

DESIGN CRITERIA:
TAX ID NO. 0001 0H4
(PARCEL 1-11)

AREA 27,512 ACRES
AREA EXCLUDING OUT PARCEL = 26,882 ACRES
ZONING : ZONED R-2
LOTS : 32
DENSTY : 1.19
ROAD L.F.: 2239 L.F.
MIN. LOT AREA: 25,900 S.F.
MIN. LOT WIDTH AT BUILDING LINE: 100 FEET
SETBACKS: FRONT: 60 FEET (MAX)
 SIDE: 30 FEET (MAX)
 REAR: 25 FEET
MIN. ROAD FRONTAGE: 40 FEET IN CUL-DE-SAC
MIN. DWELLING SIZE: 1,800 S.F. (MIN)
MAX HEIGHT: 40 FEET
MAX PERVIOUS SURFACE COVERAGE: 40% OF LOT

UTILITIES:
WATER : NEWTON COUNTY WATER & SEWERAGE AUTHORITY
SEWER : INDIVIDUAL SEPTIC TANK SYSTEM
REFERENCE:
SOILS INFORMATION BY
THOMAS WAGLE SOIL SCIENCE INC.
P.O. BOX 1889
ROSA, GA 30080
DATED MAY 31, 2005
PHONE: 770-554-1347
FOR SOIL INFORMATION REFER
TO LEVEL 3 SOILS SURVEY
SOIL SCIENTIST USED: SHANNON HUDGINS
DATE MAPPED : MAY 31, 2005

BOUNDARY CLOSURE
THIS SURVEY HAS BEEN CALCULATED FOR
BOUNDARY CLOSURE. THE TOTAL AREA
AND IS FOUND ACCURATE TO WITHIN ONE
FOOT IN 527,335 FEET.
THE FIELD DATA UPON WHICH THIS
PLAT IS BASED HAS A CLOSURE
ERROR OF 2.1 FEET AND AN ANGLE
ERROR OF 22.77 SECONDS. THE
FIELD DATA WAS CHECKED BY
AN INCH LOGS - TOTAL STATION WAS
USED TO OBTAIN THE LINEAR AND ANGULAR
OF THIS PLAT.

FLOOD NOTE:
BASED ON GRAPHIC DETERMINATION, THIS
SUBDIVISION IS NOT IN A FLOOD HAZARD
COMMUNITY PANEL NO. 130143 0030A
DATED 01/12/98.

NOTE:
DETENTION POND LOTS WILL BE OWNED AND MAINTAINED
BY A HOME OWNERS ASSOCIATION
2300-HICKORYLAND BLVD. & ASPENHILL FOUNTAINVIEW RELATIONS-114541

SHORT DISTANCE CERTIFICATION

I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THE PROPOSED BOUNDARY FOR
FOURWOOD ESTATES SUBDIVISION IS DESIGNED WITH ADEQUATE CORNER SHOT
DISTANCE FOR EACH BOUNDARY POINT APPROXIMATELY A MINOR COLLECTOR
PIPE. THE BOUNDARY POINTS ARE LOCATED AT THE INTERSECTION OF
ROADS TO OR SUFFICIENTLY NEAR TO THE CENTER OF THE OVERSEWY
IN BOTH DIRECTIONS ALONG THE RIGHT OF WAY LINE OF THE INTERSECTION
STREET.
THE BOUNDARY FOR THE BORE OUT WAS ESTABLISHED TO BE 40
FEET OF THE RIGHT OF WAY AND 40 FEET TO THE SOUTH TO THE INTERSECTION
OF HWY 20 AS MEASURED FROM A POINT 3.5 FEET AND 19 FEET FROM
THE CENTER OF THE PROPOSED STREET FROM THE CENTER OF THE
OBJECT 4.5 FEET HIGH.
Witness: *Walter Wood* 4/24/06
DATE

LOT-BLOCK CHART

LOT	BLOCK
1	32
2	32
3	32

FOURWOOD ESTATES SUBDIVISION

LAND LOTS 50 AND 51 10th DISTRICT
NEWTON COUNTY, GEORGIA

Health Department Certification:

This plat has been approved by Newton County Water and Sewer Authority
and individual septic tank permits will be issued upon receipt of individual plans
showing the septic tank system in a suitable location on the lot.
Dated this 25th day of April 2006.
Walter Wood
Surveyor

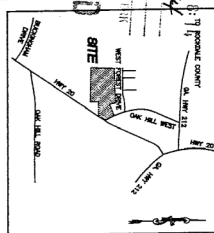
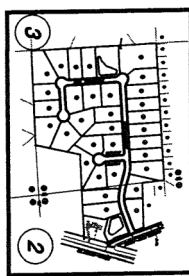
Owner's Certification:

I, the undersigned, certify that the plat is true and accurate and was prepared from an
actual survey of the property by me or under my supervision, that all measurements shown
thereon are correct, and that I am a duly licensed and qualified surveyor of the State of Georgia.
In person or through a duly authorized agent, certain measurements have been
made and shown hereon.
Date: 4/24/06
Owner: *Henry 20 Land Dev, LLC*

Surveyor's Certification:

I have certified that this plat is true and accurate and was prepared from an
actual survey of the property by me or under my supervision, that all measurements shown
thereon are correct, and that I am a duly licensed and qualified surveyor of the State of Georgia.
In person or through a duly authorized agent, certain measurements have been
made and shown hereon.
Date: 4/24/06
Surveyor: *Walter Wood*

OWNER/DEVELOPER
HENRY 20 LAND DEVELOPMENT, LLC
4353 ATLANTA HIGHWAY
LOOCHVILLE, GEORGIA 30082
770-554-3708
SURVEYOR/SURVEYOR
SCS DEVELOPMENT SERVICES
2330 HEWATT ROAD
SNELLVILLE, GEORGIA 30039
PHONE: 770-736-7850
24 HOUR CONTACT
BRIAN COOK
678-794-1483



CERTIFICATE OF DEVELOPMENT PLANS APPROVAL

ALL REQUIREMENTS OF THE NEWTON COUNTY DEVELOPMENT REGULATIONS
RESPECTING THE SUBDIVISION OF LAND HAVING BEEN REVIEWED AND APPROVED BY
THE NEWTON COUNTY BOARD OF HEALTH AND THE NEWTON COUNTY BOARD OF
RESERVING AND DEVELOPMENT REGULATIONS, APPROVAL IS HEREBY GRANTED
UNLESS A DEVELOPMENT PERMIT IS ISSUED.
THIS CERTIFICATE EXPIRES TWELVE MONTHS FROM THE DATE OF APPROVAL
UNLESS A DEVELOPMENT PERMIT IS ISSUED.
Date: 4/24/06

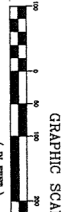
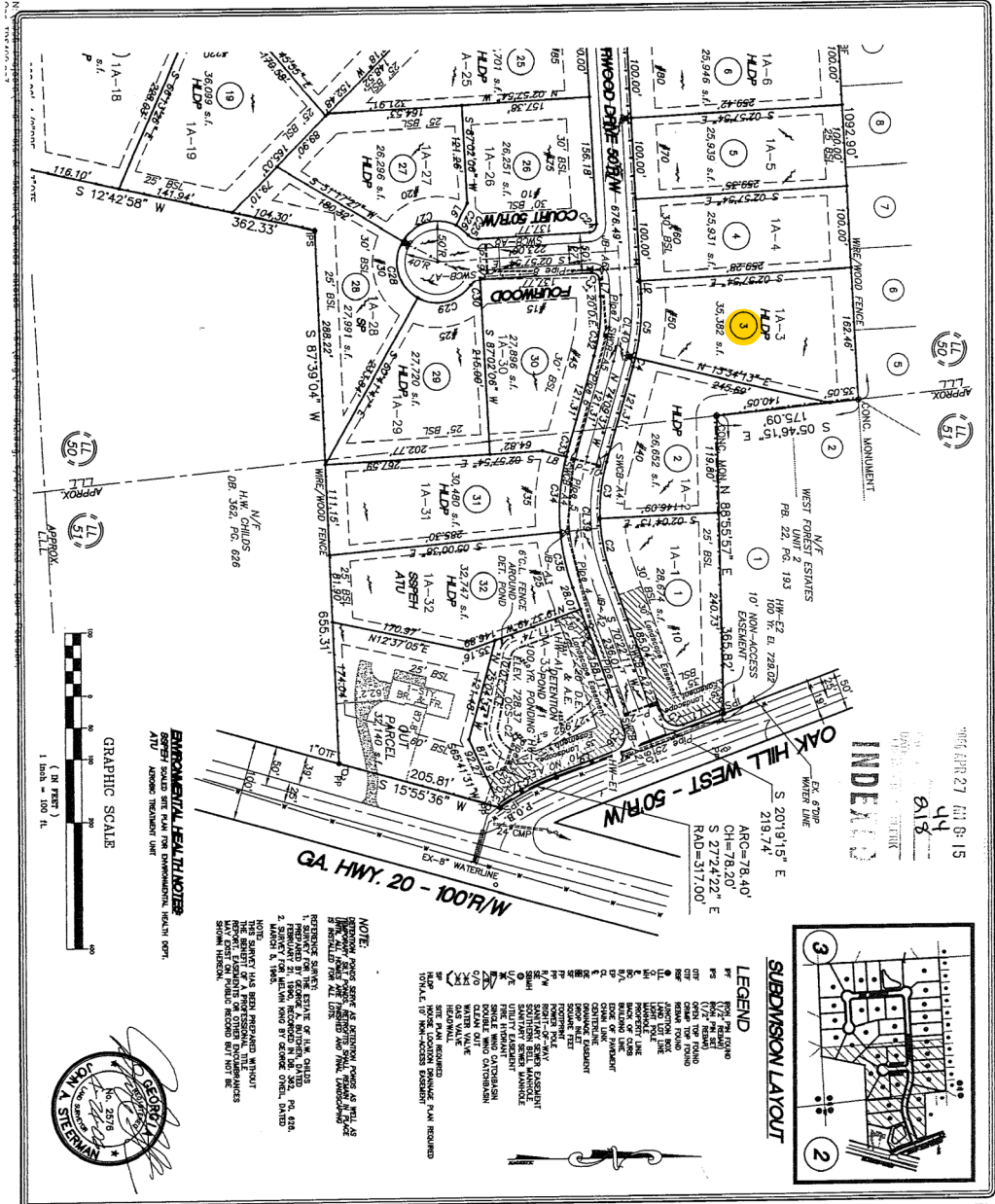
Dedication Certification:

I, the undersigned, certify that the lands and improvements shown on this plat and
thereon are being dedicated to public use and are hereby dedicated to
Newton County, Georgia.
Date: 4/24/06
Dedicator: *Walter Wood*

SCI Development Services
ENGINEERS - SURVEYORS - PLANNERS
2330 HEWATT ROAD - SNELLVILLE, GEORGIA 30039
(770) 736-7666 FAX (770) 736-4623
MAIL@SURVEYCONCEPTS.NET

FINAL PLAT OF:
FOURWOOD ESTATES
LAND LOTS 50 AND 51 10th DISTRICT
NEWTON COUNTY, GEORGIA

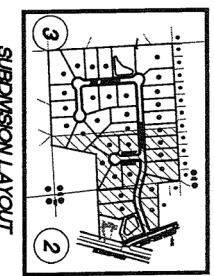
DATE: 4/24/06
SCALE: 1"=100'
PROJECT: 114541
SHEET: 1 OF 3



ENVIRONMENTAL HEALTH NOTES
 OWNER SHALL GET PLAN FOR ENVIRONMENTAL HEALTH DEPT.
 ATU ACCESS TREATMENT UNIT

NOTE:
 SUBDIVISION PLANNING AND SURVEYING, INC. HAS BEEN PREPARED WITHOUT THE BENEFIT OF A PROFESSIONAL ENGINEER'S REVIEW. THE PLANNING AND SURVEYING ENGINEER'S REVIEW IS THE RESPONSIBILITY OF THE CLIENT. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANNING AND SURVEYING. THE ENGINEER'S REVIEW DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANNING AND SURVEYING. THE ENGINEER'S REVIEW DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

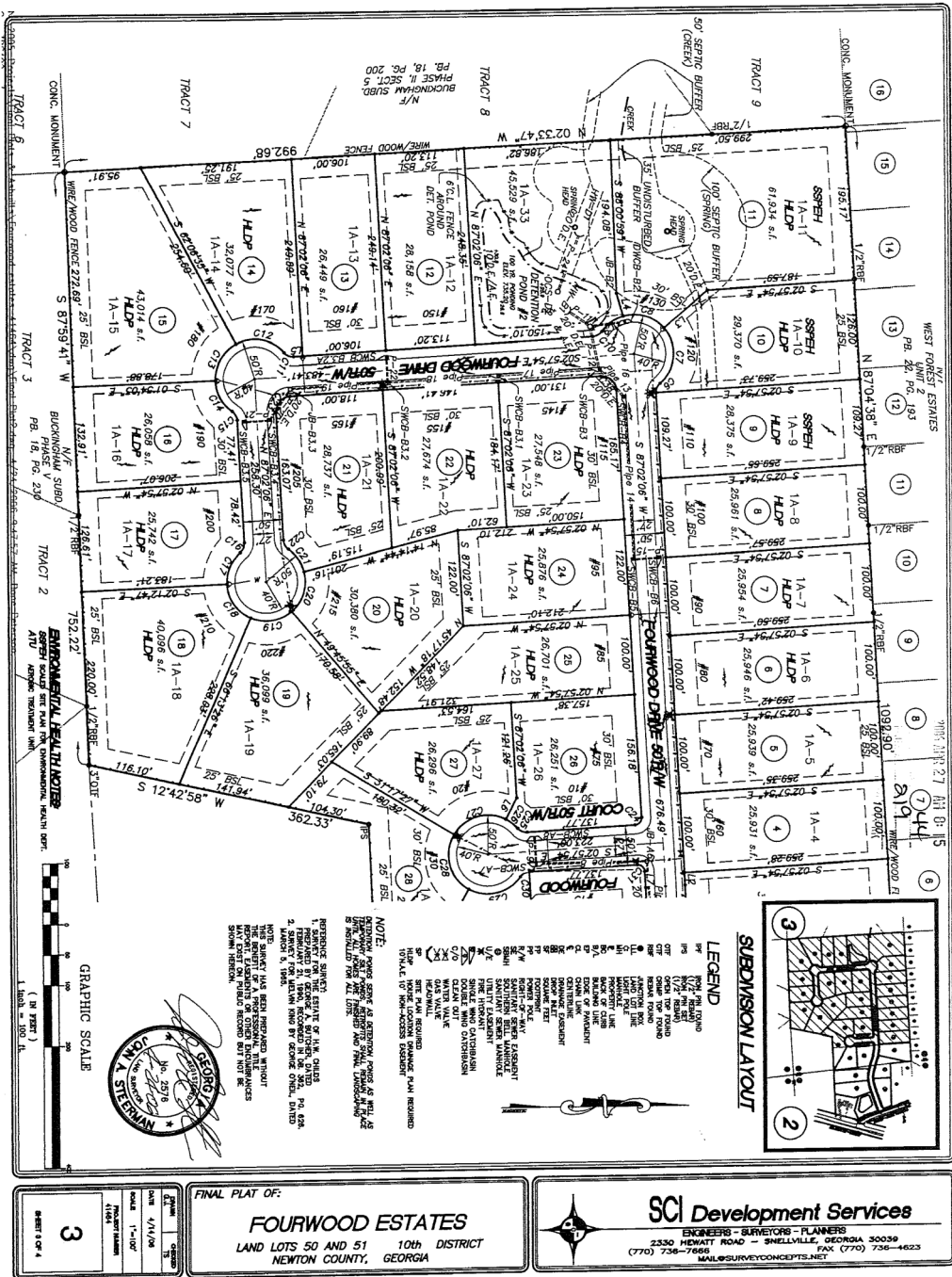
LEGEND
 PR - PAVED ROAD
 UR - UNPAVED ROAD
 TR - TRAIL
 SW - SWAMP
 BR - BRUSH
 BE - BERM
 LA - LANDSCAPE
 LI - LIGHTING
 SI - SIGNAGE
 UT - UTILITY
 W - WATER
 E - ERECTION
 EX - EXISTING
 N - NORTH
 S - SOUTH
 E - EAST
 W - WEST



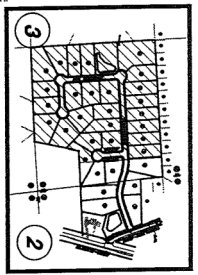
DATE	BY
4/11/08	WAL
1-11-07	WAL
4/11/07	WAL
2	

FINAL PLAT OF:
FOURWOOD ESTATES
 LAND LOTS 50 AND 51 10th DISTRICT
 NEWTON COUNTY, GEORGIA

SCI Development Services
 ENGINEERS - SURVEYORS - PLANNERS
 2330 HOWATT ROAD - SNELLVILLE, GEORGIA 30039
 (770) 738-7668 FAX (770) 738-4623
 MAIL@SURVEYCONCEPTS.NET



INDEXED



LEGEND

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- 95 1/4" = 565 1/2" READING
- 95 1/2" = 567" READING
- 95 3/4" = 568 1/2" READING
- 96" = 570" READING
- 96 1/4" = 571 1/2" READING
- 96 1/2" = 573" READING
- 96 3/4" = 574 1/2" READING
- 97" = 576" READING
- 97 1/4" = 577 1/2" READING
- 97 1/2" = 579" READING
- 97 3/4" = 580 1/2" READING
- 98" = 582" READING
- 98 1/4" = 583 1/2" READING
- 98 1/2" = 585" READING
- 98 3/4" = 586 1/2" READING
- 99" = 588" READING
- 99 1/4" = 589 1/2" READING
- 99 1/2" = 591" READING
- 99 3/4" = 592 1/2" READING
- 100" = 594" READING
- 100 1/4" = 595 1/2" READING
- 100 1/2" = 597" READING
- 100 3/4" = 598 1/2" READING
- 101" = 600" READING
- 101 1/4" = 601 1/2" READING
- 101 1/2" = 603" READING
- 101 3/4" = 604 1/2" READING
- 102" = 606" READING
- 102 1/4" = 607 1/2" READING
- 102 1/2" = 609" READING
- 102 3/4" = 610 1/2" READING
- 103" = 612" READING
- 103 1/4" = 613 1/2" READING
- 103 1/2" = 615" READING
- 103 3/4" = 616 1/2" READING
- 104" = 618" READING
- 104 1/4" = 619 1/2" READING
- 104 1/2" = 621" READING
- 104 3/4" = 622 1/2" READING
- 105" = 624" READING
- 105 1/4" = 625 1/2" READING
- 105 1/2" = 627" READING
- 105 3/4" = 628 1/2" READING
- 106" = 630" READING
- 106 1/4" = 631 1/2" READING
- 106 1/2" = 633" READING
- 106 3/4" = 634 1/2" READING
- 107" = 636" READING
- 107 1/4" = 637 1/2" READING
- 107 1/2" = 639" READING
- 107 3/4" = 640 1/2" READING
- 108" = 642" READING
- 108 1/4" = 643 1/2" READING
- 108 1/2" = 645" READING
- 108 3/4" = 646 1/2" READING
- 109" = 648" READING
- 109 1/4" = 649 1/2" READING
- 109 1/2" = 651" READING
- 109 3/4" = 652 1/2" READING
- 110" = 654" READING
- 110 1/4" = 655 1/2" READING
- 110 1/2" = 657" READING
- 110 3/4" = 658 1/2" READING
- 111" = 660" READING
- 111 1/4" = 661 1/2" READING
- 111 1/2" = 663" READING
- 111 3/4" = 664 1/2" READING
- 112" = 666" READING
- 112 1/4" = 667 1/2" READING
- 112 1/2" = 669" READING
- 112 3/4" = 670 1/2" READING
- 113" = 672" READING
- 113 1/4" = 673 1/2" READING
- 113 1/2" = 675" READING
- 113 3/4" = 676 1/2" READING
- 114" = 678" READING
- 114 1/4" = 679 1/2" READING
- 114 1/2" = 681" READING
- 114 3/4" = 682 1/2" READING
- 115" = 684" READING
- 115 1/4" = 685 1/2" READING
- 115 1/2" = 687" READING
- 115 3/4" = 688 1/2" READING
- 116" = 690" READING
- 116 1/4" = 691 1/2" READING
- 116 1/2" = 693" READING
- 116 3/4" = 694 1/2" READING
- 117" = 696" READING
- 117 1/4" = 697 1/2" READING
- 117 1/2" = 699" READING
- 117 3/4" = 700 1/2" READING
- 118" = 702" READING
- 118 1/4" = 703 1/2" READING
- 118 1/2" = 705" READING
- 118 3/4" = 706 1/2" READING
- 119" = 708" READING
- 119 1/4" = 709 1/2" READING
- 119 1/2" = 711" READING
- 119 3/4" = 712 1/2" READING
- 120" = 714" READING
- 120 1/4" = 715 1/2" READING
- 120 1/2" = 717" READING
- 120 3/4" = 718 1/2" READING
- 121" = 720" READING
- 121 1/4" = 721 1/2" READING
- 121 1/2" = 723" READING
- 121 3/4" = 724 1/2" READING
- 122" = 726" READING
- 122 1/4" = 727 1/2" READING
- 122 1/2" = 729" READING
- 122 3/4" = 730 1/2" READING
- 123" = 732" READING
- 123 1/4" = 733 1/2" READING
- 123 1/2" = 735" READING
- 123 3/4" = 736 1/2" READING
- 124" = 738" READING
- 124 1/4" = 739 1/2" READING
- 124 1/2" = 741" READING
- 124 3/4" = 742 1/2" READING
- 125" = 744" READING
- 125 1/4" = 745 1/2" READING
- 125 1/2" = 747" READING
- 125 3/4" = 748 1/2" READING
- 126" = 750" READING
- 126 1/4" = 751 1/2" READING
- 126 1/2" = 753" READING
- 126 3/4" = 754 1/2" READING
- 127" = 756" READING
- 127 1/4" = 757 1/2" READING
- 127 1/2" = 759" READING
- 127 3/4" = 760 1/2" READING
- 128" = 762" READING
- 128 1/4" = 763 1/2" READING
- 128 1/2" = 765" READING
- 128 3/4" = 766 1/2" READING
- 129" = 768" READING
- 129 1/4" = 769 1/2" READING
- 129 1/2" = 771" READING
- 129 3/4" = 772 1/2" READING
- 130" = 774" READING
- 130 1/4" = 775 1/2" READING
- 130 1/2" = 777" READING
- 130 3/4" = 778 1/2" READING
- 131" = 780" READING
- 131 1/4" = 781 1/2" READING
- 131 1/2" = 783" READING
- 131 3/4" = 784 1/2" READING
- 132" = 786" READING
- 132 1/4" = 787 1/2" READING
- 132 1/2" = 789" READING
- 132 3/4" = 790 1/2" READING
- 133" = 792" READING
- 133 1/4" = 793 1/2" READING
- 133 1/2" = 795" READING
- 133 3/4" = 796 1/2" READING
- 134" = 798" READING
- 134 1/4" = 799 1/2" READING
- 134 1/2" = 801" READING
- 134 3/4" = 802 1/2" READING
- 135" = 804" READING
- 135 1/4" = 805 1/2" READING
- 135 1/2" = 807" READING
- 135

jurisdictional address - 31434 Vandy Road, Fort Ziegler, 4/24/2008 5:31:26 AM, Dave Peterson.

PIPE CHART
25 YEAR STORM DESIGN

RUNOFF CALCULATION

PRECED	STRUCTURE	MATERIAL	PIPE SIZE	LENGTH	SLOPE	TC	C	A (sq ft)	Q (cfs)	PERCENT Q	CAPACITY	VELOCITY
	DOWNSTREAM		"	(FT)	(%)	(MIN)	(%)	(SQ FT)	(CFS)	(%)	(%)	(FT)
1	SWCB A2-1, SWCB A2.1	BCOMP	18"	0.024	114	1.0	0.5	6.99	0.42	1.1	18.96	20.00
2	SWCB A2-2, SWCB A2.1	BCOMP	18"	0.024	28	1.0	0.5	6.99	0.39	1.1	16.66	20.00
3	SWCB A2-3, SWCB A2.1	BCOMP	18"	0.024	28	1.0	0.5	6.99	0.39	1.1	16.66	20.00
4	SWCB A2-4, SWCB A2.1	BCOMP	18"	0.024	28	1.0	0.5	6.99	0.39	1.1	16.66	20.00
5	SWCB A2-5, SWCB A2.1	BCOMP	18"	0.024	28	1.0	0.5	6.99	0.39	1.1	16.66	20.00
6	SWCB A2-6, SWCB A2.1	BCOMP	18"	0.024	28	1.0	0.5	6.99	0.39	1.1	16.66	20.00
7	SWCB A2-7, SWCB A2.1	BCOMP	18"	0.024	28	1.0	0.5	6.99	0.39	1.1	16.66	20.00
8	SWCB A2-8, SWCB A2.1	BCOMP	18"	0.024	28	1.0	0.5	6.99	0.39	1.1	16.66	20.00
9	SWCB A2-9, SWCB A2.1	BCOMP	18"	0.024	28	1.0	0.5	6.99	0.39	1.1	16.66	20.00
10	SWCB A2-10, SWCB A2.1	BCOMP	18"	0.024	28	1.0	0.5	6.99	0.39	1.1	16.66	20.00
11	SWCB B1, SWCB B2	BCOMP	30"	0.013	53	1.0	0.5	6.99	0.48	1.1	22.64	44.20
12	SWCB B1, SWCB B2	BCOMP	30"	0.013	53	1.0	0.5	6.99	0.48	1.1	22.64	44.20
13	SWCB B1, SWCB B2	BCOMP	30"	0.013	53	1.0	0.5	6.99	0.48	1.1	22.64	44.20
14	SWCB B1, SWCB B2	BCOMP	30"	0.013	53	1.0	0.5	6.99	0.48	1.1	22.64	44.20
15	SWCB B1, SWCB B2	BCOMP	30"	0.013	53	1.0	0.5	6.99	0.48	1.1	22.64	44.20
16	SWCB B1, SWCB B2	BCOMP	30"	0.013	53	1.0	0.5	6.99	0.48	1.1	22.64	44.20
17	SWCB B1, SWCB B2	BCOMP	30"	0.013	53	1.0	0.5	6.99	0.48	1.1	22.64	44.20
18	SWCB B1, SWCB B2	BCOMP	30"	0.013	53	1.0	0.5	6.99	0.48	1.1	22.64	44.20
19	SWCB B1, SWCB B2	BCOMP	30"	0.013	53	1.0	0.5	6.99	0.48	1.1	22.64	44.20
20	SWCB B1, SWCB B2	BCOMP	30"	0.013	53	1.0	0.5	6.99	0.48	1.1	22.64	44.20
21	SWCB B1, SWCB B2	BCOMP	30"	0.013	53	1.0	0.5	6.99	0.48	1.1	22.64	44.20
22	SWCB B1, SWCB B2	BCOMP	30"	0.013	53	1.0	0.5	6.99	0.48	1.1	22.64	44.20
23	SWCB B1, SWCB B2	BCOMP	30"	0.013	53	1.0	0.5	6.99	0.48	1.1	22.64	44.20
24	SWCB B1, SWCB B2	BCOMP	30"	0.013	53	1.0	0.5	6.99	0.48	1.1	22.64	44.20
25	SWCB B1, SWCB B2	BCOMP	30"	0.013	53	1.0	0.5	6.99	0.48	1.1	22.64	44.20

LOT CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	154.77	2250.00	152.31	N89°09'17"E
C2	87.05	250.00	81.68	N83°33'46"W
C3	154.77	2250.00	152.31	N89°09'17"E
C4	154.77	2250.00	152.31	N89°09'17"E
C5	154.77	2250.00	152.31	N89°09'17"E
C6	154.77	2250.00	152.31	N89°09'17"E
C7	154.77	2250.00	152.31	N89°09'17"E
C8	154.77	2250.00	152.31	N89°09'17"E
C9	154.77	2250.00	152.31	N89°09'17"E
C10	154.77	2250.00	152.31	N89°09'17"E
C11	154.77	2250.00	152.31	N89°09'17"E
C12	154.77	2250.00	152.31	N89°09'17"E
C13	154.77	2250.00	152.31	N89°09'17"E
C14	154.77	2250.00	152.31	N89°09'17"E
C15	154.77	2250.00	152.31	N89°09'17"E
C16	154.77	2250.00	152.31	N89°09'17"E
C17	154.77	2250.00	152.31	N89°09'17"E
C18	154.77	2250.00	152.31	N89°09'17"E
C19	154.77	2250.00	152.31	N89°09'17"E
C20	154.77	2250.00	152.31	N89°09'17"E
C21	154.77	2250.00	152.31	N89°09'17"E
C22	154.77	2250.00	152.31	N89°09'17"E
C23	154.77	2250.00	152.31	N89°09'17"E
C24	154.77	2250.00	152.31	N89°09'17"E
C25	154.77	2250.00	152.31	N89°09'17"E
C26	154.77	2250.00	152.31	N89°09'17"E
C27	154.77	2250.00	152.31	N89°09'17"E
C28	154.77	2250.00	152.31	N89°09'17"E
C29	154.77	2250.00	152.31	N89°09'17"E
C30	154.77	2250.00	152.31	N89°09'17"E
C31	154.77	2250.00	152.31	N89°09'17"E
C32	154.77	2250.00	152.31	N89°09'17"E
C33	154.77	2250.00	152.31	N89°09'17"E
C34	154.77	2250.00	152.31	N89°09'17"E
C35	154.77	2250.00	152.31	N89°09'17"E
C36	154.77	2250.00	152.31	N89°09'17"E

OWNER/OWNER OPER
HW 820 LAND DEVELOPMENT LLC
4353 ATLANTA HIGHWAY
LOSWAYVILLE, GEORGIA 30052
770-564-3798
SUNNY SULLIVAN
SURVEYOR/ENGINEER
2378 WILSON ROAD
PHONES 770-716-7886
COUNTY - DAVE PETERSON
24 HOUR CONTACT
BRIAN COOK
678-734-1403

FINAL PLAT OF:
FOURWOOD ESTATES
LAND LOTS 50 AND 51 10th DISTRICT
NEWTON COUNTY, GEORGIA

SCI Development Services
ENGINEERS - SURVEYORS - PLANNERS
2330 NEWATT ROAD - SNELLVILLE, GEORGIA 30039
(770) 736-7666 FAX (770) 736-4623
MAIL@SURVEYCONCEPTS.NET

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DATE: 4/1/08
SCALE: 1"=100'
JOB: 11111111