

LOT CURVE DATA				
CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C-1	25.00'	39.27'	35.36'	N 45°35'08"W
C-2	25.00'	39.27'	35.36'	S 44°24'52"W
C-3	50.00'	77.00'	69.61'	N 74°42'16"W
C-4	50.00'	53.90'	51.33'	S 30°17'44"W
C-5	50.00'	66.14'	61.42'	S 36°28'42"E
C-6	50.00'	64.76'	60.33'	N 66°31'18"E

LOT LINE DATA		
COURSE	BEARING	DISTANCE
L-1	S 64°01'14"E	55.90'
L-2	S 19°09'33"E	52.75'

MAG. NORTH

- LEGEND
- ▷ DOUBLE WING CATCH BASIN
 - ◁ SINGLE WING CATCH BASIN
 - ⊕ FIRE HYDRANT
 - △ WATER VALVE
 - ▽ HEADWALL
 - MANHOLE
 - D.I. DROP INLET
 - P.P. POWER POLE
 - ▭ RIGHT-OF-WAY
 - D.E. DRAINAGE EASEMENT

▭ DENOTES HOUSE ADDRESS

ZONED R-1
FUTURE DEVELOPMENT
TONY ALLEN

SHADOWBROOK TRACE
50' R/W 27' PAVED

FILED *August 6, 2002*
 TIME *1:00 PM*
 RECORDED *August 6, 2002*
 BOOK *38* PAGE *59*

LINDA D. HAYS
CLERK SUPERIOR COURT
NEWTON COUNTY, GEORGIA

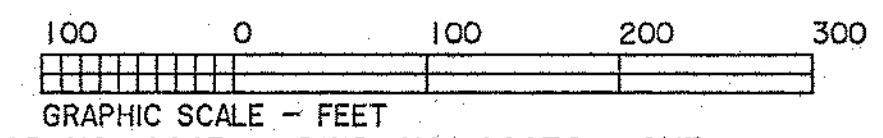
FINAL SUBDIVISION PLAT FOR:

SHADOWBROOK ESTATES

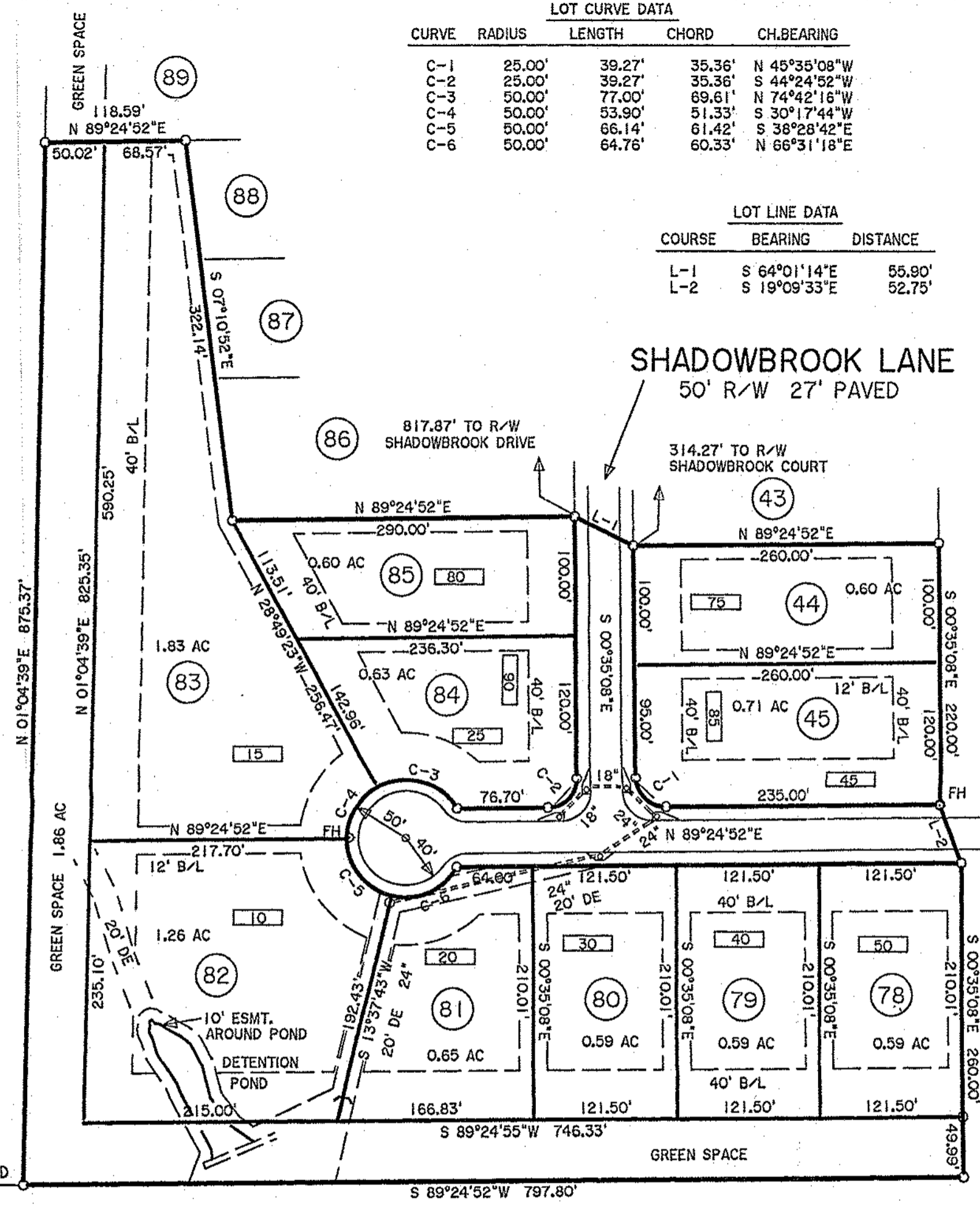
UNIT ONE
LAND LOT 37 8TH DISTRICT

NEWTON COUNTY, GEORGIA

SCALE: 1" = 100' DATE: JUNE 26, 2002



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



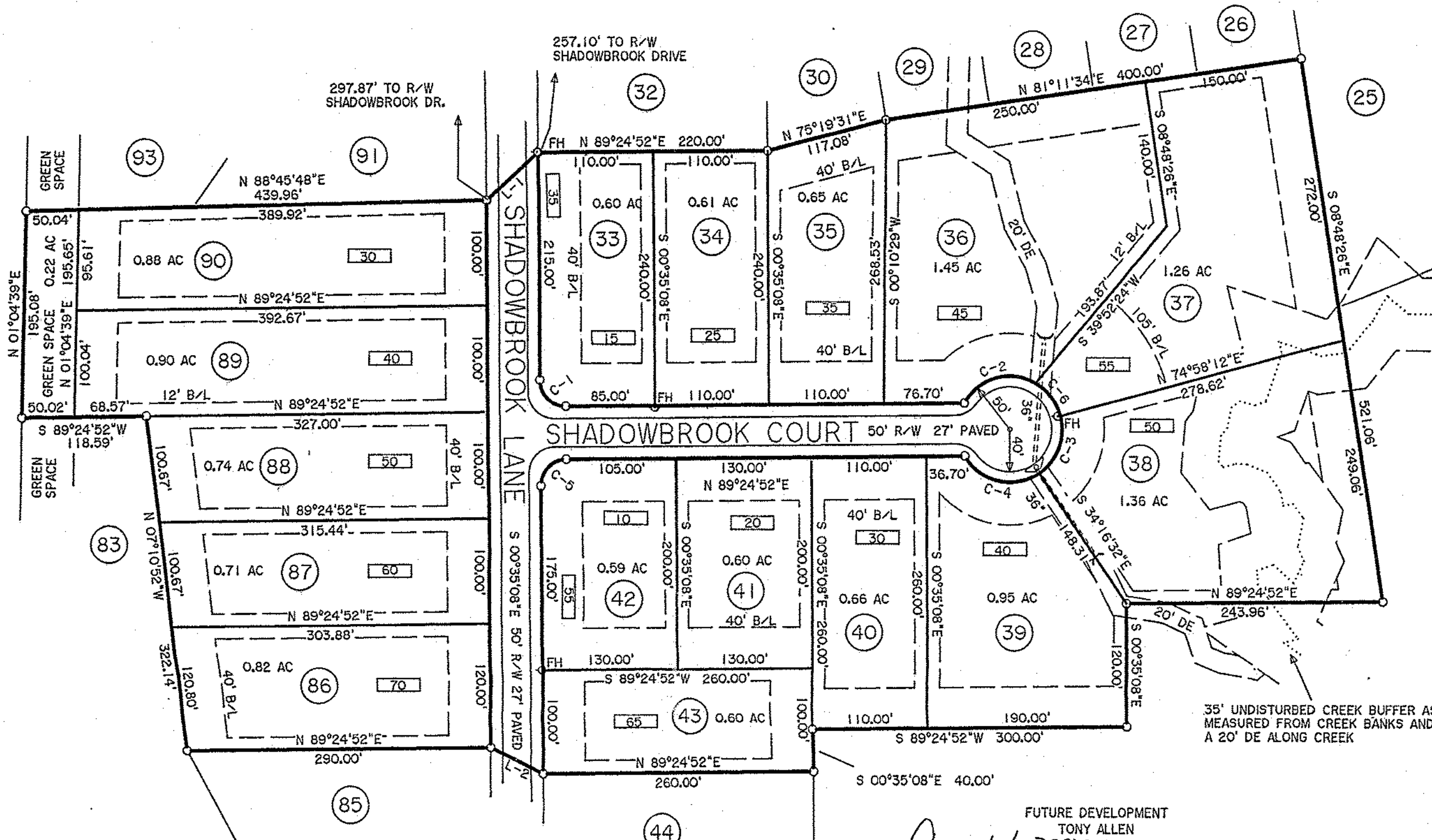
NATHAN MCFARLAND
ZONED A-R

37

60

EZRA SETTLE
ZONED A-R

NATHAN MCFARLAND
ZONED A-R



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

FUTURE DEVELOPMENT
TONY ALLEN
FILED August 6, 2002
TIME 3:00 pm
RECORDED August 6, 2002
BOOK 38 PAGE 58

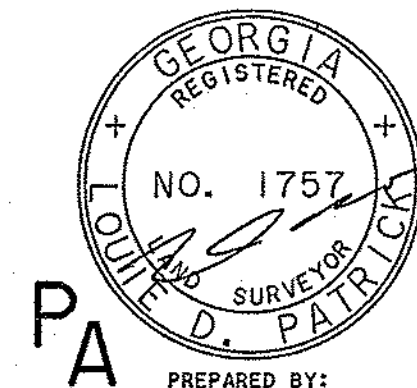
LINDA D. HAYS
CLERK SUPERIOR COURT
NEWTON COUNTY, GEORGIA

LOT CURVE DATA				
CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C-1	25.00'	39.27'	35.36'	N 45°35'08"W
C-2	50.00'	78.78'	70.88'	S 74°33'10"W
C-3	50.00'	61.26'	57.50'	N 20°37'34"E
C-4	50.00'	81.76'	72.95'	S 77°25'50"E
C-5	25.00'	39.27'	35.36'	N 44°24'52"E
C-6	50.00'	40.00'	38.94'	N 37°23'26"W

LOT LINE DATA		
COURSE	BEARING	DISTANCE
L-1	N 47°25'38"E	67.27'
L-2	N 64°01'14"W	55.90'

- LEGEND
- DOUBLE WING CATCH BASIN
 - SINGLE WING CATCH BASIN
 - FIRE HYDRANT
 - △ WATER VALVE
 - HEADWALL
 - MANHOLE
 - D.I. DROP INLET
 - P.P. POWER POLE
 - RIGHT-OF-WAY
 - D.E. DRAINAGE EASEMENT

□ DENOTES HOUSE ADDRESS

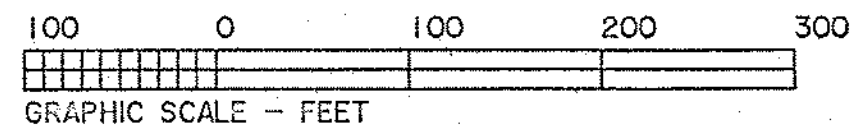


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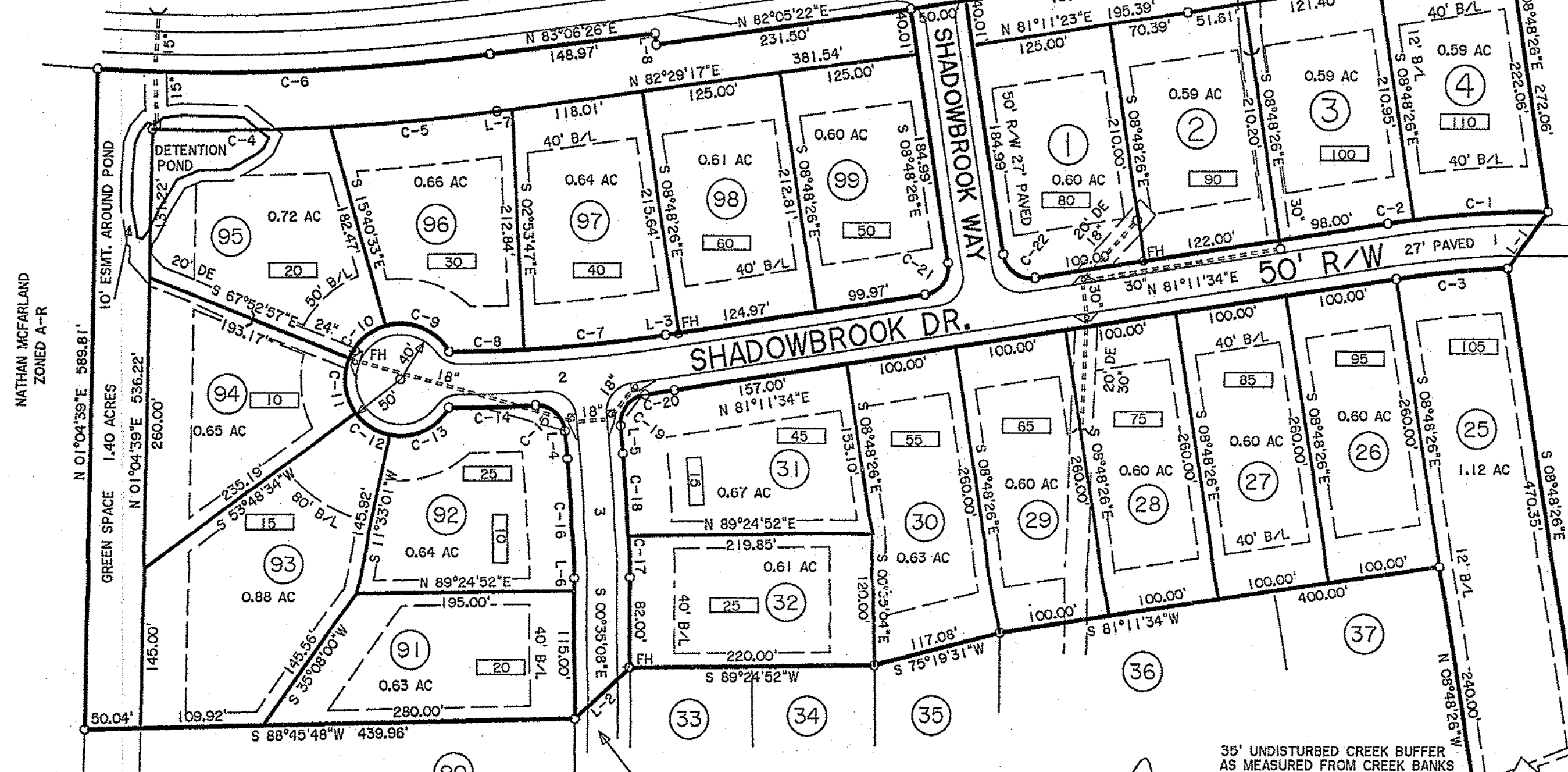
FINAL SUBDIVISION PLAT FOR:
SHADOWBROOK ESTATES
UNIT ONE
LAND LOT 37 8TH DISTRICT
NEWTON COUNTY, GEORGIA

SCALE: 1" = 100' DATE: JUNE 26, 2002



ROCKY PLAINS ROAD 50' R/W

MAG. NORTH



FUTURE DEVELOPMENT
TONY ALLEN
ZONED R-1

LOT CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C-1	937.50'	120.06'	119.97'	S 86°17'30"W
C-2	937.50'	23.40'	23.40'	S 81°54'29"W
C-3	867.50'	100.21'	100.16'	N 84°25'39"E
C-4	1881.30'	160.05'	160.00'	N 89°36'57"E
C-5	1881.30'	150.24'	150.20'	N 84°53'27"E
C-6	1831.30'	352.92'	352.38'	N 86°07'26"E
C-7	1241.30'	128.06'	128.00'	S 84°08'54"W
C-8	1241.30'	67.59'	67.58'	S 88°39'49"W
C-9	50.00'	66.23'	61.50'	N 67°43'35"W
C-10	50.00'	45.56'	44.00'	S 48°13'15"W
C-11	50.00'	50.88'	48.72'	S 07°02'11"E
C-12	50.00'	36.88'	36.05'	S 57°19'12"E
C-13	50.00'	62.24'	58.30'	N 65°53'13"E
C-14	1291.30'	78.18'	78.17'	N 88°28'20"E
C-15	25.00'	38.32'	34.68'	S 49°20'03"E
C-16	1277.22'	107.82'	107.79'	S 03°00'15"E
C-17	1327.22'	38.01'	38.00'	N 01°24'21"W
C-18	1327.22'	74.04'	74.03'	N 03°49'28"W
C-19	25.00'	38.32'	34.68'	N 38°29'20"E
C-20	1291.30'	27.22'	27.22'	N 81°47'48"E
C-21	25.00'	39.27'	35.36'	S 36°11'34"W
C-22	25.00'	39.27'	35.36'	N 53°48'26"W

LOT LINE DATA

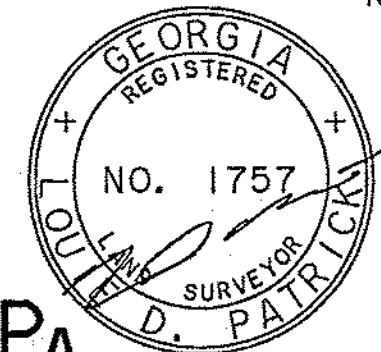
COURSE	BEARING	DISTANCE
L-1	S 35°01'04"W	61.95'
L-2	S 47°25'38"W	67.27'
L-3	S 81°11'34"W	12.06'
L-4	S 05°25'21"E	24.73'
L-5	N 05°25'21"W	24.73'
L-6	S 00°35'08"E	12.00'
L-7	N 82°29'17"E	13.53'
L-8	S 07°54'38"E	10.00'
L-9	N 08°48'26"W	10.00'

C/L ROAD CURVE DATA

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
1	912.50'	100.00'	199.21'	12°30'29"	6°16'44"	198.81'	N 87°26'49"E
2	1266.30'	100.00'	199.59'	9°01'50"	4°31'29"	199.38'	S 85°42'29"W
3	1302.22'	55.00'	109.93'	4°50'13"	4°23'59"	109.90'	S 03°00'15"E

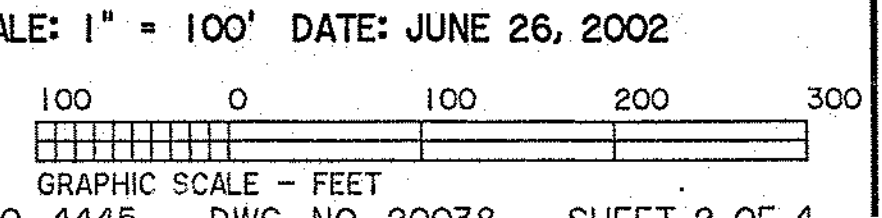
FILED August 6, 2002
TIME 03:00 pm
RECORDED August 6, 2002
BOOK 38 PAGE 57

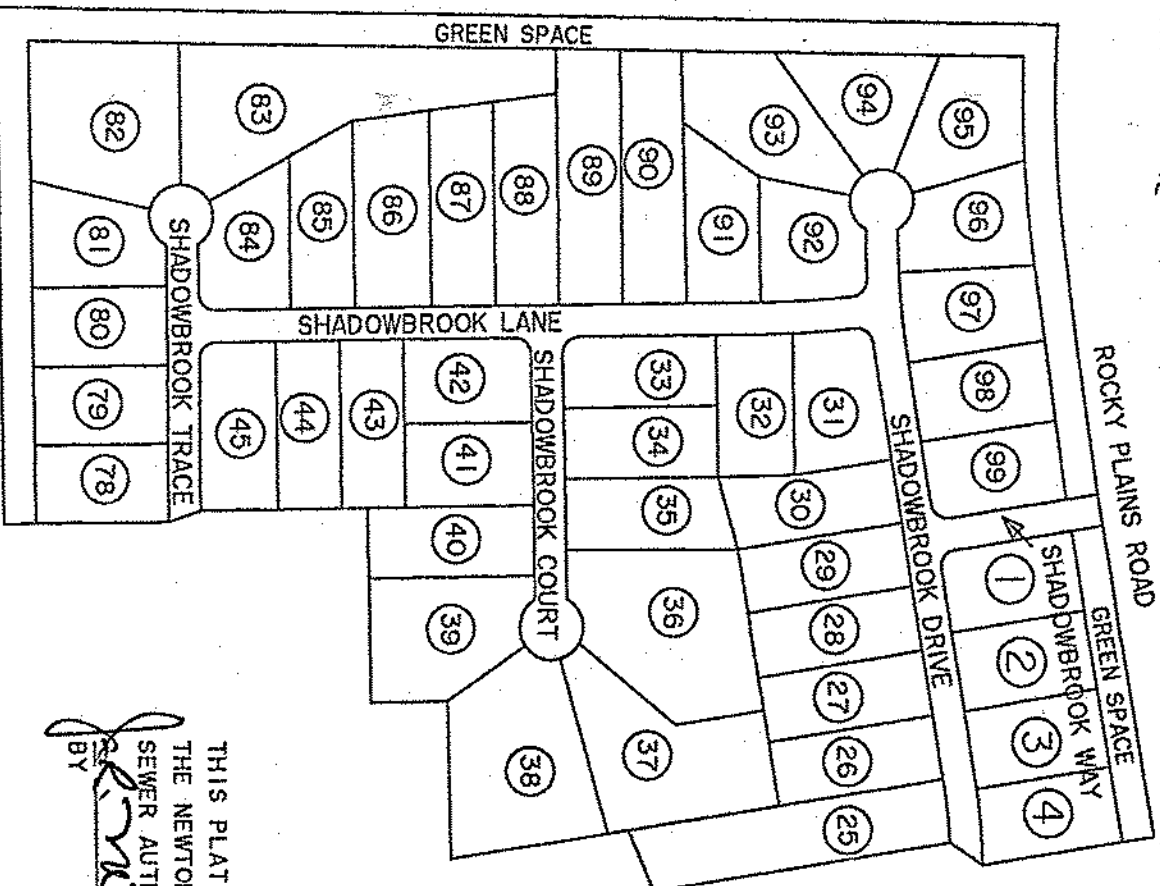
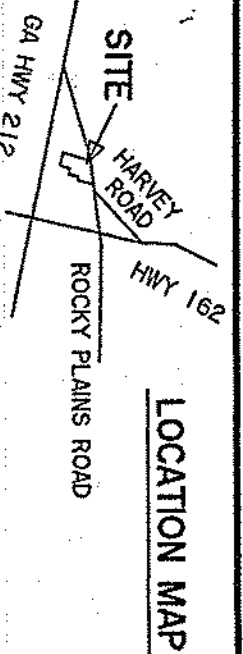
LINDA D. HAYS
CLERK SUPERIOR COURT
NEWTON COUNTY, GEORGIA



PREPARED BY:
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PHONE: (770) 483-9745

FINAL SUBDIVISION PLAT FOR:
SHADOWBROOK ESTATES
UNIT ONE
LAND LOT 37 8TH DISTRICT
NEWTON COUNTY, GEORGIA





LOCATION MAP

THIS PLAT HAS BEEN APPROVED
 BY THE NEWTON COUNTY WATER AND
 SEWER AUTHORITY
 BY *[Signature]* JULY 23, 2002
 DATE

THIS PLAT HAS BEEN APPROVED BY THE
 NEWTON COUNTY HEALTH DEPARTMENT.
 BY: *[Signature]* 7-18-02
 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.

PLANNING DIRECTOR *[Signature]* DATE *[Signature]*

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.
 OWNER: *[Signature]* DATE: 7-15-02

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.
 OWNER: *[Signature]* DATE: 7-15-02

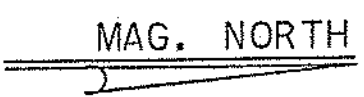
DATE: _____

REVISIONS:

SHADOWBROOK CSD/SB/ICOV P/L/ALL/KBH

- GENERAL NOTES:**
- * TOTAL AREA = 43.45 ACRES
 - * TOTAL NUMBER OF LOTS = 47
 - * ZONED R-1
 - * 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, CURVERTS, 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.
 - * **SCALP SITE PLANS REQUIRED ON LOTS 38 AND 85**

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.

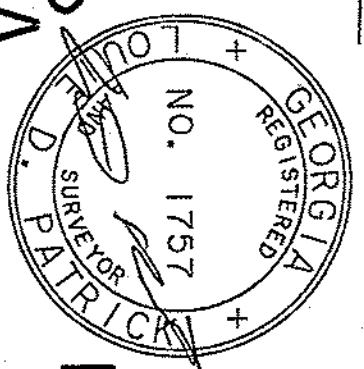


ROAD DATA

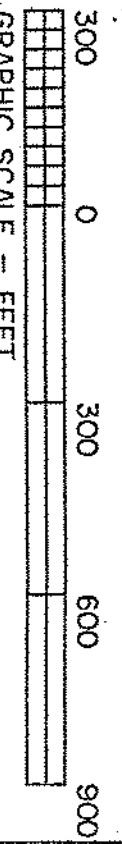
SHADOWBROOK WAY	310 LF
SHADOWBROOK DRIVE	1080 LF
SHADOWBROOK LANE	1100 LF
SHADOWBROOK TRACE	520 LF
SHADOWBROOK COURT	475 LF

OWNER/DEVELOPER:
 TONY ALLEN
 4848 GA HWY 162
 COVINGTON, GEORGIA 30016
 PHONE: (770) 785-4085
 TIME: 3:00 PM
 RECORDED August 6, 2002
 300K 38 PAGE 50

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.
 GA. R.L.S. NO. 1797
[Signature] 7-15-02



FINAL SUBDIVISION PLAT FOR:
SHADOWBROOK ESTATES
 UNIT ONE
 LAND LOT 37 8TH DISTRICT
 NEWTON COUNTY, GEORGIA
 SCALE: 1" = 300' DATE: JUNE 26, 2002



PREPARED BY:
 PATRICK & ASSOCIATES, INC.
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 CONYERS, GA. 30094
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