

GENERAL NOTES:
 1. TOTAL AREA OF LOTS = 88
 2. ZONED R-1 CONDITIONAL
 3. SUBDIVISION NOT TO EXCEED 95 LOTS
 4. MINIMUM HOUSE SIZE 1700 SQ. FT.
 5. MINIMUM HOUSE SIZE 1700 SQ. FT.
 6. BRICK, STONE, STUCCO, ACCENT ON THE FRONT FACADES
 7. STREETS LIGHTS
 8. UTILITY MARKERS
 9. UNIFORM MARKERS
 10. ENCLOSED GARAGES
 11. LANDSCAPED SUBDIVISION ENTRANCE
 12. NUMBER OF FEET OF SUBDIVISION ENTRANCE TO BE DISCUSSED
 13. PROPERTY AND MORE IF POSSIBLE
 14. WATER BY NEWTON COUNTY WATER AND SEWERAGE AUTHORITY
 15. SEWER DISPOSED BY MUNICIPAL SEWERAGE TREATMENT PLANT AS DISCUSSED
 16. OFFICIAL HAZARD MAPS, PANEL NO. 130143 0808A DATED JULY 5, 1983.
 17. NEWTON COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL ELEMENTS OF INDIVIDUAL LOTS SHALL HAVE SUBSEQUENT BUILDERS AND DEVELOPERS OF INDIVIDUAL LOTS SHALL HAVE FACILITIES PROVIDED BY THE DEVELOPERS WITHOUT DISCHARGE WATERS ONTO ADJACENT PROPERTIES. DEVELOPERS ARE RESPONSIBLE FOR INSTALLING ALL DITCHES, CULVERTS, DRAINAGE, DRAINAGE STRUCTURES, ETC. AS DESIGNED BY THE ENGINEERS, 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.
 18. THE 35' NATURAL UNDISTURBED BUFFER REQUIRED UNDER ARTICLE V, SECTION 133, OF THE NEWTON COUNTY ORDINANCE SHALL REMAIN IN FORCE AND EFFECT ON EACH INDIVIDUAL LOT UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE DWELLING UPON THE LOT.
 19. WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THE PLAN 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.
 20. ALL PROPERTY CORNERS, INTERIOR AND EXTERIOR, ARE 1/2" REINMS UNLESS OTHERWISE NOTED.
 21. MINIMUM LOT WIDTH AT BUILDING LINE IS 100 FEET.
 22. HEALTH DEPARTMENT NOTES: 10, 13, 27, 28, 38, 39 & 45.
 23. SLOPED SITE PLAN ENCLOSED UNTIL A SITE PLAN IS SUBMITTED AND APPROVED.
 24. A LEVEL 4 SOIL MAP AND A FIELD RAIN TOPO ALSO WILL BE REQUIRED.

LOCATION MAP
 203 DEC 11 AM 9:33
 12-11-03
 12-11-03
 LHM:K:TS:G:LEND:DEC 11 2003

ROAD DATA
 SAGEWORE LANE 350 LF
 HAVENWOOD COURT 625 LF
 GRAN BROOK WAY 680 LF
 CLIFF VIEW COURT 340 LF
 SILVERBERRY DRIVE 630 LF
 THORN BERRY WAY 607 LF

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSEST PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS ROUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

THIS PLAT HAS BEEN APPROVED BY THE NEWTON COUNTY WATER AND SEWER AUTHORITY.
 12/8/03
 12/11/03

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
 12-11-03
 12-11-03

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.
 12-11-03
 12-11-03

THIS PLAT HAS BEEN APPROVED BY THE NEWTON COUNTY PLANNING DEPARTMENT.
 12-11-03
 12-11-03

CM-C:\SIBSKRN\PRG04\WEATHERFORD-FINAL.DWG

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.
 12/11/03
 12/11/03
 12-11-03
 12-11-03

OWNER CERTIFICATION
 PATRICK & ASSOCIATES, INC.
 ENGINEERS & SURVEYORS
 3005 W. GAITHERS RD.
 CONNERS, GA 30094
 PHONE: (770) 483-9745

FINAL SUBDIVISION PLAN FOR: WEATHERFORD
 LAND LOTS: 13 & 14
 NEWTON COUNTY, GEORGIA
 8TH DISTRICT
 SCALE: 1" = 400' DATE: NOVEMBER 4, 2003

GRAPHIC SCALE - FEET
 0 400 800 1200

C/L ROAD CURVE DATA

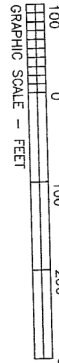
CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARINGS
1	238.14	100.00	189.35	45.3328	24.0335	184.40	S 70.2328 E
2	332.86	358.00	609.18	88.6022	24.9301	549.60	S 45.2042 E
3	275.00	250.00	405.80	64.3250	20.9505	389.97	S 77.8272 W
4	500.00	500.00	98.83	38.4011	20.0614	188.72	S 49.1845 E
5	634.94	634.94	130.00	286.67	72.3148	278.13	N 35.2028 W
6	235.84	173.00	242.23	51.3148	21.1822	234.15	N 43.2035 W
7	289.34	130.00	243.52	34.6207	10.2047	289.18	S 84.5931 E
8	289.00	130.00	243.52	34.6207	11.2733	196.12	S 67.4920 W
9	500.00	100.00	197.40	22.3712			

LEGEND:
 ○ DOUBLE LINE CURVE MARK
 ○ SINGLE LINE CURVE MARK
 ○ CENTERLINE
 ○ UTILITY MARKER
 ○ HORIZONTAL
 ○ 1/4" DIMENSION BOX
 ○ 1/4" DIMENSION LINE
 ○ P-5 DIMENSION BOX
 ○ P-5 DIMENSION LINE
 ○ RIGHT-OF-WAY
 ○ DE DRAINAGE STRUCTURE

OWNER/DEVELOPER:
 F & S DEVELOPMENT, INC.
 1060 ELLINGTON ROAD
 OXFORD, GA 30053
 GUYTON CROCKER SINGLETON
 (770) 786-3832

FINAL SUBDIVISION PLAT FOR: WEATHERFORD

LAND LOTS: 13 & 14 8TH DISTRICT
NEWTON COUNTY, GEORGIA
SCALE: 1" = 100' DATE: NOVEMBER 4, 2003



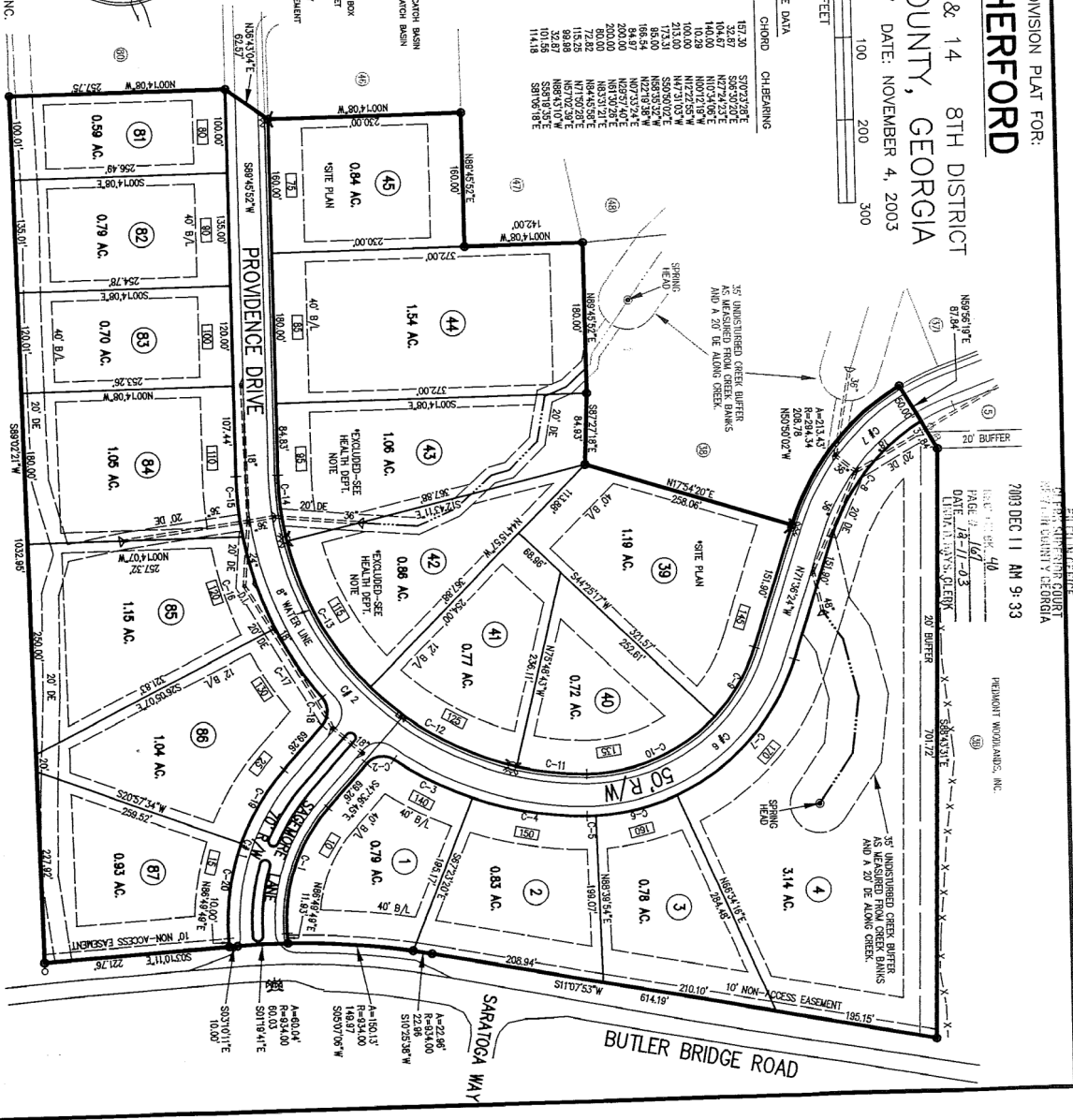
LOT CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	CHANGING
C-1	201.14	181.52	157.20	S70°23'38"E
C-2	25.60	35.87	32.87	S09°30'00"E
C-3	417.88	104.85	104.87	N04°34'00"E
C-4	260.04	10.22	10.29	N00°12'19"W
C-5	260.04	100.00	100.00	N17°22'55"W
C-6	203.34	219.41	171.20	S69°00'00"E
C-7	210.84	171.20	186.54	N23°19'32"W
C-8	210.84	171.20	186.54	N23°19'32"W
C-9	210.84	171.20	186.54	N23°19'32"W
C-10	210.84	171.20	186.54	N23°19'32"W
C-11	367.88	202.55	200.00	N81°00'00"E
C-12	367.88	202.55	200.00	N81°00'00"E
C-13	367.88	202.55	200.00	N81°00'00"E
C-14	367.88	202.55	200.00	N81°00'00"E
C-15	417.88	115.62	115.55	N71°50'28"E
C-16	417.88	115.62	115.55	N71°50'28"E
C-17	28.00	32.57	32.57	S89°19'35"E
C-18	28.00	32.57	32.57	S89°19'35"E
C-19	28.00	32.57	32.57	S89°19'35"E
C-20	223.14	115.03	114.18	S10°18'18"E

- LEGEND
- DOUBLE WING CATCH BASIN
 - SINGLE WING CATCH BASIN
 - WATER VALVE
 - WELL
 - 48" JUNCTION BOX
 - 6" D.I. DRAIN TILE
 - P.P. POWER POLE
 - RIGHT-OF-WAY
 - D.E. DRAINAGE EASEMENT



Prepared by:
PATRICK & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 828 BLACKLAWN ROAD
 CONNERS, GA. 30094
 PHONE: (770) 483-9745

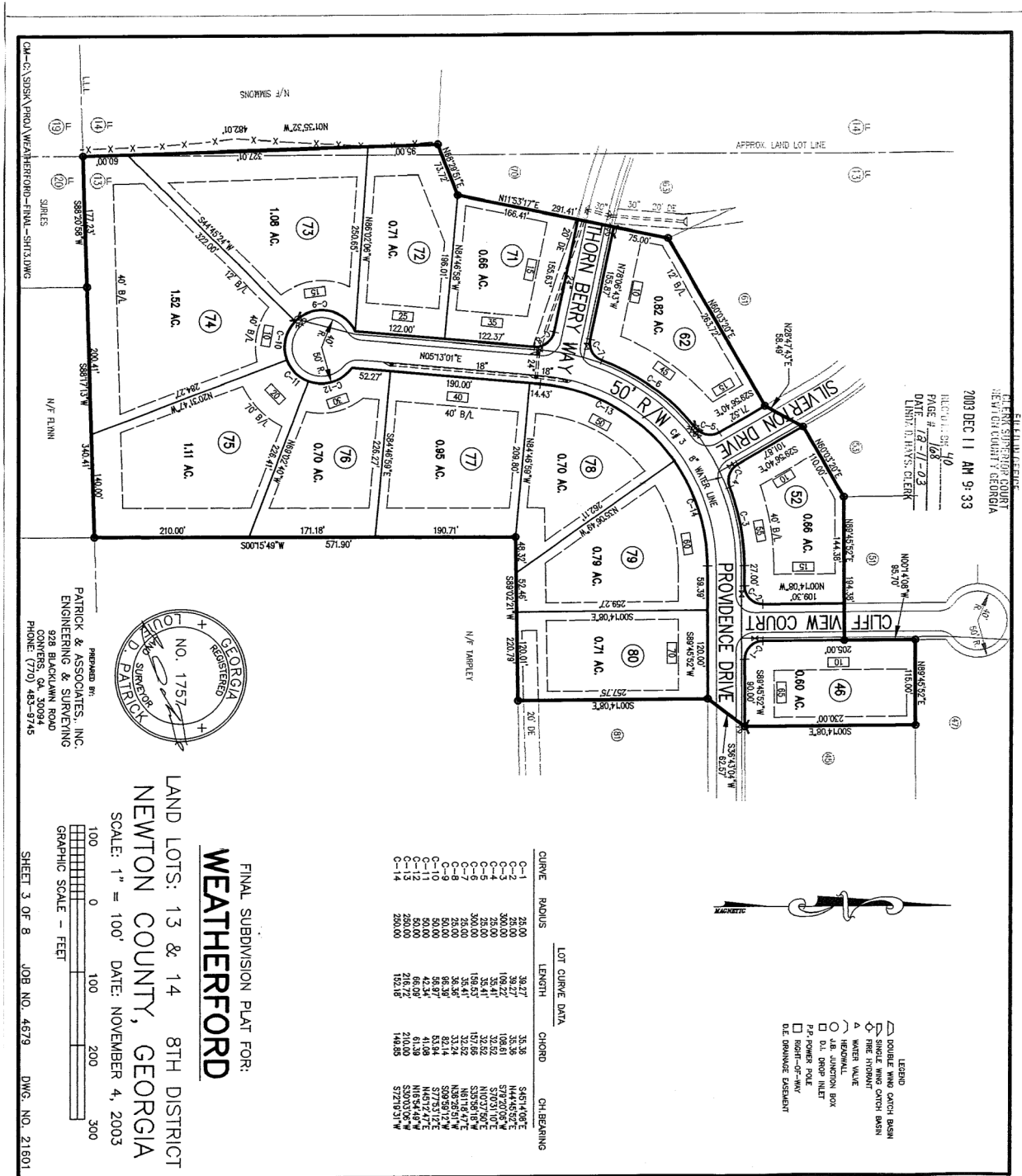


04-C:\SPRINK\PROJ\WEATHERFORD-FINAL-SHT2.DWG

SHEET 2 OF 8 JOB NO. 4579 DWG. NO. 21501

2003 DEC 11 AM 9:33
 PAGE 2 OF 3
 DATE: 11/17/03
 LINDSEY S. GRIFFIN

HEWLETT WOODWARD, INC.



FILE NUMBER
 2003 DEC 11 AM 9:33
 REVISION 40
 PAGE # 13-11-03
 DATE 12-11-03
 LINDA D. HENNS, CLERK



Prepared by:
 PATRICK & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 223 BLACKBURN ROAD
 CONERS, GA. 30094
 PHONE: (770) 483-9745

LAND LOTS: 13 & 14 8TH DISTRICT
 NEWTON COUNTY, GEORGIA
 SCALE: 1" = 100' DATE: NOVEMBER 4, 2003

FINAL SUBDIVISION PLAT FOR:
WEATHERFORD

LOT CURVE DATA

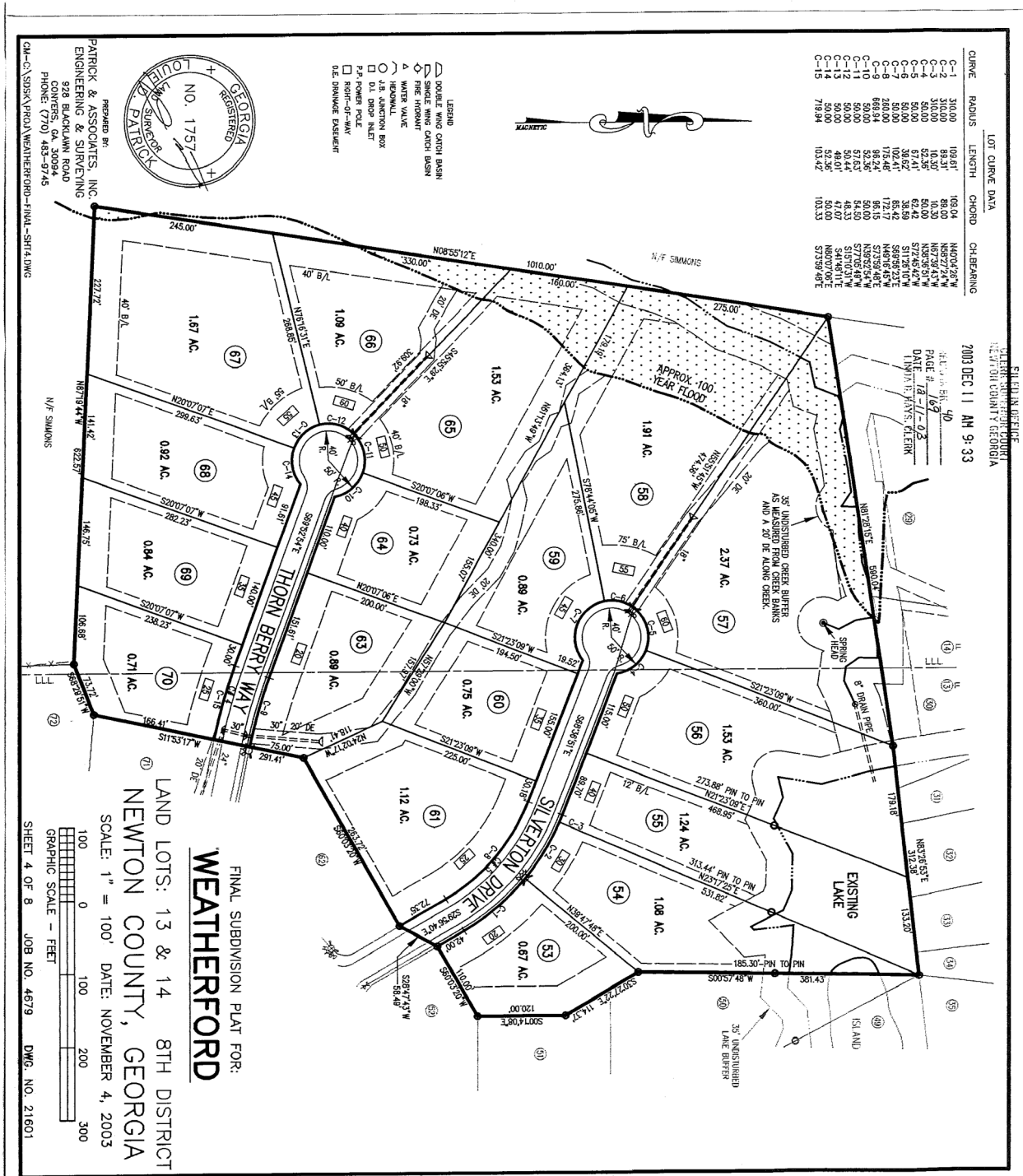
CURVE	RADIUS	LENGTH	CHORD	CH BEARING
C-1	28.00	38.27	31.39	S45°14'08"E
C-2	300.00	138.22	108.31	S74°45'05"E
C-3	25.00	33.41	26.80	S70°03'07"E
C-4	25.00	33.41	26.80	N10°17'02"E
C-5	28.00	38.27	31.39	N81°18'47"E
C-6	25.00	33.41	26.80	N89°29'51"W
C-7	25.00	33.41	26.80	N81°18'47"E
C-8	25.00	33.41	26.80	N45°12'47"E
C-9	50.00	66.92	51.39	N18°54'48"W
C-10	50.00	66.92	51.39	S20°03'06"W
C-11	50.00	66.92	51.39	N18°54'48"W
C-12	25.00	33.41	26.80	S74°45'05"E
C-13	25.00	33.41	26.80	N10°17'02"E
C-14	28.00	38.27	31.39	S45°14'08"E



- LEGEND
- ◻ DOUBLE WIND CATCH BASIN
 - ◻ SINGLE WIND CATCH BASIN
 - FINE HYDRANT
 - WATER VALVE
 - METER
 - METER BOX
 - P.F. POWER POLE
 - RIGHT-OF-WAY
 - DRIVEWAY EASEMENT

GRAPHIC SCALE - FEET

SHEET 3 OF 8 JOB NO. 4679 DWG. NO. 21601



LOT CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	CHS BEARING
C-1	310.00	109.81	108.04	N40°04'25"W
C-2	310.00	89.30	88.00	N50°22'41"W
C-3	310.00	50.00	50.00	N58°58'51"W
C-4	50.00	52.35	50.00	S72°45'42"W
C-5	50.00	57.41	62.42	S72°45'42"W
C-6	50.00	102.47	85.42	S89°59'23"E
C-7	50.00	175.48	172.17	N48°16'45"W
C-8	260.00	102.47	96.16	S73°59'48"E
C-9	889.84	98.54	96.16	N51°18'18"W
C-10	50.00	50.00	50.00	S17°05'48"W
C-11	50.00	50.00	50.00	S17°05'48"W
C-12	50.00	50.00	50.00	S17°05'48"W
C-13	50.00	50.00	50.00	S17°05'48"W
C-14	50.00	50.00	50.00	S17°05'48"W
C-15	718.94	103.42	103.33	S73°59'48"E

- LEGEND
- ▷ DOUBLE WING CATCH BASIN
 - ▷ SINGLE WING CATCH BASIN
 - ▷ FIRE TRAP
 - ▷ HORIZONTAL
 - A.B. JUNCTION BOX
 - D.I. DROP INLET
 - P.P. POWER POLE
 - RIGHT-OF-WAY
 - O.E. DRAINAGE easement



FINAL SUBDIVISION PLAT FOR:
WEATHERFORD

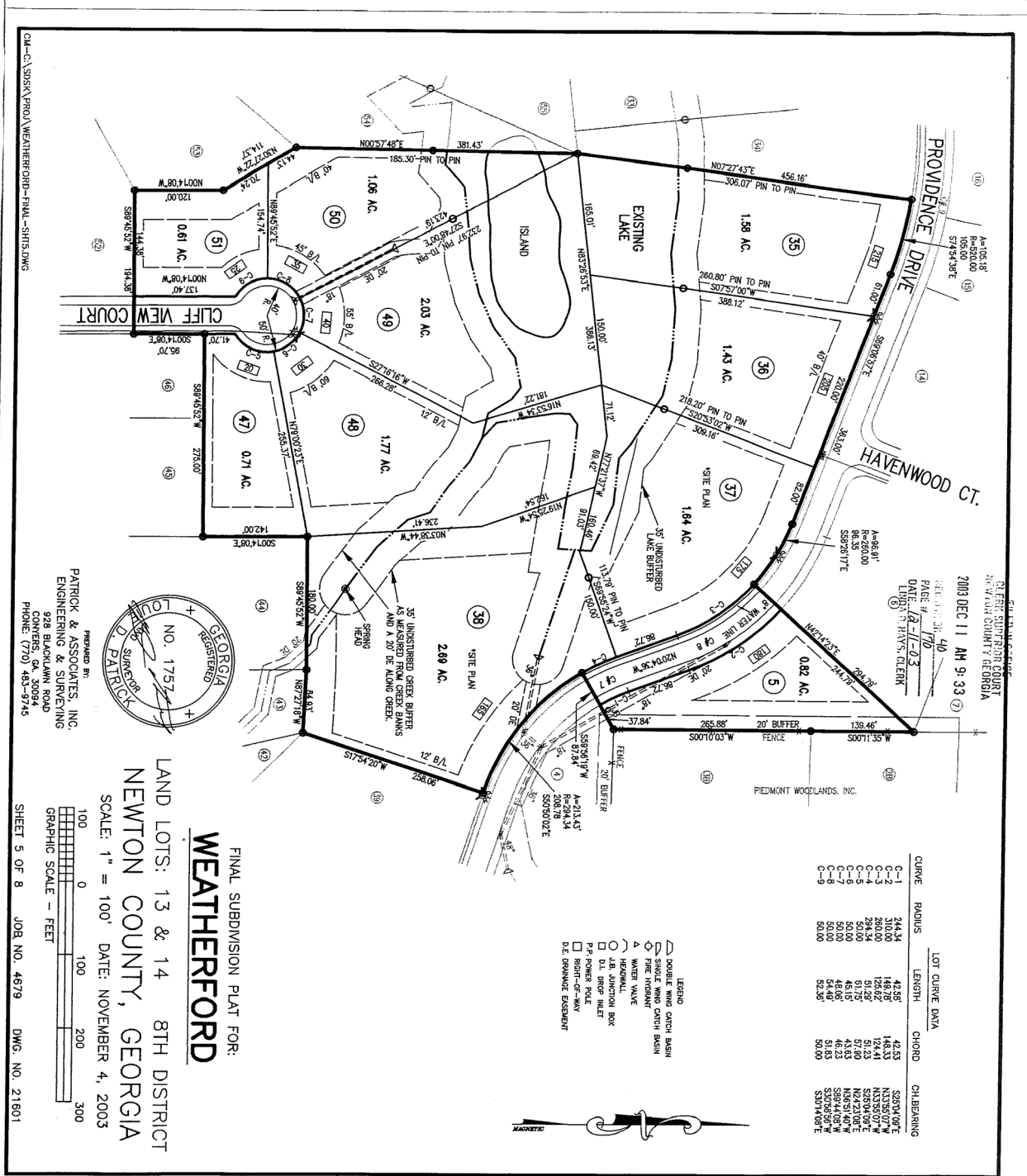
LAND LOTS: 13 & 14 8TH DISTRICT
NEWTON COUNTY, GEORGIA

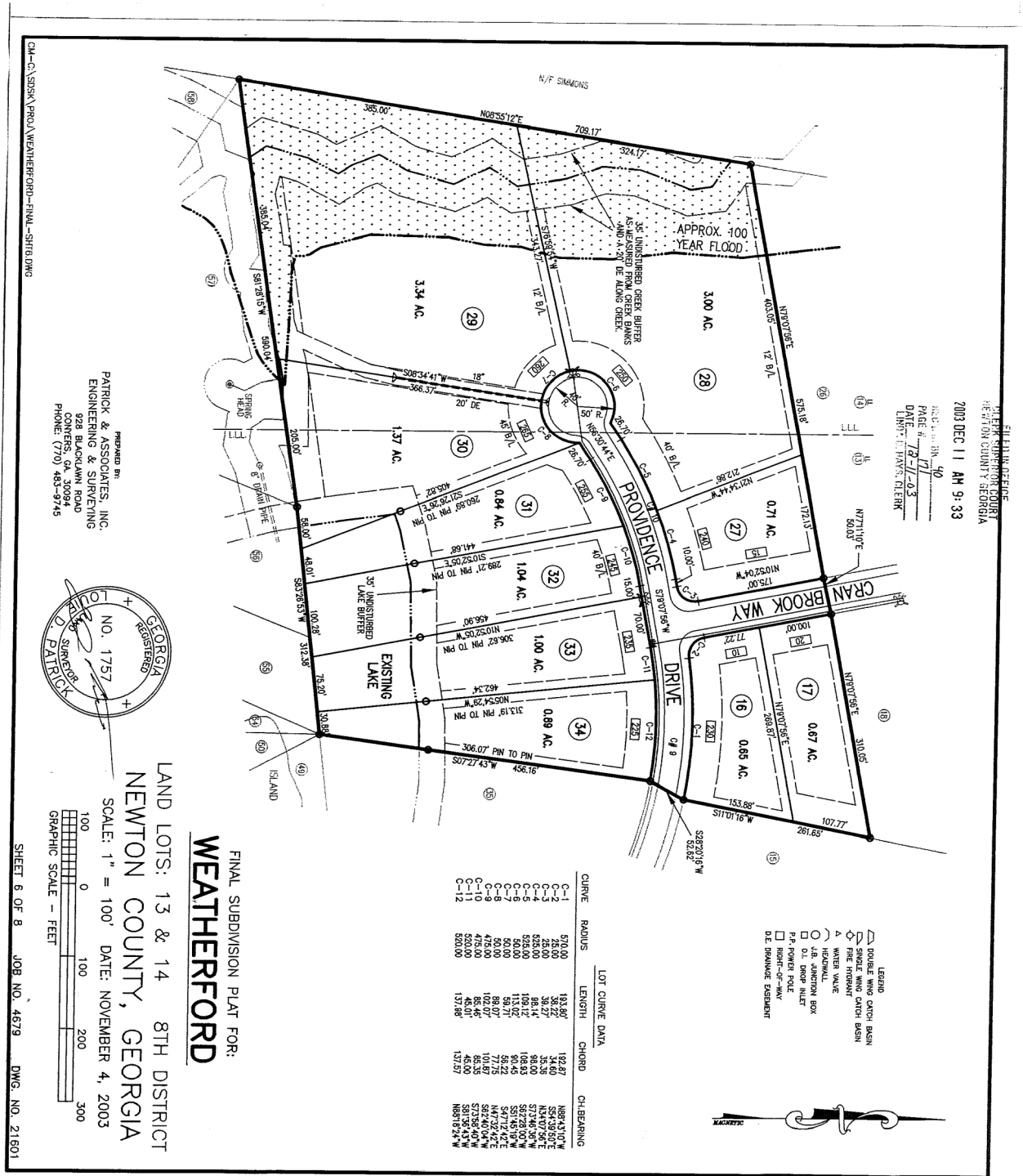
SCALE: 1" = 100' DATE: NOVEMBER 4, 2005

SHEET 4 OF 8 JOB NO. 4679 DWG. NO. 21601

GRAPHIC SCALE - FEET

0 100 200 300

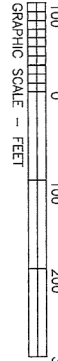




WEATHERFORD

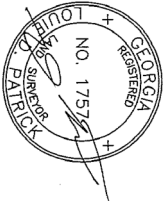
FINAL SUBDIVISION PLAT FOR:
LAND LOTS: 13 & 14 8TH DISTRICT
NEWTON COUNTY, GEORGIA

SCALE: 1" = 100' DATE: NOVEMBER 4, 2003



CURVE	RADIUS	LENGTH	CHORD	CH BEARING
C-1	310.00	87.44	87.38	N89°08'57"W
C-2	28.00	39.27	35.36	S24°08'57"E
C-3	50.00	124.68	84.60	N09°47'34"E
C-4	50.00	92.36	69.60	S82°37'07"W
C-5	28.00	39.27	35.36	N89°08'57"W
C-6	28.00	39.27	35.36	N89°08'57"E
C-7	570.00	98.12	98.00	N72°02'51"W
C-8	310.00	28.01	28.00	N89°31'39"W

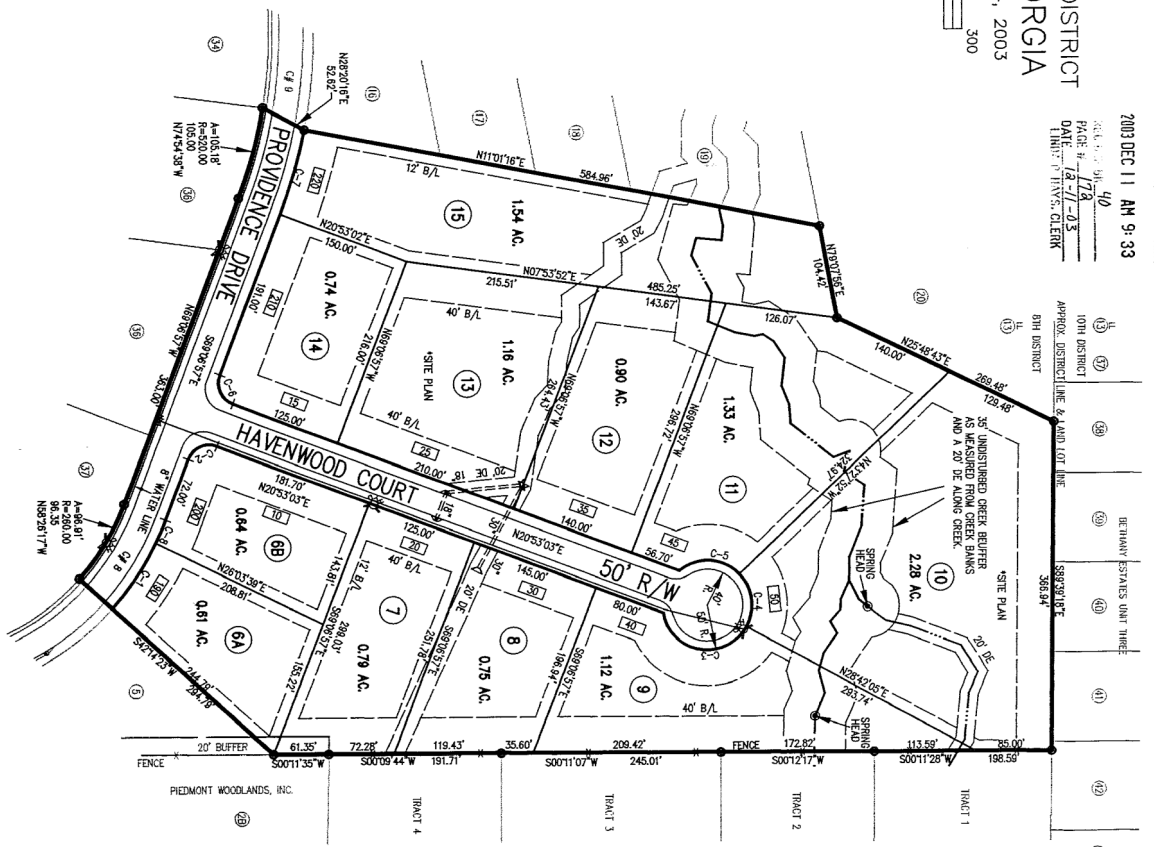
- LEGEND
- ◻ DOUBLE WING CATCH BASIN
 - ◻ SINGLE WING CATCH BASIN
 - ◻ FINE PROPORT
 - ◻ WATER VALVE
 - ◻ 45° SLOPE
 - ◻ 45° SLOPE
 - ◻ D.I. POOP INLET
 - ◻ P.P. POWER POLE
 - ◻ RIGHT-OF-WAY
 - ◻ D.E. DRAINAGE EASEMENT



PREPARED BY:
PATRICK & ASSOCIATES, INC.
ENGINEERING & SURVEYING
929 BLACKHAM ROAD
CONYERS, GA. 30094
PHONE: (770) 483-9745

CH-G:\SOSKA PROJ\WEATHERFORD-FINAL-SH77.DWG

FILED IN OFFICE
NEWTON COUNTY GEORGIA
2003 DEC 11 AM 9:33
PAGE: 78/71-03
DATE: 11/17/03
TAMM J. JONES, CLERK



SHEET 7 OF 8 JOB NO. 4679 DWG. NO. 21801

HUBBERT WHITE
ROBERT YOUNG

