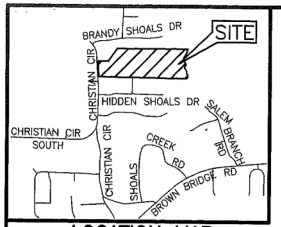


LOCATION MAP
N.T.S.

GRID NORTH

NEWTON COUNTY WATER & SEWER AUTHORITY

THIS PLAT HAS BEEN APPROVED BY THE NEWTON COUNTY WATER & SEWER AUTHORITY.

BY 3/13/2007
DATE

ENVIRONMENTAL HEALTH DEPARTMENT

I CERTIFY THAT THE LOT(S) SHOWN ON THIS PLAT ARE APPROVED BY THE NEWTON COUNTY ENVIRONMENTAL HEALTH DEPARTMENT FOR INDIVIDUAL SEPTIC SYSTEMS. SEE NOTES FOR ADDITIONAL INFORMATION PERTAINING TO EACH LOT.

DIRECTOR 3-13-03
DATE

DEPARTMENT OF PLANNING & DEVELOPMENT

THIS FINAL PLAT HAS BEEN REVIEWED BY PLANNING & DEVELOPMENT STAFF FOR COMPLIANCE WITH THE REQUIREMENTS OF THE NEWTON COUNTY DEVELOPMENT REGULATIONS AND ZONING ORDINANCE AND IS HEREBY APPROVED BY THE DIRECTOR OR HIS/HER DESIGNEE.

DIRECTOR 3/13/07
DATE

TAX ASSESSOR'S CERTIFICATION

THE PINS AND ADDRESSES HAVE BEEN ADDED AND APPROVED BY THE NEWTON COUNTY TAX ASSESSORS OFFICE.
ASSIGNED FOR SWAN LANDING ON 11/20/2006 *RO*

GIS TECHNICIAN 3/12/07
DATE

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 3-12-07
DATE

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 3-12-07
DATE

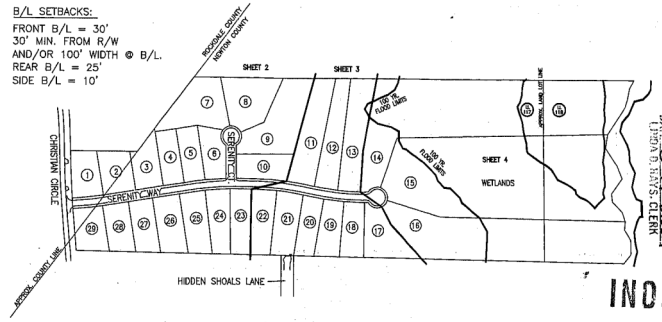
ROAD DATA

SERENITY WAY	1511 LF x 15.00 =	$22,665.00
SERENITY COURT	225 LF x 15.00 =	$3,375.00
TOTAL:	1736 LF x 15.00 =	$26,040.00

GENERAL NOTES:
* TOTAL AREA = 48.21 ACRES / NEWTON CO.=46.73 AC. / ROCKDALE CO.=1.48 AC.
* TOTAL NUMBER OF LOTS = 29
* ZONED = R2
* WATER BY NEWTON COUNTY WATER & SEWERAGE AUTHORITY.
* SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC TANK.
* THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL HAZARD MAPS. PANEL NO. 130143 0050A, DATED: JULY 5, 1983
*FLOOD STUDY PROVIDED BY WOODWARD CONSULTING, INC. DATED MARCH 7, 2006.
* 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.
* 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.
* 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" REBARS UNLESS OTHERWISE NOTED.
* TAX PARCEL = 5-2
* COMMISSIONERS DISTRICT = 2nd DISTRICT
* SURVEY PROVIDED BY PATRICK & ASSOCIATES, INC. ON 3/08/06.
* MINIMUM LOT SIZE = 25,500 SF
* MINIMUM HEATED FLOOR AREA = 1800 SQ. FT.
* THERE ARE NO CEMETERIES OR BURIAL MOUNDS LOCATED ON THIS SITE.
* APPROXIMATE AREA OF WETLANDS = 14.03 ACRES.
* NATURAL GAS PROVIDED BY ATLANTA GAS COMPANY.
* POWER PROVIDED BY SNAPPING SHOALS EMC.
* SOUTHRIVER WATERSHED
* 20' DE CENTERED ALONG ALL LOT LINES.
* EACH TEMPORARY SEDIMENT BASIN, (RI), SHALL REMAIN IN PLACE AND FUNCTIONAL UNTIL ALL CONSTRUCTION WITHIN ITS BASIN IS COMPLETE AND STABILIZED.
* THERE ARE NO BURY PITS ON THIS SITE.
* DENSITY = 0.60 LOTS/AC.
* PROPERTY IS SITUATED IN GROUNDWATER RECHARGE AREA

ENVIRONMENTAL HEALTH NOTES:
a. NOTE 1 ENVIRONMENTAL HEALTH - THIS LOT IS SIZED FOR A 3 BEDROOM HOUSE ONLY.
b. NOTE 2 ENVIRONMENTAL HEALTH - THIS LOT IS SIZED FOR UP TO A 4 BEDROOM HOUSE ONLY.
c. NOTE 3 ENVIRONMENTAL HEALTH - THIS LOT IS SIZED FOR UP TO A 5 BEDROOM HOUSE ONLY.
d. ATU - AEROBIC TREATMENT UNIT REQUIRED
e. L-4 - LEVEL-4 SOIL SURVEY REQUIRED
f. SSP - SCALED SITE PLAN REQUIRED
g. BUILDING LINE SETBACKS NOTED ON THE SUBDIVISION, LETTER MUST BE PLACED ON THE FINAL PLAT.
h. THE FINAL SUBDIVISION PLAT EVALUATION LETTER HAS BEEN PROVIDED TO THE DEVELOPER.
i. ALL 5-BEDROOM HOMES WILL BE REQUIRED TO HAVE A SCALED SITE PLAN.

B/L SETBACKS:
FRONT B/L = 30'
30' MIN. FROM R/W
AND/OR 100' WIDTH @ B/L.
REAR B/L = 25'
SIDE B/L = 10'



C/L ROAD CURVE DATA

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C-1	1130.16'	50.00'	99.93'	5°03'59"	99.90'	N 83°24'34"E
C-2	1156.93'	100.00'	199.50'	9°52'49"	199.26'	N 85°48'59"E
C-3	1124.36'	100.00'	199.48'	10°09'54"	199.21'	S 84°09'40"E
C-4	1090.03'	100.00'	199.44'	10°29'00"	199.16'	S 84°19'13"E

FINAL SUBDIVISION PLAT FOR:

SERENITY COVE

F.K.A SWAN LANDING
LAND LOTS 117 & 118
10TH DISTRICT
NEWTON COUNTY, GEORGIA &
ROCKDALE COUNTY, GEORGIA

SCALE: 1" = 400' DATE: MARCH 12, 2007
REVISED:

400 0 400 800 1200
GRAPHIC SCALE - FEET

CM-C:\LD02004\SWAN LANDING\DWG\SWANLAND-FINAL-SHT1.DWG

GEORGIA REGISTERED NO. 1757 LAND SURVEYOR LOUIE D. PATRICK

PA
PREPARED BY:
PATRICK & ASSOCIATES, INC.
ENGINEERING & SURVEYING
928 BLACKLAWN ROAD
CONYERS, GA. 30094
PHONE: (770) 483-9745
FAX: (707) 483-9219

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.

3-12-07

GA. R.L.S. NO. 1757

LEGEND
DOUBLE WING CATCH BASIN
SINGLE WING CATCH BASIN
FH FIRE HYDRANT
WV WATER VALVE
HW HEADWALL
MH MANHOLE
D.I. DROP INLET
P.P. POWER POLE
RIGHT-OF-WAY
D.E. DRAINAGE EASEMENT
JB JUNCTION BOX
B/C BACK OF CURB
B/L BUILDING LINE
POWER LINE
SSE SANITARY SEWER EASEMENT
W.L. WATERLINE
STORM SEWER/DRAINAGE PIPE
(RI) TEMPORARY SEDIMENT BASIN
SB3 TEMPORARY SEDIMENT BASIN
RBF REBAR FOUND
IPS IRON PIN SET
OTPF OPEN TOP PIPE FOUND
MFE MINIMUM FLOOR ELEVATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 79,134 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.

OWNER/DEVELOPER:
JASON ALLEN LLC
P.O. BOX 766
CONYERS, GA 30012
CONTACT: JASON A. SELF
PHONE: 770-861-3048

"ALL REQUIREMENTS OF THE NEWTON COUNTY DEVELOPMENT REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A DEVELOPMENT PERMIT APPLICATION HAVING BEEN FULFILLED, AND APPLICATION AND ALL SUPPORTING PLANS AND DATA HAVING BEEN REVIEWED AND APPROVED BY ALL AFFECTED COUNTY DEPARTMENTS AS REQUIRED UNDER THEIR RESPECTIVE AND APPLICABLE REGULATIONS, APPROVAL IS HEREBY GRANTED OF THIS FINAL PLAT AND ALL OTHER DEVELOPMENT PLANS ASSOCIATED WITH THIS PROJECT SUBJECT TO ALL FURTHER PROVISIONS OF SAID DEVELOPMENT AND OTHER COUNTY REGULATIONS. THIS FURTHER CERTIFIES THAT THE DEVELOPER HAS COMPILED WITH THE RQUIREMENTS OF DIVISION 670 AND HAS SUBMITTED AN ACCEPTABLE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT."

CLERK SUPERIOR COURT
NEWTON COUNTY GEORGIA
2007 MAR 14 PM 3:52
PLAT BOOK 46
PAGE 206
DATE 3-14-2007
LINDA G. MAYS CLERK

INDEXED

FINAL SUBDIVISION PLAT FOR:

SERENITY COVE

F.K.A. SWAN LANDING

LAND LOTS 117 & 118

10TH DISTRICT

NEWTON COUNTY, GEORGIA &

ROCKDALE COUNTY, GEORGIA

SCALE: 1" = 100' DATE: MARCH 12, 2007

REVISED:

100 0 100 200 300

GRAPHIC SCALE – FEET

GRID NORTH

GEORGIA REGISTERED NO. 1757 LAND SURVEYOR LOUIE D. PATRICK

PREPARED BY:
PATRICK & ASSOCIATES, INC.
ENGINEERING & SURVEYING
928 BLACKLAWN ROAD
CONYERS, GA. 30094
PHONE: (770) 483-9745
FAX: (707) 483-9219

OWNER/DEVELOPER:
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P.O. BOX 766
CONYERS, GA 30012
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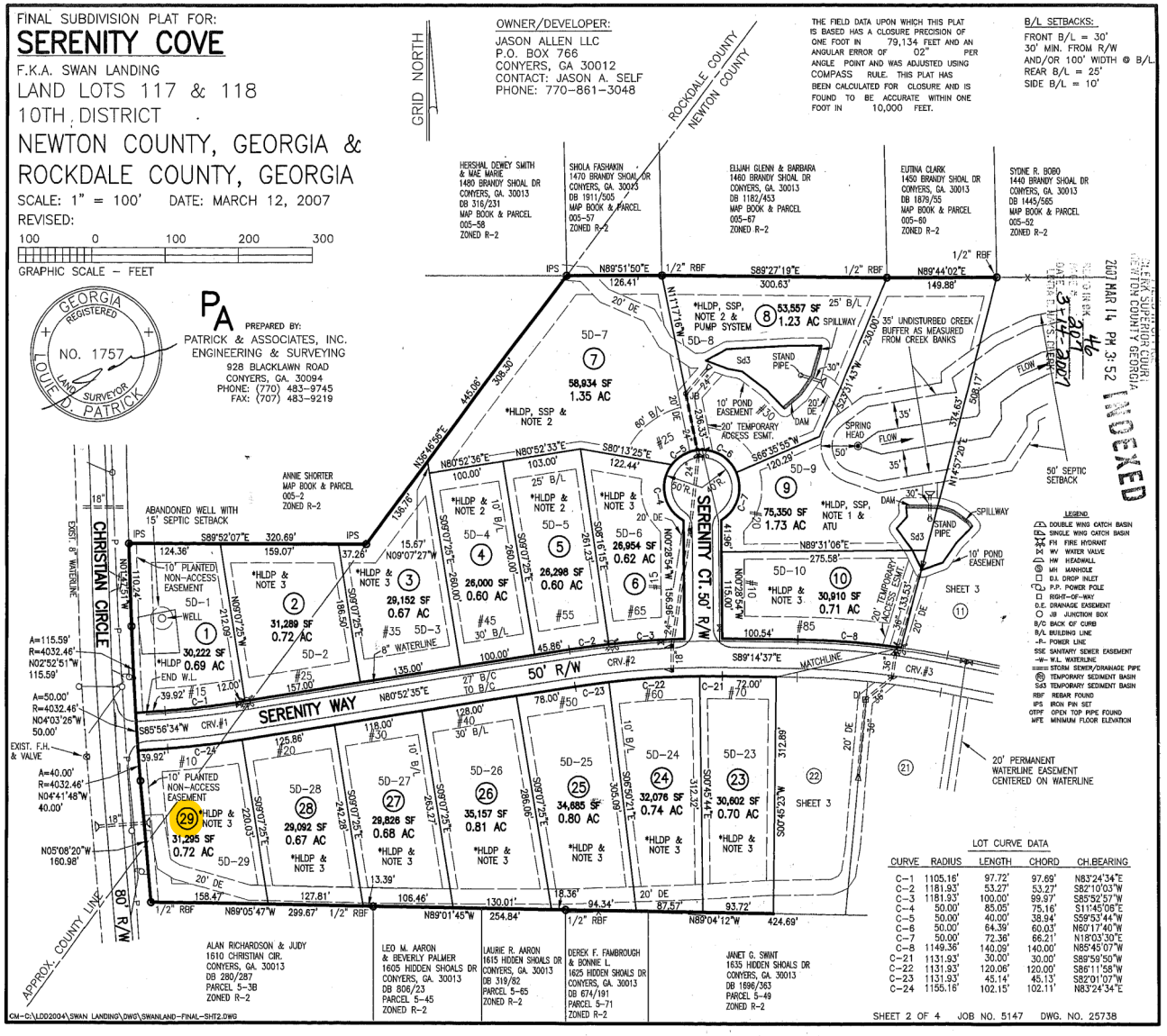
B/L SETBACKS:
FRONT B/L = 30'
30' MIN. FROM R/W AND/OR 100' WIDTH @ B/L.
REAR B/L = 25'
SIDE B/L = 10'



LEGEND
DOUBLE WING CATCH BASIN
SINGLE WING CATCH BASIN
FH FIRE HYDRANT
WV WATER VALVE
HW HEADWALL
MH MANHOLE
D.I. DROP INLET
P.P. POWER POLE
RIGHT-OF-WAY
D.E. DRAINAGE EASEMENT
JB JUNCTION BOX
B/C BACK OF CURB
B/L BUILDING LINE
-P- POWER LINE
SSE SANITARY SEWER EASEMENT
-W- W.L. WATERLINE
STORM SEWER/DRAINAGE PIPE
TEMPORARY SEDIMENT BASIN
SB TEMPORARY SEDIMENT BASIN
RBF REBAR FOUND
IPS IRON PIN SET
OTPF OPEN TOP PIPE FOUND
MFE MINIMUM FLOOR ELEVATION

LOT CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C-1	1105.16'	97.72'	97.69'	N83°24'34"E
C-2	1181.93'	53.27'	53.27'	S82°10'03"W
C-3	1181.93'	100.00'	99.97'	S85°52'57"W
C-4	50.00'	85.05'	75.16'	S11°45'06"E
C-5	50.00'	40.00'	38.94'	S59°53'44"W
C-6	50.00'	64.39'	60.03'	N60°17'40"W
C-7	50.00'	72.36'	66.21'	N18°03'39"E
C-8	1149.36'	140.09'	140.00'	N85°45'07"W
C-21	1131.93'	30.00'	30.00'	S89°59'50"W
C-22	1131.93'	120.06'	120.00'	S86°11'58"W
C-23	1131.93'	45.14'	45.13'	S82°01'07"W
C-24	1155.16'	102.15'	102.11'	N83°24'34"E

SHEET 2 OF 4 JOB NO. 5147 DWG. NO. 25738

FILED IN OFFICE
2007 MAR 14 PM 3:52
CLERK SUPERIOR COURT
NEWTON COUNTY GEORGIA
PLAT BK 30 PG 46
DATE 3-14-2007
FILED IN OFFICE
CLERK SUPERIOR COURT
ROCKDALE COUNTY, GA.

FINAL SUBDIVISION PLAT FOR:

SERENITY COVE

F.K.A. SWAN LANDING

LAND LOTS 117 & 118

10TH DISTRICT

NEWTON COUNTY, GEORGIA &

ROCKDALE COUNTY, GEORGIA

SCALE: 1" = 100' DATE: MARCH 12, 2007

REVISED:

100 0 100 200 300

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LOT CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C-9	1149.36'	63.82'	63.82'	N80°40'10"W
C-10	1065.03'	85.02'	85.00'	S81°21'56"E
C-11	1065.03'	109.84'	109.80'	S86°38'26"E
C-15	50.00'	76.97'	69.59'	S73°39'37"E
C-16	1115.03'	78.02'	78.00'	S87°33'27"E
C-17	1115.03'	96.03'	96.00'	S83°02'04"E
C-18	1115.03'	27.97'	27.97'	S79°47'50"E
C-19	1099.36'	100.03'	100.00'	N81°41'07"W
C-20	1099.36'	95.01'	94.98'	N86°46'04"W

OWNER/DEVELOPER:
JASON ALLEN LLC
P.O. BOX 766
CONYERS, GA 30012
CONTACT: JASON A. SELF
PHONE: 770-861-3048

B/L SETBACKS:
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NEWTON COUNTY GEORGIA
2007 MAR 14 PM 3:52
INDEXED
BOOK NO. 46
PAGE # 208
DATE 3-14-2007
LINDA D. HAYS, CLERK

LEGEND
DOUBLE WING CATCH BASIN
SINGLE WING CATCH BASIN
FH FIRE HYDRANT
WV WATER VALVE
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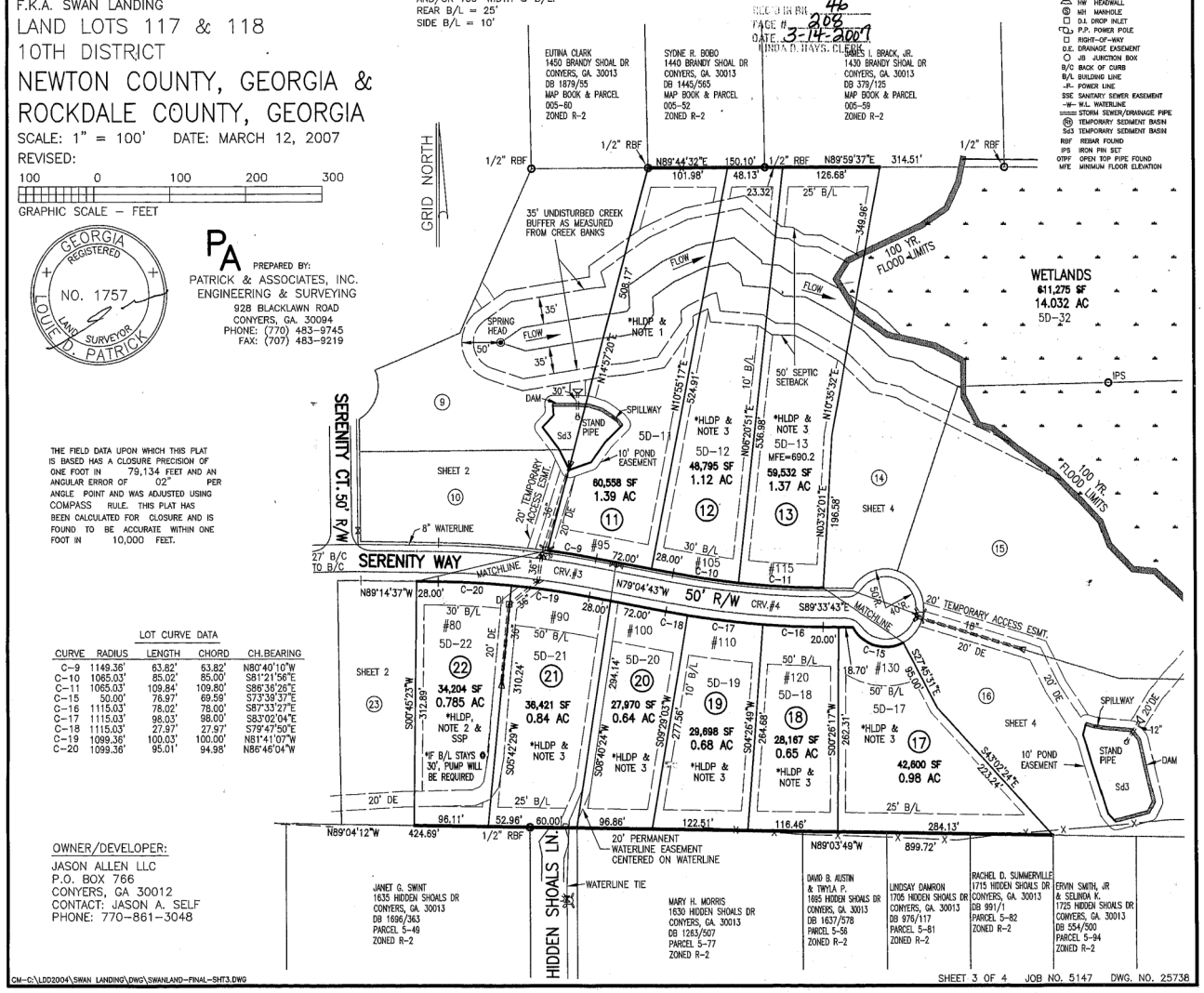

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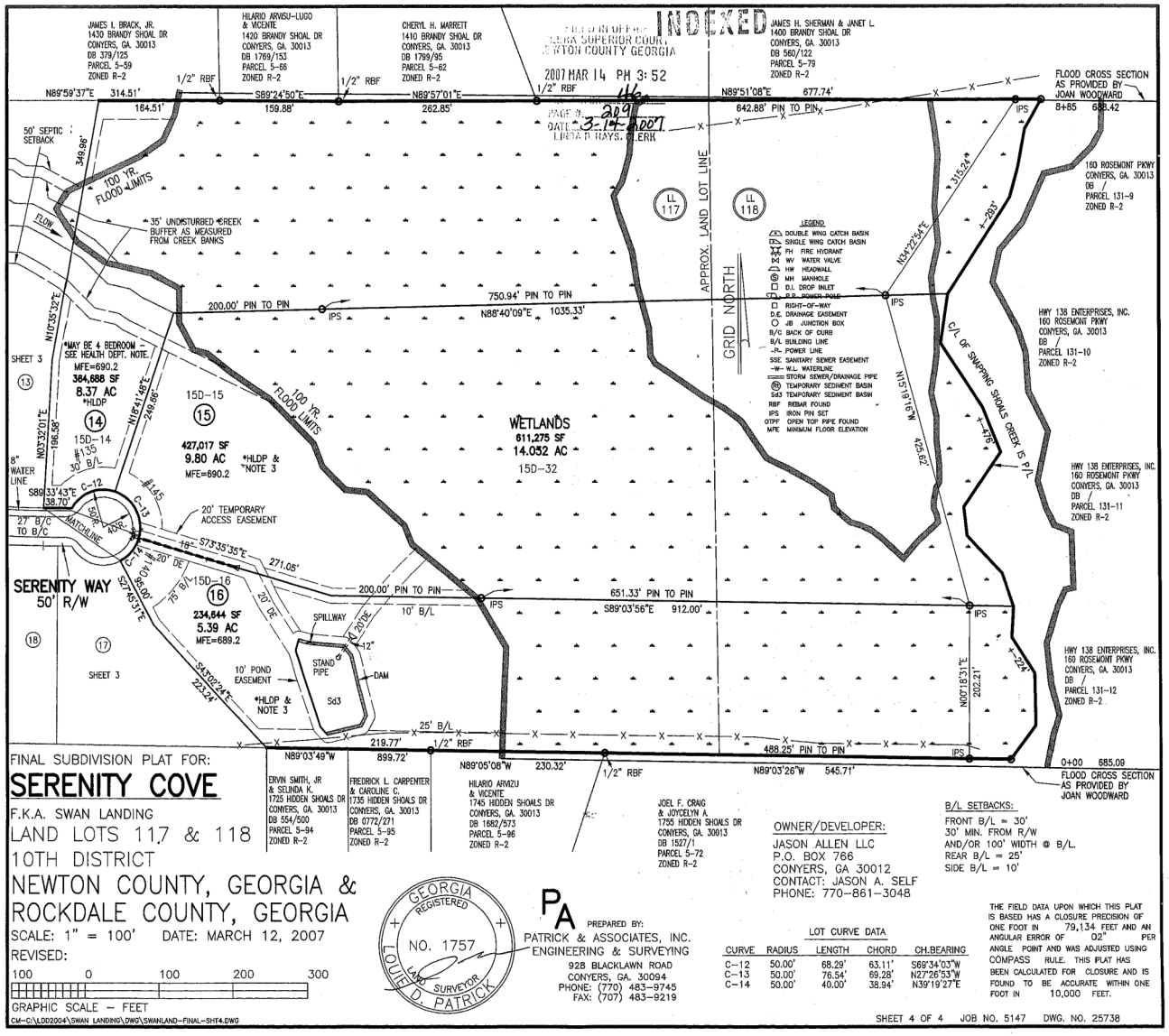
SHEET 3 OF 4 JOB NO. 5147 DWG. NO. 25736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NEWTON COUNTY GEORGIA
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PAGE # 209
DATE 3-14-2007
LINDA P. HAYS, CLERK
JAMES L. BRACK, JR.
1430 BRANDY SHOAL DR
CONYERS, GA. 30013
DB 379/125
PARCEL 5-59
ZONED R-2
HILARIO ARVIZU-LUGO & VICENTE
1420 BRANDY SHOAL DR
CONYERS, GA. 30013
DB 1769/153
PARCEL 5-66
ZONED R-2
CHERYL H. MARRETT
1410 BRANDY SHOAL DR
CONYERS, GA. 30013
DB 1799/95
PARCEL 5-62
ZONED R-2
JAMES H. SHERMAN & JANET L.
1400 BRANDY SHOAL DR
CONYERS, GA. 30013
DB 560/122
PARCEL 5-79
ZONED R-2
FLOOD CROSS SECTION AS PROVIDED BY JOAN WOODWARD
160 ROSEMONT PKWY
CONYERS, GA. 30013
DB /
PARCEL 131-9
ZONED R-2
HWY 138 ENTERPRISES, INC.
160 ROSEMONT PKWY
CONYERS, GA. 30013
DB /
PARCEL 131-10
ZONED R-2
HWY 138 ENTERPRISES, INC.
160 ROSEMONT PKWY
CONYERS, GA. 30013
DB /
PARCEL 131-11
ZONED R-2
HWY 138 ENTERPRISES, INC.
160 ROSEMONT PKWY
CONYERS, GA. 30013
DB /
PARCEL 131-12
ZONED R-2
FLOOD CROSS SECTION AS PROVIDED BY JOAN WOODWARD
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Sd3 TEMPORARY SEDIMENT BASIN
RBF REBAR FOUND
IPS IRON PIN SET
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MFE MINIMUM FLOOR ELEVATION
GRID NORTH
APPROX. LAND LOT LINE
LL 117
LL 118
WETLANDS
611,275 SF
14.032 AC
15D-32
SERENITY WAY
50' R/W
15D-15
427,017 SF
9.80 AC
MFE=690.2
15D-14
384,688 SF
8.37 AC
MFE=690.2
15D-16
234,644 SF
5.39 AC
MFE=689.2
SHEET 3
100 YR. FLOOD LIMITS
C/L OF SHOAL CREEK IS P/L
750.94' PIN TO PIN
200.00' PIN TO PIN
651.33' PIN TO PIN
488.25' PIN TO PIN
677.74'
642.88' PIN TO PIN
314.51'
164.51'
159.88'
262.85'
1035.33'
912.00'
545.71'
230.32'
219.77'
899.72'
271.05'
202.21'
425.67'
315.24'
0+00 685.09
8+85 688.42
ERVIN SMITH, JR & SELINDA K.
1725 HIDDEN SHOALS DR
CONYERS, GA. 30013
DB 554/500
PARCEL 5-94
ZONED R-2
FREDRICK L. CARPENTER & CAROLINE C.
1735 HIDDEN SHOALS DR
CONYERS, GA. 30013
DB 0772/271
PARCEL 5-95
ZONED R-2
HILARIO ARVIZU & VICENTE
1745 HIDDEN SHOALS DR
CONYERS, GA. 30013
DB 1682/573
PARCEL 5-96
ZONED R-2
JOEL F. CRAIG & JOYCELYN A.
1755 HIDDEN SHOALS DR
CONYERS, GA. 30013
DB 1527/1
PARCEL 5-72
ZONED R-2
FINAL SUBDIVISION PLAT FOR:
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LAND LOTS 117 & 118
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ROCKDALE COUNTY, GEORGIA
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CURVE RADIUS LENGTH CHORD CH.BEARING
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CM-C:\LDD2004\SWAN LANDING\DWG\SWANLAND-FINAL-SHT4.DWG