

eFiled & eRecorded
 DATE: 4/23/2019
 TIME: 1:40 PM
 PLAT BOOK: 00065
 PAGE: 00096
 RECORDING FEE: 8.00
 PARTICIPANT ID: 9822841399
 CLERK: Sheila Butler
 Paulding County, GA

AS REQUIRED BY SUBSECTION (d) OF O.G.C.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EXEMPTED 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 COMPLES 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 G.G.C.A. SECTION 15-6-67.



4-23-19
 DATE

CLERK OF THE SUPERIOR COURT
 RECORDING INFORMATION

NOTES:
 1. BUILDER ON EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM ENTERING ANY ADJACENT LOT OR PUBLIC ROADWAY.
 2. ALL LOTS ARE TO HAVE A DRAINAGE EASEMENT, WHICH IS A RESERVE STRIP FOR DRAINAGE CONTROL, 5' EITHER SIDE OF SIDE PROPERTY LINES, 10' EITHER SIDE OF REAR PROPERTY LINES, AND 20' ALONG EXTERIOR (REAR) PROPERTY LINES.
 3. MIN. F.F. ELEVATIONS SHALL BE NO LESS THAN 4 FEET ABOVE THE 100 YEAR HEADWATER POOL OR 100 YR FLOOD ELEVATIONS. FOR LOTS UPSTREAM OF STORM DRAIN CROSSINGS AT LOW POINTS IN ROADS, MIN F.F. ELEVATIONS SHALL BE NO LESS THAN 1 FOOT ABOVE THE TOP OF CURB AT LOW POINT.
 4. HLP - INDICATES HOUSE LOCATION PLAN TO BE PROVIDED TO PAULDING COUNTY ENGINEERING DEPARTMENT PRIOR TO OBTAINING BUILDING PERMIT.
 5. NO. 4 REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 6. HANDICAP RAMPS REQUIRED AT ALL INTERSECTIONS, DRIVEWAYS AND CURB ENCROACHMENTS, WHEREVER SIDEWALKS ARE CONSTRUCTED.
 7. 20 FOOT DRAINAGE EASEMENT (10 FEET EACH SIDE OF CENTERLINE) IS RESERVED ALONG ALL CREEKS AND NATURAL DITCHES.

A. IN ACCORDANCE WITH THE PAULDING COUNTY STREET LIGHT DISTRICT ORDINANCE (AMENDMENT 8/26/97), THE DEVELOPER OF THIS SUBDIVISION MUST PROVIDE STREET LIGHTS.
 B. THE DEVELOPER SHALL SUBMIT TO THE PLANNING AND ZONING DIVISION THE STREET LIGHT LAYOUT PREPARED BY THE UTILITY COMPANY WHICH WILL PROVIDE THE LIGHTING SERVICE SHOWING EXACT LOCATION OF STREET LIGHTS WITHIN THIS SUBDIVISION.
 C. THE DEVELOPER SHALL SUBMIT TO THE PLANNING AND 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.
 D. THE FINAL PLAT SHALL ANNOTATE THAT STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH PROVISIONS OF THE STREET LIGHT ORDINANCE.
 E. THE STREET LIGHT REQUIREMENTS MUST BE MET PRIOR TO OBTAINING ANY BUILDING PERMITS OR WATER METERS FOR THIS SUBDIVISION.

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

MINIMUM FINISHED FLOOR ELEVATIONS (F.F.E.) SHALL BE NO LESS THAN FOUR 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.E. SHALL BE NO LESS THAN ONE (1) FOOT ABOVE THE TOP OF CURB AT LOW POINT.

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

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

PRIVATE 50' UTILITY EASEMENTS GIVE PAULDING COUNTY PUBLIC WORKS DEPARTMENT FOR THE RIGHT TO ACCESS THEIR UTILITIES FOR MAINTAINANCE.

C/L CURVE DATA

NO.	DATA
①	$\Delta = 08^{\circ}12'$ $R = 1118.06'$ $L = 129.73'$ $T = 80.00'$
②	$\Delta = 10^{\circ}29'$ $R = 659.29'$ $L = 119.67'$ $T = 60.00'$
③	$\Delta = 27^{\circ}12'$ $R = 206.69'$ $L = 98.11'$ $T = 50.00'$

ADDITIONAL BOUNDARY AND LOT LINE CURVE DATA

NO.	DATA
B.C.1	$R = 1141.06'$ $L = 20.01'$ $CH = 20.01'$ $N11^{\circ}30'24"E$
C1	$R = 20'$ $L = 18.55'$ $CH = 17.89'$ $S00^{\circ}14'06"W$
C2	$R = 20'$ $L = 18.55'$ $CH = 17.89'$ $N53^{\circ}21'54"W$

LOT #	AREA (SQ. FT.)
M1	16884
M2	15007
M3	17779
M4	17779
M5	17815
M6	17851
M7	17819
M8	15408
M9	18581
M10	16375
M11	15095
M12	51195
M14	15905
M15	23216
M16	20711
M17	24346
M18	19985
M19	18960
M20	17927
M21	20066
M22	20072
M23	19557

THE OPEN CHANNEL DRAINAGE EASEMENTS (D.E.) SHOWN ARE NOT TO BE CONSTRUED AS EXACTING IN LOCATION. THESE EASEMENTS ARE INTENDED TO PROVIDE AN AREA FOR THE FREE CONVEYANCE OF STORMWATER RUNOFF BETWEEN DRAINAGE STRUCTURES ON THE PROPERTY OR BETWEEN DRAINAGE STRUCTURES AND THE EXTERIOR PROPERTY LINE. THE LOCATIONS SHOWN ARE INTENDED LOCATIONS BUT ARE CONTINGENT UPON FINAL GRADING AND LANDSCAPING OF THE INDIVIDUAL LOTS.

OWNER AND DEVELOPER:
 GOVERNORS TOWNE CLUB
 DEVELOPMENT, INC.
 4200 GOVERNORS TOWNE DRIVE
 BUILDING 200
 ACWORTH, GA 30101
 678-574-6262
 24 HOUR CONTACT:
 KEN HORTON
 678-574-6262

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE XL ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130147 MAP NUMBER 13223C0042 B DATED AUGUST 18, 1992

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE = 1/10,000. ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/791,423. MATTERS OF TITLE ARE EXCEPTED.

TABLE OF DEDICATION

STREET NAME	LENGTH IN L.F.
CUTHBERT LANE	1062

TOTAL SITE AREA = 11.36
 ACRES PRESENT ZONING = R-2
 TOTAL NUMBER OF LOTS = 22
 LOTS DENSITY = 1.94 LOTS/ACRE
 MINIMUM LOT SIZE = 15,000 S.F.
 MINIMUM HOUSE SIZE = 1,400 S.F.
 MIN. FRONT SETBACK = 30'
 MIN. SIDE SETBACK = 10' (25' SIDE CORNER)
 MIN. REAR SETBACK = 25'

NOTE: LOTS M2 AND M23 WILL BE ADDRESSED WHEN THE PERMIT IS APPLIED FOR.

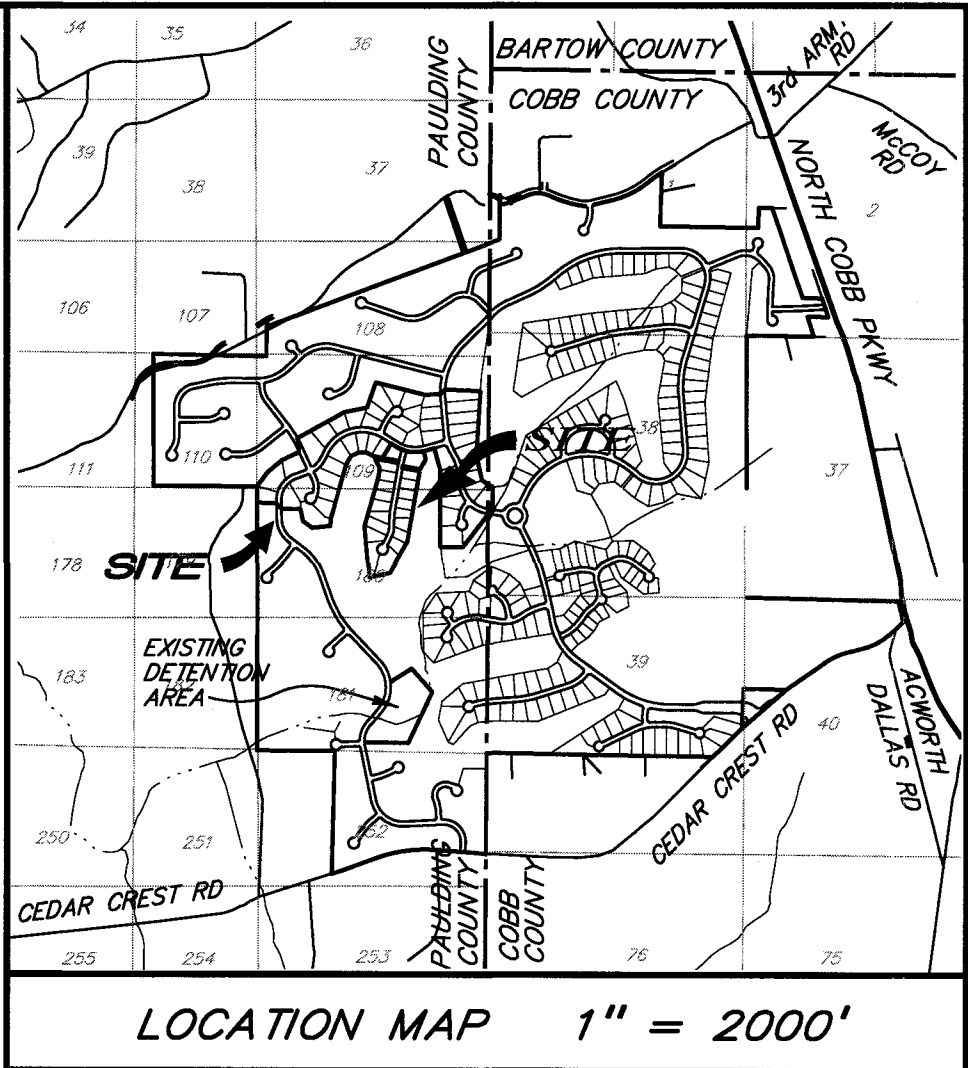
ABBREVIATIONS LEGEND

ABBR.	DEFINITION
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
A.E.	ACCESS EASEMENT
W.L.E.	WATER LINE EASEMENT
F.M.E.	FORCE MAIN EASEMENT

STRUCTURES LEGEND

	HEADWALL
	FLARED END SECTION
	SINGLE-WING CATCH BASIN
	DOUBLE-WING CATCH BASIN
	WEIR INLET
	JUNCTION BOX
	FIRE HYDRANT

NOTE: ALL STORM DRAINS ARE BITUMINUS COATED OR TYPE II ALUMINIZED CORRUGATED METAL PIPE (CMP) UNLESS OTHERWISE NOTED.



SURVEYOR'S ACKNOWLEDGMENT
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND 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

FOR ORIGINAL SIGNATURE, SEE PB. 47 PG. 8
 CHRISTOPHER EVANS, GEORGIA R.L.S.# 2784 DATE

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 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 THE DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES AND HOLDS HARMLESS PAULDING COUNTY FOR ANY AND ALL 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 OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS DRAIN EXTENSIONS, DRAINS, STRUCTURES, STREET, CULVERTS, CURBS OR 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.

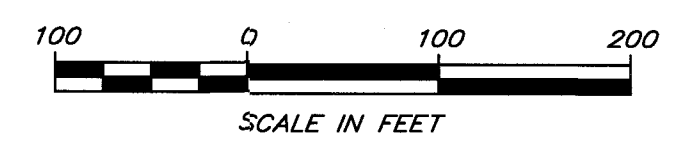
FOR ORIGINAL SIGNATURE, SEE PB. 47 PG. 8
 OWNER: GOVERNORS TOWNE CLUB DEVELOPMENT, INC.; BY: KENNETH G. HORTON DATE

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 A/NAN 18 MONTH MAINTENANCE BOND.

FOR ORIGINAL SIGNATURE, SEE PB. 47 PG. 8
 COMMUNITY DEVELOPMENT DEPARTMENT DATE
 FOR ORIGINAL SIGNATURE, SEE PB. 47 PG. 8
 WATER, SEWER & ENVIRONMENTAL SERVICES DATE
 FOR ORIGINAL SIGNATURE, SEE PB. 47 PG. 8
 DEPARTMENT OF TRANSPORTATION DATE
 FOR ORIGINAL SIGNATURE, SEE PB. 47 PG. 8
 PAULDING COUNTY BOARD OF COMMISSIONERS DATE

PLAT FILED IN OFFICE ON 09-21-05
 RECORDED IN PLAT BOOK 47, PAGE 8.

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 _____, PAGES _____ ET SEQ., PAULDING COUNTY DEED RECORDS AND SIGNED BY THE OWNER, AS AMENDED OR SUPPLEMENTED.



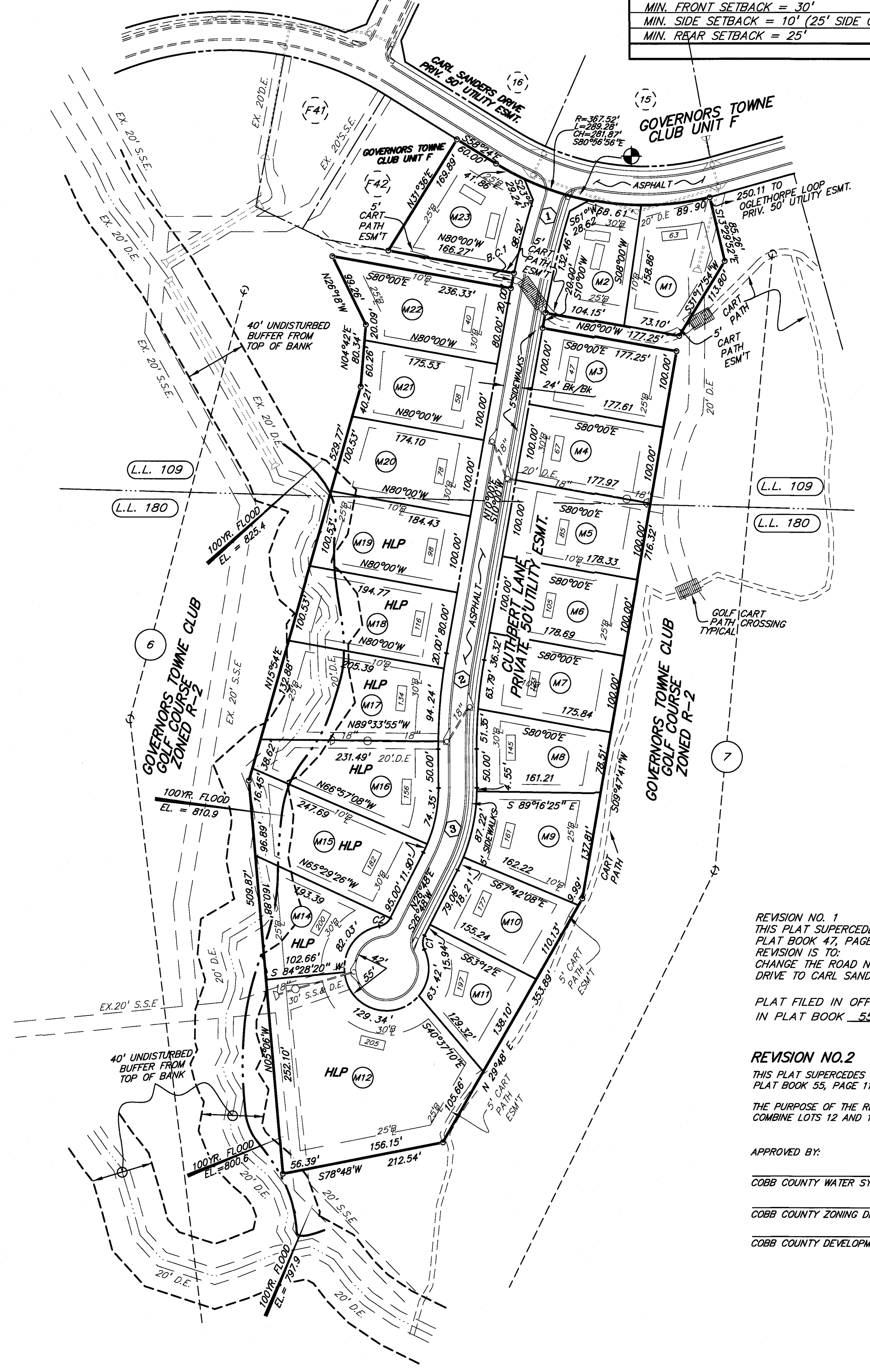
ACWORTH POST OFFICE
 ZIP CODE 30101

DATE	REVISIONS
6-27-05	
07-31-08	SEE REV. 1 (WRT)
03-22-19	SEE REV. 2

DRAWN BY: JMK/WRT
 CHECKED BY: CAE
 FIELD BOOK: 485

GASKINS SURVEYING & ENGINEERING COMPANY
 1266 POUNDER SPRINGS ROAD
 MARIETTA, GEORGIA 30064
 PHONE: 770-424-7168
 FAX: 770-424-7593
 www.gscsurvey.com

FINAL PLAT FOR:
 THE GOVERNOR'S TOWNE CLUB
 UNIT M
 LOCATED IN L.L. 109 & 180
 3rd DISTRICT, 3rd SECTION
 PAULDING COUNTY, GA.



REVISION NO. 1 DATE: 07-31-08
 THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 47, PAGE 8. THE PURPOSE OF THE REVISION IS TO:
 CHANGE THE ROAD NAME FROM KARL SANDERS DRIVE TO CARL SANDERS DRIVE.

PLAT FILED IN OFFICE 8-18-2008, RECORDED IN PLAT BOOK 55, PAGE 11

REVISION NO. 2 DATE: 3-22-19
 THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 55, PAGE 11.
 THE PURPOSE OF THE REVISION IS TO:
 COMBINE LOTS 12 AND 13.

APPROVED BY:
 COBB COUNTY WATER SYSTEM DATE
 COBB COUNTY ZONING DIVISION DATE
 COBB COUNTY DEVELOPMENT & INSPECTIONS DATE

BENCHMARK:
 ELEV. = 858.63
 FH AT THE INTERSECTION OF CUTHBERT DRIVE AND KARL SANDERS DRIVE