

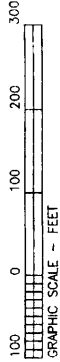
FINAL SUBDIVISION PLAT FOR:

SERENITY COVE

F.K.A. SWAN LANDING
LAND LOTS 117 & 118
10TH DISTRICT

NEWTON COUNTY, GEORGIA &
ROCKDALE COUNTY, GEORGIA

SCALE: 1" = 100' DATE: MARCH 12, 2007
REVISED:



PA PREPARED BY:
PATRICK & ASSOCIATES, INC.
ENGINEERING & SURVEYING
828 BACKLAWN ROAD
ROCKDALE COUNTY, GA 30012
PHONE: (770) 483-9245
FAX: (770) 483-9219

OWNER/DEVELOPER:
JASON ALLEN LLC
P.O. BOX 765
CONYERS, GA 30012
CONTACT: JASON A. SELF
PHONE: 770-861-3046

KERIAN, CORY SMITH
1400 BRIMLEY SHAL DR
CONYERS, GA 30013
OR 317-250-3000
OR 317-250-3000
MAP BOOK & PARCEL
005-57
ZONED R-2

ELIJA CLARK & BARBARA
1400 BRIMLEY SHAL DR
CONYERS, GA 30013
OR 317-250-3000
OR 317-250-3000
MAP BOOK & PARCEL
005-57
ZONED R-2

STONE & BORD
1400 BRIMLEY SHAL DR
CONYERS, GA 30013
OR 317-250-3000
OR 317-250-3000
MAP BOOK & PARCEL
005-57
ZONED R-2

THE FIELD BOOK FOR THIS PLAT
IS BASED ON A CURVED SECTION OF
ONE FOOT IN 731.34 FEET AND AN
ANGULAR ERROR OF 07" PER
ANGLE. THIS PLAT WAS
BEEN CALCULATED FOR CLOSURE AND IS
FOUND TO BE ACCURATE WITH ONE
FOOT IN 10,000 FEET.

B/L SETBACKS:
FRONT 5' FROM B/L
SIDE 5' FROM B/L
REAR 10' FROM B/L
SIDE 5' FROM B/L
SIDE 5' FROM B/L

2607 MAR 14 PH 9:52 INDEXED

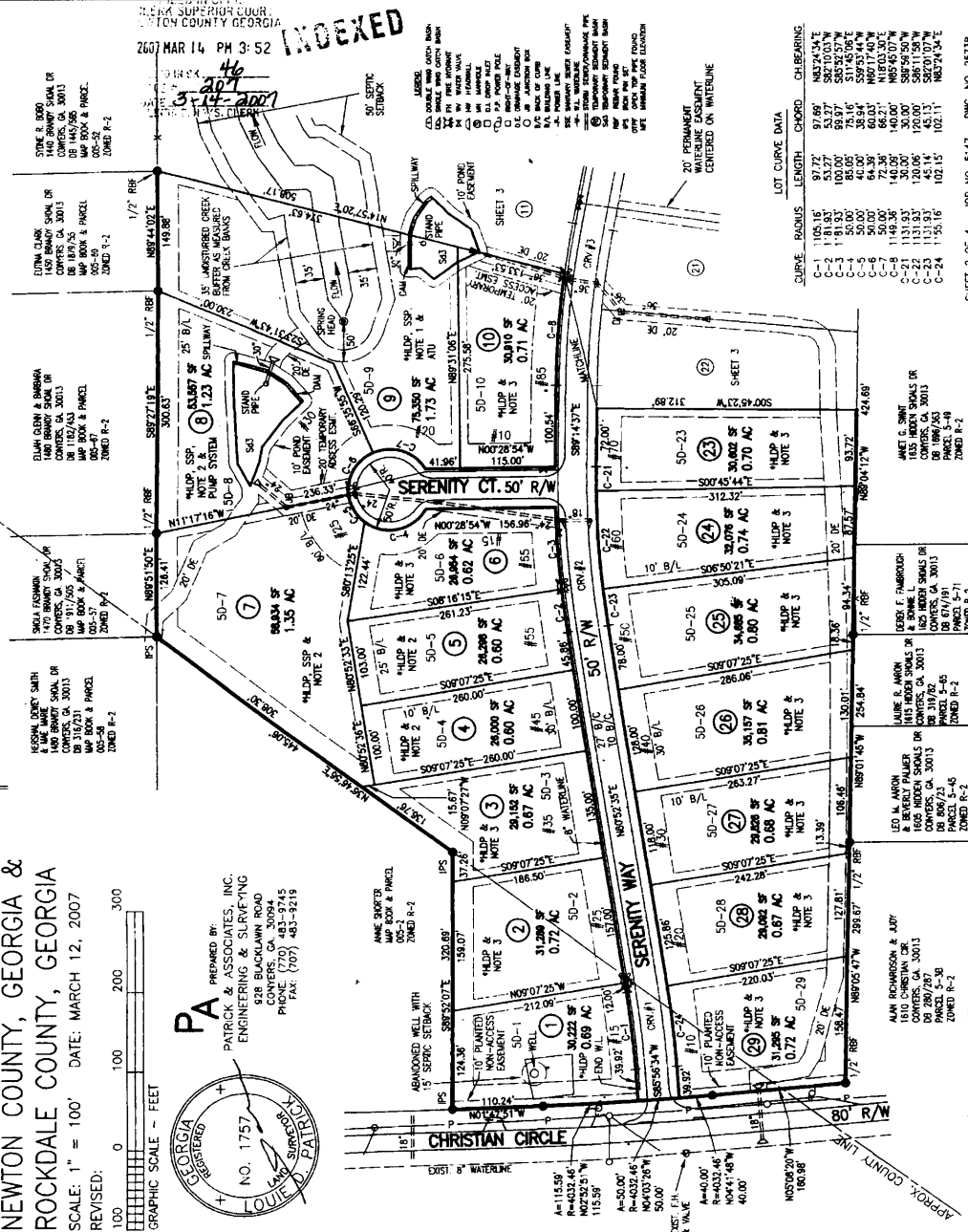
- 1. 30' SETBACK
- 2. 30' SETBACK
- 3. 30' SETBACK
- 4. 30' SETBACK
- 5. 30' SETBACK
- 6. 30' SETBACK
- 7. 30' SETBACK
- 8. 30' SETBACK
- 9. 30' SETBACK
- 10. 30' SETBACK
- 11. 30' SETBACK
- 12. 30' SETBACK
- 13. 30' SETBACK
- 14. 30' SETBACK
- 15. 30' SETBACK
- 16. 30' SETBACK
- 17. 30' SETBACK
- 18. 30' SETBACK
- 19. 30' SETBACK
- 20. 30' SETBACK
- 21. 30' SETBACK
- 22. 30' SETBACK
- 23. 30' SETBACK
- 24. 30' SETBACK
- 25. 30' SETBACK
- 26. 30' SETBACK
- 27. 30' SETBACK
- 28. 30' SETBACK
- 29. 30' SETBACK
- 30. 30' SETBACK
- 31. 30' SETBACK
- 32. 30' SETBACK
- 33. 30' SETBACK
- 34. 30' SETBACK
- 35. 30' SETBACK
- 36. 30' SETBACK
- 37. 30' SETBACK
- 38. 30' SETBACK
- 39. 30' SETBACK
- 40. 30' SETBACK
- 41. 30' SETBACK
- 42. 30' SETBACK
- 43. 30' SETBACK
- 44. 30' SETBACK
- 45. 30' SETBACK
- 46. 30' SETBACK
- 47. 30' SETBACK
- 48. 30' SETBACK
- 49. 30' SETBACK
- 50. 30' SETBACK

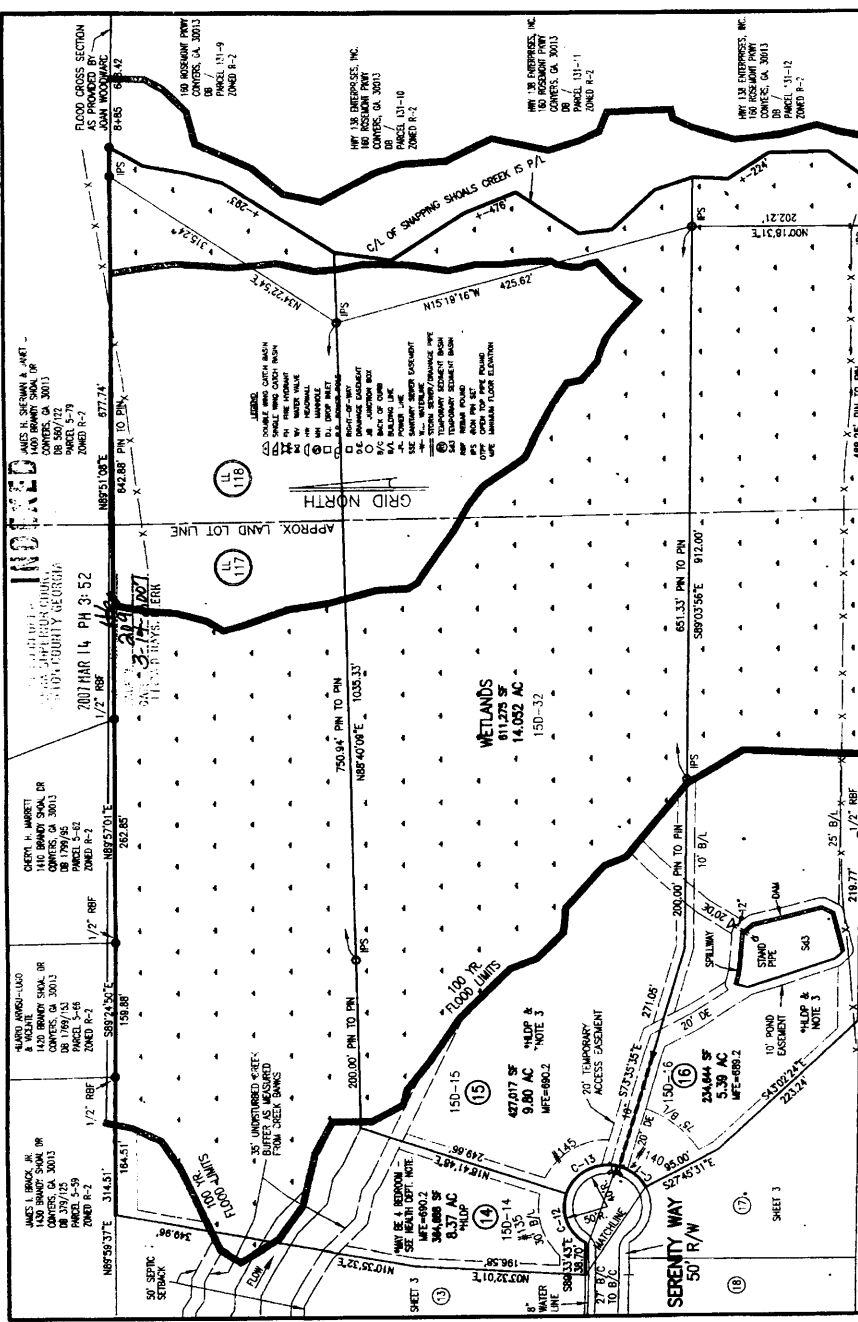
CURVE	RADIUS	CHORD	CH BEARING
C-1	1105.15'	97.72'	N83°24'34"E
C-2	181.83'	53.27'	S82°10'03"W
C-3	150.00'	85.00'	S11°45'26"E
C-4	50.00'	38.94'	S59°35'44"W
C-5	50.00'	60.00'	N02°03'00"E
C-6	50.00'	54.39'	N02°03'00"E
C-7	50.00'	54.39'	N02°03'00"E
C-8	1149.35'	140.00'	N85°45'07"W
C-9	1131.33'	30.00'	S89°59'50"W
C-10	1131.33'	120.00'	S89°59'50"W
C-11	1131.33'	120.00'	S89°59'50"W
C-12	1131.33'	120.00'	S89°59'50"W
C-13	1131.33'	120.00'	S89°59'50"W
C-14	1131.33'	120.00'	S89°59'50"W
C-15	1131.33'	120.00'	S89°59'50"W
C-16	1131.33'	120.00'	S89°59'50"W
C-17	1131.33'	120.00'	S89°59'50"W
C-18	1131.33'	120.00'	S89°59'50"W
C-19	1131.33'	120.00'	S89°59'50"W
C-20	1131.33'	120.00'	S89°59'50"W
C-21	1131.33'	120.00'	S89°59'50"W
C-22	1131.33'	120.00'	S89°59'50"W
C-23	1131.33'	120.00'	S89°59'50"W
C-24	1131.33'	120.00'	S89°59'50"W

LOT CURVE DATA

LOT	AREA	PERCENTAGE
50-1	1.15 AC	1.15%
50-2	1.15 AC	1.15%
50-3	1.15 AC	1.15%
50-4	1.15 AC	1.15%
50-5	1.15 AC	1.15%
50-6	1.15 AC	1.15%
50-7	1.15 AC	1.15%
50-8	1.15 AC	1.15%
50-9	1.15 AC	1.15%
50-10	1.15 AC	1.15%
50-11	1.15 AC	1.15%
50-12	1.15 AC	1.15%
50-13	1.15 AC	1.15%
50-14	1.15 AC	1.15%
50-15	1.15 AC	1.15%
50-16	1.15 AC	1.15%
50-17	1.15 AC	1.15%
50-18	1.15 AC	1.15%
50-19	1.15 AC	1.15%
50-20	1.15 AC	1.15%
50-21	1.15 AC	1.15%
50-22	1.15 AC	1.15%
50-23	1.15 AC	1.15%
50-24	1.15 AC	1.15%
50-25	1.15 AC	1.15%
50-26	1.15 AC	1.15%
50-27	1.15 AC	1.15%
50-28	1.15 AC	1.15%
50-29	1.15 AC	1.15%
50-30	1.15 AC	1.15%

SHEET 2 OF 4 JOB NO. 5147 DMC. NO. 25738





FINAL SUBDIVISION PLAT FOR:
SERENITY COVE
 F.K.A. SWAN LANDING
 10TH DISTRICT
 NEWTON COUNTY, GEORGIA &
 ROCKDALE COUNTY, GEORGIA
 SCALE: 1" = 100' DATE: MARCH 12, 2007
 REVISED:

PREPARED BY:
 PATRICK & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 928 BLACKWATER ROAD
 CONVERS, GA. 30084
 PHONE: (770) 483-9748
 FAX: (770) 480-9219

OWNER/DEVELOPER:
 JASON ALLEN LLC
 P.O. BOX 766
 CONVERS, GA 30012
 CONTACT: JASON A. SELF
 PHONE: 770-861-3048

LOT CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	DELTA BEARING
C-12	50.00'	63.11'	58.24010"	63.11°
C-13	50.00'	76.54'	69.28'	76.54°
C-14	50.00'	40.00'	35.94'	40.00°

B/L SETBACKS:
 FRONT B/L = 10'
 SIDE B/L = 10'
 REAR B/L = 25'
 AS PROVIDED BY JAM WOODWARD

FIELD DATA UPON WHICH THIS PLAT IS BASED:
 ONE FOOT IN 79,134 FEET AND AN ANGULAR ERROR OF "02"

COMPILED BY:
 JASON ALLEN LLC
 CONVERS, GA 30012
 PHONE: 770-861-3048

GRAPHIC SCALE - FEET
 0 100 200 300

PA
 PATRICK & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 NO. 1757
 REGISTERED PROFESSIONAL SURVEYOR

WETLANDS
 81,173 SF
 14,052 AC
 150-32

LOT 117
 47,017 SF
 9.80 AC
 "H/LP" & "NOTE 3"
 MFE=686.2

LOT 118
 234,844 SF
 5.38 AC
 MFE=686.2

LOT 119
 130-14
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 120
 130-15
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 121
 130-16
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 122
 130-17
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 123
 130-18
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 124
 130-19
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 125
 130-20
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 126
 130-21
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 127
 130-22
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 128
 130-23
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 129
 130-24
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 130
 130-25
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 131
 130-26
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 132
 130-27
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 133
 130-28
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 134
 130-29
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 135
 130-30
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 136
 130-31
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 137
 130-32
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 138
 130-33
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 139
 130-34
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 140
 130-35
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 141
 130-36
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 142
 130-37
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 143
 130-38
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 144
 130-39
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 145
 130-40
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 146
 130-41
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 147
 130-42
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 148
 130-43
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 149
 130-44
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 150
 130-45
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 151
 130-46
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 152
 130-47
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 153
 130-48
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 154
 130-49
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 155
 130-50
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 156
 130-51
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 157
 130-52
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 158
 130-53
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 159
 130-54
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 160
 130-55
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 161
 130-56
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 162
 130-57
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 163
 130-58
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 164
 130-59
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 165
 130-60
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 166
 130-61
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 167
 130-62
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 168
 130-63
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 169
 130-64
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 170
 130-65
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 171
 130-66
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 172
 130-67
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 173
 130-68
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 174
 130-69
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 175
 130-70
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 176
 130-71
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 177
 130-72
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 178
 130-73
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 179
 130-74
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 180
 130-75
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 181
 130-76
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 182
 130-77
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 183
 130-78
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 184
 130-79
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 185
 130-80
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 186
 130-81
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 187
 130-82
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 188
 130-83
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 189
 130-84
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 190
 130-85
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 191
 130-86
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 192
 130-87
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 193
 130-88
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 194
 130-89
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 195
 130-90
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 196
 130-91
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 197
 130-92
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 198
 130-93
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 199
 130-94
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 200
 130-95
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 201
 130-96
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 202
 130-97
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 203
 130-98
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 204
 130-99
 0.37 AC
 "H/LP"
 MFE=686.2

LOT 205
 130-100
 0.37 AC
 "H/LP"
 MFE=686.2