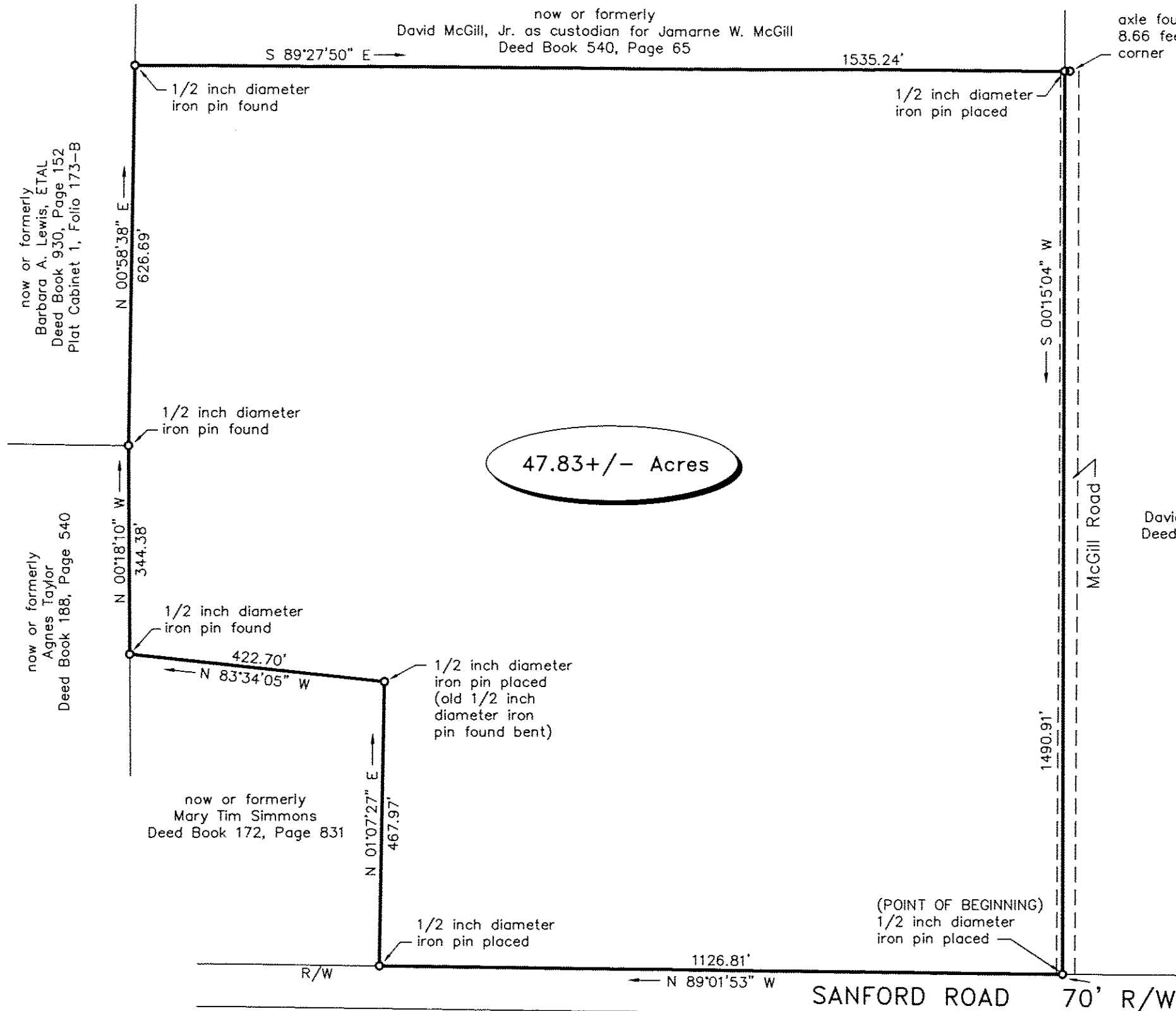




Field Closure:
Linear Precision = 1 foot in 141,000 feet.
Angular Error = 03 seconds per angle.
Least Squares Adjustment.

Plat Closure = 1 foot in 975,729 feet.

Field work completed: August 29, 2013.

Equipment used: Leica TS-02

R/W denotes right of way.

I have not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

FILED IN OFFICE
SEPTMENT 6, 2013 1:29 PM
THOMAS COUNTY
DAVID HUTCHINGS, JR, CLERK

CAB 5 FOLIO 114-E

1/2 inch diameter iron pin found at the intersection of the east line of Land Lot 105 with the north right of way line of Sanford Road

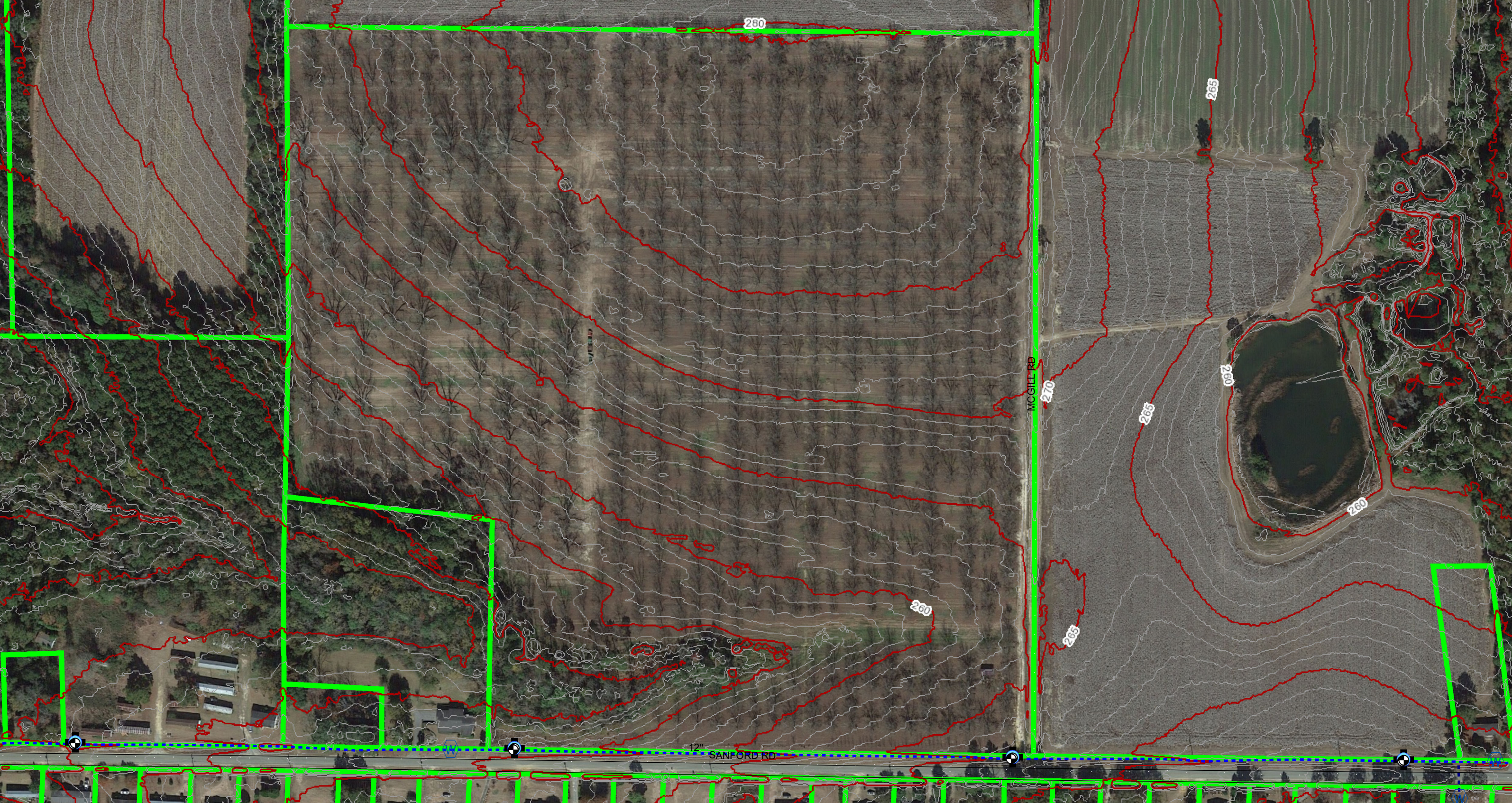
Land Lot 105 Land Lot 126



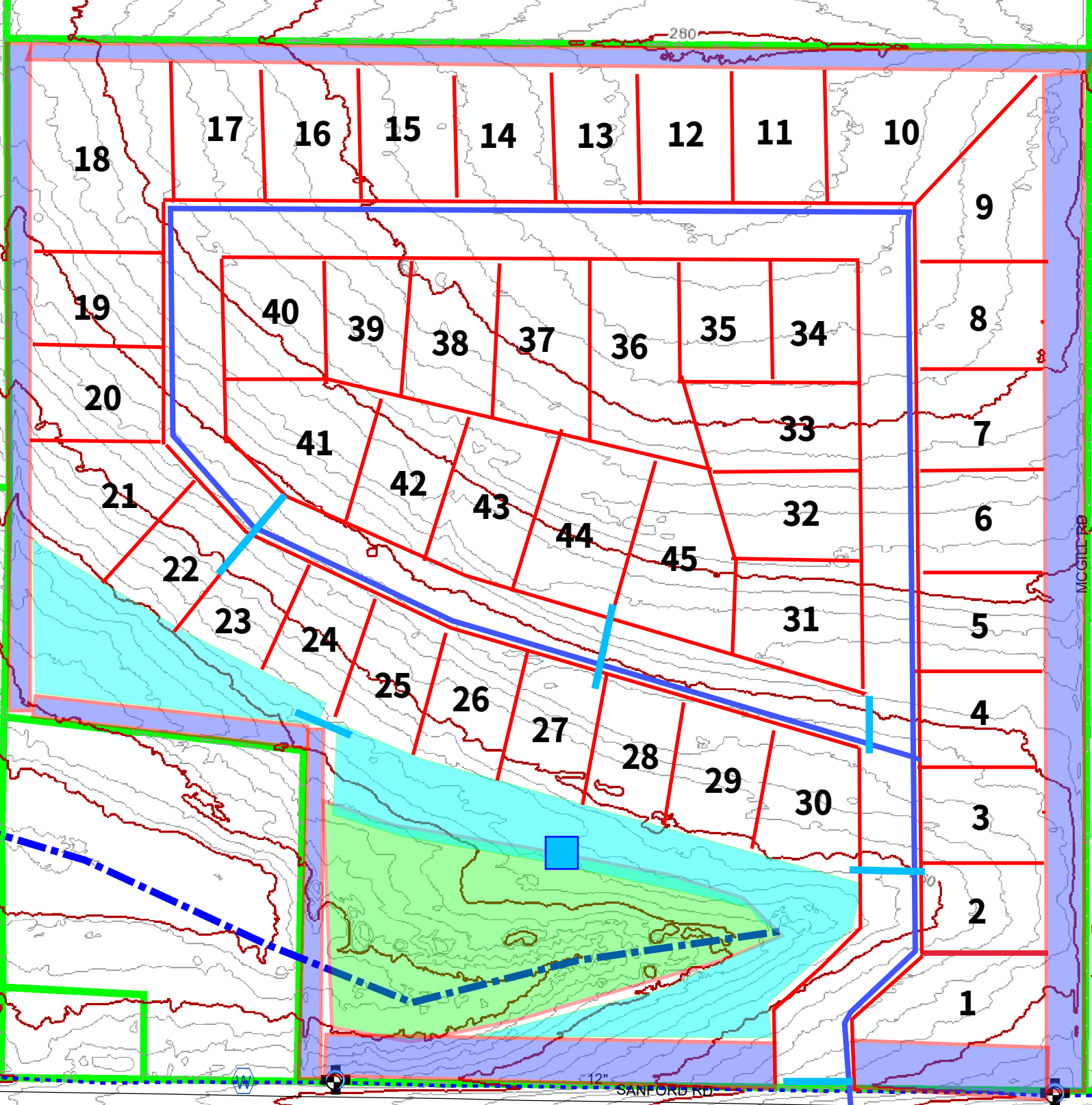
FRANK E. CARLTON
229-226-7731 - P.O. BOX 1823
THOMASVILLE, GEORGIA 31799



A PLAT OF A SURVEY FOR STANLEY H. DEFNALL & LAWTON PEARSON	Date: 8-30-13
	Scale: 1" = 200'
LOCATED IN LAND LOT 105, LAND DISTRICT 13, THOMAS COUNTY, GEORGIA	Proj. No. 13-43
	Field notes in file
SURVEY BY FRANK E. CARLTON GEORGIA REGISTERED LAND SURVEYOR NO. 1544	Drawing B-1838
	Drawn By: GC



**PRELIMINARY
CONCEPT**



APPROXIMATE AND DEPENDENT UPON ACTUAL
ENGINEERING AND COST ESTIMATES

1. WATER MAIN - 3,700' @ 65 \$/FT =	\$240,000
2. ROADWAY 3,700' @100 \$/FT =	\$592,000
ASPHALT, GRADING COMPLETE, BASE	
3. DETENTION 4 ACRES @ 10K/AC =	\$40,000
4. DRAIN STRUCTURES =	\$30,000
480' -24" RCP AND OUTLET CONTROL	
5. SEWER SEPTIC SYSTEM - \$7K/lot	\$315,000
5. ENGINEERING SURVEYING 6%	\$73,020
6. POWER O/H	\$170,000
7. HOA legal	\$20,000

TOTAL infrastructure= \$ 1,480,020

LAND COST \$600,000

PER LOT - \$2,080,020 / 45 = \$46,222 / LOT

AVG MH S \$75,000 MH DW \$150,000 -set up \$12k/per

RESIDENTIAL HOME 1600 SF \$190,000

OTHER:

REZONING

WETLANDS - ACTUAL AREA

approx lot size 121x181 1/2 acre lots