

HENRY FARMS SUBDIVISION (AKA NEW HOPE SPRINGS)

PB 44 PG 2/4

FIELD OFFICE
HENRY COUNTY
SUPERIOR COURT
APR 28 2006 2:30 PM
J. G. SHERROTT
CLERK OF SUPERIOR COURT

- NOTES:
- TOTAL LINEAR FEET OF BOUNDARY CONSTRUCTION = 2337 LF. CONSTRUCTION COST = \$38 LF.
 - PROPERTY IS ZONED R-1. NUMBER OF LOTS = 18, TOTAL ACRES = 23.08
 - MINIMUM SETBACKS PER ZONING: FRONT - 50' REAR - 40'
 - MINIMUM HOUSE SIZE = 1200 SQ. FT. HEATED SPACE
 - MINIMUM LOT SIZE = 43,000 SQ. FT., 1 ACRE.
 - MINIMUM LOT WIDTH AT BUILDING LINE = 175'
 - IRON PINS SET AT ALL PROPERTY CORNERS ARE 1/2" REBAR
 - OWNER/DEVELOPER: HENRY REALTY INVESTORS, LLP 24 HOUR CONTACT: KATY HENRY (478) 882-2877
 - SUBJECT TO ALL EASEMENTS AND RESTRICTION OF RECORD BOTH WRITTEN AND UNWRITTEN.
 - CENTRALINE OF PAVED ROAD DOES NOT NECESSARILY REPRESENT THE CENTRALINE OF THE DESIGNATED RIGHT-OF-WAY
 - A 20' DRAINAGE EASEMENT IS RESERVED AND CENTERED ON ALL SIDE PROPERTY LINES AND INSIDE ALL BOUNDARY LINES.
 - LOTS SHALL UTILIZE SEPTIC TANK FOR SEWER SERVICE.
 - POTABLE WATER PROVIDED BY HENRY COUNTY WATER & SEWERAGE AUTHORITY
 - ALL STORM DRAINS SHALL EXTEND A MINIMUM OF THIRTY (30') FEET BEYOND ANY FUTURE RESIDENCE OR BUILDING.
 - AS PER FLOOD INSURANCE RATE MAP OF HENRY COUNTY, GA. COMMUNITY PANEL NO. 154468 0150 B THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE (100 YEAR FLOOD).
 - FLOOD STUDY PERFORMED BY BURTON DAVIS DATED 10-18-04, USING THE HEC 2 WATER SURFACE PROFILES.
 - THE FIELD DATA IN WHICH THIS PLAT WAS A CLOSED PRECISION POINT AND WAS ADJUSTED USING COMPASS RULE.
 - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 365,131 FEET.
 - A 5' UTILITY EASEMENT IS RESERVED BEHIND THE RIGHT-OF-WAY ON ALL LOTS.
 - STREET WIDTH 26' BACK TO BACK OF CURB
 - THERE IS A PERMITTED STREAM ON THIS PROPERTY. METERS SHOWING HEREON WERE TAKEN FROM A SURVEY PERFORMED BY AN INDEPENDENT CONSULTANT RETURNED BY THE DEVELOPER AND SUPPLIED TO BDC INC.
 - THE ELEVATION DATUM FOR THIS SURVEY IS NAVD 88 AS TAKEN FROM HENRY COUNTY GS MONUMENT # 40000
 - DEVELOPMENT PERMIT # 4354.

OWNER'S ACKNOWLEDGMENT

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THIS PLAT WAS MADE FROM ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

OWNER: Henry Farms DATED: 4-28-06

AGENT: _____ DATED: _____

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR PERSONS UNDER MY SUPERVISION AND THAT IRON PINS WERE PLACED AT ALL LOTS CORNERS AND MEETS ALL THE REQUIREMENTS OF LAW AND HENRY COUNTY, GEORGIA.

BY: [Signature] DATE: 4-28-06

REGISTERED GEORGIA LAND SURVEYOR NO. 2047

APPROVED FOR RECORDING

DIRECTOR, DEVELOPMENT PLAN REVIEW DEPARTMENT
HENRY COUNTY BOARD OF COMMISSIONERS

APPROVED BY: [Signature] DATED: 4/27/06

HENRY COUNTY ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, NOR FOR THE EXTENSION OF COLLECTORS BEYOND THE POINTS SHOWN ON THIS PLAT AND AS REQUIRED BY THE HENRY COUNTY SUPERVISION ORDINANCE. ALL STORM DRAINS SHALL EXTEND A MINIMUM OF THIRTY (30') FEET BEYOND ANY FUTURE RESIDENCE OR BUILDING.

THIS PLAT IS HEREBY APPROVED FOR RECORDING

DIRECTOR, HENRY COUNTY PLANNING & DEVELOPMENT DIVISION

DATE: 4-28-06

LEGEND

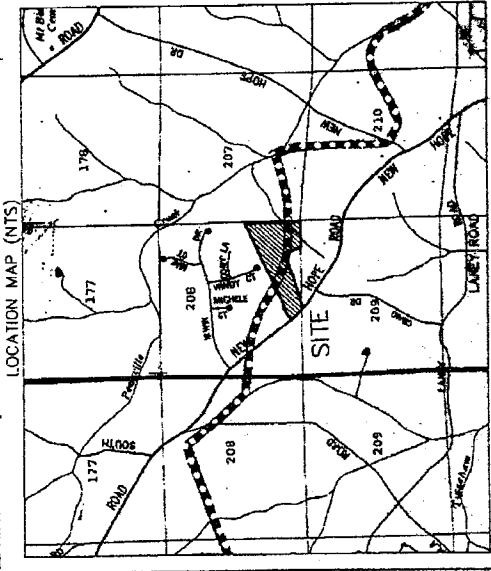
JB - JUNCTION BOX
PP - POWER POLE
ON - OIL WIRE
DWB - DOUBLE WING CATCH BASIN
DE - DRAINAGE EASEMENT MARK
TM - TRIM 1 - TOP OF CURB 26" - 700.31
TRM 2 - TOP OF CURB 30" - 704.28
HT - MINIMUM FOOTING ELEVATION
UT - UTILITY EASEMENT

POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
M/A - HIGH OR FORECLOSURE
R/S - HIGH PER LOT
R/W - RIGHT-OF-WAY
LL - LAND LOT LINE
EMT - EASEMENT
DB - DOUBLE WING CATCH BASIN
HW - HEADWALL

THIS PROJECT LIES WITHIN THE LIMITED DEVELOPMENT AREA OF THE TUSSAHAH WATERSHED PROTECTIVE DISTRICT.

HENRY COUNTY TAX MAP 157 E
ALL BLOCK 1
TAX ID. NUMBERS SAME AS LOT NUMBERS
(LOCATION OF DRIVEWAY DETERMINES ADDRESSES ON ALL CORNER LOTS)
OUT OF 157-01048000
AND 157-01049000

NET ACREAGE: (AS PER HENRY COUNTY ORDINANCE SEC 3-7-189)
TOTAL NUMBER OF AC. IN 100-YR FLOOD: 0.00
TOTAL NUMBER OF AC. IN R.O.W.: 2.84 AC
TOTAL NUMBER OF AC. CONTAINED IN DETENTION OR RETENTION POND: 1.43 AC
2.84 AC + 1.43 AC = 4.27 AC
NET ACREAGE = 23.08 TOTAL AC. / 4.27 = 18.81 ACRES
GROSS DENSITY = 23.08 TOTAL AC. / 18 = 0.78 UPA
NET DENSITY: (AS PER HENRY COUNTY ORDINANCE SEC 3-7-189)
BY THE NET ACREAGE WITHIN THE BOUNDARIES OF ANY PARCEL ON LAND TO BE DEVELOPED AS A SINGLE PROJECT.
18 DWELLING UNITS = 0.96 UPA
18.81 NET ACREAGE



<p>Burton, Davis & Associates, Inc. 83 Lawrenceville St. McDonough, Ga 30253 Tel (770) 914-9933 Fax (770) 914-2885 bdac@bdaearth.net</p>	PROJECT	HENRY FARMS SUBDIVISION
	CLIENT	HENRY REALTY INVESTORS, LLLP
ENGINEER / SURVEYOR		
LAND LOTS(S)	208	
DISTRICT(S)	B	
CITY	HENRY	
COUNTY(S)	HENRY	
REVISIONS	DATE: 03-22-06	
DATE	JOB NUMBER	21587
SCALE	1"=100'	
DRAWN BY	RAM	
CHECKED BY	WEB	
SHEET	1 OF 3	



**Burton,
Davis &
Associates,
Inc.**

63 Lawrenceville St.
McDonough, Ga 30253
Tel (770) 914-9932
Fax (770) 914-2996
bdainc@earthlink.net

PROJECT

HENRY FARMS
SUBDIVISION

CLIENT

HENRY REALTY
INVESTORS, LLLP

ENGINEER / SURVEYOR



LAND LOT(S)

208

DISTRICT(S)

8

CITY

HENRY

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STATE-OR-ADJ. STATE

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1"=100'

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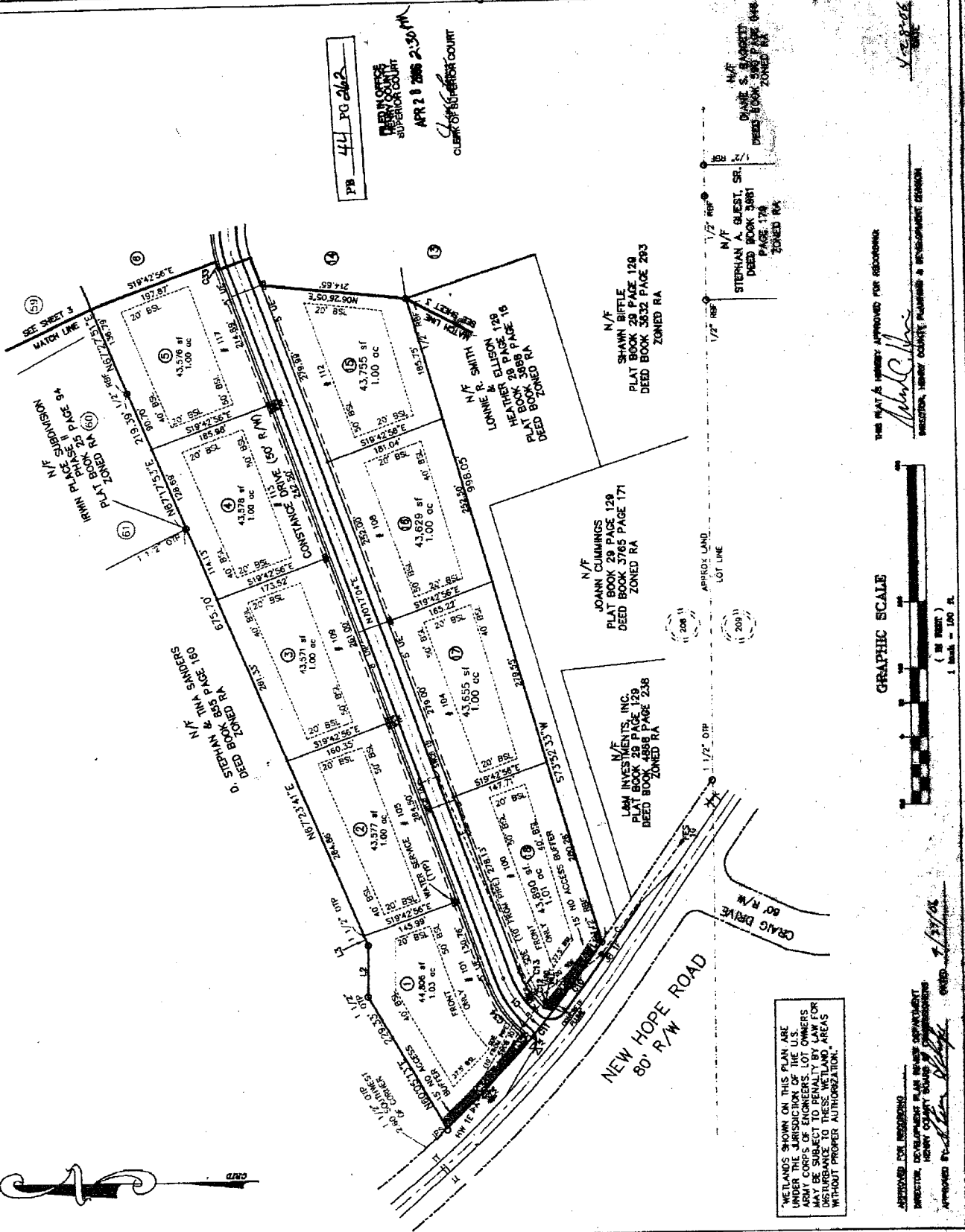
WEB

SHEET

2

OF

3



PB 44 PG 262
HENRY REALTY INVESTORS, LLLP
SUPERIOR COURT
APR 2 2006 2:30 PM
CLERK OF SUPERIOR COURT

N/F
SHAWN BIFLE
PLAT BOOK 29 PAGE 128
DEED BOOK 3632 PAGE 293
ZONED RA

N/F
LONNIE R. SMITH
HEATHER & ELUSON 179
PLAT BOOK 3088 PAGE 19
DEED ZONED RA

N/F
STEPHAN A. GUEST, SR.
DEED BOOK 3981
PAGE 174
ZONED RA

N/F
JOANN CUMMINGS
PLAT BOOK 29 PAGE 129
DEED BOOK 3765 PAGE 171
ZONED RA

N/F
LAM INVESTMENTS, INC.
PLAT BOOK 29 PAGE 129
DEED BOOK 4868 PAGE 238
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N/F
D. STEPHAN & TINA SANDERS
DEED BOOK 865 PAGE 160
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N/F
WIMM PLANNING & SURVEYING
PLAT BOOK 25 PAGE 49
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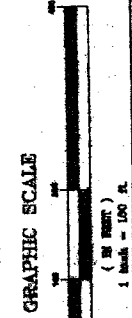
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ZONED RA

THIS PLAN IS HEREBY APPROVED FOR RECORDATION
William E. Williams
REGISTERED PROFESSIONAL SURVEYOR



"WETLANDS SHOWN ON THIS PLAN ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION."

APPROVED FOR RECORDATION
REGISTERED PROFESSIONAL SURVEYOR
HENRY COUNTY BOARD OF SUPERVISORS
APPROVED BY: *William E. Williams* 4/2/06



**Burton,
Davis &
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Inc.**

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PROJECT
HENRY FARMS
SUBDIVISION

CLIENT
HENRY REALTY
INVESTORS, LLLP

ENGINEER / SURVEYOR
WILLIAM E. HENRY
REGISTERED PROFESSIONAL ENGINEER
STATE OF GEORGIA
LICENSE NO. 12345

LAND LOTTED
208

DISTRICT(S)
8

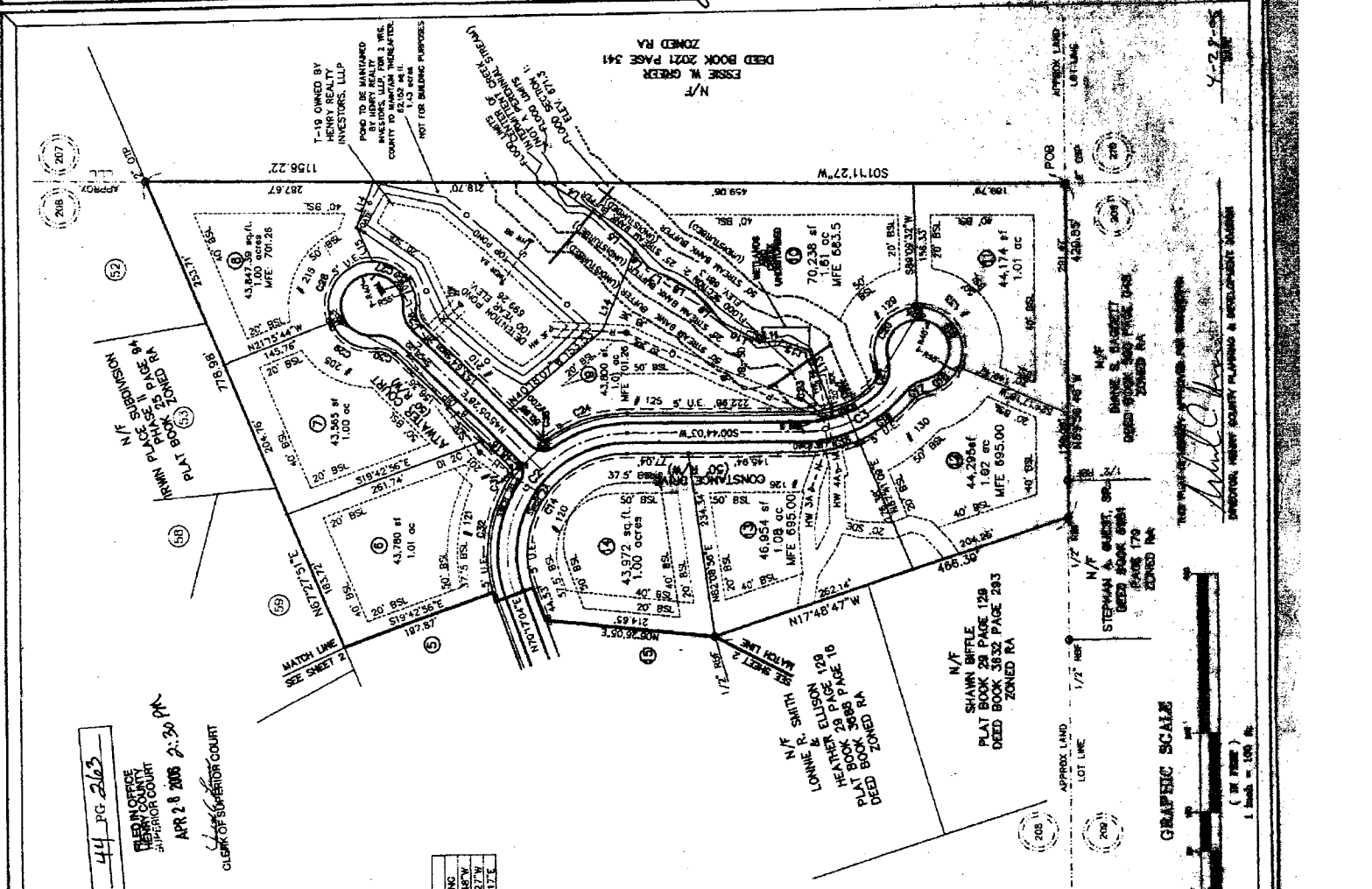
CITY
HENRY

COUNTY(S)
HENRY

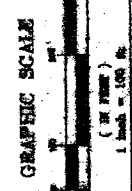
DATE OF THIS PLAN
11-15-08

DESIGNED BY
WEB

3 OF 3



PR 44 PG 263
FIELD OFFICE
SUPERVISOR COURT
APR 28 2008 2:30 PM
CLERK OF SUPERIOR COURT



PIPE CHART

PIPE	UPSTREAM	DOWNSIDE	SECTION	LENGTH
A	100.00	100.00	CMP	147.2
B	100.00	100.00	CMP	150.0
C	100.00	100.00	CMP	150.0
D	100.00	100.00	CMP	150.0
E	100.00	100.00	CMP	150.0
F	100.00	100.00	CMP	150.0
G	100.00	100.00	CMP	150.0
H	100.00	100.00	CMP	150.0
I	100.00	100.00	CMP	150.0
J	100.00	100.00	CMP	150.0
K	100.00	100.00	CMP	150.0
L	100.00	100.00	CMP	150.0
M	100.00	100.00	CMP	150.0
N	100.00	100.00	CMP	150.0
O	100.00	100.00	CMP	150.0
P	100.00	100.00	CMP	150.0
Q	100.00	100.00	CMP	150.0
R	100.00	100.00	CMP	150.0
S	100.00	100.00	CMP	150.0

CENTER LINE CURVE TABLE

NUMBER	LENGTH	RADIUS	CHORD	BEARING
C1	78.09	190.00	78.17	S85°10'45"W
C2	289.16	150.00	243.42	N84°29'27"W
C3	131.98	150.00	127.78	S42°28'17"E

LINE TABLE

LINE	LENGTH	BEARING
L1	17.17	N85°21'32"W
L2	76.01	S88°18'00"E
L3	15.38	N87°23'41"E
L4	78.03	S85°15'30"W
L5	65.78	S43°45'31"W
L6	50.11	S33°12'24"W
L7	33.90	S20°08'31"W
L8	55.53	S47°45'22"W
L9	25.33	S20°32'10"W
L10	28.11	S01°38'54"E
L11	35.22	S02°52'04"W
L12	79.08	S89°20'18"W
L13	69.48	S89°18'44"E
L14	69.48	S89°15'22"W
L15	47.71	S85°58'18"W
L16	47.71	S85°58'18"W

LOT CURVE TABLE

NUMBER	LENGTH	RADIUS	CHORD	BEARING
C10	98.32	168.35	98.31	N83°40'15"W
C11	76.61	168.35	76.61	N80°40'00"W
C12	21.00	13.00	18.79	N65°52'05"W
C13	84.81	135.00	64.08	N55°25'55"E
C14	246.98	125.00	208.35	S54°28'21"E
C15	70.40	175.00	68.92	S10°47'21"E
C16	83.98	175.00	68.92	S10°47'21"E
C17	44.34	25.00	37.43	S33°24'33"E
C18	101.52	25.00	92.84	N85°53'22"E
C19	32.91	28.00	28.00	N91°07'28"W
C20	54.47	125.00	54.04	N72°34'07"W
C21	34.53	125.00	34.42	N67°02'44"W
C22	107.88	175.00	105.98	N18°53'35"W
C23	11.12	8.00	10.24	N65°12'58"E
C24	24.59	25.00	23.91	N63°11'58"E
C25	107.88	175.00	105.98	N18°53'35"W
C26	71.00	55.00	84.17	S33°48'23"W
C27	31.12	8.00	10.24	S84°53'48"W
C28	153.89	175.00	148.98	S80°23'23"W
C29	12.32	175.00	12.32	S72°18'06"W
C30	92.27	175.00	91.20	S58°30'48"W
C31	20.95	13.00	18.48	N68°21'54"E
C32	188.14	188.58	188.07	N48°27'50"W

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APPROVED BY: [Signature]
DATE: 11/15/08