

**LOCATION MAP**

**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: 1/14/03

**THIS PLAT HAS BEEN APPROVED BY THE NEWTON COUNTY HEALTH DEPARTMENT.**  
BY: *[Signature]* DATE: 1-14-03

**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: 1/14/03

**THIS PLAT HAS BEEN APPROVED BY THE NEWTON COUNTY WATER AND SEWER AUTHORITY.**  
BY: *[Signature]* DATE: Jan 14, 2003

**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: 1/14/03

**GENERAL NOTES:**  
\* TOTAL AREA = 93.08 ACRES  
\* TOTAL NUMBER OF LOTS = 76  
\* ZONED R40  
\* WATER BY NEWTON COUNTY WATER & SEWERAGE AUTHORITY  
\* SEWAGE 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. 120143 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" REBAR UNLESS OTHERWISE NOTED.  
\* MINIMUM LOT WIDTH AT BUILDING LINE IS 100 FEET.

**ROAD DATA:**  
LONG CREEK DRIVE 875 LF  
HAYWOOD COURT 447 LF  
HIGHGROVE DRIVE 2450 LF  
MANDERLY WAY 1024 LF  
HOLLY HILL DRIVE 615 LF

**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.**

**LEGEND**  
DOUBLE WIND CATCH BASIN  
SINGLE WIND CATCH BASIN  
FIRE HYDRANT  
WATER VALVE  
HEADWALL  
MANHOLE  
DRAINAGE EASEMENT  
JUNCTION BOX  
BACK OF CURB  
BUILDING LINE  
POWER LINE  
SANITARY SEWER EASEMENT

**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.  
DATE: 1-14-03  
GA. R.L.S. NO. 1757

**HEALTH DEPARTMENT COMMENTS:**  
THE FOLLOWING LOTS ARE BEING HELD UNTIL LEVEL 4 SOILS STUDIES ARE DONE 160,161,162,85,886

**FINAL SUBDIVISION PLAT FOR:**  
**LONG CREEK UNIT TWO**  
LAND LOTS 37 & 60 10TH DISTRICT  
NEWTON COUNTY, GEORGIA  
SCALE: 1" = 100' DATE: NOVEMBER 21, 2002

**PA** PREPARED BY:  
PATRICK & ASSOCIATES, INC.  
ENGINEERING & SURVEYING  
928 BLACKLAWN ROAD  
CONYERS, GA. 30084  
PHONE: (770) 483-9745

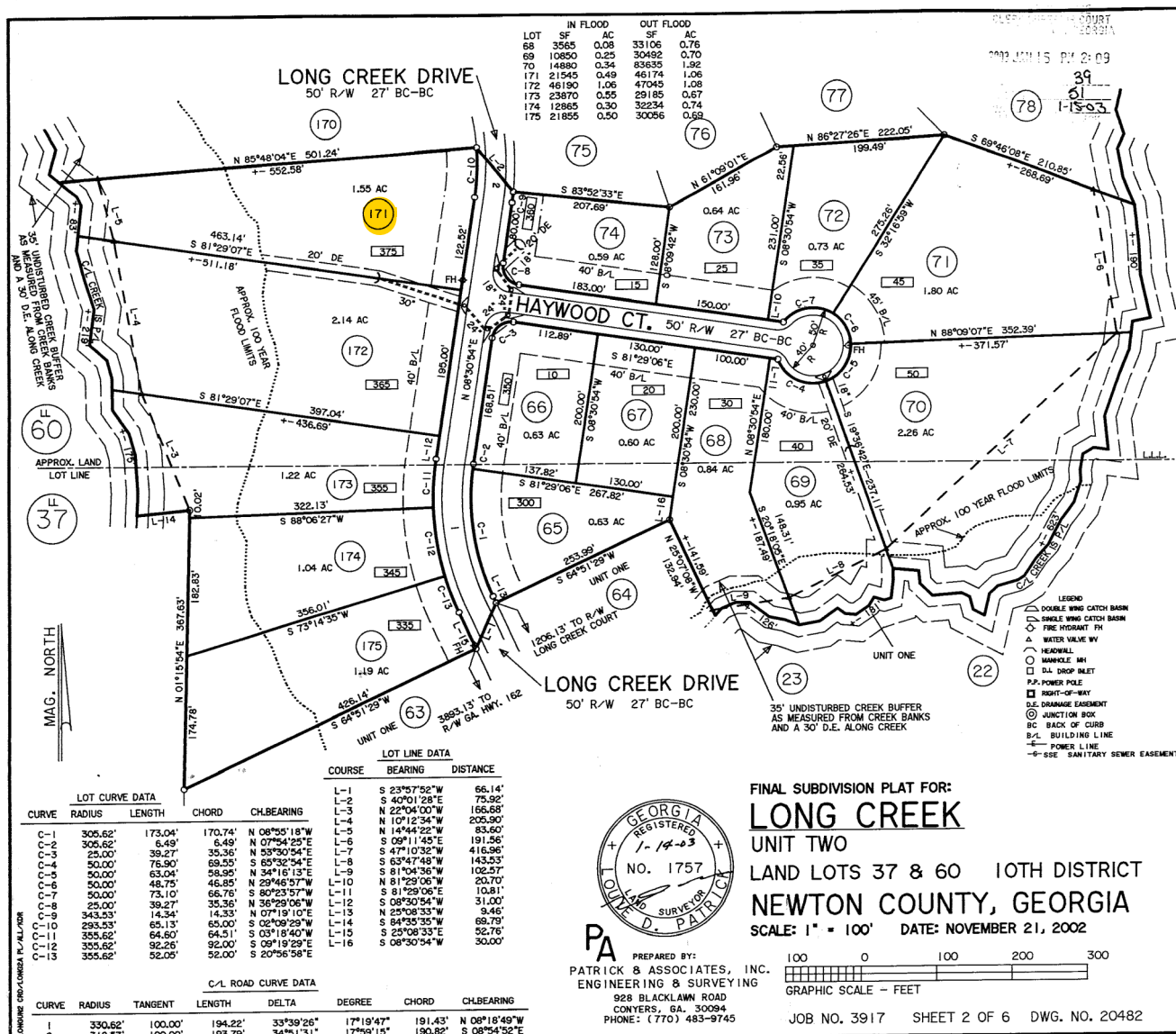
**GEORGIA REGISTERED LAND SURVEYOR**  
NO. 1757  
D. PATRICK

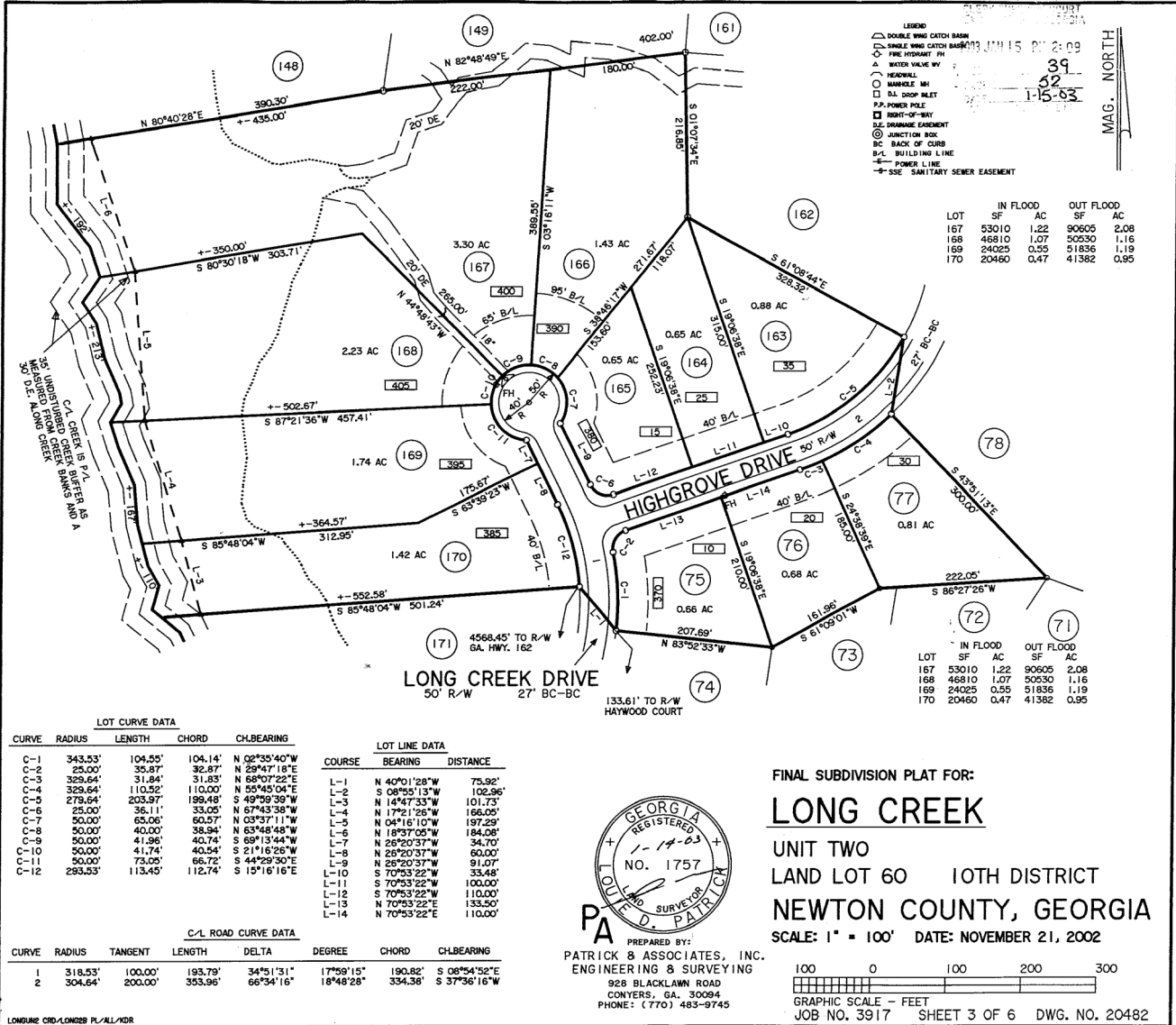
**OWNER/DEVELOPER:**  
RUTHERFORD GROUP, INC.  
P.O. BOX 491  
SOCIAL CIRCLE, GEORGIA 30025  
(770) 843-8332  
CONTACT: MICHAEL PENLAND

DATE:	REVISION:

LONG CREEK UNIT TWO PLAT 2002

GRAPHIC SCALE - FEET  
400 0 400 800 1200  
JOB NO. 3917 SHEET 1 OF 6 DWG. NO. 20482





LOT	IN FLOOD		OUT FLOOD	
	SF	AC	SF	AC
167	53010	1.22	90605	2.08
168	46810	1.07	50530	1.16
169	24025	0.55	51836	1.19
170	20460	0.47	41382	0.95

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LOT CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	CH-BEARING
C-1	343.53'	104.55'	104.14'	N 02°35'40"W
C-2	25.00'	35.87'	32.87'	N 29°47'18"E
C-3	329.64'	31.84'	31.83'	N 68°07'22"E
C-4	329.64'	110.52'	110.00'	N 53°45'04"E
C-5	278.64'	203.97'	196.48'	S 49°59'39"W
C-6	25.00'	36.11'	33.05'	N 67°43'38"W
C-7	50.00'	65.06'	60.57'	N 03°37'11"W
C-8	50.00'	40.00'	38.94'	N 63°48'48"W
C-9	50.00'	41.96'	40.74'	S 89°13'44"W
C-10	50.00'	41.74'	40.54'	S 21°16'26"W
C-11	50.00'	73.05'	66.72'	S 44°29'30"E
C-12	293.53'	113.45'	112.74'	S 15°16'16"E

LOT LINE DATA

COURSE	BEARING	DISTANCE
L-1	N 40°01'28"W	75.92'
L-2	S 08°53'13"W	102.96'
L-3	N 14°47'33"W	101.73'
L-4	N 17°21'26"W	166.05'
L-5	N 04°16'10"W	197.29'
L-6	N 16°37'05"W	184.08'
L-7	N 28°50'37"W	34.70'
L-8	N 26°20'37"W	60.00'
L-9	N 25°20'37"W	91.07'
L-10	S 70°53'22"W	33.48'
L-11	S 70°53'22"W	100.00'
L-12	S 70°53'22"W	110.00'
L-13	N 70°53'22"E	133.50'
L-14	N 70°53'22"E	110.00'

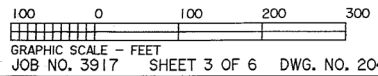
C-L ROAD CURVE DATA

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH-BEARING
1	318.53'	100.00'	193.79'	34°51'31"	17°59'15"	190.82'	S 08°54'52"E
2	304.64'	200.00'	353.96'	66°34'16"	18°48'28"	334.38'	S 37°36'16"W



PREPARED BY:  
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FINAL SUBDIVISION PLAT FOR:  
**LONG CREEK**  
 UNIT TWO  
 LAND LOT 60 10TH DISTRICT  
 NEWTON COUNTY, GEORGIA  
 SCALE: 1" = 100' DATE: NOVEMBER 21, 2002



LONG CREEK - LONG CREEK PL - ALL - 10R

