

CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	29.66	120.00	N06°00'25"W	29.59
C2	52.94	40.00	N51°00'25"W	49.16
C3	50.57	230.00	S82°37'35"E	50.47
C4	58.67	230.00	S69°01'11"E	58.51
C5	61.17	230.00	S54°05'35"E	60.99
C6	60.68	230.00	S38°55'01"E	60.50
C7	26.89	230.00	S28°00'38"E	26.87
C8	75.00	457.50	S61°37'46"W	74.91
C9	7.82	8.00	S18°55'14"W	7.51
C10	46.48	60.00	N13°05'56"E	45.32
C11	36.04	60.00	N62°29'51"E	35.50
C12	37.01	60.00	N87°22'42"E	36.43
C13	40.28	60.00	S55°42'54"E	39.63
C14	35.52	60.00	S19°31'26"E	35.00
C15	42.74	60.00	S17°50'35"W	41.85
C16	67.76	60.00	S70°36'20"W	64.22
C17	7.82	8.00	N74°56'46"E	7.51
C18	33.97	517.50	S48°48'50"W	33.97
C19	59.93	517.50	S64°00'44"W	59.90
C20	31.35	517.50	S69°03'55"W	31.34
C21	28.67	722.10	S61°54'28"W	28.67
C22	60.02	722.10	S65°26'36"W	60.00
C23	60.02	722.10	S70°11'20"W	60.00
C24	60.02	722.10	S74°57'06"W	60.01
C25	60.02	722.10	S79°42'50"W	60.01
C26	60.03	722.10	S84°28'36"W	60.01
C27	60.03	722.10	S89°14'23"W	60.01
C28	60.03	722.10	N85°59'51"W	60.01
C29	60.03	722.10	N81°14'05"W	60.01
C30	60.03	722.10	N76°28'19"W	60.01
C31	60.02	722.10	N71°42'33"W	60.01
C32	60.02	722.10	N66°56'47"W	60.01
C33	60.02	722.10	N62°11'02"W	60.00
C34	60.02	722.10	N57°25'16"W	60.00

CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C35	13.17	722.10	N64°31'04"W	13.17
C36	6.53	8.00	S76°07'29"E	6.35
C37	51.97	60.00	N74°42'00"W	50.36
C38	35.62	60.00	N32°55'45"W	36.00
C39	35.62	60.00	N00°59'11"E	36.00
C40	35.62	60.00	N34°54'07"E	36.00
C41	35.62	60.00	N68°49'03"E	36.00
C42	35.62	60.00	S77°16'01"E	36.00
C43	35.62	60.00	S43°21'06"E	36.00
C44	39.81	60.00	S07°23'16"E	39.08
C45	8.99	8.00	N20°33'34"W	8.52
C46	70.38	662.69	N57°07'29"W	70.34
C47	70.03	662.69	N63°11'40"W	70.00
C48	70.03	662.69	N69°14'58"W	70.00
C49	70.03	662.69	N75°18'16"W	70.00
C50	70.03	662.69	N81°21'34"W	70.00
C51	70.03	662.69	N87°24'52"W	70.00
C52	70.03	662.69	S86°31'50"W	70.00
C53	70.03	662.69	S90°28'32"W	70.00
C54	70.03	662.69	S74°25'14"W	70.00
C55	44.05	662.69	S69°29'21"W	44.04
C56	25.44	170.00	S28°56'55"E	25.41
C57	116.40	170.00	S52°51'00"E	114.13
C58	48.84	170.00	S80°41'41"E	48.67
C59	7.82	8.00	N63°03'44"E	7.51
C60	10.50	60.00	S40°03'52"W	10.49
C61	69.60	60.00	S78°18'38"W	65.76
C62	41.31	60.00	N48°44'02"W	40.60
C63	41.70	60.00	N09°05'52"W	40.87
C64	33.64	60.00	N26°52'51"E	33.20
C65	7.82	8.00	S14°55'27"W	7.51
C66	11.01	180.00	N11°20'12"W	11.01
C67	33.49	180.00	N04°15'18"W	33.44

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.70	N01°04'29"E
L2	74.30	N13°05'19"W
L3	37.06	N73°29'30"W
L4	3.61	N46°56'00"E
L5	36.04	S21°27'42"W
L6	12.44	S13°05'19"E
L7	25.71	S01°04'29"W

Covenants:

"This plat is subject to the covenants set forth in the separate document(s) attached hereto dated _____, which hereby become a part of this plat, and which are recorded in plat book _____ Page _____"

PLAT NOTES

LOTS ADJACENT TO CULVERT CROSSINGS SHALL HAVE A MINIMUM FLOOR ELEVATION OF 2 FEET ABOVE THE LOW POINT IN ROAD. LOTS ADJACENT TO FLOOD PLAIN AREAS SHALL HAVE A MINIMUM FLOOR ELEVATION OF 2 FEET ABOVE THE FLOOD ELEVATION. ALL EASEMENTS CENTER THE CONSTRUCTED UTILITIES. DRAINAGE UTILITY EASEMENTS OFF THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER. ALL PROPERTY CORNERS ARE MARKED WITH 1/2" REBAR.

Surveyor's Certificate

"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 actually exist or are marked 'future' and their location, size, type and material are correctly shown, and that all requirements of the development and zoning regulations have been fully complied with."

Mani Shaw 1-22-07
 Owner Date

Surveyor Date

"In accordance to the City of Cartersville Development Regulations and the City's Zoning Ordinance, all requirements of approval having been fulfilled, this plat was given final approval by the following City personnel on behalf of the City of Cartersville:"

Randy Manning 1/23/07
 Zoning Administrator Date

Water Superintendent 1/29/07
 Date

City Engineer 1/23/2007
 Date

Gas Superintendent 1/24/07
 Date

Fiber Superintendent 1/24/07
 Date

Electric Superintendent 1-23-07
 Date

SPECIAL ZONING CONDITIONS

ORDINANCE NUMBER: AZ05-02 (AKA Z04-18)

1. A MAXIMUM OF 63 LOTS FOR THIS 20.19 ACRE PORTION OF THE PROPOSED DEVELOPMENT (APPROXIMATELY 3 UNITS PER ACRE) (MAXIMUM OF 260 LOTS FOR THE OVERALL DEVELOPMENT) WHICH FURTHER NECESSITATES AN ADDITIONAL ACCESS LOCATION ALONG SUGAR VALLEY ROAD.
2. A MINIMUM 50' BUFFER ALONG THE PROPERTY LINE ABUTTING THE RAILROAD.
3. ANY AREA THAT INCLUDES THE NANCY CREEK FLOODPLAIN TO BE SET-ASIDE AS "GREEN SPACE" AS AN AMENITY TO THE DEVELOPMENT.
4. DECORATIVE STREET LIGHT POSTS AND SIDEWALK TO BE PROVIDED THROUGHTHOUT THE DEVELOPMENT.
5. MINIMUM HEATED FLOOR AREA OF HOMES TO BE 1,300 SQUARE FEET.

GEORGIA, BARTOW COUNTY
 CLERK'S OFFICE SUPERIOR COURT
 Filed for record this 20th day of Jan 2007 at 9:30 o'clock A.M.
 Recorded in Plat record No. 55
 Page 101 this 29th day of Jan 2007
 GARY SELL, Clerk

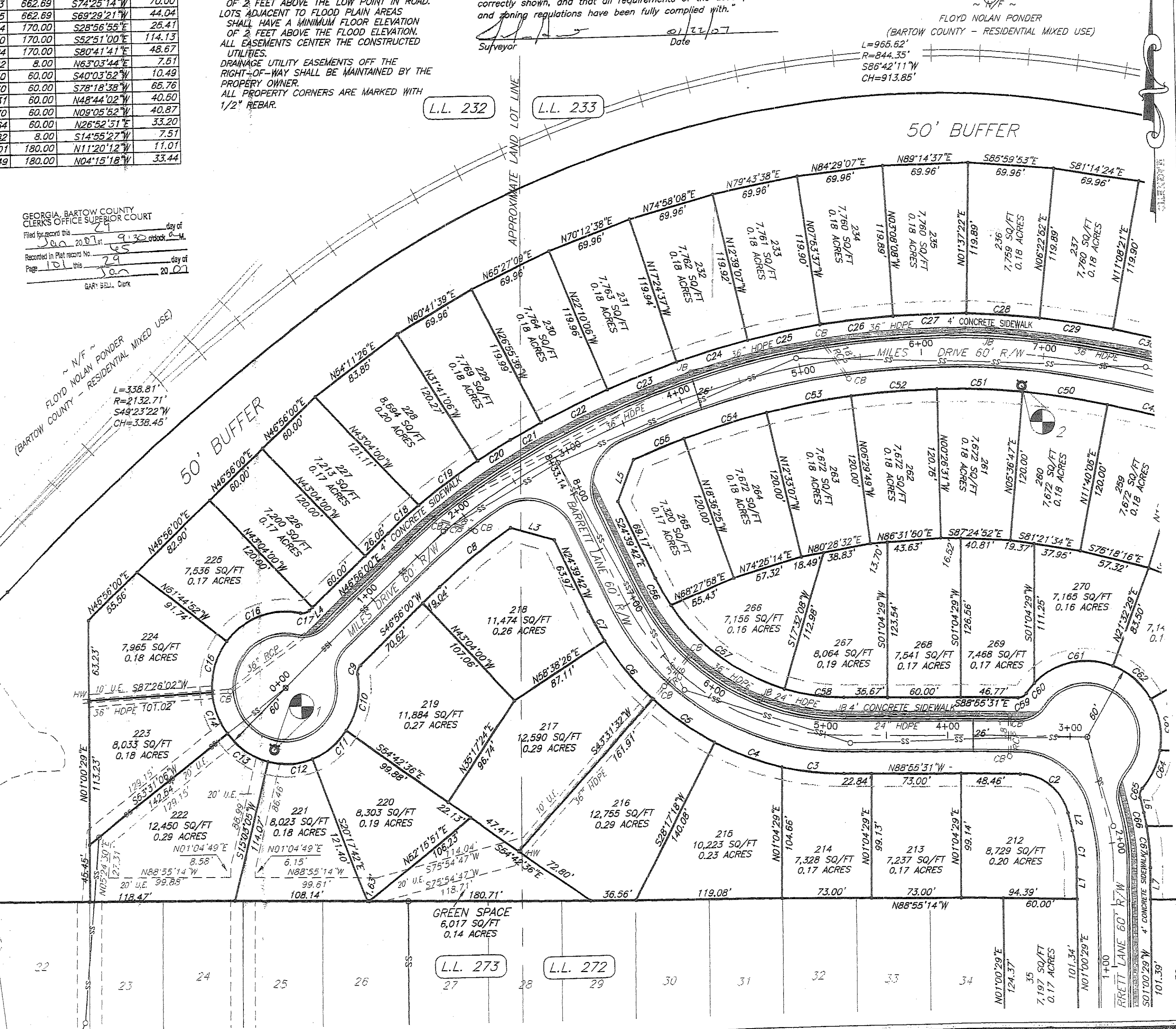
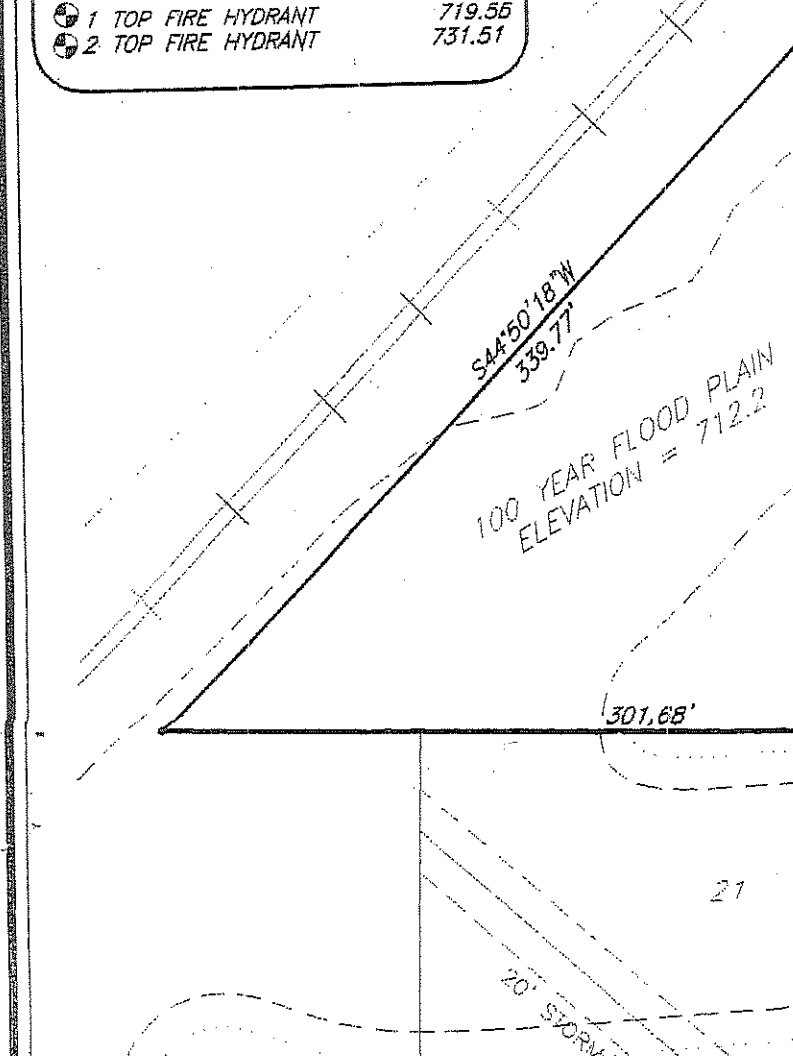
ZONING NOTES

- TOTAL PROJECT ACREAGE = 21.05 ACRES
- TOTAL NUMBER OF LOTS = 66
- LOT DENSITY = 3.1 LOTS PER ACRE
- MINIMUM LOT SIZE = 7,000 SF
- MINIMUM LOT WIDTH = 60 FEET
- MINIMUM FRONT SETBACK = 10 FEET
- MINIMUM SIDE SETBACK = 8 FEET
- MINIMUM REAR SETBACK = 20 FEET
- CURRENT ZONING R-10

Sidewalks are required on lots shown and shall be constructed in conformity with the details found in original engineered drawings. Sidewalks shall be installed by the developer and/or builder and prior to request of a Final Inspection and/or Certificate of occupancy. Developer is responsible for informing builder of said requirements.

BENCHMARKS

#	DESCRIPTION	ELEV.
1	TOP FIRE HYDRANT	719.55
2	TOP FIRE HYDRANT	731.51



LEGEND (AS NOTED)

- IPF - IRON PIN FOUND (1/2" REBAR)
- BFE - IRON PIN PLACED (1/2" REBAR)
- BFE - FINISHED FLOOR ELEVATION
- FEE - FINISHED FLOOR ELEVATION
- FEE - FIRE HYDRANT
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- ST - LOT NUMBER

FINAL FLAT OF WINGFOOT PARK SUBDIVISION, PHASE 3
 LOCATED IN LAND LOT 232 & 233, 4TH DISTRICT, 3RD SECTION, CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA

ALL ANGLES AND DISTANCES WERE MEASURED IN THE FIELD AND THE FIELD DATA WAS CHECKED BY THE SURVEYOR. THE FIELD DATA WHICH THIS PLAT IS BASED HAS A CLOSURE ERROR OF 1 FOOT IN 20,834 AND AN ANGULAR ERROR OF 4" PER POINT, ADJUSTED USING THE COMPASS RULE.

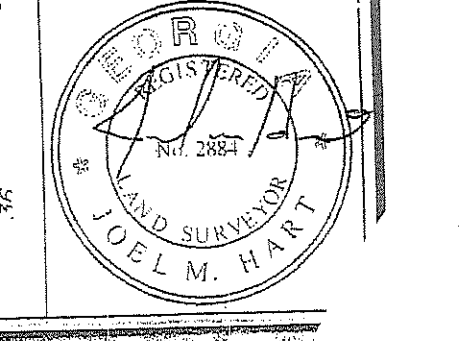
PLEASE NOTE: THE SURVEYOR APOLOGIZES FOR THE CONFUSING NATURE OF THIS FINAL PLAT. IT IS REQUIRED BY THE CITY OF CARTERSVILLE THAT ALL OF THE NECESSARY CALLS, LABELS, NOTES AND OTHER MISCELLANEOUS ITEMS BE PLACED ON THIS PLAT.

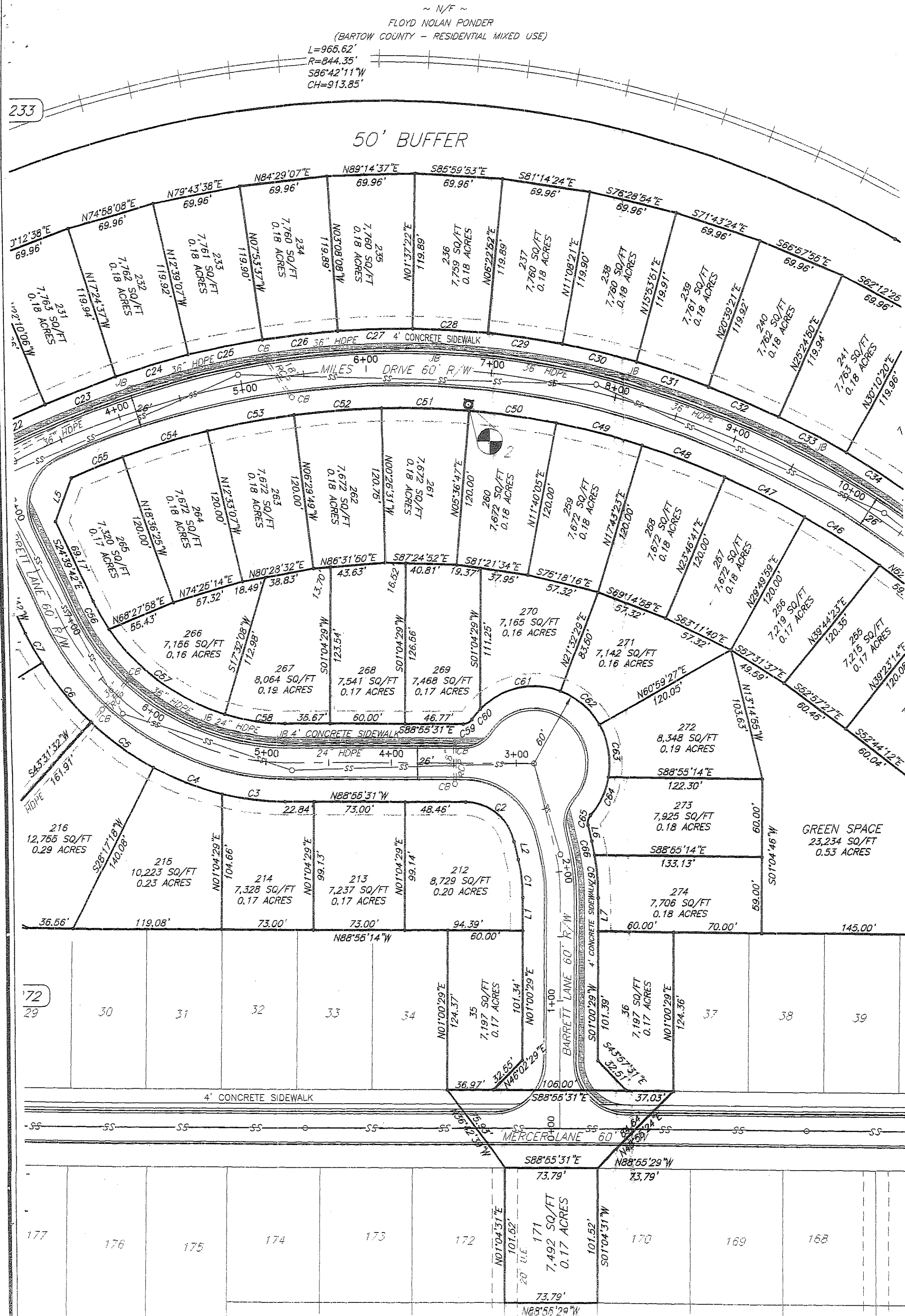
THIS PLAT HAS BEEN CALCULATED AND CHECKED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN 1 FOOT IN 100,000+.

PROJECT INFORMATION
 FILE: 04-270
 DATE OF SURVEY: 08/29/04
 DATE OF PLAT: 11/20/06
 SCALE: 1"=60'

GRAPHIC SCALE:
 0 60 120
 1"=60'

J.M. HART
 LAND SURVEYING, INC.
 29 MAPLE RIDGE DRIVE, SUITE 402
 CARTERSVILLE, GA 30120
 PHONE: (770) 382-0993 FAX: (770) 382-0993





This plot is subject to the covenants set forth in the separate document(s) attached hereto dated _____, which hereby becomes a part of this plot, and which are recorded in plat book _____ Page _____.

PLAT NOTES
 LOTS ADJACENT TO CULVERT CROSSINGS SHALL HAVE A MINIMUM FLOOR ELEVATION OF 2 FEET ABOVE THE LOW POINT IN ROAD.
 LOTS ADJACENT TO FLOOD PLAIN AREAS SHALL HAVE A MINIMUM FLOOR ELEVATION OF 2 FEET ABOVE THE FLOOD ELEVATION.
 ALL EASEMENTS CENTER THE CONSTRUCTED UTILITIES.
 DRAINAGE UTILITY EASEMENTS OFF THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.
 ALL PROPERTY CORNERS ARE MARKED WITH 1/2" REBAR.

SPECIAL ZONING CONDITIONS
 ORDINANCE NUMBER: AZ05-02 (AKA Z04-18)
 1. A MAXIMUM OF 63 LOTS FOR THIS 20.19 ACRE PORTION OF THE PROPOSED DEVELOPMENT (APPROXIMATELY 3 UNITS PER ACRE) (MAXIMUM OF 260 LOTS FOR THE OVERALL DEVELOPMENT) WHICH FURTHER NECESSITATES AN ADDITIONAL ACCESS LOCATION ALONG SUGAR VALLEY ROAD.
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 4. DECORATIVE STREET LIGHT POSTS AND SIDEWALK TO BE PROVIDED THROUGHOUT THE DEVELOPMENT.
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ZONING NOTES
 TOTAL PROJECT ACREAGE = 21.05 ACRES
 TOTAL NUMBER OF LOTS = 66
 LOT DENSITY = 3.1 LOTS PER ACRE
 MINIMUM LOT SIZE = 7,000 SQ FT
 MINIMUM LOT WIDTH = 60 FEET
 MINIMUM FRONT SETBACK = 10 FEET
 MINIMUM SIDE SETBACK = 8 FEET
 MINIMUM REAR SETBACK = 20 FEET
 CURRENT ZONING R-10

BENCHMARKS

#	DESCRIPTION	ELEV.
1	TOP FIRE HYDRANT	719.55
2	TOP FIRE HYDRANT	731.51

LINE TABLE

LINE	LENGTH	BEARING
L1	25.70	N01°04'29"E
L2	14.30	N13°05'19"W
L3	37.06	N73°29'30"W
L4	3.61	N46°56'00"E
L5	36.04	S21°27'42"W
L6	12.44	S13°05'19"E
L7	25.71	S01°04'29"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	29.66	120.00	N08°00'25"W	29.59
C2	62.94	40.00	N51°00'25"W	49.16
C3	50.57	230.00	S82°37'35"E	50.47
C4	58.67	230.00	S69°01'11"E	58.61
C5	61.17	230.00	S54°05'35"E	60.99
C6	60.68	230.00	S38°55'01"E	60.50
C7	26.89	230.00	S28°00'38"E	26.87
C8	75.00	457.50	S51°37'46"W	74.91
C9	7.82	8.00	S18°55'14"W	7.51
C10	46.48	60.00	N13°05'56"E	45.32
C11	36.04	60.00	N52°29'51"E	35.50
C12	37.01	60.00	N87°22'42"E	36.43
C13	40.28	60.00	S55°42'54"E	39.53
C14	35.52	60.00	S19°31'26"E	35.00
C15	42.74	60.00	S17°50'35"W	41.86
C16	67.76	60.00	S70°36'20"W	64.22
C17	7.82	8.00	N74°56'46"E	7.51
C18	33.97	517.50	S48°48'50"W	33.97
C19	59.93	517.50	S54°00'44"W	59.90
C20	31.36	517.50	S59°03'55"W	31.34
C21	28.67	722.10	S61°54'28"W	28.67
C22	60.02	722.10	S65°25'36"W	60.00
C23	60.02	722.10	S70°11'20"W	60.00
C24	60.02	722.10	S74°57'05"W	60.01
C25	60.02	722.10	S79°42'50"W	60.01
C26	60.02	722.10	S84°28'36"W	60.01
C27	60.03	722.10	S89°14'23"W	60.01
C28	60.03	722.10	N86°59'51"W	60.01
C29	60.03	722.10	N81°14'05"W	60.01
C30	60.03	722.10	N76°28'19"W	60.01
C31	60.02	722.10	N71°42'33"W	60.01
C32	60.02	722.10	N66°56'47"W	60.01
C33	60.02	722.10	N62°11'02"W	60.00
C34	60.02	722.10	N67°26'18"W	60.00
C35	13.17	722.10	N64°31'04"W	13.17
C36	6.53	8.00	S76°07'29"E	6.35
C37	61.97	60.00	N74°42'00"W	60.36
C38	36.62	60.00	N32°55'45"W	35.00
C39	36.62	60.00	N00°59'11"E	35.00
C40	36.62	60.00	N34°54'07"E	35.00
C41	36.62	60.00	N68°49'03"E	35.00
C42	36.62	60.00	S77°16'01"E	35.00
C43	36.62	60.00	S43°21'06"E	35.00
C44	39.81	60.00	S07°23'16"E	39.08
C45	8.99	8.00	N20°33'34"W	8.52
C46	70.38	662.69	N57°07'29"W	70.34
C47	70.03	662.69	N63°11'40"W	70.00
C48	70.03	662.69	N69°14'58"W	70.00
C49	70.03	662.69	N78°18'16"W	70.00
C50	70.03	662.69	N81°21'34"W	70.00
C51	70.03	662.69	N87°24'52"W	70.00
C52	70.03	662.69	S86°31'50"W	70.00
C53	70.03	662.69	S80°28'32"W	70.00
C54	70.03	662.69	S74°25'14"W	70.00
C55	44.05	662.69	S69°29'21"W	44.04
C56	25.44	170.00	S28°56'55"E	25.41
C57	116.40	170.00	S52°51'00"E	114.13
C58	48.84	170.00	S80°41'41"E	48.67
C59	7.82	8.00	N63°03'44"E	7.51
C60	10.60	60.00	S40°03'52"W	10.49
C61	69.60	60.00	S78°18'38"W	65.76
C62	41.31	60.00	N48°44'02"W	40.50
C63	41.70	60.00	N09°05'52"W	40.87
C64	33.64	60.00	N26°52'31"E	33.20
C65	7.82	8.00	S14°55'27"W	7.51
C66	11.01	180.00	N11°20'12"W	11.01
C67	33.49	180.00	N04°15'18"W	33.44

Owner's Certificate
 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, that all state, city and county taxes or other assessments now due on this land have been paid, that all streets, water systems, drains and drainage easements, and public places shown are dedicated to the use of the public forever. The developer/owner agrees to raise ring and covers for sewer manholes and water valves located in street ways after final paving is completed within the subdivision. All work is to be performed to city water department standards with the owner/developer providing all material and labor.

Zoning Administrator: *Randy Mannino* 1/23/07
 Date: _____
 Water Superintendent: *Bobly Clark* 1/29/07
 Date: _____
 City Engineer: _____ 1/23/2007
 Date: _____
 Gas Superintendent: *BW Pigg* 1/24/07
 Date: _____
 Fiber Superintendent: *John H. Green* 1/24/07
 Date: _____
 Electric Superintendent: *John H. Green* 1-23-07
 Date: _____

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Owner: *Mani Shaw* 1-22-07
 Date: _____

Sidewalks are required on lots shown and shall be constructed in conformity with the details found in original engineered drawings. Sidewalks shall be installed by the developer and/or builder and prior to request of a Final Inspection and/or Certificate of occupancy. Developer is responsible for informing builder of said requirements.

GEORGIA BARTOW COUNTY CLERK'S OFFICE SUPERIOR COURT
 Filed for record this 29 day of Jan 2007 at 9:30 o'clock A.M.
 Recorded in Plat record No. 65
 Page 187 of this 29 day of Jan 2007
 GARY BELL, Clerk

LEGEND
 IRON PIN FOUND (AS NOTED)
 IRON PIN PLACED (1/2" REBAR)
 BASEMENT FLOOR ELEVATION
 FINISHED FLOOR ELEVATION
 FFE - FINISHED FLOOR ELEVATION
 FIRE HYDRANT
 UTILITY EASEMENT
 DRAINAGE EASEMENT
 U.D.E. - UTILITY EASEMENT
 S.S.E. - SANITARY SEWER EASEMENT
 S.S.E. - SANITARY SEWER MANHOLE
 LOT NUMBER

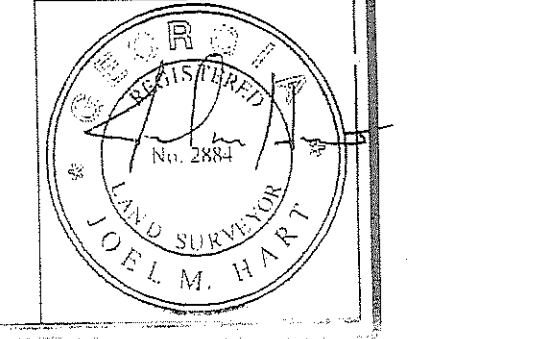
FINAL PLAT OF WINGFOOT PARK SUBDIVISION, PHASE 3
 LOCATED IN LAND LOT 232 & 233, 4TH DISTRICT, 3RD SECTION, CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA

ALL ANGLES AND DISTANCES WERE MEASURED USING A SOKKIA SET 630 R. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 28,834 AND AN ANGULAR ERROR OF 4" PER POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
 PLEASE NOTE THE SURVEYOR'S ASSURANCES FOR THE MEASURING NATURE OF THIS FINAL PLAT IT IS REQUIRED BY THE CITY OF CARTERSVILLE THAT ALL OF THE NECESSARY CALLS, LABELS, NOTES AND OTHER MISCELLANEOUS ITEMS BE PLACED ON THIS PLAT.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN 1 FOOT IN 100,000".
 PROJECT INFORMATION
 FILE: 04-270
 DATE OF SURVEY: 08/29/04
 DATE OF PLAT: 1/20/08
 SCALE: 1"=60'

GRAPHIC SCALE: 1"=60'

J.M. HART
 LAND SURVEYING, INC.
 29 MAPLE RIDGE DRIVE, SUITE 102
 CARTERSVILLE, GA 30120
 PHONE: (770) 382-0993 FAX: (770) 382-0993



City of Cartersville Certificate
 "In accordance to the City of Cartersville Development Regulations and the City's Zoning Ordinance, all requirements of approval and having been fulfilled, this plat was given final approval by the following City personnel on behalf of the City of Cartersville:"

Randy Martin 1/23/07
 Zoning Administrator Date
J. H. Hester 1/29/07
 Water Superintendent Date
Bob McClure 1/23/07
 City Engineer Date
B.W. Propp 1/24/07
 Gas Superintendent Date
D. M. Brinson 1/24/07
 Fire Superintendent Date
D. W. Wynn 1-23-07
 Electric Superintendent Date

Owner's Certificate
 "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, that all state, city and county taxes or other assessments now due on this land have been paid, that all streets, water systems, drains and drainage easements, and public places shown are dedicated to the use of the public forever. The developer/owner agrees to raise ring and covers for sewer manholes and water valves located in street ways after final paving is completed within the subdivision. All work is to be performed to city water department standards with the owner/developer providing all material and labor."
Mani Hous 1-22-07
 Owner Date

CURVE TABLE		CHORD		CURVE		RADIUS		DIRECTION		CHORD	
CURVE	LENGTH	RADIUS	DIRECTION	CHORD	CURVE	LENGTH	RADIUS	DIRECTION	CHORD	CURVE	LENGTH
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C2	52.94	40.00	N51°00'25"W	49.16	C36	6.53	8.00	S76°07'29"E	6.36	C61	69.60
C3	60.57	230.00	S82°37'35"E	50.47	C37	51.97	60.00	N74°42'00"W	50.36	C61	69.60
C4	58.67	230.00	S69°01'11"E	58.51	C38	35.52	60.00	N32°55'45"W	35.00	C61	69.60
C5	61.17	230.00	S54°05'35"E	60.99	C39	35.52	60.00	N00°59'11"E	35.00	C61	69.60
C6	60.68	230.00	S38°55'01"E	60.50	C40	35.52	60.00	N34°54'07"E	35.00	C61	69.60
C7	26.89	230.00	S28°00'38"E	26.87	C41	35.52	60.00	N68°49'03"E	35.00	C61	69.60
C8	75.00	457.50	S51°37'46"W	74.91	C42	35.52	60.00	S77°16'01"E	35.00	C61	69.60
C9	7.82	8.00	S18°55'14"W	7.51	C43	35.52	60.00	S43°21'06"E	35.00	C61	69.60
C10	46.48	60.00	N13°05'56"E	45.32	C44	39.81	60.00	S07°23'16"E	39.08	C61	69.60
C11	36.04	60.00	N52°29'51"E	35.50	C45	8.99	8.00	N20°33'34"W	8.52	C61	69.60
C12	37.01	60.00	N87°22'42"E	36.43	C46	70.38	662.69	N57°07'29"W	70.34	C61	69.60
C13	40.28	60.00	S55°42'54"E	39.53	C47	70.03	662.69	N63°11'40"W	70.00	C61	69.60
C14	35.52	60.00	S19°31'26"E	35.00	C48	70.03	662.69	N69°14'58"W	70.00	C61	69.60
C15	42.74	60.00	S17°50'35"W	41.85	C49	70.03	662.69	N75°18'16"W	70.00	C61	69.60
C16	57.76	60.00	S70°36'20"W	64.22	C50	70.03	662.69	N81°21'34"W	70.00	C61	69.60
C17	7.82	8.00	N74°56'46"E	7.51	C51	70.03	662.69	N87°24'52"W	70.00	C61	69.60
C18	33.97	517.50	S48°48'50"W	33.97	C52	70.03	662.69	S86°31'50"W	70.00	C61	69.60
C19	59.93	617.50	S54°00'44"W	59.90	C53	70.03	662.69	S80°28'32"W	70.00	C61	69.60
C20	31.35	617.50	S59°03'55"W	31.34	C54	70.03	662.69	S74°26'14"W	70.00	C61	69.60
C21	28.67	722.10	S61°54'28"W	28.67	C55	44.05	662.69	S69°29'21"W	44.04	C61	69.60
C22	60.02	722.10	S65°25'35"W	60.00	C56	25.44	170.00	S28°56'55"E	25.41	C61	69.60
C23	60.02	722.10	S70°11'20"W	60.01	C57	116.40	170.00	S62°51'00"E	114.13	C61	69.60
C24	60.02	722.10	S74°57'05"W	60.01	C58	48.84	170.00	S80°41'41"E	48.67	C61	69.60
C25	60.02	722.10	S79°42'50"W	60.01	C59	7.82	8.00	N63°03'44"E	7.51	C61	69.60
C26	60.03	722.10	S84°28'36"W	60.01	C60	10.50	60.00	S40°03'52"W	10.49	C61	69.60
C27	60.03	722.10	S89°14'23"W	60.01	C61	69.60	60.00	S78°18'38"W	66.76	C61	69.60
C28	60.03	722.10	N85°59'51"W	60.01	C62	41.31	60.00	N48°44'02"W	40.50	C61	69.60
C29	60.03	722.10	N81°14'05"W	60.01	C63	41.70	60.00	N09°05'52"W	40.87	C61	69.60
C30	60.03	722.10	N76°28'19"W	60.01	C64	33.64	60.00	N26°52'31"E	33.20	C61	69.60
C31	60.02	722.10	N71°42'33"W	60.01	C65	7.82	8.00	S14°55'27"W	7.51	C61	69.60
C32	60.02	722.10	N66°56'47"W	60.01	C66	11.01	180.00	N11°20'12"W	11.01	C61	69.60
C33	60.02	722.10	N62°11'02"W	60.00	C67	33.49	180.00	N04°16'18"W	33.44	C61	69.60
C34	60.02	722.10	N57°25'18"W	60.00							

ZONING NOTES
 TOTAL PROJECT ACREAGE = 21.05 ACRES
 TOTAL NUMBER OF LOTS = 66
 LOT DENSITY = 3.1 LOTS PER ACRE
 MINIMUM LOT SIZE = 7,000 SF
 MINIMUM LOT WIDTH = 60 FEET
 MINIMUM FRONT SETBACK = 10 FEET
 MINIMUM SIDE SETBACK = 8 FEET
 MINIMUM REAR SETBACK = 20 FEET
 CURRENT ZONING R-10

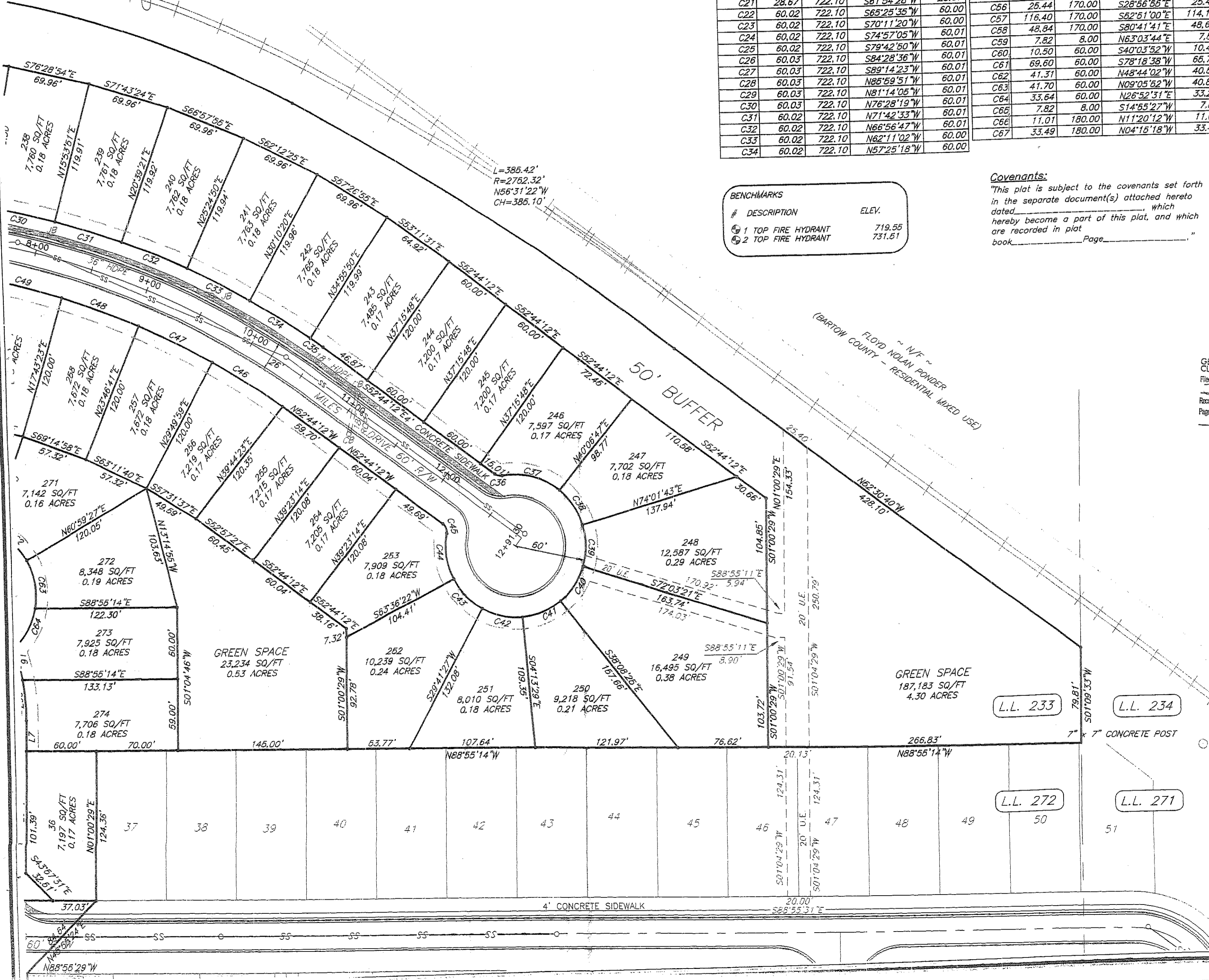
SPECIAL ZONING CONDITIONS
 ORDINANCE NUMBER: AZ05-02 (AKA Z04-18)
 1. A MAXIMUM OF 63 LOTS FOR THIS 20.19 ACRE PORTION OF THE PROPOSED DEVELOPMENT (APPROXIMATELY 3 UNITS PER ACRE) (MAXIMUM OF 260 LOTS FOR THE OVERALL DEVELOPMENT) WHICH FURTHER NECESSITATES AN ADDITIONAL ACCESS LOCATION ALONG SUGAR VALLEY ROAD.
 2. A MINIMUM 50' BUFFER ALONG THE PROPERTY LINE ADJUTING THE RAILROAD.
 3. ANY AREA THAT INCLUDES THE NANCY CREEK FLOODPLAIN TO BE SET-ASIDE AS "GREEN SPACE" AS AN AMMUNITY TO THE DEVELOPMENT.
 4. DECORATIVE STREET LIGHT POSTS AND SIDEWALK TO BE PROVIDED THROUGHOUT THE DEVELOPMENT.
 5. MINIMUM HEATED FLOOR AREA OF HOMES TO BE 1,300 SQUARE FEET.

BENCHMARKS

#	DESCRIPTION	ELEV.
1	TOP FIRE HYDRANT	719.55
2	TOP FIRE HYDRANT	731.51

Covenants:
 "This plat is subject to the covenants set forth in the separate document(s) attached hereto dated _____ which hereby become a part of this plat, and which are recorded in plat book _____ Page _____"

Sidewalks are required on lots shown and shall be constructed in conformity with the details found in original engineered drawings. Sidewalks shall be installed by the developer and/or builder and prior request of a Final Inspection and/or Certificate of Occupancy. Developer is responsible for informing builder of said requirements.



LEGEND (AS NOTED)

IRF	IRON PIN FOUND
IRP	IRON PIN PLACED
BE	BASEMENT FLOOR ELEVATION
FF	FIRST FLOOR ELEVATION
PF	FINISHED FLOOR ELEVATION
PH	PIPE HYDRANT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SE	SEWER EASEMENT
SSE	SEWER EASEMENT
SM	SEWER MANHOLE
LN	LOT NUMBER

FINAL PLAT OF WINGFOOT PARK SUBDIVISION, PHASE 3
 LOCATED IN LAND LOT 232 & 233, 4TH DISTRICT, 3RD SECTION, CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA

ALL ANGLES AND DISTANCES WERE MEASURED USING A SOKKIA SET 630 R. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 28,534 AND AN ANGULAR ERROR OF 4" PER POINT. AND WAS ADJUSTED USING THE COMPASS RULE.
 PLEASE NOTE THE SURVEYOR APOLOGIZES FOR THE CONFUSING NATURE OF THE FINAL PLAT. IT IS REQUIRED BY THE CITY OF CARTERSVILLE THAT ALL OF THE NECESSARY DETAILS BE NOTED AND ONE OF THE NECESSARY DETAILS BE PLACED ON THIS PLAT.

THIS PLAT HAS BEEN FILED FOR RECORD AND FOR CLOSURE AND UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 28,534 AND AN ANGULAR ERROR OF 4" PER POINT. AND WAS ADJUSTED USING THE COMPASS RULE.
 SCALE: 1"=60'
 100,000:1

GEORGIA, BARTOW COUNTY CLERK'S OFFICE SUPERIOR COURT
 Filed for record this 29 day of Jan 2007 at 9:30 o'clock A.M.
 Recorded in Plat record No. 65
 Page 163 this 29 day of Jan 2007
 GARY BELL, Clerk

PLAT NOTES
 LOTS ADJACENT TO CULVERT CROSSINGS SHALL HAVE A MINIMUM FLOOR ELEVATION OF 2 FEET ABOVE THE LOW POINT IN ROAD.
 LOTS ADJACENT TO FLOOD PLAIN AREAS SHALL HAVE A MINIMUM FLOOR ELEVATION OF 2 FEET ABOVE THE FLOOD ELEVATION.
 ALL EASEMENTS CENTER THE CONSTRUCTED UTILITIES.
 DRAINAGE UTILITY EASEMENTS OFF THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.
 ALL PROPERTY CORNERS ARE MARKED WITH 1/2" REBAR.

J.M. HART
 LAND SURVEYING, INC.
 29 MAPLE RIDGE DRIVE, SUITE 102
 CARTERSVILLE, GA 30120
 PHONE: (770) 382-0993 FAX: (770) 382-0993

