





DARLINGTON DR

ARDEN PL

TUXEDO RD

KINGSCASTLE DR

KINGSHOOK DR

ROXBORO CT

AUSTIN RD

Surveyor's Certification

I hereby certify that this plat was made from a true and correct survey made on the ground under my supervision; that iron pins will be set subsequent to the recording of this plat; that all found monuments shown and identified hereon; and that this plat meets all of the requirements of Henry County and the State of Georgia.

Keith R. Seiler
 Keith R. Seiler, GA P.L.S. 2388
 2-17-06
 Date



**Owner's Acknowledgment
 State of Georgia, Henry County**

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever all streets, parks, water courses, drains, easements, and public place herein shown for the purpose(s) therein expressed.

Henry Ventures, Inc.
 Owner/Agent
 2-21-06
 Date

Approved for Recording:

Approved By:

Director, Henry County Development Plan Review
 Henry County Board of Commissioners.

Date

Chairman, Henry County Board of Commissioners

Date

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

HENRY COUNTY (OR RESPECTIVE MUNICIPAL AUTHORITY) ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT OF WAY, NOR THE EXTENSION OF CULVERTS BEYOND THE POINTS SHOWN ON THIS PLAT AND AS REQUIRED BY THE HENRY COUNTY SUBDIVISION ORDINANCE.

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FLOOD NOTE: By graphic plotting only, this property is in Zone(s) Zone C of the Flood Insurance Rate Map, Community Panel No. 13048 0202B, which bears an effective date of 11-2-83 and is not in a Special Flood Hazard Area. By telephone call dated 11-2-06 to the National Flood Insurance Program (800-830-8620) we have learned this community does/does not currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

**FINAL PLAT
 FOR
 KINGSBROOK**

LOCATED IN :
**LAND LOT 223 of the 12TH DISTRICT
 HENRY COUNTY, GEORGIA**
 POSTAL AREA: ELLENWOOD - ZIP CODE: 30294



LOCATION MAP
 NOT TO SCALE

OWNER/DEVELOPER:
 Henry Ventures, Inc.
 P.O. Box 250698
 Atlanta, GA. 30325
 Contact: Robert Young
 (404) 350-8444

ENGINEER:
 Tierra Consulting, Inc.
 3748 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 BLOCKS
 PARCEL NUMBERS SAME AS LOT NUMBERS
 ADDRESSES OF CORNER LOTS BASED ON
 LOCATION OF DRIVEWAY

PROJECT DATA:

1. GROSS PROJECT AREA: 38.7848 ACRES
 RIGHT-OF-WAY AREA: 4.2611 ACRES
 NET PROJECT AREA: 34.5237 ACRES (06.7848 ACRES + 4.2611 ACRES)
 GROSS PROJECT DENSITY: 0.60 UNITS/ACRE (26 LOTS + 38.7848 ACRES)
 NET PROJECT DENSITY: 1.01 UNITS/ACRE (36 LOTS + 34.5237 ACRES)
 LOT COUNT: 36 LOTS
 MINIMUM LOT AREA: 30,000 S.F.
 MINIMUM FLOOR AREA: 1,800 S.F.
 MINIMUM LOT WIDTH: 125'
 FRONT SETBACK: 50'
 SIDE SBL: 15'
 REAR SBL: 40'
 SIDE CORNER: 37.50'
 CURRENT ZONING: R2

- TOTAL LENGTH OF STREETS: 3,272 LF
 TOTAL ROAD AREA: 1.9856 ACRES
 KINGSBROOK DRIVE: 300 LF, 0.1506 ACRES
 QUEENSCASTLE DRIVE: 2010 LF, 1.2490 ACRES
 QUEENSCASTLE DRIVE: 933 LF, 0.5856 ACRES
- REQUIRED CURB & GUTTER
 b. REQUIRED CONCRETE SIDE WALKWAYS
 c. REQUIRED PAVED DRIVEWAYS
- ALL RESIDENTIAL HOUSES TO BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS, SUBJECT TO APPROVAL BY HENRY COUNTY HEALTH DEPARTMENT.
- WATER SYSTEM: HENRY COUNTY WATER AND SEWERAGE DEPARTMENT
- POWER: SHAPPING SHOALS EMC
- NATURAL GAS: ATLANTA GAS LIGHT
- TELEPHONE: BELLSOUTH
- LIVE STREAMS DO LIE WITHIN THE CONFINES OF PROJECT.
- WETLANDS DO NOT LIE WITHIN THE CONFINES OF PROJECT.
- 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.
- 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)

- 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.
- THE DEVELOPER SHALL INSTALL SIDEWALKS ON ONE SIDE OF THE STREET AND SOO ALL FRONT YARDS.
- 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, STUCCO OR ANY COMBINATION THEREOF) WITH ANY SIDING TO BE KEPT ON THE REAR AND SIDEWALLS. THE REMAINING HOMES SHALL HAVE MASONRY ACCENTS.
- AT A MINIMUM, THE DEVELOPER SHALL REMOVE ONLY TREES THAT ARE NECESSARY TO PLACE THE HOUSES, DRIVEWAYS AND RIGHT-OF-WAY. ALL HARDWOOD TREES FOUR INCHES IN DIAMETER AT THE GREATEST HEIGHT (DBH) SHALL BE CONSERVED ON EACH SITE.

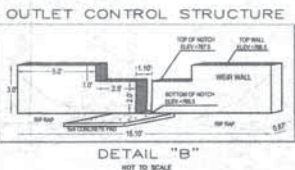
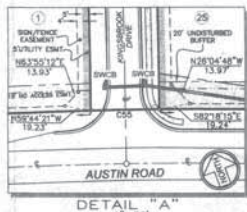
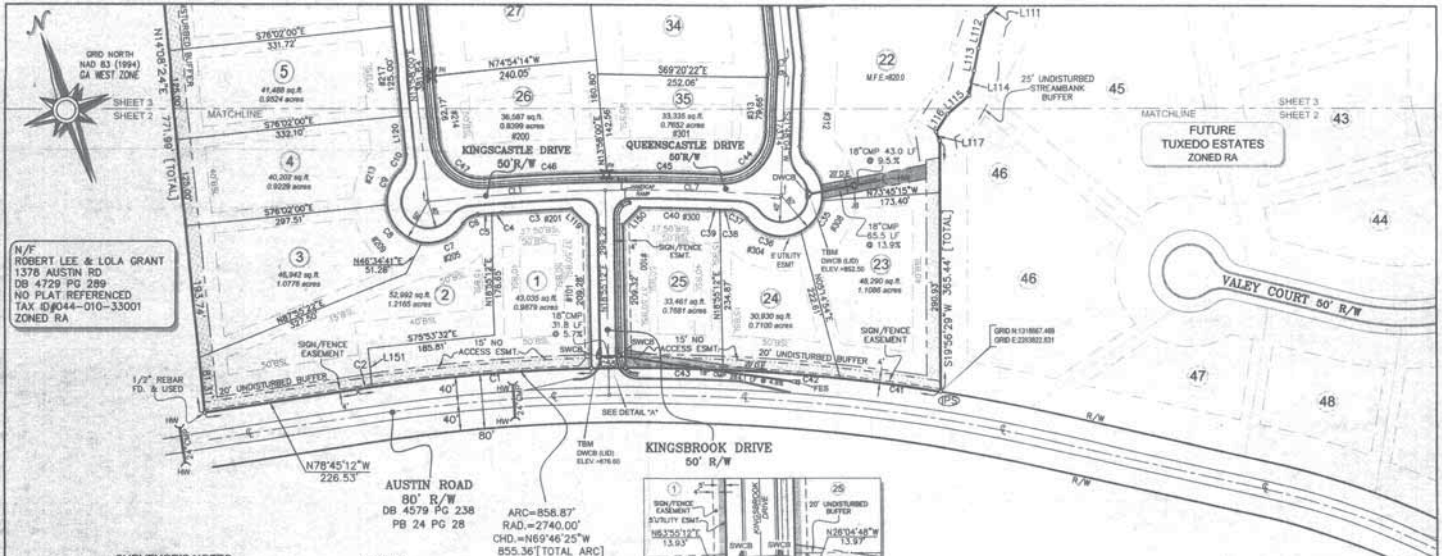
Final Plat Form 12/22/04 (Rev. 05/07) (4-Block) (Scale: 1/4" = 1'-0") (Date: 02/17/06)

SHEET	DATE	REVISIONS	NO.	DESCRIPTION	DATE	BY	APPR.
1	2-17-06	SCALE: HORIZ. 1"=100'					
		VERT. N/A					
		FIELD BOOK: PROJECT PAGE: N/A					
		DATE OF FIELD SURVEY: 8-13-05					
		LAND LATEST: 223					
		DISTRICT: 12TH					
		SECTION: N/A					
		COUNTY: HENRY					
		SURVEYED BY: P.S.					
		DRAWN BY: SS					
		CHECKED BY: SS					
		APPROVED BY: SS					
		PROJECT NO.: 03-28-870					
		OWNER NAME: 0325.500.001.0-4-49					



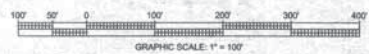
**FINAL PLAT
 FOR
 KINGSBROOK**

SEILER & ASSOCIATES, INC.
 PROFESSIONAL SURVEYORS
 124 ANDREW DRIVE/STOCKBRIDGE, GA. 30281/678-565-9200
 FIND US ON THE WEB AT www.seilerassoc.com



FLOOD NOTE: By graphic plotting only, this property is in Zone (X) ZONE C of the Flood Insurance Rate Map, Community Panel No. 11-2-83, which bears an effective date of 11-2-83, and may be in a Special Flood Hazard Area. By telephone call dated _____ to the National Flood Insurance Program (800-638-6622) we have learned this community does/does not currently participate in the program. No field surveying was performed to determine the zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Approved for Recording:
 Approved By: _____
 Director, Henry County Development Plan Review
 Henry County Board of Commissioners. Date _____
 Chairman, Henry County Board of Commissioners Date _____

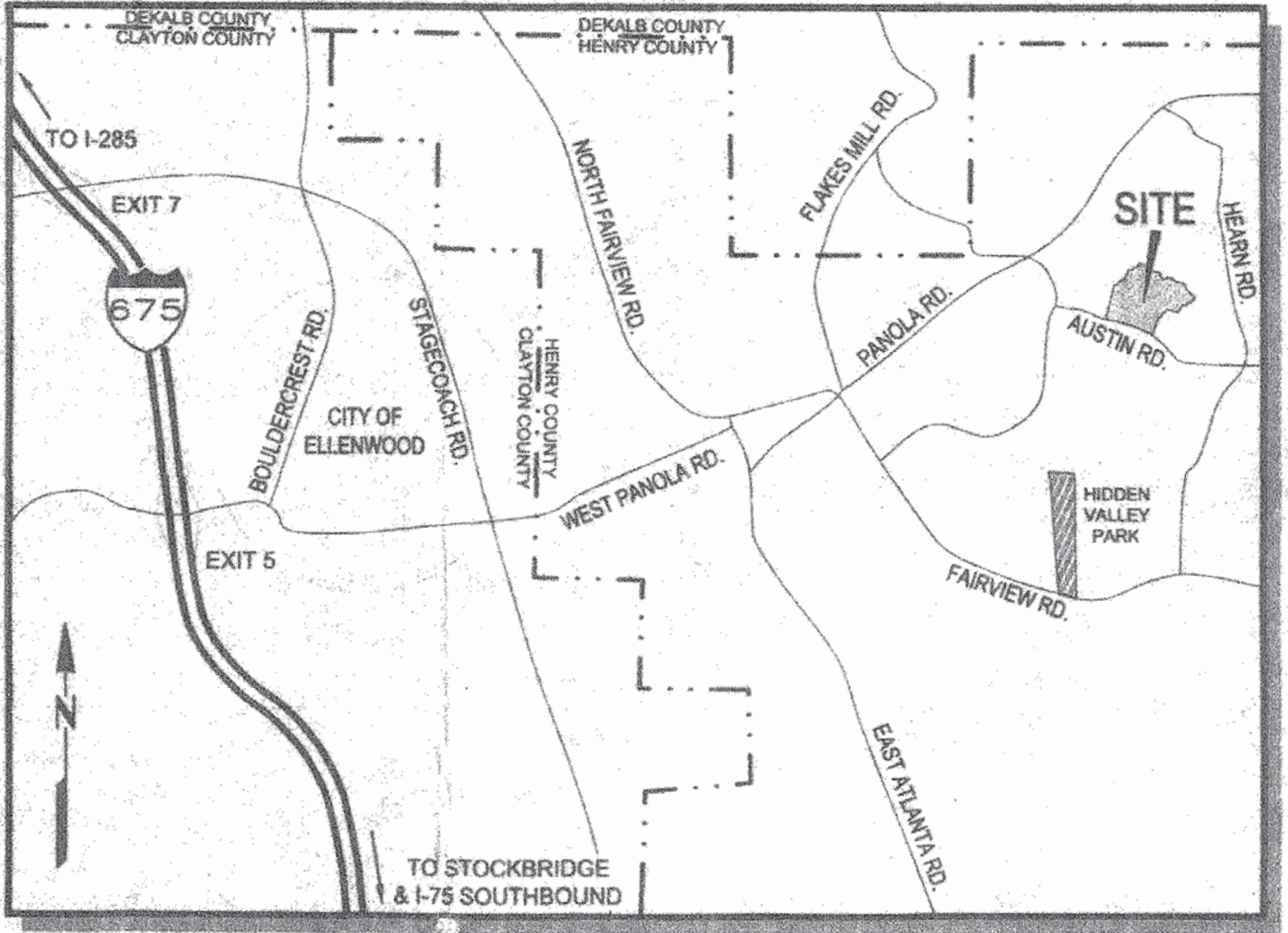


SHEET	DATE	REVISIONS
1	2-17-08	
2	3-13-08	
3	3-13-08	
4	3-13-08	



FINAL PLAT FOR KINGSBROOK

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LOCATION MAP

NOT TO SCALE