

AGENDA
CITY COUNCIL SPECIAL CALLED MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, October 13, 2025
5:00 P.M.

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Approval of the Agenda
5. Public Input
6. Consideration of Final Plat Approval for Cottages at Dawsonville
7. Consideration of Final Plat Approval for Arbor West

Executive Session: Pending or Potential Litigation, Real Estate Acquisition and/or Personnel

Reserved for Potential Action of Executive Session Items; If Needed

Adjournment

The next regularly scheduled meeting will be held on Monday, October 20, 2025

Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 6

SUBJECT: **COTTAGES OF DAWSONVILLE FINAL PLAT APPROVAL**

CITY COUNCIL MEETING DATE: **10/13/2025**

PURPOSE FOR REQUEST:

PLEASE REVIEW THE FINAL PLAT AND APPROVE IT FOR RECORDING FOR THE COTTAGES OF DAWSONVILLE, LOCATED AT TAX MAP PARCELS 093 043, 093 044, 093 047, AND 093 046 001.

HISTORY/ FACTS / ISSUES:

- DEVELOPMENT MEETS THE LAND DEVELOPMENT REGULATIONS. DEPARTMENT HEADS AND CITY ENGINEER HAS SIGNED THE FINAL PLAT.
-

OPTIONS: APPROVE, DENY OR POSTPONED

RECOMMENDED SAMPLE MOTION:

Planning Department recommends the Mayor signing with the condition of the Owners Certification is signed.

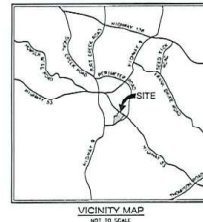
DEPARTMENT: Planning and Zoning

REQUESTED BY: Stacy Harris, Planning & Zoning Department

FINAL PLAT FOR COTTAGES AT DAWSONVILLE

HWY 53
CITY OF DAWSONVILLE
DAWSON COUNTY, GA

TAX PARCELS: 093 043, 093 044, 093 047, 093 046 001



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LOCATED IN
LAND LOT 56, S1, S10 & S11
R10 DISTRICT, 11TH SECTION
DAWSON COUNTY, GEORGIA

FINAL PLAT
COTTAGES AT DAWSONVILLE
DAWSONVILLE, GA 30034

DATE: 8/4/2025
1577/2025

DATE: 8/4/2025
1577/2025

DATE: 8/4/2025
1577/2025

ALL STREETS ARE PRIVATE AND WILL BE MAINTAINED BY PROPERTY OWNER

THE OWNER AND THE PARTY RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF ALL PROPOSED STORMWATER INFRASTRUCTURE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY

REQUIRED WATER QUALITY DEVICES ARE CONSTRUCTED AS SHOWN

ADDRESSES APPROVED BY DAWSON COUNTY GIS PER APPROVAL LETTER DATED 10-25-2024 AND SIGNED BY JOSHUA K. TUTTLE.

DATUMS

HORIZONTAL: GRS80 NORTH, NAD83 STATE PLANE, NCEP ZONE 16N
VERTICAL: NAVD83 DATUM OF 1985
ELEVATION: 1000 FEET
DAWSON COUNTY VERTICAL DATUM OF 1985
ELEVATION: 1000 FEET

PARCELS

093 043, 093 044, 093 047, 093 046 001 (TOTAL AREA: 3.085 ACRES)
093 043, 093 044, 093 047, 093 046 001 (TOTAL AREA: 3.085 ACRES)

CITY ADDRESS

102 HWY 53 E
DAWSONVILLE, GA 30034

SITE AREA

3.085 ACRES (1.414 ACRES S1, 1.671 ACRES S10 & S11)
LANDSCAPED OPEN SPACE REQUIRED: 2.00 AC (14.14%)
TOTAL OPEN SPACE REQUIRED: 2.00 AC (14.14%)

PROJECT DESCRIPTION

PROPOSED 10 UNIT APARTMENT DEVELOPMENT
INCLUDING CLUBHOUSE, DOG PARK, MAIL ROOM, MAINTENANCE LOT
LANDSCAPED OPEN SPACE REQUIRED: 2.00 AC (14.14%)

LANDSCAPED OPEN SPACE

3.085 AC (14.14%)
TOTAL OPEN SPACE REQUIRED: 2.00 AC (14.14%)

PROJECT DESCRIPTION

PROPOSED 10 UNIT APARTMENT DEVELOPMENT
INCLUDING CLUBHOUSE, DOG PARK, MAIL ROOM, MAINTENANCE LOT
LANDSCAPED OPEN SPACE REQUIRED: 2.00 AC (14.14%)

PRIVATE OPEN SPACE

3.085 AC (14.14%)
TOTAL OPEN SPACE REQUIRED: 2.00 AC (14.14%)

CITY OF DAWSONVILLE ZONING

R-10
RESIDENTIAL SINGLE-FAMILY

DEVELOPMENT STANDARDS

MINIMUM LOT AREA: 1.0 AC
MINIMUM LOT WIDTH: 100 FT
MINIMUM LOT DEPTH: 100 FT
MINIMUM LOT AREA: 1.0 AC
MINIMUM LOT WIDTH: 100 FT
MINIMUM LOT DEPTH: 100 FT

LEGEND

PROPOSED 10 UNIT APARTMENT DEVELOPMENT
INCLUDING CLUBHOUSE, DOG PARK, MAIL ROOM, MAINTENANCE LOT
LANDSCAPED OPEN SPACE REQUIRED: 2.00 AC (14.14%)
TOTAL OPEN SPACE REQUIRED: 2.00 AC (14.14%)

CITY OF DAWSONVILLE GENERAL NOTES

1. THE CITY OF DAWSONVILLE HAS REVIEWED THIS PLAT AND FINDS IT TO BE IN COMPLIANCE WITH THE CITY ZONING ORDINANCES, DEVELOPMENT REGULATIONS AND SUBORDINATE REGULATIONS. THE CITY ENGINEER HAS REVIEWED THIS PLAT AND FINDS IT TO BE IN COMPLIANCE WITH THE CITY ENGINEERING STANDARDS AND SPECIFICATIONS.
2. THE CITY ENGINEER HAS REVIEWED THIS PLAT AND FINDS IT TO BE IN COMPLIANCE WITH THE CITY ENGINEERING STANDARDS AND SPECIFICATIONS.
3. THE CITY ENGINEER HAS REVIEWED THIS PLAT AND FINDS IT TO BE IN COMPLIANCE WITH THE CITY ENGINEERING STANDARDS AND SPECIFICATIONS.
4. THE CITY ENGINEER HAS REVIEWED THIS PLAT AND FINDS IT TO BE IN COMPLIANCE WITH THE CITY ENGINEERING STANDARDS AND SPECIFICATIONS.

SURVEY NOTES

1. THE PLAT WAS PREPARED BY THE SURVEYOR, JIM CHAPMAN, AND IS IN COMPLIANCE WITH THE CITY ENGINEERING STANDARDS AND SPECIFICATIONS.
2. THE PLAT WAS PREPARED BY THE SURVEYOR, JIM CHAPMAN, AND IS IN COMPLIANCE WITH THE CITY ENGINEERING STANDARDS AND SPECIFICATIONS.
3. THE PLAT WAS PREPARED BY THE SURVEYOR, JIM CHAPMAN, AND IS IN COMPLIANCE WITH THE CITY ENGINEERING STANDARDS AND SPECIFICATIONS.
4. THE PLAT WAS PREPARED BY THE SURVEYOR, JIM CHAPMAN, AND IS IN COMPLIANCE WITH THE CITY ENGINEERING STANDARDS AND SPECIFICATIONS.

DEVELOPMENT TEAM

OWNER
BSE TWO OWNER, L.P.
897 MORRISON DRIVE, SUITE 402
CHARLESTON, SC 29403
PHONE: (843) 557-2314
CONTACT: KEVIN HESS
KEVIN.HESS@JCG.US

CIVIL ENGINEER
ATWELL LLC
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA 30067
PHONE: (770) 423-0807
CONTACT: DANIEL R. GIBBS, PE

SURVEYOR
ATWELL LLC
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA 30067
PHONE: (770) 423-0807
FAX: (770) 423-1026
CONTACT: KEVIN KODOLWICZ

GOVERNING AGENCIES AND UTILITY CONTACTS

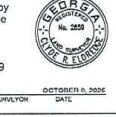
DAWSONVILLE CITY HALL
WATER AND SEWER
415 HWY 53 EAST, SUITE 100
DAWSONVILLE, GA 30034
PHONE: (770) 265-3256

DAWSONVILLE CITY HALL
PUBLIC WORKS -
ENGINEERING
415 HWY 53 EAST, SUITE 100
DAWSONVILLE, GA 30034
PHONE: (770) 265-3256

GEORGIA D.O.T.
1475 JESSE JEWELL PARKWAY
SUITE 100
GAINESVILLE, GA 30601
PHONE: (770) 335-8758
CONTACT: CHRIS HAHN



Digitally signed by
Clyde R Eldredge
Reason: I am
approving this document
Date: 2025.10.09
15:50:34-0400



CLYDE R. ELDRIDGE, GEORGIA PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 2619

DATE: 2025.10.09
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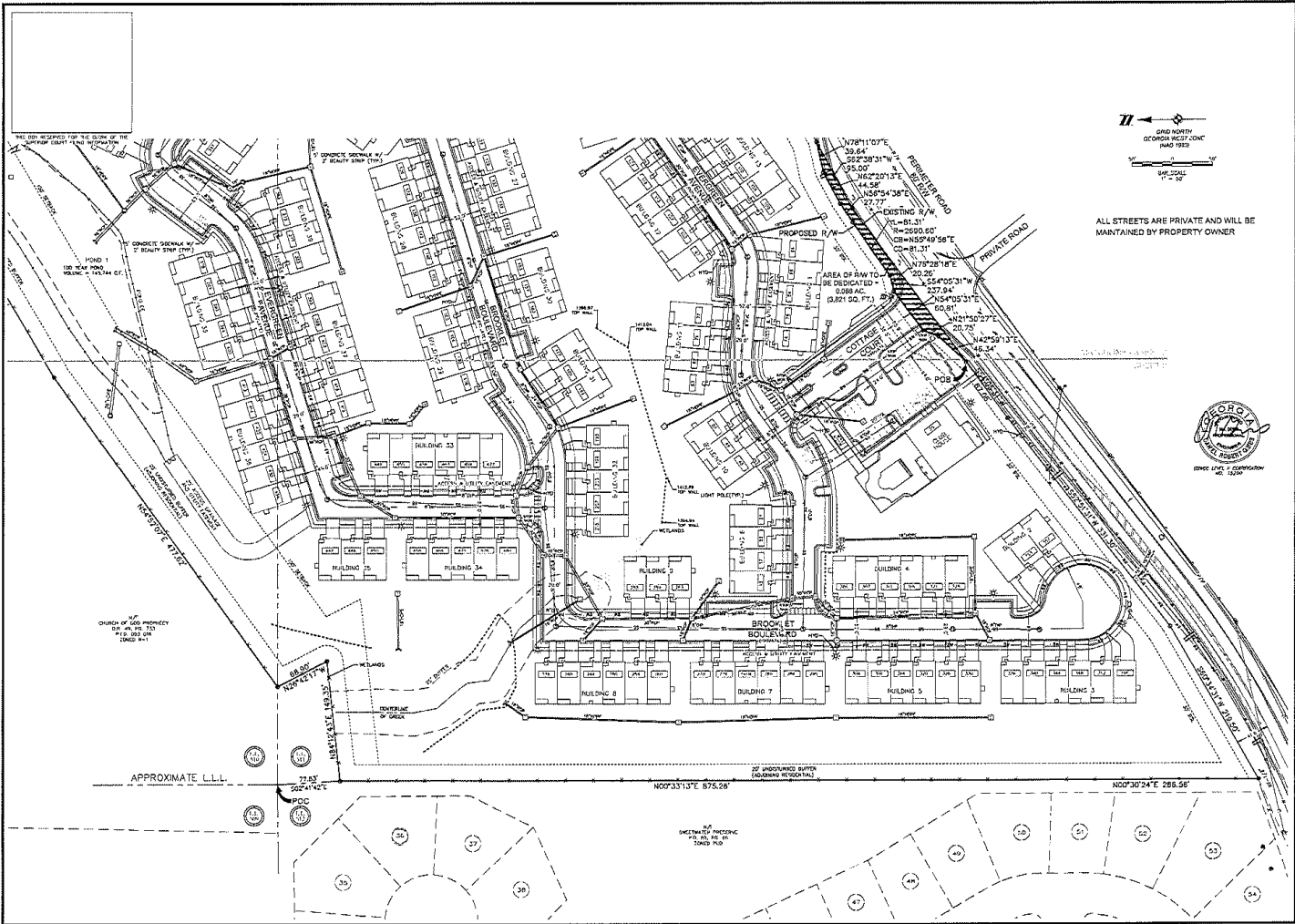
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15:50:34-0400






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666004000
ATWELL CONSTRUCTION GROUP
10000 W. 100TH ST.
DANVERS, GEORGIA 30034

LOCATED BY
LAND SURVEY BY D. B. & S. B.
4TH DISTRICT, 1ST SECTION
DANVERS, GEORGIA 30034

DATE: 6/4/2020

15/07/2020

COMMENTS:

REVISIONS:

DATE: 6/4/2020

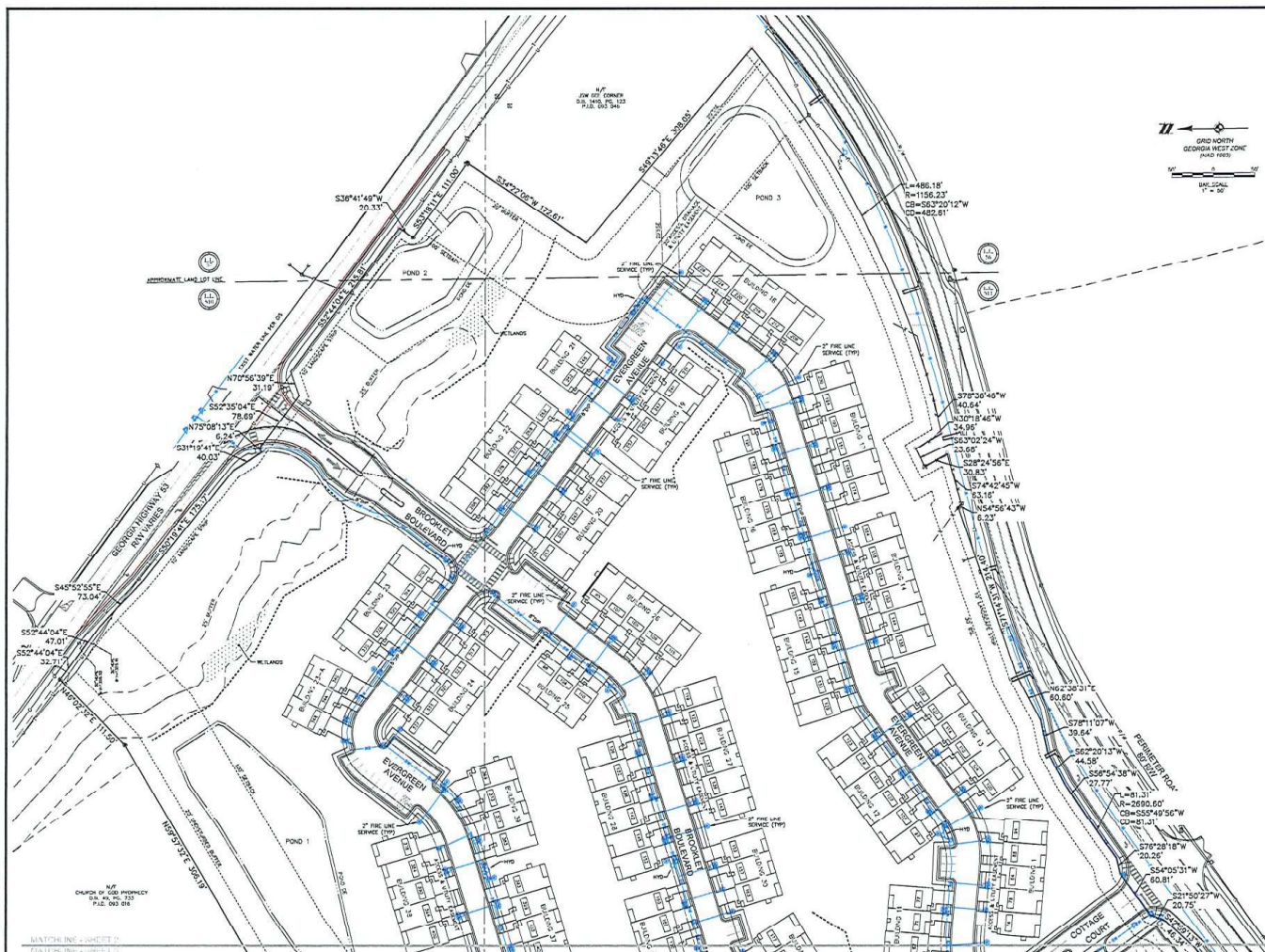
BY: BAC

CHK: CAC

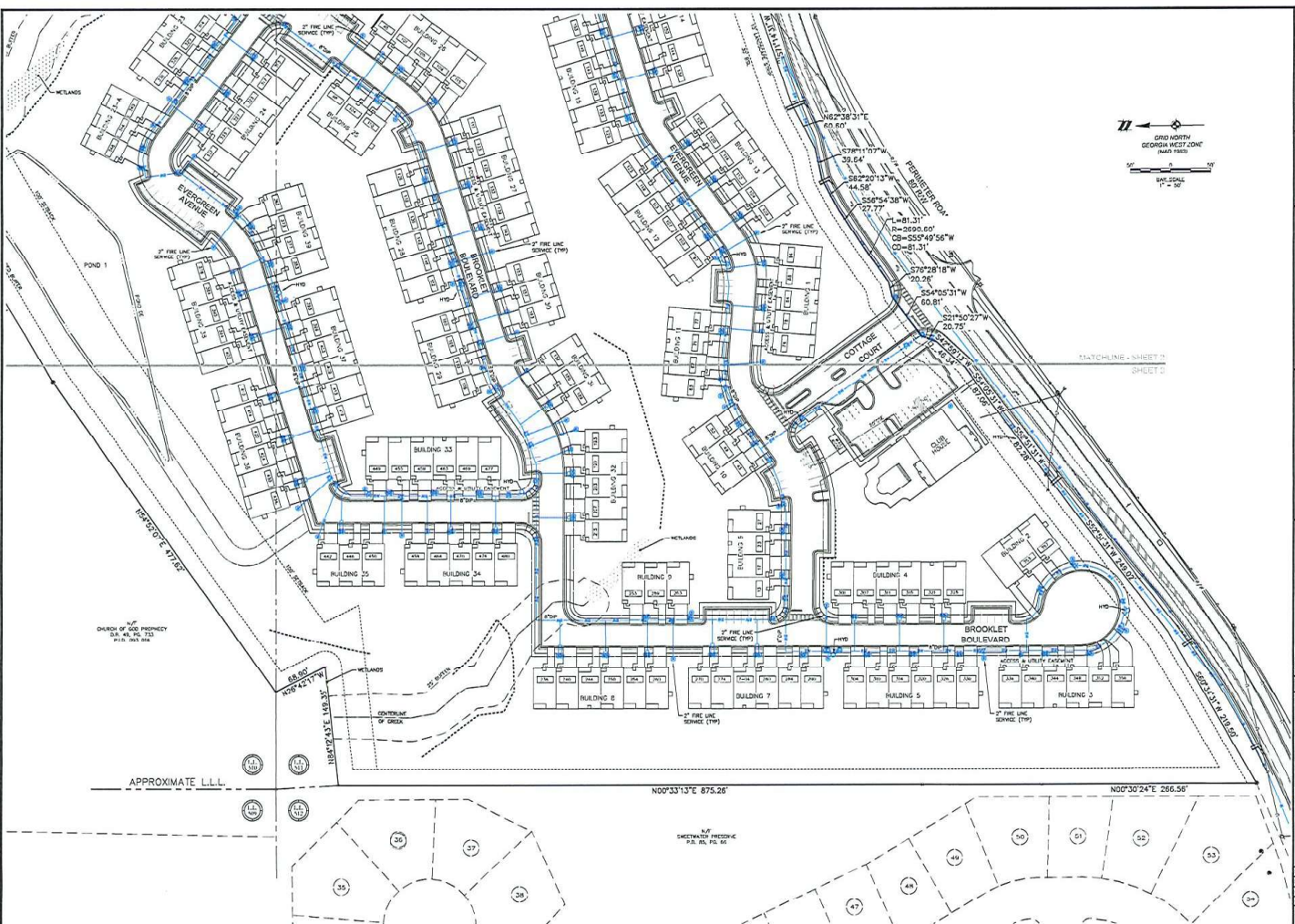
APP: 22007534

SHEET NO. 3 OF 4

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PLANNING & DESIGN - 10000 N. HAWTHORNE BLVD., SUITE 100, DALLAS, TEXAS 75231-1000
PHOTOGRAPHY - 10000 N. HAWTHORNE BLVD., SUITE 100, DALLAS, TEXAS 75231-1000
LANDSCAPE ARCHITECTURE - 10000 N. HAWTHORNE BLVD., SUITE 100, DALLAS, TEXAS 75231-1000
ENGINEERING - 10000 N. HAWTHORNE BLVD., SUITE 100, DALLAS, TEXAS 75231-1000
SURVEYING - 10000 N. HAWTHORNE BLVD., SUITE 100, DALLAS, TEXAS 75231-1000
ARCHITECTURE - 10000 N. HAWTHORNE BLVD., SUITE 100, DALLAS, TEXAS 75231-1000
INTERIOR DESIGN - 10000 N. HAWTHORNE BLVD., SUITE 100, DALLAS, TEXAS 75231-1000
P.L. 10000 N. HAWTHORNE BLVD., SUITE 100, DALLAS, TEXAS 75231-1000





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FAX: 214.343.1001
WWW.ATWELL.COM

LOCATED IN

UNITS LOT 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

4TH DISTRICT, 1ST SECTION
DAWSON COUNTY, GEORGIA

OWNER: CHAPMAN CONSTRUCTION GROUP

PROJECT: WATER AS-BUILT COTTAGES AT DAWSONVILLE, GEORGIA

DATE: 8/4/2023

REVISIONS:

NO.	DATE	BY	CHK
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3 OF 3

HWY 53
CITY OF DAWSONVILLE
DAWSON COUNTY, GA
TAX PARCELS: 093 043, 093 044, 093 047, 093 046 001



ATWELL
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1950 FAIRVIEW BLVD. SUITE 100
MARTINE, CT 06454 35087
783.423.0027
LAW OFFICES P.C. #2218

NO. 511
SECTION
GEORGIA

LOCATED IN
AND LOT 56, 57, 58
TH DISTRICT, 1ST
SON COUNTY.

Up	LA
E	4
34	DA

DAWSONVILLE
HIGHWAY 53
GEORGIA 30534

CHAPMAN CON
SANITARY SEV
COTTAGES AT
796 HIGH
AWSONVILLE,

DATE	0/4/2025

REVISIONS	
DWG. DAS	OK CRE
P.M. KWIK	

CODE	A(1)
HW	23007504
SHEET NO.	1 OF 5

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	ECHOMARK
	FOUND MONUMENT
	FLOOD BOUNDARY
	IRON PIN SET
	CONCRETE CURB MONUMENT
	EASEMENT BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	HEIGHT OF WAY LINE
	LAND LEVEL
	EASEMENT LINE
	EXISTING FENCE
	SURVEYING LANDMARK
	OPEN DITCH OR DRAIN
	SANITARY SEWER
	DOUBLE WING CATCH BASIN
	MANHOLE
	JUNCTION
	DROP INLET
	HEADWALL
	STORM SEWER
	CONCRETE PAVEMENT
	EROSION
	UTILITY POLE
	GULLY ANCHOR
	OVERHEAD UTILITY
	UNDERGROUND WATER
	RISER HYDRANT
	WATER METER
	PAVED DRIVE
	IRRIGATION
	WATER CONTROL VALVE

OWNER BSF TWO OWNER I LP, 907 MORRISON DRIVE, SUITE 402 CHARLESTON, SC 29403 PHONE: (404)-557-9314 CONTACT: KEVIN HESS KEVIN.HESS@JCG.US	CIVIL ENGINEER ATWELL, LLC 1850 PARKWAY PLACE, SUITE 650 MARIETTA, GA 30067 PHONE: (770) 423-0807 FAX: (770) 423-1262 CONTACT: DANIEL R. GIBBS, PE	SURVEYOR ATWELL, LLC 1850 PARKWAY PLACE, SUITE 650 MARIETTA, GA 30067 PHONE: (770) 423-0807 FAX: (770) 423-1262 CONTACT: KEVIN KOZLOWICZ
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DAWSONVILLE CITY HALL WATER AND SEWER 415 HWY 53 EAST, SUITE 100 DAWSONVILLE, GA 30534 PHONE: (706) 265-3256	DAWSONVILLE CITY HALL PUBLIC WORKS - ENGINEERING 415 HWY 53 EAST, SUITE 100 DAWSONVILLE, GA 30534 PHONE: (706) 265-3256	GEORGIA D.O.T. 1475 JESSE JEWELL PARKWAY SUITE 100 GAINESVILLE, GA 30501 PHONE: (770) 533-5799 CONTACT: CHRIS HASH
--	---	--

GEORGE LOVELL & COMPANY

I CERTIFY THE SANITARY SEWER SYSTEM DEPICTED BY THIS AS-BUILT DRAWING WAS CONSTRUCTED IN ACCORDANCE WITH THE PLANS APPROVED BY THE CITY OF DAWSONVILLE. THE INFORMATION SUBMITTED ON THIS AS-BUILT DRAWING IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE.

DR. [Signature]

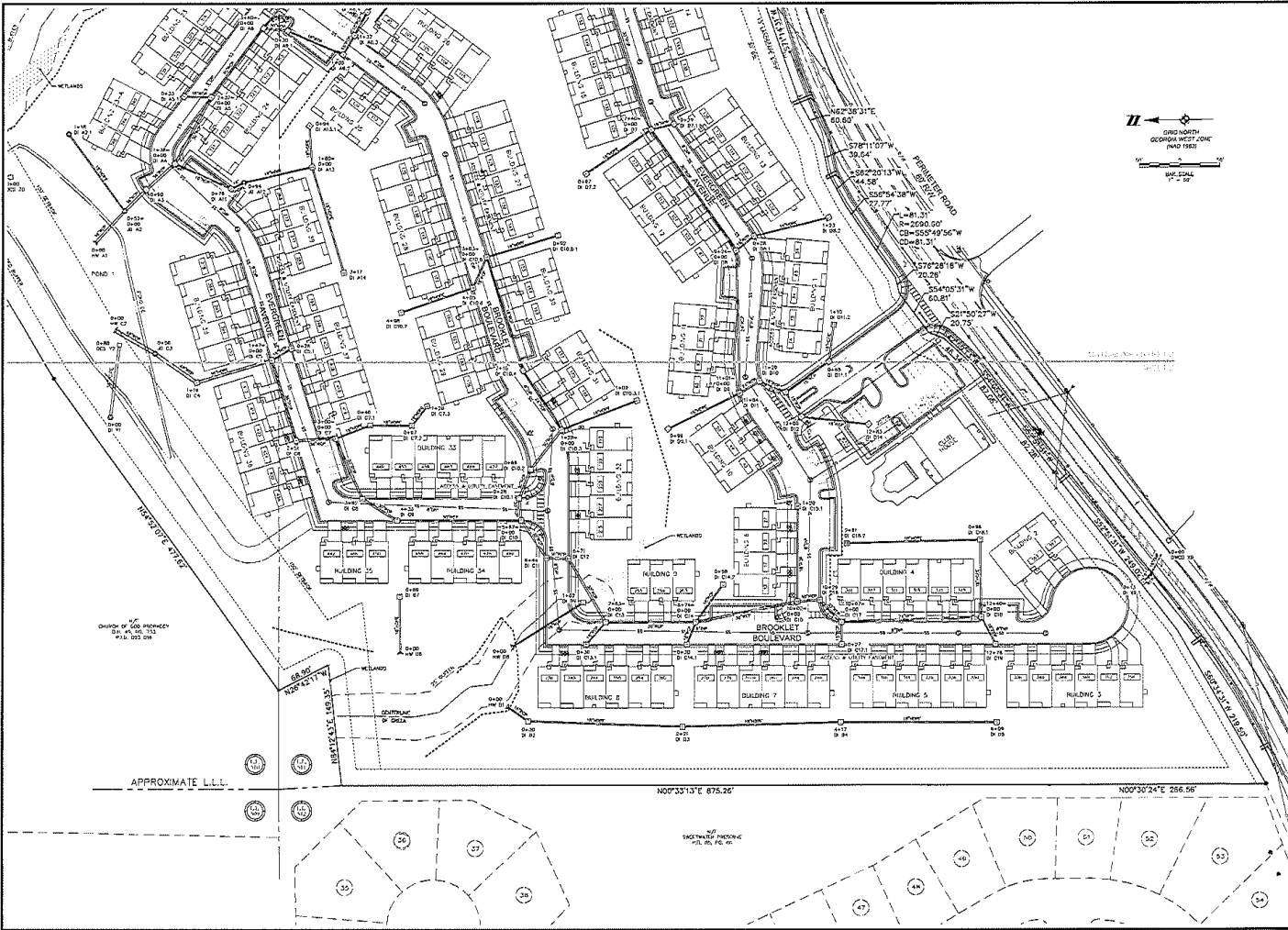
DATE: 9/29/2024


[illegible]

CLYDE H. ELDREDGE, GEORGIA PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 2659




10/18





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ATWELL
6660 S. 100th Ave.
Suite 100
Tomball, TX 77375
281.351.1111
www.atwell.com

LOCATED AT

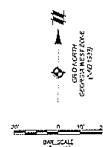
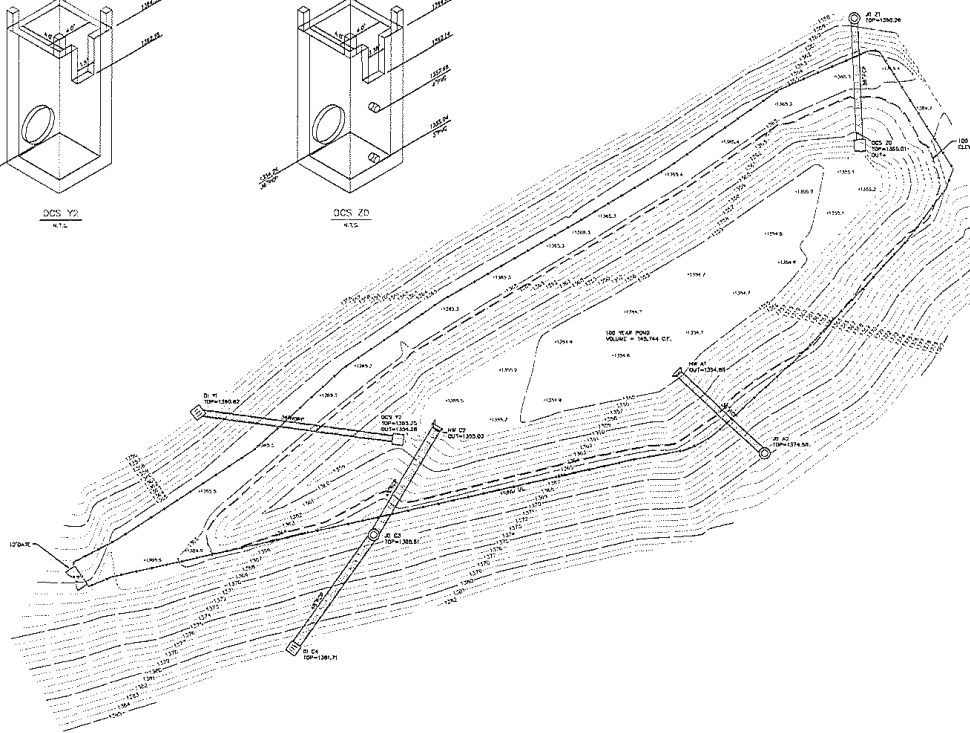
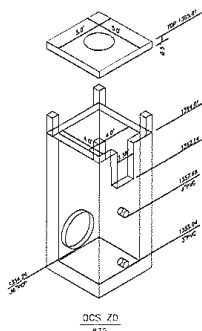
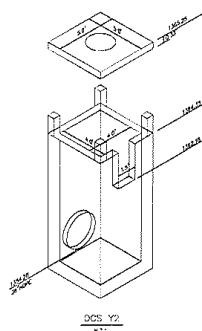
UNO LOT 51, 52, 53 & 54
4th DISTRICT, 1ST SECTION
DAWSON COUNTY, GEORGIA

OWNER: CHAPMAN CONSTRUCTION GROUP
STORM SEWER AS-BUILT
COTTAGES AT DAWSONVILLE
DAWSONVILLE, GEORGIA 30034

DATE: 8/4/2025

REV.	DATE	BY	CHK
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081	8/4	AS	AS
082	8/4	AS	AS
083	8/4	AS	AS
084	8/4	AS	AS
085	8/4	AS	AS
086	8/4	AS	AS
087	8/4	AS	AS
088	8/4	AS	AS
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091	8/4	AS	AS
092	8/4	AS	AS
093	8/4	AS	AS
094	8/4	AS	AS
095	8/4	AS	AS
096	8/4	AS	AS
097	8/4	AS	AS
098	8/4	AS	AS
099	8/4	AS	AS
100	8/4	AS	AS

3 OF 10



Know what's below.
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800-4-A-DAWG
www.811.org

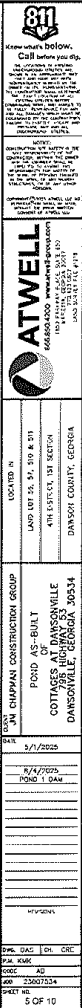
ATWELL
866-868-6600
www.atwell.com

PROJECT 100 YEAR POND ELEVATION 1364.25	LOCATION LAND LOT 25, 26, 27 & 28 4TH DISTRICT, 1ST SECTION DAWSON COUNTY, GEORGIA
---	---

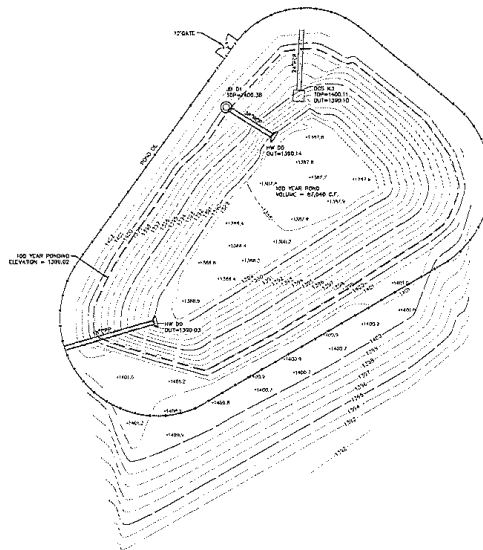
CLIENT JIN CHAPMAN CONSTRUCTION GROUP PO BOX 100 COTTAGES AT DAWSONVILLE DAWSONVILLE, GEORGIA 30534	DATE 2/7/2020
---	------------------

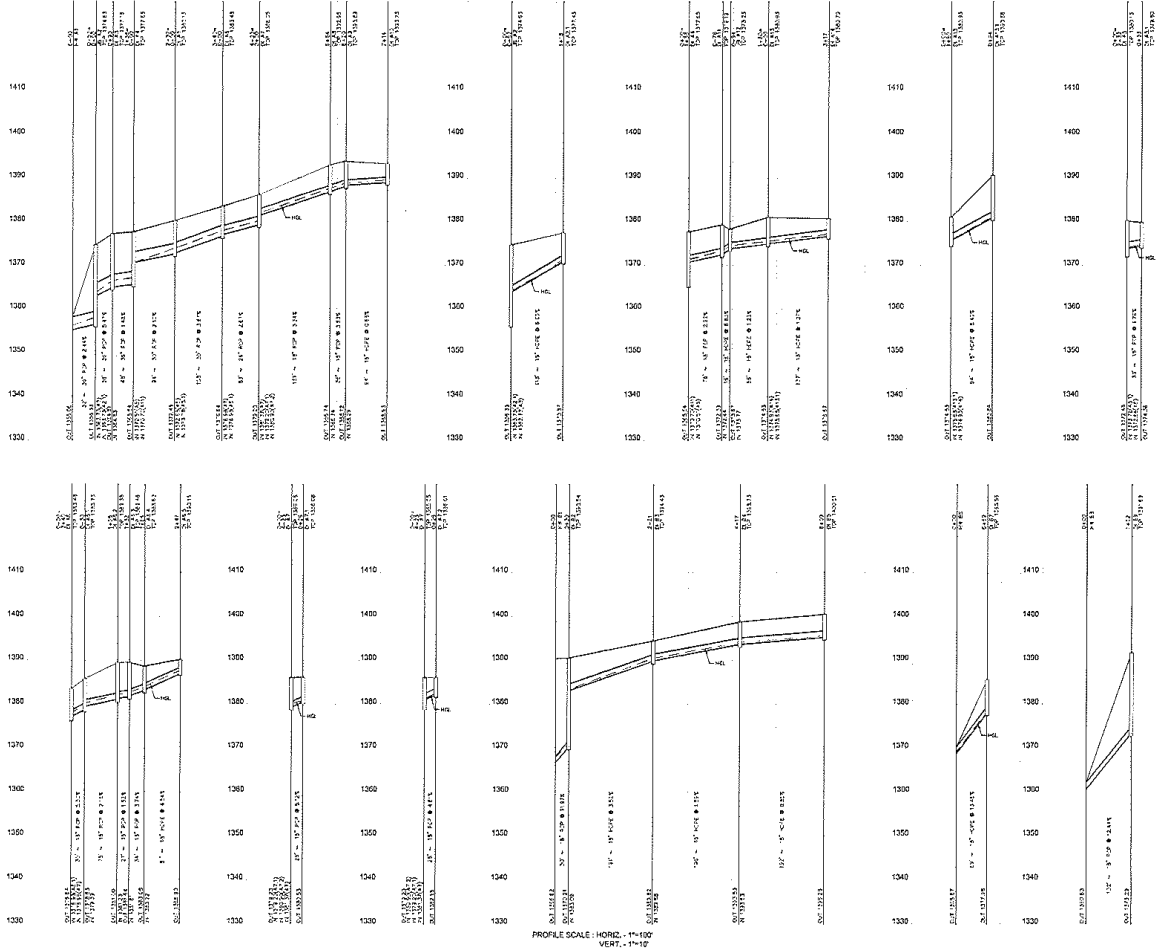
DRAWN BY JIN CHAPMAN CONSTRUCTION GROUP	CHECKED BY JIN CHAPMAN CONSTRUCTION GROUP
--	--

SCALE 1" = 10'	SHEET NO. 1 OF 10
-------------------	----------------------



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811

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6660000000 www.atwell.com

LOCATION: N

LAND LOT 25, ST. 200 & 311

4TH DISTRICT, 1ST SECTION

DANFORTH COUNTY, GEORGIA

CLIENT: JIM CHAMBERLAIN CONSTRUCTION GROUP

PROJECT: STORM SEWER AS-BUILT

DATE: 8/4/2025

DATE: 8/4/2025

BY: JAC

CHK: JAC

APP: JAC

DATE: 8/4/2025

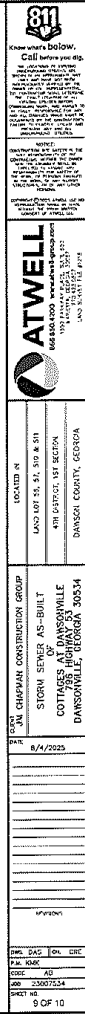
BY: JAC

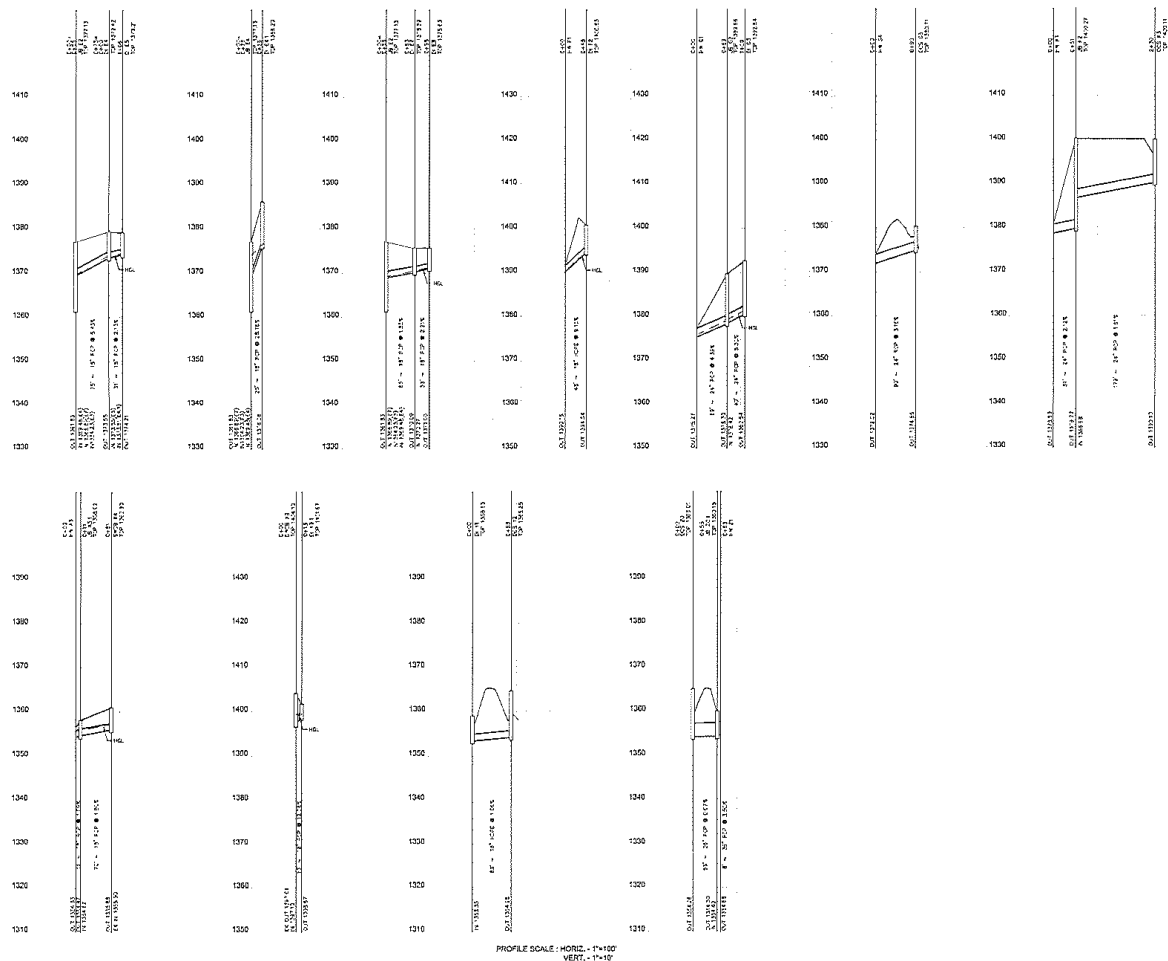
CHK: JAC

APP: JAC

7 OF 10



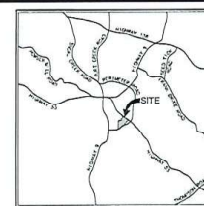


[illegible]

COTTAGES AT DAWSONVILLE

CITY OF DAWSONVILLE
DAWSON COUNTY, GA

TAX PARCELS: 093 043, 093 044, 093 047, 093 046 001



OWNER
BSFR TWO OWNER I L.P.
607 MORRISON DRIVE, SUITE 402
CHARLESTON, SC 29403
PHONE: 404-557-9314
CONTACT: KEVIN HESS
KEVIN.HESS@JCG.US

ACCESS & UTILITY EASEMENT

TOTAL AREA OF ACCESS & UTILITY EASEMENT = 7.835 AC (341,324 SQ FT)
AREA OF ACCESS EASEMENT = 5.893 AC (258,016 SQ FT)
AREA OF SANITARY SEWER EASEMENT = 0.175 AC (7,638 SQ FT)
AREA OF DRAINAGE EASEMENTS = 1.727 AC (75,670 SQ FT)

CPU#	CPU	LENGTH	INDEX	TYPE	DATE	DO	IR	BR	IR/BR	DO/IR
01	31-42	20.00	14000	2000000	19740701	00	00	00	00	00/00
02	31-42	20.00	14000	2000000	19740701	00	00	00	00	00/00
03	7.10	510	14000000	19740701	00	00	00	00	00	00/00
04	8.30	200.24	213300	14000000	19740701	00	00	00	00	00/00
05	8.30	200.24	213300	14000000	19740701	00	00	00	00	00/00
06	8.30	200.24	213300	14000000	19740701	00	00	00	00	00/00
07	55.90	86.50	3000000	14000000	19740701	00	00	00	00	00/00
08	55.90	86.50	3000000	14000000	19740701	00	00	00	00	00/00
09	31-47	3.10	15000	10000000	19750701	00	00	00	00	00/00
10	31-47	3.10	15000	10000000	19750701	00	00	00	00	00/00
11	31-47	3.10	15000	10000000	19750701	00	00	00	00	00/00
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13	31-47	3.10	15000	10000000	19750701	00	00	00	00	00/00
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98	31-47	3.10	15000	10000000	19750701	00	00	00	00	00/00
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[illegible][illegible][illegible][illegible]

SURVEYOR'S PLAT CERTIFICATION

[illegible]

Digitally signed by
Clyde R Eldredge
Reason: I am
Clyde R Eldredge approving this
document
Date: 2025.10.07
17:33-39-04'00"



CLYDE R. ELDREDGE, GEORGIA PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 2659

DATE

 <p>Know what's below. Call before you dig.</p> <p>For more information, visit www.811.com</p> <p>Call 811 to request a utility locate. A trained professional will contact the appropriate utility companies to locate and mark underground utilities. This service is free of charge. Call 811 to request a utility locate. A trained professional will contact the appropriate utility companies to locate and mark underground utilities. This service is free of charge.</p>	
<p>ATWELL</p> <p>666.624.2000 www.atwell-group.com</p> <p>1000 ATLANTA AVENUE, SUITE 400 DANVILLE, GA 31702 LNO 2.547.141.712</p>	
<p>CLIENT: JHI CHUMMAN CONSTRUCTION GROUP</p> <p>PROJECT: JOCKEY IV</p> <p>NO. 102 1/2 SQ. FT. 510 & 511</p> <p>4TH OFFICE, 111 SECTION</p> <p>DANSON COUNTY, GEORGIA</p>	
DATE:	8/16/2025
<p>ACCESS & UTILITY EASEMENT</p> <p>OF</p> <p>COTACAS & DANFORDVILLE</p> <p>788 FORTY 305.4</p> <p>DANVILLE, GEORGIA 30544</p>	
<p>REVISIONS</p>	
DWG. D.A.S.	CHK. CME
P.L. KWK	
CME	
APP. 2/20/2024	
<p>SHEET NO.</p>	



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 7

SUBJECT: ARBOR WEST FINAL PLAT APPROVAL

CITY COUNCIL MEETING DATE: 10/13/2025

PURPOSE FOR REQUEST:

**PLEASE REVIEW THE FINAL PLAT AND APPROVE IT FOR RECORDING FOR ARBOR WEST,
LOCATED AT TAX MAP PARCELS 082 017 AND 092B 025 001**

HISTORY/ FACTS / ISSUES:

- DEVELOPMENT MEETS THE LAND DEVELOPMENT REGULATIONS. DEPARTMENT HEADS AND CITY ENGINEER HAS SIGNED THE FINAL PLAT.
-

OPTIONS: APPROVE, DENY OR POSTPONED

RECOMMENDED SAMPLE MOTION:

Planning Department recommends the Mayor signing with the condition of the applicant providing the infrastructure bonds agreement and documentation

DEPARTMENT: Planning and Zoning

REQUESTED BY: Stacy Harris, Planning & Zoning Department

BOUNDARY CHARTS

Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
1	15.30	N67°40'30"E	2	15.30	N67°40'30"E	3	15.30	N67°40'30"E	4	15.30	N67°40'30"E
5	15.30	N67°40'30"E	6	15.30	N67°40'30"E	7	15.30	N67°40'30"E	8	15.30	N67°40'30"E
9	15.30	N67°40'30"E	10	15.30	N67°40'30"E	11	15.30	N67°40'30"E	12	15.30	N67°40'30"E
13	15.30	N67°40'30"E	14	15.30	N67°40'30"E	15	15.30	N67°40'30"E	16	15.30	N67°40'30"E
17	15.30	N67°40'30"E	18	15.30	N67°40'30"E	19	15.30	N67°40'30"E	20	15.30	N67°40'30"E
21	15.30	N67°40'30"E	22	15.30	N67°40'30"E	23	15.30	N67°40'30"E	24	15.30	N67°40'30"E
25	15.30	N67°40'30"E	26	15.30	N67°40'30"E	27	15.30	N67°40'30"E	28	15.30	N67°40'30"E
29	15.30	N67°40'30"E	30	15.30	N67°40'30"E	31	15.30	N67°40'30"E	32	15.30	N67°40'30"E
33	15.30	N67°40'30"E	34	15.30	N67°40'30"E	35	15.30	N67°40'30"E	36	15.30	N67°40'30"E
37	15.30	N67°40'30"E	38	15.30	N67°40'30"E	39	15.30	N67°40'30"E	40	15.30	N67°40'30"E
41	15.30	N67°40'30"E	42	15.30	N67°40'30"E	43	15.30	N67°40'30"E	44	15.30	N67°40'30"E
45	15.30	N67°40'30"E	46	15.30	N67°40'30"E	47	15.30	N67°40'30"E	48	15.30	N67°40'30"E
49	15.30	N67°40'30"E	50	15.30	N67°40'30"E	51	15.30	N67°40'30"E	52	15.30	N67°40'30"E
53	15.30	N67°40'30"E	54	15.30	N67°40'30"E	55	15.30	N67°40'30"E	56	15.30	N67°40'30"E
57	15.30	N67°40'30"E	58	15.30	N67°40'30"E	59	15.30	N67°40'30"E	60	15.30	N67°40'30"E
61	15.30	N67°40'30"E	62	15.30	N67°40'30"E	63	15.30	N67°40'30"E	64	15.30	N67°40'30"E
65	15.30	N67°40'30"E	66	15.30	N67°40'30"E	67	15.30	N67°40'30"E	68	15.30	N67°40'30"E
69	15.30	N67°40'30"E	70	15.30	N67°40'30"E	71	15.30	N67°40'30"E	72	15.30	N67°40'30"E
73	15.30	N67°40'30"E	74	15.30	N67°40'30"E	75	15.30	N67°40'30"E	76	15.30	N67°40'30"E
77	15.30	N67°40'30"E	78	15.30	N67°40'30"E	79	15.30	N67°40'30"E	80	15.30	N67°40'30"E
81	15.30	N67°40'30"E	82	15.30	N67°40'30"E	83	15.30	N67°40'30"E	84	15.30	N67°40'30"E
85	15.30	N67°40'30"E	86	15.30	N67°40'30"E	87	15.30	N67°40'30"E	88	15.30	N67°40'30"E
89	15.30	N67°40'30"E	90	15.30	N67°40'30"E	91	15.30	N67°40'30"E	92	15.30	N67°40'30"E
93	15.30	N67°40'30"E	94	15.30	N67°40'30"E	95	15.30	N67°40'30"E	96	15.30	N67°40'30"E
97	15.30	N67°40'30"E	98	15.30	N67°40'30"E	99	15.30	N67°40'30"E	100	15.30	N67°40'30"E

Curve #	Radius	Length	Chord Length	Chord Direction
1	1066.87	106.30	106.30	N73°30'30"W
2	2336.38	82.88	82.88	N77°22'00"W
3	475.14	38.70	38.70	N73°54'20"W

CENTERLINE ROAD LINE TABLE

Line #	Street	BEI, STA, END STA, Length	Direction
1	Center Street	0+00.00 1+01.45 101.45' 30" 43.00"E	
2	Center Street	41+37.52 41+82.69 45.17' 30" 38.70"E	
3	Center Street	84+44.38 84+82.69 38.31' 30" 38.70"E	
4	Center Street	123+45.37 123+86.18 40.81' 30" 38.70"E	
5	Center Street	161+38.54 161+80.84 42.30' 30" 38.70"E	
6	Center Street	199+38.54 200+00.00 61.61' 30" 38.70"E	
7	Center Street	241+88.60 242+23.03 34.45' 30" 38.70"E	

CENTERLINE ROAD CURVE TABLE

Curve #	Street	P.C. STA, P.T. STA, Radius	Chord Direction
1	Center Street	1+01.45 41+37.52 100.00'	N73°30'30"W-283.18'
2	Center Street	41+82.69 84+44.38 200.00'	N73°30'30"W-271.49'
3	Center Street	84+82.69 123+45.37 150.00'	N73°30'30"W-261.87'
4	Center Street	123+86.18 161+38.54 200.00'	N73°30'30"W-258.27'
5	Center Street	161+80.84 199+38.54 200.00'	N73°30'30"W-258.27'
6	Center Street	199+38.54 241+88.60 200.00'	N73°30'30"W-258.27'

Right of Way and Easement Area Chart

Point	SP Area	AC Area
1	15.30	6.75
2	15.30	6.75
3	15.30	6.75
4	15.30	6.75
5	15.30	6.75
6	15.30	6.75
7	15.30	6.75
8	15.30	6.75
9	15.30	6.75
10	15.30	6.75
11	15.30	6.75
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13	15.30	6.75
14	15.30	6.75
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32	15.30	6.75
33	15.30	6.75
34	15.30	6.75
35	15.30	6.75
36	15.30	6.75
37	15.30	6.75
38	15.30	6.75
39	15.30	6.75
40	15.30	6.75
41	15.30	6.75
42	15.30	6.75
43	15.30	6.75
44	15.30	6.75
45	15.30	6.75
46	15.30	6.75
47	15.30	6.75
48	15.30	6.75
49	15.30	6.75
50	15.30	6.75
51	15.30	6.75
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54	15.30	6.75
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56	15.30	6.75
57	15.30	6.75
58	15.30	6.75
59	15.30	6.75
60	15.30	6.75
61	15.30	6.75
62	15.30	6.75
63	15.30	6.75
64	15.30	6.75
65	15.30	6.75
66	15.30	6.75
67	15.30	6.75
68	15.30	6.75
69	15.30	6.75
70	15.30	6.75
71	15.30	6.75
72	15.30	6.75
73	15.30	6.75
74	15.30	6.75
75	15.30	6.75
76	15.30	6.75
77	15.30	6.75
78	15.30	6.75
79	15.30	6.75
80	15.30	6.75
81	15.30	6.75
82	15.30	6.75
83	15.30	6.75
84	15.30	6.75
85	15.30	6.75
86	15.30	6.75
87	15.30	6.75
88	15.30	6.75
89	15.30	6.75
90	15.30	6.75
91	15.30	6.75
92	15.30	6.75
93	15.30	6.75
94	15.30	6.75
95	15.30	6.75
96	15.30	6.75
97	15.30	6.75
98	15.30	6.75
99	15.30	6.75
100	15.30	6.75

Road Right of Way Area Chart

Point	SP Area	AC Area
1	15.30	6.75
2	15.30	6.75
3	15.30	6.75
4	15.30	6.75
5	15.30	6.75
6	15.30	6.75
7	15.30	6.75
8	15.30	6.75
9	15.30	6.75
10	15.30	6.75
11	15.30	6.75
12	15.30	6.75
13	15.30	6.75
14	15.30	6.75
15	15.30	6.75
16	15.30	6.75
17	15.30	6.75
18	15.30	6.75
19	15.30	6.75
20	15.30	6.75
21	15.30	6.75
22	15.30	6.75
23	15.30	6.75
24	15.30	6.75
25	15.30	6.75
26	15.30	6.75
27	15.30	6.75
28	15.30	6.75
29	15.30	6.75
30	15.30	6.75
31	15.30	6.75
32	15.30	6.75
33	15.30	6.75
34	15.30	6.75
35	15.30	6.75
36	15.30	6.75
37	15.30	6.75
38	15.30	6.75
39	15.30	6.75
40	15.30	6.75
41	15.30	6.75
42	15.30	6.75
43	15.30	6.75
44	15.30	6.75
45	15.30	6.75
46	15.30	6.75
47	15.30	6.75
48	15.30	6.75
49	15.30	6.75
50	15.30	6.75
51	15.30	6.75
52	15.30	6.75
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54	15.30	6.75
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67	15.30	6.75
68	15.30	6.75
69	15.30	6.75
70	15.30	6.75
71	15.30	6.75
72	15.30	6.75
73	15.30	6.75
74	15.30	6.75
75	15.30	6.75
76	15.30	6.75
77	15.30	6.75
78	15.30	6.75
79	15.30	6.75
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90	15.30	6.75
91	15.30	6.75
92	15.30	6.75
93	15.30	6.75
94	15.30	6.75
95	15.30	6.75
96	15.30	6.75
97	15.30	6.75
98	15.30	6.75
99	15.30	6.75
100	15.30	6.75

Lot Number	ADDITION	FULL ADDRESS	Lot Number	ADDITION	FULL ADDRESS	Lot Number	ADDITION	FULL ADDRESS
1	15	15 Cedar Creek Lane, Danvers, GA 30034	21	362	362 Cedar Creek Lane, Danvers, GA 30034	41	42	42 Cedar Creek Lane, Danvers, GA 30034
2	29	29 Cedar Creek Lane, Danvers, GA 30034	22	368	368 Cedar Creek Lane, Danvers, GA 30034	42	52	52 Cedar Creek Lane, Danvers, GA 30034
3	45	45 Cedar Creek Lane, Danvers, GA 30034	23	364	364 Cedar Creek Lane, Danvers, GA 30034	43	18	18 Cedar Creek Lane, Danvers, GA 30034
4	101	101 Cedar Creek Lane, Danvers, GA 30034	24	338	338 Cedar Creek Lane, Danvers, GA 30034	44	183	183 Cedar Creek Lane, Danvers, GA 30034
5	115	115 Cedar Creek Lane, Danvers, GA 30034	25	288	288 Cedar Creek Lane, Danvers, GA 30034	45	491	491 Cedar Creek Lane, Danvers, GA 30034
6	127	127 Cedar Creek Lane, Danvers, GA 30034	26	272	272 Cedar Creek Lane, Danvers, GA 30034	46	478	478 Cedar Creek Lane, Danvers, GA 30034
7	141	141 Cedar Creek Lane, Danvers, GA 30034	27	260	260 Cedar Creek Lane, Danvers, GA 30034	47	433	433 Cedar Creek Lane, Danvers, GA 30034
8	161	161 Cedar Creek Lane, Danvers, GA 30034	28	244	244 Cedar Creek Lane, Danvers, GA 30034	48	418	418

