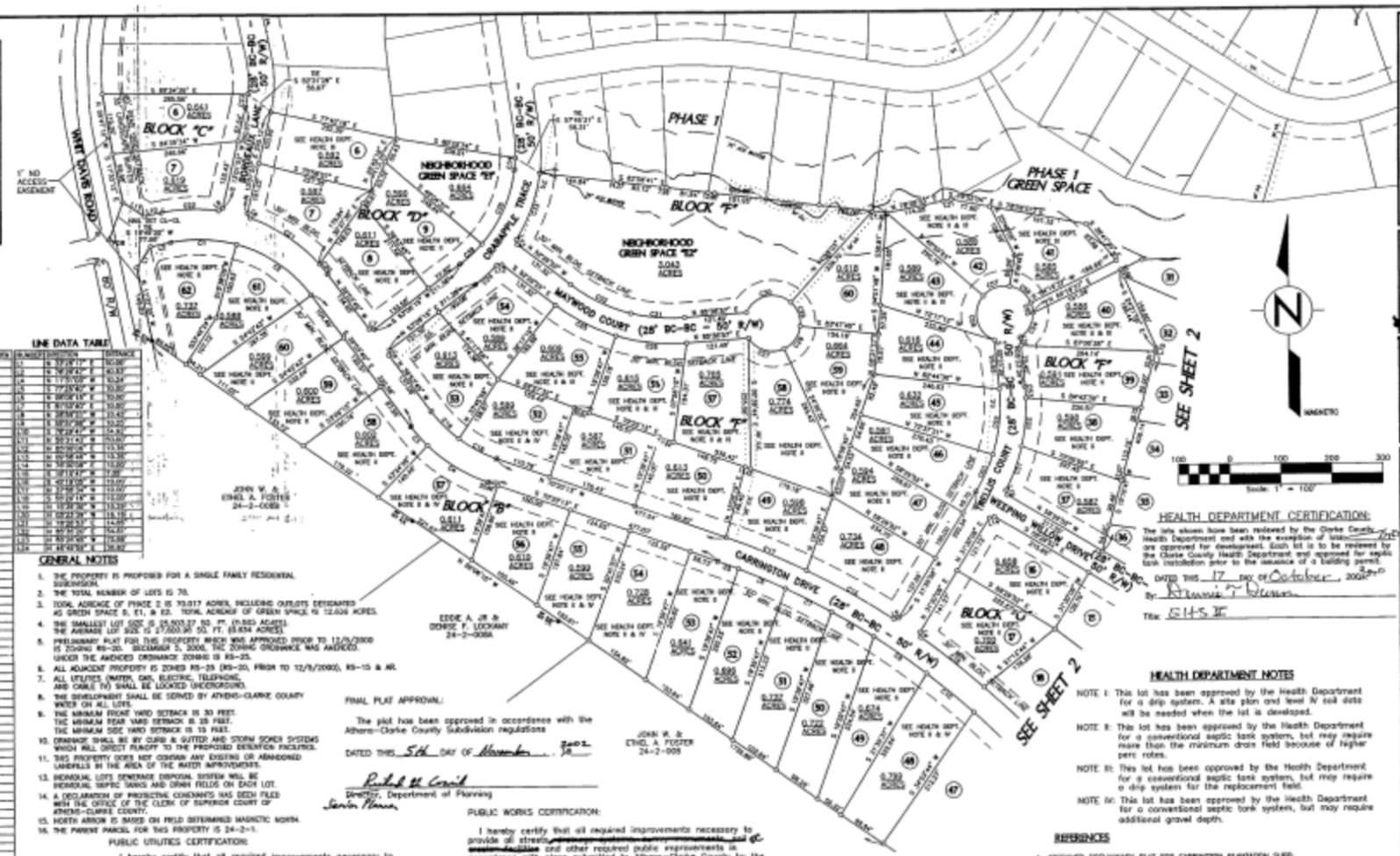
LOCATION MAP
NOT TO SCALE



CURVE DATA TABLE

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	S 87°59'10" E	750.00	130.06	129.89
C2	S 85°37'40" E	750.00	176.84	176.45
C3	S 67°14'10" E	725.00	48.30	48.25
C4	S 67°07'43" E	725.00	145.35	128.32
C5	S 82°22'31" E	1800.00	43.28	43.27
C6	S 83°28'35" E	1800.00	180.21	180.13
C7	S 87°55'29" E	1800.00	180.87	180.80
C8	S 87°05'35" E	1800.00	86.98	86.97
C9	S 88°31'08" E	1800.00	220.16	220.15
C10	S 90°14'48" E	1800.00	119.47	119.44
C11	S 45°28'23" E	1800.00	129.81	129.87
C12	S 43°53'24" E	1800.00	111.99	111.97
C13	N 41°54'20" W	1800.00	124.74	124.70
C14	N 45°55'53" W	1800.00	141.94	141.46
C15	N 49°57'27" W	1800.00	155.15	155.09
C16	N 52°21'35" W	1800.00	155.14	155.11
C17	N 51°31'39" W	1800.00	170.52	170.44
C18	N 51°31'39" W	1800.00	83.74	83.66
C19	N 44°03'10" W	275.00	76.23	76.08
C20	N 38°13'50" W	325.00	35.39	35.39
C21	N 38°13'50" W	325.00	154.51	153.15
C22	N 60°00'00" W	325.00	194.34	191.38
C23	N 89°46'10" W	325.00	33.80	33.87
C24	N 89°46'10" W	325.00	58.00	58.03
C25	S 42°42'11" E	275.00	133.78	132.52
C26	S 69°58'52" E	275.00	146.31	139.39
C27	S 72°55'52" E	55.00	19.88	19.80
C28	S 72°55'52" E	55.00	35.92	34.72
C29	N 20°24'55" W	55.00	52.05	50.14
C30	S 77°13'24" W	55.00	134.00	102.71
C31	N 84°38'46" W	325.00	138.32	137.24
C32	N 84°38'46" W	325.00	121.13	119.25
C33	N 102°38" E	325.00	139.78	138.68
C34	S 84°44'02" E	275.00	131.13	129.91
C35	S 84°44'02" E	275.00	151.68	149.72
C36	S 46°38'50" W	325.00	56.52	56.51
C37	S 60°36'18" W	325.00	56.72	56.65
C38	S 60°36'18" W	325.00	114.98	114.32
C39	S 60°36'18" W	325.00	58.63	58.69
C40	S 84°31'17" W	325.00	161.58	159.78
C41	S 110°09'06" W	325.00	98.53	98.19
C42	S 112°23'06" W	275.00	97.34	96.83
C43	S 102°30'50" W	275.00	34.68	34.65
C44	S 97°23'33" W	275.00	25.07	25.06
C45	N 30°51'26" E	55.00	76.45	70.73
C46	S 12°20'33" E	55.00	30.47	30.05
C47	N 61°41'35" E	55.00	73.58	68.27
C48	S 16°18'31" E	55.00	53.68	51.57
C49	S 16°18'31" E	55.00	74.78	68.13
C50	N 53°55'11" E	475.00	154.37	153.66
C51	N 43°16'30" E	475.00	93.21	93.08
C52	N 28°14'50" E	275.00	95.23	94.68
C53	N 37°42'40" E	275.00	23.31	23.08
C54	N 26°12'32" E	55.00	39.46	34.08
C55	N 1°03'38" E	55.00	20.76	20.58
C56	N 37°37'41" W	55.00	95.12	83.94
C57	S 17°21'38" E	55.00	57.07	54.51
C58	S 17°21'38" E	55.00	104.12	89.84
C59	S 05°39'28" W	325.00	128.15	127.30
C60	S 24°28'16" W	325.00	80.14	79.93
C61	S 13°44'30" E	475.00	412.19	399.66

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 87°59'10" E	30.00'
L2	N 87°59'10" E	30.00'
L3	N 87°59'10" E	30.24'
L4	N 87°59'10" E	30.00'
L5	N 87°59'10" E	30.00'
L6	N 87°59'10" E	30.00'
L7	N 87°59'10" E	30.00'
L8	N 87°59'10" E	30.43'
L9	N 87°59'10" E	30.00'
L10	N 87°59'10" E	30.00'
L11	N 90°00'00" E	70.00'
L12	N 90°00'00" E	70.00'
L13	N 90°00'00" E	70.00'
L14	N 90°00'00" E	70.00'
L15	N 90°00'00" E	70.00'
L16	N 90°00'00" E	70.00'
L17	N 90°00'00" E	70.00'
L18	N 90°00'00" E	70.00'
L19	N 90°00'00" E	70.00'
L20	N 90°00'00" E	18.18'
L21	N 90°00'00" E	14.00'
L22	N 90°00'00" E	14.00'
L23	N 90°00'00" E	14.00'
L24	N 90°00'00" E	70.00'
L25	N 90°00'00" E	70.00'
L26	N 90°00'00" E	30.00'

GENERAL NOTES

1. THE PROPERTY IS PROPOSED FOR A SINGLE FAMILY RESIDENTIAL SUBDIVISION.
2. THE TOTAL NUMBER OF LOTS IS 70.
3. TOTAL ACREAGE OF PHASE 2 IS 70.017 ACRES, INCLUDING OUTLOTS DESIGNATED AS GREEN SPACE E1, E1, & E2. TOTAL ACREAGE OF GREEN SPACE IS 12.026 ACRES.
4. THE SMALLEST LOT SIZE IS 24,605.27 SQ. FT. (0.565 ACARES) THE AVERAGE LOT SIZE IS 27,501.90 SQ. FT. (0.631 ACRES)
5. PRELIMINARY PLAT FOR THIS PROPERTY WHICH WAS APPROVED PRIOR TO 12/5/2000 IS ZONING RS-20. DECEMBER 5, 2000, THE ZONING ORDINANCE WAS AMENDED UNDER THE AMENDED ORDINANCE ZO2000 IS RS-25.
6. ALL ADJACENT PROPERTY IS ZONED RS-25 (RS-20, PRIOR TO 12/5/2000), RS-15 & AR.
7. ALL UTILITIES (WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV) SHALL BE LOCATED UNDERGROUND.
8. THE DEVELOPMENT SHALL BE SERVED BY ATHENS-CLARKE COUNTY WATER ON ALL LOTS.
9. THE MINIMUM FRONT YARD SETBACK IS 30 FEET. THE MINIMUM REAR YARD SETBACK IS 25 FEET. THE MINIMUM SIDE YARD SETBACK IS 10 FEET.
10. DRAINAGE SHALL BE BY CURB & GUTTER AND STORM SEWER SYSTEMS WHICH WILL DIRECT RUNOFF TO THE PROPOSED DETENTION FACILITIES.
11. THIS PROPERTY DOES NOT CONTAIN ANY EXISTING OR ABANDONED LANDFILLS IN THE AREA OF THE WATER IMPROVEMENTS.
12. INDIVIDUAL LOTS SEWERAGE DISPOSAL SYSTEM WILL BE INDIVIDUAL SEPTIC TANKS AND DRAIN FIELDS ON EACH LOT.
13. A DECLARATION OF PROTECTIVE COVENANTS HAS BEEN FILED WITH THE OFFICE OF THE CLERK OF SUPERIOR COURT OF ATHENS-CLARKE COUNTY.
14. NORTH ARROW IS BASED ON FIELD DETERMINED MAGNETIC NORTH.
15. THE PARENT PARCEL FOR THIS PROPERTY IS 24-2-1.

I hereby certify that I have this date examined the latest revised flood hazard map and have determined that the referenced property is not located in a special flood hazard area under the National Flood Insurance Act. (as indicated on FIRM Flood Insurance rate map community panel no. 130040 0030 C revised May 4, 1992 for the city of Athens, Clarke Co. Georgia)

Jerry Lee McCoby OCT 17, 02
GEORGIA REGISTERED LAND SURVEYOR 1848

FINAL SURVEYORS 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 an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based on has a closure precision of one foot in 15,000 feet and an angular error of 00'00" per angle point, and was adjusted using LEAST SQUARES rule. This plat was calculated for closure and is found to be accurate within one foot in 273,012 feet, and contains a total of 70.017 acres. The equipment used to obtain the linear and angular measurements herein was a TOPCON GTS 3.

By: Jerry Lee McCoby OCT. 17, 02
GEORGIA REGISTERED LAND SURVEYOR
JERRY LEE MCCOBERY
683 HUNTINGTON RD.
ATHENS, GA 30606
REG. NO: 1848 DATE OF EXPIRATION: 12/31/02

PUBLIC UTILITIES CERTIFICATION:

I hereby certify that all required improvements necessary to provide all water ~~and/or sanitary sewer~~ service from the Athens-Clarke County water distribution ~~and/or sanitary sewer~~ collection system(s), as noted, have been satisfactorily installed and have been accepted by Athens-Clarke County for ownership, operation and maintenance or improvement guarantees in an amount sufficient to secure the satisfactory installation and dedication of the necessary improvements have been provided.

Public Utilities Director — Date 10/10/02

OWNER'S ACKNOWLEDGEMENT AND DECLARATION

"I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, having established the minimum building restriction lines, dedicate all right-of-ways, water and sewer easements, drainage easements, alleys, walks, parks and other open spaces to public or private use as noted and agree to provide either directly or indirectly for the maintenance of all common areas and outlots.

PRESIDENT — DATE 10/17/02

— VICE PRESIDENT — DATE

FINAL PLAT APPROVAL:

The plat has been approved in accordance with the Athens-Clarke County Subdivision regulations

DATED THIS 5th DAY OF November, 2002

Director, Department of Planning
Senior Planner

PUBLIC WORKS CERTIFICATION:

I hereby certify that all required improvements necessary to provide all streets ~~and/or sanitary sewer~~ and other required public improvements in accordance with plans submitted to Athens-Clarke County by the subdividers professional representatives have been satisfactorily completed or have been adequately guaranteed in an amount sufficient to secure satisfactory installation before the streets ~~and/or sanitary system~~ are accepted by the Public Works Director on behalf of Athens-Clarke County for maintenance. All drainage improvements are the maintenance responsibility of the property owner, or as per Site plan.

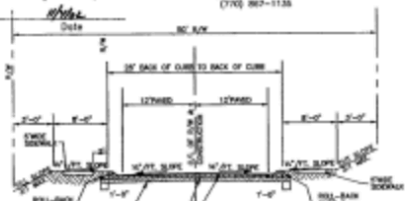
Public Works Director — Date 11/14/02

OWNERS/SUBDIVIDERS

HIGHWAY PROPERTIES
48 PIEDMONT DRIVE, SUITE 101
WINDER, GEORGIA 30680
(770) 867-1138

LEGEND

- IRON PIN FOUND
- COMPUTED POINT
- IRON PIN SET
- D.E. DRAINAGE EASEMENT
- SETBACKS
- STREAM BUFFERS
- EXISTING STREAMS



TYPICAL ROAD SECTION
SCALE: N.T.S.

HEALTH DEPARTMENT CERTIFICATION:

The lots shown have been reviewed by the Clarke County Health Department and with the exception of lots 7, 17, 18 are approved for development. Each lot is to be reviewed by the Clarke County Health Department and approved for septic tank installation prior to the issuance of a building permit.

DATED THIS 17 DAY OF October, 2002

By: Dennis T. Dixon

Title: EHS II

HEALTH DEPARTMENT NOTES

NOTE I: This lot has been approved by the Health Department for a drip system. A site plan and level IV soil data will be needed when the lot is developed.

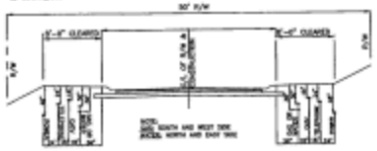
NOTE II: This lot has been approved by the Health Department for a conventional septic tank system, but may require more than the minimum drain field because of higher perc rates.

NOTE III: This lot has been approved by the Health Department for a conventional septic tank system, but may require a drip system for the replacement field.

NOTE IV: This lot has been approved by the Health Department for a conventional septic tank system, but may require additional gravel depth.

REFERENCES

1. APPROVED PRELIMINARY PLAT FOR CARRINGTON PLANTATION SUBD. DATED SEPT. 15, 2000 BY ARMENTROUT ROEBUCK & MATHENY
2. PLAT BOOK 15 PAGE 95
3. PLAT BOOK 26 PAGE 328
4. PLAT FOR CANAL LAND COMPANY DATED 10/31/83 AND PREPARED BY BOH MALERDY & ASSOCIATES, INC.
5. SURVEY FOR ROGER P. GLASS, SR. DATED 6/29/2000 AND PREPARED BY WOODS & CHASTIN SURVEYORS, INC.
6. APPROVED FINAL PLAT FOR CARRINGTON PLANTATION SUBD., PHASE 1, DATED SEPT. 18, 2001 BY ARMENTROUT ROEBUCK & MATHENY.



TYPICAL UTILITY LOCATION PLAN
SCALE: N.T.S.

PLAT RECORDED
IN PLAT BOOK 31 PAGE 51
This 20 day of NOV 2002
Kathleen Owens CLERK

REVISIONS

ARMENTROUT • ROEBUCK • MATHENY
CONSULTING GROUP, P.C.
ENGINEERS • ARCHITECTS • CONSTRUCTION MANAGERS
OAKWOOD CORPORATE CENTER
150 HOLMAN BLVD., SUITE 100
STATHAM, GEORGIA 30666-3784
PHONE: (706) 543-5511
FAX: (706) 543-1314
http://www.armentroutgroup.com

GEORGIA REGISTERED LAND SURVEYOR
JERRY LEE MCCOBERY
1848

PRINT DATE: SEPTEMBER 2, 2002

SEPT 2, 2002

PROJECT 00070

CARRINGTON PLANTATION SUBDIVISION
PHASE TWO
ATHENS, GEORGIA
GMD '89'99
FINAL PLAT

Sheet 1
of 2