

116

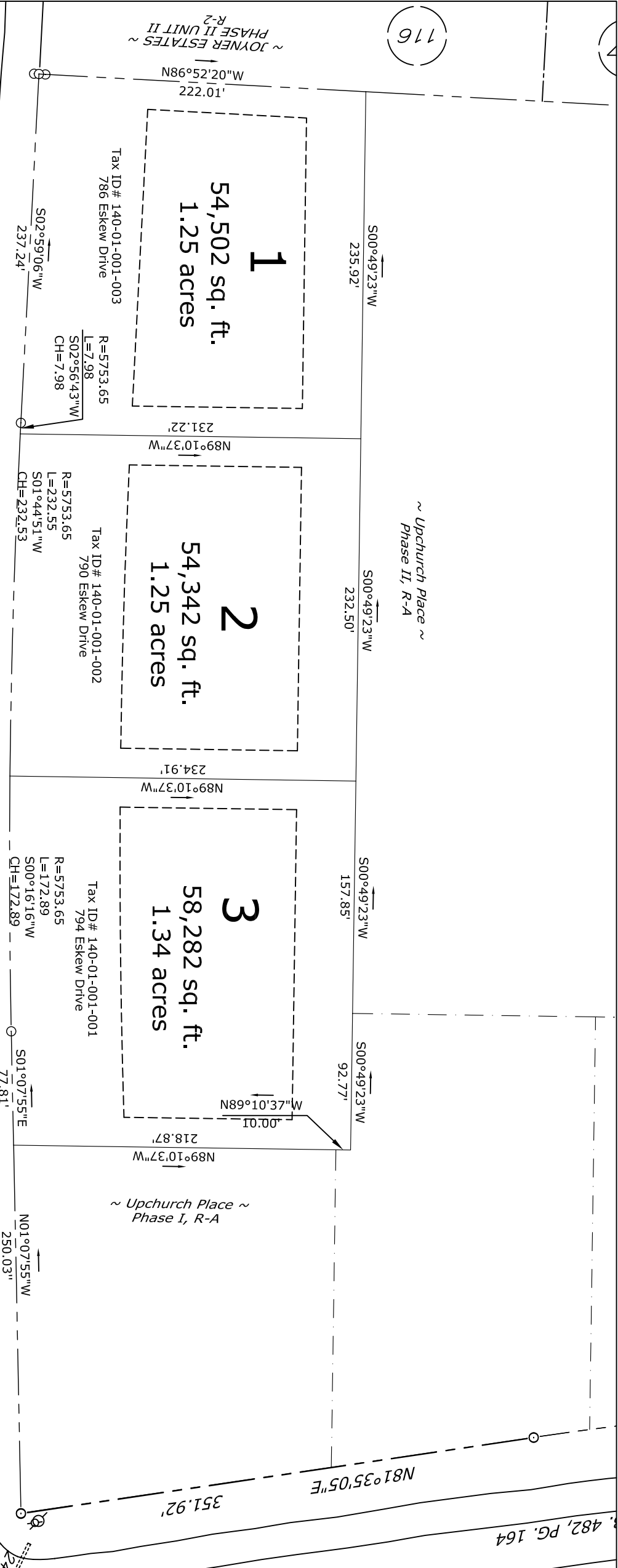
~ JOYNER ESTATES ~
R-2
PHASE II UNIT II

~ Upchurch Place ~
Phase II, R-A

~ Upchurch Place ~
Phase I, R-A

482, PG. 164

ESKEW DRIVE (60' R/W)



GENERAL PROJECT DATA

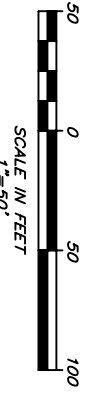
1. PROPERTY ZONING : R-A
2. TOTAL SITE AREA : 3.84 ACRES
- NET SITE AREA : 3.84 ACRES
3. TOTAL NUMBER OF LOTS : 3
4. GROSS LOT DENSITY : 0.82 LOTS/ACRE
- NET LOT DENSITY : 0.82 LOTS/ACRE
5. MINIMUM LOT AREA : 1.25 ACRE
6. MINIMUM LOT WIDTH : 175'
8. SETBACKS (BUILDING LINES) :
FRONT YARD: 75 FEET
SIDE YARD: 20 FEET
SIDE/CORNER: 56.5 FEET
REAR YARD: 40 FEET

This property is on the county water system.
This property is not on a paved road.
This property is not in a federally designated flood hazard area.
This property does not contain any jurisdictional wetland areas.
This property does not contain any state waters.
This property is not in a watershed protection district.

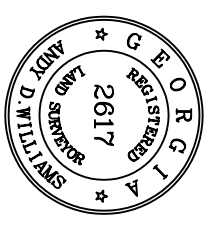
THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN, ACCORDING TO FEMA (FIA) COMMUNITY PANEL # 1304680250 B DATED NOV. 2, 1983.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FINE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER : LINEAR PRECISION OF TRAVERSE : 1/10,000+ ; ANGULAR PRECISION : 3" -IN-. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT : 1/25,000+ . MATTERS OF TITLE ARE EXCEPTED.



REFERENCES :
HENRY COUNTY RECORDS
D.B. 3251, PG. 187-189
D.B. 2089, PG. 9-10
D.B. 1874, PG. 186
D.B. 824, PG. 168
D.B. 982, PG. 165



DATE	REVISIONS
8-21-02	
SCALE : 1"=100'	
DRAWN BY : MHE	
CHECKED BY : ADW	
ANDY-D/BLDW	

ANDY WILLIAMS
SURVEYING, INC.

1095 HIGHWAY 42 SOUTH
JACKSON, GEORGIA 30233
770-775-0566

SURVEY FOR:

CAREY BUNN
1204 PEEKSVILLE ROAD
LOCUST GROVE, GA 30248

LOCATED IN L.L. 142
7th DISTRICT
HENRY COUNTY, GEORGIA