



retify that this plat was made from a true and correct survey made on lunder my supervision; that iron pins will be set subsequent to the to of this plat; that all found monuments shown and identified hereon; is plat meets all of the requirements of Henry County and the State of 2-17-06 Owner's Acknowledgment State of Georgia, Henry County Hell H Pres 2-21-06 Approved for Recording:

Surveyor's Certification

WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS MAY BE SUBJECT TO PERMATY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER LUTHORIZATION.

Date

Chairman, Henry County Board of Commissioners

HENRY COUNTY (OR RESPECTIVE MUNICIPAL AUTHORITY) ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAWS BEYOND THE EXTENT OF THE STREET RIGHT OF MAY, NOR THE EXTENSION OF CULVERTS BEYOND THE POINTS SHOWN ON THIS PLAT HAD AS RECURRED STITLE HENRY COUNTY SUBDIVISION OR DROINANCE.

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FLOOD NOTE: By graphic pletting unit, this property is in Zun2005. On the Rood Insurance Rata May Community Pro2005. On the Rood Insurance Rata May Community Pro2005. On the Rood Insurance Rata May Community Pro2005. On the Rood Rata not in a Sealed Rood Insurance Program (SOC-35
SOC) was have learned this community deas/does not currently periodical
on develon, cartificate may be needed to writh this determination or open
or develon, cartificate may be needed to writh this determination or open
or develon.

FINAL PLAT FOR KINGSBROOK

LOCATED IN: LAND LOT 223 of the 12TH DISTRICT HENRY COUNTY, GEORGIA

POSTAL AREA: ELLENWOOD - ZIP CODE: 30294



LOCATION MAP

OWNER/DEVELOPER: Henry Ventures, Inc. P.O. Box 250698

Atlanta, GA. 30325 (404) 350-8444

ENGINEER: Tierra Consulting, Inc. 3749 Summer Rose Dr. Atlanta, GA. 30341 Contact: Pavol Vayner (404) 375-3946

SURVEYOR: Seiler & Associates, Inc 124 Andrew Dr. Stockbridge, GA. 30281 (678)565-9200

HENRY COUNTY MAP 44H ALL BLOCK I CEL NUMBERS SAME AS LOT NU ADDRESSES OF CORNER LOTS BASED ON LOCATION OF DRIVEWAY

PROJECT DATA:

I, GROOS PROJECT AREA. 38.7M48 ACRES
RIGHT-GF-WAY AREA. 4.2811 ACRES
RIGHT-GF-WAY AREA. 4.2811 ACRES
MET PROJECT AREA. 38.137 ACRES OR THIN ACRES A 2811 ACRES
GROOS PROJECT DENSITY: 0.10 UNITSIACRE (36.10T3 - 36.10M4 ACRES)
LOT COUNT: 35 LOTS
MINIMAL LOT AREA. 30.000 S.F.
AMBINIMAL OF TWOTH: 120
MINIMAL LOT WOTH: 120
MINIMAL COUNTY ACRES
MINIMAL LOT WOTH: 120
MINIMAL LOT WOTH: 120
MINIMAL LOT WOTH: 120
MINIMAL COUNTY ACRES
MI

2. TOTAL LENGTH OF STREETS: 3,272 LF TOTAL ROAD AREA: 1,9856 ACRES KINGSBROOK DRIVE: 300 LF, 0,1506 ACRES KINGSCASTLE DRIVE: 2019 LF, 1,2493 ACR QUEENSCASTLE DRIVE: 953 LF, 0,5856 AC

3. B. RECUIRED CURB & GUTTER
b. REQUIRED CONCRETE SIDE WALKWAYS
c. REQUIRED PAYED DRIVEWAYS
d. ALL RESIDENTIAL HOUSES TO BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS, SUBJECT TO APPROVAL BY HERRY COUNTY HEALTH
DEPAYMENT HERRY COUNTY WATER AND SEWERAGE DEPARTMENT
f. POWER: SHAPPING SHOALS ENC.
g. NATURAL GAS ALDATA GAS LIGHT
b. TELEPHONE: BELLSOUTH

4. LIVE STREAMS DO LIE WITHIN THE CONFINES OF PROJECT.

5. WETLANDS DO NOT LIE WITHIN THE CONFINES OF PROJECT.

6. A 20 FOOT STORM SEWER AND SANITARY SEWER EASEMENT EXISTS ALONG EACH PROPERTY LINE AND ALONG EACH LOT LINE, CENTERED ON LOT LINES, FOR FUTURE DRAINAGE AND SANITARY SEWER LINES.

ALL STORM DRAINS SHALL BE EXTENDED A MINIMUM OF 30 FEET BEHIND ANY FUTURE RESIDENCE OR BUILDING.

8. SIDEWALKS REQUIRED ON ONE SIDE OF THE STREET 4" WIDE AND 2" BEHIND CURB AND HANDICAP ACCESSIBLE AT ALL CORNERS, PRIOR TO RELEASE OF 2 YEAR MAINTENANCE BOND, ALL SIDEWALKS MUST BE COMPLETED,

CURRENT ZONING: R2 CONDITIONAL ZONING REQUIREMENTS (PER CASE #RZ-01-08, MAY 21, 2002)

1. THE MINIMUM HOUSE SIZE SHALL BE 1,800 SQUARE FEET (HEATED SPACE).

THERE SHALL BE A TWENTY FOOT (UNDISTURBED/PLANTED AS APPROVED BY THE PLANNING AND ZONING STAFF) BUFFER ALONG THE PERIMETER OF THE DEVELOPMENT.

THE HOMES SHALL BE BUILT ON-SITE (NO MODULAR OR MANUFACTURED HOMES), WITH TWO-CAR GARAGES STANDARD.

4. THE DEVELOPER SHALL INSTALL SIDEWALKS ON ONE SIDE OF THE STREET AND SOD ALL FRONT YARDS.

5. STREETLIGHTS SHALL BE INSTALLED AT THE INITIAL EXPENSE OF THE DEVELOPER BY FINAL PLAT REVIEW.

AT LEAST 50% OF THE HOMES SHALL HAVE MASONRY FRONTS (BRICK, STONE, STUCCO OR ANY COMBINATION THEREOF) WITH ANY SIDING TO BE KEPT ON THE REAR AND SIDEWALLS. THE REMAINING HOMES SHALL HAVE MASONRY ACCENTS.

7. AT A MINIMUM, THE DEVELOPER SHALL REMOVE ONLY TREES THAT ARE NECSSSARY TO PEACE THE HOUSES, DRIVEWAYS AND RIGHT-OF-WAY. ALL HARDIWOOD TREES FOUR INCHES IN DIAMETER AT THE BREAST HEIGHT (DI SHALL BE CONSERVED ON EACH SITE.

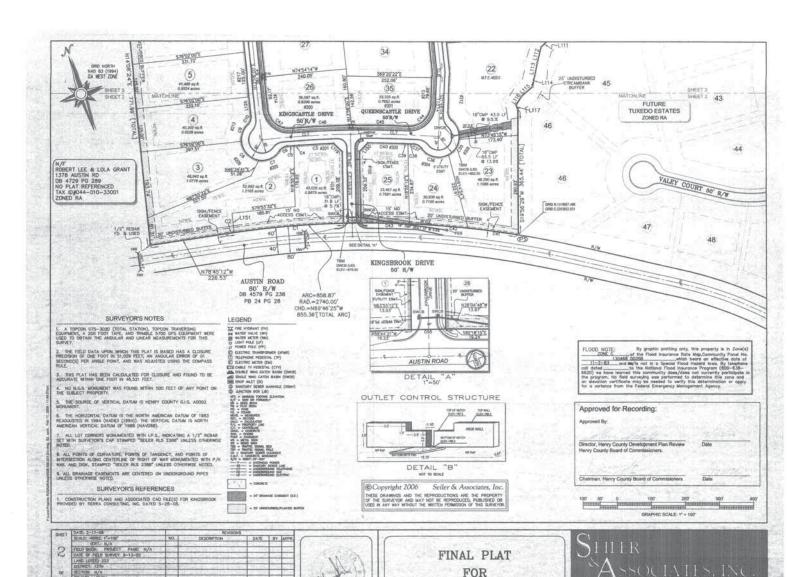
| SHEET | DATE: 2+17+06 | REVISIONS | | | | | |
|-------|--------------------------------|----------------|--|--|-----|-----|--|
| 6000 | SCALE: HORSZ, 1°=100° | NG. | DESCRIPTION | DATE | BY | APP | |
| | WERT,: N/A | 20 CO | | A 1 | 1 | 100 | |
| 2019% | FIELD BOOK: PROJECT PAGE: N/A | 30 40 14 407 | SCHOOL STATE OF STATE OF | The Part of the | | | |
| | DATE OF FIELD SURVEY, 9-13-05 | 12 7 2 7 1 1 2 | NUMBER OF STREET | 21. C. 13.0 | | | |
| | LAND LOT(S): 223 | 100 | CONTRACTOR OF A | STREET, STREET | | | |
| | DISTRICTO 12TH | 4 1000 000 | HILLER CO. CONT. II | COLUMN TO SERVE | 1 | | |
| or. | SECTION: N/A | Sept. 200 From | PARTITION AND A PARTITION OF THE PARTITI | 33 7 50 60 | 100 | 1 | |
| GO H | COUNTY: HIDRY | 2 5 5 7 75 | SECRETARIA SER | 339 10. 12.640 | 1 | | |
| | SAVEYED B.RP.A. | S 34 5 | SPECIAL SERVICE | SECTION S | 100 | | |
| | DRAINI ZD | 2017/12/19 | SHOULD PROVE THE SECOND | 27 7 7 7 7 7 7 | 100 | 1 | |
| 4 | CHECKED: BK | State of | | 337 66 73 65 | | 1 | |
| | APPROVED: KS | 7 55 57 | STATE OF THE SAME | and statement | | | |
| | PROJECT NO: 05-28-5FD | E 55 00 | CERTIFICATION OF THE PERSON | - The Part of the | 1 | 1 | |
| | DWD NAME: 0528 500 001.0-c.deo | STATE OF LINE | SECURITION AND ADDRESS | The same of | _ | - | |



FINAL PLAT FOR KINGSBROOK



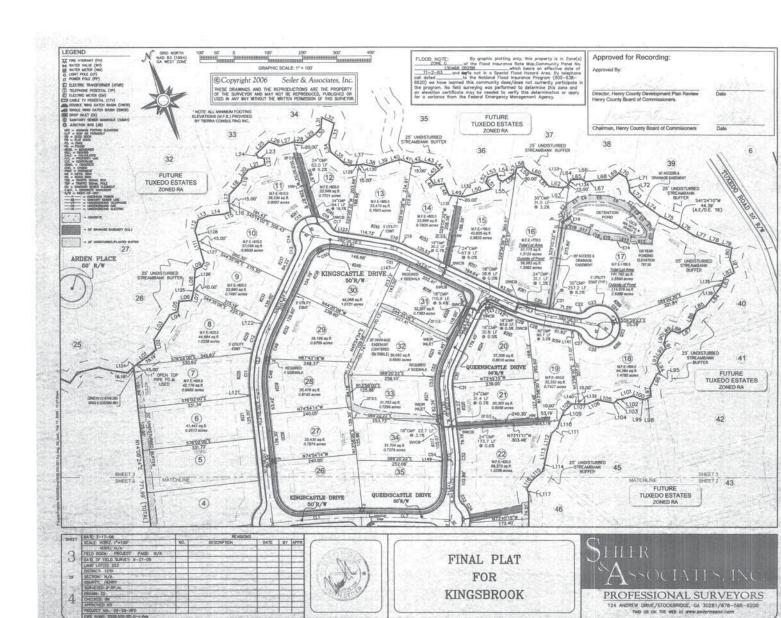
124 ANDREW DRIVE/STOCKBRIDGE, GA 30281/678-565-920 FIND US ON THE WEB AT INVESTIGATION CONT.

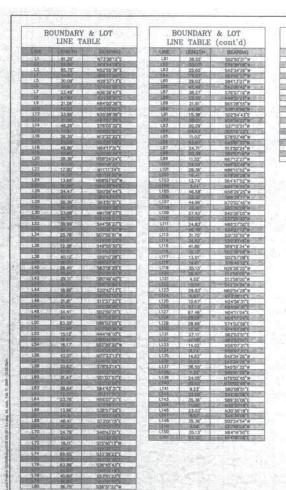


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KINGSBROOK

PROFESSIONAL SURVEYORS





| DRA | LINE TA | ASEMENT BLE | | |
|--------|---------|-----------------|--|--|
| LINE | LENGTH | BEARING | | |
| E1 | 16.21 | N01'20'26"E | | |
| EZR | 34.95 | N56'79'20'E | | |
| E3 | 33.53 | N78'00'04"E | | |
| E4 /// | 34.73 | 579'20'02"E | | |
| ES | 54.89 | 567°30'33°E | | |
| 66 | 48.49 | SS1'53'44'P - | | |
| E7 | 36.58 | \$36'48'43"E | | |
| E8 | 32.68 | 527'38'20'E - | | |
| €.9 | 36.57 | S21"52"06"E | | |
| E10 | 26.65 | S13'43'04'E | | |
| E11 | 42.03 | \$28*57*36*W | | |
| E12 | 67,26 | N09/29/577W | | |
| £13 | 26.78 | N50'40'19"W | | |
| ESS IC | 23.57 | N6576/267W | | |
| £15 | 33.50 | N64"11"56"W | | |
| E18 | 59.58 | N4953386W | | |
| E17 | 30.51 | N52'20'40"W | | |
| Eta | 3384 | N573338'W | | |
| E19 | 9.25 | N01"20"26"E | | |

| Approved for Recording: | |
|--|-----------|
| Approved By: | |
| | and other |
| Director, Henry County Development Plan Review Henry County Board of Commissioners. | Date |

| | | CENTE | RLINE | CURVE TABL | E | |
|-------|--------|---------|---------|--------------|---------|-----------|
| CURVE | ARC | RADIUS | CHORD | CHD. BEARING | TANGENT | DELTA |
| CL1 | 259.79 | 3005.00 | 259.71 | N73'33'24"W | 129.98 | 4'57'12" |
| 0.2 | 192.11 | 350.00 | 389.70 | N29'45'27'E | 98.54 | 31'26'54' |
| 0.3 | 49.86 | 175.00 | 49.69 | S52'44'47"E | 25.10 | 1679'22" |
| CL4 | 135.61 | 500,00 | 135 500 | \$322Y54% | 88.33 | 10753745 |
| CL5 | 82.33 | 150.00 | 81.30 | 529'41'27'W | 42.23 | 31'26'54' |
| CLO | 20.555 | 150.00 | 20049 | \$1753'02"# | | |
| C1.7 | 259.79 | 3005.00 | 259.71 | N68'36'11"W | 129.95 | 45712° |

| LOT CURVE TABLE | | | | | |
|-----------------|-----------|---------------|--------------------|--|--|
| URVE | ARC | RADIUS | CHORD | CHD. BEARING | |
| C1 | 322.76 | 2740.00 | 322.58 | N74"55"30"W | |
| 12.00 | 21.70 | 2740.00 | 25,76 | N 78/31/357W | |
| C3 | 101,56" | 3001.97 | 101,56" | 573'01'03'E | |
| C# | | 2980.00 | 15.02 | \$74°05'16'4 | |
| C5 | 20.76 | 2980,00" | 20.76 | \$74"28"56"E | |
| C6: | 26.22 | 28.00 | 25.27 | M78'20'43'E | |
| 07 | 70.63 | 60.00" | 86.62" | N85"23"47"E | |
| CB | 80.50 | 60.00 | 14 54 B | SEZ20 44 S | |
| C9 | 53.35 | 60,00 | 51.61 | 541'27'40"W | |
| C10 | 25.88 | EXE 00 | 1 2 R 97 L | 54007,0104 | |
| C11 | 122.65 | 375.22 | 122.11 | 523°20'26"W | |
| CU | 8337 | 37532 | -183,007 | SWIDTER | |
| C13 | 25,88 | 28,00" | 24,97 | \$18'55'53"W | |
| CIA | -AZ46 | \$0.00 | 1000年 | 512441874 | |
| C15 | 89.31 | 60,00" | 81,29 | 575'40'12"W | |
| C18- | 56.28 | 60.00 | 54.24 | N3430081W | |
| C17 | 25,88 | 28,00" | 24.97 | N34"25"27"W | |
| C19 | 36.47 | 200,00 | 36.42 | 855741 00TW | |
| C20 | 20.50 | 200.00 | 20.49 | N47'31"19"W | |
| C21 | 118.09 | 44538 | 117.77 | NSTALISTW. | |
| C22 | 10,95 | 465,38 | 10,95 | N59'38'08"W | |
| C23 | 25.86 | 25.00 | NAT . | STREET, STREET | |
| C24 | 53.61 | 60.00 | 51,85 | N87'27'32'W | |
| C25 | 63.50 | 40.00 | 40.65 | G 83128 53 W | |
| 026 | 71,08' | 60,00" | 67.00 | N22,48,08,E | |
| C27 | 111.13 | 60,00 | 2117 95 92 | 349311303 | |
| C2H | 25.91 | 28.00" | 25.00" | 233,38,08,E | |
| C29 | 74.14 | 11/524.560553 | THE RESIDENCE OF | THE PERSON NAMED IN | |
| C30 - 3 | 156078 | 524.59 | 74,08" | S48'37'39"E | |
| C31 | 10.88 | 125.00 | | N27,73,73,5 | |
| C32 83 | 19.00 | 125.00" | 16,87 | N17'50'06"E | |
| C33 | | | 21.91 | 347/33/02/1 | |
| 034 | 25.89 | 28.00 | 24.98 | N04'41'14"W | |
| C35 | | | | NO1/36/277W | |
| C35 | 56.13 | 59.62 | 54.08 | N54'38'20"E | |
| C37 | 26.21 | 28.00 | 25.26 | \$40'38'41"E | |
| C38 TH | 18.25 | 20.00 C | 15114 TR 250 TO A | 34V 30 At E | |
| C39 | 15.02 | | 15.02 | C470.671.77 | |
| 40 | 104.07 | 2980.00 | 15.02 | S67'58'24"E | |
| C41 | 148.73 | 2740.00* | 148.71 | METTO SET | |
| DAX | 247157 | 2740,00 | 121.54 | NB2'20'55'W | |
| C43 | 144,11 | 2740.00 | 144.10" | H08'59'53"W | |
| C44 | 99.38 | 127820007557 | THE PART AND LOCAL | DATE OF STATE | |
| C45 | 169,22 | 3030,00 | 169.20 | N59"24"57"W | |
| 648-011 | 179,12 | 3030 00 | 179.09 | M72'A2'34'W | |
| C47 | 97.17 | 63.00 | 87.82 | N3013'05"# | |
| C48- | W99.35*** | 333.00 | 200 Mar 1111 | NO. OF THE PARTY. | |
| C49 | 79.14 | 325.00 | 78.94" | H38'26'21"E | |
| C500Vi | Br Of Sta | AN OWNERS OF | STATE OF STREET | THE PARTY OF | |
| C51 | 42.75 | 150.00" | 42.59 | 552'44'47"E | |
| 052 | - BB 70 | 175.00 | THE WANTED | STATE OF THE PARTY | |
| C53 | 43.33 | 175.00 | 43.22 | \$2170.5°37"W | |
| CSATE | 17.0W | 329,000 | 1700 | ALTERNATION AND DESCRIPTION AN | |
| C55 | 50.00 | 2740.00 | 50,00' | N71101'39"W | |

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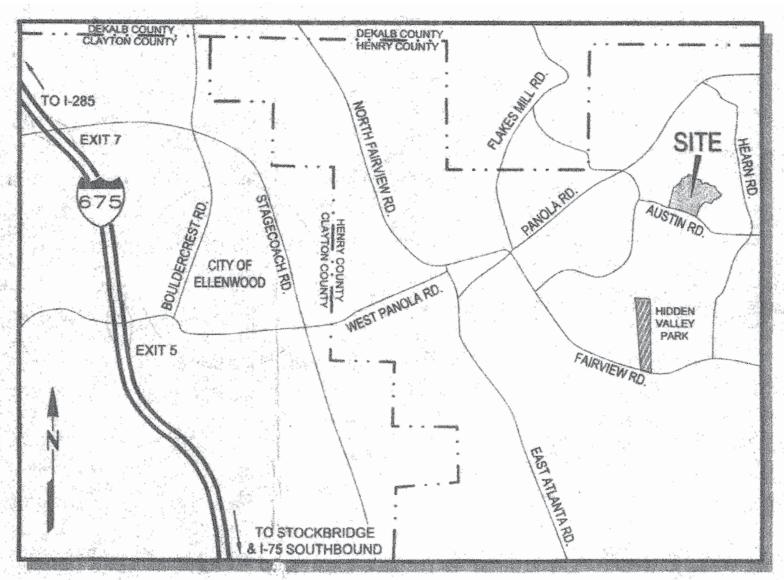


FINAL PLAT FOR KINGSBROOK



PROFESSIONAL SURVEYORS

124 ANDREW DRIVE/STOCKBRIDGE, GA 30281/678-565-9200 PNO US ON THE WEB AT INVENTIGATIONS OF COMP



LOCATION MAP