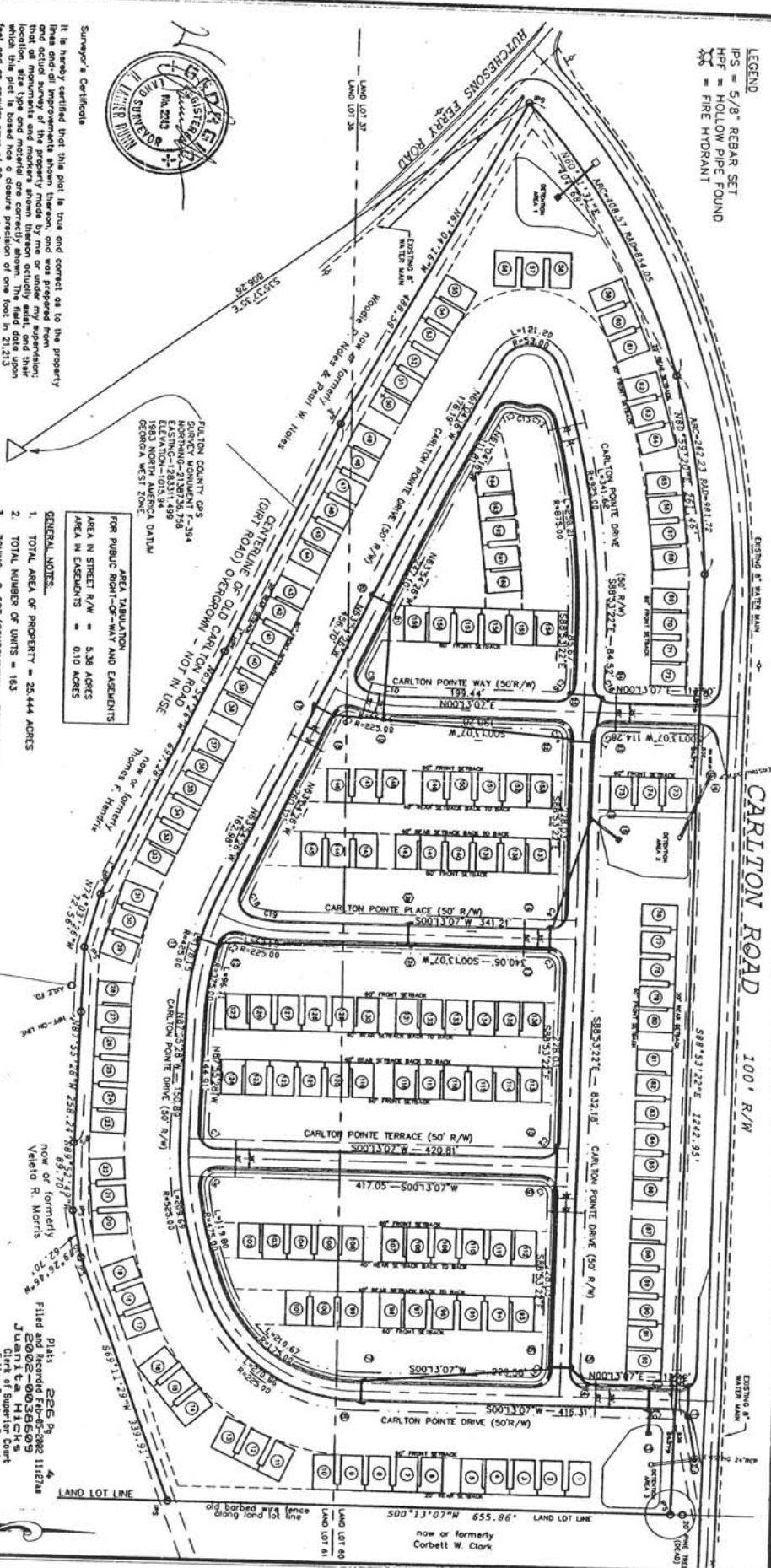


LEGEND  
 IP5 = 5/8" REBAR SET  
 HPF = HOLLOW PIPE FOUND  
 FH = FIRE HYDRANT



APPLICABLE REGULATIONS FOR PUBLIC FRONT-YARD AND EXTERIOR AREA IN EXHIBITS = 0.10 ACRES

- GENERAL NOTES:
- TOTAL AREA OF PROPERTY = 25.44 ACRES
  - TOTAL NUMBER OF UNITS = 183
  - ZONING: R-50T (CONDOMINIUM - TOWNHOUSES)
  - SETBACKS: FRONT = 60 FT. REAR = 20 FT. (40 FT. BACK TO BACK) SIDE = 12 FT. (24 FT. BETWEEN BLDGS)
  - THIS DEVELOPMENT WILL BE SERVED BY CITY WATER
  - UNIT DENSITY = 8.0 UNITS PER NET ACRE
  - PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER FIRM MAP OF FULTON COUNTY & INCORPORATED AREAS. COMMUNITY PANEL NO. 13121C-0444E, EFFECTIVE DATE: JUNE 22, 1998
  - TOTAL COMMON SPACE (GREEN AREA) = 14.94 ACRES (STATE OF GEORGIA) (COUNTY OF FULTON)

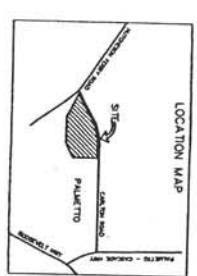
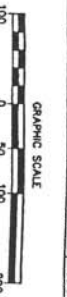
Owner Acknowledgement:  
 The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and accedes to the use of the public forever, of streets, easements, public water mains and appurtenances within street right-of-way, sanitary sewers and appurtenances thereon shown on this plat, and agrees to defend, maintain and repair the same for the purposes herein expressed.

Owner signature: *[Signature]* Date: 1-16-02

NOTE:  
 MAINTENANCE OF ON-SITE DETENTION FACILITIES WILL BE PROVIDED BY THE HOMEOWNERS ASSOCIATION.

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	DISTANCE
C1	18.64	12.00	S45.39°53'W	17.10
C2	18.64	12.00	S45.39°53'W	17.10
C3	18.64	12.00	S45.39°53'W	17.10
C4	18.64	12.00	S45.39°53'W	17.10
C5	18.64	12.00	S45.39°53'W	17.10
C6	18.64	12.00	S45.39°53'W	17.10
C7	18.64	12.00	S45.39°53'W	17.10
C8	18.64	12.00	S45.39°53'W	17.10
C9	18.64	12.00	S45.39°53'W	17.10
C10	18.64	12.00	S45.39°53'W	17.10
C11	18.64	12.00	S45.39°53'W	17.10
C12	18.64	12.00	S45.39°53'W	17.10
C13	18.64	12.00	S45.39°53'W	17.10
C14	18.64	12.00	S45.39°53'W	17.10
C15	18.64	12.00	S45.39°53'W	17.10
C16	18.64	12.00	S45.39°53'W	17.10
C17	18.64	12.00	S45.39°53'W	17.10
C18	18.64	12.00	S45.39°53'W	17.10
C19	18.64	12.00	S45.39°53'W	17.10
C20	18.64	12.00	S45.39°53'W	17.10
C21	18.64	12.00	S45.39°53'W	17.10



FINAL PLAT OF  
**CARLTON POINTE CONDOMINIUMS**  
 CITY OF PALMETTO  
 LAND LOTS 36 & 37 - 7TH DISTRICT  
 FULTON COUNTY, GEORGIA  
 SCALE 1"=100'  
 DECEMBER 7, 2001  
 REVISED JANUARY 9, 2002 - REVIEW COMMENTS

prepared by  
**LAMIER DUNN & ASSOCIATES, LTD.**  
 LAND SURVEYORS  
 HAYDON, GA. 30228  
 (770) 946-2821

Surveyor's Certificate  
 It is hereby certified that this plat is true and correct, as to the property lines and all improvements shown thereon, and was prepared from that actual survey of the property made by me or under my supervision; location, size and material are correctly shown thereon, and that this plat is based on a clear and precise plan of one foot in 21.2121 feet and an angular error of 0.0 per centum, and was obtained using most accurate. This plat has been calculated for closure and is found to be accurate within one foot in 1,028,883 feet, and contains a single measurement taken with GTS-313 Total Station.

George Land Surveyor  
 Date: 1/17/02

This subdivision has been reviewed by the Planning and Zoning Board and the City Engineer and found to be in compliance with the Zoning Ordinance, the Development Regulations and the Subdivision Regulations. The Mayor and Council hereby approve this final plat, subject to the provisions and requirements of the City's regulations.

City Clerk: *[Signature]* Date: 1/18/02  
 City Engineer: *[Signature]* Date: 1/16/02  
 Chairman, Planning and Zoning Board: *[Signature]* Date: 1/17/02  
 Mayor, City of Palmetto: *[Signature]* Date: 2-4-02