

GRID NORTH
CCWA MON 023
CA WEST 1002
NAD 83/94
NGVD 29

OWNER/DEVELOPER
SAWGRASS LLC
1423 Fairview Road
Brooks, Georgia 30205
(678) 873-0803
24 Hr Contact
AMY MCKNIGHT
(678) 873-0803

General Notes:

- Total site area in Phase I - 25,865 acres
- Minimum home size of 1800 sq. ft. (1 story); 2000 sq. ft. (more than 1 story) with not less than 1200 sq. ft. on the 1st floor and not less than 800 sq. ft. on the 2nd floor.
- All homes must have front facades constructed with brick, stone or stucco, or a combination thereof.
- All front, side and rear yards shall be setback.
- Sanitary sewer and water services to be provided by the Clayton County Water Authority.
- A 10' drainage easement exists between all lots to prevent storm drainage from one lot to another.
- Sidewalks required with ADA ramps with detectable warning surfaces at all intersections.

Setbacks:

- Front: 20'
- Rear: 10'
- Side: 5' (20' between houses)

9. Total number of lots in Phase I - 101

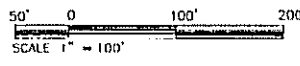
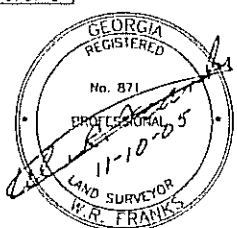
Corner	Bearing	Distance
L1	N 87°23'25" E	5.34'
L2	S 87°58'30" E	25.01'
L3	N 20°24'24" W	79.38'
L4	N 10°20'50" W	53.19'
L5	N 01°12'07" E	50.00'
L6	N 00°35'20" E	58.00'
L7	N 40°10'34" W	11.01'
L8	N 44°24'24" W	11.29'
L9	N 40°18'12" E	11.10'
L10	N 08°13'23" E	18.67'
L11	N 44°28'44" W	10.70'
L12	S 45°31'16" W	10.00'
L13	S 45°31'16" W	11.30'
L14	N 44°28'44" W	10.70'
L15	N 45°31'16" E	11.27'
L16	S 44°28'44" E	11.29'
L17	N 45°35'26" E	11.03'
L18	N 44°32'40" W	11.20'
L19	N 40°24'52" W	88.45'
L20	S 45°32'20" W	11.30'

LEGEND

- P.O.B. Point of Beginning
- D.E. Deed easement
- Dashed line Dotted setback line
- R/W Right-of-way
- MHI Sewer manhole
- M/W Man or woman
- Sq. Ft. Square feet
- M.F.E. Minimum Flow Elevation
- Invert
- FW Fire Hydrant
- SM Sewer manhole
- W Water line

CURVE TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	25.00'	13.00'	12.95'	N 67°16'31" E
C2	50.00'	47.22'	45.48'	N 66°18'25" E
C3	50.00'	43.87'	42.43'	S 58°31'00" E
C4	50.00'	47.01'	48.01'	S 09°00'58" E
C5	50.00'	23.77'	23.55'	S 34°50'58" W
C6	25.00'	21.00'	20.40'	S 24°32'05" W
C7	25.00'	21.00'	20.40'	S 23°37'23" E
C8	50.00'	21.36'	21.20'	S 38°27'20" E
C9	50.00'	49.38'	47.40'	S 05°04'25" W
C10	50.00'	50.00'	47.87'	S 02°32'14" W
C11	50.00'	50.20'	48.72'	N 63°32'04" W
C12	50.00'	48.25'	46.30'	N 04°07'41" W
C13	50.00'	21.98'	21.78'	N 30°05'58" E
C14	25.00'	21.00'	20.40'	N 24°30'27" E
C15	25.00'	21.00'	20.41'	S 23°39'30" E
C16	50.00'	119.85'	93.16'	S 23°50'45" W
C17	50.00'	43.21'	41.87'	N 65°36'58" W
C18	25.00'	20.87'	20.27'	N 65°51'42" W
C19	25.00'	7.98'	7.93'	N 81°24'21" E



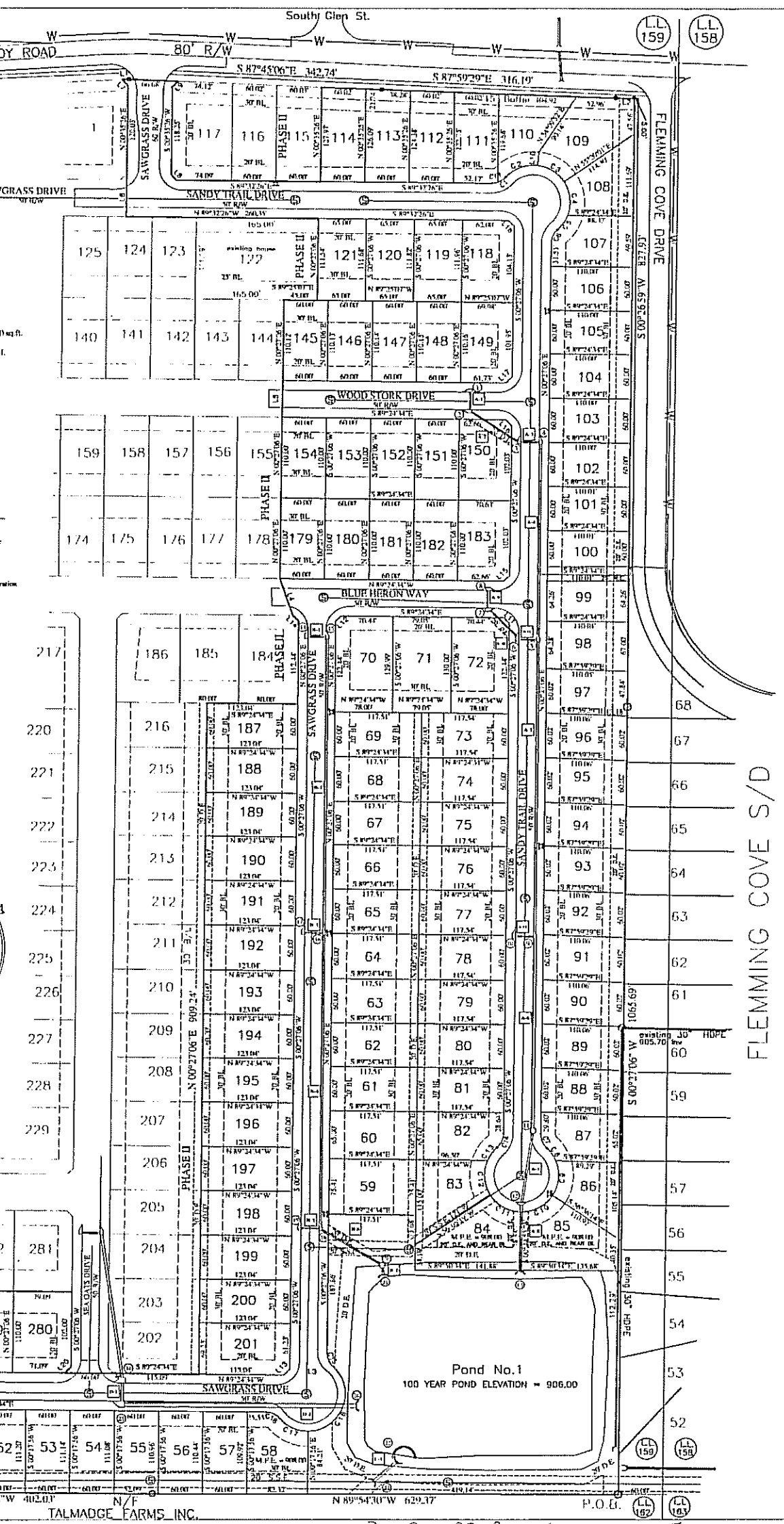
REVISED: 11/10/05

Franks & Associates
121 North Main Street Jonesboro, Georgia 30238 (770)471-4420

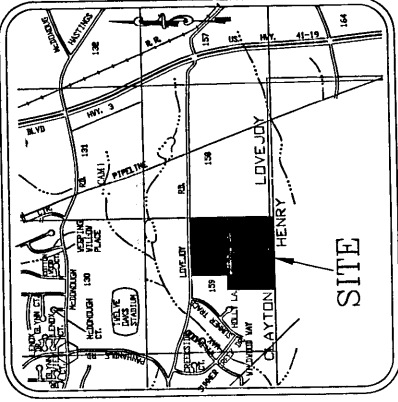
FINAL PLAT FOR:
SAWGRASS ESTATES
PHASE I
LOCATED IN THE CITY OF LOVEJOY
LAND LOT 159 6TH DISTRICT CLAYTON COUNTY, GA
DATE 10/03/05 DWN BY JPJ SHEET 2 of 2
SCALE 1"=100' CHK'D BY PLF 03-12541

280	288	287	286	285	284	283	282	281
					PHASE II			
					S 89°24'34" E 374.00'			
272	273	274	275	276	277	278	279	280

46	47	48	49	50	51	52	53	54	55	56	57	58
CLAYTON COUNTY WATER AUTHORITY LIFT STATION												
CLAYTON COUNTY HENRY COUNTY												



VICINITY MAP
SCALE - 1" = 2000'



FINAL PLAT
FOR
SAWGRASS ESTATES
PHASE II
LOCATED IN
LAND LOT 159 6TH DISTRICT CLAYTON COUNTY, GEORGIA
CITY OF LOVEJOY

OWNER/DEVELOPER
SAWGRASS ESTATES, LLC
1423 FAIRVIEW ROAD
BROOKS, GEORGIA 30205
678-873-0803

24 HOUR CONTACT
AMY MCKNIGHT
678-873-0803

SURVEYOR
FRANKS & ASSOCIATES
121 NORTH MAIN STREET
JONESBORO, GEORGIA 30236
770-471-4420

24 HOUR CONTACT
W.R. FRANKS
770-471-4420

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE CITY OF LOVEJOY THE STREETS AND RIGHTS-OF-WAYS.

OWNER Mike Boyard DATE 8-2-06

CITY OF LOVEJOY APPROVAL:
PURSUANT TO THE PROVISIONS OF THE CITY OF LOVEJOY SUBDIVISION REGULATIONS, THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY OF LOVEJOY. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN SATISFIED, THIS PLAT IS HEREBY ACCEPTED AND THIS APPROVAL GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS.

Amy McKnight
MAYOR
CITY OF LOVEJOY
DATE 8-8-06

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS MADE FROM A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IRON PINS WERE PLACED AT ALL LOT CORNERS AND MEETS ALL REQUIREMENTS OF LAW AND THE CITY OF LOVEJOY.

W.R. Franks
W.R. FRANKS, G.R.L.S. NO. 871
DATE 08-02-06

GENERAL NOTES:
1. THE DEVELOPER WARRANTS THE STREETS, CURBS, DRAINAGE SYSTEMS, SIGNS, AND SHOULDERS WITHIN THE RIGHT-OF-WAY TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF TWENTY MONTHS FROM THE DATE OF ACCEPTANCE BY THE CITY OF LOVEJOY.
2. THE DEVELOPER WARRANTS ALL SANITARY SEWER AND WATER DISTRIBUTION SYSTEM IMPROVEMENTS DONATED TO CLAYTON COUNTY WATER AUTHORITY FOR OWNERSHIP AND MAINTENANCE TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF TWENTY MONTHS FROM THE DATE OF ACCEPTANCE OF THESE IMPROVEMENTS BY THE WATER AUTHORITY.
3. THE DEVELOPER WILL BE HELD RESPONSIBLE FOR ALL EROSION CONTROL FOR THE REFERENCED DEVELOPMENT UNTIL ALL LOTS ARE COMPLETED AND STABILIZED.
4. IF CLAYTON COUNTY INSTALLS THE SIGNAGE ON BEHALF OF THE DEVELOPER, THE COUNTY HAS NO LIABILITY FOR A PERIOD OF TWENTY MONTHS AS DICTATED IN THE DEVELOPER'S PLAT WARRANTY.
5. A 10' DRAINAGE EASEMENT EXISTS ON SIDE LINES BETWEEN ALL LOTS WITHIN ALL LOTS.
6. BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 130041 0035 REVISED NOVEMBER 6, 1991, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE OF THE FLOOD HAZARD AREA.
7. THERE ARE NO STATE WATERS ON THIS PROPERTY.
8. THERE ARE NO WETLANDS ON THIS PROPERTY.
9. ENGINEERING CERTIFICATIONS ARE REQUIRED FOR COMPACTON OF LOTS EXCLUDING 31-40.

STRUCTURE	TOP	INVERT	PIPE I.D.	SIZE/TYPE	LENGTH
64	914.52	910.22	11.5	18" HDPE	29'
65	914.48	909.78	11.5	18" HDPE	419'
66	910.52	908.42	11.5	18" HDPE	29'
67	910.57	908.87	11.5	18" HDPE	29'
68	910.52	908.87	11.5	18" HDPE	29'
69	907.54	900.08	11.5	24" HDPE	155'
68	900.82	899.02	11.5	24" HDPE	124'
70	906.70	899.20	11.7	36" HDPE	500'
27	902.67	897.67	E-1	36" HDPE	28'
28	902.62	898.52	E-2	42" CMP	103'
29	892.31	892.31	E-2	42" CMP	103'

STRUCTURE	TOP	INVERT	PIPE I.D.	SIZE/TYPE	LENGTH
41	925.34	921.43	6-1	18" HDPE	29'
42	925.77	919.15	6-2	24" HDPE	389'
43	916.37	911.32	6-3	18" HDPE	29'
44	916.47	911.32	6-3	18" HDPE	29'
45	908.22	902.88	6-5	24" HDPE	463'
24	907.10	901.20	6-11	42" HDPE	28'
25	900.96	899.51	6-2	60" HDPE	319'
26	897.95	897.95	6-2	60" HDPE	319'
47	922.05	918.45	6-6	18" HDPE	71'
48	920.76	905.52	6-7	18" HDPE	50'
49	920.56	912.14	6-7	18" HDPE	50'
48	920.76	905.52	6-8	24" HDPE	397'
50	915.06	905.76	6-8	24" HDPE	397'
51	915.05	905.00	6-9	18" HDPE	30'
50	915.08	910.38	6-10	24" HDPE	104'
50	915.08	905.76	6-10	24" HDPE	104'
52	915.75	905.28	6-11	24" HDPE	120'
53	913.58	904.48	6-12	24" HDPE	180'
54	909.48	903.76	6-13	24" HDPE	28'
55	909.50	905.40	6-14	30" HDPE	98'
48	909.34	902.35	6-15	36" HDPE	28'
45	909.22	902.68	6-15	36" HDPE	28'
56	915.31	911.31	6-16	18" HDPE	29'
57	915.10	910.07	6-17	18" HDPE	109'
58	914.22	910.07	6-18	24" HDPE	188'
59	914.02	910.32	6-20	24" HDPE	224'
60	914.05	910.85	6-19	18" HDPE	56'
59	914.02	910.32	6-20	24" HDPE	224'
61	912.15	908.15	6-21	24" HDPE	17'
62	913.04	906.14	6-22	24" HDPE	32'
63	912.90	905.10	6-23	24" HDPE	424'
55	909.30	903.40	6-23	24" HDPE	424'

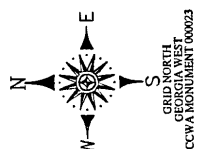
- NOTES:
1. TOTAL SITE AREA IN PHASE II - 22.546 ACRES
2. TOTAL NUMBER OF LOTS IN PHASE II - 104
3. MINIMUM HOUSE SIZE OF 1,800 SQ.FT. (1 STORY); 2,000 SQ.FT. (MORE THAN 1 STORY) WITH NOT LESS THAN 1,200 SQ.FT. ON THE 1ST FLOOR AND NOT LESS THAN 800 SQ.FT. ON THE 2ND FLOOR.
4. ALL HOMES MUST HAVE FRONT FACADES CONSTRUCTED WITH BRICK, STONE OR STUCCO, OR A COMBINATION THEREOF.
5. ALL FRONT, SIDE AND REAR YARDS SHALL BE SODDED.
6. A 10' DRAINAGE EASEMENT EXISTS ON SIDE LINES BETWEEN ALL LOTS AND A 20' DRAINAGE EASEMENT EXISTS ALONG REAR LINES BETWEEN ALL LOTS.
7. SANITARY SEWER AND WATER SERVICE TO BE PROVIDED BY THE CLAYTON COUNTY WATER AUTHORITY.
8. SIDEWALK REQUIRED WITH ADA RAMPS WITH DETECTABLE WARNING SURFACES AT ALL INTERSECTIONS.
9. SETBACKS:
FRONT - 20'
REAR - 30'
SIDE 5' (20' BETWEEN HOUSES)
10. ENGINEERING CERTIFICATIONS ARE REQUIRED FOR COMPACTON OF LOTS EXCLUDING LOTS 31-40.



08-02-06

NO.	REVISION	DATE
1	CITY COMMENTS	08/01/06





N/F
SMITH AND BAUNE, LLC
D.B. 6309 PG. 350

NO.	REVISION	DATE
1	CITY COMMENTS	08/01/06

CLAYTON COUNTY
APPROXIMATE LAND LOT LINE
AND COUNTY LINE

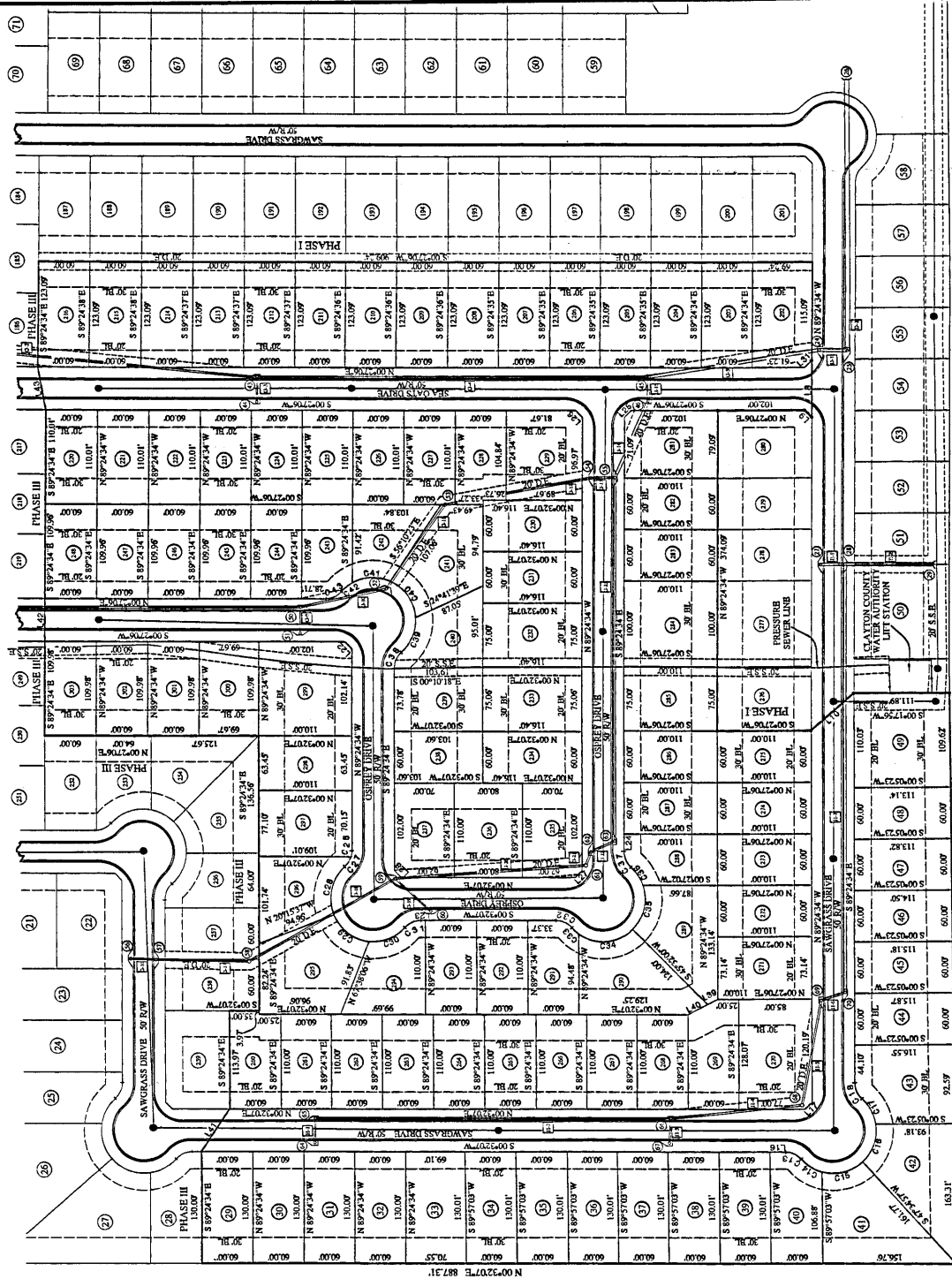
HENRY COUNTY

OWNER/DEVELOPER
SAWGRASS ESTATES, LLC
1423 FAIRVIEW ROAD
BROOKS, GEORGIA 30205
678-875-0803

24 HOUR CONTACT
AMY MCKNIGHT
678-875-0803

SURVEYOR
FRANKS AND ASSOCIATES
121 NORTH MAIN STREET
JONESBORO, GEORGIA 30236
770-471-4420

24 HOUR CONTACT
W.R. FRANKS
770-471-4420



NOTES:
1. TOTAL SITE AREA IN PHASE II - 22.546 ACRES
2. TOTAL NUMBER OF LOTS IN PHASE II - 104
3. MINIMUM HOUSE SIZE OF 1,800 SQ.FT. (1 STORY); 2,000 SQ.FT. (MORE THAN 1 STORY) WITH NOT LESS THAN 1,200 SQ.FT. ON THE 1ST FLOOR AND NOT LESS THAN 800 SQ.FT. ON THE 2ND FLOOR.
4. ALL HOMES MUST HAVE FRONT FACADES CONSTRUCTED WITH BRICK, STONE OR STUCCO, OR A COMBINATION THEREOF.
5. ALL FRONT, SIDE AND REAR YARDS SHALL BE SODDED.
6. A 10' DRAINAGE EASEMENT EXISTS ON SIDE LINES BETWEEN ALL LOTS AND A 20' DRAINAGE EASEMENT EXISTS ALONG REAR LINES BETWEEN ALL LOTS.
7. SANITARY SEWER AND WATER SERVICE TO BE PROVIDED BY THE CLAYTON COUNTY WATER AUTHORITY.
8. SIDEWALK REQUIRED WITH ADA RAMPS WITH DETECTABLE WARNING SURFACES AT ALL INTERSECTIONS.
9. SETBACKS:
FRONT - 20'
REAR - 30'
SIDE 5' (20' BETWEEN HOUSES)
10. ENGINEERING CERTIFICATIONS ARE REQUIRED FOR COMPACTION OF LOTS EXCLUDING LOTS 31-40.

N/F
TALMADGE FARMS, INC.

SCALE 1" = 100'



08-02-06
APR 29 2006 8-9-06

FINAL PLAT FOR:
121 North Main Street
Jonesboro, Georgia 30236 (770)471-4420

**SAWGRASS ESTATES
PHASE II**

LOCATED IN
THE CITY OF LOVEJOY

LAND LOT 159 6TH DISTRICT, CLAYTON COUNTY, GA
DATE 06/30/06 DWN BY JPJ DWG NO. 03-12541
SCALE 1" = 100' CHK'D BY PLF SHEET 3 OF 3

Plot Book 40135-136

FINAL PLAN FOR SAWGRASS ESTATES PHASE III

LOCATED IN LAND LOT 159 6TH DISTRICT CLAYTON COUNTY, GEORGIA CITY OF LOVEJOY

LOCATION MAP SCALE - 1" = 2000'

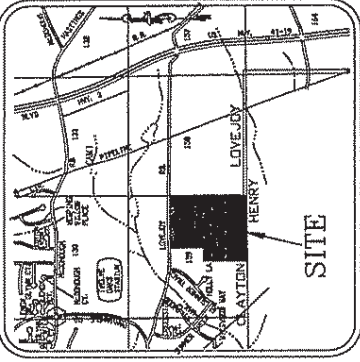


Table with columns: STRUCTURE, TOP, INCH, PIPE I.D., SIZE, TYPE, LENGTH. Contains 58 rows of data for various structures.

Table with columns: LOT, ADDRESS, SIZE (SQ. FT.). Contains 58 rows of lot information.

Table with columns: LOT, ADDRESS, SIZE (SQ. FT.). Contains 58 rows of lot information.

THE OWNER OF THE LAND SHOWN ON THIS PLAN AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THIS PLAN IS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE CITY OF LOVEJOY THE STREETS AND RIGHTS-OF-WAYS.

OWNER: [Signature] DATE: 5-3-07
CITY OF LOVEJOY APPROVAL: [Signature] DATE: 5-17-07

IT IS HEREBY CERTIFIED THAT THIS PLAN WAS MADE FROM A TRUE AND CORRECT SURVEY, MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IRON PINS WERE PLACED AT ALL LOT CORNERS AND MEETS ALL REQUIREMENTS OF LAW AND THE CITY OF LOVEJOY.

GENERAL NOTES:
1. THE DEVELOPER WARRANTS THE STREETS, CURBING, DRAINAGE SYSTEMS, SIGNS, AND SHOULDERS WITHIN THE RIGHT-OF-WAY TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF TWENTY FOUR MONTHS FROM THE DATE OF ACCEPTANCE BY THE CITY OF LOVEJOY.
2. THE DEVELOPER WARRANTS ALL SANITARY SEWER AND WATER DISTRIBUTION SYSTEM IMPROVEMENTS DONATED TO CLAYTON COUNTY WATER AUTHORITY FOR OWNERSHIP AND MAINTENANCE TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF TWENTY FOUR MONTHS FROM THE DATE OF ACCEPTANCE BY THE CITY OF LOVEJOY.
3. THE DEVELOPER WILL BE HELD RESPONSIBLE FOR ALL EROSION CONTROL FOR THE REFERENCED DEVELOPMENT UNTIL ALL LOTS ARE COMPLETED AND STABILIZED.
4. IF CLAYTON COUNTY INSTALLS THE SIGNAGE ON BEHALF OF THE DEVELOPER, THE COUNTY AND THE CITY OF LOVEJOY RELINQUISHES ALL MAINTENANCE RESPONSIBILITY FOR A PERIOD OF TWENTY FOUR MONTHS AS DICTATED IN THE DEVELOPER'S FINAL PLAN WARRANTY.
5. A 10' DRAINAGE EASEMENT EXISTS BETWEEN ALL LOTS TO PREVENT STORM DRAINAGE FROM ONE LOT TO ANOTHER.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE FLOOD HAZARD MANAGEMENT AGENCY COMMUNITY PANEL NUMBER 19041 0935C REVISED NOVEMBER 6, 1991. IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE OF THE FLOOD HAZARD AREA.

SURVEYOR: FRANKS AND ASSOCIATES 121 NORTH MAIN STREET JONESBORO, GEORGIA 30236 770-471-4420

24 HOUR CONTACT: AMY MCKNIGHT 678-873-0825

24 HOUR CONTACT: W.R. FRANKS 770-471-4420

PLANNERS: FRANKS & ASSOCIATES LAND SURVEYORS 121 NORTH MAIN STREET JONESBORO, GEORGIA 30236 (770) 471-4420

Table with columns: NO., REVISION, DATE. Contains one row.



05-01-07

05/01/07 SHEET 1 OF 2

PB 40 page 135 5-17-07

PLANERS: FRANKS & ASSOCIATES LAND SURVEYORS 121 NORTH MAIN STREET JONESBORO, GEORGIA 30236 (770) 471-4420



GRID NORTH
CCWA MONUMENT POINTS

Curve	Radius	Chord	Chord Bear.
01	25.00	20.00	N 65°02'25" W
02	25.00	20.00	S 65°02'25" E
03	25.00	20.00	N 11°47'00" E
04	25.00	20.00	S 11°47'00" W
05	25.00	20.00	N 11°47'00" W
06	25.00	20.00	S 11°47'00" E
07	25.00	20.00	N 85°02'25" W
08	25.00	20.00	S 85°02'25" E
09	25.00	20.00	N 11°47'00" E
10	25.00	20.00	S 11°47'00" W
11	25.00	20.00	N 11°47'00" W
12	25.00	20.00	S 11°47'00" E
13	25.00	20.00	N 85°02'25" W
14	25.00	20.00	S 85°02'25" E
15	25.00	20.00	N 11°47'00" E
16	25.00	20.00	S 11°47'00" W
17	25.00	20.00	N 11°47'00" W
18	25.00	20.00	S 11°47'00" E
19	25.00	20.00	N 85°02'25" W
20	25.00	20.00	S 85°02'25" E
21	25.00	20.00	N 11°47'00" E
22	25.00	20.00	S 11°47'00" W
23	25.00	20.00	N 11°47'00" W
24	25.00	20.00	S 11°47'00" E
25	25.00	20.00	N 85°02'25" W
26	25.00	20.00	S 85°02'25" E
27	25.00	20.00	N 11°47'00" E
28	25.00	20.00	S 11°47'00" W
29	25.00	20.00	N 11°47'00" W
30	25.00	20.00	S 11°47'00" E
31	25.00	20.00	N 85°02'25" W
32	25.00	20.00	S 85°02'25" E
33	25.00	20.00	N 11°47'00" E
34	25.00	20.00	S 11°47'00" W
35	25.00	20.00	N 11°47'00" W
36	25.00	20.00	S 11°47'00" E
37	25.00	20.00	N 85°02'25" W
38	25.00	20.00	S 85°02'25" E
39	25.00	20.00	N 11°47'00" E
40	25.00	20.00	S 11°47'00" W

NOTES:

- TOTAL SITE AREA IN PHASE III - 21.92 ACRES
- TOTAL NUMBER OF LOTS IN PHASE III - 95
- MINIMUM HOUSE SIZE OF 1800 SQ. FT. (1 STORY); 2,000 SQ. FT. (MORE THAN 1 STORY); 2,400 SQ. FT. (2 STORIES); 3,000 SQ. FT. (3 STORIES); 3,600 SQ. FT. (4 STORIES); 4,200 SQ. FT. (5 STORIES); 4,800 SQ. FT. (6 STORIES); 5,400 SQ. FT. (7 STORIES); 6,000 SQ. FT. (8 STORIES); 6,600 SQ. FT. (9 STORIES); 7,200 SQ. FT. (10 STORIES); 7,800 SQ. FT. (11 STORIES); 8,400 SQ. FT. (12 STORIES); 9,000 SQ. FT. (13 STORIES); 9,600 SQ. FT. (14 STORIES); 10,200 SQ. FT. (15 STORIES); 10,800 SQ. FT. (16 STORIES); 11,400 SQ. FT. (17 STORIES); 12,000 SQ. FT. (18 STORIES); 12,600 SQ. FT. (19 STORIES); 13,200 SQ. FT. (20 STORIES); 13,800 SQ. FT. (21 STORIES); 14,400 SQ. FT. (22 STORIES); 15,000 SQ. FT. (23 STORIES); 15,600 SQ. FT. (24 STORIES); 16,200 SQ. FT. (25 STORIES); 16,800 SQ. FT. (26 STORIES); 17,400 SQ. FT. (27 STORIES); 18,000 SQ. FT. (28 STORIES); 18,600 SQ. FT. (29 STORIES); 19,200 SQ. FT. (30 STORIES); 19,800 SQ. FT. (31 STORIES); 20,400 SQ. FT. (32 STORIES); 21,000 SQ. FT. (33 STORIES); 21,600 SQ. FT. (34 STORIES); 22,200 SQ. FT. (35 STORIES); 22,800 SQ. FT. (36 STORIES); 23,400 SQ. FT. (37 STORIES); 24,000 SQ. FT. (38 STORIES); 24,600 SQ. FT. (39 STORIES); 25,200 SQ. FT. (40 STORIES); 25,800 SQ. FT. (41 STORIES); 26,400 SQ. FT. (42 STORIES); 27,000 SQ. FT. (43 STORIES); 27,600 SQ. FT. (44 STORIES); 28,200 SQ. FT. (45 STORIES); 28,800 SQ. FT. (46 STORIES); 29,400 SQ. FT. (47 STORIES); 30,000 SQ. FT. (48 STORIES); 30,600 SQ. FT. (49 STORIES); 31,200 SQ. FT. (50 STORIES); 31,800 SQ. FT. (51 STORIES); 32,400 SQ. FT. (52 STORIES); 33,000 SQ. FT. (53 STORIES); 33,600 SQ. FT. (54 STORIES); 34,200 SQ. FT. (55 STORIES); 34,800 SQ. FT. (56 STORIES); 35,400 SQ. FT. (57 STORIES); 36,000 SQ. FT. (58 STORIES); 36,600 SQ. FT. (59 STORIES); 37,200 SQ. FT. (60 STORIES); 37,800 SQ. FT. (61 STORIES); 38,400 SQ. FT. (62 STORIES); 39,000 SQ. FT. (63 STORIES); 39,600 SQ. FT. (64 STORIES); 40,200 SQ. FT. (65 STORIES); 40,800 SQ. FT. (66 STORIES); 41,400 SQ. FT. (67 STORIES); 42,000 SQ. FT. (68 STORIES); 42,600 SQ. FT. (69 STORIES); 43,200 SQ. FT. (70 STORIES); 43,800 SQ. FT. (71 STORIES); 44,400 SQ. FT. (72 STORIES); 45,000 SQ. FT. (73 STORIES); 45,600 SQ. FT. (74 STORIES); 46,200 SQ. FT. (75 STORIES); 46,800 SQ. FT. (76 STORIES); 47,400 SQ. FT. (77 STORIES); 48,000 SQ. FT. (78 STORIES); 48,600 SQ. FT. (79 STORIES); 49,200 SQ. FT. (80 STORIES); 49,800 SQ. FT. (81 STORIES); 50,400 SQ. FT. (82 STORIES); 51,000 SQ. FT. (83 STORIES); 51,600 SQ. FT. (84 STORIES); 52,200 SQ. FT. (85 STORIES); 52,800 SQ. FT. (86 STORIES); 53,400 SQ. FT. (87 STORIES); 54,000 SQ. FT. (88 STORIES); 54,600 SQ. FT. (89 STORIES); 55,200 SQ. FT. (90 STORIES); 55,800 SQ. FT. (91 STORIES); 56,400 SQ. FT. (92 STORIES); 57,000 SQ. FT. (93 STORIES); 57,600 SQ. FT. (94 STORIES); 58,200 SQ. FT. (95 STORIES)
- ALL HOMES MUST HAVE FRONT FACADES CONSTRUCTED WITH BRICK, STONE OR STUCCO OR A COMBINATION THEREOF.
- ALL FRONT, SIDE AND REAR YARDS SHALL BE SODDEN.
- A 10' DRAINAGE EASEMENT EXISTS BETWEEN ALL LOTS TO PREVENT STORM DRAINAGE FROM ONE LOT TO ANOTHER.
- SANITARY SEWER AND WATER SERVICE TO BE PROVIDED BY THE CLAYTON COUNTY WATER AUTHORITY.
- SIDEWALK REQUIRED WITH ADA RAMPS WITH DETECTABLE WARNING SURFACES AT ALL INTERSECTIONS.
- SEPARATORS:

 - REAR: 5'
 - SIDE: 5' OR BETWEEN HOUSES

- SIDE EASEMENT BEGINS AND RUNS 10' PARALLEL TO THE BACK OF THE SIGN.
- THERE ARE NO STATE WATERS OR WETLANDS WITHIN THE BOUNDARY OF THIS PROJECT.
- AN ENGINEERING CERTIFICATION LETTER FOR COMPACTION IS REQUIRED ON LOTS 10-28 AND 127-138.

SMITH AND BAUNE, LLC
D.B. 8369 PG. 330

Curve	Radius	Chord	Chord Bear.
01	25.00	20.00	N 65°02'25" W
02	25.00	20.00	S 65°02'25" E
03	25.00	20.00	N 11°47'00" E
04	25.00	20.00	S 11°47'00" W
05	25.00	20.00	N 11°47'00" W
06	25.00	20.00	S 11°47'00" E
07	25.00	20.00	N 85°02'25" W
08	25.00	20.00	S 85°02'25" E
09	25.00	20.00	N 11°47'00" E
10	25.00	20.00	S 11°47'00" W
11	25.00	20.00	N 11°47'00" W
12	25.00	20.00	S 11°47'00" E
13	25.00	20.00	N 85°02'25" W
14	25.00	20.00	S 85°02'25" E
15	25.00	20.00	N 11°47'00" E
16	25.00	20.00	S 11°47'00" W
17	25.00	20.00	N 11°47'00" W
18	25.00	20.00	S 11°47'00" E
19	25.00	20.00	N 85°02'25" W
20	25.00	20.00	S 85°02'25" E
21	25.00	20.00	N 11°47'00" E
22	25.00	20.00	S 11°47'00" W
23	25.00	20.00	N 11°47'00" W
24	25.00	20.00	S 11°47'00" E
25	25.00	20.00	N 85°02'25" W
26	25.00	20.00	S 85°02'25" E
27	25.00	20.00	N 11°47'00" E
28	25.00	20.00	S 11°47'00" W
29	25.00	20.00	N 11°47'00" W
30	25.00	20.00	S 11°47'00" E
31	25.00	20.00	N 85°02'25" W
32	25.00	20.00	S 85°02'25" E
33	25.00	20.00	N 11°47'00" E
34	25.00	20.00	S 11°47'00" W
35	25.00	20.00	N 11°47'00" W
36	25.00	20.00	S 11°47'00" E
37	25.00	20.00	N 85°02'25" W
38	25.00	20.00	S 85°02'25" E
39	25.00	20.00	N 11°47'00" E
40	25.00	20.00	S 11°47'00" W

NO.	REVISION	DATE



OWNER/DEVELOPER
SAWGRASS ESTATES
1423 FAIRVIEW ROAD
BROOKS, GEORGIA 30205
678-874-0803

24-HOUR CONTACT
AMY MCKNIGHT
678-874-6803

SURVEYOR
FRANKS & ASSOCIATES
121 NORTH MAIN STREET
JONESBORO, GEORGIA 30236
770-471-4420

24-HOUR CONTACT
W.R. FRANKS
770-471-4420

FINAL PLAT FOR:
**SAWGRASS ESTATES
PHASE III**
LOCATED IN
THE CITY OF LOVEJOY
LAND LOT 159 6TH DISTRICT CLAYTON COUNTY, GA
DATE 05/01/07 DWN BY JPY DWS NO. 03-12541
SCALE 1" = 100' CHK'D BY PLF SHEET 2 OF 2
Plat Book 40 Pg 136 5-17-07

Franks & Associates
121 North Main Street Jonesboro, Georgia 30236 (770)471-4420

