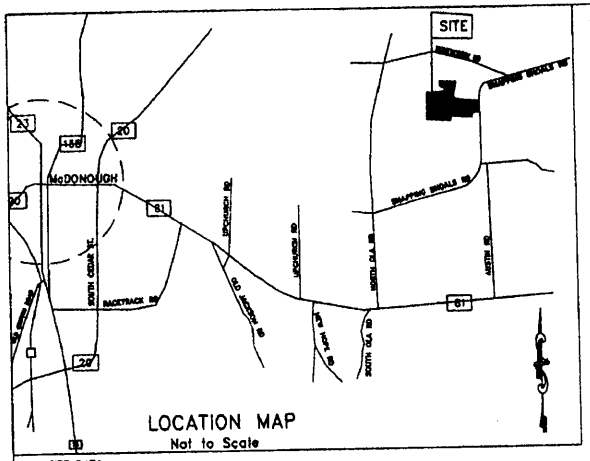


SITE DATA
ZONING:
ZONED R2 (RESIDENTIAL)W/CONDITIONS (SEE PG.2 FOR ZONING CONDITIONS)
SITE:
GROSS ACREAGE : 43.78 ACRES
DISTURBED AREA: 8.20 ACS (BUILD-OUT DISTURBED 3.36 ACS)TOTAL DISTURBED 9.56
NET ACREAGE: 40.17 ACRES
GROSS DENSITY: 45/43.78=1.02 d.u./acre
NET DENSITY: 45/40.17=1.12 d.u./acre
ACREAGE IN RIGHT-OF-WAY: 3.61 ACRES
TOTAL NUMBER OF LOTS: 45
WALDILLE LANE - 2,108'
BURNHAM COURT - 869'
TOTAL L.F. OF STREET: 2,977 L.F.
26' B.O.C. TO B.O.C.-50' R/W
TYPICAL LOT SIZE: 125'± 250' 30,000 SQ.FT
SETBACKS:
FRONT SETBACK: 50' FROM RIGHT-OF-WAY
REAR SETBACK: 40' FROM REAR PROPERTY LINE
CORNER SETBACK: 37.5' FROM RIGHT-OF-WAY
SIDE SETBACK: 20' FROM SIDE PROPERTY LINE
UTILITIES:
WATER: HENRY COUNTY WATER & SEWERAGE AUTHORITY.
SEWER: INDIVIDUAL SEPTIC TANKS AND DRAIN FIELDS.
ELECTRIC: SNAPPING SHOALS EMC.
GENERAL NOTES:
TOPOGRAPHICAL BY: COLLINS-PRINCE LAND SURVEYING, INC.
BOUNDARY SURVEY BY: COLLINS-PRINCE LAND SURVEYING, INC.
4' WIDE SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS
2' BEHIND BACK OF CURB. ALL SIDEWALKS MUST BE COMPLETED PRIOR TO THE RELEASE OF THE TWO YEAR MAINTENANCE BOND.

COUNTY NOTES:
1. FLOODPLAIN INFORMATION PER FLOOD STUDY PROVIDED BY RESOURCE ENGINEERING DATED OCTOBER 25, 2004.
2. THE EQUIPMENT USED IN OBTAINING THE FIELD DATA ON THIS PLAT WAS A TOPCON GTS-303D.
3. THIS PROPERTY IS NOT IN A WATERSHED PROTECTION AREA.
4. THIS PROPERTY DOES HAVE BODIES OF WATER.
5. THIS PROPERTY HAS LIVE STREAMS AND/OR WETLANDS LIE WITHIN THIS SUBD. "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."

1/2" REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

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

HENRY COUNTY ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY OR THE EXTENSION OF CULVERTS BEYOND THE POINTS SHOWN ON THIS PLAT AND AS REQUIRED BY THE HENRY COUNTY SUBDIVISION ORDINANCE. THAT ALL STORM DRAINS SHALL BE EXTENDED A MINIMUM OF THIRTY (30') FEET BEHIND ANY FUTURE RESIDENCE OR BUILDING.

UTILITY DISCLAIMER
ALL KNOWN UTILITIES HAVE BEEN SHOWN BASED ON THE BEST INFORMATION AVAILABLE TO THE OWNER. ALL KNOWN UTILITIES HAVE BEEN SHOWN SCHEMATICALLY ON THE PLANS AND MAY NOT BE SHOWN ACCURATELY HORIZONTALLY OR VERTICALLY. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED EITHER VERTICALLY OR HORIZONTALLY WHEN NECESSARY FOR PROPOSED CONSTRUCTION, OR ADAPTED TO PROPOSED CONNECTIONS. CONTRACTOR SHALL CALL THE UTILITIES PROTECTION CENTER (UPC) AT LEAST 72 HOURS (THREE BUSINESS DAYS) PRIOR TO CONSTRUCTION.

CALL BEFORE DIGGING: UTILITIES PROTECTION CENTER
1-800-282-7411

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 referenced hereon, exist and their sizes, locations and materials are correctly shown.
By: W. J. Purce
Registered Georgia Land Surveyor #2808
Date: 10/26/05

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES 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 HEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREON EXPRESSED.
OWNER
DATE 10/27/05

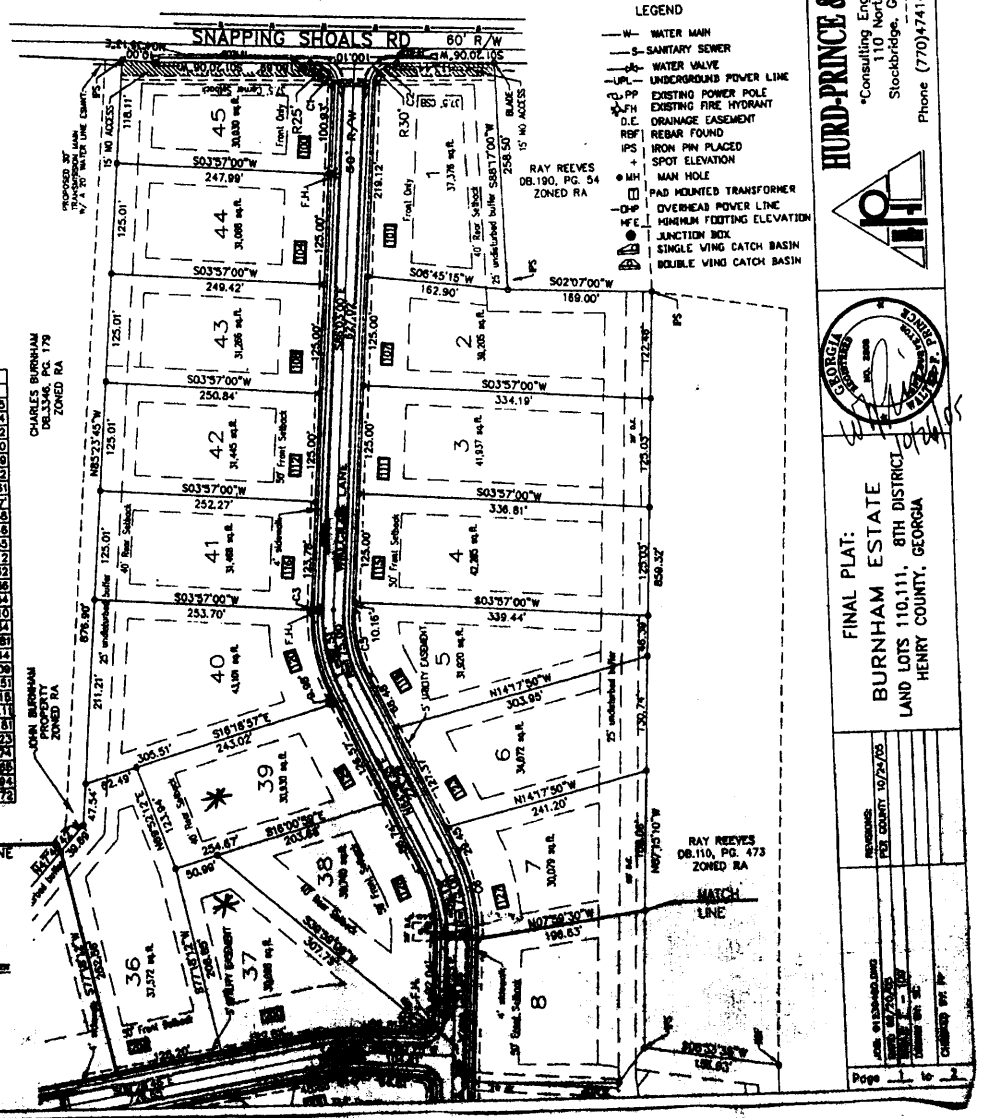
This plat is hereby approved for recording:
Chairman, Henry County Board of Commissioners Date 11/14/05
Approved for recording:
Director, Development Plan Review Department Date 11/10/05
Henry County Board of Commissioners

DEVELOPER/OWNER:
COASTAL HOLDINGS
2610 CONYERS ROAD
MCDONOUGH, GA 30252
770-957-5938
24 HR. CONTACT:
PHIL TAYLOR
770-318-8696

HENRY COUNTY TAX MAP 166C
ALL BLOCK 1
TAX ID'S SAME AS LOT #'S
OUT OF 166-01025000
LOCATION OF DRIVEWAY DETERMINES ADDRESSES ON ALL CORNER LOTS.

FILED IN OFFICE
CLERK OF SUPERIOR COURT
NOV 15 2005 11:30 AM
CLERK OF SUPERIOR COURT
PB 43 PG 191

CURVE TABLE				
C	Arc	RADIUS	Ch. Bearing	Chord
C1	40.41	25.00	N47°36'33"E	36.15
C2	36.13	25.00	N42°21'27"W	34.54
C3	1.22	200.00	N86°13'31"W	1.22
C4	101.08	200.00	S79°07'17"W	100.00
C5	76.73	150.00	S79°17'48"W	75.89
C6	101.92	200.00	N79°14'36"E	100.82
C7	76.44	150.00	N79°14'36"E	75.61
C8	9.37	13.00	S16°48'01"E	9.17
C9	20.42	13.00	N48°50'25"E	18.38
C10	31.82	150.00	N02°10'48"W	31.46
C11	42.63	200.00	N02°15'57"W	42.55
C12	26.05	28.00	S17°10'15"W	25.12
C13	51.14	55.00	N17°11'05"E	49.32
C14	47.85	55.00	N34°22'37"W	46.36
C15	62.91	55.00	S87°56'40"W	59.54
C16	107.38	55.00	S02°45'52"E	91.10
C17	218.70	150.00	S44°46'25"E	198.34
C18	24.56	28.00	S21°48'13"W	23.81
C19	73.87	55.00	N08°27'08"E	68.44
C20	48.48	55.00	N84°13'28"W	46.96
C21	45.31	55.00	S77°42'22"W	44.51
C22	44.31	55.00	S36°44'26"W	43.16
C23	58.99	55.00	S23°01'54"E	56.11
C24	24.58	28.00	N28°32'44"W	23.81
C25	81.47	200.00	S12°11'33"E	81.23
C26	112.21	200.00	S37°04'13"E	110.74
C27	30.69	200.00	S57°24'14"E	30.66
C28	84.57	200.00	S74°36'48"E	83.96
C29	11.96	13.00	S81°48'01"E	10.72



HURD-PRINCE & ASSOCIATES, INC.
Consulting Engineers & Surveyors
110 North Berry Street
Stockbridge, Georgia 30281-3424
Phone (770)4741487 Fax (770)4747487

FINAL PLAT:
BURNHAM ESTATE
LAND LOTS 110,111, 8TH DISTRICT
HENRY COUNTY, GEORGIA

REVISIONS
PER COUNTY 10/26/05

Page 1 to 2

RESOLUTION NO. 04-442
APPROVED OCT. 19, 2004
HENRY COUNTY BOARD OF COMMISSIONERS APPROVES THE REZONING REQUEST WITH THE FOLLOWING CONDITIONS:
1. THE MINIMUM LOT SIZE SHALL BE 30,000 SQ.FT..
2. THE MINIMUM HOUSE SIZE SHALL BE 2,200 SQ.FT. OF HEATED SPACE.
3. ALL LOTS SHALL FRONT INTERIOR TO THE SUBDIVISION.
4. THE HOMES SHALL BE BUILT ON SITE (NO MODULAR OR MANUFACTURE HOMES), ALL GARAGES SHALL BE SIDE ENTRY WITH TWO-CAR GARAGES STANDARD.
5. THE DEVELOPER SHALL INSTALL SIDEWALKS ON BOTH SIDES OF THE STREET AND ALONG THE FRONTAGE OF THE DEVELOPMENT.
6. ALL YARDS SHALL BE SODDED TO THE REAR DRIP LINE OF THE HOUSES.
7. UNDERGROUND UTILITIES AND STREETLIGHTS SHALL BE REQUIRED.
8. ALL HOMES SHALL BE ALL SIDES BRICK OR STONE WITH THE EXCEPTION OF THE SOFFIT, FACIA AND DECORATIVE TRIM IN VINYL OR OTHER SUITABLE MATERIAL SUCH AS HARDI-PLANK.
9. A BUFFER ALONG ALL STREAMS SHALL BE MAINTAINED FOR A DISTANCE OF FIFTY FEET (50) FROM THE BANK OF SUCH STREAMS ON BOTH SIDES.
10. CURBS AND GUTTER SHALL BE INSTALLED SUBJECT TO APPROVAL OF THE HENRY COUNTY DEPARTMENT OF TRANSPORATION.
11. THE DEVELOPMENT SHALL HAVE UNIFORM MAILBOXES THROUGHOUT.
12. THE TREE ORDINANCE SHALL BE COMPLIED WITH. THERE SHALL BE NO CLEAR CUTTING OF TREES ON THIS SITE.
13. THERE SHALL BE AN UNDISTURBED TWENTY-FIVE FOOT (25') BUFFER AROUND THE PERIMETER OF THE PROPOSED SUBDIVISION.
14. THE RETENTION POND SHALL BE LANDSCAPED FOR AESTHETIC APPEAL SUBJECT TO APPROVAL OF DEVELOPMENT PLAN REVIEW DEPT.

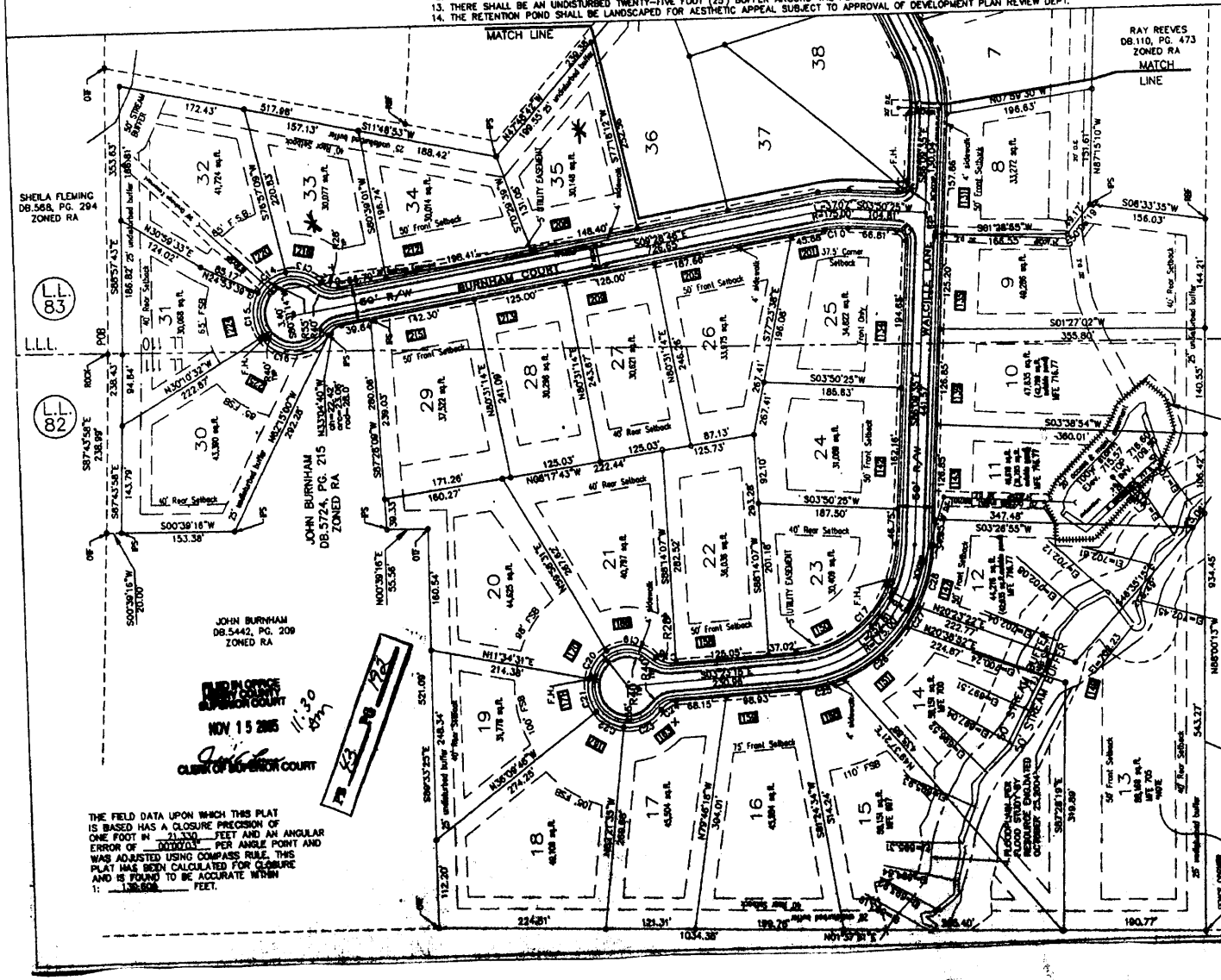
This plat is hereby approved for recording:

Chairman, Henry County Board of Commissioners — Date 11/14/05

Approved for recording:

Director, Development Plan Review Department, Henry County Board of Commissioners — Date 11/10/05

0' 100'
Graphic Scale



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HENRY COUNTY TAX MAP 166C
ALL BLOCK 1
TAX ID#'S SAME AS LOT #'S
OUT OF 166-01025000
LOCATION OF DRIVEWAY DETERMINES ADDRESSES ON ALL CORNER LOTS.

LEGEND
- W — WATER MAIN
- S — SANITARY SEWER
- WATER VALVE
- UPL — UNDERGROUND POWER LINE
- PP — EXISTING POWER POLE
- FH — EXISTING FIRE HYDRANT
- D.E. — DRAINAGE EASEMENT
- RBF — REBAR FOUND
- IPS — IRON PIN PLACED
- + — SPOT ELEVATION
- MH — MAN HOLE
- PAD MOUNTED TRANSFORMER
- OHP — OVERHEAD POWER LINE
- NFE — MINIMUM FOOTING ELEVATION
- JUNCTION BOX
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN

NOTE:
LOT 13 (AS FLAG LOT) IS NECESSARY BECAUSE OF EXISTING CONDITIONS AND TO BENEFIT FROM GOOD SOILS.

FILED IN OFFICE
HENRY COUNTY
SUPERIOR COURT
NOV 15 2005 11:30 am
CLERK OF SUPERIOR COURT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,330 FEET AND AN ANGULAR ERROR OF 00°00'03" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1: 139,600 FEET.

HURD-PRINCE & ASSOCIATES, INC.
Consulting Engineers & Surveyors
110 North Berry Street
Stockbridge, Georgia 30281-3424
Phone (770)4741487 Fax (770)4747487

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR WALTER P. PRINCE
10/24/05

FINAL PLAT:
BURNHAM ESTATE
LAND LOTS 110,111, 8TH DISTRICT
HENRY COUNTY, GEORGIA

REVISIONS: PER COUNTY 10/24/05

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