

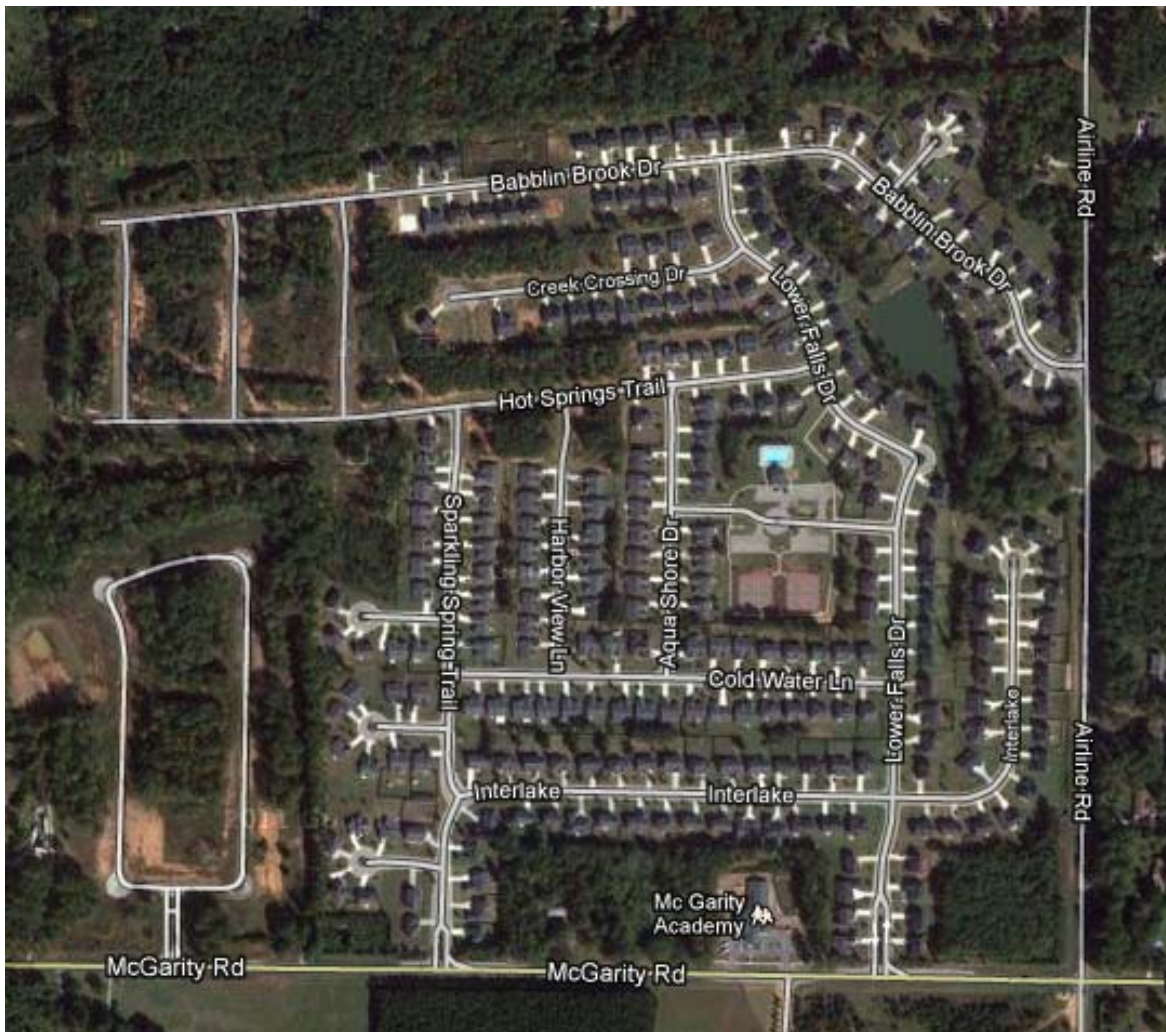


Jordan Company  
Investment & Commercial Real Estate



**Bank Owned**

**29 Single Family Lots  
Clearwater Pointe  
McDonough, Henry County 30252**



*Presented by:*

**The Jordan Company**

4200 Northside Parkway  
Office: 404.237.2900 x 106  
Building 3, STE A  
Atlanta GA 30327

The information contained herein is derived from a variety of sources including the owner, public records and other sources the Jordan Company deems to be reliable. The Jordan Company has no reason to doubt, but does not guarantee the accuracy of this information.

**Location:** The subject property is located in Henry County, within the city limits of McDonough; with entrances off of McGarity Road and Airline Road. It is located 4.7 miles east of I-75 and 19 miles south of the city of Atlanta/I-285; located less than three miles northeast of downtown McDonough.

2011 population within a three mile radius is 16,340 with an average income of \$71,969.

**On-Site:** Subject property consists of 29 single family lots in Phase 4 of the Clearwater Pointe subdivision. The subdivision has roads in place but only 4 of the subject lots have been cleared.

<b>Phase 4:</b>	58 Total Lots	<b>Min. Lot Width:</b>	75 feet
	17 Developed Homes		
	41 Vacant Lots		

**Amenities:** Swimming pool and tennis courts

**Zoning:** R-75 (conditions)

**Utilities:** All utilities available

**Schools:** Elementary: Ola Elementary School

Middle: Ola Middle School

High: Ola High School

**Property**

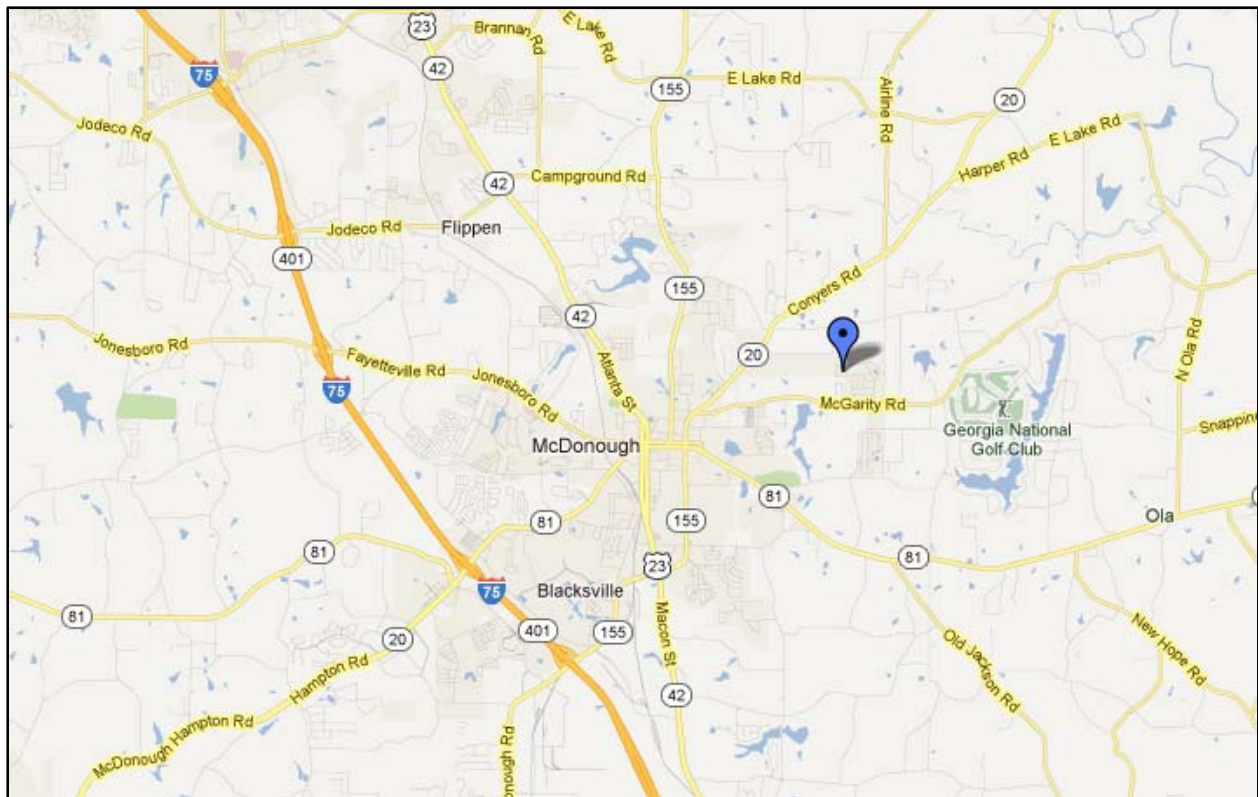
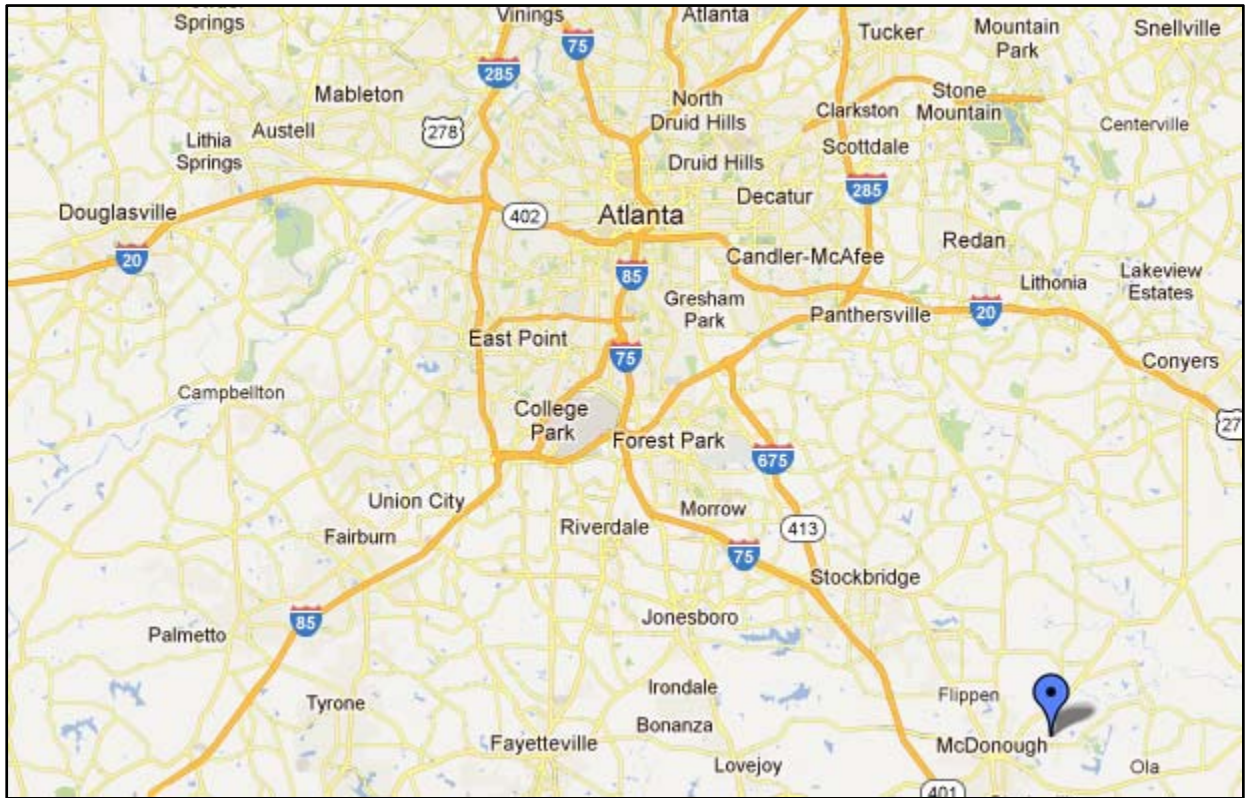
**Taxes 2011:** \$8,661 (\$299/lot) city/county

**Price:** \$210,000 (\$7,241/lot)

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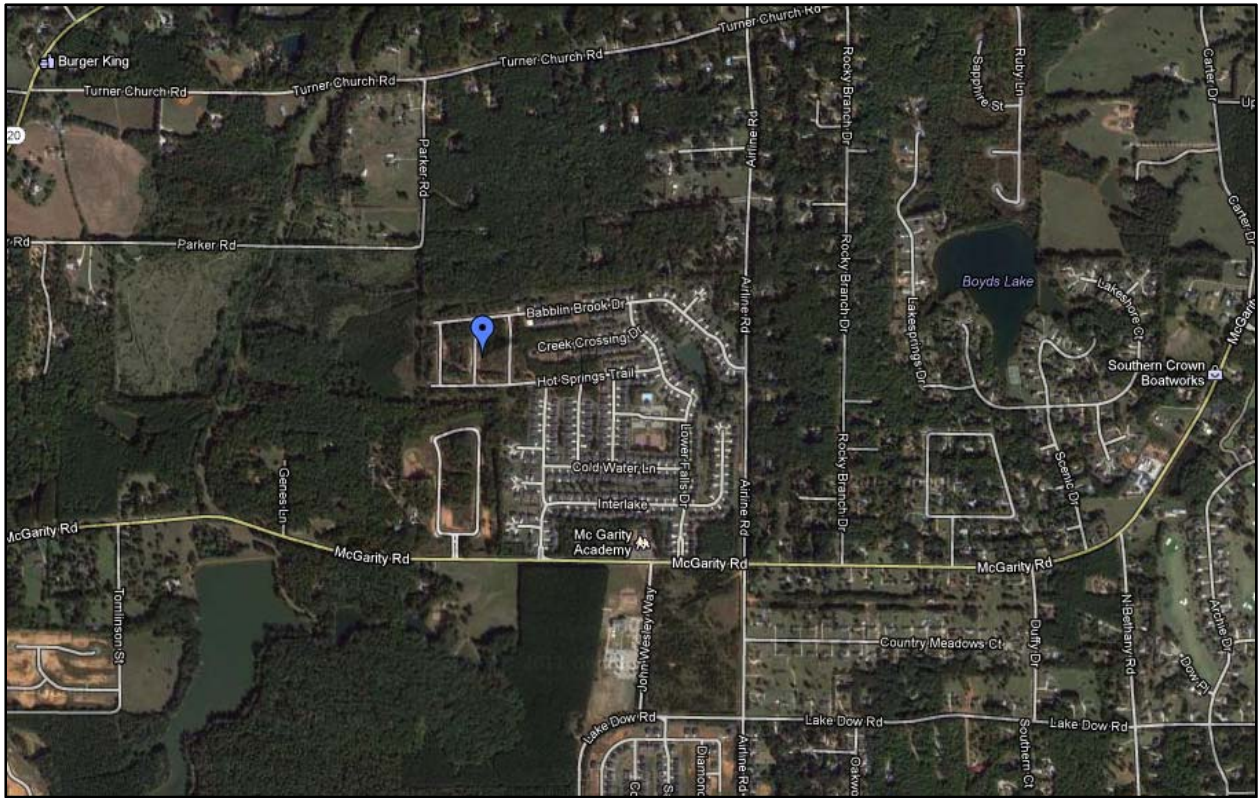
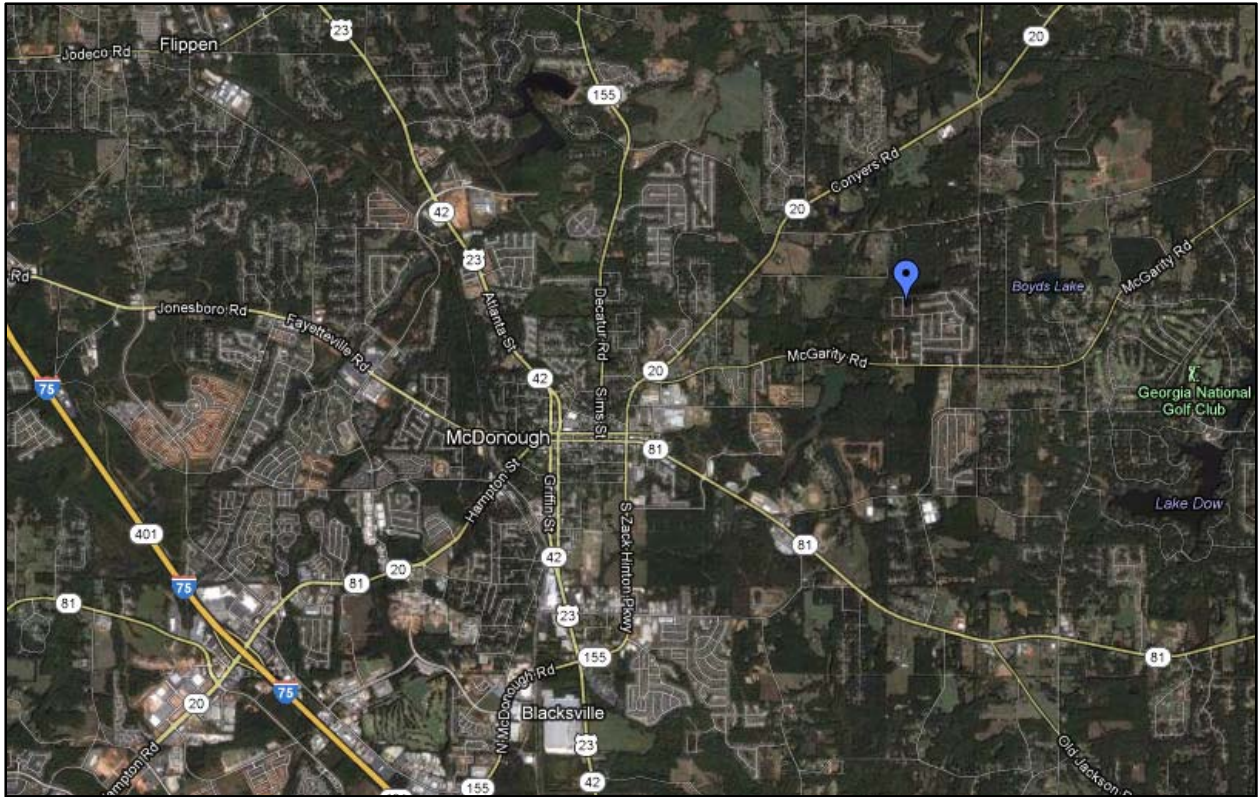


# Maps



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## Typical Homes



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## Demographics

<b>Population</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2011 Male Population	839	10,867	25,846
2011 Female Population	863	11,389	27,374
% 2011 Male Population	49.29%	48.83%	48.56%
% 2011 Female Population	50.71%	51.17%	51.44%
2011 Total Adult Population	1,250	16,340	38,659
2011 Total Daytime Population	1,182	17,800	41,182
2011 Total Daytime Work Population	123	4,839	12,250
2011 Median Age Total Population	37	35	33
2011 Median Age Adult Population	45	44	42
2011 Age 0-5	146	1,940	4,939
2011 Age 6-13	202	2,651	6,417
2011 Age 14-17	104	1,325	3,204
2011 Age 18-20	61	878	2,188
2011 Age 21-24	54	1,074	2,952
2011 Age 25-29	94	1,350	3,979
2011 Age 30-34	115	1,488	3,864
2011 Age 35-39	140	1,782	4,073
2011 Age 40-44	141	1,671	3,827
2011 Age 45-49	150	1,706	3,695
2011 Age 50-54	112	1,367	3,162
2011 Age 55-59	114	1,281	2,793
2011 Age 60-64	88	1,039	2,305
2011 Age 65-69	68	850	1,817
2011 Age 70-74	44	661	1,408
2011 Age 75-79	34	497	1,077
2011 Age 80-84	19	394	793
2011 Age 85+	16	304	728
% 2011 Age 0-5	8.58%	8.72%	9.28%
% 2011 Age 6-13	11.87%	11.91%	12.06%
% 2011 Age 14-17	6.11%	5.95%	6.02%
% 2011 Age 18-20	3.58%	3.94%	4.11%
% 2011 Age 21-24	3.17%	4.83%	5.55%
% 2011 Age 25-29	5.52%	6.07%	7.48%
% 2011 Age 30-34	6.76%	6.69%	7.26%
% 2011 Age 35-39	8.23%	8.01%	7.65%
% 2011 Age 40-44	8.28%	7.51%	7.19%
% 2011 Age 45-49	8.81%	7.66%	6.94%
% 2011 Age 50-54	6.58%	6.14%	5.94%
% 2011 Age 55-59	6.70%	5.76%	5.25%
% 2011 Age 60-64	5.17%	4.67%	4.33%
% 2011 Age 65-69	4.00%	3.82%	3.41%
% 2011 Age 70-74	2.59%	2.97%	2.65%

% 2011 Age 75-79	2.00%	2.23%	2.02%
% 2011 Age 80-84	1.12%	1.77%	1.49%
% 2011 Age 85+	0.94%	1.37%	1.37%
2011 White Population	1,339	14,301	31,130
2011 Black Population	297	6,872	18,752
2011 Asian/Hawaiian/Pacific Islander	20	294	883
2011 American Indian/Alaska Native	5	56	137
2011 Other Population (Incl 2+ Races)	41	733	2,319
2011 Hispanic Population	46	865	2,789
2011 Non-Hispanic Population	1,656	21,391	50,431
% 2011 White Population	78.67%	64.26%	58.49%
% 2011 Black Population	17.45%	30.88%	35.23%
% 2011 Asian/Hawaiian/Pacific Islander	1.18%	1.32%	1.66%
% 2011 American Indian/Alaska Native	0.29%	0.25%	0.26%
% 2011 Other Population (Incl 2+ Races)	2.41%	3.29%	4.36%
% 2011 Hispanic Population	2.70%	3.89%	5.24%
% 2011 Non-Hispanic Population	97.30%	96.11%	94.76%
2000 Non-Hispanic White	812	9,066	21,617
2000 Non-Hispanic Black	14	1,074	4,740
2000 Non-Hispanic Amer Indian/Alaska Native	n/a	9	42
2000 Non-Hispanic Asian	5	76	311
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	n/a	n/a
2000 Non-Hispanic Some Other Race	n/a	10	24
2000 Non-Hispanic Two or More Races	n/a	73	211
% 2000 Non-Hispanic White	97.71%	87.95%	80.23%
% 2000 Non-Hispanic Black	1.68%	10.42%	17.59%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.00%	0.09%	0.16%
% 2000 Non-Hispanic Asian	0.60%	0.74%	1.15%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.00%	0.00%
% 2000 Non-Hispanic Some Other Race	0.00%	0.10%	0.09%
% 2000 Non-Hispanic Two or More Races	0.00%	0.71%	0.78%
<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2011 Total Population	1,702	22,256	53,220
2011 Total Households	585	7,876	18,053
Population Change 1990-2011	1,409	17,382	42,080
Household Change 1990-2011	480	6,117	14,271
% Population Change 1990-2011	480.89%	356.63%	377.74%
% Household Change 1990-2011	457.14%	347.75%	377.34%
Population Change 2000-2011	859	11,733	25,572
Household Change 2000-2011	287	4,052	8,437
% Population Change 2000-2011	101.90%	111.50%	92.49%
% Households Change 2000-2011	96.31%	105.96%	87.74%
<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>

2000 Total Housing Units	303	3,970	10,046
2000 Occupied Housing Units	293	3,812	9,581
2000 Owner Occupied Housing Units	280	3,423	7,744
2000 Renter Occupied Housing Units	12	389	1,837
2000 Vacant Housing Units	10	158	464
% 2000 Occupied Housing Units	96.70%	96.02%	95.37%
% 2000 Owner Occupied Housing Units	92.72%	86.22%	77.09%
% 2000 Renter Occupied Housing Units	3.97%	9.80%	18.29%
% 2000 Vacant Housing Units	3.31%	3.98%	4.62%
<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2011 Median Household Income	\$81,898	\$65,781	\$59,598
2011 Per Capita Income	\$29,844	\$25,468	\$23,104
2011 Average Household Income	\$86,829	\$71,969	\$68,110
2011 Household Income < \$10,000	6	411	1,105
2011 Household Income \$10,000-\$14,999	1	306	770
2011 Household Income \$15,000-\$19,999	7	339	729
2011 Household Income \$20,000-\$24,999	9	231	686
2011 Household Income \$25,000-\$29,999	16	263	740
2011 Household Income \$30,000-\$34,999	32	405	1,145
2011 Household Income \$35,000-\$39,999	11	238	797
2011 Household Income \$40,000-\$44,999	32	358	963
2011 Household Income \$45,000-\$49,999	22	374	858
2011 Household Income \$50,000-\$59,999	25	616	1,285
2011 Household Income \$60,000-\$74,999	72	1,030	2,011
2011 Household Income \$75,000-\$99,999	212	1,686	3,322
2011 Household Income \$100,000-\$124,999	85	672	1,397
2011 Household Income \$125,000-\$149,999	39	437	975
2011 Household Income \$150,000-\$199,999	11	390	821
2011 Household Income \$200,000-\$249,999	n/a	80	276
2011 Household Income \$250,000-\$499,999	3	40	171
2011 Household Income \$500,000+	n/a	n/a	2
2011 Household Income \$200,000+	3	120	450
% 2011 Household Income < \$10,000	1.03%	5.22%	6.12%
% 2011 Household Income \$10,000-\$14,999	0.17%	3.89%	4.27%
% 2011 Household Income \$15,000-\$19,999	1.20%	4.30%	4.04%
% 2011 Household Income \$20,000-\$24,999	1.54%	2.93%	3.80%
% 2011 Household Income \$25,000-\$29,999	2.74%	3.34%	4.10%
% 2011 Household Income \$30,000-\$34,999	5.49%	5.14%	6.34%
% 2011 Household Income \$35,000-\$39,999	1.89%	3.02%	4.41%
% 2011 Household Income \$40,000-\$44,999	5.49%	4.55%	5.33%
% 2011 Household Income \$45,000-\$49,999	3.77%	4.75%	4.75%
% 2011 Household Income \$50,000-\$59,999	4.29%	7.82%	7.12%
% 2011 Household Income \$60,000-\$74,999	12.35%	13.08%	11.14%
% 2011 Household Income \$75,000-\$99,999	36.36%	21.41%	18.40%
% 2011 Household Income \$100,000-\$124,999	14.58%	8.53%	7.74%



% 2011 Household Income \$125,000-\$149,999	6.69%	5.55%	5.40%
% 2011 Household Income \$150,000-\$199,999	1.89%	4.95%	4.55%
% 2011 Household Income \$200,000-\$249,999	0.00%	1.02%	1.53%
% 2011 Household Income \$250,000-\$499,999	0.51%	0.51%	0.95%
% 2011 Household Income \$500,000+	0.00%	0.00%	0.01%
% 2011 Household Income \$200,000+	0.51%	1.52%	2.49%
<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2011 Children/Infants Clothing Stores	\$283,187	\$3,277,638	\$6,998,102
2011 Jewelry Stores	\$215,692	\$2,488,302	\$5,302,890
2011 Mens Clothing Stores	\$406,956	\$4,816,424	\$10,298,372
2011 Shoe Stores	\$369,761	\$4,375,681	\$9,419,345
2011 Womens Clothing Stores	\$683,654	\$8,277,767	\$17,911,038
2011 Automobile Dealers	\$4,614,689	\$54,184,620	\$121,168,777
2011 Automotive Parts/Acc/Repair Stores	\$591,210	\$6,958,819	\$15,163,958
2011 Other Motor Vehicle Dealers	\$181,856	\$2,147,846	\$4,618,395
2011 Tire Dealers	\$164,349	\$1,915,455	\$4,153,509
2011 Hardware Stores	\$77,739	\$874,518	\$1,904,651
2011 Home Centers	\$405,507	\$5,002,291	\$11,508,097
2011 Nursery/Garden Centers	\$174,412	\$2,013,363	\$4,373,698
2011 Outdoor Power Equipment Stores	\$47,363	\$563,572	\$1,379,604
2011 Paint/Wallpaper Stores	\$15,275	\$188,667	\$442,020
2011 Appliance/TV/Other Electronics Stores	\$478,209	\$5,607,183	\$11,931,919
2011 Camera/Photographic Supplies Stores	\$73,292	\$868,502	\$1,898,565
2011 Computer/Software Stores	\$213,220	\$2,569,862	\$5,684,830
2011 Beer/Wine/Liquor Stores	\$301,977	\$3,514,326	\$7,509,973
2011 Convenience/Specialty Food Stores	\$630,811	\$6,612,798	\$14,750,974
2011 Restaurant Expenditures	\$3,455,753	\$33,667,060	\$74,653,864
2011 Supermarkets/Other Grocery excl Conv	\$3,159,811	\$37,526,350	\$82,352,083
2011 Furniture Stores	\$466,555	\$5,501,179	\$11,976,025
2011 Home Furnishings Stores	\$316,738	\$3,693,233	\$7,811,377
2011 Gen Merch/Appliance/Furniture Stores	\$4,139,312	\$49,008,035	\$106,288,304
2011 Gasoline Stations w/ Convenience Stores	\$2,698,603	\$31,556,209	\$67,873,097
2011 Other Gasoline Stations	\$2,067,792	\$24,943,410	\$53,122,123
2011 Department Stores excl Leased Depts	\$4,617,521	\$54,615,218	\$118,220,222
2011 General Merchandise Stores	\$3,672,757	\$43,506,857	\$94,312,278
2011 Other Health/Personal Care Stores	\$292,360	\$3,463,255	\$7,733,179
2011 Pharmacies/Drug Stores	\$1,516,794	\$18,034,535	\$39,636,786
2011 Pet/Pet Supplies Stores	\$209,768	\$2,539,092	\$5,611,897
2011 Book/Periodical/Music Stores	\$74,385	\$994,172	\$2,009,999
2011 Hobby/Toy/Game Stores	\$39,221	\$561,737	\$1,735,597
2011 Musical Instrument/Supplies Stores	\$42,168	\$495,206	\$1,089,168
2011 Sewing/Needlework/Piece Goods Stores	\$13,412	\$170,112	\$358,092
2011 Sporting Goods Stores	\$333,559	\$3,746,945	\$7,301,309
2011 Video Tape Stores - Retail	\$38,045	\$447,698	\$970,865

# FINAL PLAT OF CLEARWATER POINTE PHASE FOUR UNIT TWO

LOCATED IN  
CITY OF McDONOUGH  
LAND LOT 106, 7TH DISTRICT  
HENRY COUNTY, GEORGIA  
DATE: 09/22/06

CERTIFICATION OF APPROVAL FOR RECORDING:  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN  
HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION  
REGULATIONS OF THE HENRY COUNTY PLANNING COMMISSION  
AND THE HENRY COUNTY PLANNING COMMISSION  
FOR RECORDING IN THE OFFICE OF THE CLERK OF THE  
SUPERIOR COURT OF HENRY COUNTY, GEORGIA.  
PER 2005 CODIFIED SUBDIVISION ORD.: 16.12.110 PCD16:18  
DATE: 11-22-06  
PLANNING COMMISSION CHAIRMAN

CERTIFICATION OF RECEIPT OF SURETY FOR REQUIRED  
IMPROVEMENTS:  
I HEREBY CERTIFY THAT A SURETY BOND OR CERTIFIED  
CHECK IN THE AMOUNT OF \$ 65,333.00 HAS  
BEEN RECEIVED TO ASSURE COMPLETION OF ALL REQUIRED  
IMPROVEMENTS IN THE SUBDIVISION SHOWN HEREON IN THE  
EVENT OF DEFAULT BY THE DEVELOPER.  
DIRECTOR OF PUBLIC WORKS  
DATE: 11-22-06

CERTIFICATION OF APPROVAL OF STREETS AND UTILITIES:  
I HEREBY CERTIFY THAT THE STREETS, UTILITIES AND OTHER  
REQUIRED IMPROVEMENTS IN THIS SUBDIVISION WILL BE  
ACCEPTED WHEN INSTALLED IN AN ACCEPTABLE MANNER AND  
IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATION  
OF McDONOUGH, GEORGIA.  
ENVIRONMENTAL RESOURCES/ UTILITIES INSPECTOR  
DATE: 11/24/2006

CERTIFICATE OF APPROVAL OF WATER AND SEWERAGE SYSTEM  
I HEREBY CERTIFY THAT PUBLIC WATER SUPPLY AND  
DISTRIBUTION SYSTEM AND PUBLIC SEWERAGE SYSTEM  
REQUIREMENTS OF THE McDONOUGH WATER DEPARTMENT  
HAVE BEEN MET.  
ENVIRONMENTAL RESOURCES/ UTILITIES INSPECTOR  
DATE: 11/24/2006

STATE OF GEORGIA  
COUNTY OF HENRY  
I HEREBY CERTIFY THAT I AM THE OWNER  
OF THE PROPERTY SHOWN AND DESCRIBED  
HEREON AND THIS SUBDIVISION IS THE  
MINIMUM BUILDING SETBACK LINES, AND DEDICATE  
ALL STREETS, ALLEYS AND WALKWAYS, AND OTHER OPEN SPACE  
TO PUBLIC USE AS NOTED.  
I ALSO CERTIFY THAT ALL STATE, COUNTY AND  
CITY TAXES OR OTHER ASSESSMENTS NOW DUE  
ON THIS LAND HAVE BEEN PAID.  
BY: [Signature]  
OWNER/DEVELOPER  
DATE: 11-22-06

Henry County Tax Map #122B  
Tax Lot's Same As Lot #'s  
Out of 122-01 - 054-002  
LOCATION OF DRIVEWAY DETERMINED  
ADDRESSES ON ALL OWNER LOTS...

**LARRY SIBLEY SURVEYING, INC.**  
310 RACETRACK ROAD LAND SURVEYING  
MCDONOUGH, GA. 30252 LAND PLANNING  
PH (770) 320-7555 CONSTRUCTION LAYOUT  
1545 W. WINDYBROOK DRIVE, SUITE 100 LAND DEVELOPMENT DESIGN

THE CITY OF McDONOUGH ASSUMES NO RESPONSIBILITY  
FOR THE OVERTLOW OR EROSION OF NATURAL OR ARTIFICIAL  
DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY.  
THE CITY OF McDONOUGH ASSUMES NO RESPONSIBILITY  
FOR THE OVERTLOW OR EROSION OF NATURAL OR ARTIFICIAL  
DRAINS ON THIS PLAT AND AS REQUIRED BY THE McDONOUGH  
SUBDIVISION ORDINANCE.

20' D.E. & S.E. TO BE LOCATED ALONG REAR LOT LINES  
AND 4' D.E. & S.E. TO BE LOCATED ALONG REAR LOT LINES  
(ITEMS OCCUPY THESE AREAS AT HOMEOWNER'S RISK.)  
ALL STORM DRAINS SHALL BE EXTENDED A MINIMUM OF THIRTY  
(30') FEET BEHIND ANY FUTURE RESIDENCE OR BUILDING.

NOTE:  
LOTS DEVELOPED PER ORDINANCE  
IN EFFECT PRIOR TO  
12/06/04

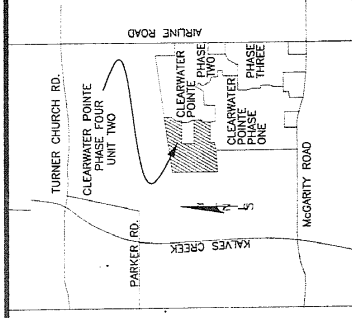
PHASE FOUR UNIT 2  
R-75 ZONING W/CONDITIONS  
TOTAL PROJECT SUMMARY  
NO. LOTS - 101  
FRONT SETBACK - 35'  
REAR SETBACK - 30'  
SIDE SETBACK - 10'  
TWO CAR GARAGE IS REQUIRED  
OPEN AND AMENITY AREA - 0 ACRES  
GROSS DENSITY - 25.17 LOTS/ACRE  
NET DENSITY - 4.06 L.P.A.  
LINEAR FEET OF NEW STREETS - 5,433.6 FEET  
(BABBLING BROOK DRIVE) - 1,547.14' - (2.13 ACRES+)  
(HOT SPRINGS TRAIL) - 1,628.14' - (2.24 ACRES+)  
(TRICKLIN SPRINGS) - 602.14' - (0.75 ACRES+)  
(CULHOUSE COUNTRY) - 662.14' - (0.83 ACRES+)  
(SPARKING SPRING TRAIL) - 143.14' - (0.16 ACRES+)  
(HARBOR VIEW LANE) - 203.14' - (0.26 ACRES+)  
MAXIMUM LOT COVERAGE: 30% (PERCENT)  
MAXIMUM BUILDING HEIGHT - 35'  
WATER: BY CITY OF McDONOUGH  
SEWER: SANITARY SHOWS E.M.C.  
ELECTRIC: SANITARY SHOWS E.M.C.  
ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE  
CITY OF McDONOUGH STANDARDS.

ALL IRON PINS FOUND (IF) ARE NOTED ON PLAT.  
LOT CORNERS ARE TO BE MARKED WITH IRON PINS.  
TO BE SET IN THE STREAM OR WALKWAYS ON THIS SITE  
HOMEOWNERS SHALL NOT DISTURB BUFFER AREA

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS  
A CLOSURE PRECISION OF ONE FOOT IN 32,500+ FEET  
AND AN ADJUSTED ERROR OF ONE HUNDRED (100) FEET  
AND AN ADJUSTED ERROR OF ONE HUNDRED (100) FEET  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE  
AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN  
150,000+ FEET

EQUIPMENT USED: TOPCON GTS-313  
SURVEYING LEVEL: SOKKIA  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS  
A CLOSURE PRECISION OF ONE FOOT IN 32,500+ FEET  
AND AN ADJUSTED ERROR OF ONE HUNDRED (100) FEET  
AND AN ADJUSTED ERROR OF ONE HUNDRED (100) FEET  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE  
AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN  
150,000+ FEET

SURVEYOR'S CERTIFICATION: THE PLAN SHOWN AND  
DESCRIBED HEREON IS A TRUE AND CORRECT  
SURVEY MADE ON THE GROUND UNDER MY  
SUPERVISION, TO THE ACCURACY REQUIRED BY  
THE SUBDIVISION REGULATION OF HENRY COUNTY,  
GEORGIA AND THAT THE MONUMENTS SHOWN  
HAVE BEEN PLACED TO THE SPECIFICATIONS SET  
FORTH IN SAID REGULATIONS



VICINITY MAP  
N.T.S.

ENGINEERING CERTIFICATION  
I HEREBY CERTIFY THE ACCURACY OF THE STORMWATER AS-BUILT PLANS,  
INCLUDING THE VOLUME OF THE STORMWATER DETENTION PONDS.

[Signature]  
REGISTERED ENGINEER  
No. 12677  
PROFESSIONAL SEAL  
DATE: 11/22/06

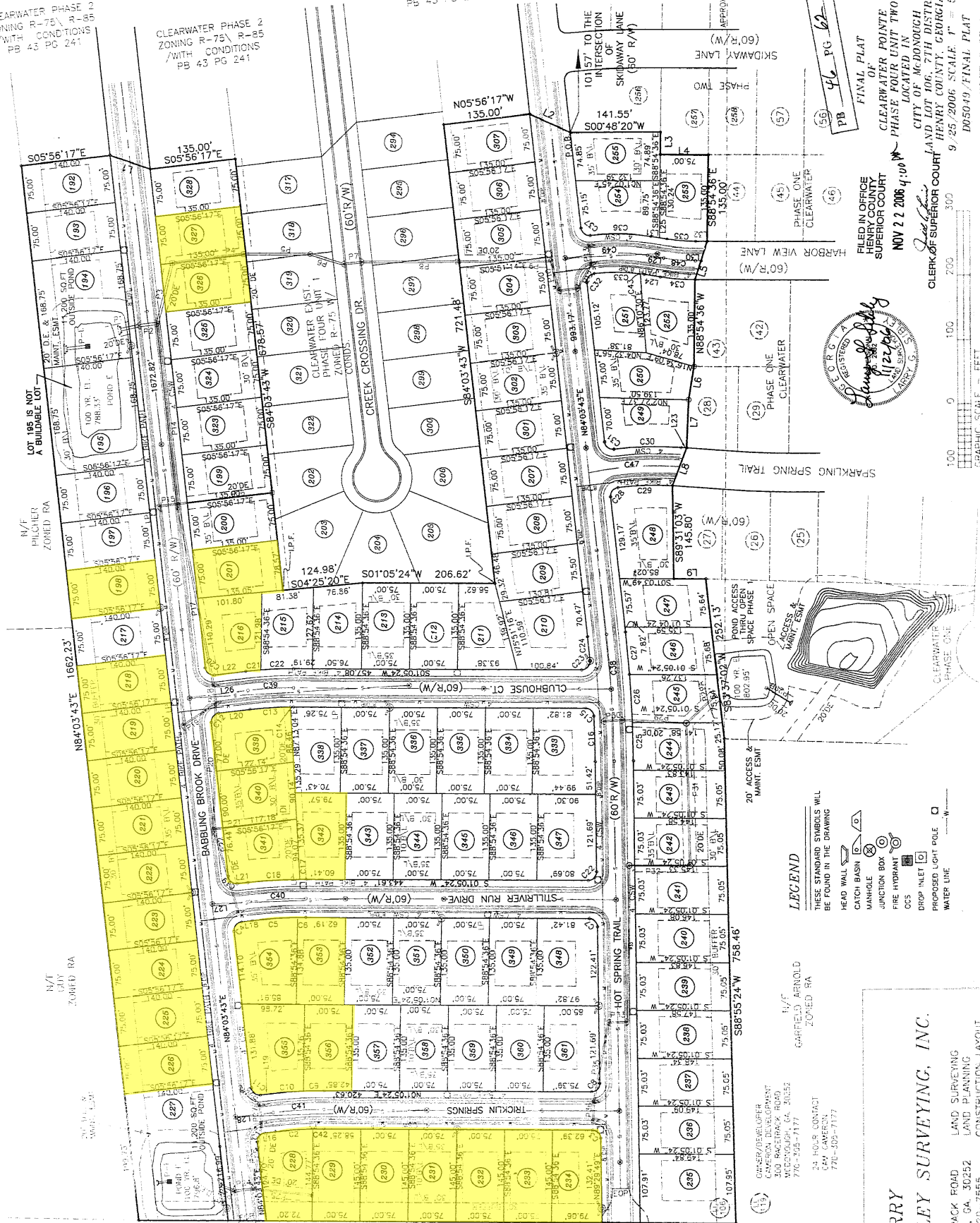
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN  
LAND LOT 106, OF THE 7TH DISTRICT OF HENRY COUNTY,  
GEORGIA, CITY OF McDONOUGH AND BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT WHERE THE SOUTHERLY RIGHT OF WAY OF HOT SPRING  
TRAIL (60' R/W) INTERSECT THE EASTERLY RIGHT-OF-WAY OF SKIDWAY LANE  
(60' R/W); COMMENCING ALONG SKIDWAY LANE (60' R/W) IN A CURVATURE,  
SAID CURVE HAVING AN ARC LENGTH OF 20.2', A RADIUS OF 13.00', AND A  
CHORD BEARING OF S0258°15' E, A DISTANCE OF 13.00' TO A POINT  
ON THE POINT OF BEGINNING, THENCE S 88°03'33" W, A DISTANCE 81.57'  
TO A POINT; THENCE N 88°54'36" W A DISTANCE OF 34.41' TO A POINT; THENCE S  
01°32'30" W A DISTANCE OF 75.00' TO A POINT; THENCE N 88°54'36" W A  
DISTANCE OF 135.00' TO A POINT; THENCE N 71°53'08" W A DISTANCE OF  
62.75' TO A POINT; THENCE N 88°54'36" W A DISTANCE OF 35.00' TO A  
POINT; THENCE S 87°14'27" W A DISTANCE OF 75.20' TO A POINT; THENCE N  
DISTANCE OF 62.53' TO A POINT; THENCE S 89°31'03" W A DISTANCE OF  
145.80' TO A POINT; THENCE S 01°04'24" W A DISTANCE OF 50.00' TO A  
POINT; THENCE S 83°37'02" W A DISTANCE OF 252.13' TO A POINT; THENCE S  
88°55'24" W A DISTANCE OF 788.48' TO A POINT; THENCE N 01°05'24" E A  
DISTANCE OF 97.81' TO A POINT; THENCE N 01°05'24" E A DISTANCE OF 938.72' TO A  
POINT; THENCE N 84°03'43" E A DISTANCE OF 1662.23' TO A POINT; THENCE S  
05°56'17" E A DISTANCE OF 140.00' TO A POINT; THENCE S 20°14'00" W A  
DISTANCE OF 66.85' TO A POINT; THENCE S 05°56'17" E A DISTANCE OF  
135.00' TO A POINT; THENCE S 84°03'43" W A DISTANCE OF 678.57' TO A  
POINT; THENCE S 05°56'17" E A DISTANCE OF 546.70' TO A POINT; THENCE S  
05°56'17" E A DISTANCE OF 546.70' TO A POINT; THENCE N 84°03'43" E A  
DISTANCE OF 721.48' TO A POINT; THENCE S 05°56'17" E A DISTANCE OF  
135.00' TO A POINT; THENCE S 25°13'47" W A DISTANCE OF 70.12' TO A  
POINT; WHICH IS THE POINT OF BEGINNING, SAID TRACT CONTAINING 32.89  
ACRES.

FILED IN OFFICE  
HENRY COUNTY  
SUPERIOR COURT  
NOV 27 2006 4:00 PM  
Clerk of Superior Court  
24 HOUR CONTACT  
770-305-7177

CLEARWATER PHASE 2  
ZONING R-75 / R-85  
/WITH CONDITIONS  
PB 43 PG 241

CLEARWATER PHASE 2  
ZONING R-75 / R-85  
/WITH CONDITIONS  
PB 43 PG 241

CLEARWATER PHASE 2  
ZONING R-75 / R-85  
/WITH CONDITIONS  
PB 43 PG 241



FILED IN OFFICE  
HENRY COUNTY  
SUPERIOR COURT  
NOV 22 2006 4:00 PM  
CLERK OF SUPERIOR COURT  
LAND LOT 106, 7TH DISTRICT  
HENRY COUNTY, GEORGIA  
9/25/2006 SCALE: 1" = 50'  
D005049 FINAL PLAT  
SHEET 2 OF 4

**LEGEND**

- THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING
- CATCH BASIN
- HEAD WALL
- MANHOLE
- JUNCTION BOX
- CCS
- DROP INLET
- PROPOSED LIGHT POLE
- WATER LINE

**Sibley Surveying, Inc.**  
310 RACETRACK ROAD  
MCDONOUGH, GA. 30252  
PH (770) 320-7555  
FAX (770) 320-7333

OWNER/DEVELOPER  
BENJAMIN  
500 BACKLICKER ROAD  
MCDONOUGH, GA. 30252  
770-292-1177

24 HOUR CONTACT  
TAYLOR GARDNER  
770-805-1177

N/T  
GARFIELD ARNOLD  
ZONED RA

888'55'24" W 758.46'

20' ACCESS & MAINT. EASE

OPEN SPACE  
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ADDRESS CHART

LOT #	ADDRESS	ADDRESS	LOT #	ADDRESS
#192	165 BARBLING BROOK DRIVE	#218	723 HOT SPRINGS TRAIL	1734 TRICKLIN SPRINGS
#193	167 BARBLING BROOK DRIVE	#219	131 SPARKLING SPRING TRAIL	1736 TRICKLIN SPRINGS
#194	169 BARBLING BROOK DRIVE	#220	141 HOT SPRINGS TRAIL	1738 TRICKLIN SPRINGS
#195	171 BARBLING BROOK DRIVE	#221	143 SPARKLING SPRING TRAIL	1740 TRICKLIN SPRINGS
#196	173 BARBLING BROOK DRIVE	#222	145 SPARKLING SPRING TRAIL	1742 TRICKLIN SPRINGS
#197	175 BARBLING BROOK DRIVE	#223	147 HOT SPRINGS TRAIL	1744 TRICKLIN SPRINGS
#198	177 BARBLING BROOK DRIVE	#224	149 HARBOR VIEW LANE	1746 TRICKLIN SPRINGS
#199	179 BARBLING BROOK DRIVE	#225	151 HARBOR VIEW LANE	1748 TRICKLIN SPRINGS
#200	181 BARBLING BROOK DRIVE	#226	153 HARBOR VIEW LANE	1750 TRICKLIN SPRINGS
#201	183 BARBLING BROOK DRIVE	#227	155 HARBOR VIEW LANE	740 HOT SPRING TRAIL
#202	185 BARBLING BROOK DRIVE	#228	157 HARBOR VIEW LANE	
#203	187 BARBLING BROOK DRIVE	#229	159 HARBOR VIEW LANE	
#204	189 BARBLING BROOK DRIVE	#230	161 HARBOR VIEW LANE	
#205	191 BARBLING BROOK DRIVE	#231	163 HARBOR VIEW LANE	
#206	193 BARBLING BROOK DRIVE	#232	165 HARBOR VIEW LANE	
#207	195 BARBLING BROOK DRIVE	#233	167 HARBOR VIEW LANE	
#208	197 BARBLING BROOK DRIVE	#234	169 HARBOR VIEW LANE	
#209	199 BARBLING BROOK DRIVE	#235	171 HARBOR VIEW LANE	
#210	201 BARBLING BROOK DRIVE	#236	173 HARBOR VIEW LANE	
#211	203 BARBLING BROOK DRIVE	#237	175 HARBOR VIEW LANE	
#212	205 BARBLING BROOK DRIVE	#238	177 HARBOR VIEW LANE	
#213	207 BARBLING BROOK DRIVE	#239	179 HARBOR VIEW LANE	
#214	209 BARBLING BROOK DRIVE	#240	181 HARBOR VIEW LANE	
#215	211 BARBLING BROOK DRIVE	#241	183 HARBOR VIEW LANE	
#216	213 BARBLING BROOK DRIVE	#242	185 HARBOR VIEW LANE	
#217	215 BARBLING BROOK DRIVE	#243	187 HARBOR VIEW LANE	
#218	217 BARBLING BROOK DRIVE	#244	189 HARBOR VIEW LANE	
#219	219 BARBLING BROOK DRIVE	#245	191 HARBOR VIEW LANE	
#220	221 BARBLING BROOK DRIVE	#246	193 HARBOR VIEW LANE	
#221	223 BARBLING BROOK DRIVE	#247	195 HARBOR VIEW LANE	
#222	225 BARBLING BROOK DRIVE	#248	197 HARBOR VIEW LANE	
#223	227 BARBLING BROOK DRIVE	#249	199 HARBOR VIEW LANE	
#224	229 BARBLING BROOK DRIVE	#250	201 HARBOR VIEW LANE	
#225	231 BARBLING BROOK DRIVE	#251	203 HARBOR VIEW LANE	
#226	233 BARBLING BROOK DRIVE	#252	205 HARBOR VIEW LANE	
#227	235 BARBLING BROOK DRIVE	#253	207 HARBOR VIEW LANE	
#228	237 BARBLING BROOK DRIVE	#254	209 HARBOR VIEW LANE	
#229	239 BARBLING BROOK DRIVE	#255	211 HARBOR VIEW LANE	
#230	241 BARBLING BROOK DRIVE	#256	213 HARBOR VIEW LANE	
#231	243 BARBLING BROOK DRIVE	#257	215 HARBOR VIEW LANE	
#232	245 BARBLING BROOK DRIVE	#258	217 HARBOR VIEW LANE	
#233	247 BARBLING BROOK DRIVE	#259	219 HARBOR VIEW LANE	
#234	249 BARBLING BROOK DRIVE	#260	221 HARBOR VIEW LANE	
#235	251 BARBLING BROOK DRIVE	#261	223 HARBOR VIEW LANE	
#236	253 BARBLING BROOK DRIVE	#262	225 HARBOR VIEW LANE	
#237	255 BARBLING BROOK DRIVE	#263	227 HARBOR VIEW LANE	
#238	257 BARBLING BROOK DRIVE	#264	229 HARBOR VIEW LANE	
#239	259 BARBLING BROOK DRIVE	#265	231 HARBOR VIEW LANE	
#240	261 BARBLING BROOK DRIVE	#266	233 HARBOR VIEW LANE	
#241	263 BARBLING BROOK DRIVE	#267	235 HARBOR VIEW LANE	
#242	265 BARBLING BROOK DRIVE	#268	237 HARBOR VIEW LANE	
#243	267 BARBLING BROOK DRIVE	#269	239 HARBOR VIEW LANE	
#244	269 BARBLING BROOK DRIVE	#270	241 HARBOR VIEW LANE	
#245	271 BARBLING BROOK DRIVE	#271	243 HARBOR VIEW LANE	
#246	273 BARBLING BROOK DRIVE	#272	245 HARBOR VIEW LANE	
#247	275 BARBLING BROOK DRIVE	#273	247 HARBOR VIEW LANE	

LINE TABLE CHART

LINE	BEARING	DISTANCE
1	S 207°14'00" W	66.85
2	S 25°13'47" W	70.12
3	N 88°54'36" W	34.41
4	S 01°32'30" W	25.90
5	N 89°22'36" W	52.62
6	N 87°14'32" W	75.20
7	N 88°55'03" W	62.53
8	S 01°04'24" W	50.00
9	S 05°56'17" W	17.00
10	S 05°56'17" E	17.00
11	S 05°56'17" E	50.00
12	N 09°56'17" W	17.00
13	N 09°56'17" W	50.00
14	S 10°02'53" W	25.90
15	N 10°02'53" E	25.90
16	S 05°56'17" E	50.00
17	S 05°56'17" E	60.00
18	S 10°02'53" W	25.90
19	N 10°02'53" E	25.90
20	N 01°00'46" E	16.38

STORM PIPE CHART

PIPE NO.	DIA. IN.	LENGTH FT.	STRUCTURES UP	STRUCTURES DOWN	TYPE	DIA. IN.	LENGTH FT.	STRUCTURES UP	STRUCTURES DOWN	TYPE
1	54	25	CB	HW	CMP	20	30	CB	CB	CMP
2	54	27	CB	CB	CMP	21	24	110	DI	CB
3	48	93	DI	DI	CMP	22	18	133	CB	BCOMP
4	48	110	DI	DI	CMP	23	30	20	CB	HW
5	36	100	JB	DI	CMP	24	30	27	CB	BCOMP
6	36	50	CB	JB	CMP	25	18	90	CB	CMP
7	36	27	CB	CB	CMP	26	24	100	CB	CMP
8	30	145	DI	DI	CMP	27	24	27	CB	BCOMP
9	24	140	JB	DI	CMP	28	24	32	CB	CMP
10	24	45	CB	JB	CMP	29	24	100	CB	JB
11	24	27	CB	CB	BCOMP	29A	24	61	JB	CMP
12	18	40	CB	CB	CMP	29B	36	43	CCS	HW
13	18	27	CB	CB	BCOMP	30	24	27	CB	BCOMP
14	36	280	CB	CB	CMP	31	30	223	JB	JB
15	18	27	CB	CB	BCOMP	32	24	96	JB	JB
16	18	145	DI	DI	CMP	33	24	244	CB	CB
17	30	285	CB	CB	CMP	34	30	30	CB	CMP
18	30	27	CB	CB	BCOMP	35	30	125	CB	CB
19	18	43	CB	CB	BCOMP	36	30	31	CB	CB
E	48	30	CCS	HW	CMP	F	30	15	CCS	HW

CURVE TABLE CHART

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	621.38	20.42	59.44	S 50°56'17" E
C2	621.38	20.42	59.44	S 03°11'48" E
C3	13.00	20.42	18.38	S 45°17'36" W
C4	13.00	20.42	18.38	S 50°56'17" E
C5	690.56	71.89	17.81	S 02°57'20" E
C6	690.56	12.81	18.13	S 00°33'30" W
C7	13.00	20.96	18.13	S 00°15'44" W
C8	681.38	32.16	32.16	S 04°46'14" E
C9	681.38	51.42	51.41	S 03°46'14" E
C10	13.00	20.42	18.38	N 39°03'43" E
C11	13.00	20.42	18.38	S 50°56'17" E
C12	13.00	20.42	18.38	S 02°39'44" E
C13	557.23	64.04	64.01	S 02°39'44" E
C14	557.23	4.31	4.31	S 40°16'29" W
C15	2016.85	71.48	9.40	S 88°30'39" W
C16	2016.85	9.90	9.90	S 00°44'43" W
C17	750.56	82.16	82.12	S 02°48'07" E
C18	13.00	20.42	18.38	N 39°03'43" E
C19	13.00	20.42	18.38	N 39°03'43" E
C20	617.23	23.84	23.84	S 04°49'03" E
C21	617.23	31.97	31.97	S 04°49'03" E
C22	617.23	31.97	31.97	N 46°53'26" W
C23	2016.85	38.67	38.67	S 84°35'43" W
C24	2016.85	59.86	59.86	S 88°41'40" W
C25	2136.85	75.21	75.20	S 86°53'01" W
C26	2136.85	67.63	67.63	S 84°58'07" W
C27	2136.85	20.42	18.38	S 50°56'17" E
C28	13.00	20.42	18.38	S 00°33'30" W
C29	433.53	85.63	105.25	S 07°28'37" E
C30	433.53	105.25	105.25	N 39°03'43" E
C31	13.00	20.42	18.38	S 50°56'17" E
C32	13.00	20.42	18.38	S 01°25'16" E
C33	281.75	72.18	72.37	S 01°25'16" E
C34	346.15	54.59	54.53	N 05°34'08" E
C35	289.15	45.21	45.16	N 05°34'08" E
C36	347.05	35.23	35.23	N 05°34'08" E
C37	347.05	18.38	18.38	S 50°56'17" E
C38	2106.84	189.85	189.78	S 86°46'46" W
C39	2106.84	71.99	71.99	S 02°25'27" E
C40	720.57	88.33	88.33	N 02°25'27" E
C41	651.38	79.90	79.85	N 02°25'27" W
C42	621.38	16.76	16.76	S 02°25'27" W
C43	281.75	67.3	67.3	N 06°19'03" E
C44	281.75	67.3	67.3	N 06°19'03" E
C45	651.38	62.33	62.31	N 03°11'48" W
C46	651.38	62.33	62.31	N 03°11'48" W
C47	523.53	133.91	133.54	N 03°19'19" W
C48	319.15	49.90	49.85	N 65°34'08" E
C49	311.75	119.04	118.31	N 05°53'27" W

FILED IN OFFICE  
HENRY COUNTY  
SUPERIOR COURT  
NOV 22 2006 4:00 PM  
J. J. [Signature]  
CLERK OF SUPERIOR COURT

OWNER/DEVELOPER  
HENRY COUNTY PLANNING  
500 RACE TRACK ROAD  
MCDONOUGH, GA 30252  
770-305-7177

24-HOUR CONTACT  
HENRY COUNTY PLANNING  
770-305-7177

FINAL FLAT  
OF  
CLEARWATER POINTE  
PHASE FOUR UNIT TWO  
LOCATED IN  
CITY OF MCDONOUGH  
LAND LOT 106, 7TH DISTRICT  
HENRY COUNTY, GEORGIA  
9/25/2006  
10-5049/FINAL PLAT  
SHEET 3 OF 4

AREA SUMMARY - R75 ZONING

LOT 192	10,500 SF	LOT 220	10,500 SF	LOT 303	10,125 SF	LOT 342	10,125 SF
LOT 193	12,871 SF	LOT 221	10,500 SF	LOT 304	10,125 SF	LOT 343	10,125 SF
LOT 194	10,500 SF	LOT 222	10,500 SF	LOT 305	10,125 SF	LOT 344	10,125 SF
LOT 195	10,500 SF	LOT 223	10,500 SF	LOT 306	10,125 SF	LOT 345	10,125 SF
LOT 196	10,500 SF	LOT 224	10,500 SF	LOT 307	10,125 SF	LOT 346	10,125 SF
LOT 197	10,500 SF	LOT 225	10,500 SF	LOT 308	10,125 SF	LOT 347	10,125 SF
LOT 198	10,500 SF	LOT 226	10,500 SF	LOT 309	10,125 SF	LOT 348	10,125 SF
LOT 199	10,500 SF	LOT 227	10,500 SF	LOT 310	10,125 SF	LOT 349	10,125 SF
LOT 200	10,500 SF	LOT 228	10,500 SF	LOT 311	10,125 SF	LOT 350	10,125 SF
LOT 201	10,500 SF	LOT 229	10,500 SF	LOT 312	10,125 SF	LOT 351	10,125 SF
LOT 202	10,500 SF	LOT 230	10,500 SF	LOT 313	10,125 SF	LOT 352	10,125 SF
LOT 203	10,500 SF	LOT 231	10,500 SF	LOT 314	10,125 SF	LOT 353	10,125 SF
LOT 204	10,500 SF	LOT 232	10,500 SF	LOT 315	10,125 SF	LOT 354	10,125 SF
LOT 205	10,500 SF	LOT 233	10,500 SF	LOT 316	10,125 SF	LOT 355	10,125 SF
LOT 206	10,500 SF	LOT 234	10,500 SF	LOT 317	10,125 SF	LOT 356	10,125 SF
LOT 207	10,500 SF	LOT 235	10,500 SF	LOT 318	10,125 SF	LOT 357	10,125 SF
LOT 208	10,500 SF	LOT 236	10,500 SF	LOT 319	10,125 SF	LOT 358	10,125 SF
LOT 209	10,500 SF	LOT 237	10,500 SF	LOT 320	10,125 SF	LOT 359	10,125 SF
LOT 210	10,500 SF	LOT 238	10,500 SF	LOT 321	10,125 SF	LOT 360	10,125 SF
LOT 211	10,500 SF	LOT 239	10,500 SF	LOT 322	10,125 SF		
LOT 212	10,500 SF	LOT 240	10,500 SF	LOT 323	10,125 SF		
LOT 213	10,500 SF	LOT 241	10,500 SF	LOT 324	10,125 SF		
LOT 214	10,500 SF	LOT 242	10,500 SF	LOT 325	10,125 SF		
LOT 215	10,500 SF	LOT 243	10,500 SF	LOT 326	10,125 SF		
LOT 216	10,500 SF	LOT 244	10,500 SF	LOT 327	10,125 SF		
LOT 217	10,500 SF	LOT 245	10,500 SF	LOT 328	10,125 SF		
LOT 218	10,500 SF	LOT 246	10,500 SF	LOT 329	10,125 SF		
LOT 219	10,500 SF	LOT 247	10,500 SF	LOT 330	10,125 SF		
LOT 220	10,500 SF	LOT 248	10,500 SF	LOT 331	10,125 SF		
LOT 221	10,500 SF	LOT 249	10,500 SF	LOT 332	10,125 SF		
LOT 222	10,500 SF	LOT 250	10,500 SF	LOT 333	10,125 SF		
LOT 223	10,500 SF	LOT 251	10,500 SF	LOT 334	10,125 SF		
LOT 224	10,500 SF	LOT 252	10,500 SF	LOT 335	10,125 SF		
LOT 225	10,500 SF	LOT 253	10,500 SF	LOT 336	10,125 SF		
LOT 226	10,500 SF	LOT 254	10,500 SF	LOT 337	10,125 SF		
LOT 227	10,500 SF	LOT 255	10,500 SF	LOT 338	10,		

STAFF OF GEORGIA  
COUNTY OF MCDONOUGH

ORDINANCE NO. 08-06 (PAZ)

AN ORDINANCE ESTABLISHING AN ORDINANCE TO APPROVE THE APPLICATION OF STAN CAMERON TO ACQUIRE THE CITY OF MCDONOUGH, GEORGIA, ROAD R-200 TO BE SEVERED WITH CONDITIONS, TO BE IN THE ZONING MAP, TO PROVIDE AN ALTERNATIVE TO THE CITY OF MCDONOUGH, GEORGIA, AND FOR OTHER PURPOSES. BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MCDONOUGH AND LIT IN THE BY ORDINANCE OF A THIRTY THIRD DAY AS FOLLOWS:

SECTION 1.

The application of STAN CAMERON, to acquire certain property within the City of McDonough described as follows:

All that tract or parcel of land lying and being in land lot 106 and 109 of the 7<sup>th</sup> and District, Henry County, Georgia, containing 137.96 acres, more or less and being more particularly described as follows: (Exhibit "A")

SECTION 2.

The zoning map of the City of McDonough shall be amended by changing said zoning from R-200 to R-250.85 with the condition:

SECTION 3.

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4.

The effective date of this Ordinance shall be the 19th day of August, 2002.

ADOPTED, this 19th day of August, 2002, by the Mayor and Council of the City of McDonough, Georgia.

ATTEST:

Richard M. King  
Mayor, City of McDonough

Richard M. King  
Mayor, City of McDonough



Arlene and McGarity Road - Stan Cameron

City of McDonough, Georgia  
Community Development Department  
Zoning Report

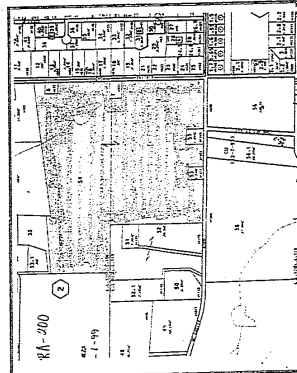
Public Hearing: August 15, 2002  
City Council: August 19, 2002

Applicant: Stan Cameron

Request: R-200 (Residential Agriculture) to R-2706-84 (Single Family Residential)

Location: Land Lots 106 & 109 of the 7<sup>th</sup> District, in the northeast corner of the intersection of Arlene and McGarity Roads.

Tract Size: Approximately 140.04 +/- acres.



City of McDonough Community Development  
Staff Cameron - August 19, 2002

Infrastructure:

Water Service: Henry County  
Sewer Service: City of McDonough (Proposed) (Construction by developer)  
Electricity: Georgia Power or EMC  
Telephone: BellSouth  
Schools: Staff to present hand-out.

Environmental:

Small Water Supply: Watershed: The site lies OUTSIDE all Small Water Supply Watersheds within the city.  
Wetlands and Floodplain: There is the presence of wetlands and floodplain in the northeast of the tract.

2021 Camp Plan:

The 2010 Camp plan designates the area as residential. Staff to present hand-out.

Transportation:

The property is bordered on the east by Arlene Road and south by McGarity Road. Staff to present hand-out.

Zoning History:

The property is presently zoned R-200 (Residential Agriculture) per amendment/ordinance on March 18, 2001.

Regulations:

Zoning Ordinance, Building and Development Ordinance, Soil Erosion and Sedimentation Control Ordinance, Tree Preservation.

Comments:

Rec'd

City of McDonough Community Development  
Staff Cameron - August 19, 2002

Summary of Review (8/17/02) (8/20/02)

- 1. The existing land use pattern on the area surrounding the subject tract is primarily composed of single-family residential, and R-1 (county) that has a minimum lot size of 43,500 sq ft with agricultural land intermixed among select properties.
2. The possible creation of an isolated district unrelated to adjacent and nearby districts. The development has been annexed into city limits and the proposal is for large lots along the boundary existing. The density calculation for the proposed development is 2.5 units per acre.
3. The population density pattern will possibly increase or decrease land on public lands in the future for residential, schools, utilities, and transit. The development is situated in a phase format over a 2.5 year time period so as to minimize the impact on infrastructure systems and schools.
4. The cost of the City and other government entities in providing, improving, maintaining or maintaining public utilities, streets, transit, and other public utility services. There is to be cost incurred that will pay for the construction of additional services to minimize impact on infrastructure services. City of McDonough and Henry County Water & Sewer Authority has reviewed the proposed development and has determined that there is adequate capacity to service the development.
5. The possible impact on the environment including, but not limited to, electricity and water consumption, air quality, and noise. There should be a study conducted to determine the impact on the environment and placement of structures.
6. Whether the proposed Zoning Map amendment will be a detriment to the value of surrounding property. The design of proposed development has given respect to adjacent tracts by having large lots along property boundary in addition to a thirty (30') lot land value.
7. Whether there are substantial reasons why the property cannot be used in accordance with existing regulations. There are no substantial reasons other than that for existing regulations.
8. The aesthetic effect of existing and future use of the property as it relates to the surrounding area. Development of the property will be consistent with the surrounding area and enhance the aesthetic value of the surrounding properties.

City of McDonough Community Development  
Staff Cameron - August 19, 2002

Summary of Review (8/17/02) (8/20/02)

- 3. The concept to which the proposed development is consistent with the Land Use Plan.
10. The possible effect of the proposed Zoning Map amendment to the character of a neighborhood, a particular area, or the community. Development of the property with conditions by staff, in addition to the proposed items by applicant, would maintain and enhance the aesthetic value of the surrounding area. The development has been reviewed with these standards and the staff has approved development.
11. The relation that the proposed Zoning Map amendment bears to the purpose of the overall zoning scheme and the purpose of these regulations. The amendment would assist with quality of life issues.
12. Application for a Zoning Map amendment which does not contain specific site plan carry a rebuttal presumption that such zoning shall adversely affect the zoning scheme. A site plan was submitted in accordance with regulations.
13. The consideration of the preservation of the integrity of residential neighborhoods shall be considered in every great value. Staff has recommended that the subject property be rezoned to R-250.85 with the condition that the applicant create a sheltered archive and the surrounding land uses. Landscape plan shall incorporate native species found on site and on adjacent properties.
14. To have an impact on the environment including, but not limited to, electricity and water consumption, air quality, and noise. There should be a study conducted to determine the impact on the environment and placement of structures.

City of McDonough Community Development  
Staff Cameron - August 19, 2002

Recommendations:

- The Staff recommends approval of the zoning of the tract as R-2706-85 (Single-Family Residential) with conditions as follows:
a. Facades of the residences shall be in white.
b. R-25 Acres
c. Residential units shall be three (3) stories high.
d. Seventy-five (75%) percent of the total residential units shall be one (1) story high.
e. Twenty-five (25%) percent of the total residential units shall be of masonry block with brickwork.
f. Backyard entrance at each ingress/egress point with extensive landscaping.
g. A minimum thirty (30') foot landscape buffer encompassing the entire property shall be maintained. The buffer shall be designed of vegetation and shall merge with backyard entrance landscaping. Trees shall be designed as to incorporate existing natural vegetation with new vegetation in order to create a solid, dense screening/white mechanism. A decorative fence six (6') feet high with buffer enclosure to adjacent properties.
h. Landscaping shall be designed to create a sheltered archive and the surrounding land uses. Landscape plan shall incorporate native species found on site and on adjacent properties.
i. Development shall incorporate quality of life issues in the form of open space, pedestrian friendly design, and maintenance of development life span.

PG 46 PG 64

FILED IN OFFICE  
HENRY COUNTY  
SUPERIOR COURT  
NOV 22 2006 4:06 PM  
Clerk of Superior Court