

FINAL PLAT OF CRAIG FARM

LOCATED IN
LAND LOT 147, 8th DISTRICT
HENRY COUNTY, GEORGIA
08/04/04

- GENERAL NOTES
1. SITE AREA - 52.459 ACRES
 2. ZONING RA
 3. NUMBER OF LOTS - 44
 4. GROSS ACREAGE - 52.459 ACRES
 5. GROSS DENSITY - 0.84 LOT PER ACRE
 6. NET DENSITY - 0.91 LOT PER ACRE
 7. NET ACREAGE - 48.439 ACRES
 8. NEW STREET - 3,500' +/- (4.02 ACRES)
 9. KNOWLSIDE COURT - 441'
 10. CHUSMAN COURT - 690'
 11. BUDDY BLVD. - 2389'
 12. FRONT SETBACK - 75 FT. - 50 FT. INTERIOR
 13. CORNER SIDE - 37.5 FT.
 14. REAR SETBACK - 20 FT.
 15. MIN. LOT AREA - 43,560 SQ. FT.
 16. MIN. 50 FT. HEATED SPACE - 1,200 SQ. FT.
 17. MIN. LOT WIDTH - 75 FT.

BOUNDARY SURVEY BY LARRY SIBLEY SURVEYING DATED 1/09/16/03
TOPOGRAPHIC INFORMATION AS PER JACK BERRY & ASSOCIATES
WATER AS PER HENRY COUNTY
ELECTRIC SEWER AS PER SEPTIC TANKS
SANITARY SEWER AS PER SEPTIC TANKS
NOTE: AS PER A REPORT BY APPLIED WETLANDS
CONSULTING, INC. DATED: NOV. 19, 2003, NO
AREAS MEETING THE CRITERIA FOR
CLASSIFICATION AS JURISDICTIONAL WETLANDS
OR OTHER WATERS OF THE U.S. WERE
IDENTIFIED ON THIS SITE.

THERE ARE NO LIVE STREAMS OR WETLANDS LOCATED ON THIS SITE
A TWENTY (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 FENCES INSTALLED NEED TO MATCH THE FENCE ALONG THE
PERIMETER OF THE BOUNDARY.

HENRY COUNTY TAX MAP 167E
ALL BLOCK 1
TAX ID #'S SAME AS LOT #'S
OUT OF 167-01013000

STATE OF GEORGIA:

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE
NAME IS SUBSCRIBED HEREON, IN PERSON OR THROUGH A DULY
AUTHORIZED AGENT, ACKNOWLEDGES THIS PLAT WAS MADE FROM
A TRUE AND CORRECT SURVEY AND THAT THE LOTS, STREETS,
PUBLIC UTILITIES, WATER COURSES,
EASEMENTS AND PUBLIC PLACES HEREIN SHOWN FOR
THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER
DATE 8/4/04

APPROVED FOR RECORDING

DIRECTOR, HENRY COUNTY DEVELOPMENT PLAN REVIEW DEPT.
HENRY COUNTY BOARD OF COMMISSIONERS

APPROVED BY
DATE 8/19/04

THIS PLAT IS HEREBY APPROVED FOR RECORDING
DATE 8/20/04

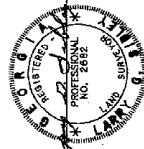
DATE

CHAIRMAN
HENRY COUNTY BOARD OF COMMISSIONERS

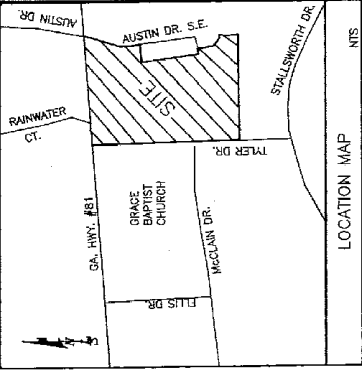
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN 32,000+ FEET
AND AN ANGULAR ERROR OF .02" PER ANGLE POINT
AND WAS ADJUSTED USING THE COMPASS RULE
THIS WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN
100,000+ FEET.

EQUIPMENT USED: TOPCON GTS-313
AS PER OFFICIAL FLOOD INSURANCE MAPS BY
THE F.E.M.A. THIS PROPERTY IS NOT LOCATED
WITHIN A DESIGNATED FLOOD HAZARD AREA
AS PER COMMUNITY - PANEL NUMBER 13048B 0190 B
DATED: 11/28/85

SURVEYOR'S CERTIFICATION: 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
REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS
ARE CORRECTLY SHOWN.



LARRY SIBLEY SURVEYING, INC.
310 RACETRACK ROAD
MCDONOUGH, GA. 30282
PH (770) 320-7555
FAX (770) 320-7533
LAND SURVEYING
LAND PLANNING
CONSTRUCTION LAYOUT
LAND DEVELOPMENT DESIGN



HENRY COUNTY ASSUMES NO RESPONSIBILITY FOR
OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL
DRAINS BEYOND THE EXTENT OF THE STREET CULVERTS
BEYOND THE POINT SHOWN ON THE PLAT, AND AS REQUIRED
BY THE HENRY COUNTY SUBDIVISION ORDINANCE.

ALL STORM DRAINS SHALL BE EXTENDED A MINIMUM
OF 30 FEET BEHIND ANY FUTURE RESIDENCE OR BUILDING.
RETENTION PONDS SHALL BE MAINTAINED BY DEVELOPER
FOR A PERIOD OF TWO YEARS AFTER FINAL PLAT APPROVAL
OR UNTIL SUBDIVISION MAINTENANCE BOND IS RELEASED.

NOTE: AS PER CLARIFICATION BY THE HENRY COUNTY
CLERK AND ZONING DEPT. THE FRONT & REAR SETBACKS
COUNTS 6' AS REQUIRED AS APPROVED BY HENRY COUNTY
PLANNING AND ZONING DATE: 02/10/04.

FILED IN OFFICE
HENRY COUNTY
SUPERIOR COURT
AUG 23 2004
9:30 AM

CLERK OF SUPERIOR COURT



OWNER/DEVELOPER
CENTRAL HENRY DEVELOPMENT
45 PARKLAND DRIVE
STOCKBRIDGE, GEORGIA
30281
(770) 507-0013
24 HOUR CONTACT
DOUG ADAMS
(770) 507-0013
D03038/D03038F1

SHEET 1 OF 3

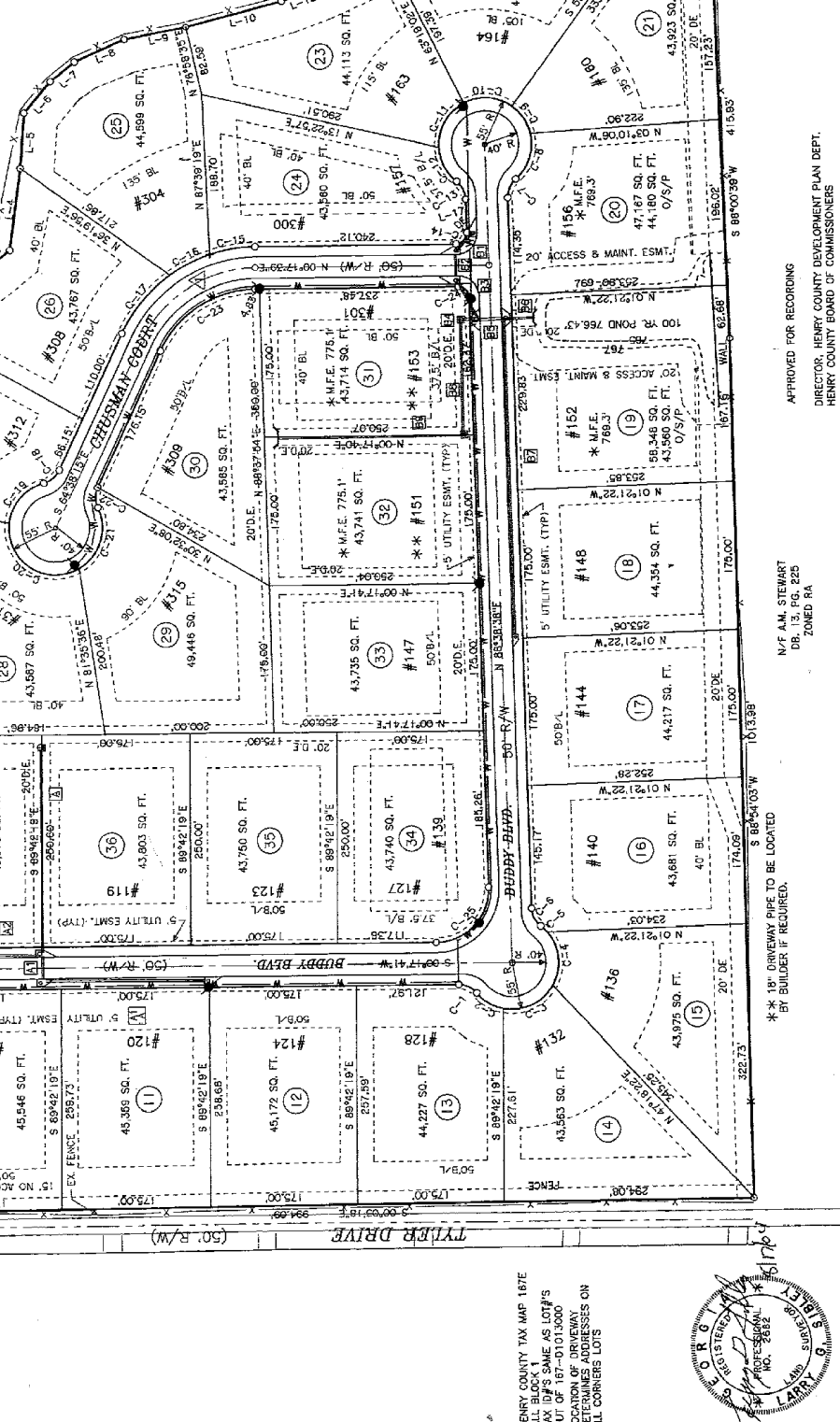
CHORD	CH-BEARING	LENGTH	CURVE RADIUS	CURVE
23.81'	S 25°27'10"W	24.59'	55.00'	C-1
36.66'	S 31°08'26"W	37.39'	55.00'	C-2
64.47'	S 24°12'27"E	66.89'	55.00'	C-3
10.81'	N 53°45'35"E	11.11'	55.00'	C-4
23.81'	N 53°29'09"E	24.59'	28.00'	C-5
23.81'	S 60°11'54"E	24.59'	28.00'	C-6
36.66'	S 60°11'54"E	37.39'	28.00'	C-7
55.00'	N 64°44'23"E	56.33'	55.00'	C-8
55.00'	N 64°44'23"E	56.33'	55.00'	C-9
55.00'	N 64°44'23"E	56.33'	55.00'	C-10
55.00'	N 64°44'23"E	56.33'	55.00'	C-11
55.00'	N 64°44'23"E	56.33'	55.00'	C-12
55.00'	N 64°44'23"E	56.33'	55.00'	C-13
55.00'	N 64°44'23"E	56.33'	55.00'	C-14
55.00'	N 64°44'23"E	56.33'	55.00'	C-15
55.00'	N 64°44'23"E	56.33'	55.00'	C-16
55.00'	N 64°44'23"E	56.33'	55.00'	C-17
55.00'	N 64°44'23"E	56.33'	55.00'	C-18
55.00'	N 64°44'23"E	56.33'	55.00'	C-19
55.00'	N 64°44'23"E	56.33'	55.00'	C-20
55.00'	N 64°44'23"E	56.33'	55.00'	C-21
55.00'	N 64°44'23"E	56.33'	55.00'	C-22
55.00'	N 64°44'23"E	56.33'	55.00'	C-23
55.00'	N 64°44'23"E	56.33'	55.00'	C-24
55.00'	N 64°44'23"E	56.33'	55.00'	C-25

HENRY COUNTY
 SUPERIOR COURT
 AUG 23 2004
 J. J. [Signature]
 CLERK OF SUPERIOR COURT
 PB 70 PG 230
 N/F
 MONTGOMERY
 D.B. 3971, PG. 281
 ZONED RA

PIPE NO.	SIZE	LENGTH	UPSTREAM	DOWN	STREAM	TYPE
A	18"	27'	CB	CB	BCOMP	
A1A	24"	197'	CB	CB	BCOMP	
A2	30"	368'	CB	CB	BCOMP	
B1	18"	39'	CB	CB	BCOMP	
B2	18"	27'	CB	CB	BCOMP	
B3	18"	21'	CB	CB	BCOMP	
B4	24"	21'	DI	DI	BCOMP	
B5	30"	27'	CB	CB	BCOMP	
B6	36"	35'	CB	CB	BCOMP	
B7	18"	377'	CB	CB	BCOMP	
B8	18"	223'	CB	CB	BCOMP	

LINE NO.	COURSE	BEARING	DISTANCE
L-1	N 25°25'11"E	S 19°01'28"E	74.42'
L-2	N 51°43'36"W	S 14°24'24"E	101.89'
L-3	S 20°35'46"E	S 14°24'24"E	134.89'
L-4	S 20°35'46"E	S 08°30'33"W	348.89'
L-5	S 20°35'46"E	S 08°30'33"W	348.89'
L-6	S 20°35'46"E	S 08°30'33"W	348.89'
L-7	S 20°35'46"E	S 08°30'33"W	348.89'
L-8	S 20°35'46"E	S 08°30'33"W	348.89'
L-9	S 20°35'46"E	S 08°30'33"W	348.89'
L-10	S 20°35'46"E	S 08°30'33"W	348.89'
L-11	S 20°35'46"E	S 08°30'33"W	348.89'
L-12	S 20°35'46"E	S 08°30'33"W	348.89'
L-13	S 20°35'46"E	S 08°30'33"W	348.89'

STORM PIPE CHART	PIPE NO.	SIZE	LENGTH	UPSTREAM	DOWN	STREAM	TYPE
1	A	18"	27'	CB	CB	BCOMP	
2	A1A	24"	197'	CB	CB	BCOMP	
3	A2	30"	368'	CB	CB	BCOMP	
4	B1	18"	39'	CB	CB	BCOMP	
5	B2	18"	27'	CB	CB	BCOMP	
6	B3	18"	21'	CB	CB	BCOMP	
7	B4	24"	21'	DI	DI	BCOMP	
8	B5	30"	27'	CB	CB	BCOMP	
9	B6	36"	35'	CB	CB	BCOMP	
10	B7	18"	377'	CB	CB	BCOMP	
11	B8	18"	223'	CB	CB	BCOMP	



HENRY COUNTY BOARD OF COMMISSIONERS
 APPROVED FOR RECORDING
 DIRECTOR, HENRY COUNTY DEVELOPMENT PLAN DEPT.
 HENRY COUNTY BOARD OF COMMISSIONERS
 APPROVED BY: [Signature] DATE: 8/19/04
 THIS PLAN IS HEREBY APPROVED FOR RECORDING [Signature] DATE: 8/19/04
 CHAIRMAN
 HENRY COUNTY BOARD OF COMMISSIONERS

N/F A.M. STEWART
 D.B. 13, PG. 225
 ZONED RA
 CENTERLINE CURVE CHART
 CURVE RADIUS: 150.00'
 LENGTH: 169.99'
 CH-BEARING: S 32°10'18"E
 GRAPHIC SCALE - FEET
 0 100 200 300

OWNER/DEVELOPER
 CENTRAL HENRY DEVELOPMENT
 45 PARKLAND DRIVE
 GEORGIA 30081
 770/507/0013
 24 HOUR CONTACT
 5006 ADAMS
 770/507/6013

HENRY COUNTY TAX MAP 187E
 ALL LOTS SAME AS LOTS #1'S
 OUT OF 167-01013000
 LOCATION OF DRIVEWAY
 DETERMINES ADDRESSES ON
 ALL CORNERS LOTS
 LARRY SIBLEY SURVEYING, INC.
 LAND SURVEYING
 LAND PLANNING
 CONSTRUCTION LAYOUT
 LAND DEVELOPMENT DESIGN
 310 RACETRACK ROAD
 MCDONOUGH, GA. 30252
 PH (770)320-7595
 FAX (770)320-7333