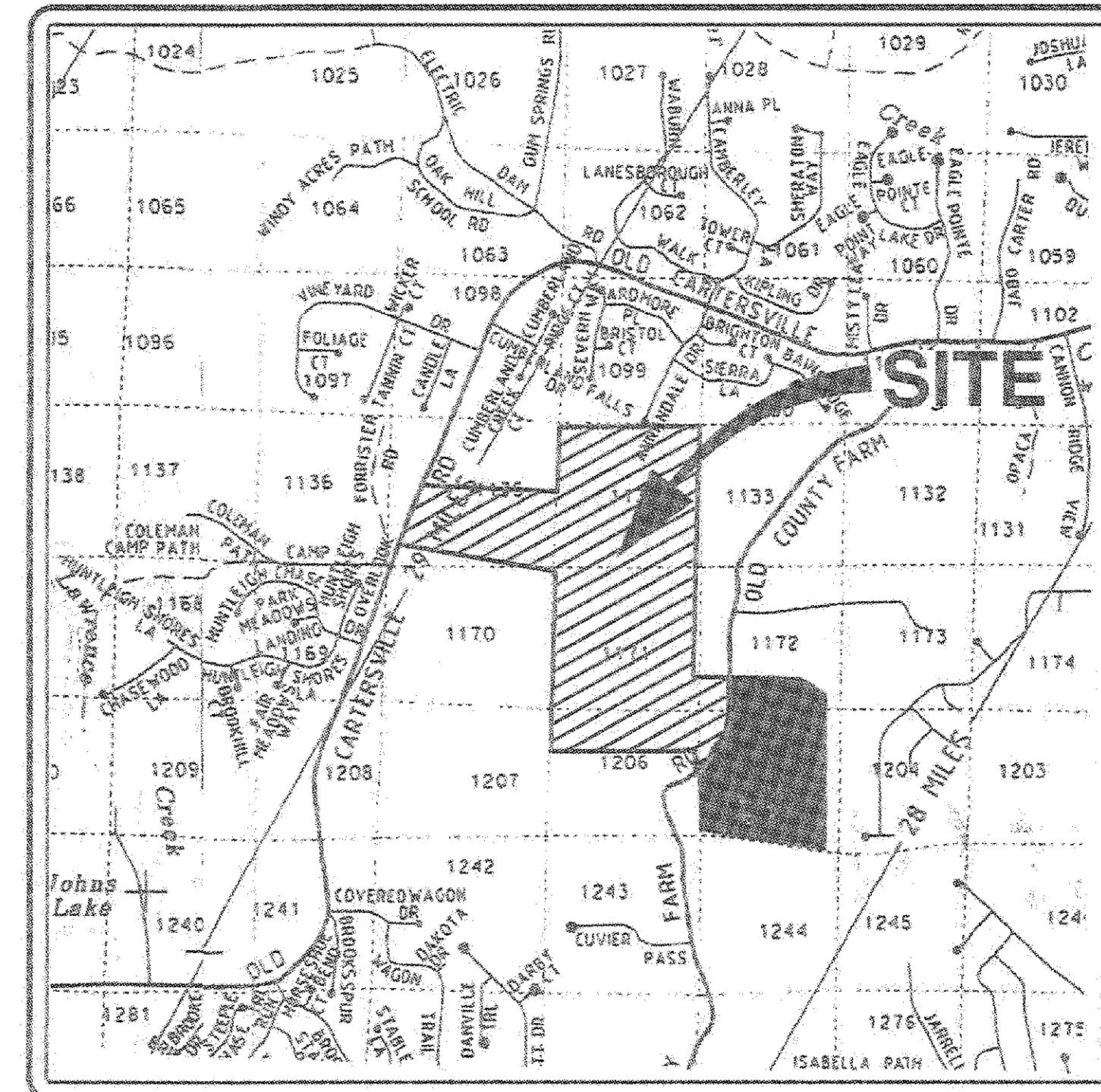
I hereby certify as the owner of the land shown on this plat and whose name is subscribed hereunto, acknowledge that this plat was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged, do hereby convey all streets and rights-of-way, water mains and sewer 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.

John H. Clark
5-25-23

Date

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

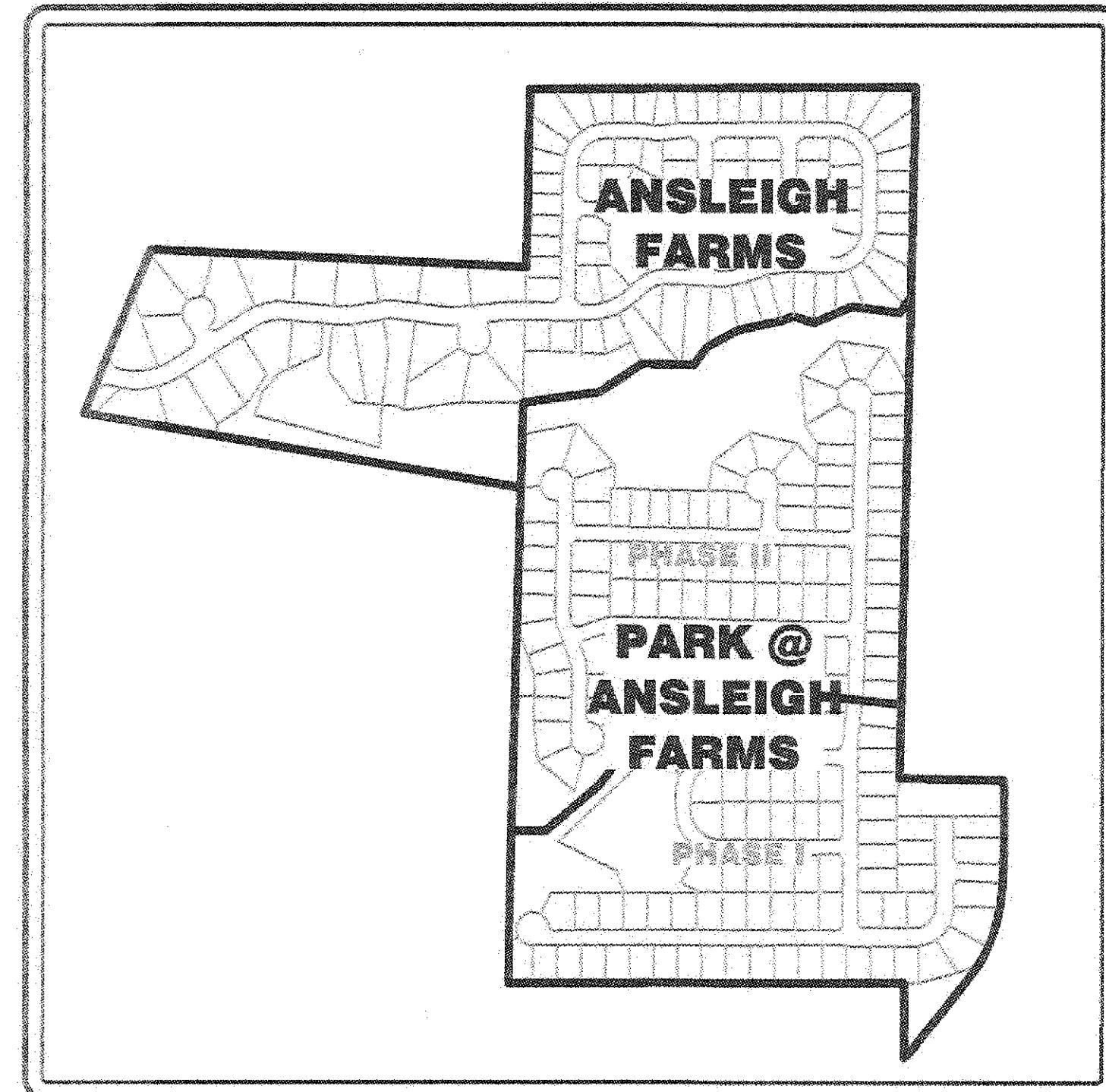
- NO PERMANENT STRUCTURES CONSTRUCTED INSIDE ANY PERMANENT WATER OR SEWER EASEMENTS.

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.

W. Carlton Rakestraw, Jr.

5-25-23

Date

W. CARLTON RAKESTRAW, JR.

GENERAL INFORMATION

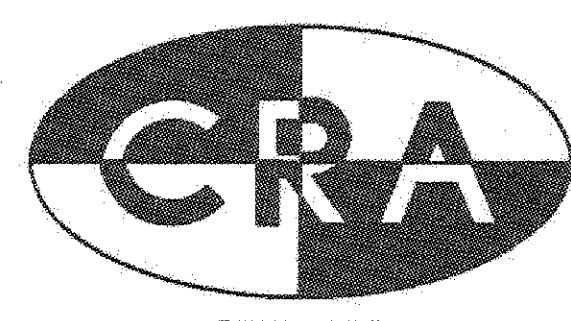
ENGINEER:	EDISON ENGINEERING
ENGINEER ADDRESS:	2203 CHARLES HARDY PARKWAY
CURRENTLY ZONED:	PRD
TOTAL AREA OF DEVELOPMENT:	63.420 ACRES
PHASE AREA:	30.050 ACRES
TOTAL OPEN SPACE REQUIRED:	0.10 X 63.420 = 6.342 ACRES
OPEN SPACE PROVIDED:	6.863 ACRES PHASE 1
TOTAL # OF LOTS DEVELOPED:	70 LOTS
LENGTH OF 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



CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2203 MARIETTA HWY, DALLAS, GEORGIA 30157
PHONE: 770-443-2200 FAX: 770-443-2800

**FINAL PLAT FOR
THE PARK AT ANSLEIGH FARMS
PHASE 1**

PROJECT NO. 06-065
PLOT FILE # PARK_AF_F1
DATE 4-19-23
DRAWN BY G.P.B.
APPROVED BY W.C.R.



SHEET
1 / 3

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

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

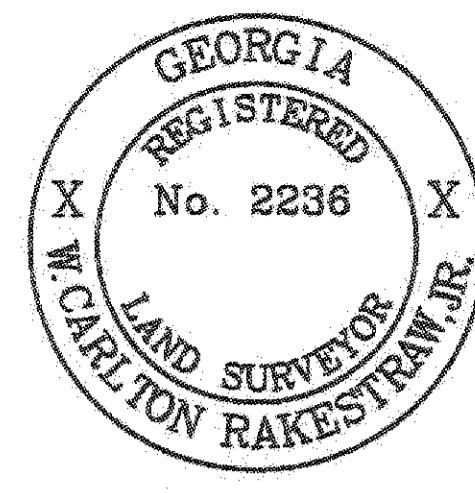
LOTS 1, 33, 34, 42, 114, 116,
121, 127, 128, AND 133 WILL
BE ADDRESSED AT THE
TIME OF PERMITTING.

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.



CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2208 MARIETTA HWY, DALLAS, GEORGIA 30157
PHONE: 770-443-2200 FAX: 770-443-2300

GRID NORTH
SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH

SOUTH

EAST

WEST

NORTH</

