

SPECIAL DRAINAGE NOTE

HENRY COUNTY ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY...

GENERAL NOTES

- 1. STATE WATERS EXIST ON SITE WITH 25' BUFFERS AS SHOWN.
2. NO CEMETERY OR BURIAL GROUNDS ARE FOUND ON THIS SITE.
3. OPEN SPACE INCLUDING RECREATION AREA TO BE SET ASIDE AND MAINTAINED BY A QUALIFIED HOMEOWNERS ASSOCIATION.

SIZE NOTES

TOTAL SITE AREA BOTH UNITS GROSS: 14.11 ACRES
TOTAL SITE AREA BOTH UNITS NET: 13.029 ACRES
100 YEAR FLOOD PLAIN: 6.39 ACRES

UTILITIES

WATER AND SEWER: HENRY COUNTY / ELECTRICITY: CENTRAL GA. ELEC

ZONING CONDITIONS: (RZ-00-043)

- 1. AN UNDISTURBED CITY FOOT BUFFER SHALL BE REQUIRED ALONG THE PERIMETER OF THE PROJECT WHERE CURRENT ADJACENT PROPERTY OWNERS WILL BE AFFECTED BY THE DEVELOPMENT...
2. FRONT LAMPS SIGNED TO THE REAR DRIP LINE OF THE HOUSES.

UTILITY CONTRACTS:

ATLANTA GAS LIGHT COMPANY - CLIENT: JONES-770-903-9888
BELL SOUTH ELEC - RISS COMMERCIAL-770-775-7857 EXT. 788
CHARLES COMMUNICATIONS - LARRY GORDON-389-9999

FLOOD STATEMENT

BY GRADING PLATING ONLY, THIS PROPERTY IS NOT IN A FLOOD ZONE ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13048 0125 B, WHICH BEGINS AN EFFECTIVE DATE OF NOVEMBER 02, 1983, HENRY COUNTY, GEORGIA.

FINAL PLAT FOR: PARKVIEW SUBDIVISION PHASE II

Located in LAND LOT 174 of the 2nd DISTRICT of HENRY COUNTY, GEORGIA

OWNER/DEVELOPER: PEBBLE RIDGE DEVELOPMENT, INC.

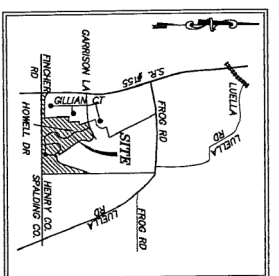
45 PARKLAND DRIVE STOCKBRIDGE, GA 30281

24 HOUS EMERGENCY CONTACT: LYNN RICHARDS 404-507-4083

Table with columns: PHASE I & II, Gross Density, Net Density, Average, Gross Density, Net Density, Average. Includes values for 1.01 Lot/Acre and 1.01 Lot/Acre.

LEGAL DESCRIPTION

All that tract or parcel of land lying in and being in Land Lot 174 of the 2nd District of Henry County, Georgia, and being the same as more fully described as follows: To find the TRUE POINT OF BEGINNING, COMMENCEMENT of an iron pin found (1-inch from top)...



- 1 COVER SHEET
2 PLAN VIEW & CURVE CHART
3 PLAN VIEW
4 PLAN VIEW
5 PLAN VIEW
6 OVER ALL VIEW SHOWING FORCE MAIN
7 PIPE CHART AND TAX PARCEL NUMBER TABLE

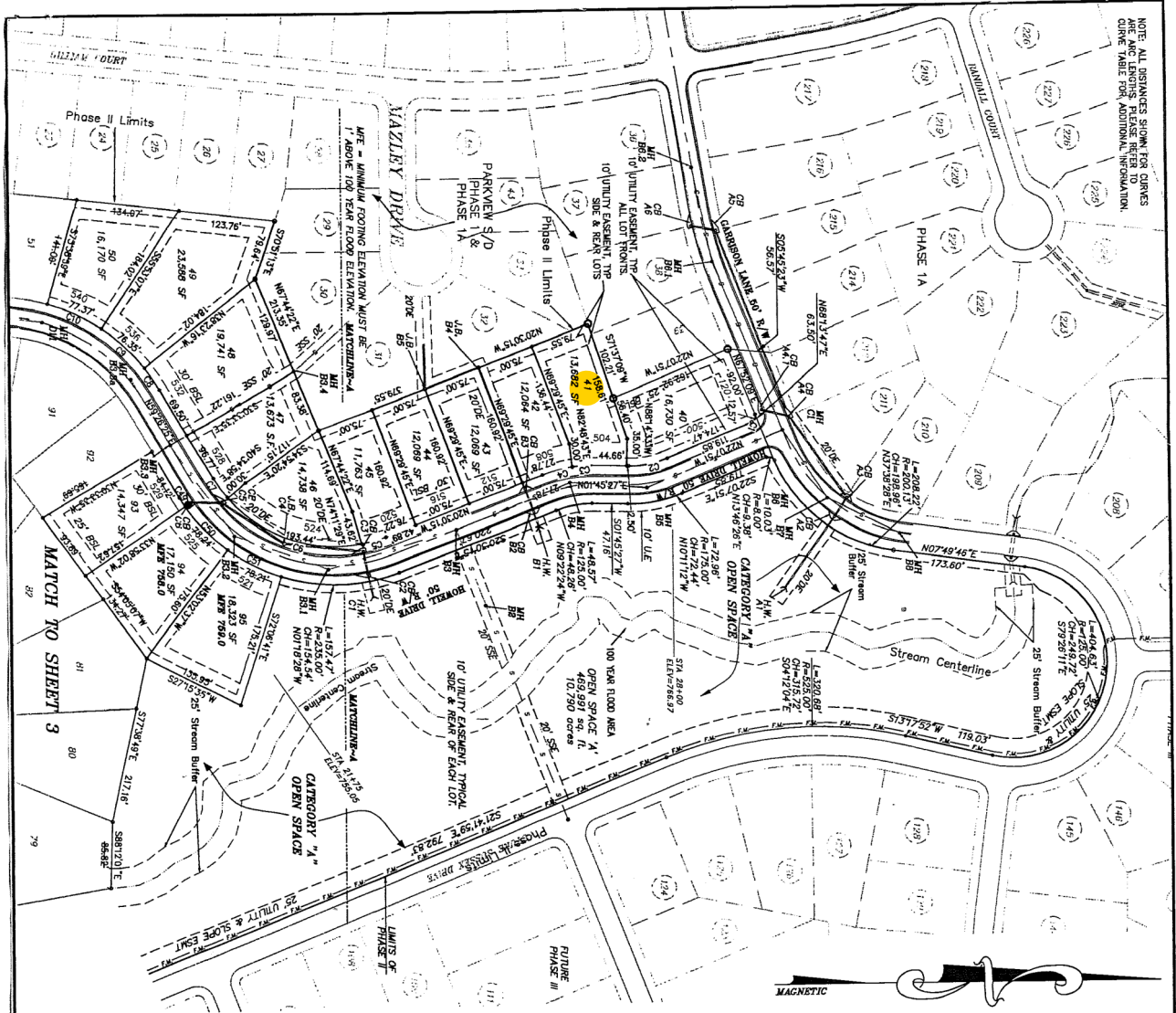
NOTE: SUPPLIERS REQUIRED BOTH SIZES OF STREET 4" WIDE & 6" BERMING CURB, AND HANDICAP ACCESSIBLE AT ALL CORNERS. PRIOR TO RELEASE OF 2 YEAR MAINTENANCE BOND, ALL STREETS MUST BE COMPLETE.

SURVEYORS CERTIFICATION

I hereby certify that this plat is true and correct and was prepared from a true and correct copy of the original field notes and actual survey of the property made on the ground by me or under my supervision, and that the instruments referenced herein, exist and their sizes, positions and molecules are correctly shown.

By: [Signature]
Date: 6/16/04
Owner's Acknowledgment: State of Georgia, Henry County. The owner of the land shown on this plat and whose name is subscribed hereon, in person or through a duly authorized agent, acknowledges that this plat was made from a true and correct copy of the original field notes and actual survey of the property made on the ground by me or under my supervision, and that the instruments referenced herein, exist and their sizes, positions and molecules are correctly shown for the purposes herein expressed.

Final Subdivision Plat For: PARKVIEW SUBDIVISION PHASE II. LAND LOT 174 2nd DISTRICT HENRY COUNTY, GEORGIA. Includes SURVEYING SOLUTIONS logo, job details (JOB #: 04-025, SCALE: 1" = 100'), and a GRAPHIC SCALE (1 inch = 100 ft).



NOTE: ALL DISTANCES SHOWN FOR CURVES ARE ARC LENGTHS. PLEASE REFER TO CURVE TABLE FOR ADDITIONAL INFORMATION.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	PC	PT	CHORD BEG.	TAN
C1	52.12	125.00	23.5318°	51.74	N107°07'58" W	4.80	4.80
C2	27.33	175.00	8°55'44"	72.28	S02°42'56" E	13.68	13.68
C3	40.67	175.00	13°18'58"	40.58	S13°50'46" E	20.43	20.43
C4	132.33	185.00	10°00'46"	132.21	N12°52'52" W	18.21	18.21
C5	132.33	185.00	10°00'46"	132.21	N12°52'52" W	18.21	18.21
C6	34.16	250.00	7°49'40"	34.13	S55°31'34" W	17.40	17.40
C7	78.35	250.00	15°39'10"	78.35	S42°51'14" W	38.47	38.47
C8	78.35	250.00	15°39'10"	78.35	S42°51'14" W	38.47	38.47
C9	134.98	250.00	17°43'53"	134.98	S22°14'57" W	39.00	39.00
C10	34.98	250.00	6°00'59"	34.98	S17°22'32" W	17.52	17.52
C11	27.10	200.00	22°05'13"	26.62	S22°36'59" E	38.03	38.03
C12	75.77	200.00	11°42'19"	75.31	S44°30'45" E	38.34	38.34
C13	45.14	500.00	5°10'23"	45.13	N65°02'54" W	22.59	22.59
C14	30.16	175.00	9°52'31"	30.12	S53°33'28" E	15.12	15.12
C15	75.35	175.00	17°40'13"	74.77	S59°30'19" E	38.27	38.27
C16	78.98	200.00	7°18'29"	78.98	S78°10'18" E	38.88	38.88
C17	38.68	500.00	3°09'49"	38.68	N82°32'58" W	42.44	42.44
C18	45.14	500.00	5°10'23"	45.13	N65°02'54" W	22.59	22.59
C19	45.14	500.00	5°10'23"	45.13	N65°02'54" W	22.59	22.59
C20	30.16	175.00	9°52'31"	30.12	S53°33'28" E	15.12	15.12
C21	75.35	175.00	17°40'13"	74.77	S59°30'19" E	38.27	38.27
C22	50.69	175.00	18°28'43"	50.61	N23°13'54" E	23.92	23.92
C23	50.69	175.00	18°28'43"	50.61	N23°13'54" E	23.92	23.92
C24	30.22	55.00	31°28'43"	29.84	S66°24'29" E	15.50	15.50
C25	46.36	55.00	48°17'44"	45.00	N72°42'18" E	24.86	24.86
C26	46.36	55.00	48°17'44"	45.00	N72°42'18" E	24.86	24.86
C27	35.73	55.00	37°13'25"	35.11	N17°21'01" W	18.92	18.92
C28	27.75	200.00	58°16'49"	26.83	N16°40'30" E	19.43	19.43
C29	60.26	200.00	22°59'37"	78.73	N05°02'27" E	40.66	40.66
C30	11.34	175.00	4°57'09"	11.34	N82°21'00" W	43.00	43.00
C31	15.13	175.00	4°57'09"	15.13	N82°21'00" W	43.00	43.00
C32	15.13	175.00	4°57'09"	15.13	N82°21'00" W	43.00	43.00
C33	15.13	175.00	4°57'09"	15.13	N82°21'00" W	43.00	43.00
C34	28.47	150.00	10°06'12"	28.43	S01°03'40" W	13.24	13.24
C35	147.92	200.00	4°22'37"	144.57	S12°55'43" W	77.53	77.53
C36	23.83	200.00	6°49'39"	23.81	S60°13'39" W	11.53	11.53
C37	13.98	235.00	3°24'27"	13.97	N67°44'11" E	6.89	6.89
C38	78.24	235.00	15°04'39"	77.88	N45°29'41" E	38.49	38.49
C39	78.24	235.00	15°04'39"	77.88	N45°29'41" E	38.49	38.49
C40	51.86	125.00	15°24'00"	51.86	N62°07'14" E	28.64	28.64
C41	33.60	125.00	15°24'00"	33.50	S85°59'42" E	16.80	16.80
C42	188.51	125.00	85°29'21"	189.68	N63°33'36" E	118.53	118.53
C43	109.59	150.00	41°51'39"	107.17	N07°09'53" W	57.37	57.37
C44	33.85	150.00	17°56'47"	33.78	N27°30'39" W	17.00	17.00
C45	191.34	150.00	89°04'45"	178.35	N15°30'54" W	123.01	123.01
C46	48.09	1025.00	5°44'36"	48.08	N13°01'11" E	24.85	24.85
C47	114.42	1025.00	6°23'44"	114.38	N17°43'22" E	57.27	57.27
C48	12.31	8.00	86°09'08"	11.13	S23°09'18" E	7.78	7.78

This plat is hereby approved for recording:  
 Chairman, Henry County Board of Commissioners Date 6/13/19  
 Approved for recording: [Signature]  
 Director, Development, Planning Review Department Date 5/28/19  
 Henry County Board of Commissioners

CLIENT OF SUPERIOR COURT  
 JUN 03 2019 4:00 PM  
 HENRY COUNTY SUPERIOR COURT  
 PS 40 PG 41

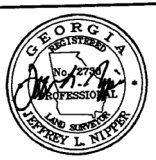
Final Subdivision Plat For:

## PARKVIEW SUBDIVISION PHASE II

LAND LOT 174  
2nd DISTRICT  
HENRY COUNTY, GEORGIA

LOT: \_\_\_\_\_ SUBDIVISION: \_\_\_\_\_

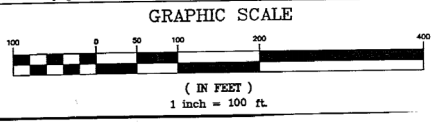
SURVEYED: \_\_\_\_\_ DRAFTED: S FRIDGE APPROVED: J NIPPER



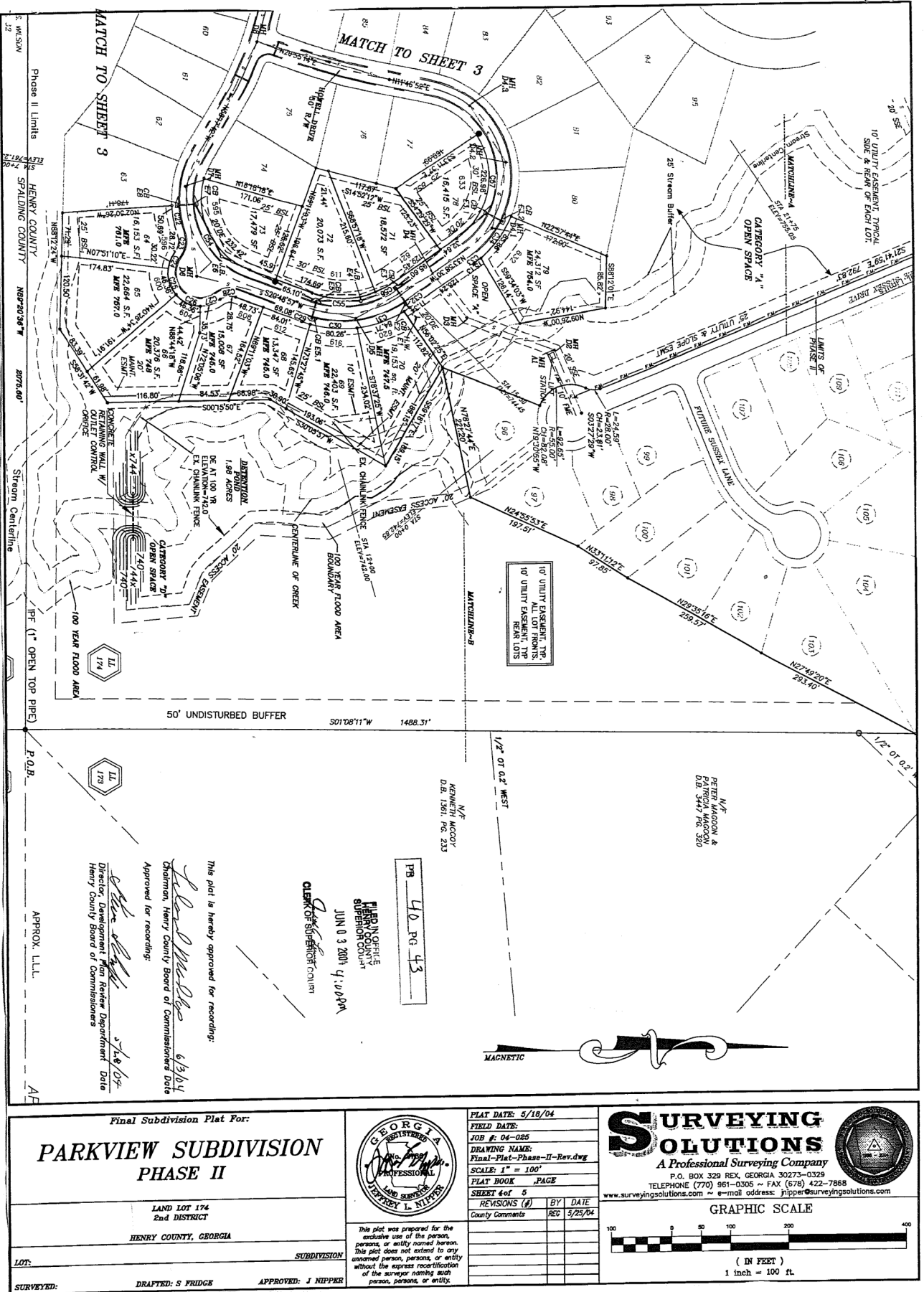
This plat was prepared for the exclusive use of the person named herein. This plat does not extend to any unshown person, persons or entity without the express recertification of the surveyor naming such person, persons or entity.

PLAT DATE: 5/19/16  
 FIELD DATE:  
 JOB #: 04-025  
 DRAWING NAME: Final-Plat-Phase-II-Rev.dwg  
 SCALE: 1" = 100'  
 PLAT BOOK: \_\_\_\_\_ PAGE:  
 SHEET 2 of 5  
 REVISIONS (#) BY DATE  
 County Comments REC 5/25/16

**SURVEYING SOLUTIONS**  
 A Professional Surveying Company  
 P.O. BOX 329 REX, GEORGIA 30273-0329  
 TELEPHONE (770) 961-0305 ~ FAX (678) 422-7868  
 www.surveyingsolutions.com ~ e-mail address: jnipper@solvingolutions.com







Final Subdivision Plat For:

## PARKVIEW SUBDIVISION PHASE II

LAND LOT 174  
2nd DISTRICT

HENRY COUNTY, GEORGIA

LOT: \_\_\_\_\_ SUBDIVISION: \_\_\_\_\_

SURVEYED: \_\_\_\_\_ DRAFTED: S FRIDGE APPROVED: J NIPPER

This plat was prepared for the exclusive use of the person, persons, or entity named herein. This plat does not extend to any unshown person, persons, or entity without the express recertification of the surveyor naming such person, persons, or entity.

PLAT DATE:	5/18/04
FIELD DATE:	
JOB #:	04-025
DRAWING NAME:	Final-Plat-Phase-II-Rev.dwg
SCALE:	1" = 100'
PLAT BOOK	PAGE
SHEET 4 of 5	
REVISIONS (#)	BY DATE
County Comments	REC 5/25/04

### SURVEYING SOLUTIONS

A Professional Surveying Company

P.O. BOX 329 REX, GEORGIA 30273-0329

TELEPHONE (770) 961-0305 ~ FAX (678) 422-7868

www.surveyingsolutions.com ~ e-mail address: jnipper@surveyingsolutions.com

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 100 ft.

This plat is hereby approved for recording:

Surveyor

Chairman, Henry County Board of Commissioners' Date 6/3/04

Approved for recording: \_\_\_\_\_ Date 5/28/04  
 Director, Development & Permit Department  
 Henry County Board of Commissioners

APPROX. L.L.L.

N/E  
 KENNETH MCCOY  
 D.B. 1561, PG. 233

N/E  
 PETER MAGDOON &  
 PATRICIA MAGDOON  
 D.B. 3441 PG. 320

1/2" OF 0.2" WEST  
 1/2" OF 0.2" WEST

50' UNDISTURBED BUFFER  
 501'08"11" W 1488.31'

10' UTILITY EASEMENT, TYP. ALL LOT FRONTS, 10' UTILITY EASEMENT, TYP. REAR LOTS