

GRID NORTH

TERRA DEVELOPMENT, LLC.
MADISON, GEORGIA
ZONING - AR

TERRA DEVELOPMENT, LLC.
MADISON, GEORGIA
ZONING - AR1

B/L SETBACKS:
FRONT B/L = 30' MIN. FROM R/W
AND 150' WIDTH @ B/L
REAR B/L = 40'
SIDE B/L = 15'

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 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.

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25' UNDISTURBED CREEK BUFFER AS MEASURED FROM CREEK BANKS AND A 20' DE ALONG CREEK.

EXISTING CURBS 24" HIGH 18" WIDE 20' SPACING - 01

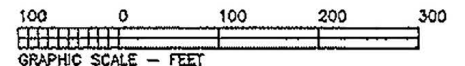
- LEGEND**
- ◻ DOUBLE WING CATCH BASIN
 - ◻ SINGLE WING CATCH BASIN
 - ◻ FIRE HYDRANT
 - ◻ WATER VALVE
 - ◻ MANHOLE
 - ◻ DE DRAIN INLET
 - ◻ P.A. POWER POLE
 - ◻ TRUCK-STOP-MAT
 - ◻ O.E. ORANGE CEMENT

POB - POINT OF BEGINNING
From a point of the GA Intersection of the 20th Dist. Rd. and CSX R.R. to the POB on the South R/W of this Hwy. is 270.12' and the POB on the North R/W of this Hwy. is 123.12' being the Northwest corner of property.

OWNER/DEVELOPER:
TERRA DEVELOPMENT, L.L.C.
1960 GODFREY ROAD
MADISON, GA 30650
PH. (706) 474-0531
CONTACT: CHARLES HENDRIX
PH. (404) 372-6533
CONTACT: JOE CHANDLER

FINAL SUBMISION PLAT FOR:
GRAHAM RIDGE
LAND LOTS 74 & 95 20TH DISTRICT
MORGAN COUNTY, GEORGIA

SCALE: 1" = 100' DATE: JULY 25, 2005



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

EMERALD JONES
20 25' R/W PAGE 156
20 25' R/W PAGE 43
20 25' R/W

Recorded 09/15/2005 03:55PM
JODY M. MOSS, MORGAN County Clerk of Court
Intr: 1041005000216 Reprt: 162261
Bk 00037 P# 0066

LOT CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C-1	445.00'	150.72'	150.00'	S56°38'11"W
C-2	445.00'	173.01'	171.32'	S75°28'30"W
C-3	60.00'	66.24'	62.35'	S27°53'25"E
C-4	60.00'	69.42'	65.61'	S39°53'09"W
C-5	60.00'	60.00'	54.38'	S25°52'30"W
C-6	60.00'	60.00'	70.12'	N18°43'19"W
C-7	60.00'	54.01'	52.20'	N5°41'43"E
C-8	445.00'	82.67'	82.75'	N80°18'07"W
C-9	60.00'	77.49'	72.21'	S82°00'49"W
C-10	60.00'	41.47'	40.65'	N41°11'26"W
C-11	60.00'	80.88'	74.74'	N17°01'54"E
C-12	60.00'	40.78'	40.00'	N75°01'54"E
C-13	60.00'	73.74'	69.19'	S50°11'34"E
C-14	385.00'	268.44'	281.74'	S81°19'15"W
C-15	385.00'	15.00'	15.00'	N76°04'00"W