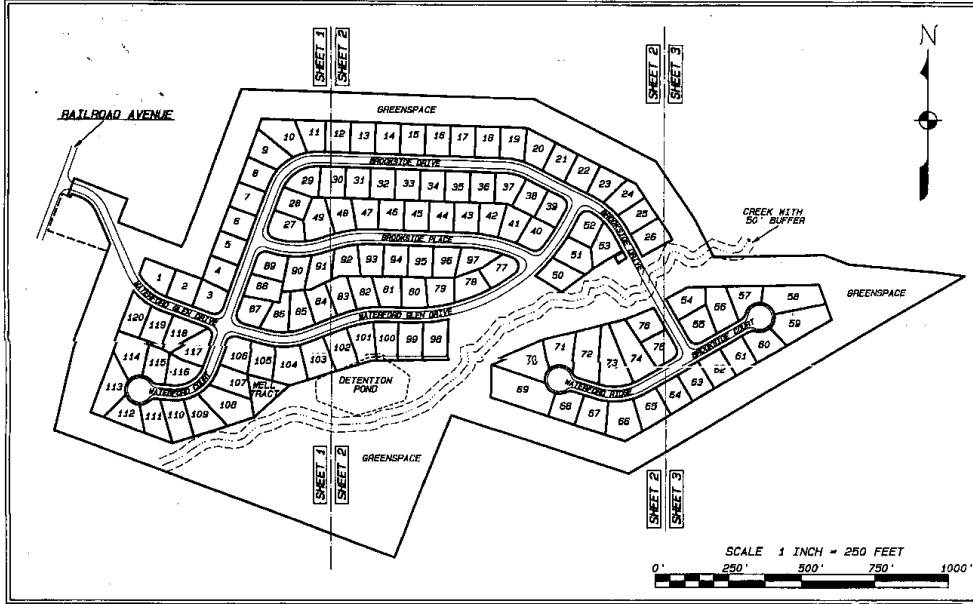


FINAL SUBDIVISION PLAT FOR
WATERFORD GLEN

GEORGIA MILITIA DISTRICT 912
 BANKS COUNTY, GEORGIA

OWNER AND DEVELOPER:
 BOLEMAN PROPERTIES
 BOX 397
 OAKWOOD, GA 30566
 CONTACT:
 TIM BOLEMAN
 (770) 534-5181
 FAX: (770) 534-1239



"IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION THAT ALL MONUMENTS SHOWN HEREON HAVE BEEN SET OR ARE MARKED AS TO BE SET, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN."
 REGISTERED GEORGIA LAND SURVEYOR NUMBER: GA RL S 2831

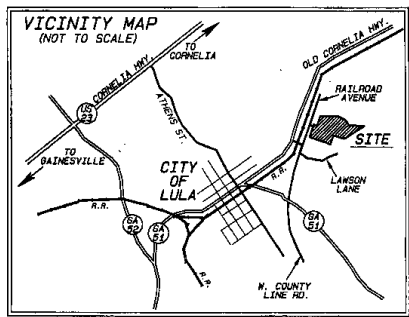
"THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND ACCORDING TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, DRAINS, EASEMENTS, AND PUBLIC GROUNDS HEREON SHOWN, FOR THE PURPOSES HEREIN EXPRESSED."

OWNER/ DATE

PREPARED BY:

GEOIMAGE
 Geographical Land Services
 Surveying • Engineering
 Planning • Design
 395 NORTH GROVE ST., SUITE A. DALHONEGA, GA 30533
 PHONE: (706) 864-7298 FAX: (706) 864-1014

Georgia State Credit
 First 20 days of 2006 on 02
 Second 20 days of 2006 on 02
 Payment in full on 02/02/06
 Payment in full on 02/02/06



GRID NORTH, GEORGIA WEST ZONE



CALLS ALONG PROJECT BOUNDARY

(SEE SHEETS 3-5 FOR CALLS ALONG INDIVIDUAL LOTS)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N80°30'03"E	64.641		
L2	S19°46'54"W	86.907		
L3	S69°07'22"E	26.611		
L4	N69°27'14"E	26.067		
L5	N50°14'40"E	99.711		
L6	N50°17'50"E	64.989		
L7	N60°40'02"E	76.267		
L8	N20°13'49"E	98.779		
L9	S63°46'08"E	91.127		
L10	S62°19'26"E	99.407		
L11	N29°34'59"W	118.047		
C1	N46°33'47"W	81.989	84.23	106.00
L12	N63°59'03"W	22.367		
L13	S20°27'23"W	11.397		
L14	N69°18'07"W	10.267		

CALLS ALONG R/W LINES FRONTING GREENSPACE AREAS

(DESCRIBING R/W AREA FOR DEDICATION TO THE CITY)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
RW1	S20°30'03"W	3.33		
RW2	S69°32'37"E	37.06		
RW3	S46°33'47"E	121.09	124.34	185.00
RW4	S29°54'58"E	230.31		
RW5	S29°30'56"E	17.91	17.92	175.00
RW6	S29°34'59"E	115.27		
RW7	S31°33'11"E	69.40	82.60	226.00
RW8	S29°03'28"E	166.51		
RW9	S29°03'25"E	187.79		
RW4	N63°13'26"E	330.76	334.78	825.00

RAILROAD AVENUE

ASPHALT SURFACE
60' R/W

WATERFORD GLEN DRIVE

ASPHALT SURFACE 60' R/W

TOTAL PROJECT AREA
62.554 ACRES

NOTE:
THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS AFFECTING THIS PROPERTY ARE SHOWN.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10000 FEET, AND WAS ADJUSTED USING THE COMPOUND RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 26,297 FEET.

EQUIPMENT USED: TOPCON TOTAL STATION. IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY YIELD.

THIS SURVEY IS CERTIFIED SOLELY TO THE PARTY OR PARTIES NAMED HEREON.

BUILDING SETBACKS:

- FRONT-30'
- SIDE-7'
- REAR-7'

- LL = LAND LOT
- LL1 = LAND LOT LINE
- REF = REBAR FOUND
- RBS = REBAR SET
- RBS = 3/8" REBAR TO BE SET
- OTF = OPEN TOP PIPE
- CTF = CEMENT TOP PIPE
- C/L = CENTER LINE
- N/F = NEW OR FORMERLY
- R/W = RIGHT OF WAY
- U/P = UTILITY POLE
- O/P = OVERHEAD POWER
- BSL = BUILDING SETBACK LINE
- R.O. = RAIL ROAD

SCALE 1 INCH = 100 FEET



Georgia Banks County
Plat 27, Ord. of 2007
Recorded by Bank County Clerk
Date of Recording: 8/16/2007

GEOIMAGE LLC

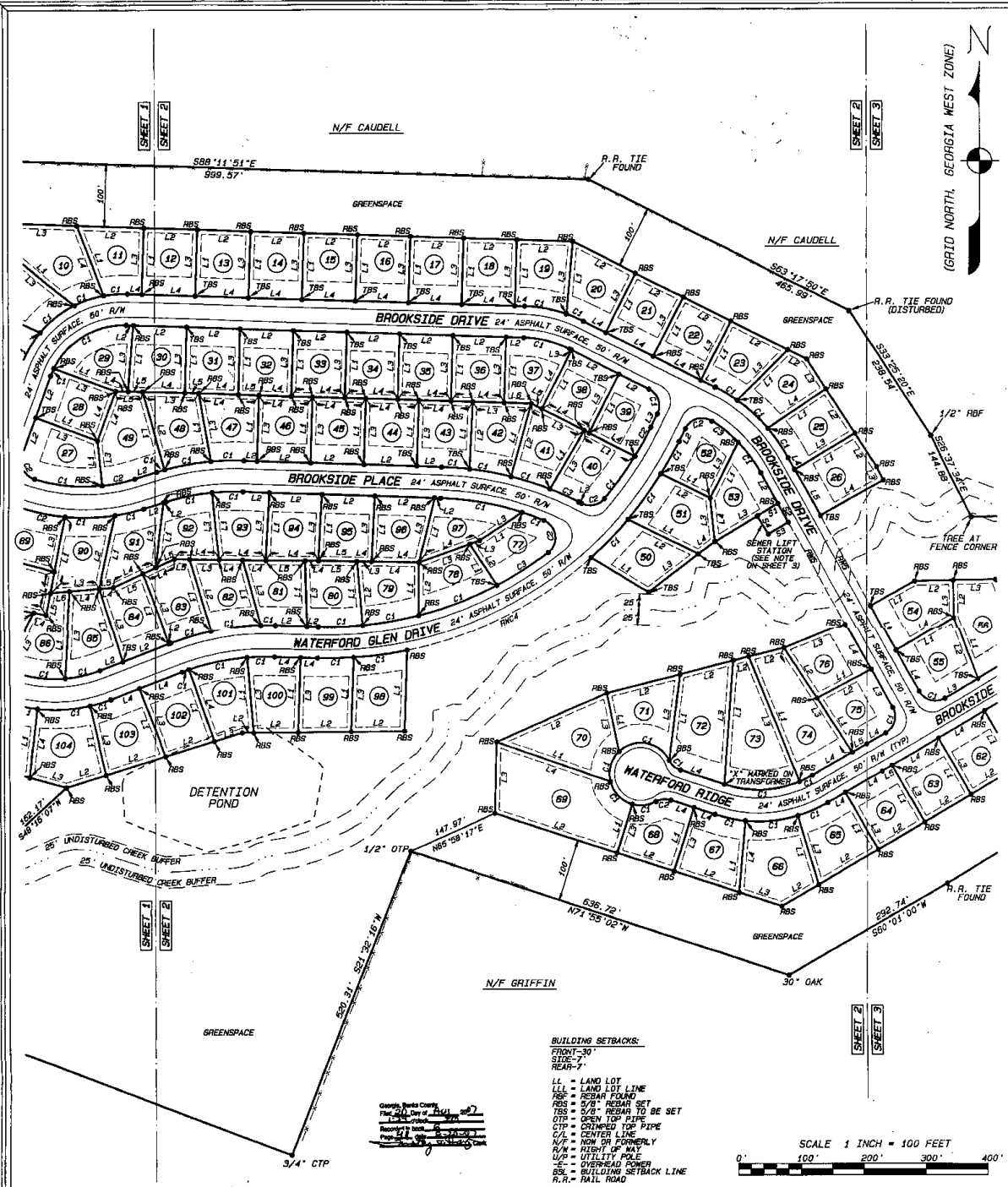
SURVEYING, ENGINEERING, PLANNING & DESIGN
385-A N. GROVE ST., DALHONEA, GEORGIA 30533
PHONE: (706) 864-7293 FAX: (706) 864-1014



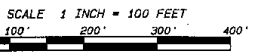
SHEET 1 OF 5
AUGUST 16, 2007
FIELD CREW: KP, CC
DRAWN BY: PSA/BL
GEO FILE:
1886-SOLDMAN
DWS FILE:
1886-FINAL PLAT
DRAWING #C2010107

WATERFORD GLEN

GEORGIA MILITIA DISTRICT 912
BANKS COUNTY, GEORGIA



- BUILDING SETBACKS:**
 FRONT-30'
 SIDE-7'
 REAR-7'
- LL = LAND LOT
 LL-L = LAND LOT LINE
 R.F.P. = REBAR FOUND
 R.F.S. = 6\"/>



GEOIMAGE LLC
 SURVEYING, ENGINEERING, PLANNING & DESIGN
 305-A N GROVE ST., DAHLONEGA, GEORGIA 30533
 PHONE: (706) 864-7298 FAX: (706) 864-1014



SHEET 2 OF 5
 AUGUST 16, 2007
 FIELD CREW: KP, CC
 DRAWN BY: PSA/BL
 GEO FILE: 10000-BOLEMAN
 DWG FILE: 10000-FINAL PLAT
 DRAWING #C2010107

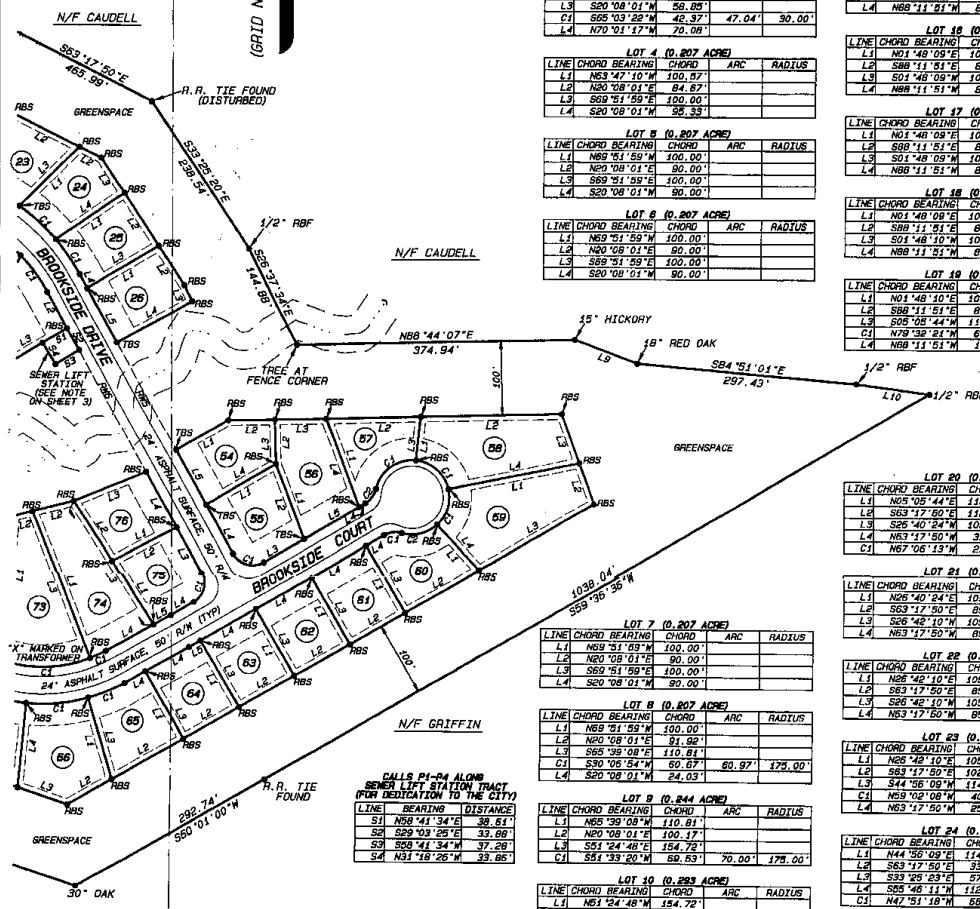
FINAL SUBDIVISION PLAT FOR
WATERFORD GLEN

GEORGIA MILITIA DISTRICT 912
 BANKS COUNTY, GEORGIA

GRID NORTH, GEORGIA WEST ZONE

BUILDING SETBACKS:
 FRONT-30'
 SIDE-7'
 REAR-7'

LL = LAND LOT
 LLL = LAND LOT LINE
 RBS = REAR FOUND SET
 RBS = 5/8" REBAR TO BE SET
 OTR = OPEN TOP PIPE
 CRIMPED TOP PIPE
 N/F = NOW OR FORMERLY
 R/W = RIGHT OF WAY
 U/P = UTILITY POLE
 O/P = OVERHEAD POWER
 BSL = BUILDING SETBACK LINE
 R.R. = RAIL ROAD



LOT 1 (0.217 ACRE)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N20°19'19"E	87.12'		
L2	S70°09'41"E	110.06'		
L3	S19°58'43"W	99.43'		
C1	N49°10'28"W	118.13'	120.50'	178.00'

LOT 2 (0.218 ACRE)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N10°58'43"E	94.03'		
L2	S70°09'41"E	94.03'		
L3	S20°08'01"W	99.70'		
L4	N20°19'19"E	99.44'		
C1	N59°23'40"W	3.42'	3.42'	178.00'

LOT 3 (0.218 ACRE)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N20°08'01"E	99.70'		
L2	S63°47'10"E	100.57'		
L3	S20°08'01"W	99.70'		
L4	N20°19'19"E	99.44'	47.04'	90.00'
L4	N70°01'17"W	70.09'		

LOT 4 (0.207 ACRE)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N53°47'10"W	100.87'		
L2	N20°08'01"E	84.87'		
L3	S63°51'59"E	100.00'		
L4	S20°08'01"W	99.53'		

LOT 5 (0.207 ACRE)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N59°51'59"W	100.00'		
L2	N20°08'01"E	90.00'		
L3	S63°51'59"E	100.00'		
L4	S20°08'01"W	90.00'		

LOT 6 (0.207 ACRE)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N59°51'59"W	100.00'		
L2	N20°08'01"E	90.00'		
L3	S63°51'59"E	100.00'		
L4	S20°08'01"W	90.00'		

LOT 7 (0.207 ACRE)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N59°51'59"W	100.00'		
L2	N20°08'01"E	90.00'		
L3	S63°51'59"E	100.00'		
L4	S20°08'01"W	90.00'		

LOT 8 (0.207 ACRE)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N59°51'59"W	100.00'		
L2	N20°08'01"E	90.00'		
L3	S63°51'59"E	100.00'		
L4	S20°08'01"W	90.00'		

LOT 9 (0.244 ACRE)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N59°51'59"W	100.00'		
L2	N20°08'01"E	110.81'		
L3	S63°51'59"E	110.81'		
C1	S51°24'48"E	154.72'	80.27'	178.00'
L4	S20°08'01"W	24.03'		

LOT 10 (0.223 ACRE)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N51°24'48"W	154.72'		
L2	N20°08'01"E	100.17'		
L3	S63°51'59"E	112.59'		
L4	S21°14'38"E	119.26'		
C1	S71°14'08"W	50.05'	50.22'	178.00'

LOT 11 (0.207 ACRE)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N51°24'48"W	119.26'		
L2	S63°51'59"E	100.17'		
L3	S01°48'09"W	105.70'		
L4	N59°51'59"W	23.07'		
C1	S59°57'46"W	37.64'	37.71'	178.00'

LOT 12 (0.207 ACRE)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N01°48'09"E	105.70'		
L2	S63°51'59"E	105.70'		
L3	S01°48'09"W	105.70'		
L4	N59°51'59"W	86.15'		

LOT 13 (0.207 ACRE)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N01°48'09"E	105.70'		
L2	S63°51'59"E	105.70'		
L3	S01°48'09"W	105.70'		
L4	N59°51'59"W	86.15'		

LOT 14 (0.207 ACRE)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N01°48'09"E	105.70'		
L2	S63°51'59"E	105.70'		
L3	S01°48'09"W	105.70'		
L4	N59°51'59"W	86.15'		

LOT 15 (0.207 ACRE)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N01°48'09"E	105.70'		
L2	S63°51'59"E	105.70'		
L3	S01°48'09"W	105.70'		
L4	N59°51'59"W	86.15'		

LOT 16 (0.207 ACRE)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N01°48'09"E	105.70'		
L2	S63°51'59"E	105.70'		
L3	S01°48'09"W	105.70'		
L4	N59°51'59"W	86.15'		

LOT 17 (0.207 ACRE)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N01°48'09"E	105.70'		
L2	S63°51'59"E	105.70'		
L3	S01°48'09"W	105.70'		
L4	N59°51'59"W	86.15'		

LOT 18 (0.207 ACRE)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N01°48'09"E	105.70'		
L2	S63°51'59"E	105.70'		
L3	S01°48'09"W	105.70'		
L4	N59°51'59"W	86.15'		

LOT 19 (0.218 ACRE)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N01°48'10"E	108.70'		
L2	S63°51'59"E	88.47'		
L3	S01°48'10"W	108.70'		
C1	N79°39'24"W	67.74'	68.00'	228.00'
L4	N59°51'59"W	18.83'		

LOT 20 (0.218 ACRE)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N01°48'10"E	118.00'		
L2	S63°51'59"E	118.00'		
L3	S26°40'24"W	108.56'		
L4	N59°51'59"W	39.50'		
C1	N67°08'13"W	29.64'	29.66'	228.00'

LOT 21 (0.207 ACRE)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N59°51'59"W	100.00'		
L2	N20°08'01"E	100.00'		
L3	S63°51'59"E	100.00'		
L4	S20°08'01"W	85.00'		

LOT 22 (0.207 ACRE)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N59°51'59"W	100.00'		
L2	N20°08'01"E	100.00'		
L3	S63°51'59"E	100.00'		
L4	S20°08'01"W	85.00'		

LOT 23 (0.207 ACRE)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N59°51'59"W	100.00'		
L2	N20°08'01"E	100.00'		
L3	S63°51'59"E	100.00'		
L4	S20°08'01"W	85.00'		

LOT 24 (0.207 ACRE)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N44°39'08"E	114.78'		
L2	S63°17'59"E	85.00'		
L3	S33°29'23"E	57.15'		
L4	S55°48'11"W	112.34'		
C1	N47°51'18"W	88.26'	88.42'	278.00'

LOT 25 (0.208 ACRE)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N59°51'59"W	112.34'		
L2	S33°29'23"E	85.07'		
L3	S59°14'47"W	112.51'		
L4	N29°03'25"W	21.41'		
C1	N24°52'47"W	56.91'	57.02'	278.00'

LOT 26 (0.207 ACRE)

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N59°51'59"W	112.51'		
L2	S33°29'23"E	85.58'		
L3	S26°39'27"E	23.87'		
L4	S60°56'35"W	116.25'		
L5	N29°03'25"W	84.02'		

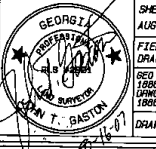
**CALLS P1-P4 ALONG
 SEWER LIFT STATION TRACT
 FOR DEDICATION TO THE CITY**

LINE	BEARING	DISTANCE
P1	N58°41'34"E	38.51'
P2	S69°03'09"E	31.69'
P3	S09°41'34"W	37.28'
P4	N31°18'26"W	33.86'

Geographic North
 Magnetic North
 True North

SCALE 1 INCH = 100 FEET
 0' 100' 200' 300' 400'

GEOIMAGE LLC
 SURVEYING, ENGINEERING, PLANNING & DESIGN
 385-A N. GROVE ST., DAHLONEGA, GEORGIA 30533
 PHONE: (706) 864-7298 FAX: (706) 864-1014



SHEET 3 OF 5
 AUGUST 16, 2007
 FIELD CREW: KP, CC
 DRAWN BY: PSA/BL
 GEO FILE: 1806-BOLEMAN
 URBAN FILE: 1806-FINAL PLAT
 DRAWING #C2010107

FINAL SUBDIVISION PLAT FOR
WATERFORD GLEN
 GEORGIA MILITIA DISTRICT 912
 BANKS COUNTY, GEORGIA

