

**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 easements, 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.

Signature: *Russell Shirley* Date: 1/26/2016

**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.

Signature: *W. Aubrey R. R. Jr.* Date: 1/26/2016

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 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.

Date: 1-20-06 *[Signature]*  
Community Development

Date: 2-3-06 *[Signature]*  
Water, Sewer & Environmental Services

Date: 2-2-05 *[Signature]*  
Department of Transportation

Date: 2/3/06 *[Signature]*  
Paulding County Board of Commissioners

**OWNER / DEVELOPER**  
24 HR. CONTACT  
**RUSSELL SHIRLEY**  
128 MAC ROAD  
DOUGLASVILLE, GEORGIA 30095  
PHONE: (678) 794-5840

**PAULDING COUNTY DEVELOPMENT DIVISION (ENGINEERING)**  
*M. Mark & 2016* DATE

POST OFFICE:  
DALLAS, GEORGIA 30132

**FINAL PLAT FOR CUMBERLAND FALLS**

LOCATED IN LAND LOT(S) - 1098  
3rd DISTRICT, 3rd SECTION  
PAULDING COUNTY, GEORGIA

**STREET SPECIFICATIONS:**  
STREET RIGHT-OF-WAYS: 50 FEET  
CUL-DE-SAC RADIUS: 55 FEET  
CENTERLINE OF STREET: 25 FEET FROM R/W  
STREET WIDTH (B/C/B/C): 24 FEET (UNLESS NOTED)  
PAVEMENT WIDTH: 20 FEET (UNLESS NOTED)  
PAVEMENT TYPE: ASPHALT

\* INDICATES THE HOUSE LOCATION PLAN TO BE SUBMITTED TO PAULDING COUNTY ENGINEERING DIVISION PRIOR TO OBTAINING BUILDING PERMIT.

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 AT LOW POINTS IN ROAD. 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.

SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" ON COMMUNITY PANEL 13223C0129 B OF THE FLOOD INSURANCE RATE MAPS FOR PAULDING COUNTY PREPARED BY F.E.M.A. DATED NOV. 8, 1999.

**Certificate of Individual Sewage Disposal Systems**

This subdivision is approved for development utilizing on-site sewage management systems. Issuance of permits will depend on the physical merits of each lot to have an approved installation as based on the rules and regulations and the judgement of the Paulding County Health Department. General approval of this plat does not constitute an approval of any individual lot.

Signature: *Edward Williams Jr.* Date: 01-21-2016

**STREET LIGHT REQUIREMENTS:**

- IN ACCORDANCE WITH THE PAULDING COUNTY STREET LIGHT DISTRICT ORDINANCE (AMENDMENT 8/26/97), THE DEVELOPER OF THIS SUBDIVISION MUST PROVIDE STREET LIGHTS.
- THE DEVELOPER SHALL SUBMIT TO THE PLANNING & ZONING DIVISION 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 PLANNING & ZONING DIVISION PROOF OF PAYMENT TO THE UTILITY COMPANY FOR INSTALLATION OF THE STREET LIGHTS, INCLUDING POLES, FIXTURES AND ANY OTHER RELATED ITEMS OR MATERIALS NECESSARY FOR INSTALLATION.
- THE FINAL PLAN 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.

NOTE:  
NO VARIANCES WERE GRANTED OR OBTAINED FOR THIS DEVELOPMENT.

**GENERAL INFORMATION:**

- THIS PROPERTY IS CURRENTLY ZONED: R2
- TOTAL AREA OF THIS PROJECT: 21.820 ACRES
- TOTAL NUMBER OF LOTS DEVELOPED: 23 LOTS
- MINIMUM LOT SIZE: 20,000 S.F.
- MINIMUM HEATED FLOOR SPACE OF DWELLING: 1,100 S.F.
- MINIMUM FRONT SETBACK: 35 FEET  
MINIMUM SIDE SETBACK: 15 FEET  
MINIMUM REAR SETBACK: 25 FEET
- A 10' EASEMENT IS RESERVED ON SIDE AND REAR LOT LINES FOR DRAINAGE AND UTILITIES.
- DENSITY: 1.05 LOTS/ACRE
- LENGTH OF NEW STREETS: 1109 L.F.
- FIELD TRAVERSE PRECISION: 1" = 25.883'
- PLAT PRECISION: 1"
- ANGLE ADJUSTMENT: 1/2" / ANGLE
- TRAVERSE ADJUSTMENT: LEAST SQUARES
- EQUIPMENT: SOKKIA SET 2-100
- DATE OF FIELD WORK: 2/15/05

**SHEET ONE OF TWO**

PROJECT NO. 04-128  
PLOT FILE # 0412260  
DATE: 2/22/05  
DRAWN BY: W.C.E.S.  
APPROVED BY: W.C.R.

**CARLTON RAKESTRAW & ASSOCIATES**  
REGISTERED LAND SURVEYORS  
2303 MARSHALL HWY. DALLAS, GEORGIA 30107  
PHONE: 770-443-2900 FAX: 770-443-0700

