



15 Developed Lots
Logan Ridge Subdivision
Asking Price - \$20,000/Lot

Presented By:

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Property Information



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- 15 Final Platted Lots in Logan Ridge Subdivision
- Located in Carroll County, GA near the city of Carrollton
- Lot Size - 1.0 to 1.6 Acres
- All utilities available, except Sewer
- Home Prices – Low to High 200's

- Building Setback Requirements
 - Front – 75'
 - Side – 15'
 - Rear – 20'
- Schools – Central High, Central Middle, Central Elementary
- **Asking Price - \$20,000/Lot**

Aerial View



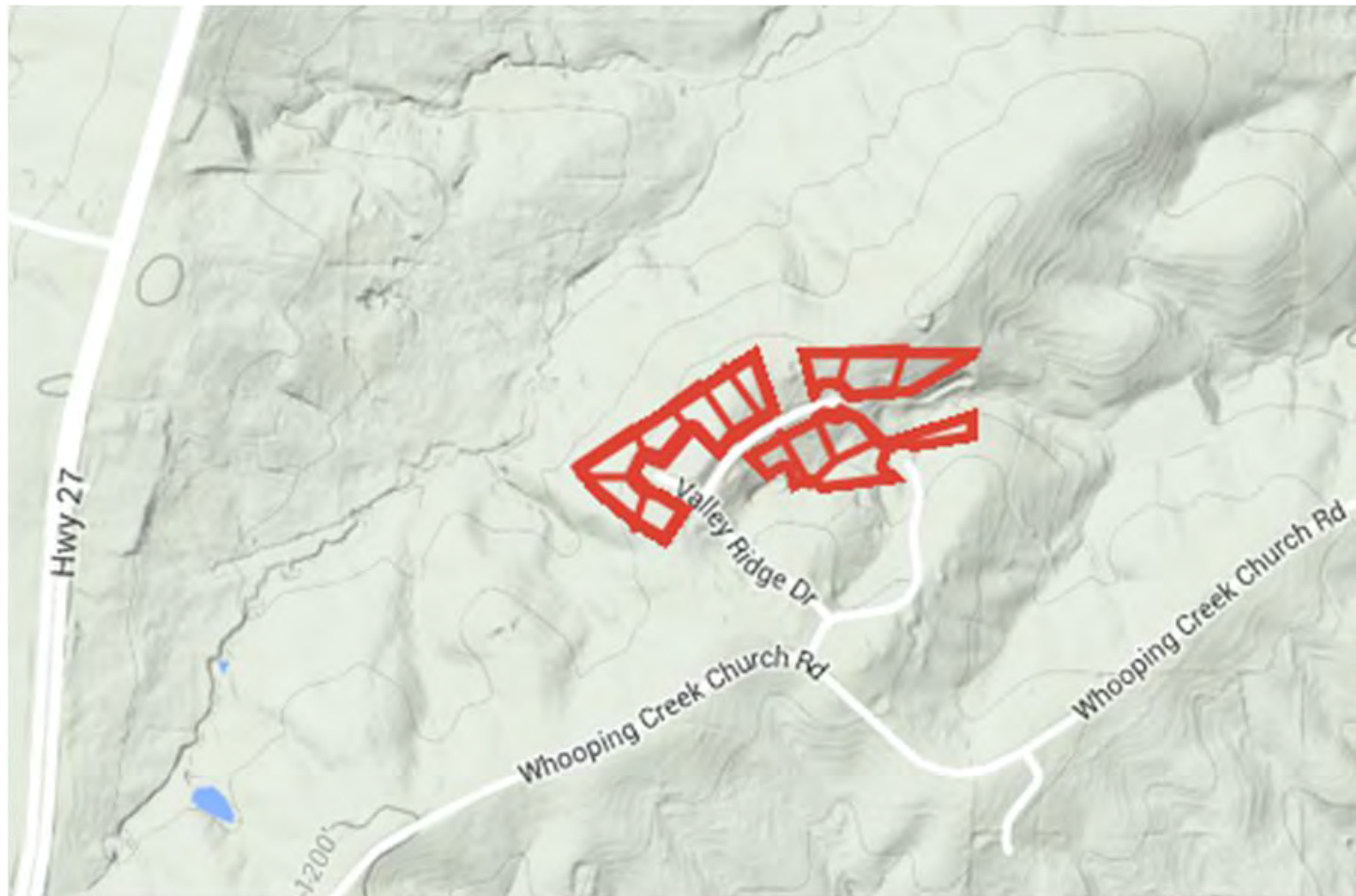
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Property Topo Map



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Property Photos



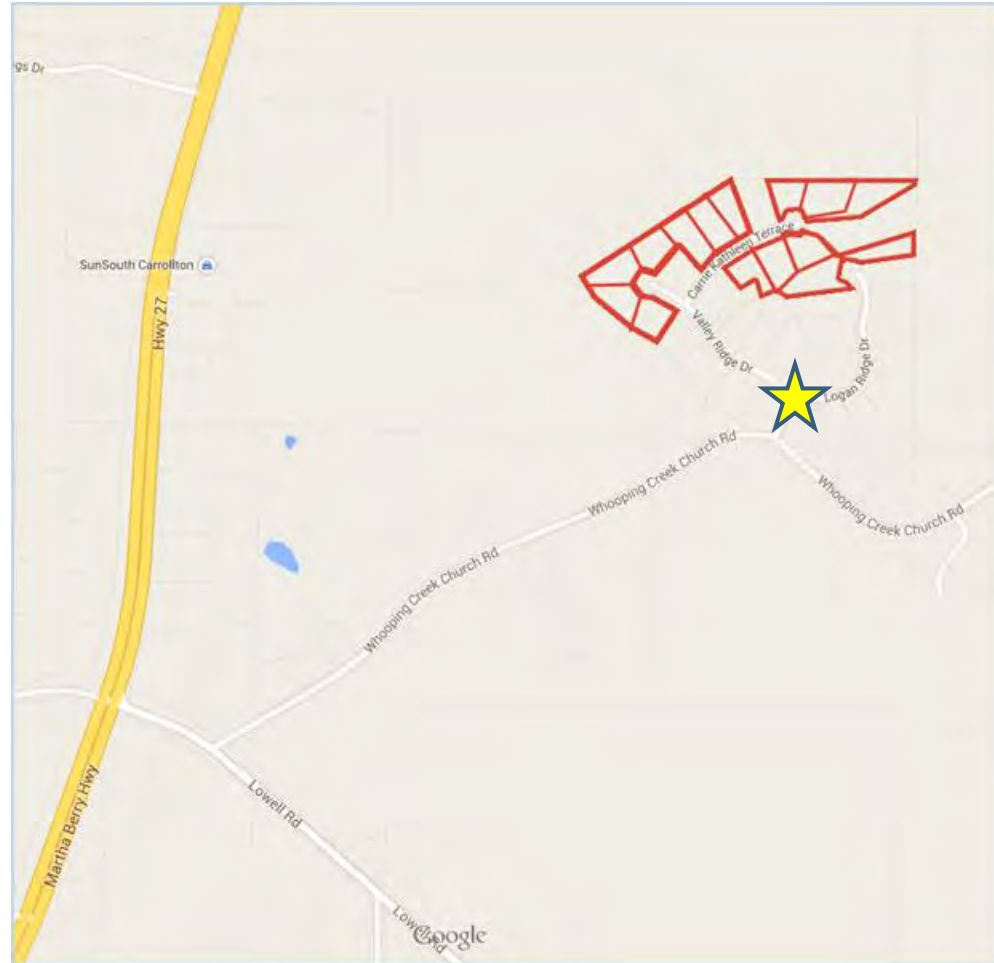
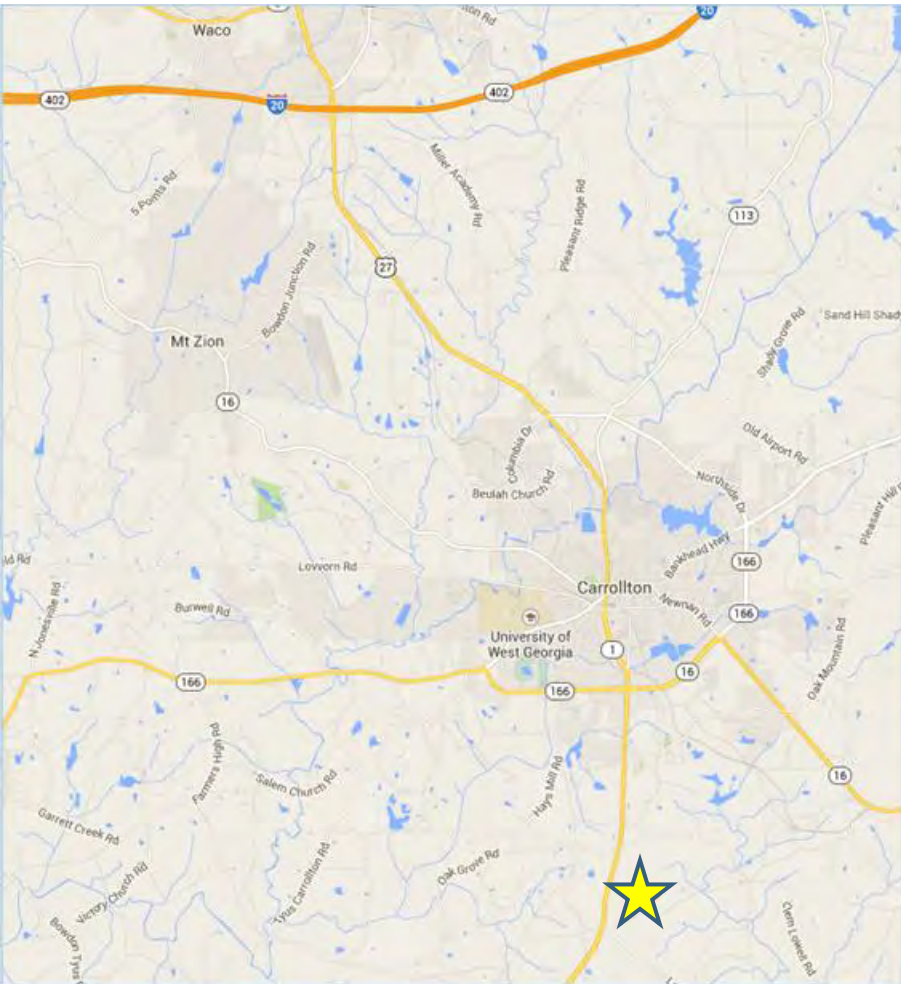
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Location Maps



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OWNER
CHARLES H. LOGAN, JR.
2209 OAKCLIFF COURT
VALICO, GA 31084-5261
815-688-7918

DEVELOPER
DANIE STEIN & CO.
720 REED ROAD
SMYRNA, GEORGIA 30082
770 434 2465
770 433 1370

TOTAL AREA
27.77 ACRES

TO BE SUBDIVIDED INTO 20 LOTS AND NEW ROADS AND RESERVED AREA

1.00 ACRE / 43,560 SQ.FT. MINIMUM LOT SIZE

NOTE: WETLAND STUDY COMPLETED 6-9-04 BY RIVERBEND SOIL CONSULTING AREA OF WETLAND LIES AROUND SPRING HEAD AND FOLLOWING CREEK BANK DOWN-SLOPE TO EASTSIDE OF PROPERTY. AREA SHOWN IS APPROXIMATELY 16,600 SQUARE FEET AND WILL NOT BE DISTURBED.

PROPERTY IS ZONED R2

NOTE: LOTS TO BE SERVED BY PUBLIC WATER SERVICE AND INDIVIDUAL PRIVATE SEPTIC SYSTEMS

THIS PLAT DOES NOT GUARANTEE A BUILDING PERMIT

NOTE: A 20' DRAINAGE EASEMENT IS LOCATED ALONG ALL PERIMETER BOUNDARY LINES

NOTE: A 10' DRAINAGE EASEMENT IS CENTERED ALONG EACH INTERIOR LOT LINE

PROPERTY IS LOCATED IN WHOOPIING CREEK BASIN

BUILDING SETBACK UNLESS NOTED OTHERWISE
FRONT (FROM CENTER OF ROAD) = 75'
SIDE = 15'
REAR = 20'

ALL LOT CORNERS ARE MARKED WITH 1/2" REBAR
UNLESS NOTED OTHERWISE
ALL BUILDING SITES SHALL BE A MINIMUM OF 2' ABOVE HIGH WATER ELEVATION AND/OR THE 100' FLOOD ELEVATION
ALL STREETS ARE ASPHALT WITH 24" ROLL BACK CONCRETE CURB AND GUTTER, PAVING SPEC. IS 6" CONCR. AGG. BASE WITH 2" ASPHALT

NO DAM BREAK STUDY HAS BEEN DONE BY THIS FIRM. THE OWNER OF THE PROPERTY AND THE DEVELOPER WILL BE RESPONSIBLE FOR ANY AND ALL PARTS OF THIS DEVELOPMENT.

WATERS OF THE U.S. ARE PRESENT. THE PROPERTY WILL BE SUBJECT TO ALL APPROPRIATE SETBACKS AND BUFFERS



ELBERT H. ANGEL
GEORGIA REG. LAND SURVEYOR - 1742
956 ADAMS ROAD
CEDARTOWN, GA 30125
(770) 748-0419

FINAL SUBDIVISION PLAT OF **LOGAN RIDGE PHASE TWO** BEING IN LAND LOT 1 4TH DISTRICT CARROLL COUNTY GEORGIA

SCALE 1" = 100' JULY 28, 2005



OWNERS ACKNOWLEDGMENT

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

PUBLIC STREETS 2.88 ACRES
PUBLIC DRAINAGE EASEMENTS 1.14 ACRES
PUBLIC PARKS / OPEN SPACES 2.88 ACRES

OWNER OF RECORD - CHARLES H. LOGAN, JR.
Wade L. Lerner DATE 2-6-06

DRAINAGE CERTIFICATE

THE OWNER OF RECORD, ON BEHALF OF HIMSELF(ITSELF) AND ALL SUCCESSORS IN INTEREST SPECIFICALLY RELEASES CARROLL COUNTY FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION STORM DRAINS FROM OR FROM FLOODING FROM HIGH WATER OR NATURAL CREEKS, RIVER OR DRAINAGE FEATURES. 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. THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS 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 JUDGEMENT OF THE DIRECTOR OF PUBLIC WORKS, IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY OR THE PUBLIC ROADS OR UTILITY SYSTEM SUCH EMERGENCY MAINTENANCE CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF CARROLL COUNTY NOR AN ABROGATION OF CARROLL COUNTY'S RIGHTS TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER(S) OF THE LANDS THAT GENERATED THE CONDITIONS

FLOOD PLAIN STATEMENT

Based upon review of the Federal Emergency Management Agency Flood Insurance Rate Map for Community 130484 Point 173 B with an effective date of December 15, 1990 the property shown does not lie within a Flood Area.

CERTIFICATE OF FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE CARROLL COUNTY SUBDIVISION REQUIREMENTS RELATIVE TO THE PREPARATION AND SUBMISSION OF A FINAL PLAT HAVING BEEN FULFILLED, APPROVAL BY THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS SAID SUBDIVISION REGULATIONS, AND THE PLAT HAS FULLY COMPLIED WITH THE CARROLL COUNTY ZONING RESOLUTION, AND THE CONDITIONS OF ZONING APPROVAL HAVE BEEN MET.

2-28-06 DATE OF APPROVAL L. L. Lerner
DIRECTOR, CARROLL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

John H. ... 2-27-06
CARROLL COUNTY NORTH DEPARTMENT DATE

John H. ... 2-21-06
DIRECTOR, CARROLL COUNTY PUBLIC WORKS DEPARTMENT DATE

John H. ... 2-20-06
ENGINEER, CARROLL COUNTY DEVELOPMENT DEPARTMENT DATE

John H. ... 03/11/06
CHAIRMAN, CARROLL COUNTY BOARD OF COMMISSIONERS DATE

John H. ... 2-20-06
CARROLL COUNTY WATER AUTHORITY DATE

John H. ... 2-20-06
CARROLL COUNTY FIRE DEPARTMENT DATE

CARROLL COUNTY PUBLIC WORKS DEPARTMENT

CARROLL COUNTY ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT OF WAY OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAT.

FINAL ENGINEERING CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE INFRASTRUCTURE CONSTRUCTED AND DEDICATED TO CARROLL COUNTY IN PERPETUITY ON THIS PLAT, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL DESIGN MADE BY ME OR UNDER MY SUPERVISION. THAT ALL INFRASTRUCTURE SHOWN HEREON ACTUALLY EXIST OR IS MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND CONSTRUCTED FOLLOWING THE COUNTY SUBDIVISION REGULATIONS AND THE REQUIREMENTS OF THE ZONING RESOLUTIONS HAVE BEEN FULLY COMPLIED WITH.

BY John H. ...
GEORGIA REG. NO. 00172
DATED 02/06/06

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

BY W. H. ...
GEORGIA REGISTERED LAND SURVEYOR NO. 1742
DATED 21 Jan 06

REC'D FEB 01 2006
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The field data upon which this plat is based has a closure precision of more than one foot in 10,000 feet and an angular error of less than 10" per angle point and was adjusted using the Compass Rule.

Equipment used for measurement:
Angular: Topcon GTS 3D
Linear: Topcon GTS 3D

NOTE: This plat is subject to all easements, matters of title and rights-of-way.

This plat has been calculated for closure and is found to be accurate within one foot in 10,000 feet.

NOTE: This plat of survey is made for the sole use and benefit of the person(s) or entity named hereon. This firm assumes no liability to persons or entities not named hereon, and any use by unnamed parties is done at their own risk.



FINAL SUBDIVISION PLAT OF **LOGAN RIDGE PHASE TWO** BEING IN LAND LOT 1 4TH DISTRICT CARROLL COUNTY GEORGIA

SCALE 1" = 100' JULY 28, 2005



88/269

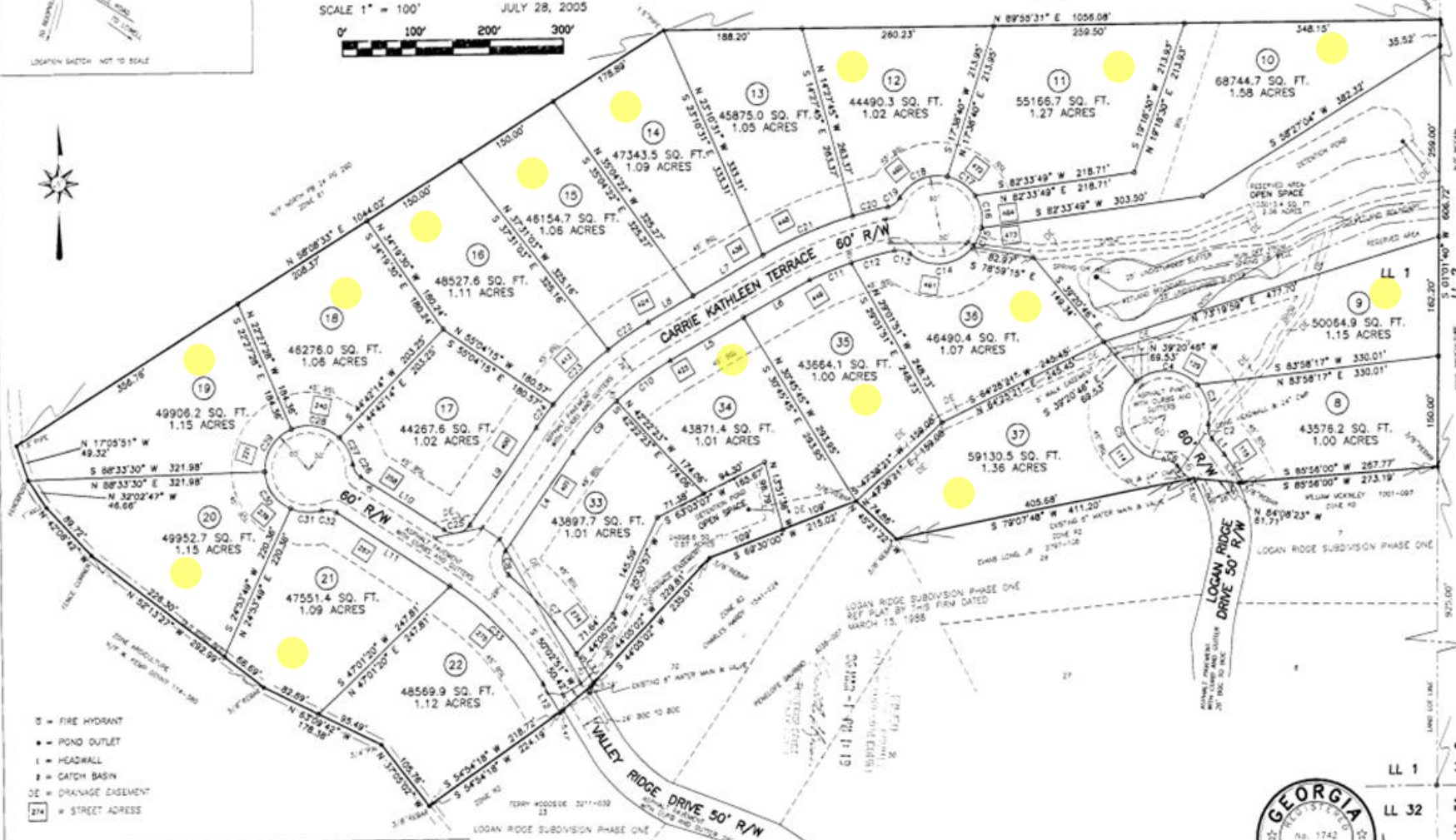
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NOTE: This plat is subject to all easements, matters of the land and right-of-way.

The field data upon which this plat is based has a closure precision of more than one foot in 10,000 feet and an angular error of less than 10" per angle point and was adjusted using the Compass Rule.

Equipment used for measurement:
 Angular Topcon GTS 3D
 Linear Topcon GTS 3D



- = FIRE HYDRANT
- = POND OUTLET
- = HEADWALL
- = CATCH BASIN
- DE = DRAINAGE EASEMENT
- = STREET ADDRESS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	183.88	45.65	45.73	N 32°22'45" W	14°17'15"
C2	25.00	21.68	21.00	N 12°40'59" W	49°40'47"
C3	60.00	56.97	54.89	N 13°22'41" W	54°24'11"
C4	60.00	91.21	82.88	N 85°47'48" W	8°59'50"
C5	60.00	144.38	111.98	S 18°48'28" E	13°51'32"
C6	25.00	21.68	21.00	S 62°21'48" E	49°40'47"
C7	433.43	140.60	139.99	N 49°17'45" W	18°35'11"
C8	25.00	36.47	33.32	N 07°07'52" W	83°24'42"
C9	454.23	91.50	91.30	N 41°08'33" E	7°58'18"
C10	454.23	91.50	91.30	N 54°28'42" E	1°25'08"
C11	532.65	81.25	81.22	N 68°07'28" E	0°35'19"
C12	532.65	81.25	81.22	N 74°42'48" E	0°35'19"
C13	25.00	22.65	21.88	S 78°02'22" E	51°54'27"
C14	60.00	96.11	86.16	N 84°31'28" S	81°46'48"
C15	60.00	28.11	27.66	N 24°42'48" E	2°50'41"
C16	60.00	46.58	44.98	N 10°42'48" W	44°00'24"
C17	60.00	46.58	44.98	N 24°42'27" W	44°00'25"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C18	60.00	78.05	71.08	S 68°58'33" W	77°37'05"
C19	25.00	20.80	20.20	S 54°30'43" W	47°47'32"
C20	25.00	20.80	20.20	S 78°01'50" W	04°45'28"
C21	25.00	20.80	20.20	S 67°11'03" W	12°54'24"
C22	454.23	91.25	91.22	S 20°12'03" W	0°35'19"
C23	454.23	91.25	91.22	S 40°23'28" W	1°03'04"
C24	454.23	91.25	91.22	S 37°02'41" W	04°46'25"
C25	25.00	36.47	33.32	S 78°12'58" W	89°12'51"
C26	25.00	21.68	21.00	N 31°17'10" W	49°40'47"
C27	60.00	40.68	39.91	N 22°22'18" W	38°51'00"
C28	60.00	72.24	67.92	N 78°23'23" W	8°29'41"
C29	60.00	72.24	67.92	S 37°02'41" W	88°52'02"
C30	60.00	46.58	44.98	S 37°02'41" W	88°52'02"
C31	60.00	46.58	44.98	S 80°57'57" E	49°40'47"
C32	60.00	46.58	44.98	S 80°57'57" E	49°40'47"
C33	408.78	183.11	181.58	S 43°13'48" E	29°47'32"

LINE	BEARING	DISTANCE
L1	N 37°31'23" W	28.98
L2	S 37°31'23" E	24.49
L3	N 30°29'45" W	45.00
L4	N 34°39'29" E	164.37
L5	N 50°35'44" E	115.87
L6	N 51°24'11" E	102.84
L7	S 62°35'44" W	110.43
L8	S 62°35'44" W	70.59
L9	S 34°39'29" E	161.99
L10	N 58°07'54" W	135.84
L11	S 58°07'54" E	184.11
L12	S 30°07'26" E	44.38



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SHEET 2 OF 3

JOB NO. 03-097 / 113-001 / 0-05-058

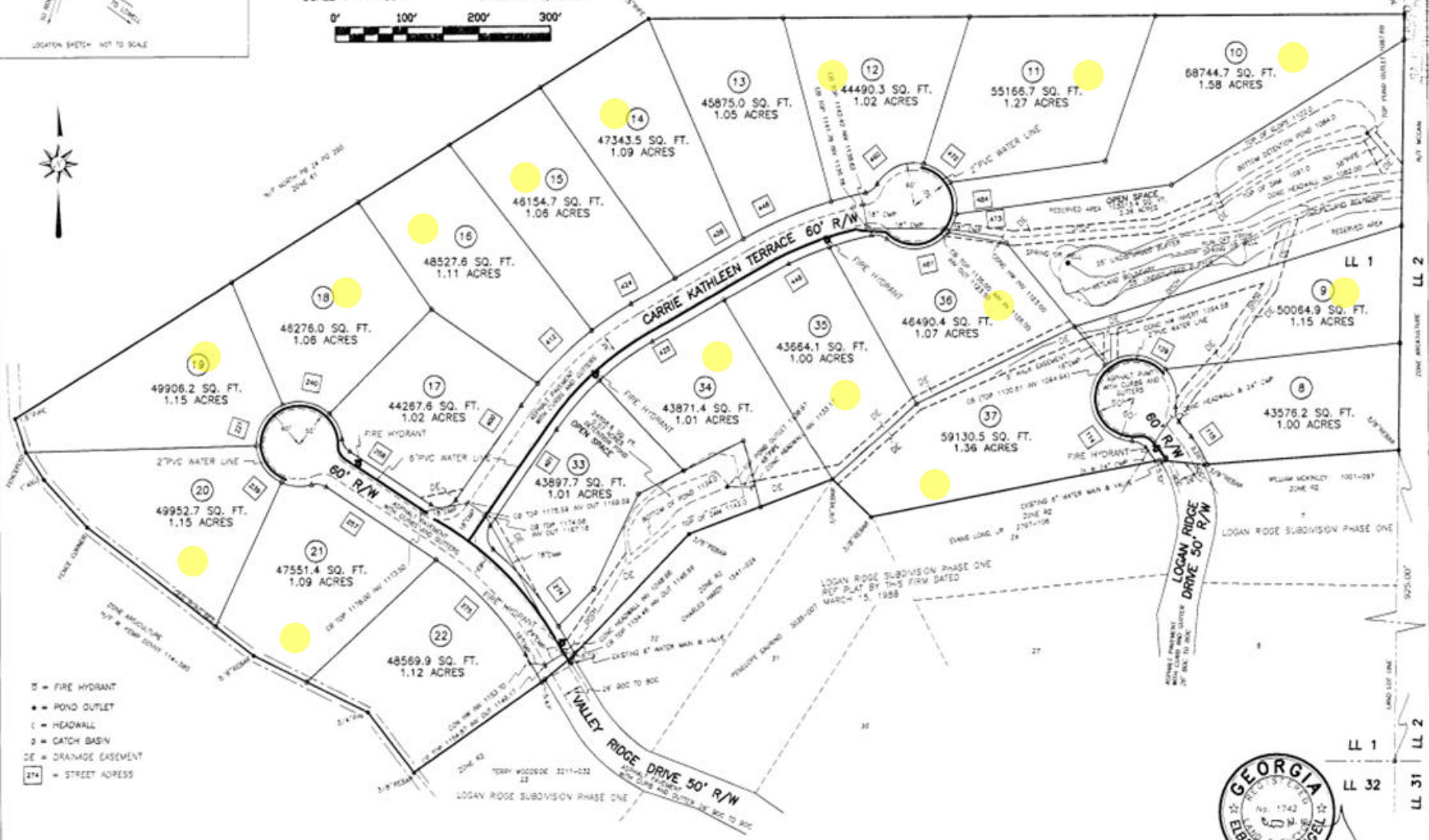
LOGAN RIDGE PHASE TWO
BEING IN LAND LOT 1 4TH DISTRICT
CARROLL COUNTY GEORGIA

88/270

SCALE 1" = 100' JANUARY 10, 2006



LOCATION SKETCH - NOT TO SCALE



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956 ADAMS ROAD
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SHEET 3 OF 3

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