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6/7/2019

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BOOK 38
PAGE 214
DATE Nov 20, 2002
CLERK

150 0 150 300 450

GRAPHIC SCALE – FEET

NOTES:
1. FLOOD PLAIN SHOWN WAS TAKEN FROM FEMA FLOOD STUDY BY KARL R. KELLEY, SR. P.E., MAY 2001
2. ALL SIDEWALKS TO BE PLACED AS HOUSES ARE DEVELOPED. ANY UNBUILDABLE LOTS WILL NOT BEING DEVELOPED. DEVELOPER WILL PLACE SIDEWALK - 4ft on Both sides of St.
3. 53 LOTS IN THIS PHASE
4. THIS PHASE IS SUBJECT TO THE COVENANTS RECORDED IN DEED BOOK 760, PAGE 33 &3, FILED ON SEPTEMBER 18, 1998

S. Letter for lot #54 being accepted

TOTAL AREA
890,291 SQ. FT.
20.438 ACRES

AREA WITHIN RIGHT-OF-WAY OF ROADS
148,873 SQ. FT.
3.418 ACRES

OWNER/SUBDIVIDER
PHOENIX CUSTOM HOMES/DEVELOPER
1981 LAKE EDWARDS ROAD
DACULA, GEORGIA 30019

ENGINEER:
KELLEY CONSTRUCTION COMPANY
P.O. BOX 3346
LILBURN, GEORGIA 30046
KARL R. KELLEY, SR. P.E.

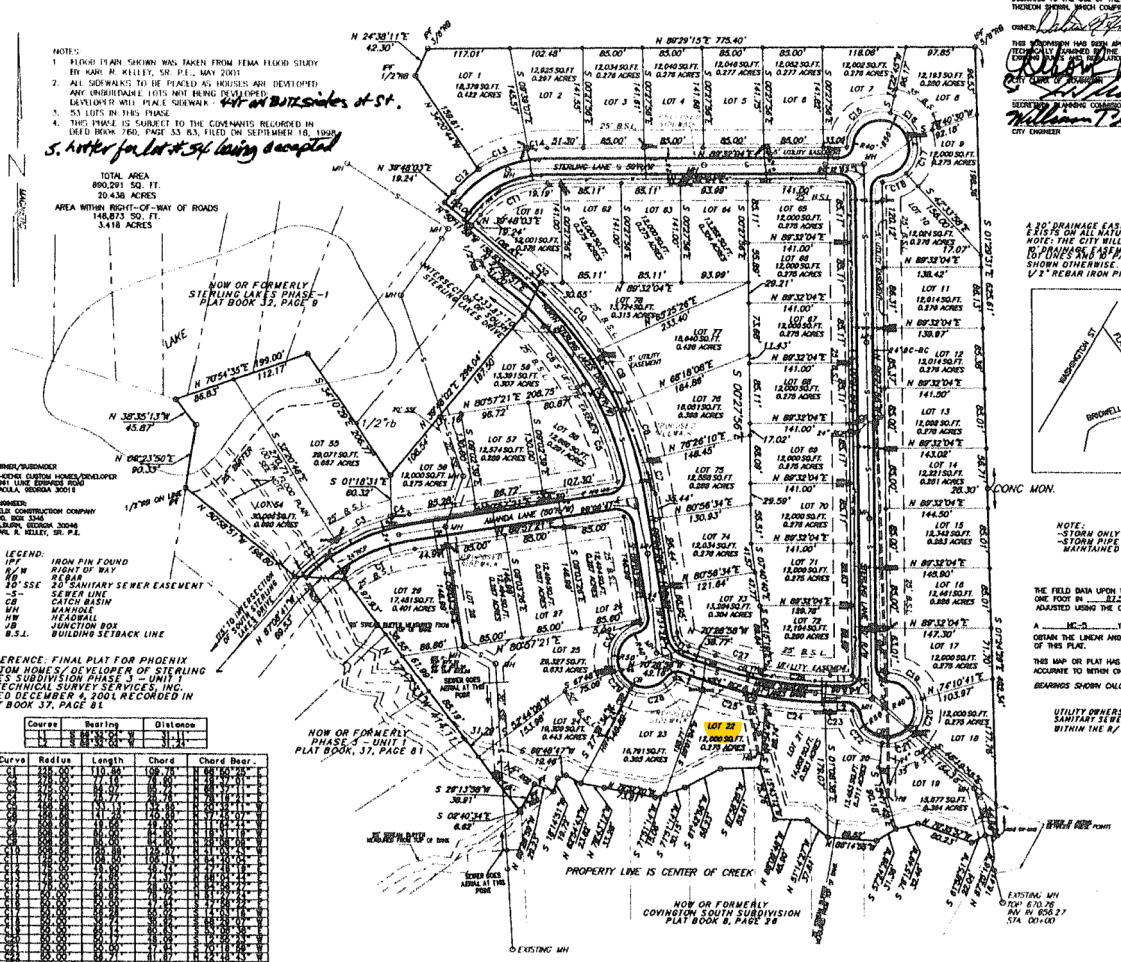
LEGEND:

IPF	IRON PIN FOUND
R/W	RIGHT OF WAY
RB	REBAR
20' SSE	20' SANITARY SEWER EASEMENT
-S-	SEWER LINE
CB	CATCH BASIN
MH	MANHOLE
HW	HEADWALL
JB	JUNCTION BOX
B.S.L.	BUILDING SETBACK LINE

REFERENCE: FINAL PLAT FOR PHOENIX CUSTOM HOMES/DEVELOPER OF STERLING LAKES SUBDIVISION PHASE 3 – UNIT 1 BY TECHNICAL SURVEY SERVICES, INC. DATED DECEMBER 4, 2001, RECORDED IN PLAT BOOK 37, PAGE 81

Course	Bearing	Distance
L1	S 88°32'04" W	31.11'
L2	S 88°32'04" W	31.24'

Curve	Radius	Length	Chord	Chord Bear.
C1	325.00'	110.86'	109.75'	N 68°50'26" W
C2	325.00'	77.10'	76.90'	S 83°37'11" W
C3	325.00'	32.07'	32.05'	S 89°17'21" W
C4	325.00'	43.77'	43.74'	N 87°57'31" W
C5	325.00'	110.86'	109.75'	N 68°50'26" W
C6	325.00'	141.23'	139.99'	N 77°15'07" W
C7	325.00'	68.66'	68.53'	N 77°44'41" W
C8	325.00'	68.66'	68.53'	N 77°44'41" W
C9	325.00'	68.66'	68.53'	N 77°44'41" W
C10	325.00'	68.66'	68.53'	N 77°44'41" W
C11	325.00'	68.66'	68.53'	N 77°44'41" W
C12	325.00'	68.66'	68.53'	N 77°44'41" W
C13	325.00'	68.66'	68.53'	N 77°44'41" W
C14	325.00'	68.66'	68.53'	N 77°44'41" W
C15	325.00'	68.66'	68.53'	N 77°44'41" W
C16	50.00'	39.27'	38.19'	S 37°59'23" W
C17	50.00'	39.27'	38.19'	S 37°59'23" W
C18	50.00'	39.27'	38.19'	S 37°59'23" W
C19	50.00'	39.27'	38.19'	S 37°59'23" W
C20	50.00'	39.27'	38.19'	S 37°59'23" W
C21	50.00'	39.27'	38.19'	S 37°59'23" W
C22	50.00'	39.27'	38.19'	S 37°59'23" W
C23	50.00'	39.27'	38.19'	S 37°59'23" W
C24	50.00'	39.27'	38.19'	S 37°59'23" W
C25	50.00'	39.27'	38.19'	S 37°59'23" W
C26	50.00'	39.27'	38.19'	S 37°59'23" W
C27	50.00'	39.27'	38.19'	S 37°59'23" W
C28	50.00'	39.27'	38.19'	S 37°59'23" W
C29	50.00'	39.27'	38.19'	S 37°59'23" W
C30	50.00'	39.27'	38.19'	S 37°59'23" W
C31	50.00'	39.27'	38.19'	S 37°59'23" W
C32	50.00'	39.27'	38.19'	S 37°59'23" W
C33	50.00'	39.27'	38.19'	S 37°59'23" W
C34	50.00'	39.27'	38.19'	S 37°59'23" W
C35	50.00'	39.27'	38.19'	S 37°59'23" W
C36	50.00'	39.27'	38.19'	S 37°59'23" W
C37	50.00'	39.27'	38.19'	S 37°59'23" W
C38	50.00'	39.27'	38.19'	S 37°59'23" W
C39	50.00'	39.27'	38.19'	S 37°59'23" W
C40	50.00'	39.27'	38.19'	S 37°59'23" W
C41	50.00'	39.27'	38.19'	S 37°59'23" W
C42	50.00'	39.27'	38.19'	S 37°59'23" W
C43	50.00'	39.27'	38.19'	S 37°59'23" W
C44	50.00'	39.27'	38.19'	S 37°59'23" W
C45	50.00'	39.27'	38.19'	S 37°59'23" W
C46	50.00'	39.27'	38.19'	S 37°59'23" W
C47	50.00'	39.27'	38.19'	S 37°59'23" W
C48	50.00'	39.27'	38.19'	S 37°59'23" W
C49	50.00'	39.27'	38.19'	S 37°59'23" W
C50	50.00'	39.27'	38.19'	S 37°59'23" W
C51	50.00'	39.27'	38.19'	S 37°59'23" W
C52	50.00'	39.27'	38.19'	S 37°59'23" W
C53	50.00'	39.27'	38.19'	S 37°59'23" W
C54	50.00'	39.27'	38.19'	S 37°59'23" W
C55	50.00'	39.27'	38.19'	S 37°59'23" W
C56	50.00'	39.27'	38.19'	S 37°59'23" W
C57	50.00'	39.27'	38.19'	S 37°59'23" W
C58	50.00'	39.27'	38.19'	S 37°59'23" W
C59	50.00'	39.27'	38.19'	S 37°59'23" W
C60	50.00'	39.27'	38.19'	S 37°59'23" W
C61	50.00'	39.27'	38.19'	S 37°59'23" W
C62	50.00'	39.27'	38.19'	S 37°59'23" W



STATE OF GEORGIA– NEWTON COUNTY– CITY OF COVINGTON
SURVEYOR'S CERTIFICATION
IT IS CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY REQUIREMENTS OF CITY OF COVINGTON SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

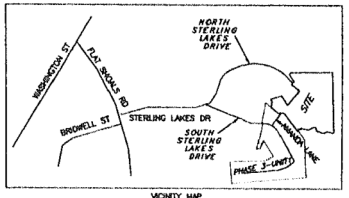
WALTER Y. PREVATTE GA. REG. 2107 DATE: 10-29-02

OWNER'S ACKNOWLEDGEMENT
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH DULY AUTHORIZED AGENTS, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATED TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, DRAIN EASEMENTS AND PUBLIC GROUNDS THEREON SHOWN, WHICH COMPRISE A TOTAL OF ___4.44___ ACRES, FOR THE PURPOSE THEREIN EXPRESSED.

OWNER: DATE:

THIS SUBDIVISION HAS BEEN APPROVED FOR RECORDING BY THE CITY COUNCIL OF COVINGTON, GEORGIA, AND HAS BEEN TECHNICALLY EXAMINED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND APPROVED IN ACCORDANCE WITH CITY CLERK OF COVINGTON DATE: 11-2-02
SECRETARY PLANNING COMMISSION DATE: 11-18-02
CITY ENGINEER DATE: N-18-02

A 30' DRAINAGE EASEMENT IS CENTERED ON AND BEING 10' EITHER SIDE OF EXISTS ON ALL NATURAL WATER COURSES AND ALL DRAINAGE STRUCTURES.
NOTE: THE CITY WILL NOT ACCEPT THE CREEK EASEMENT.
10' DRAINAGE EASEMENT IS CENTERED ON AND BEING 5' EITHER SIDE OF ALL PIPES AND DITCHES OUTSIDE OF RIGHT OF WAY UNLESS OTHERWISE SHOWN OTHERWISE.
1/2" REBAR IRON PINS TO BE SET AT ALL LOT CORNERS.



VICINITY MAP
NOT TO SCALE

NOTE:
-STORM ONLY WITHIN RIGHT OF WAY TO BE MAINTAINED BY CITY.
-STORM PIPE AND DITCHES OUTSIDE OF RIGHT OF WAY TO BE MAINTAINED BY LOT OWNERS, UNLESS OTHERWISE STATED.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN ___27,268___ FEET AND AN ANGULAR ERROR OF ___04'___ PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A ___HC-3___ TOTAL STATION AND ANTIPCON 2000 DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN ___62,211___ FEET.

BEARINGS SHOWN CALCULATED FROM ANGLES TURNED.

UTILITY OWNERSHIP:
SANITARY SEWER, POWER, GAS, WATER, AND STORM WITHIN THE R/W OWNED BY THE CITY OF COVINGTON.

PRINTED
OCT 29 2002
TECHNICAL SURVEY SERVICES, INC.

GEORGIA REGISTERED NO. 2107 LAND SURVEYOR WALTER Y. PREVATTE

FINAL PLAT FOR
PHOENIX CUSTOM HOMES/DEVELOPER
OF
STERLING LAKES SUBDIVISION
PHASE 3 – UNIT 2
SHEET 1 OF 3

NEWTON COUNTY — CITY OF COVINGTON — GEORGIA
LAND LOT 234 — 9TH DISTRICT
SEPTEMBER 24, 2002 — SCALE 1"= 150'
OCTOBER 1, 2002: REVISED PER CITY COMMENTS
OCTOBER 28, 2002: REVISED PER CITY COMMENTS

TECHNICAL SURVEY SERVICES, INC.
Land Surveyors
794 WEST CIRCLE, SW
CONYERS, GEORGIA 30012
Telephone (770) 922-0381
FAX (770) 922-0767

JOB: STERLING.CRD SCREEN FILE: STER-PH2.DWG

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