

# THE WILLOWS

AT

## KELLEYTOWN RIDGE

LOCATED IN LAND LOTS 44, 45, 52 & 53  
DISTRICT 11  
HENRY COUNTY, GEORGIA

Filed in office this the 10th  
day of September, 1999  
at 6:20 o'clock PM  
Lara C. Adair  
Clerk Superior Court

DEVELOPER/OWNER:

FOX DEVELOPMENT II, L.L.C.

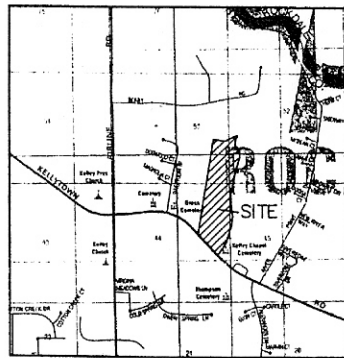
1065 JODECO ROAD

STOCKBRIDGE, GEORGIA 30281

24 HOUR CONTACT: MR. RICHARD LESTER  
(770) 474 3361

NOTES:

1. AREA: 2,377,498 SQ. FT. 54.57 ACRES.
2. 1/2" REBAR SET AT ALL PROPERTY CORNERS.
3. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW. A GEORGIA LICENSED ATTORNEY AT LAW SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH, AND LOCATION OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.
4. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
5. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 18,033 FEET AND AN ANGULAR ERROR OF 06" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. INSTRUMENT USED TO OBTAIN MEASUREMENTS: TOPCON 303 TOTAL STATION. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 370,259 FEET.
6. BASED ON THE F.E.M.A. FIRM PANEL #130468 00808, THIS PROPERTY DOES NOT LIE WITHIN THE I.R.F. 100 YEAR FLOOD PLAIN.
7. A 20' DRAINAGE EASEMENT SHALL EXIST ALONG THE PERIMETER OF THE SUBDIVISION, CENTERED ON ALL REAR LOT LINES AND CENTERED ON ALL STORM DRAIN PIPES OUTSIDE THE R/W EXCEPT AS SHOWN ON THIS PLAT.
8. LOCATION OF ALL UNDERGROUND UTILITIES ARE NOT SHOWN ON THIS PLAT.
9. ALL OFFSETS SHOWN HEREON ARE PERPENDICULAR TO PROPERTY LINES, UNLESS OTHERWISE SHOWN.
10. ALL LOTS ARE SERVED BY HENRY COUNTY WATER AND INDIVIDUAL SEPTIC SYSTEMS.
11. TAX ASSESSOR'S PARCEL NUMBERS T- MAP 1340, ALL BLOCK 1.
12. CENTERLINE OF PAVED ROADS DOES NOT NECESSARILY REPRESENT THE CENTERLINE OF THE DESIGNATED RIGHT-OF-WAY.
13. "WETLANDS" ARE CONFINED TO STREAM BANK BUFFERS AND WILL NOT BE DISTURBED.
14. CONCEPTUAL DESIGN ENGINEERING, INC., IS NOT RESPONSIBLE FOR THE ACTUAL LOCATION OF THE STREET AND CURB & GUTTER AND IS, AS SHOWN ON THIS PLAT, BY DESIGN ONLY.
15. 20' WIDE EASEMENTS FOR FUTURE STORM SEWER, SANITARY SEWER AND/OR PUBLIC UTILITIES ARE RESERVED ALONG ALL REAR AND SIDE LOT LINES.
16. (C) THE MINIMUM FOUNDATION FOR LOTS 74, 75, 77 - 79, 81 - 84, AND 87 - 93 SHALL BE AT LEAST ONE FOOT ABOVE THE ESTABLISHED 100 YEAR FLOOD ELEVATION.
17. REFERENCES USED IN COMPILING THIS PLAT:  
a) BOUNDARY SURVEY PREPARED BY RICHARD T. CONNER, DATED 5/18/98.
18. BASIS OF BEARING FOR THIS PLAT IS BASED ON REFERENCE NOTE 17c.
19. WETLANDS SHOWN ON THIS PLAT 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 WETLANDS AREAS WITHOUT PROPER AUTHORIZATION.
20. ALL STORM DRAINS SHALL BE EXTENDED A MINIMUM OF 30' BEHIND ANY FUTURE RESIDENCE OR BUILDING.



CDE

PB 29 PG 238

Conceptual Design Engineering, Inc.

8024 Fairbrooks Court  
Jonesboro, GA 30238

PHONE 678-479-8725 FAX 770-471-9768

Land Planning Civil Engineering Surveying

ZONING NOTES:

1. ZONED: R-1 WITH CONDITIONS.
2. MINIMUM LOT SIZE: 43,560 SQUARE FEET. (1 ACRE)
3. MINIMUM LOT WIDTH AT SETBACK LINE: 135 FEET
4. MINIMUM FRONT SETBACK: 40' (UNLESS SHOWN OTHERWISE)
5. MINIMUM SIDE SETBACK: 20' (30' ON CORNER LOTS)
6. MINIMUM REAR SETBACK: 40'
7. MINIMUM HOUSE SIZE: 1700 SQ. FT. HEATED FLOOR SPACE
8. NUMBER OF LOTS: 45
9. 3272 LINEAR FEET OF STREETS
10. DENSITY: 0.826 LOTS/ACRE (NET)
11. ELECTRICAL SERVICE SUPPLIED BY SNAPPING SHOALS E.M.C.

ZONING CONDITIONS:

1. 75% OF THE FRONT OF ALL HOMES WILL BE BRICK, STONE, OR STUCCO.
2. A 40' WIDE UNDISTURBED BUFFER WILL BE PRESERVED ALONG THE PERIMETER OF KELLEY CHAPEL CEMETERY. NO CLEARING, GRADING OR OTHER CONSTRUCTION ACTIVITY SHALL BE PERMITTED WITHIN THE BUFFER.
3. UNDERGROUND UTILITIES AND STREET LIGHTS SHALL BE INSTALLED IN THE SUBDIVISION.
4. THE ONLY VARIANCE TO BE APPLIED AS FAR AS LOT SIZES AND DIMENSIONS ARE CONCERNED, ARE AS FOLLOWS:  
a) FRONT SETBACKS MAY BE 40'.  
b) LOT SIZES MAY BE NO LESS THAN 135 FEET IN WIDTH.

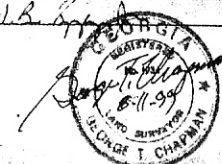
IT IS TO BE NOTED THAT HENRY COUNTY ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, NOR FOR THE EXTENSION OF CULVERTS BEYOND THE POINTS SHOWN ON THIS PLAT AND AS REQUIRED BY THE HENRY COUNTY SUBDIVISION ORDINANCE.

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE BOARD OF COMMISSIONERS OF HENRY COUNTY, GEORGIA AND IS APPROVED SUBJECT TO PROTECTIVE COVENANTS AS REQUIRED.

Jan D. Jones DATE \_\_\_\_\_  
CHAIRMAN, HENRY COUNTY BOARD OF COMMISSIONERS

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 USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED.

L.R. Smith DATE 8-12-99



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 THE REQUIREMENTS OF GEORGIA LAW.

APPROVED FOR RECORDING:

HENRY COUNTY PLANNING & DEVELOPMENT  
HENRY COUNTY - MUNICIPAL PLANNING COMMISSION

APPROVED BY [Signature] DATE 9/10/99

P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
R/W RIGHT-OF-WAY  
MFE MINIMUM FOUNDATION ELEVATION  
N/F NOW OR FORMERLY  
LL LAND LOT  
T- TAX ID NUMBER  
#000 STREET ADDRESS  
IPS IRON PIN SET

"WETLANDS" ARE CONFINED TO 25' STREAM BANK BUFFERS AND WILL NOT BE DISTURBED.

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N/F  
PHILLIPS

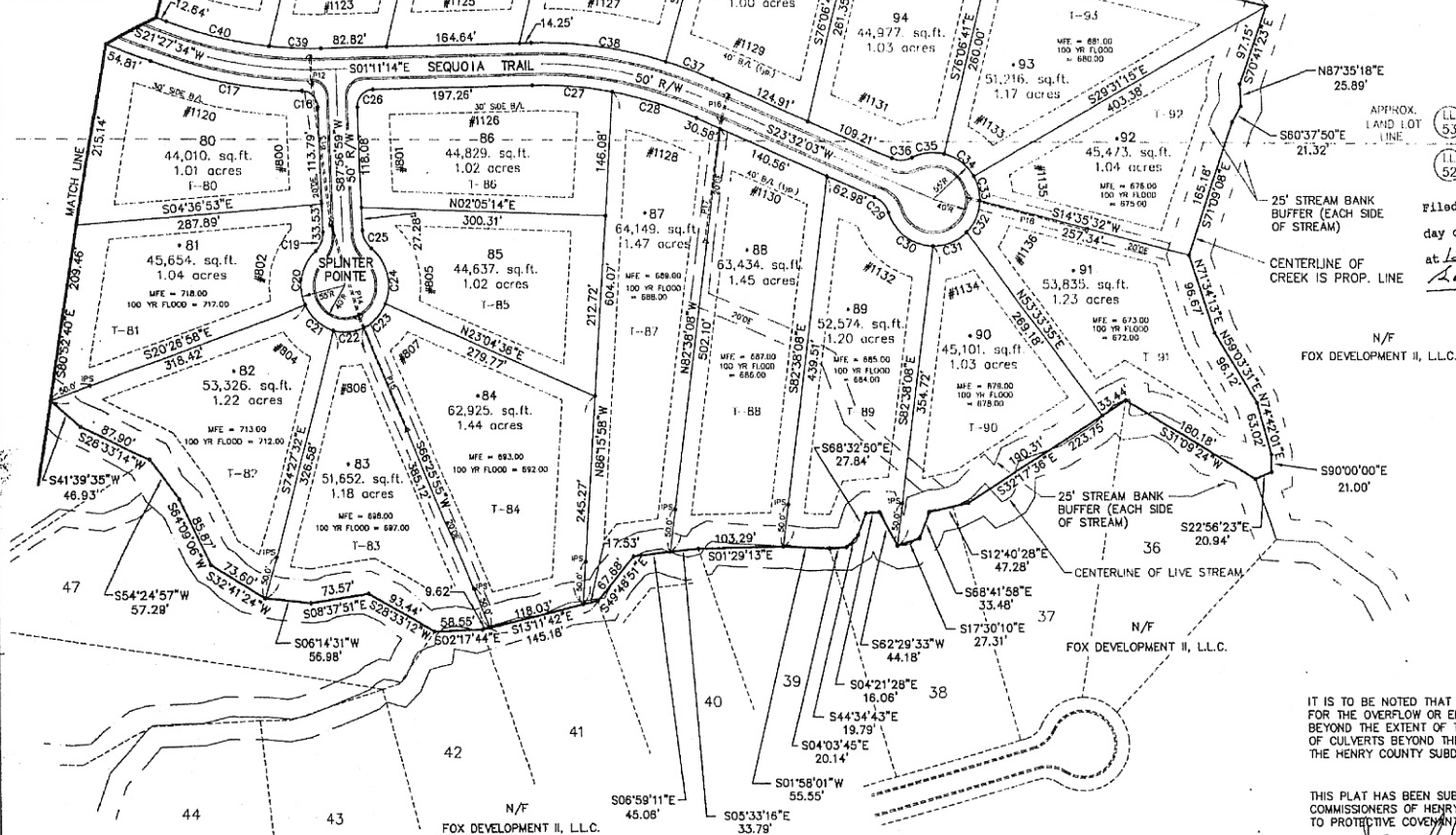
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PIPE	LENGTH	SIZE
P12	31'	18"BOCMCP
P13	168'	18"BOCMCP
P14	114'	18"BOCMCP
P15	142'	18"BOCMCP
P16	31'	18"BOCMCP
P17	143'	18"BOCMCP
P18	143'	18"BOCMCP

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C17	182.87'	525.00'	181.95'	N11°28'51"E
C18	30.18'	20.00'	27.39'	N44°43'34"E
C19	24.59'	28.00'	23.61'	S86°53'32"E
C20	69.27'	55.00'	64.78'	S77°48'45"E
C21	48.54'	55.00'	46.98'	N40°49'30"E
C22	38.77'	55.00'	37.97'	N04°39'08"W
C23	40.39'	55.00'	39.49'	N45°53'02"W
C24	72.42'	55.00'	67.30'	S75°21'19"W
C25	24.59'	28.00'	23.81'	S62°47'31"W
C26	31.72'	20.00'	28.50'	N46°37'07"W
C27	97.56'	475.00'	97.39'	N04°41'48"E
C28	107.39'	475.00'	107.16'	N17°03'27"E
C29	24.59'	28.00'	23.81'	N48°41'32"E
C30	70.03'	55.00'	65.40'	N37°22'15"E
C31	44.20'	55.00'	43.02'	N22°07'46"W
C32	41.28'	55.00'	40.33'	N86°39'25"W
C33	30.10'	55.00'	29.73'	S76°09'29"W
C34	44.72'	55.00'	43.50'	S37°11'02"W
C35	39.04'	55.00'	38.23'	S06°26'48"E
C36	24.59'	28.00'	23.81'	S01°37'26"E
C37	59.97'	525.00'	59.93'	S20°15'43"W
C38	166.56'	525.00'	165.86'	S07°54'05"W
C39	64.94'	475.00'	64.89'	S02°43'45"W
C40	122.81'	475.00'	122.47'	S14°03'09"W

SEE SHEET 2 OF 3



Filed in office this 10th  
day of September 1999  
at 12:30 o'clock P.M.  
Sarah E. Taylor  
Clark Superior Court

PB 29 PG 240

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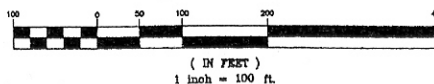
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APPROVED BY [Signature] DATE 9/10/99

GRAPHIC SCALE



SUBDIVISION		SHEET TITLE	
THE WILLOWS @ KELLEYTOWN RIDGE		FINAL SUBDIVISION PLAT	
COUNTY	HENRY	CITY	THE WILLOWS @ KELLEYTOWN RIDGE
LAND LOT	44, 45, 52, & 53	DISTRICT	11th
SHEET	3	REVISIONS	
DATE	7/12/99	SCALE	1" = 100'

FOX DEVELOPMENT II, L.L.C.

**CDE**  
Conceptual Design Engineering, Inc.  
5024 Farnham Court  
Jonesboro, GA 30208  
PHONE 878-478-8750 FAX 770-471-8788  
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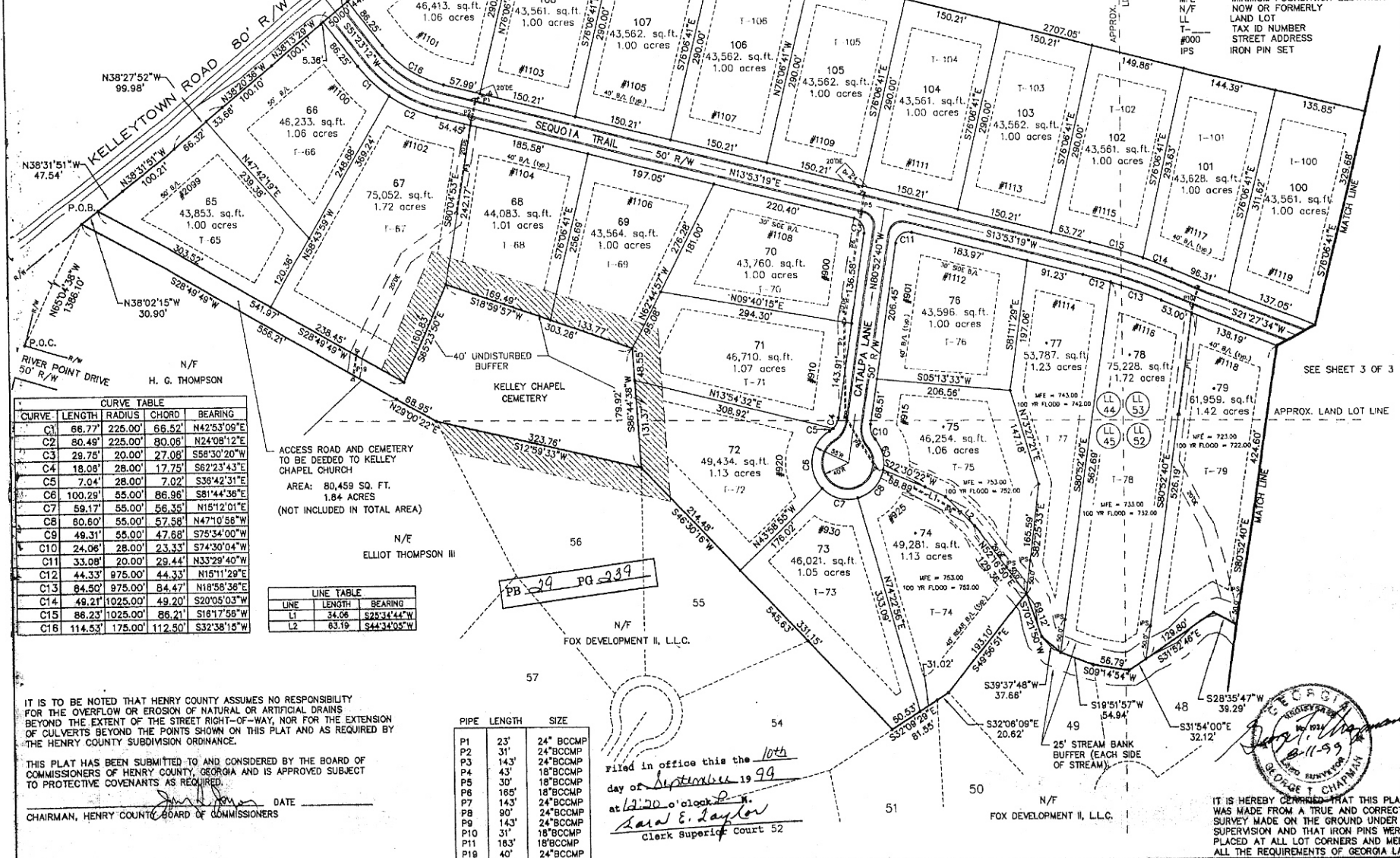
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