

LOCATION MAP -- 1" = 2000'

DH--HOLDS

PLEASE NOTE THAT A CERTIFICATE OF OCCUPANCY HOLD MAY BE PLACED ON YOUR BUILDING PERMIT TO VERIFY THAT YOU HAVE COMPLETED WITH YOUR SUBMITTED SITE PLAN. A SITE INSPECTIONS MAY BE REQUIRED.

**DH-A** SITE PLAN IS REQUIRED SHOWING BUILDING AND DRIVEWAY LOCATION WITH DIMENSIONS OF THE LOT. SHOW ALL STRUCTURES, SETBACKS, EASEMENTS, SPECIMEN TREES, BUFFERS AND PUBLIC INFRASTRUCTURE.

**DH-B** SITE PLAN REQUIRED SHOWING EXISTING AND PROPOSED CONTOUR GRADES, EROSION CONTROL MEASURES, ITEMS IN DH-A, ABOVE. A REGISTERED LICENSED PROFESSIONAL ENGINEER, LICENSED LANDSCAPE ARCHITECT OR REGISTERED SURVEYOR OR MUST SIGN AND SEAL THE PLANS.

**DH-C** SITE PLAN IS REQUIRED SHOWING MINIMUM FINISHED FLOOR ELEVATION, IRF ELEVATION AND CONTOUR LINE 25 AND 100 YEAR ELEVATIONS OF THE DETENTION FACILITY, TOP OF BANK FOR STREAMS, DRAINAGE DITCH AND ITEMS FOR DH-A HOLDS AS STATED ABOVE. A FINAL ELEVATION CERTIFICATE MUST BE COMPLETED BY THE PROPERTY OWNER OR REPRESENTATIVE AND SUBMITTED TO THE COUNTY BUILDING PERMIT DIVISION AT THE TIME THE LOWEST FLOOR/FIRST FLOOR (REFERENCE LEVEL) IS ESTABLISHED, PRIOR TO FURTHER CONSTRUCTION OF THE BUILDING.

**DH-D** ONLY THE DIRECTOR, OR THE SPECIFIC APPOINTEE REPRESENTING THE DIRECTOR, MAY RELEASE THIS TYPE OF HOLD. A DH-D HOLD IS A GENERAL HOLD FOR A SPECIFIC PURPOSE NOT PREVIOUSLY COVERED BY THE PROCEEDING EXPLANATION BELOW.

**OWNER/DEVELOPER/24 HOUR CONTACT:**  
**HAMPSHIRE PARTNERS, L.P.**  
**7380 MCGINNIS FERRY ROAD**  
**SUWANEE, GEORGIA 30024**  
**PHONE: 770-622-2522**  
**CONTACT PERSON: BILL SCHMIDT**

**ENGINEER:**  
**A.E.C. INC.**  
**8995 ROSWELL ROAD SUITE 200**  
**ATLANTA, GEORGIA 30350-1850**  
**PHONE: 770-641-1942**

THE PROPERTY SHOWN IN THIS PLAT IS SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE HAMPSHIRE, RECORDED IN DEED BOOK 39544 PAGES 350 IN THE RECORDS OF THE CLERK OF SUPERIOR COURT OF FULTON COUNTY, GEORGIA.

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AN AREA DESIGNATED AS ZONE "X" ON COMMUNITY PANEL 13121C0016 E & 13121C0015 E OF THE FLOOD INSURANCE MAPS FULTON COUNTY, PREPARED BY F.E.M.A. AND DATED FOR JUNE 22, 1998.

**DRAINAGE**

THE OWNER OF RECORD, ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST SPECIFICALLY RELEASES FULTON COUNTY FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS AND FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS OR DRAINAGE FIXTURES. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THESE REGULATIONS AND THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS. SAID DIRECTOR MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGMENT OF THE DIRECTOR, IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY OR THE PUBLIC ROAD OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE CONDUCTED FOR A COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUAL MAINTENANCE OBLIGATION ON THE PART OF FULTON COUNTY, NOR AN ABRIGATION OF FULTON COUNTY'S RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER/S OF THE PROPERTY OR THE LANDS THAT GENERATED THE CONDITIONS.

**STATEMENT OF SLOPE EASEMENT**

THIS PLAT IS APPROVED WITH THE UNDERSTANDING THAT EASEMENT IS GRANTED TO FULTON COUNTY ALONG ALL ROAD FRONTAGE FOR THE PURPOSE OF SLOPING CUTS AND FILLS AS FOLLOWS:

- 0' TO 5' - NOT LESS THAN 3 TO 1 SLOPE
- 5' TO 10' - NOT LESS THAN 2 TO 1 SLOPE

\*FULTON COUNTY PERSONAL AND/OR ITS AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENT\*

**GENERAL NOTES**

- 1.) BOUNDARY INFORMATION TAKEN FROM A SURVEY BY: CARLTON RAKESTRAW & ASSOCIATES, DATED JUNE 10, 2003.
- 2.) PAVEMENT WIDTHS ARE AS FOLLOWS:  
50' R/W - 24' BOC/BOC
- 3.) SIGHT DISTANCE AT ENTRANCE MEETS OR EXCEEDS REQUIREMENTS FOR INTERSECTION SIGHT DISTANCE AS PER TABLE 1. (45 MPH)
- 4.) DOMESTIC AND FIRE PROTECTION WATER SERVICE IS PROVIDED BY THE CITY OF ATLANTA.
- 5.) ALL RIGHT-OF-WAYS ARE BASED ON CENTERLINE LOCATION UNLESS OTHERWISE NOTED.
- 6.) ALL MATTERS PERTAINING TO TITLE ARE ACCEPTED.
- 7.) PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR, AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- 8.) DEED/PLAT DISCLAIMER:  
THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF ADVANCES IN SURVEYING TECHNOLOGY.
- 9.) DISTANCES SHOWN ARE HORIZONTAL.
- 10.) BEARINGS SHOWN ON THIS PLAT WERE PROVIDED TO THIS FIRM BY AEC. INC. PROJECT # 03-1825.23
- 11.) ALL COMMON AREAS SHALL BE MAINTAINED BY A QUALIFIED HOMEOWNERS ASSOCIATION.
- 12.) ALL UTILITIES ARE TO BE UNDERGROUND.
- 13.) THERE ARE NO SLOPE EASEMENTS LOCATED WITHIN THIS PHASE.
- 14.) DETENTION PONDS SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION. DB 39690-67
- 15.) ENTRY MONUMENT REQUIRE SEPARATE PERMIT.
- 16.) IN THE CASE THAT THE FUTURE DEVELOPMENT DOESN'T MATERIALIZE, THEN ONE OF THE STUB STREETS IS TO BE ABANDONED (THE OTHER ONE WILL CONSTITUTE THE REQUIRED LEGAL ROAD FRONTAGE FOR THE REMAINING OF LAND)

**TECHNICAL DATA:**

- 1.) THE FEILD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PERSION OF ONE FOOT IN 72,289 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.
- 2.) INSTRUMENTS USED: SOKKIA SET 2-100
- 3.) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 5,080,650 FEET.
- 4.) IPS = IRON PIN SET (1/2" RE-ROD)
- 5.) RR = REINFORCING ROD
- 6.) ANGLE ADJUSTMENT: 03" PER ANGLE POINT.
- 7.) TRAVERSE ADJUSTMENT WAS MADE USING: N/A RULE.
- 8.) BEARINGS ARE REFERENCED TO GRID NORTH (GA. WEST ZONE)

**FLOOD HAZARD**

THE INTERMEDIATE REGIONAL FLOOD (IRF) AREAS SHOWN HEREON WERE DETERMINED BY THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED HERETO. FULTON COUNTY DOES NOT, BY APPROVING THIS PLAT, WARRANT THEIR ACCURACY, NOR IMPLY THAT LAND OUTSIDE THE AREAS OF FLOOD HAZARD SHOWN, WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. FURTHER, FULTON COUNTY DOES NOT, BY APPROVING THIS PLAT NOR ACCEPTING THE PUBLIC IMPROVEMENTS THEREIN, ASSUME MAINTENANCE OF THE FLOOD CARRYING CAPACITY OF THE FLOOD AREAS OR WATERCOURSES. MAINTENANCE SHALL REMAIN THE RESPONSIBILITY OF THE OWNER/S OF THE LAND UPON WHICH THEY EXIST. THE OWNER OF A LOT OR PARCEL THAT CONTAINS A FLOOD HAZARD AREA, IS REQUIRED TO SUBMIT A SITE PLAN TO FULTON COUNTY, PRIOR TO THE INITIATION OF ANY IMPROVEMENTS TO THE LOT OR PARCEL. THE SITE PLAN SHALL INCLUDE THE LOCATION AND ELEVATION OF THE IRF WITHIN THE LOT OR PARCEL AND THE EXISTING AND PROPOSED IMPROVEMENTS. APPROVAL OF THE SITE PLAN BY FULTON COUNTY IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

**DEVELOPMENT STANDARDS**

- 1.) THIS PROPERTY IS CURRENTLY ZONED: AG1
- 2.) TOTAL AREA OF THIS PROJECT: 15.480 ACRES (PHASE 1)
- 3.) TOTAL NUMBER OF LOTS DEVELOPED: 10 LOTS (PHASE 1)
- 4.) MINIMUM LOT SIZE: 43,560 SQ. FT.
- 5.) MINIMUM HEATED FLOOR SPACE OF DWELLING: N/A
- 6.) MINIMUM FRONT SETBACK: 60 FEET  
MINIMUM SIDE SETBACK: 40 FEET (CORNER) 25 FEET (INTERIOR)  
MINIMUM REAR SETBACK: 50 FEET
- 7.) SITE DENSITY: 0.645 LOTS/ACRE

**FINAL PLAT APPROVAL**

THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENT AND COMMUNITY DEVELOPMENT OF FULTON COUNTY, GEORGIA, CERTIFIES THAT THIS FINAL PLAT COMPLIES WITH THE FULTON COUNTY ZONING RESOLUTION, CONDITIONS OF ZONING, AND THE 2003 FULTON COUNTY SUBDIVISION REGULATIONS AS AMENDED.

*John M. Bolmer* DATE 4/5/05  
 FOR THE DIRECTOR, DEPARTMENT OF ENVIRONMENT AND COMMUNITY DEVELOPMENT

**FULTON COUNTY HEALTH DEPARTMENT**

THIS SUBDIVISION AS SHOWN IS APPROVED UPON THE CONDITION THAT SEWAGE DISPOSAL AND WATER SUPPLY FACILITIES ARE IN COMPLIANCE WITHIN ARTICLES C & D SEWAGE DISPOSAL AND DRINKING WATER SUPPLY OF FULTON COUNTY HEALTH DEPARTMENT REGULATIONS AND IN ACCORDANCE WITH REQUIREMENTS BELOW:

- |   |   |
|---|---|
| WATER SUPPLY  | SEWAGE DISPOSAL                                     |
| <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY | <input checked="" type="checkbox"/> PUBLIC SANITARY |
| <input type="checkbox"/> INDIVIDUAL WATER SUPPLIES      | <input type="checkbox"/> INDIVIDUAL ONSITE SEWAGE   |
| SERVICE REQUIREMENTS--S/D TYPE                          | SERVICE REQUIREMENTS TYPE                           |
| <input checked="" type="checkbox"/> TYPE A              | <input checked="" type="checkbox"/> TYPE A          |
| <input type="checkbox"/> TYPE B                         | <input type="checkbox"/> TYPE B                     |
|   | <input type="checkbox"/> TYPE C                     |
|   | <input type="checkbox"/> TYPE D                     |

2/9/2004 *Maji Madani*  
 FULTON COUNTY HEALTH DEPARTMENT DATE  
 3/30/2005 *Maji Madani*  
 FULTON COUNTY HEALTH DEPARTMENT REVISION DATE

**SURVEYOR'S CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS FINAL PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN.

*W. Carlton Rakestraw Jr.* RLS 2236 3/28/05  
 BY: REGISTERED LAND SURVEYOR NUMBER DATED

**OWNER'S ACKNOWLEDGMENT**

(STATE OF GEORGIA) (FULTON COUNTY)

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY DEDICATES TO FULTON COUNTY THE COMPLETE OWNERSHIP AND USE OF ALL WATER AND SEWER IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING:

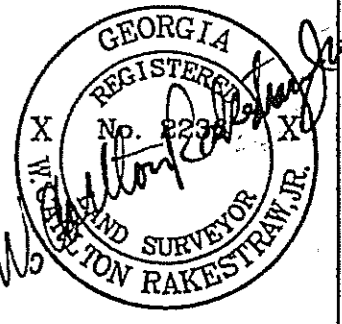
- PUBLIC STREETS (RIGHT-OF-WAY): 2.26 ACRES +/-
- PUBLIC DRAINAGE EASEMENTS: 0.549 ACRES +/- (INCLUDES DETENTION LOT)
- PUBLIC PARKS & OPEN SPACES: 1.190 ACRES +/-

*Hampshire Partners, L.P.*  
 TYPED NAME OF SUBDIVIDER  
*XBBIM* 3-28-05  
 SIGNATURE OF SUBDIVIDER DATE  
*Hampshire Partners, L.P.*  
 TYPED NAME OF OWNER OF RECORD  
*XBBIM* 3-28-05  
 SIGNATURE OF OWNER OF RECORD DATE

**CERTIFICATE OF RECORDING**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN RECORDED IN PLAT BOOK 271, PAGE 34 OF FULTON COUNTY RECORDED ON 4-5 20-05

*W. meacham*  
 CLERK, SUPERIOR COURT, FULTON COUNTY, GEORGIA DATE  
 STREET ADDRESS: 16300 FREEMANVILLE RD.



LDP # 04-107 LP  
 ISSUED 7-28-04

SHEET ONE OF THREE

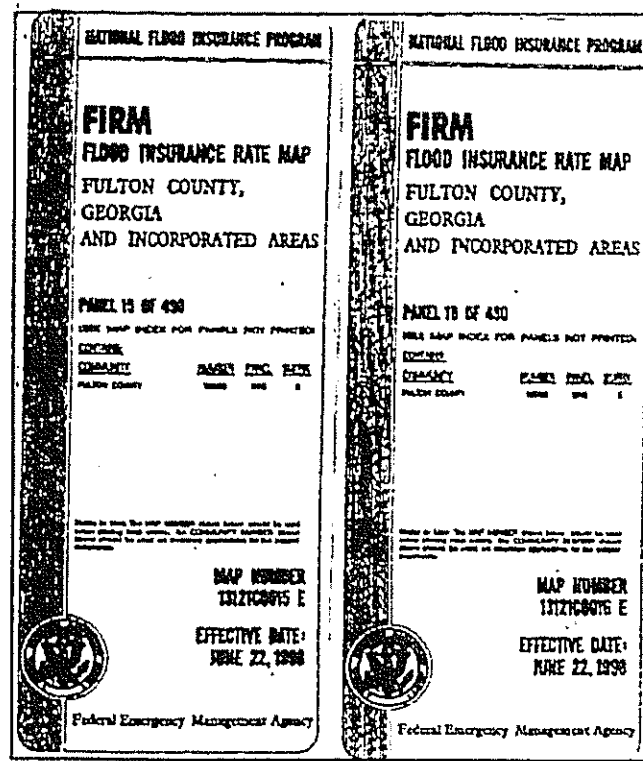
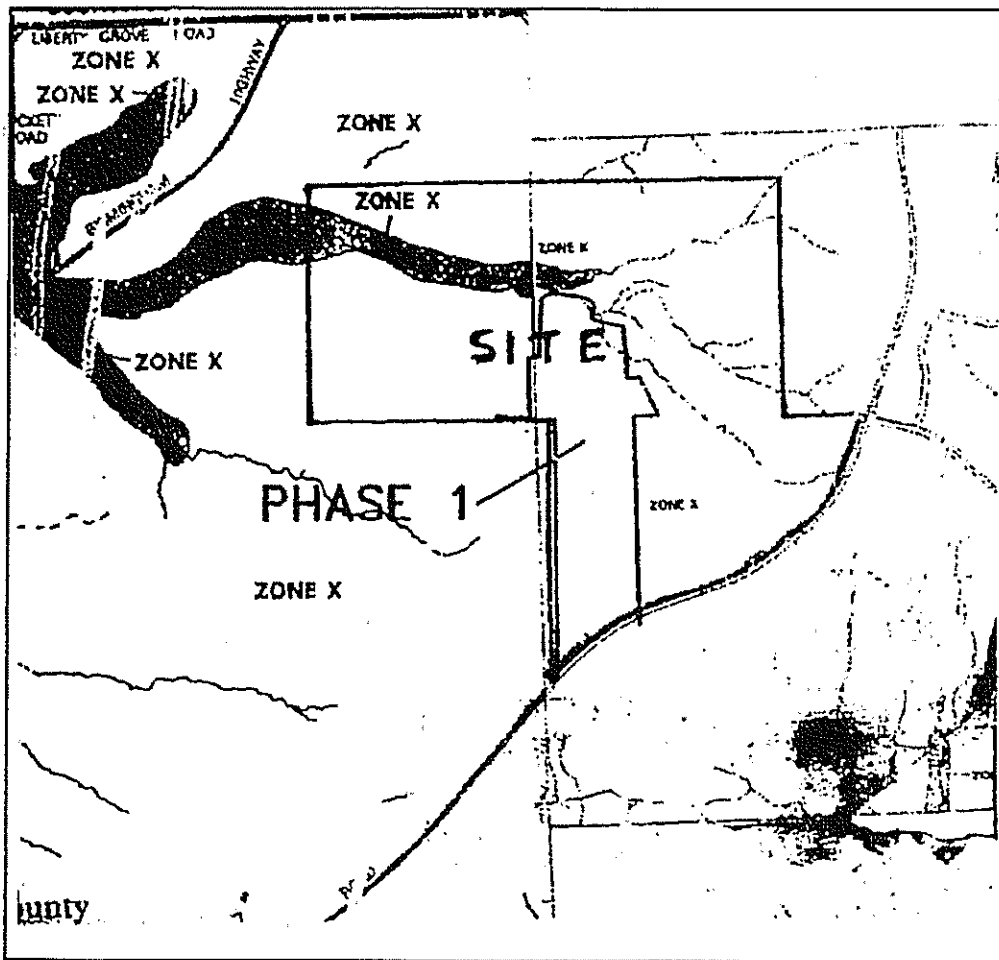
FINAL PLAT OF  
**THE HAMPSHIRE**  
 PHASE 1

REVISION:

LOCATED IN LAND LOT 240, 241 & 264  
 2nd DISTRICT 2nd SECTION  
 FULTON COUNTY, GEORGIA

PROJECT No. 02-068  
 PLOT FILE # FINAL  
 DATE: 1/28/05  
 DRAWN BY: DWP  
 APPROVED BY: W.C.R.

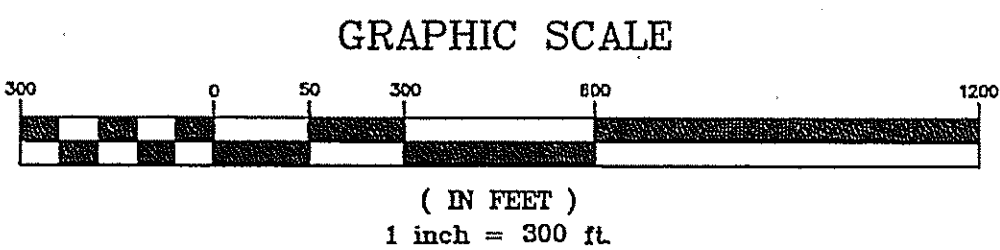
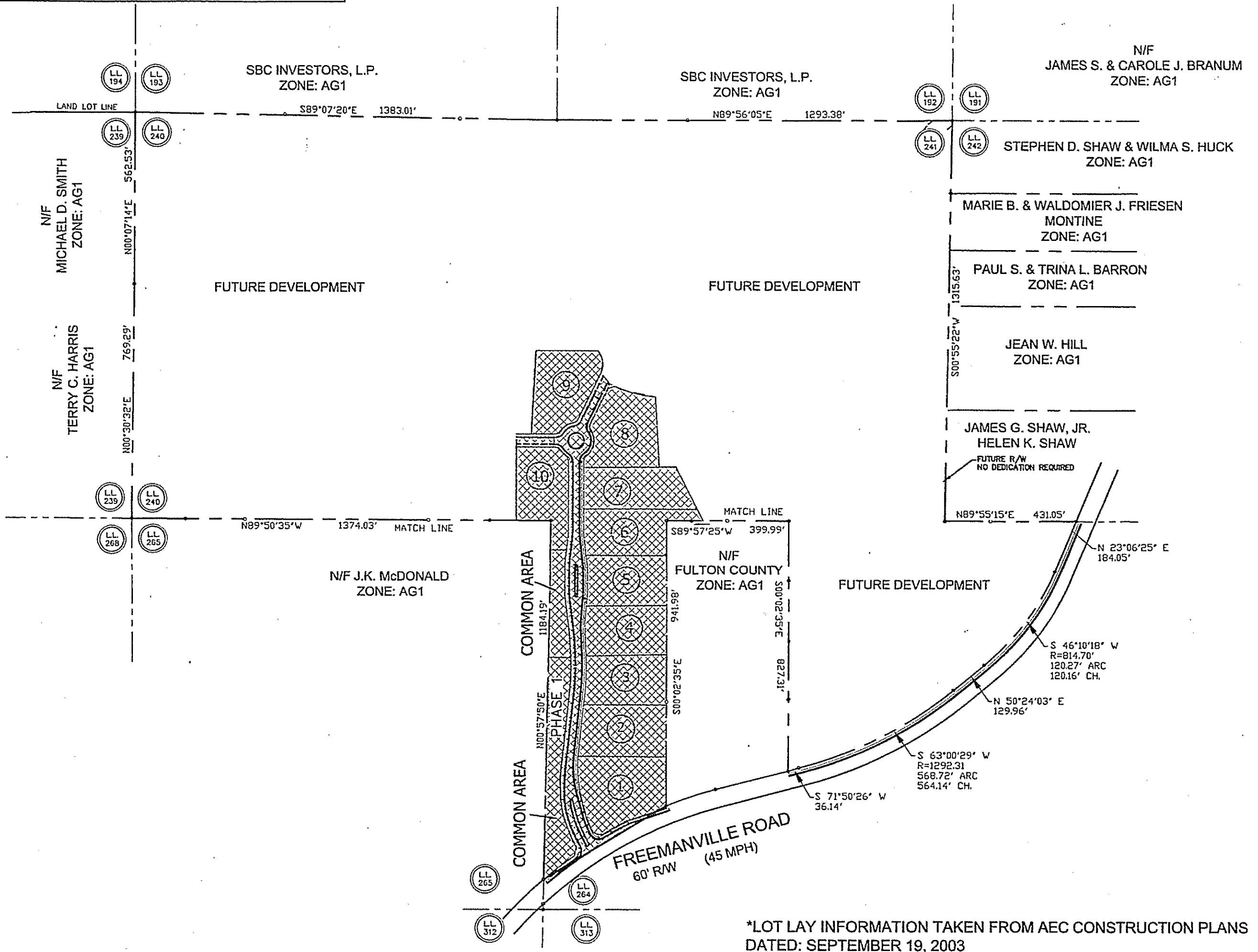
CARLTON RAKESTRAW & ASSOCIATES  
 REGISTERED LAND SURVEYORS  
 764 MARIETTA HIGHWAY - DALLAS, GEORGIA 30157  
 PHONE: (770) 443-2200 - FAX: (770) 443-2300



**OWNER/DEVELOPER/24 HOUR CONTACT:**  
**HAMPSHIRE PARTNERS, L.P.**  
**7380 MCGINNIS FERRY ROAD**  
**SUWANEE, GEORGIA 30024**  
**PHONE: 770-622-2522**  
**CONTACT PERSON: BILL SCHMIDT**

**ENGINEER:**  
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**8995 ROSWELL ROAD SUITE 200**  
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THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AN AREA DESIGNATED AS ZONE "X" ON COMMUNITY PANEL 13121C0015 E & 13121C0016 E OF THE FLOOD INSURANCE MAPS FULTON COUNTY, PREPARED BY F.E.M.A. AND DATED FOR JUNE 22, 1998.



LDP # 04-107 LP  
 ISSUED 7-28-04

SHEET TWO OF THREE  
 FINAL PLAT OF  
**THE HAMPSHIRE'S**  
 PHASE 1

REVISION:

LOCATED IN LAND LOT 240, 241 & 264  
 2nd DISTRICT 2nd SECTION  
 FULTON COUNTY, GEORGIA

**CERTIFICATE OF RECORDING**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN RECORDED IN  
 PLAT BOOK 271, PAGE 35 OF FULTON COUNTY  
 RECORDED ON 4.5 2005

*H. Moore*  
 CLERK, SUPERIOR COURT, FULTON COUNTY, GEORGIA DATE

STREET ADDRESS: 16300 FREEMANVILLE RD.

PROJECT No. 02-068  
 PLOT FILE # FINAL  
 DATE: 1/28/05  
 DRAWN BY: DWP  
 APPROVED BY: W.C.R.

**CARLTON RAKESTRAW & ASSOCIATES**  
 REGISTERED LAND SURVEYORS  
 764 MARIETTA HIGHWAY - DALLAS, GEORGIA 30157  
 PHONE: (770) 443-2200 - FAX: (770) 443-2300



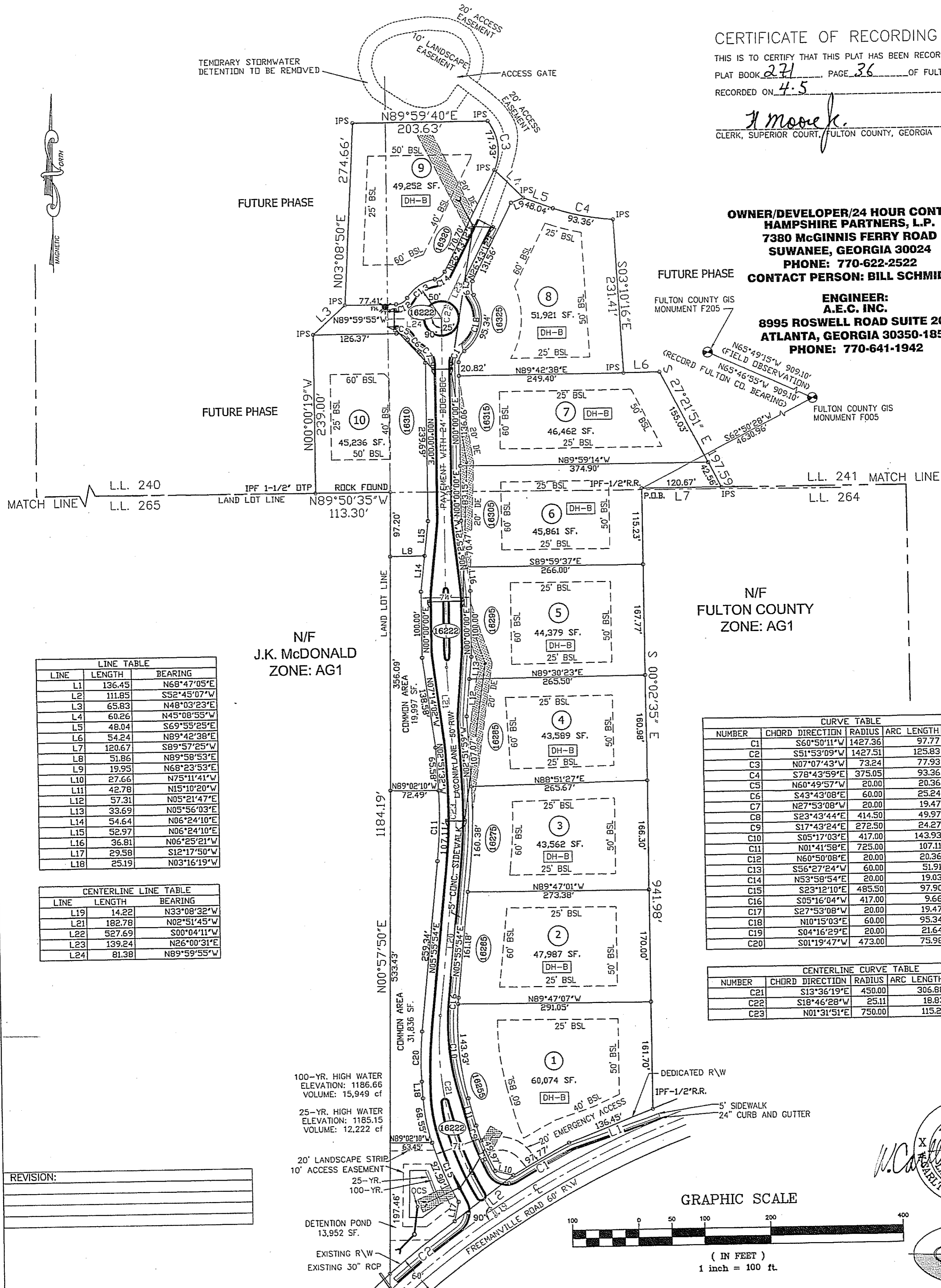
CERTIFICATE OF RECORDING

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN RECORDED IN  
 PLAT BOOK 271 PAGE 36 OF FULTON COUNTY  
 RECORDED ON 4.5 2005

J Moore 4.5-05  
 CLERK, SUPERIOR COURT, FULTON COUNTY, GEORGIA DATE

**OWNER/DEVELOPER/24 HOUR CONTACT:**  
**HAMPSHIRE PARTNERS, L.P.**  
**7380 MCGINNIS FERRY ROAD**  
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**LINE TABLE**

LINE	LENGTH	BEARING
L1	136.45	N68°47'05"E
L2	111.85	S52°45'07"W
L3	65.83	N48°03'23"E
L4	60.26	N45°08'55"W
L5	48.04	S69°55'25"E
L6	54.24	N89°42'38"E
L7	120.67	S89°57'25"W
L8	51.86	N89°58'53"E
L9	19.95	N68°23'53"E
L10	27.66	N75°11'41"W
L11	42.78	N15°10'20"W
L12	57.31	N05°21'47"E
L13	33.69	N05°56'03"E
L14	54.64	N06°24'10"E
L15	52.97	N06°24'10"E
L16	36.81	N06°25'21"W
L17	29.58	S12°17'50"W
L18	25.19	N03°16'19"W

**CENTERLINE LINE TABLE**

LINE	LENGTH	BEARING
L19	14.22	N33°08'32"W
L21	182.78	N02°51'45"W
L22	527.69	S00°04'11"W
L23	139.24	N26°00'31"E
L24	81.38	N89°59'55"W

**CURVE TABLE**

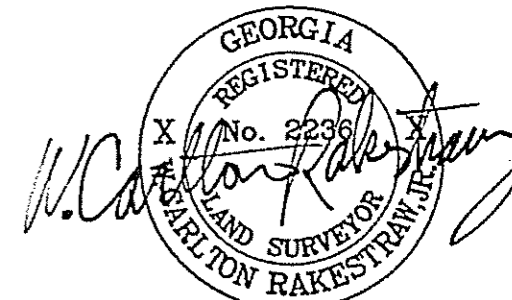
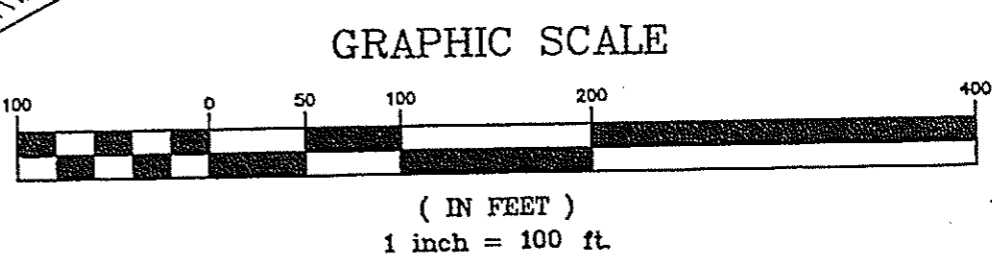
NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CORD LENGTH
C1	S60°50'11"W	1427.36	97.77	97.75
C2	S51°53'09"W	1427.51	125.83	125.79
C3	N07°07'43"W	73.24	77.93	74.30
C4	S78°43'59"E	375.05	93.36	93.12
C5	N60°49'57"W	20.00	20.36	19.49
C6	S43°43'08"E	60.00	25.24	25.06
C7	N27°53'08"W	20.00	19.47	18.71
C8	S23°43'44"E	414.50	49.97	49.94
C9	S17°43'24"E	272.50	24.27	24.26
C10	S05°17'03"E	417.00	143.93	143.22
C11	N01°41'58"E	725.00	107.11	107.01
C12	N60°50'08"E	20.00	20.36	19.49
C13	S56°27'24"W	60.00	51.91	50.31
C14	N59°58'54"E	20.00	19.03	18.32
C15	S23°12'10"E	485.50	97.90	97.74
C16	S05°16'04"W	417.00	9.66	9.66
C17	S27°53'08"W	20.00	19.47	18.71
C18	N10°15'03"E	60.00	95.34	85.62
C19	S04°16'29"E	20.00	21.64	20.60
C20	S01°19'47"W	473.00	75.98	75.90

**CENTERLINE CURVE TABLE**

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CORD LENGTH
C21	S13°36'19"E	450.00	306.88	300.97
C22	S18°46'28"W	25.11	16.83	16.39
C23	N01°31'51"E	750.00	115.21	115.10

REVISION:


100-YR. HIGH WATER ELEVATION: 1186.66 VOLUME: 15,949 cf  
 25-YR. HIGH WATER ELEVATION: 1185.15 VOLUME: 12,222 cf  
 20' LANDSCAPE STRIP  
 10' ACCESS EASEMENT  
 25-YR. 100-YR.  
 DETENTION POND 13,952 SF.  
 EXISTING R/W  
 EXISTING 30" RCP  
 DEDICATED R/W  
 IPF-1/2"R.R.  
 5' SIDEWALK  
 24" CURB AND GUTTER  
 20' EMERGENCY ACCESS  
 136.45'



SHEET THREE OF THREE  
 FINAL PLAT OF  
**THE HAMPSHIRE'S**  
 PHASE 1

LOCATED IN LAND LOT 240, 241 & 264  
 2nd DISTRICT 2nd SECTION  
 FULTON COUNTY, GEORGIA

PROJECT No. 02-068  
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