

INDEXED

THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS OBTAINED BY MEASUREMENTS OF ONE FOOT IN 10,000 FEET AND AN ANGLE POINT WAS ADAPTED JOINS COMPASS BEARING FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

THIS PLAN HAS BEEN APPROVED BY THE NEWTON COUNTY PLANNING COMMISSION AND THE NEWTON COUNTY WATER AND SEWER DEPARTMENT ON 11-01-04.

DATE: 11-01-04
BY: [Signature]

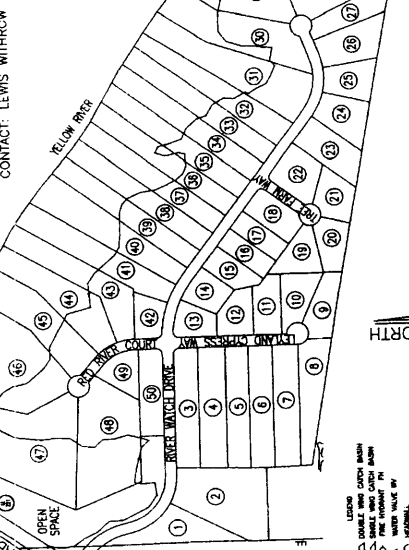
2004 NOV 1 11 04
RECEIVED
PAGE 11-01-04
DATE 11-01-04
LINDA HAYS, CLERK

ROAD DATA
RIVER WATCH DRIVE 30.55 LF x \$10.00 = \$305.50
RIVER WATCH DRIVE 280 LF x \$10.00 = \$2,800.00
WHITE PINE COURT 484 LF x \$10.00 = \$4,840.00
TREE FARM WAY 280 LF x \$10.00 = \$2,800.00

OWNER CERTIFICATION
STATE OF GEORGIA, COUNTY OF NEWTON
THE OWNER OF THE LAND SHOWN ON THIS PLAN AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT ALL STATE, CITY, AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID IN FULL.

OWNER: [Signature]
DATE: 10/04/04
SUBDIVISION ORDINANCE, ALL THE REQUIREMENTS FOR APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAN WAS GIVEN FINAL APPROVAL BY THE NEWTON COUNTY PLANNING COMMISSION.
PLANNING DIRECTOR: [Signature]
DATE: 10/04/04
DEDICATION CERTIFICATION
STATE OF GEORGIA, COUNTY OF NEWTON
IT IS HEREBY CERTIFIED THAT THE LANDS AND IMPROVEMENTS SHOWN ON THIS PLAN AND DESIGNATED AS BEING DEDICATED TO PUBLIC USE, ARE HEREBY DEDICATED TO THE COUNTY OF NEWTON, STATE OF GEORGIA, FOR PUBLIC USE.

OWNER/DEVELOPER:
RESOURCE PIEDMONT, INC.
2203 CHASEWAY
CONYERS, GA 30013
(770) 385-9386
CONTACT: LEWIS WITHROW



B/A SETTINGS:
FRONT YARD FROM R/W 40'
OR 100' W/TH @ B/L
REAR B/L = 40'
SIDE B/L = 12'

- LEGEND
1. DOUBLE ROW CURB MAIN
2. SINGLE ROW CURB MAIN
3. OPEN SPACE
4. WITH VALUE BY
5. NATIONAL
6. LOCAL
7. F. POWER POLE
8. WATER-TO-POLE
9. WATER-TO-POLE
10. WATER-TO-POLE
11. WATER-TO-POLE
12. WATER-TO-POLE
13. WATER-TO-POLE
14. WATER-TO-POLE
15. WATER-TO-POLE
16. WATER-TO-POLE
17. WATER-TO-POLE
18. WATER-TO-POLE
19. WATER-TO-POLE
20. WATER-TO-POLE
21. WATER-TO-POLE
22. WATER-TO-POLE
23. WATER-TO-POLE
24. WATER-TO-POLE
25. WATER-TO-POLE
26. WATER-TO-POLE
27. WATER-TO-POLE
28. WATER-TO-POLE
29. WATER-TO-POLE
30. WATER-TO-POLE
31. WATER-TO-POLE
32. WATER-TO-POLE
33. WATER-TO-POLE
34. WATER-TO-POLE
35. WATER-TO-POLE
36. WATER-TO-POLE
37. WATER-TO-POLE
38. WATER-TO-POLE
39. WATER-TO-POLE
40. WATER-TO-POLE
41. WATER-TO-POLE
42. WATER-TO-POLE
43. WATER-TO-POLE
44. WATER-TO-POLE
45. WATER-TO-POLE
46. WATER-TO-POLE
47. WATER-TO-POLE
48. WATER-TO-POLE
49. WATER-TO-POLE
50. WATER-TO-POLE

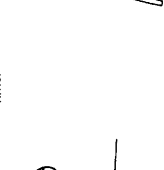
NEWTON CO. ENVIRONMENTAL HEALTH DEPT. LEGEND.
S.S.P. - SCALED SITE PLAN AND SYSTEM IN FIRST
S.S.P. & A.T.U. - SCALED SITE PLAN & POSSIBLE PUMP SYSTEMS.
*LOTS 1 & 2 - SCALED SITE PLAN & ALTERNATIVE SYSTEM INSTALLED FIRST.
*LOTS 23-27 - SCALED SITE PLAN & ALTERNATIVE SYSTEM INSTALLED FIRST.

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CHORD BEARING
1	504.24'	110.00'	211.21'	38°30'08"	18°42'34"	207.00'	S 34°00'24"E
2	244.99'	190.00'	79.00'23"	75°00'23"	21°15'11"	50.13'	S 01°15'11"E
3	444.73'	190.00'	285.34'	57°48'03"	32°13'47"E	182.70'	S 81°49'10"E
4	272.50'	100.00'	100.00'	187.75'	48°49'45"	182.12'	N 24°30'00"W



PATRICK & ASSOCIATES, INC.
ENGINEERING & SURVEYING
928 BLACKBURN ROAD
PHONES: (770) 483-9745
FAX: (770) 483-9219

LOCATION MAP
N.T.S.
SUCWELL RD.
ALAMO CHURCH RD.
YELLOW RIVER
SITE
1-20



- GENERAL NOTES:
* TOTAL AREA = 100.85 ACRES
* TOTAL NUMBER OF LOTS = 50
* ZONED R-22 NEWTON COUNTY WATER & SEWERAGE AUTHORITY.
* SEWER DISPOSAL BY INDIVIDUAL SEPTIC TANKS.
* THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL HAZARD MAPS.
* PANEL NO. 130143 CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO LAND DISTURBING ACTIVITIES ON ANY LOT AND BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
* INDIVIDUAL RESIDENTIAL BUILDERS IN A SUBDIVISION WHERE A NOTICE OF INTENT (NOI) IS FILED WITH THE FEDERAL NATIONAL POLLUTANT CONTROL ACT (FPCMA) REGULATIONS, MUST FILE A NOTICE OF INTENT (NOI) AND A NOTICE OF TERMINATION (NOT) WITH THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION (EPD). A STORM WATER POLLUTION PREVENTION PLAN MUST BE DEVELOPED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
* CONTRACTING THE NEWTON COUNTY PUBLIC WORKS DEPARTMENT.
* NEWTON COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.
* SUBSEQUENT TO CONSTRUCTION, INDIVIDUAL LOTS SHALL HAVE FACILITIES PROVIDED BY THE DEVELOPERS WITHOUT DISCHARGE ONTO ADJACENT PROPERTIES. DEVELOPERS ARE RESPONSIBLE FOR INSTALLING ALL DITCHES, CULVERTS, DROP INLETS, MANHOLES, AND OTHER STRUCTURES AS DESIGNED BY THE ENGINEER. THIS INCLUDES PROPER GEOMETRIC DIMENSIONS, LOCATIONS, ETC. THE HOUSE BUILDER IS RESPONSIBLE FOR LANDSCAPING THE YARD TO DRAIN AWAY FROM THE HOUSE AND MAINTAINING THE DITCH OR DRAINAGE STRUCTURES PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
* THE 30' NATURAL UNDISTURBED BUFFER REQUIRED UNDER ARTICLE V, PARAGRAPH 10 OF THE SUBDIVISION ORDINANCE, SHALL REMAIN IN FORCE AND SHALL SHOWN UPON THE APPLICABLE LOTS, SHALL REMAIN IN FORCE AND EFFECT ON EACH INDIVIDUAL LOT UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE DWELLING UPON THE LOT.
* WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THE PLAN AND THE ASSOCIATION OF THE ADJACENT WATERS OF THE UNITED STATES ARE SUBJECT TO PENALTY BY LAW FOR ANY VIOLATION OF THESE WETLANDS AREAS WITHOUT PROPER AUTHORIZATION.
* ALL PROPERTY CORNERS, INTERIOR AND EXTERIOR, ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
* OPEN SPACE WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

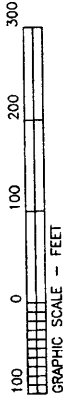
FINAL SUBDIVISION PLAN FOR:
RIVER WATCH
LAND LOTS 220, 221, 222 & 228
10TH DISTRICT
NEWTON COUNTY, GEORGIA
SCALE: 1" = 400' DATE: OCTOBER 4, 2004
GRAPHIC SCALE - FEET
SHEET 1 OF 6 JOB NO. 4773 DWG. NO. 22814
ON-COURSES: [Signature]

FINAL SUBDIVISION PLAT FOR:

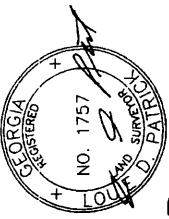
RIVER WATCH

LAND LOTS 220, 221, 222 & 228
10TH DISTRICT
NEWTON COUNTY, GEORGIA

SCALE: 1" = 100' DATE: OCTOBER 4, 2004



GRAPHIC SCALE - FEET



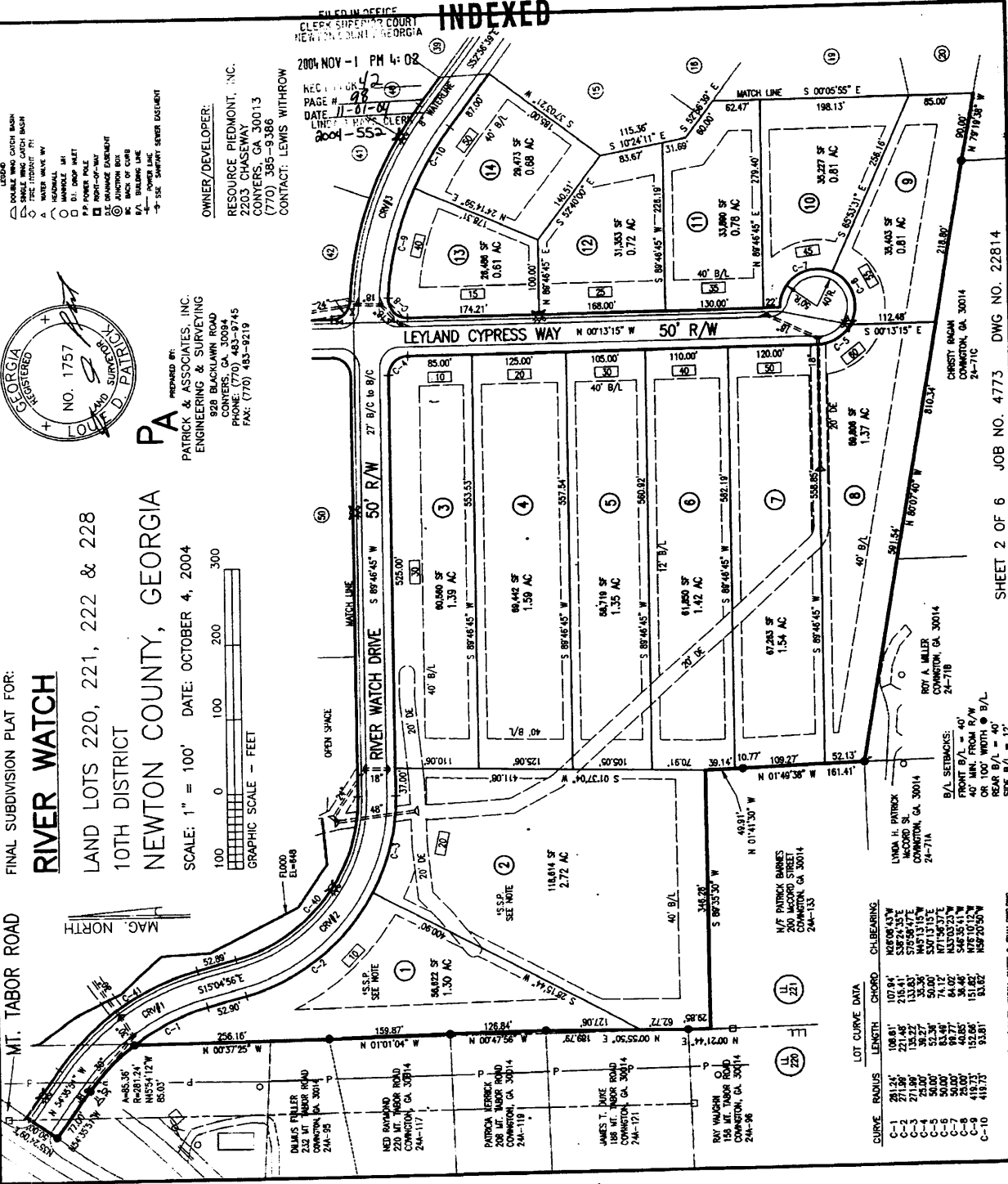
PA

PROVIDED BY:
PATRICK & ASSOCIATES, INC.
ENGINEERING & SURVEYING
208 BLACKLAWN ROAD
CONYERS, GA. 30084
PHONE: (770) 483-9745
FAX: (770) 483-9219

OWNER/DEVELOPER:
RESOURCE Piedmont, Inc.
2203 CHASEWAY
CONYERS, GA 30013
(770) 385-9386
CONTACT: LEWIS WITHROW

FILED IN OFFICE
CLERK SUPERIOR COURT
NEWTON COUNTY, GEORGIA
2004 NOV - 1 PM 4: 02
REC'D BOOK 42
PAGE # 98
DATE 11-01-04
LINE# 1-552

INDEXED



LOT	CURVE RADIUS	CHORD LENGTH	CHORD BEARING
C-1	281.94'	107.94'	N89°08'43"W
C-2	221.48'	216.41'	S89°24'35"E
C-3	271.09'	135.22'	S70°35'15"E
C-4	230.00'	50.00'	S30°13'15"E
C-5	230.00'	50.00'	N71°56'37"E
C-6	50.00'	84.02'	N33°03'23"W
C-7	50.00'	84.02'	S46°00'00"W
C-8	73.00'	153.86'	N46°00'00"W
C-9	418.73'	53.81'	S89°20'50"W

SHEET 2 OF 6 JOB NO. 4773 DWG NO. 22814

FILED IN OFFICE
 CLERK SUPERIOR COURT
 NEWTON COUNTY, GEORGIA
 2004 NOV -1 PM 4:03
 REC'D BOOK 42
 PAGE # 49
 DATE 11-01-04
 LINDA T. HAYS, CLERK
 2004-553

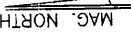
INDEXED

B/L SETBACKS:
 FRONT B/L = 40'
 40' MIN. FROM R/W
 OR 100' WIDTH @ B/L
 REAR B/L = 40'
 SIDE B/L = 12'

OWNER/DEVELOPER:
 RESOURCE PIEDMONT, INC.
 2203 CHASEWAY
 CONYERS, GA 30013
 (770) 385-9386
 CONTACT: LEWIS WITHROW



PA PREPARED BY:
 PATRICK & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 928 BLACKLAWN ROAD
 CONYERS, GA 30094
 PHONE: (770) 483-9745
 FAX: (770) 483-9219

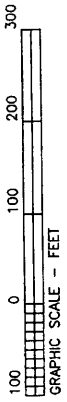


FINAL SUBDIVISION PLAN FOR:

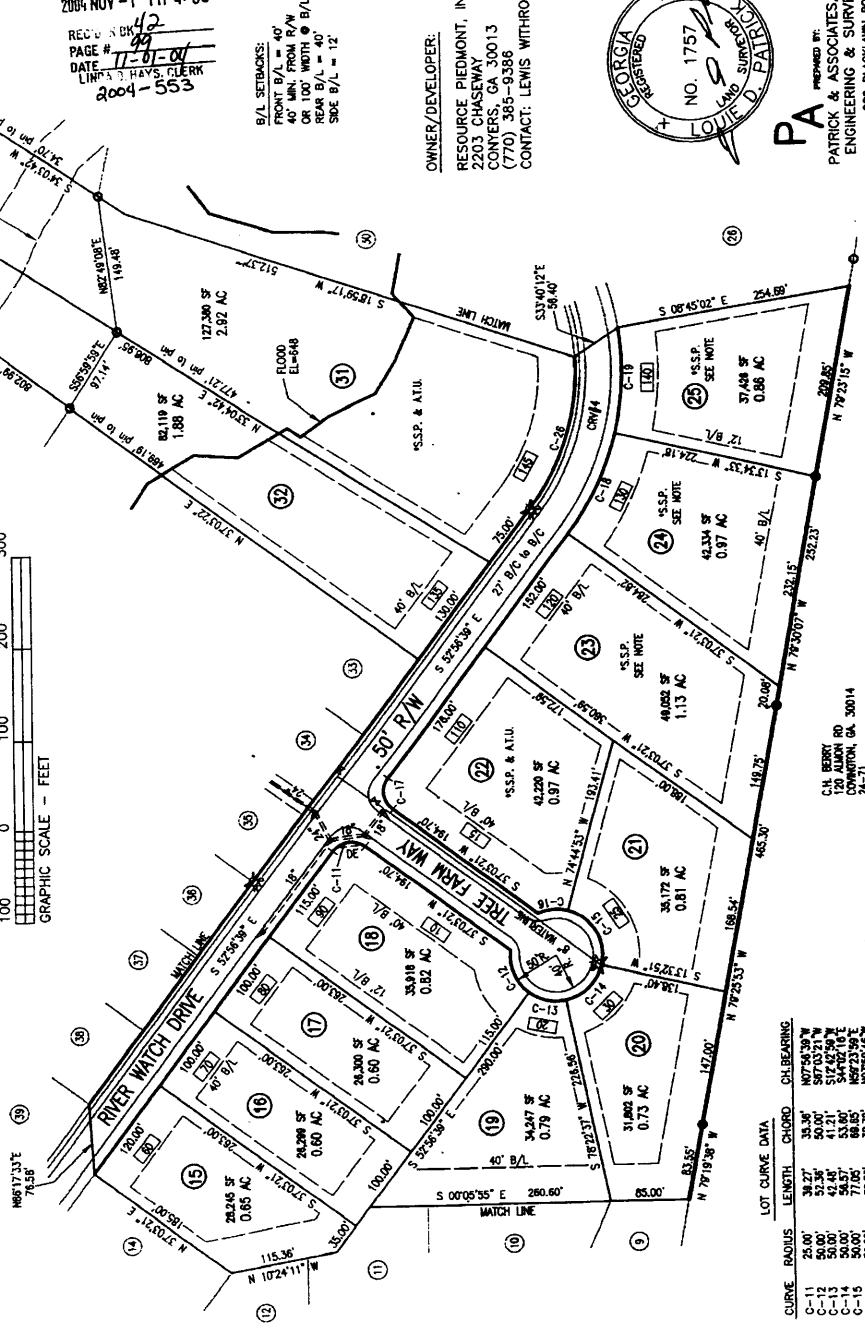
RIVER WATCH

LAND LOTS 220, 221, 222 & 228
 10TH DISTRICT
 NEWTON COUNTY, GEORGIA

SCALE: 1" = 100' DATE: OCTOBER 4, 2004



- LEGEND
- DOUBLE LINE WITH CATCH BASIN
 - SINGLE LINE WITH CATCH BASIN
 - SEWER MAIN
 - WATER MAIN
 - SEWER VALVE
 - WATER VALVE
 - MANHOLE
 - MANHOLE INLET
 - MANHOLE OUTLET
 - SEWER MAIN
 - WATER MAIN
 - SEWER VALVE
 - WATER VALVE
 - MANHOLE
 - MANHOLE INLET
 - MANHOLE OUTLET
 - SEWER MAIN
 - WATER MAIN
 - SEWER VALVE
 - WATER VALVE
 - MANHOLE
 - MANHOLE INLET
 - MANHOLE OUTLET



CURVE	RADIUS	LENGTH	CHORD	CHL BEARING
C-11	25.00'	38.27'	35.36'	N07°56'30"W
C-12	50.00'	52.35'	42.45'	S87°03'21"W
C-13	50.00'	42.45'	41.21'	S17°45'29"W
C-14	50.00'	75.27'	58.80'	S82°23'59"E
C-15	50.00'	33.53'	32.72'	N03°50'45"W
C-16	50.00'	39.27'	35.36'	S87°03'21"W
C-17	25.00'	121.71'	102.06'	S87°03'21"W
C-18	25.00'	121.71'	102.06'	S87°03'21"W
C-19	247.00'	173.07'	170.12'	S73°05'15"E

SHEET 3 OF 6 JOB NO. 4773 DWG NO. 22814

DL-C:\LORDCOA\DRIVE WATCH\NEW WATCH-SHEET 3-FINAL.DWG

2004-556

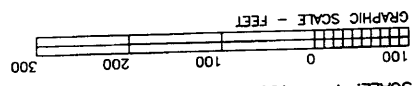
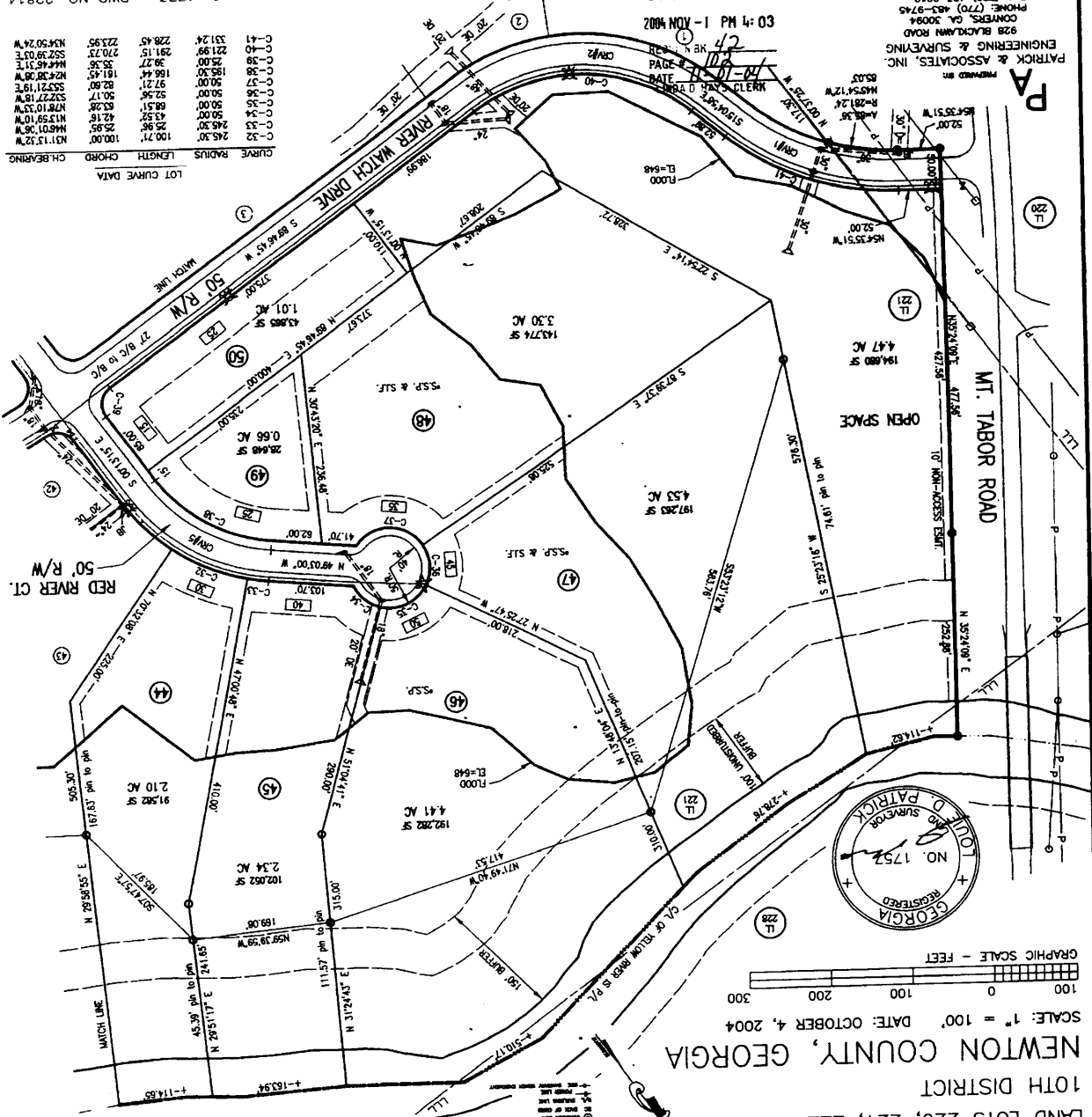
SHEET 6 OF 6 JOB NO. 4773 DWG NO. 22814

INDEXED

CLERK SUPERVISOR COURT
NEWTON COUNTY GEORGIA
03:44 PM 1-ADN 4002

PATRICK & ASSOCIATES, INC.
ENGINEERING & SURVEYING
928 BLACKBURN ROAD
CONYERS, GA 30084
PHONE (770) 483-9745
FAX (770) 483-9219

CURVE	RADIUS	LENGTH	CHORD	BEARINGS
C-32	245.30'	100.71'	100.00'	N31.13°22'W
C-33	465.30'	25.95'	25.95'	N46.01°28'W
C-34	50.00'	42.16'	42.16'	N17.59°10'W
C-35	50.00'	52.96'	52.96'	N27.27°18'W
C-36	50.00'	52.96'	52.96'	N27.27°18'W
C-37	50.00'	92.71'	92.71'	S53.21°19'E
C-38	166.44'	166.44'	166.44'	N27.38°28'W
C-39	25.00'	39.27'	39.27'	N44.45°31'E
C-40	221.95'	270.73'	270.73'	S52.39°03'E
C-41	331.24'	228.45'	228.45'	N24.50°24'W



SCALE: 1" = 100' DATE: OCTOBER 4, 2004

NEWTON COUNTY, GEORGIA

10TH DISTRICT

LAND LOTS 220, 221, 222 & 228

RIVER WATCH

FINAL SUBMISSION PLAN FOR:

OWNER/DEVELOPER:
RESOURCE Piedmont, Inc.
2203 CHASEWAY
CONYERS, GA 30013
(770) 385-9386
CONTACT: LEWIS WITHROW

B/L SETBACKS:
FRONT B/L = 40'
REAR B/L = 40'
SIDE B/L = 12'

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. THE SURVEYOR HAS REVIEWED THE RECORD PLANS AND FOUND THEM TO BE CORRECT.
3. THE SURVEYOR HAS REVIEWED THE RECORD PLANS AND FOUND THEM TO BE CORRECT.
4. THE SURVEYOR HAS REVIEWED THE RECORD PLANS AND FOUND THEM TO BE CORRECT.