

DATE: 6/28/97	
REVISED:	
LAND LOT: 6 & 12	DISTRICT: 5TH & 2ND
BLOCK:	COUNTY: COMETA GA.
LOT:	SCALE: 1" = 100'
PREPARED FOR: ONEIL G. DECOTEAU P.O. DRAWER 2229 PEACHTREE-CITY, GA. 30269	
GASKINS & ASSOCIATES, INC 1011 SOUTH JEFF DAMS DRIVE FAYETTEVILLE, GA. 30214 770-719-0270	

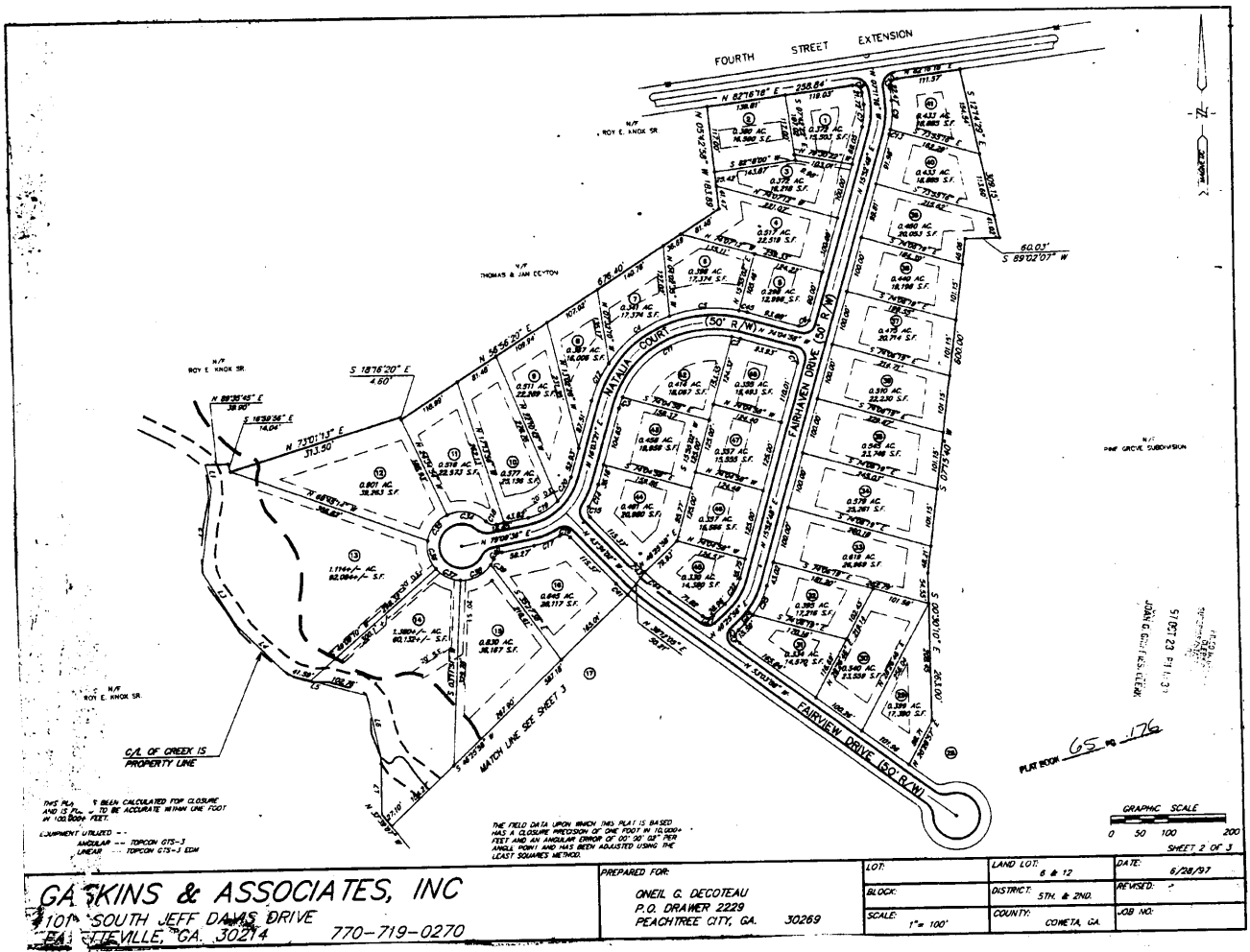
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 0.05" PER LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000+ FEET.

EQUIPMENT UTILIZED ---
 ANGULAR --- TOPCON GTS-3
 LINEAR --- TOPCON GTS-3 EDM

FILED IN OFFICE OF THE CLERK OF SUPERIOR COURT
 97 OCT 23 PM 4:39
 JOAN G. GRIFPIES, CLERK

65 177



GASKINS & ASSOCIATES, INC
 101 SOUTH JEFF DAVIS DRIVE
 EASTVILLE, GA. 30214 770-719-0270

PREPARED FOR:
 ONEIL G. DECOTEAU
 P.O. DRAWER 2229
 PEACHTREE CITY, GA. 30269

LOT:	LAND LOT: 6 & 12	DATE: 6/28/97
BLOCK:	DISTRICT: 5TH & 2ND	REVISED:
SCALE: 1" = 100'	COUNTY: COMETA, GA.	JOB NO.:

GRAPHIC SCALE
 0 50 100 200
 SHEET 2 OF 3

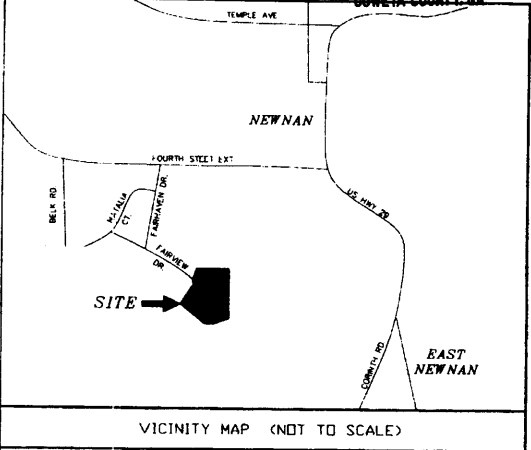
REVISED FINAL PLAT
OF

RECORDED IN:
PLAT BOOK: _____
PAGE: _____

PLAT BOOK 82 PG. 84

FILED IN OFFICE
CLERK OF
SUPERIOR/JUVENILE
COURT
2004 OCT 28 AM 10:43
CINDY G. BROWN, CLERK
COWETA COUNTY, GA.

LOTS 23 - 26
FAIRHAVEN SUBDIVISION
PLAT BOOK 65, PAGES 175-177
AND
FINAL PLAT FOR
FAIRHAVEN SUBDIVISION
PHASE II
LOTS 42 - 59



NOTE:
THE PURPOSE OF THIS PLAT IS TO AMEND FAIRHAVEN SUBDIVISION LOTS 23 - 26 AS RECORDED IN PLAT BOOK 65, PAGES 175-177 AND TO RECORD FAIRHAVEN SUBDIVISION PHASE II

LOTS 23 - 26 SHALL HENCEFORTH BE KNOWN AS LOTS 23A, 24A, 25A & 26A AND THE LOTS IN PHASE II SHALL BE KNOWN AS LOTS 42-59. SUBDIVISION PHASE II.

CURVE	RADIUS	LENGTH	CHORD	DIRECTION
1	275.00	126.04	124.94	N38°25'40"W
2	275.00	55.76	55.67	N19°29'18"W
3	10.00	15.75	14.17	N31°22'32"E
4	275.00	125.00	123.92	N69°37'14"E
5	275.00	104.00	103.38	S68°31'27"E
6	50.00	43.40	42.05	S69°24'13"W
7	50.00	50.27	48.18	S59°44'22"W
8	50.00	41.67	40.48	S18°26'11"E
9	50.00	42.28	41.03	S85°02'03"E
10	50.00	40.70	39.59	N67°24'18"E
11	20.00	23.46	22.13	S77°41'49"W
12	325.00	41.03	41.00	S72°19'21"E
13	325.00	97.27	96.91	S84°30'47"E
14	325.00	58.50	58.42	N81°48'22"E
15	15.00	13.57	13.11	N77°34'34"W
16	30.00	1.97	1.97	S52°47'04"E
17	50.00	87.44	78.71	N75°39'21"E
18	50.00	78.00	70.33	N15°48'01"W
19	20.00	17.38	16.82	S36°17'20"E
20	325.00	10.97	10.97	N14°27'03"W
21	325.00	21.97	21.96	N17°21'15"W
22	25.00	25.17	24.12	S05°58'58"W
23	60.50	70.29	68.40	N10°43'55"E
24	60.50	50.84	49.36	N45°15'22"W
25	60.50	40.90	40.13	N69°41'51"W
26	20.00	19.55	18.78	N81°03'32"W

SURVEYOR'S CERTIFICATE:

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all requirements of the land subdivision regulations of the City of Newnan, Georgia have been fully complied with.

By: James Nathan
Reg. Georgia Land Surveyor No. 2321

OWNER'S CERTIFICATE:

I, being the owner of the land shown on this plat, hereby certify that: all state, city and county taxes, or other assessments now due on this land have been paid; all streets, drainage ways and easements shown hereon are dedicated to the use of the public and enforcement by public safety officials forever; and, that I will be responsible for the maintenance and repair of all infrastructures associated with this development until expiration of the maintenance period.

Charles D. C. 9/16/04
Property Owner: Date:

CITY OF NEWNAN CERTIFICATE:

The City of Newnan hereby accepts all street right-of-ways and the improvements therein and any catch basins, junction boxes, storm drainage pipe, easements, or other structures or areas outside of said street right-of-way (excluding ditches and other open drainage ways) which are specifically indicated on this plat as being dedicated to the public; however, this certification does not obligate the City to maintain the above stated infrastructure until expiration of the maintenance period.

Richard A. Selin 10-26-04
City Manager: Date:

DIRECTOR OF THE PLANNING DEPARTMENT CERTIFICATE:

Pursuant to the land subdivision regulations of the City of Newnan, Georgia, all requirements of approval having been fulfilled, this final plat was given final approval on 10-18-04, 2004.

Frank K. Albe 10-29-04
Director of the Planning Department: Date:

CALLS ALONG CENTERLINE OF STREET					
LINE TABLE			CURVE TABLE		
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS
L1	24.64	N24°16'03"E	C1	245.39	300.00
L2	221.10	N76°30'16"E	C2	197.88	300.00
L3	482.38	N13°45'12"W			

NOTES:

- City of Newnan assumes no responsibility for overflow or erosion of natural drains beyond the extent of the street right-of-way or for the extension of culverts beyond the point shown on the approved and recorded subdivision plat.
- NO MOBILE HOME'S ALLOWED
- There is a 5' utility easement along the front and a 10' utility easement along the back and sides of each lot shown hereon.
- Zoning: RS-15 Tax Map 63-50.05 Parcel 9, 38-41
- BUILDING SETBACK LINES:
FRONT: 30 feet (Min. building line width is 85')
REAR: 35 feet
SIDES: 12 feet
- Minimum Lot Frontage: 85 feet (35 feet cul-de-sac)
- Total Row: 1,652 Acres (71,956 square feet)
- Total Acreage: 12,216 Acres (532,122 square feet)
- Minimum Lot Size: 15,017 square feet
- Maximum Lot Size: 37,656 square feet
- Total lots: 22
- Lots abutting 100 yr. flood hazard area shall have a minimum finish floor elevation of 3 feet above the flood elevation as shown hereon.
- Iron Pins (1/2" Rebar) found and/or set at all lot corners unless otherwise noted.
- No disturbance within the 25' stream buffer. Buffer located 25' from stream banks.

SHEET 1 OF 2

<input type="checkbox"/> BORN PER FOUND <input type="checkbox"/> CONCRETE FOUNDMENT FOUND <input type="checkbox"/> 1/2" REBAR W/CAP SET <input type="checkbox"/> CONCRETE FOUNDMENT SET <input type="checkbox"/> TRANSVERSE POINT <input type="checkbox"/> POWER POLE <input type="checkbox"/> W/TP TELEPHONE POLE <input type="checkbox"/> OWP OVERHEAD POWER <input type="checkbox"/> OWP OVERHEAD TELEPHONE <input type="checkbox"/> UGP UNDERGROUND POWER <input type="checkbox"/> UGP UNDERGROUND TELEPHONE	<input type="checkbox"/> CIV TELEVISION FENCIBLE <input type="checkbox"/> NOT TO SCALE <input type="checkbox"/> CENTERLINE <input type="checkbox"/> DEED BOOK <input type="checkbox"/> PLAT BOOK <input type="checkbox"/> PAGE <input type="checkbox"/> MINIMUM BUILDING LINE <input type="checkbox"/> RIGHT OF WAY <input type="checkbox"/> DRAINAGE & UTILITY	<input type="checkbox"/> CALCULATED POINT <input type="checkbox"/> B/LP LAMP POST <input type="checkbox"/> WATER PIPELINE <input type="checkbox"/> NATURAL GAS PIPELINE <input type="checkbox"/> SANITARY SEWER LINE <input type="checkbox"/> MANHOLE <input type="checkbox"/> DVI VALVE <input type="checkbox"/> WATER METER	THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN _____ FEET AND AN ANGULAR ERROR OF _____ PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN _____ FEET. ANGLES AND DISTANCES WERE MEASURED WITH WILSON OMEGA TOTAL STATION. MIN. DIRECT ANGLE READING 5.0"
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NOT A VALID OR RECORDABLE PLAT OR MAP UNLESS SIGNED ACROSS SEAL WITH ORIGINAL SIGNATURE OF SURVEYOR

Stothard Engineering, Inc.
1008 Colwell St. LeGrange, Georgia 30241
Ph: (706) 864-5278 Fax: (706) 864-9657
www.stothard-engineering.net

REVISION:	NO.	BY:	DATE:	DESCRIPTION:

I HEREBY CERTIFY THAT THIS PLAT OR MAP HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 15-6-67 OF THE CODE OF GEORGIA (GEORGIA PLAT ACT)

FINAL PLAT FOR:			
FAIRHAVEN SUBDIVISION PHASE II			
COUNTY: NEWNAN, COWETA	LAND LOT: 5TH AND 12TH	LAND DISTRICT: 5TH AND 2ND	
DATE: 09/17/04	DWG. NO.: COG 04-04	C	SCALE (ORIGINAL): 1"=80'
CAD FILE: FAIRHAV/FAIRTEMP			

REFERENCES:
BEARING BASIS:
CALC. DWG. CHECK

K & F VENTURES EQUITIES, INC.
34 SUNSET DR. NEWNAN, GA.
O'NEAL DECOTEAU
(404)569-9564

RECORDED IN:
PLAT BOOK:
PAGE:

FILED IN OFFICE
CLERK OF
SUPERIOR/JUVENILE
COURT
2004 OCT 28 AM 10:46
CINDY G. BROWN, CLERK
COWETA COUNTY, GA

LOT 22
FAIRHAVEN SUBDIVISION PHASE 1
PB 65, PG 176

BEVERLY STEPHENS PROPERTY
57 FAIRVIEW DR.
NEWNAM, GA 30263
DB 2176, PG 350
PB 65, PG 177

FAIRHAVEN SUBDIVISION PHASE I
PB 65, PG 176

JACK RICHARDSON PK
ATLANTA, GA 30329
DB 1180, PG 227
PB 56, PG 87

K & E VENTURE EQUITIES
34 SUNSET LANE
NEWNAM, GA 30263
DB 1196, PG 299
PB 65, PGS 175-177

ROLANDA BRANTLEY
PROPERTY
56 FAIRVIEW DR.
NEWNAM, GA 30263
PB 65, PGS 175-177

LOT 12
HORACE PHILLIPS
PROPERTY
76 PINE GROVE DR.
NEWNAM, GA 30263
DB 640, PG 509

LOT 13
MICHAEL BUCHANAN
PROPERTY
70 PINE GROVE DR.
NEWNAM, GA 30263
DB 910, PG 513

LOT 16
WILBUD LP
PROPERTY
71 CABIN RD.
NEWNAM, GA 30265
DB 2192, PG 368
PB 70, PG 89

LOT 15
CLARA ELDER
PROPERTY
110 ARLINGTON COURT
NEWNAM, GA 30263
DB 1850, PG 183
PB 70, PG 89

LOT 14
FORREST STROCKLAND
PROPERTY
107 ARLINGTON COURT
NEWNAM, GA 30263
DB 2149, PG 378

PLAT BOOK 8a PG 85

APPROX. L.L. LINE 5
APPROX. L.L. LINE 12

LL6 LAND DIST. 6
LL11 LAND DIST. 2

ZONED: RS-15

GA. POWER HIGH
VOLTAGE LINES
VIRGINIA KNOX
PROPERTY
405 FOURTH ST.
NEWNAM, GA 30263
DB 382, PG 243
(REF. FLOWERS' SURVEY)

NOTE: PRESCRIPTION EASEMENT
GRANTED TO GEORGIA POWER
FOR DRY LINES

OSCAR TALLEY
PROPERTY
425 SMOKEY RD.
NEWNAM, GA 30263
DB 382, PG 243, PB 38, PG 47

UNITY BAPTIST CHURCH
PROPERTY
311 SMOKEY ROAD
NEWNAM, GA 30263
DB 1650, PG 663
PB 1, PG 59 (UNREADABLE)

PREPARED FOR:
K & E VENTURE EQUITIES, INC.
ONEAL DECOTEAU
34 SUNSET DR. NEWNAM, GA.
(404)569-9564

SHEET 2 OF 2

THE FIELD AREA UPON WHICH THIS PLAN IS BASED HAS A
CLOSURE OF ONE FOOT IN 2.5800.
BEST AND IN ALL PARTS OF THE
FOR ALL PURPOSES, AND HAS BEEN ADJUSTED USING THE COMPASS RULE
THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND
ROUND TO BE ACCORDANCE TO WITHIN ONE FOOT IN
2.10,000.
NET. ANGLES AND DISTANCES WERE MEASURED WITH STATION
TRIPLES TOTAL STATION W/LEASER RANGING SLIP
FIELD WORK COMPLETED ON SEPTEMBER 15, 2004.

STATE OF GEORGIA, CITY OF NEWNAM COWETA COUNTY
I, James Stothard, a Licensed Land Surveyor in the State of Georgia, do hereby certify that the above plat or map is a true and
accurate representation of a survey conducted under my direction; that the structures now erected on said property are within the
boundaries of same, except as shown hereon; that there are no encroachments on said property by structures erected on adjoining
property, except as shown hereon; that there are no easements, joint tenancy, or rights of way, on, over or across said property,
visible on the surface, except as shown hereon. This property is not located within the 100 year flood zone, CHECK AS SHOWN, as
delineated on Coweta Co. FEMA: 130298 0205 A, dated August 2, 1982.

NOT A VALID OR RECORDABLE PLAT OR MAP
UNLESS SIGNED ACROSS SEAL WITH ORIGINAL
SIGNATURE OF SURVEYOR
REFERENCES: DB 1196, PG 299
PB 65, PGS 175-177
BEARING BASES: PLAT BOOK 58, PAGE 87

Stothard Engineering, Inc.
1028 Conquist St. Lawrenceville, Georgia 30041
Ph: (706) 884-5278 Fax: (706) 884-4887
www.stothard-engineering.com

GRAPHIC SCALE
1 inch = 60 ft.

REVISION:
DATE: DESCRIPTION:
I HEREBY CERTIFY THAT THIS PLAT OR MAP HAS
BEEN COMPLETED IN ACCORDANCE WITH
THE REQUIREMENTS OF SECTION 15-6-87 OF
THE CODE OF GEORGIA (GEORGIA PLAT ACT)



FINAL PLAT FOR:
**FAIRHAVEN SUBDIVISION
PHASE II**

COUNTY: NEWNAM, COWETA
LAND LOT: 5TH AND 12TH
LAND DISTRICT: 5TH AND 2ND
DATE: 09/27/04
FILE NO.: 009 04-04
SCALE (ORIGINAL): 1"=60'

CALC. GH DWG. CH CHECK JS