

FINAL PLAT FOR IVEY RIDGE SUBDIVISION (FORMERLY LEE'S MEADOWS SUBDIVISION) LOCATED IN LAND LOTS 208 AND 209 5TH DISTRICT CLAYTON COUNTY, GA

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THIS PLAT IS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO CLAYTON COUNTY THE STREETS AND RIGHTS-OF-WAY.

OWNER Franks & Associates DATE 1-10-06

CLAYTON COUNTY APPROVAL

PURSUANT TO THE PROVISIONS OF THE CLAYTON COUNTY SUBDIVISION REGULATIONS, THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CLAYTON COUNTY PLANNING COMMISSION. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN SATISFIED, THIS PLAT IS HEREBY ACCEPTED AND THIS APPROVAL GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS.

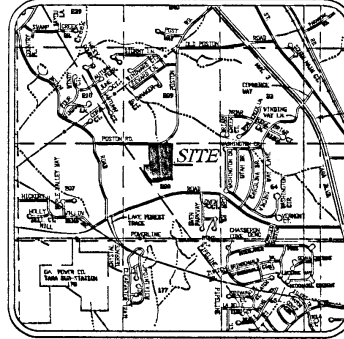
CHAIRMAN, CLAYTON COUNTY PLANNING COMMISSION W. D. ... DATE 1-29-06

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS MADE FROM A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IRON PINS WERE PLACED AT ALL THE LOT CORNERS AND MEETS ALL THE REQUIREMENTS OF LAW AND CLAYTON COUNTY, GEORGIA

W. R. FRANKS, CLAYTON COUNTY SURVEYOR No. 871 DATE 1-10-06

LOCATION MAP
N.T.S.



NOTE:

THE DEVELOPER WARRANTS THE STREETS, CURBING AND DRAINAGE FACILITIES WITHIN THE CLAYTON COUNTY RIGHT-OF-WAY, TO BE FREE FROM DEFECTS IN MATERIALS AND WORKSMANSHIP FOR A PERIOD OF TWENTY-FOUR (24) MONTHS FROM THE DATE THAT THE RIGHT-OF-WAY IS ACCEPTED BY CLAYTON COUNTY.

GENERAL NOTES:

1. THE DEVELOPER WILL BE HELD RESPONSIBLE FOR THE EROSION CONTROL FOR THE REFERENCED DEVELOPMENT UNTIL ALL LOTS ARE COMPLETED AND STABILIZED.

2. IF CLAYTON COUNTY INSTALLS THE SIGNAGE ON BEHALF OF THE DEVELOPER, THE COUNTY RELINQUISHES ALL MAINTENANCE RESPONSIBILITY FOR A PERIOD OF 24 MONTHS AS DICTATED IN THE DEVELOPER'S FINAL PLAT WARRANTY.

3. THE DEVELOPER AGREES THAT HE WILL BE RESPONSIBLE FOR THE MONITORING AND MAINTENANCE OF ALL MAJOR DRAINAGE EASEMENTS AND THE REMOVAL OF ALL TEMPORARY SEDIMENT PONDS AT THE TIME REQUESTED BY THE DIRECTOR OF TRANSPORTATION AND DEVELOPMENT OR HIS DESIGNEE. IF THIS RESPONSIBILITY IS TRANSFERRED THROUGH THE SALE OF THE PROPERTY, IT SHOULD BE VERIFIED THROUGH A CONTRACTUAL AGREEMENT AND SUCH AGREEMENT COPIED TO THE DIRECTOR OF TRANSPORTATION AND DEVELOPMENT. FAILURE TO DO SO WILL NOT RELIEVE THE DEVELOPER OF HIS RESPONSIBILITY.

4. THE DEVELOPER WARRANTS ALL SANITARY SEWER AND WATER DISTRIBUTION SYSTEM IMPROVEMENTS DONATED TO CLAYTON COUNTY WATER AUTHORITY FOR OWNERSHIP AND MAINTENANCE TO BE FREE FROM DEFECTS IN MATERIALS AND WORKSMANSHIP FOR A PERIOD OF TWENTY FOUR MONTHS FROM THE DATE OF ACCEPTANCE OF THESE IMPROVEMENTS BY THE WATER AUTHORITY.

SINCE 1983
DESIGNERS
PLANNERS
LAND SURVEYORS

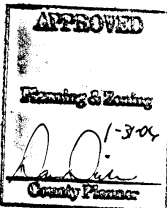
OWNER/DEVELOPER
F & G DEVELOPMENT, LLC
P.O. BOX 1644
McDONOUGH, GEORGIA 30253
(770) 652-4954

24 Hr Contact
BOBBY FLOWERS
(770) 652-4954

SURVEYOR
FRANKS AND ASSOCIATES
121 NORTH MAIN STREET
JONESBORO, GEORGIA 30236
(770)471-4420

CONTACT
W. R. FRANKS
GEO. No. 871

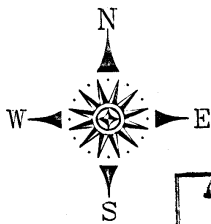
BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF MARINE THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE FLOOD HAZARD HEREON IS OUTSIDE OF THE FLOOD HAZARD AREA. COMMUNITY PANEL NUMBER 130041 00000 REVISED NOVEMBER 6, 1991



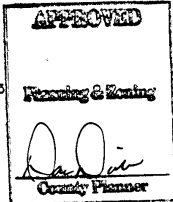
Lot No.	Address	Area (Sq. Ft.)
1	9816 Ivey Ridge Circle	7259.014
2	9817 Ivey Ridge Circle	7050.000
3	9818 Ivey Ridge Circle	7460.000
4	9819 Ivey Ridge Circle	7030.000
5	9820 Ivey Ridge Circle	7050.000
6	9821 Ivey Ridge Circle	7030.000
7	9822 Ivey Ridge Circle	7050.000
8	9823 Ivey Ridge Circle	7030.000
9	9824 Ivey Ridge Circle	7050.000
10	9825 Ivey Ridge Circle	7030.000
11	9826 Ivey Ridge Circle	7050.000
12	9827 Ivey Ridge Circle	7030.000
13	9828 Ivey Ridge Circle	7050.000
14	9829 Ivey Ridge Circle	7030.000
15	9830 Ivey Ridge Circle	7050.000
16	9831 Ivey Ridge Circle	7030.000
17	9832 Ivey Ridge Circle	7050.000
18	9833 Ivey Ridge Circle	7030.000
19	9834 Ivey Ridge Circle	7050.000
20	9835 Ivey Ridge Circle	7030.000
21	9836 Ivey Ridge Circle	7050.000
22	9837 Ivey Ridge Circle	7030.000
23	9838 Ivey Ridge Circle	7050.000
24	9839 Ivey Ridge Circle	7030.000
25	9840 Ivey Ridge Circle	7050.000
26	9841 Ivey Ridge Circle	7030.000
27	9842 Ivey Ridge Circle	7050.000
28	9843 Ivey Ridge Circle	7030.000
29	9844 Ivey Ridge Circle	7050.000
30	9845 Ivey Ridge Circle	7030.000
31	9846 Ivey Ridge Circle	7050.000
32	9847 Ivey Ridge Circle	7030.000
33	9848 Ivey Ridge Circle	7050.000
34	9849 Ivey Ridge Circle	7030.000
35	9850 Ivey Ridge Circle	7050.000
36	9851 Ivey Ridge Circle	7030.000
37	9852 Ivey Ridge Circle	7050.000
38	9853 Ivey Ridge Circle	7030.000
39	9854 Ivey Ridge Circle	7050.000
40	9855 Ivey Ridge Circle	7030.000
41	9856 Ivey Ridge Circle	7050.000
42	9857 Ivey Ridge Circle	7030.000
43	9858 Ivey Ridge Circle	7050.000
44	9859 Ivey Ridge Circle	7030.000
45	9860 Ivey Ridge Circle	7050.000
46	9861 Ivey Ridge Circle	7030.000
47	9862 Ivey Ridge Circle	7050.000
48	9863 Ivey Ridge Circle	7030.000
49	9864 Ivey Ridge Circle	7050.000
50	9865 Ivey Ridge Circle	7030.000
51	9866 Ivey Ridge Circle	7050.000
52	9867 Ivey Ridge Circle	7030.000
53	9868 Ivey Ridge Circle	7050.000
54	9869 Ivey Ridge Circle	7030.000
55	9870 Ivey Ridge Circle	7050.000
56	9871 Ivey Ridge Circle	7030.000
57	9872 Ivey Ridge Circle	7050.000
58	9873 Ivey Ridge Circle	7030.000
59	9874 Ivey Ridge Circle	7050.000
60	9875 Ivey Ridge Circle	7030.000
61	9876 Ivey Ridge Circle	7050.000
62	9877 Ivey Ridge Circle	7030.000
63	9878 Ivey Ridge Circle	7050.000
64	9879 Ivey Ridge Circle	7030.000
65	9880 Ivey Ridge Circle	7050.000

Structure	Top elev.	Invert elev.	Length	% Slope
SSW 1	877.77	In=863.00		
MW 1	872.90	In=863.59	74'	1.05%
MW 2	871.29	In=864.54	127'	0.61%
MW 3	871.12	In=867.59	137'	1.85%
MW 4	876.00	In=869.04	152'	0.94%
MW 5	882.68	In=881.04	403'	3.11%
MW 6	904.33	In=897.43	403'	3.80%
MW 7	903.76	In=899.76	103'	2.26%
MW 8	872.90	In=864.59		
MW 9	872.90	In=864.63		
MW 10	872.90	In=863.78		
MW 11	872.90	In=864.78		
MW 12	872.90	In=864.00		
MW 13	872.90	In=864.00		
MW 14	872.90	In=864.00		
MW 15	872.90	In=864.00		
MW 16	872.90	In=864.00		
MW 17	872.90	In=864.00		
MW 18	872.90	In=864.00		
MW 19	872.90	In=864.00		
MW 20	872.90	In=864.00		
MW 21	872.90	In=864.00		
MW 22	872.90	In=864.00		
MW 23	872.90	In=864.00		
MW 24	872.90	In=864.00		
MW 25	872.90	In=864.00		
MW 26	872.90	In=864.00		
MW 27	872.90	In=864.00		
MW 28	872.90	In=864.00		
MW 29	872.90	In=864.00		
MW 30	872.90	In=864.00		
MW 31	872.90	In=864.00		
MW 32	872.90	In=864.00		
MW 33	872.90	In=864.00		
MW 34	872.90	In=864.00		
MW 35	872.90	In=864.00		
MW 36	872.90	In=864.00		
MW 37	872.90	In=864.00		
MW 38	872.90	In=864.00		
MW 39	872.90	In=864.00		
MW 40	872.90	In=864.00		
MW 41	872.90	In=864.00		
MW 42	872.90	In=864.00		
MW 43	872.90	In=864.00		
MW 44	872.90	In=864.00		
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MW 93	872.90	In=864.00		
MW 94	872.90	In=864.00		
MW 95	872.90	In=864.00		
MW 96	872.90	In=864.00		
MW 97	872.90	In=864.00		
MW 98	872.90	In=864.00		
MW 99	872.90	In=864.00		
MW 100	872.90	In=864.00		

Structure	Top elev.	Invert elev.	Pipe Size	Pipe Type	Length	% Slope
SDW 1	869.24		30"	HDPPE	81'	2.10%
SDW 2	872.02	In=867.42	30"	HDPPE	106'	2.67%
SDW 3	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 4	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 5	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 6	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 7	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 8	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 9	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 10	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 11	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 12	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 13	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 14	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 15	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 16	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 17	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 18	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 19	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 20	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 21	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 22	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 23	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 24	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 25	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 26	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 27	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 28	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 29	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 30	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 31	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 32	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 33	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 34	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 35	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 36	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 37	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 38	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 39	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 40	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 41	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 42	872.79	In=867.42	30"	HDPPE	106'	2.67%
SDW 43	872.79	In=867.42	30"	HDPPE	106'	



GRID NORTH
CCWA MON 000043
GA WEST 1002
NAD 83/94
NGVD 29



NO.	REVISION	DATE
1	COUNTY COMMENTS	12/14/05
2	CHANGE NAME TO IVEY RIDGE SUBDIVISION	01/10/06

CURVE TABLE

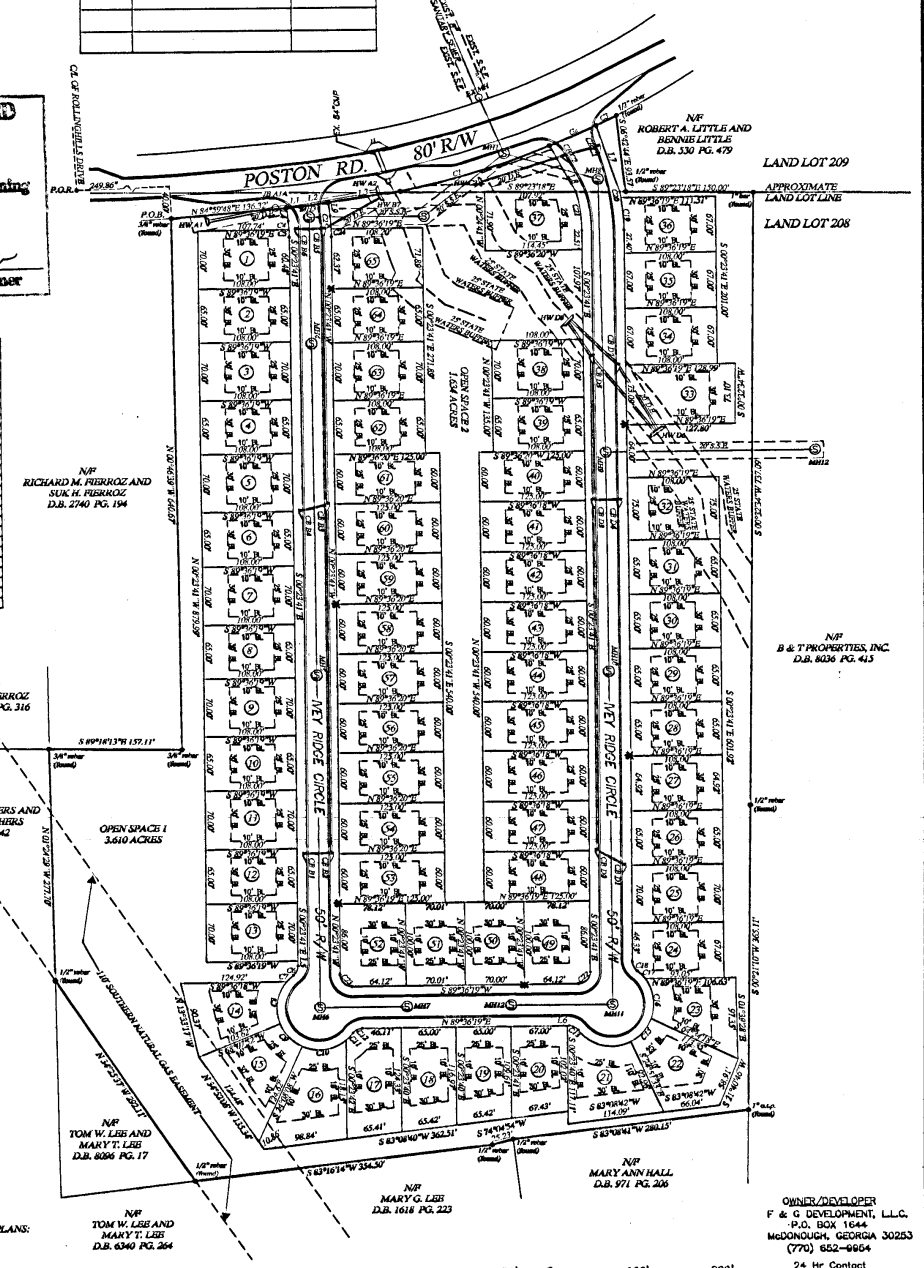
Curve	Radius	Length	Chord	Chord Bearing
C1	1033.41	185.78	185.48	N 73°07'13" E
C2	1033.41	60.08	60.07	N 66°09'11" E
C3	1033.41	125.70	125.70	N 63°03'05" E
C4	1033.41	102.88	102.87	S 0°01'14" W
C5	1033.41	52.24	52.23	S 0°01'14" W
C6	1033.41	125.70	125.70	S 24°00'00" W
C7	50.00	11.80	11.84	S 43°13'14" W
C8	50.00	33.16	33.06	S 08°07'18" W
C9	50.00	38.39	38.46	S 43°13'14" W
C10	50.00	33.94	33.97	N 42°34'40" W
C11	50.00	11.80	11.75	S 63°22'40" W
C12	4.00	12.87	12.79	S 77°11'11" E
C13	14.00	12.87	12.79	S 64°10'04" E
C14	0.00	69.00	69.00	N 43°06'18" E
C15	50.00	36.94	36.12	N 41°43'54" E
C16	50.00	50.35	48.43	N 08°07'18" E
C17	50.00	44.31	43.47	N 43°06'18" E
C18	14.00	12.87	12.37	N 26°09'21" W
C19	23.00	39.81	39.26	N 08°07'18" E
C20	14.00	7.12	7.11	N 41°08'04" W
C21	193.00	48.06	47.94	S 08°07'18" W
C22	14.00	21.00	20.90	N 43°06'18" W
C23	23.00	49.37	49.31	N 01°09'42" W
C24	23.00	15.93	15.93	N 04°01'17" W

CALL TABLE

Course	Bearing	Distance
L1	N 84°49'43" E	12.00
L2	N 71°18'23" E	32.43
L3	N 61°17'23" E	83.33
L4	N 43°06'18" E	166.67
L5	S 0°01'14" W	6.13
L6	S 8°07'18" W	1.65
L7	S 24°00'00" W	43.36
L8	S 28°00'00" W	64.03
L9	N 08°07'18" W	16.62

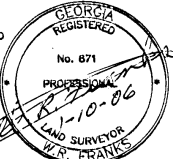
- GENERAL NOTES:**
- PROPERTY ZONED - RS-110C
 - TOTAL SITE AREA - 19.286 ACRES
 - AREA IN OPEN SPACE:
OPEN SPACE 1 - 3.610 ACRES
OPEN SPACE 2 - 1.634 ACRES
TOTAL OPEN SPACE - 5.244 ACRES
 - AREA IN ROAD RIGHT-OF-WAY - 2.833 ACRES
 - TOTAL NUMBER OF LOTS - 65
 - MINIMUM LOT SIZE - 7,000 SQFT.
 - MINIMUM LOT WIDTH - 60'
 - SETBACKS:
FRONT - 25'
REAR - 30'
SIDE - 10'
 - TOTAL DENSITY - 65 / 19.286 = 3.37 LOTS PER ACRE
 - TOTAL LINEAR FEET OF ROADS - 2463.35'
 - THIS SUBDIVISION WAS DEVELOPED WITH A TREE PRESERVATION PLAN AND IS KEPT ON FILE AT THE CLAYTON COUNTY PLANNING AND ZONING OFFICE.
 - OPEN SPACE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - WETLANDS DELINEATED BY MJPZ ENGINEERING AND CONSULTING (MARK G. WHITLEY P.E. #1947). WETLANDS COMPARED TO CREEK CHANNEL.
 - ELECTRICAL POWER PROVIDED BY THE GEORGIA POWER COMPANY.
 - TELEPHONE SERVICES PROVIDED BY BELLSOUTH.
 - WATER AND SEWER SERVICES PROVIDED BY THE CLAYTON COUNTY WATER AUTHORITY.
 - SITE BENCHMARK: GFS MONUMENT - CCWA 000043, ELEV. = 91.47.
 - UNLESS OTHERWISE SHOWN, THERE IS A 20' DRAINAGE BASEMENT RESERVED ALONG ALL REAR LOT LINES AND CENTERED ON ALL SIDE LOT LINES.
 - BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS, COMMUNITY PANEL 13041 033C, DATED NOVEMBER 8, 1991, REVISIONS BY THE DEPT. OF BUIL. THROUGH THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA.
 - 30' SETBACKS SET AT ALL LOT CORNERS.
 - ZONING STIPULATIONS:
a. DEVELOPMENT TO CONSIST OF FIVE TO SIX VARIOUS HOUSE PLANS; MINIMUM HOUSE SIZE - 2,000 SQFT.
b. MAXIMUM HEIGHT - 35'
c. MINIMUM LOT SIZE - 7,000 SQFT.
d. 20% OF HOUSES TO BE CONSTRUCTED OF THREE SIDED BRICK, STONE OR STUCCO, WITH REMAINING SIDE TO BE HARD-PLANK.
e. LOTS 21, 49 AND 52 WILL HAVE SIDE ENTRY GARAGES.
f. BOLLIVARD STYLE ENTRANCE WITH A MONUMENT STYLE SIGN CONSTRUCTED OF BRICK OR STONE IN CENTER ISLAND.
g. LANDSCAPING PLAN FOR ENTRANCES TO BE SUBMITTED TO THE BOARD OF COMMISSIONERS FOR APPROVAL PRIOR TO THE ISSUANCE OF ANY PERMITS.
h. 25% OPEN SPACE, 60% OF THE TREESCAPE TO REMAIN.
i. MANDATORY HOMEOWNERS ASSOCIATION.
j. SCAVED FRONT AND BACK YARDS.
k. 4' SIDEWALKS
l. UNDERGROUND UTILITIES
m. STREET LIGHTS
n. UNIFORM MAILBOXES
o. ALL EXISTING STRUCTURES TO BE REMOVED.

- LEGEND**
- | | | | |
|--------|------------------------|-----|--------------------------|
| P.O.B. | POINT OF BEGINNING | HW | HEADWALL |
| P.O.R. | POINT OF REFERENCE | JB | JUNCTION BOX |
| N/P | NOT OR FORMERLY | CB | CATCH BASIN |
| BL | BUILDING LINE | CM | MANHOLE |
| D.B. | DEED BOOK | CS | SANITARY SEWER MANHOLE |
| P.C. | PLAT | CC | CORRUGATED METAL PIPE |
| D.E. | DRAINAGE BASMENT | CMP | CORRUGATED METAL PIPE |
| S.S.E. | SANITARY SEWER BASMENT | RCP | REINFORCED CONCRETE PIPE |



THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 312,790 FEET;

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 242,479 FEET, AND AN ANGULAR ERROR OF .03 PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE;



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 LAW.

SCALE 1" = 100'

RECORDED IN PLAT BOOK PAGE

Franks & Associates
121 North Main Street Jonesboro, Georgia 30236 (770)471-4420

FINAL PLAT FOR:
IVEY RIDGE SUBDIVISION
(FORMERLY LEE'S MEADOWS SUBDIVISION)

LOCATED IN
LAND LOTS 208 AND 209 5TH DISTRICT CLAYTON COUNTY, GA

DATE 11/15/05 DWN BY JPJ SHEET 2 OF 2
SCALE 1" = 100' CHK'D BY PLF 05-13242

PB37 PG 194 1-31-06