

CLERK OF SUPERIOR COURT  
NEWTON COUNTY GEORGIA

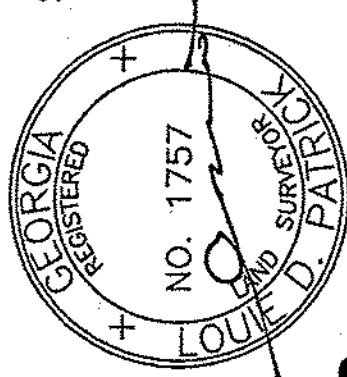
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REC'D IN BK 37  
PAGE # 21 FINAL SUBDIVISION PLAT FOR:  
DATE AUG 20 2003  
LINDA D. HAYES

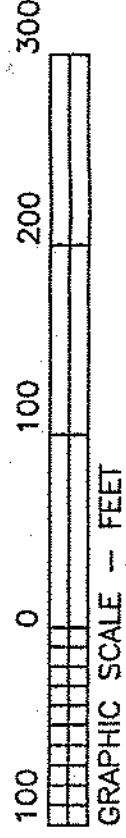
# SHADOWBROOK ESTATES

UNIT TWO  
LAND LOT 37 8TH DISTRICT  
NEWTON COUNTY, GEORGIA

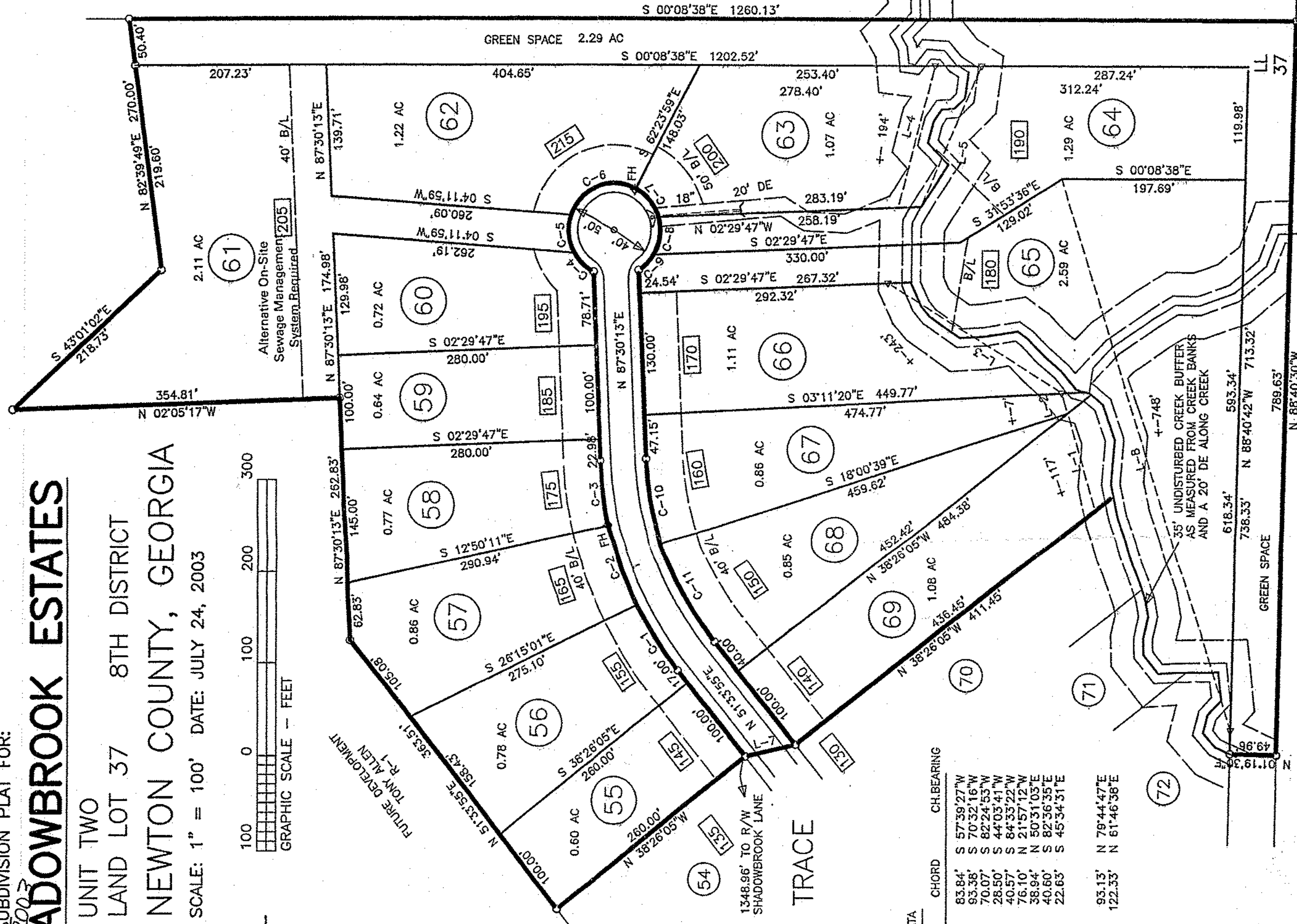
SCALE: 1" = 100' DATE: JULY 24, 2003



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



CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
1	370.00'	120.00'	232.08'	35°56'18"	15°29'07"	228.29'	N 69°32'04"E



COURSE	BEARING	DISTANCE
L-1	S 73°50'41"W	108.07'
L-2	S 72°54'17"W	22.66'
L-3	S 31°49'51"W	220.89'
L-4	N 75°23'03"W	155.67'
L-5	S 66°44'57"W	162.90'
L-6	N 60°46'00"E	601.07'
L-7	N 13°43'55"W	55.04'
L-8	N 72°45'11"E	620.59'

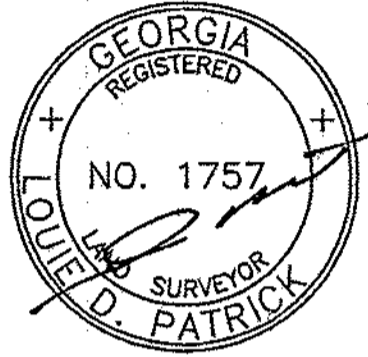
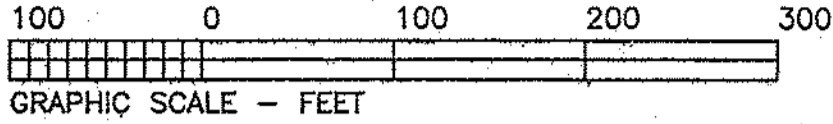
CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C-1	395.00'	84.00'	83.84'	S 57°39'27"W
C-2	395.00'	93.60'	93.38'	S 70°32'16"W
C-3	395.00'	70.16'	70.07'	S 82°24'53"W
C-4	50.00'	28.90'	28.50'	S 44°03'41"W
C-5	50.00'	41.78'	40.57'	S 84°33'22"W
C-6	50.00'	86.49'	76.10'	N 21°57'12"W
C-7	50.00'	40.00'	38.94'	N 50°31'03"E
C-8	50.00'	40.60'	40.63'	S 82°36'35"E
C-9	50.00'	22.63'	22.63'	S 45°34'31"E
C-10	345.00'	93.42'	93.13'	N 79°44'47"E
C-11	345.00'	122.98'	122.33'	N 61°46'36"E

FINAL SUBDIVISION PLAT FOR:

# SHADOWBROOK ESTATES

UNIT TWO  
 LAND LOT 37 8TH DISTRICT  
 NEWTON COUNTY, GEORGIA

SCALE: 1" = 100' DATE: JULY 24, 2003



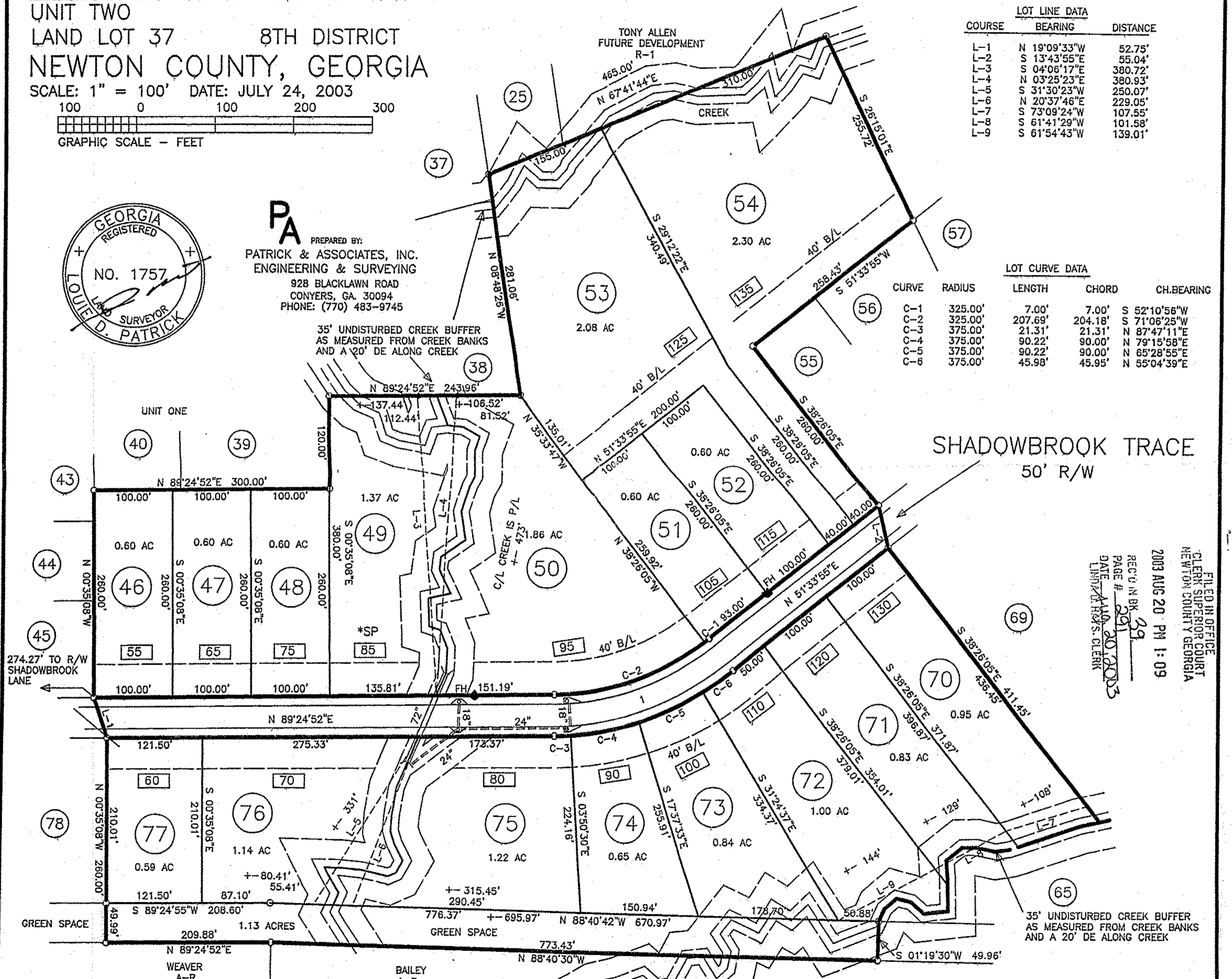
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35' UNDISTURBED CREEK BUFFER  
 AS MEASURED FROM CREEK BANKS  
 AND A 20' DE ALONG CREEK

C/L ROAD CURVE DATA							
CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
1	350.00'	120.00'	231.21'	37°50'57"	16°22'13"	227.03'	S 70°29'23"W

LOT LINE DATA		
COURSE	BEARING	DISTANCE
L-1	N 19°09'33"W	52.75'
L-2	S 13°43'55"E	55.04'
L-3	S 04°06'17"E	380.72'
L-4	N 03°25'23"E	380.93'
L-5	S 31°30'23"W	250.07'
L-6	N 20°37'46"E	229.05'
L-7	S 73°09'24"W	107.55'
L-8	S 61°41'29"W	101.58'
L-9	S 61°54'43"W	139.01'

LOT CURVE DATA				
CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C-1	325.00'	7.00'	7.00'	S 52°10'56"W
C-2	325.00'	207.69'	204.18'	S 71°06'25"W
C-3	375.00'	21.31'	21.31'	N 87°47'11"E
C-4	375.00'	90.22'	90.00'	N 79°15'58"E
C-5	375.00'	90.22'	90.00'	N 65°28'55"E
C-6	375.00'	45.98'	45.95'	N 55°04'39"E

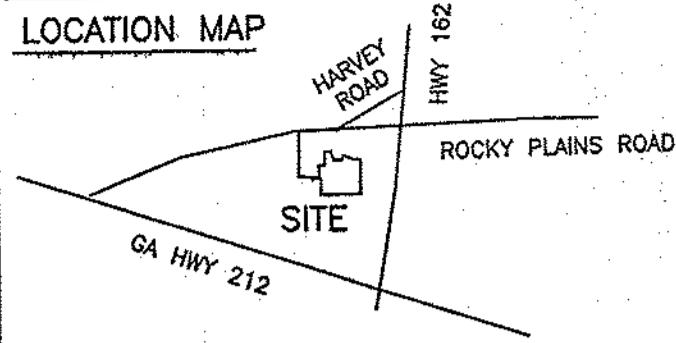


FILED IN OFFICE  
 CLERK SUPERIOR COURT  
 NEWTON COUNTY GEORGIA  
 2003 AUG 20 PM 1:09  
 REC'D IN BK 99  
 PAGE # 291  
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 LINDA HAYS, CLERK

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REC'D IN BK 39  
PAGE # 290  
DATE AUG 20, 2003  
LINDA D. HAYS, CLERK

LOCATION MAP



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

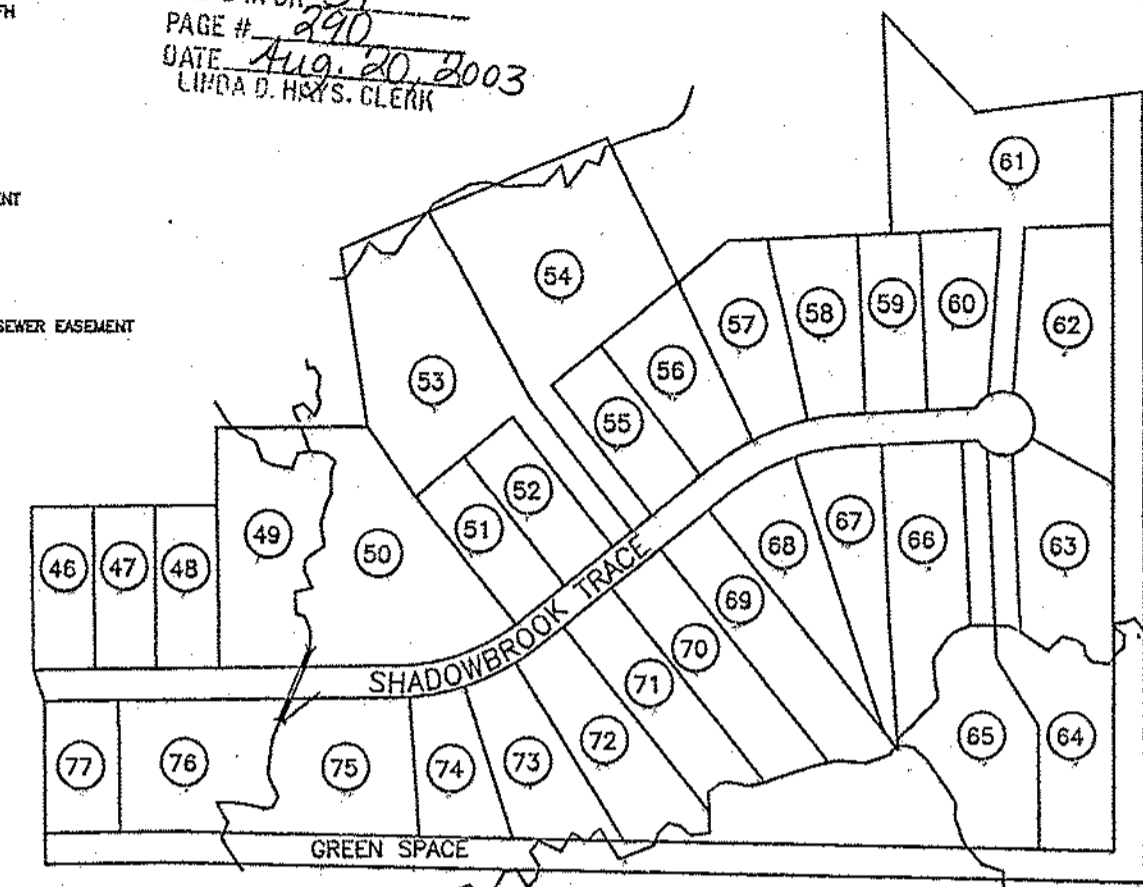
RECEIVED

AUG 19 2003

PLA

- LEGEND
- DOUBLE WING CATCH BASIN
  - SINGLE WING CATCH BASIN
  - FIRE HYDRANT FH
  - △ WATER VALVE WV
  - HEADWALL
  - MANHOLE MH
  - DI DROP INLET
  - P.P. POWER POLE
  - RIGHT-OF-WAY
  - D.E. DRAINAGE EASEMENT
  - JUNCTION BOX
  - BC BACK OF CURB
  - B/L BUILDING LINE
  - POWER LINE
  - SSE SANITARY SEWER EASEMENT

MAG. NORTH



GENERAL NOTES:

- \* TOTAL AREA = 39.83 ACRES
- \* TOTAL NUMBER OF LOTS = 32
- \* ZONED R-1 CONDITIONAL - 2/19/02
- \* 50 FOOT BUFFER AROUND ENTIRE 109 ACRES.
- \* WATER BY NEWTON COUNTY WATER AND SEWERAGE AUTHORITY
- \* SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC TANKS
- \* THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL HAZARD MAPS. PANEL NO. 130143 0085A JULY 5, 1983
- \* EROSION AND SILT 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 REQUIRED TO COMPLY WITH FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) 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 IMPLEMENTED.
- \* NO WORK IN RIGHT-OF-WAY, INCLUDING PAVED SURFACES, PERMITTED WITHOUT CONTACTING THE NEWTON COUNTY PUBLIC WORKS DEPARTMENT.
- \* NEWTON COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.
- \* SUBSEQUENT BUILDERS AND DEVELOPERS OF INDIVIDUAL LOTS SHALL MAKE PROVISIONS TO CONDUCT LOT GENERATED SURFACE WATERS TO THE DRAINAGE FACILITIES PROVIDED BY THE DEVELOPERS WITHOUT DISCHARGE ONTO ADJACENT PROPERTIES. DEVELOPERS ARE RESPONSIBLE FOR INSTALLING ALL DITCHES, CULVERTS, DROP INLETS, DRAINAGE STRUCTURES, ETC. AS DESIGNED BY THE ENGINEER. THIS INCLUDES PROPER GEOMETRIC SHAPE, 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 35' NATURAL, UNDISTURBED BUFFER REQUIRED UNDER ARTICLE V, SECTION 15, OF THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE, AND 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 PLAT ARE UNDER THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLANDS AREAS WITHOUT PROPER AUTHORIZATION.
- \* ALL PROPERTY CORNERS, INTERIOR AND EXTERIOR, ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- \* MINIMUM LOT WIDTH AT BUILDING LINE IS 100 FEET.

OWNER CERTIFICATION

STATE OF GEORGIA, COUNTY OF NEWTON  
THE OWNER OF THE LAND SHOWN ON THIS PLAT 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.

*Tony Allen* 08/13/03  
OWNER DATE

DEDICATION CERTIFICATION

STATE OF GEORGIA, COUNTY OF NEWTON  
IT IS HEREBY CERTIFIED THAT THE LANDS AND IMPROVEMENTS SHOWN ON THIS PLAT AND DESIGNATED AS BEING "DEDICATED TO PUBLIC USE, ARE HEREBY DEDICATED TO THE COUNTY OF NEWTON, STATE OF GEORGIA, FOR PUBLIC USE.

*Tony Allen* 08/13/03  
OWNER DATE

PURSUANT TO THE NEWTON COUNTY SUBDIVISION ORDINANCE, ALL THE REQUIREMENTS FOR APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY THE NEWTON COUNTY PLANNING COMMISSION.

*Rocky Met* 8/20/03  
PLANNING DIRECTOR DATE

OWNER/DEVELOPER:

TONY ALLEN  
4848 GA. HWY 162  
COVINGTON, GA. 30016  
(770) 786-4085

ROAD DATA

SHADOWBROOK TRACE 1685 LF

980 K10

FINAL SUBDIVISION PLAT FOR:

**SHADOWBROOK ESTATES**

UNIT TWO

LAND LOT 37 8TH DISTRICT

NEWTON COUNTY, GEORGIA

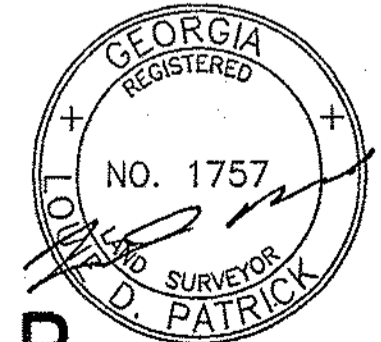
SCALE: 1" = 100' DATE: JULY 24, 2003

THIS PLAT HAS BEEN APPROVED BY THE NEWTON COUNTY HEALTH DEPARTMENT.  
*By: [Signature]* 8-13-03  
BY: DATE

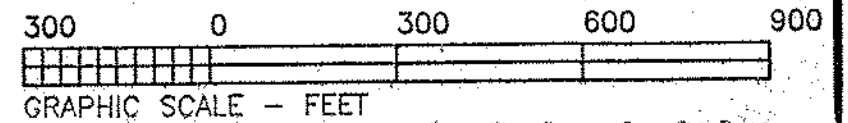
THIS PLAT HAS BEEN APPROVED BY THE NEWTON COUNTY WATER AND SEWER AUTHORITY.  
*[Signature]* Aug 18, 2003  
BY: DATE

SURVEYORS CERTIFICATION  
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED "FUTURE" AND THEIR SIZE, LOCATION, AND TYPE MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL ENGINEERING REQUIREMENTS OF THE NEWTON COUNTY SUBDIVISION ORDINANCE HAVE BEEN FULLY COMPLIED WITH.  
*[Signature]* 8-13-03

CA. R.L.S. NO. 1757



PREPARED BY:  
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DATE:	REVISIONS