

FINAL PLAT OF HAMILTON POINTE LOCATED IN LAND LOTS 93 & 100, 7TH DISTRICT CITY OF MCDONOUGH HENRY COUNTY, GEORGIA OCTOBER 05, 2006

FILED IN OFFICE
OF THE CLERK OF
SUPERIOR COURT
JAN 29 2007 9:00 AM
J. J. [Signature]
CLERK OF SUPERIOR COURT

GENERAL AND/OR APPROVAL FOR RECORDING:
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN
HEREON HAS BEEN FORGED TO COMPLY WITH THE SUBDIVISION
REQUIREMENTS OF HENRY COUNTY, GEORGIA AND THAT IT HAS
BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION
AND THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA.
[Signature] PLANNING COMMISSION CHAIRMAN
DATE: 01-23-07

CERTIFICATION OF RECEIPT OF SURETY FOR REQUIRED
IMPROVEMENTS:
I HEREBY CERTIFY THAT A SECURITY BOND OR CERTIFIED
CHECK HAS BEEN RECEIVED TO ASSURE COMPLETION OF ALL REQUIRED
IMPROVEMENTS IN THE SUBDIVISION SHOWN HEREON IN THE
EVENT OF DEFAULT BY THE DEVELOPER.
[Signature] DIRECTOR OF PUBLIC WORKS
DATE: 12-7-06

CERTIFICATION OF APPROVAL OF STREETS AND UTILITIES:
I HEREBY CERTIFY THAT THE STREETS, UTILITIES, AND OTHER
REQUIRED IMPROVEMENTS IN THIS SUBDIVISION WILL BE
ACCOMPLISHED WHEN INSTALLED IN AN ACCEPTABLE MANNER AND
MEET ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATION
OF MCDONOUGH, GEORGIA.
[Signature] ENVIRONMENTAL RESOURCES/UTILITIES INSPECTOR
DATE: 12-07-2006

CERTIFICATE OF APPROVAL OF WATER AND SEWERAGE SYSTEM:
I HEREBY CERTIFY THAT PUBLIC WATER SUPPLY AND
SEWERAGE SYSTEMS INSTALLED IN THE SUBDIVISION SHOWN
HEREON MEET THE REQUIREMENTS OF THE HENRY COUNTY WATER AND
SEWER AUTHORITY.
[Signature] HENRY COUNTY WATER & SEWER AUTHORITY
DATE: 11/15/07

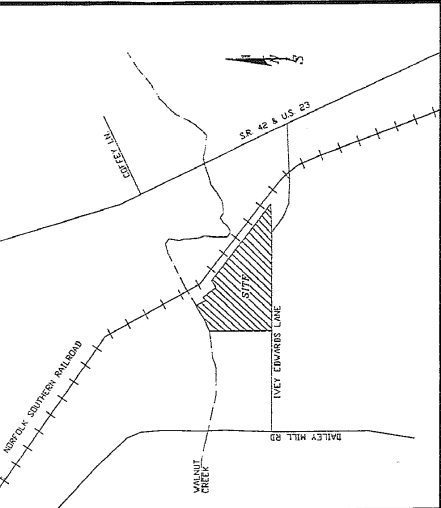
CERTIFICATION OF OWNERSHIP AND DEDICATION:
STATE OF GEORGIA
COUNTY OF HENRY
I HEREBY CERTIFY THAT I AM THE OWNER
OF THE PROPERTY SHOWN AND DESCRIBED
HEREON AND THAT I HEREBY DEDICATE THIS
PLAN OF SUBDIVISION TO ESTABLISH THE
MINIMUM BUILDING SETBACK LINES, AND DEDICATE
ALL STREETS, ALLEYS AND WALKWAYS, AND OTHER OPEN SPACE
TO PUBLIC USE AS NOTED
HEREON. I ALSO CERTIFY THAT ALL SITES, LOTS, AND
BLOCKS ON THIS LAND HAVE BEEN PAID.
BY: [Signature] OWNER/AGENT
DATE: 11/16/06

LARRY SIBLEY SURVEYING, INC.
310 RACETRACK ROAD
MCDONOUGH, GA. 30252
PH (770) 320-7555
FAX (770) 320-7333
LAND SURVEYING
LAND PLANNING
CONSTRUCTION LAYOUT
LAND DEVELOPMENT DESIGN

LEGAL DESCRIPTION
LIMITS OF THE SUBDIVISION
ALONG THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LANDLOTS 93 & 100 OF THE 7TH DISTRICT IN THE
CITY OF MCDONOUGH, HENRY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY OF MEY EDWARDS BEING 60' RIGHT-OF-WAY AND THE
EAST LINE OF LAND LOT 94 AND THE WEST LINE OF LOT 93, THENCE NORTH 08°05' E A DISTANCE OF 1265.37
FEET TO A POINT, THENCE S 73°18'15" E A DISTANCE OF 1211.11 FEET TO A POINT, THENCE N 57°19'50" E A
DISTANCE OF 185.99 FEET TO A POINT, THENCE S 18°24'06" E A DISTANCE OF 275.66 FEET TO A POINT, THENCE
S 26°06'25" E A DISTANCE OF 151.48' TO A POINT, THENCE N 63°53'33" E A DISTANCE OF 100.00 FEET TO A
POINT, THENCE S 26°06'25" E A DISTANCE OF 250.02 FEET TO A POINT, THENCE N 63°53'33" E A DISTANCE OF
17.89 FEET TO A POINT, THENCE S 48°40'20" E A DISTANCE OF 1293.28 FEET TO A POINT, THENCE A
CURVE, SAID CURVE HAVING AN ARC LENGTH OF 382.15 FEET, A RADIUS OF 928.00 FEET, AN
BEARING OF S 04°49'29" W; AND A CHORD DISTANCE OF 379.39 FEET TO A POINT, THENCE S 59°15'08" W A
DISTANCE OF 43.74 FEET TO A POINT, THENCE S 78°10'04" W A DISTANCE OF 250.74 FEET TO A POINT, THENCE
N 68°33'57" E A DISTANCE OF 154.93 FEET TO A POINT, THENCE N 89°24'25" E A DISTANCE OF 246.36 FEET TO A
POINT, THENCE N 88°40'56" E A DISTANCE OF 416.86 FEET TO A POINT, THENCE IN A CURVATURE, SAID CURVE
HAVING AN ARC LENGTH OF 622.21 FEET, A RADIUS OF 33882.38 FEET, A CHORD BEARING OF N 88°09'02" W,
AND A CHORD DISTANCE OF 622.20 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 44.30 ACRES.

- GENERAL NOTE:
1. ZONING: PUD R-50 W/CONDITIONS PER ORDINANCE NO. 03-12-29004A(7)
 2. SITE AREA: 44.30 ACRES
 3. NUMBER OF LOTS: 209
 4. OPEN SPACE: 3.54 ACRES
 5. MINIMUM LOT SIZE: 6000 SF
 6. MINIMUM FRONT SETBACK: 20' PER MCDONOUGH PRELIM. PLAT APPROVAL
 7. MINIMUM SIDE SETBACK: 10' PER MCDONOUGH PRELIM. PLAT APPROVAL
 8. MINIMUM REAR SETBACK: 0'-10' PER MCDONOUGH PRELIM. PLAT APPROVAL
 9. LINEAR FEET OF NEW STREETS TOTAL: 7,995'+-
 10. GROSS DENSITY: 4.72 UN/AC.
 11. WATER AND SEWER BY: HENRY COUNTY WATER AND SEWER AUTHORITY.
 12. ELECTRIC BY: GEORGIA POWER COMPANY
 13. ALL UTILITIES TO BE EXTENDED A MINIMUM OF
TEN (10) FEET BEHIND ANY FUTURE RESIDENCE OR
BUILDING.
 14. ALL UTILITIES TO BE EXTENDED A MINIMUM OF
TEN (10) FEET BEHIND ANY FUTURE RESIDENCE OR
BUILDING.
 15. THERE ARE NO DETENTION FACILITIES LOCATED ON THIS
PROPERTY.
 16. ALL OPEN SPACE SHALL BE DEEDED TO A MANDATORY
HOMEOWNERS ASSOCIATION.
 17. ALL PROPERTY CORNERS MONUMENTED WITH 1/2" REBAR PINS.
 18. THERE IS A LIVE STREAM WITHIN THIS PROPERTY.
 19. STREET LIGHTS AND SIDEWALKS ARE REQUIRED SIDEWALKS SHOWN HEREON ARE
PROPOSED AND DO NOT EXIST AT TIME OF THIS SURVEY
 20. PRELIMINARY PLAT APPROVAL BY MAYOR AND COUNCIL DATED APRIL 05, 2004
 21. DESIGN BASED ON ORDINANCE IN EFFECT PRIOR TO DECEMBER 06, 2004

209 LOTS/44.30 GROSS ACRES = 4.72 GROSS DENSITY PER ACRE
209 LOTS/31.78 NET ACRES = 6.58 NET DENSITY PER ACRE
BOUNDARY & TOPOGRAPHIC INFORMATION BY:
LARRY SIBLEY SURVEYING
(JANUARY, 2004)
OWNER/DEVELOPER
KIRKLAND ROAD L.L.C.
45 PARKLAND DRIVE
STOCKBRIDGE, GEORGIA 30281
(770) 507-0013
24-HOUR CONTACT
DORIS ADAMS
(770) 507-0013



DATE	COMMENTS

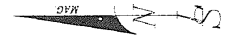
ENGINEERING CERTIFICATION:
I HEREBY CERTIFY THAT THE ACCURACY OF THE STORMWATER AS
DETERMINED BY THIS PLAT INCLUDING VOLUME OF THE STORMWATER
RETENTION PONDS, IS ACCURATE.
DATE: 11-16-06
DANIEL WALLACE
PROFESSIONAL ENGINEER NO. 20696
5223 RIVERSIDE DR. SUITE 101
MADISON, GA. 31210

THE CITY OF MCDONOUGH ASSUMES NO RESPONSIBILITY
FOR THE LOCATION OF UTILITIES OR METEOROLOGICAL
DRAWINGS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY,
NOR FOR THE EXTENSION OF CULVERTS BEYOND THE POINTS
SHOWN ON THIS PLAT AND AS REQUIRED BY THE MCDONOUGH
SUBDIVISION ORDINANCE.

LIVE STREAMS AND WETLANDS ARE CONTAINED WITHIN THE FLOOD
PLAIN AND ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS
OF ENGINEERS. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW
FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER
AUTHORIZATION.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A
CALCULATED ERROR OF 0.1" PER ANGLE POINT AND WAS ACQUIRED
USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED
FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE
FOOT IN 100,000+ FEET.
EQUIPMENT USED :TOPCON GTS-3C.
AS PER OFFICIAL FLOOD MAPS BY THE
F.E.M.A. A PORTION ON THIS PROPERTY IS
HAZARDOUS WITHIN A DESIGNATED FLOOD
AS PER COMMUNITY PANEL NO.
131515C0156C DATED: 05/16/2006

CERTIFICATION OF ACCURACY:
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED
HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE
GROUND UNDER MY SUPERVISION, TO THE ACCURACY
REQUIRED BY THE SUBDIVISION REGULATIONS OF MCDONOUGH,
GEORGIA, AND THAT THE MONUMENTS SHOWN HAVE BEEN
PLACED TO THE SPECIFICATIONS SET FORTH IN SAID
REGULATIONS.



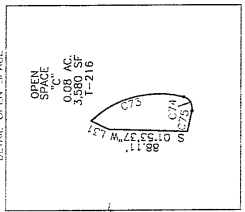


CENTRE LINE CURVE CHART

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	LINE BEARINGS	DISTANCE
1	153.45	247.55	214.53	N 45°17'48"W	L1 N 01°26'19"E	160.00'
2	166.17	264.81	227.07	N 45°47'12"E	L2 S 89°33'41"E	200.00'
3	179.89	282.07	240.63	N 46°16'46"E	L3 S 89°03'07"E	240.00'
4	193.61	299.33	254.19	N 46°46'20"E	L4 S 88°32'33"E	280.00'
5	207.33	316.59	267.75	N 47°15'54"E	L5 S 88°01'59"E	320.00'
6	221.05	333.85	281.31	N 47°45'28"E	L6 S 87°31'25"E	360.00'
7	234.77	351.11	294.87	N 48°15'02"E	L7 S 87°00'51"E	400.00'
8	248.49	368.37	308.43	N 48°44'36"E	L8 S 86°30'17"E	440.00'
9	262.21	385.63	321.99	N 49°14'10"E	L9 S 86°00'43"E	480.00'
10	275.93	402.89	335.55	N 49°43'44"E	L10 S 85°30'09"E	520.00'
11	289.65	420.15	349.11	N 50°13'18"E	L11 S 85°00'35"E	560.00'
12	303.37	437.41	362.67	N 50°42'52"E	L12 S 84°30'01"E	600.00'
13	317.09	454.67	376.23	N 51°12'26"E	L13 S 84°00'27"E	640.00'
14	330.81	471.93	389.79	N 51°42'00"E	L14 S 83°30'53"E	680.00'
15	344.53	489.19	403.35	N 52°11'34"E	L15 S 83°01'19"E	720.00'
16	358.25	506.45	416.91	N 52°41'08"E	L16 S 82°31'45"E	760.00'
17	371.97	523.71	430.47	N 53°10'42"E	L17 S 82°02'11"E	800.00'
18	385.69	540.97	444.03	N 53°40'16"E	L18 S 81°32'37"E	840.00'
19	399.41	558.23	457.59	N 54°09'50"E	L19 S 81°03'03"E	880.00'
20	413.13	575.49	471.15	N 54°39'24"E	L20 S 80°33'29"E	920.00'
21	426.85	592.75	484.71	N 55°08'58"E	L21 S 80°03'55"E	960.00'
22	440.57	610.01	498.27	N 55°38'32"E	L22 S 79°34'21"E	1000.00'
23	454.29	627.27	511.83	N 56°08'06"E	L23 S 79°04'47"E	1040.00'
24	468.01	644.53	525.39	N 56°37'40"E	L24 S 78°35'13"E	1080.00'
25	481.73	661.79	538.95	N 57°07'14"E	L25 S 78°05'39"E	1120.00'
26	495.45	679.05	552.51	N 57°36'48"E	L26 S 77°36'05"E	1160.00'
27	509.17	696.31	566.07	N 58°06'22"E	L27 S 77°06'31"E	1200.00'
28	522.89	713.57	579.63	N 58°35'56"E	L28 S 76°36'57"E	1240.00'
29	536.61	730.83	593.19	N 59°05'30"E	L29 S 76°07'23"E	1280.00'
30	550.33	748.09	606.75	N 59°35'04"E	L30 S 75°37'49"E	1320.00'
31	564.05	765.35	620.31	N 60°04'38"E	L31 S 75°08'15"E	1360.00'
32	577.77	782.61	633.87	N 60°34'12"E	L32 S 74°38'41"E	1400.00'
33	591.49	800.87	647.43	N 61°03'46"E	L33 S 74°09'07"E	1440.00'
34	605.21	818.13	660.99	N 61°33'20"E	L34 S 73°39'33"E	1480.00'
35	618.93	835.39	674.55	N 62°02'54"E	L35 S 73°10'09"E	1520.00'
36	632.65	852.65	688.11	N 62°32'28"E	L36 S 72°40'35"E	1560.00'
37	646.37	869.91	701.67	N 63°02'02"E	L37 S 72°11'01"E	1600.00'
38	660.09	887.17	715.23	N 63°31'36"E	L38 S 71°41'27"E	1640.00'
39	673.81	904.43	728.79	N 64°01'10"E	L39 S 71°11'53"E	1680.00'
40	687.53	921.69	742.35	N 64°30'44"E	L40 S 70°42'19"E	1720.00'
41	701.25	938.95	755.91	N 65°00'18"E	L41 S 70°12'45"E	1760.00'
42	714.97	956.21	769.47	N 65°29'52"E	L42 S 69°43'11"E	1800.00'
43	728.69	973.47	783.03	N 65°59'26"E	L43 S 69°13'37"E	1840.00'
44	742.41	990.73	796.59	N 66°29'00"E	L44 S 68°44'03"E	1880.00'
45	756.13	1008.00	810.15	N 66°58'34"E	L45 S 68°14'29"E	1920.00'
46	769.85	1025.26	823.71	N 67°28'08"E	L46 S 67°44'55"E	1960.00'
47	783.57	1042.52	837.27	N 67°57'42"E	L47 S 67°15'21"E	2000.00'
48	797.29	1059.78	850.83	N 68°27'16"E	L48 S 66°45'47"E	2040.00'
49	811.01	1077.04	864.39	N 68°56'50"E	L49 S 66°16'13"E	2080.00'
50	824.73	1094.30	877.95	N 69°26'24"E	L50 S 65°46'39"E	2120.00'
51	838.45	1111.56	891.51	N 69°55'58"E	L51 S 65°17'05"E	2160.00'
52	852.17	1128.82	905.07	N 70°25'32"E	L52 S 64°47'31"E	2200.00'
53	865.89	1146.08	918.63	N 70°55'06"E	L53 S 64°17'57"E	2240.00'
54	879.61	1163.34	932.19	N 71°24'40"E	L54 S 63°48'23"E	2280.00'
55	893.33	1180.60	945.75	N 71°54'14"E	L55 S 63°18'49"E	2320.00'
56	907.05	1197.86	959.31	N 72°23'48"E	L56 S 62°49'15"E	2360.00'
57	920.77	1215.12	972.87	N 72°53'22"E	L57 S 62°19'41"E	2400.00'
58	934.49	1232.38	986.43	N 73°22'56"E	L58 S 61°50'07"E	2440.00'
59	948.21	1249.64	1000.00	N 73°52'30"E	L59 S 61°20'33"E	2480.00'
60	961.93	1266.90	1013.56	N 74°22'04"E	L60 S 60°50'59"E	2520.00'

CENTRE LINE LDF CHART

LINE	BEARINGS	DISTANCE
L1	N 01°26'19"E	160.00'
L2	S 89°33'41"E	200.00'
L3	S 89°03'07"E	240.00'
L4	S 88°32'33"E	280.00'
L5	S 88°01'59"E	320.00'
L6	S 87°31'25"E	360.00'
L7	S 87°00'51"E	400.00'
L8	S 86°30'01"E	440.00'
L9	S 86°00'27"E	480.00'
L10	S 85°30'03"E	520.00'
L11	S 85°00'29"E	560.00'
L12	S 84°30'05"E	600.00'
L13	S 84°00'31"E	640.00'
L14	S 83°30'07"E	680.00'
L15	S 83°00'33"E	720.00'
L16	S 82°30'09"E	760.00'
L17	S 82°00'35"E	800.00'
L18	S 81°30'11"E	840.00'
L19	S 81°00'37"E	880.00'
L20	S 80°30'13"E	920.00'
L21	S 80°00'39"E	960.00'
L22	S 79°30'15"E	1000.00'
L23	S 79°00'41"E	1040.00'
L24	S 78°30'17"E	1080.00'
L25	S 78°00'43"E	1120.00'
L26	S 77°30'19"E	1160.00'
L27	S 77°00'45"E	1200.00'
L28	S 76°30'21"E	1240.00'
L29	S 76°00'47"E	1280.00'
L30	S 75°30'23"E	1320.00'
L31	S 75°00'49"E	1360.00'
L32	S 74°30'25"E	1400.00'
L33	S 74°00'51"E	1440.00'
L34	S 73°30'27"E	1480.00'
L35	S 73°00'53"E	1520.00'
L36	S 72°30'29"E	1560.00'
L37	S 72°00'55"E	1600.00'
L38	S 71°30'31"E	1640.00'
L39	S 71°00'57"E	1680.00'
L40	S 70°30'33"E	1720.00'
L41	S 70°00'59"E	1760.00'
L42	S 69°30'35"E	1800.00'
L43	S 69°00'61"E	1840.00'
L44	S 68°30'37"E	1880.00'
L45	S 68°00'63"E	1920.00'
L46	S 67°30'39"E	1960.00'
L47	S 67°00'65"E	2000.00'
L48	S 66°30'41"E	2040.00'
L49	S 66°00'67"E	2080.00'
L50	S 65°30'43"E	2120.00'
L51	S 65°00'69"E	2160.00'
L52	S 64°30'45"E	2200.00'
L53	S 64°00'71"E	2240.00'
L54	S 63°30'47"E	2280.00'
L55	S 63°00'73"E	2320.00'
L56	S 62°30'49"E	2360.00'
L57	S 62°00'75"E	2400.00'
L58	S 61°30'51"E	2440.00'
L59	S 61°00'77"E	2480.00'
L60	S 60°30'53"E	2520.00'



FILED IN OFFICE
HENRY COUNTY
SUPERIOR COURT
JAN 2 9 2007 9:00 AM
Clerk of Superior Court
PB 46 PG 234

LEGEND

- STREET LIGHT
- WETLANDS
- 25' BUFFER
- LAND LOT LINE
- LAND LOT
- FIRE HYDRANT
- CATCH BASIN
- JUNCTION BOX
- MANHOLE
- DROP INLET
- HEADWALL
- 10' NO. ACCESS ESMIT

NOTE:
TAX IDENTIFICATION NUMBERS ARE PROVIDED WITH ADDRESS AND LOT NUMBERS ON NOTE SHEET.

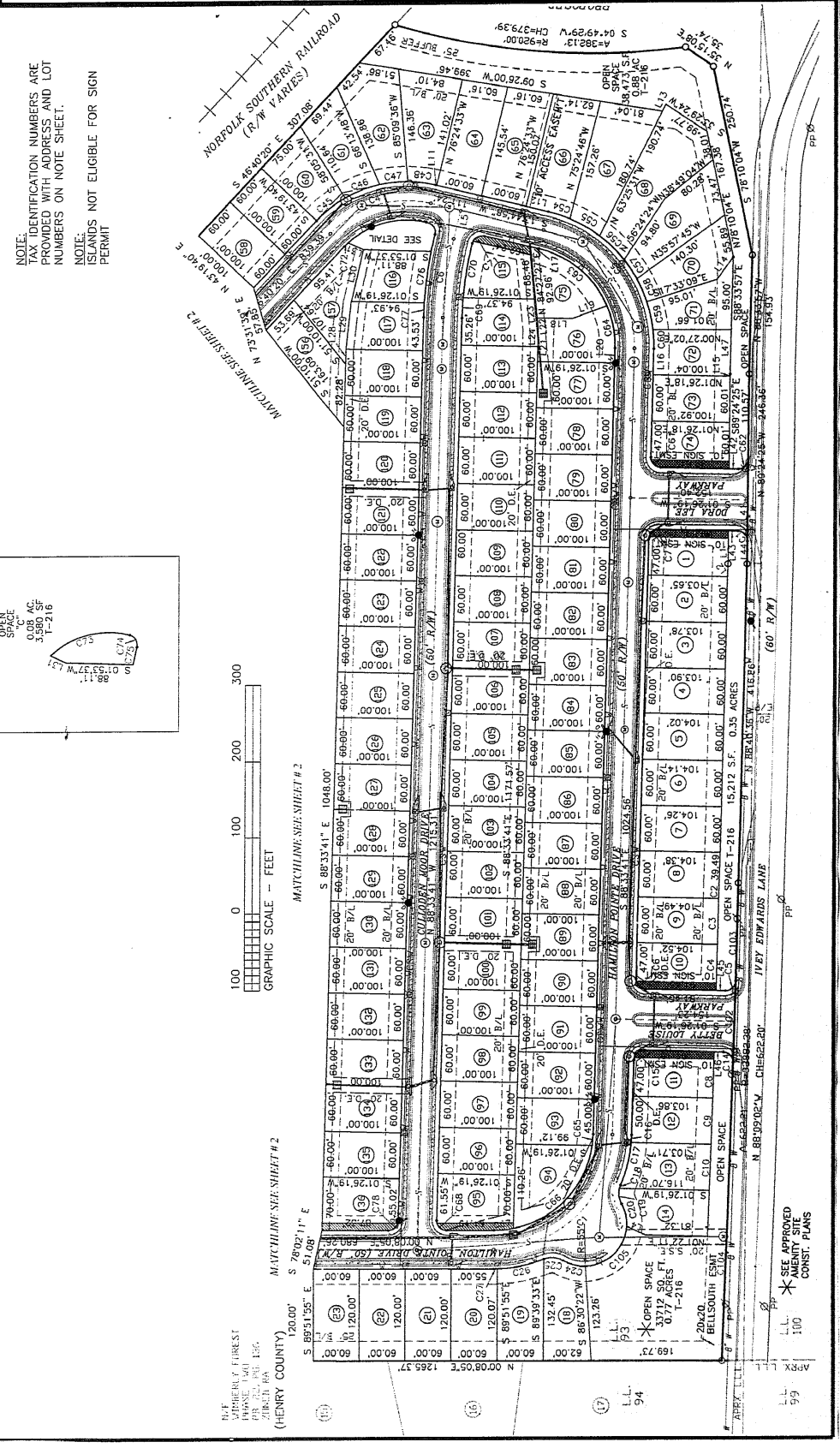
NOTE:
ISLANDS NOT ELIGIBLE FOR SIGN PERMIT

FINAL PLAN

HAMILTON POINTE
CITY OF MCDONOUGH
HENRY COUNTY, GEORGIA

PROJECT NO: D03080
DRAWN BY: VHC
SCALE: 1" = 100'
DATE: 10-05-2006
SHEET 3 OF 5

310 RACETRACK ROAD
MCDONOUGH, GA. 30252
LAND PLANNING
CONSTRUCTION LAYOUT
PH (770)320-7555
FAX (770)320-7333



SEE APPROVED
CITY SITE
CONST. PLANS

99
100
101

