

FINAL SUBDIVISION PLAT OF  
OF

# UPCHURCH PLACE, PHASE 1

LOCATED IN  
LAND LOT 142 - 7th DISTRICT  
HENRY COUNTY, GEORGIA

## DEVELOPMENT ACREAGE SUMMARY

TOTAL PROJECT ACREAGE **11.73 ACRES**

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND THAT THE MONUMENTS SHOWN HEREON EXIST, AND THAT THEIR SIZES, LOCATIONS, AND MATERIALS ARE CORRECTLY IDENTIFIED.

ANDY WILLIAMS, R.L.S. 2617 \_\_\_\_\_ DATE  
THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

### HENRY COUNTY APPROVAL

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE BOARD OF COMMISSIONERS OF HENRY COUNTY, GEORGIA, AND IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002.

CHAIRMAN, HENRY COUNTY BOARD OF COMMISSIONERS

### DRAINAGE EASEMENTS

THERE EXISTS A 20' FOOT DRAINAGE EASEMENT ALONG THE REAR OF EACH LOT LINE AND CENTERED ALONG EACH SIDE LOT LINE FOR THE INSTALLATION OF FUTURE DRAINAGE AND SANITARY SEWER LINES

### OWNER / DEVELOPER

CAREY BUNN  
1204 Peeksville Road, Locust Grove, Georgia 30248  
Tel : (770) 954-1540

### OWNERS 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 PLACES HEREIN SHOWN FOR THE PURPOSE(S) AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/AGENT \_\_\_\_\_ DATE \_\_\_\_\_

### APPROVED FOR RECORDING:

DIRECTOR, HENRY COUNTY DEVELOPMENT PLAN REVIEW DATE \_\_\_\_\_  
HENRY COUNTY BOARD OF COMMISSIONERS

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 F.E.M.A. (F.I.A.) COMMUNITY PANEL 1304680150 B DATED NOV. 2, 1983

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

### GENERAL NOTES

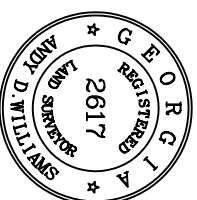
- LIVE STREAMS, OTHER BODIES OF WATER & WETLANDS EXIST ON THIS SITE AS SHOWN HEREON. (WETLANDS ARE NOT IMPACTED BY DEVELOPMENT)
- HENRY COUNTY ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, NOR FOR THE EXTENSION OF CULVERTS BEYOND THE POINTS SHOWN ON THIS PLAT AND AS REQUIRED BY THE HENRY COUNTY SUBDIVISION ORDINANCE.
- HENRY COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.
- ALL STORM DRAINS SHALL BE EXTENDED A MINIMUM OF 30 FEET BEHIND ANY FUTURE RESIDENCE OR BUILDING.
- VERTICAL DATA PROVIDED BY METRO ENGINEERING & SURVEYING, INC. (4/2002)
- IRON PINS (1/2" RE-BARS) SET AT ALL LOT CORNERS.
- DISTANCES SHOWN ON PLAT ARE HORIZONTAL.

### GENERAL PROJECT DATA

- PROPERTY ZONING : R-A
- TOTAL SITE AREA : 11.73 ACRES
- TOTAL NUMBER OF LOTS : 10
- GROSS LOT DENSITY : 0.85 LOTS/ACRE
- MINIMUM LOT AREA : 1 ACRE
- MINIMUM LOT WIDTH : 175'
- SETBACKS (BUILDING LINES):  
FRONT YARD: 75 FEET, (50' OFF PROPOSED ROAD)  
SIDE YARD: 30 FEET  
SIDE CORNER: 56.5 FEET  
REAR YARD: 40 FEET
- TOTAL LINEAR FEET OF STREET : 0
- UTILITY INFORMATION :  
WATER SERVICE : H.C.W.S.A.  
ELECTRIC SERVICE : SWAPPING SHOALS E.M.C.  
SEWER SERVICE : INDIVIDUAL SEPTIC SYSTEMS

### REFERENCES :

- HENRY COUNTY RECORDS  
D.B. 3251, PG. 167-169  
D.B. 2089, PG. 9-10  
D.B. 1874, PG. 186  
D.B. 824, PG. 168  
D.B. 982, PG. 165



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### TAX MAP INFORMATION

HENRY COUNTY MAP 140 - E  
ALL OF BLOCK 1  
PARCEL NUMBERS SAME  
AS LOT NUMBERS  
Addresses of Corner Lots based  
on location of driveway.

### ADDRESS / TAX PARCEL DATA

LOT NO.	ADDRESS	TAX PARCEL NO.
1000	576	T - 000
1001	582	T - 001
1002	588	T - 002
1003	594	T - 003
1004	600/920	T - 004
1005	916	T - 005
1006	904	T - 006
1007	900	T - 007
1008	896	T - 008
1009	892	T - 009

### FINAL PLAT FOR:

UPCHURCH PLACE  
PHASE ONE

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

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

APPROVED FOR RECORDING:

DIRECTOR, HENRY COUNTY DEVELOPMENT PLAN REVIEW DATE  
HENRY COUNTY BOARD OF COMMISSIONERS

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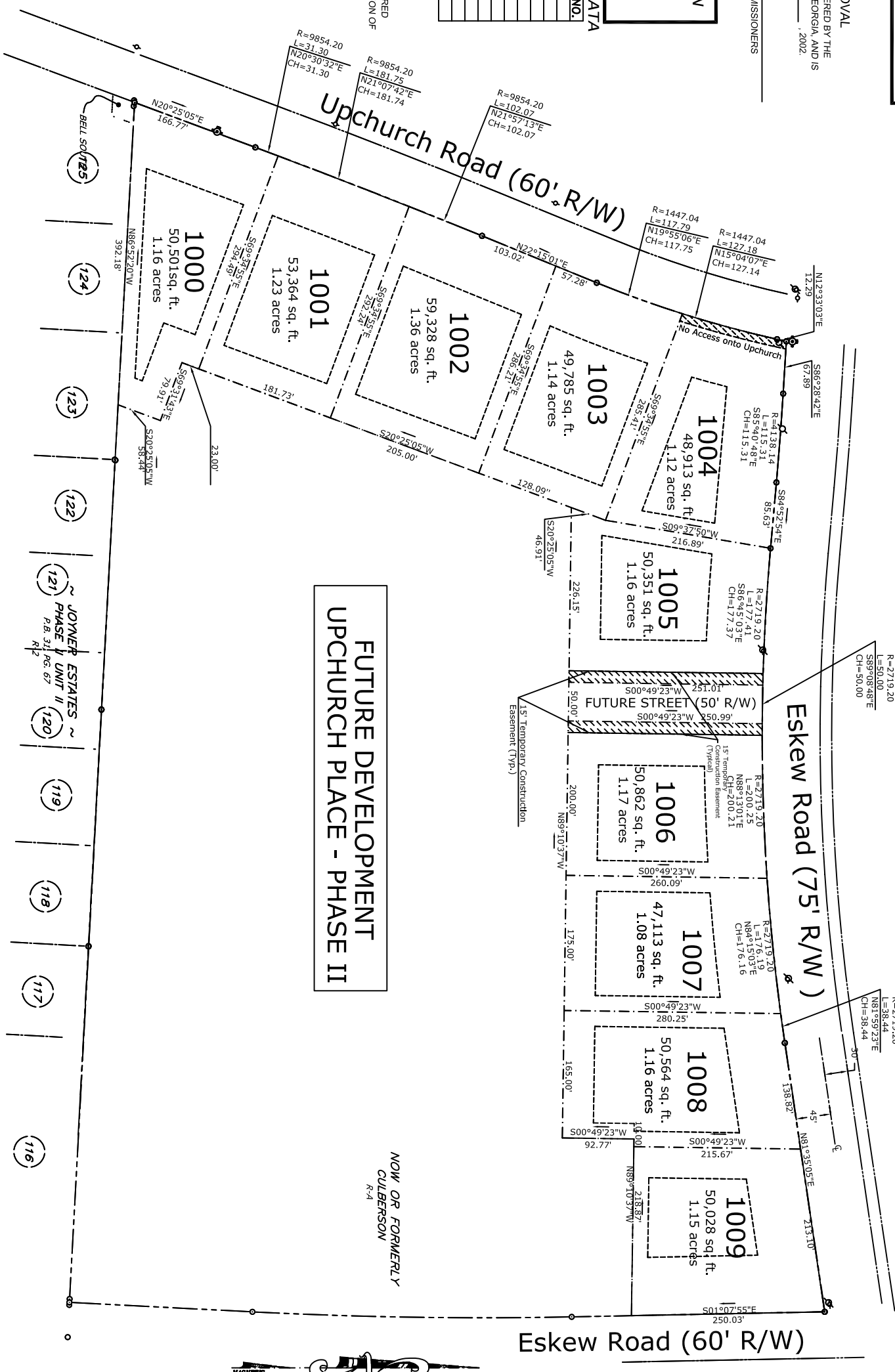
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1005	916	T-005
1006	904	T-006
1007	900	T-007
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1009	892	T-009

DRAINAGE EASEMENTS

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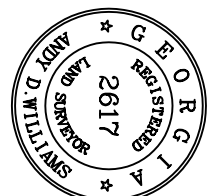


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REFERENCES:  
HENRY COUNTY RECORDS  
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D.B. 2089, PG. 9-10  
D.B. 1874, PG. 166  
D.B. 824, PG. 168  
D.B. 982, PG. 165



DATE	REVISIONS
8-21-02	

SCALE : 1"=100'  
DRAWN BY : NHE  
CHECKED BY : ADW  
ANDY-D/BUM

ANDY WILLIAMS  
SURVEYING, INC.  
1095 HIGHWAY 42 SOUTH  
JACKSON, GEORGIA 30233  
770-775-0566

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