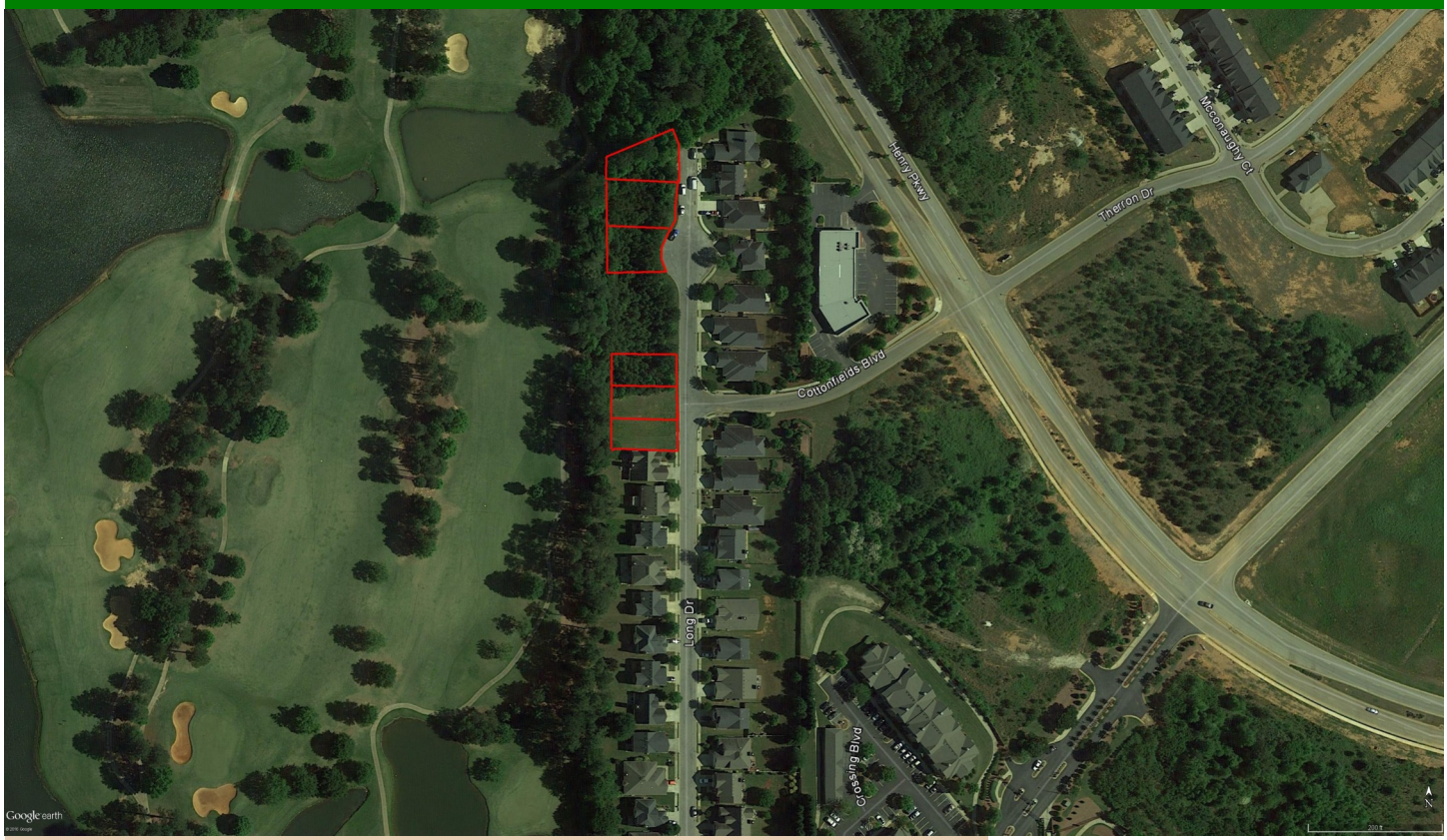
# FOR SALE-6 SINGLE FAMILY LOTS
# FAIRWAY'S AT COTTONFIELDS
# CITY OF MCDONOUGH, HENRY COUNTY, GEORGIA




**COMMENTS:**
This opportunity consists of 6 developed and final platted single family lots located in the Fairway's at Cottonfields subdivision. The property is located within the city limits of McDonough in Henry County, Georgia.

**PROPERTY HIGHLIGHTS:**

Location: The property is located off of Henry Parkway Connector just west of its intersection with North McDonough Road (Hwy 155) in Henry County, Georgia

Size: Typical Lot, 50'

Zoning: R-75

Price: $8,000.00 per lot

PRESENTED BY:

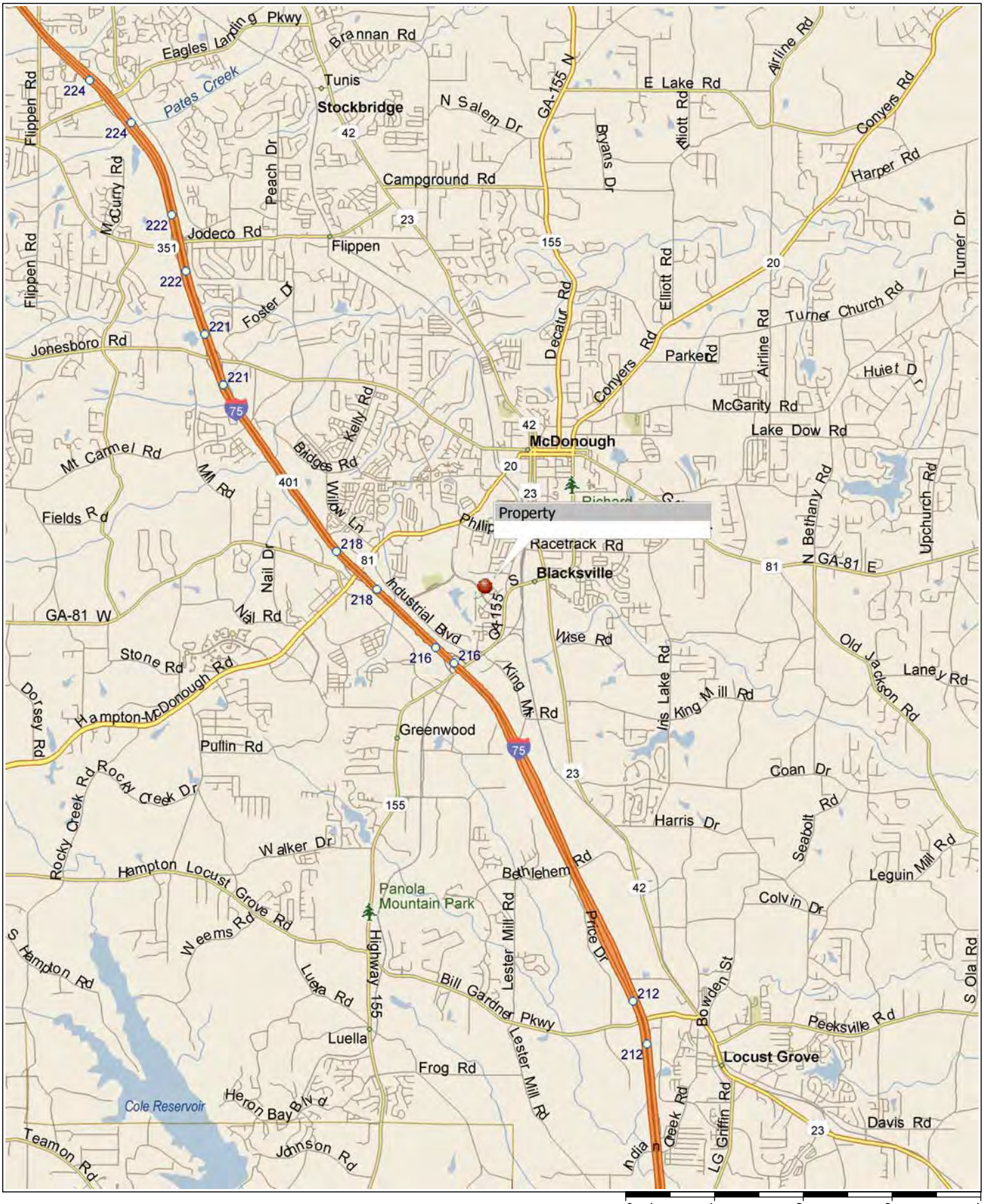
TRAVIS ROBINSON
Email: trobinson@majorandarroll.com
Phone: 404-255-3881

MAJOR & ARROLL, LLC
91 WEST WIEUCA ROAD
BUILDING B, SUITE 100
ATLANTA, GEORGIA 30342
Fax: 404-250-9613
www.majorandarroll.com

**MAJOR & ARROLL, LLC**
COMMERCIAL REAL ESTATE

Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy but cannot guarantee that it is correct.

# Location Map 1

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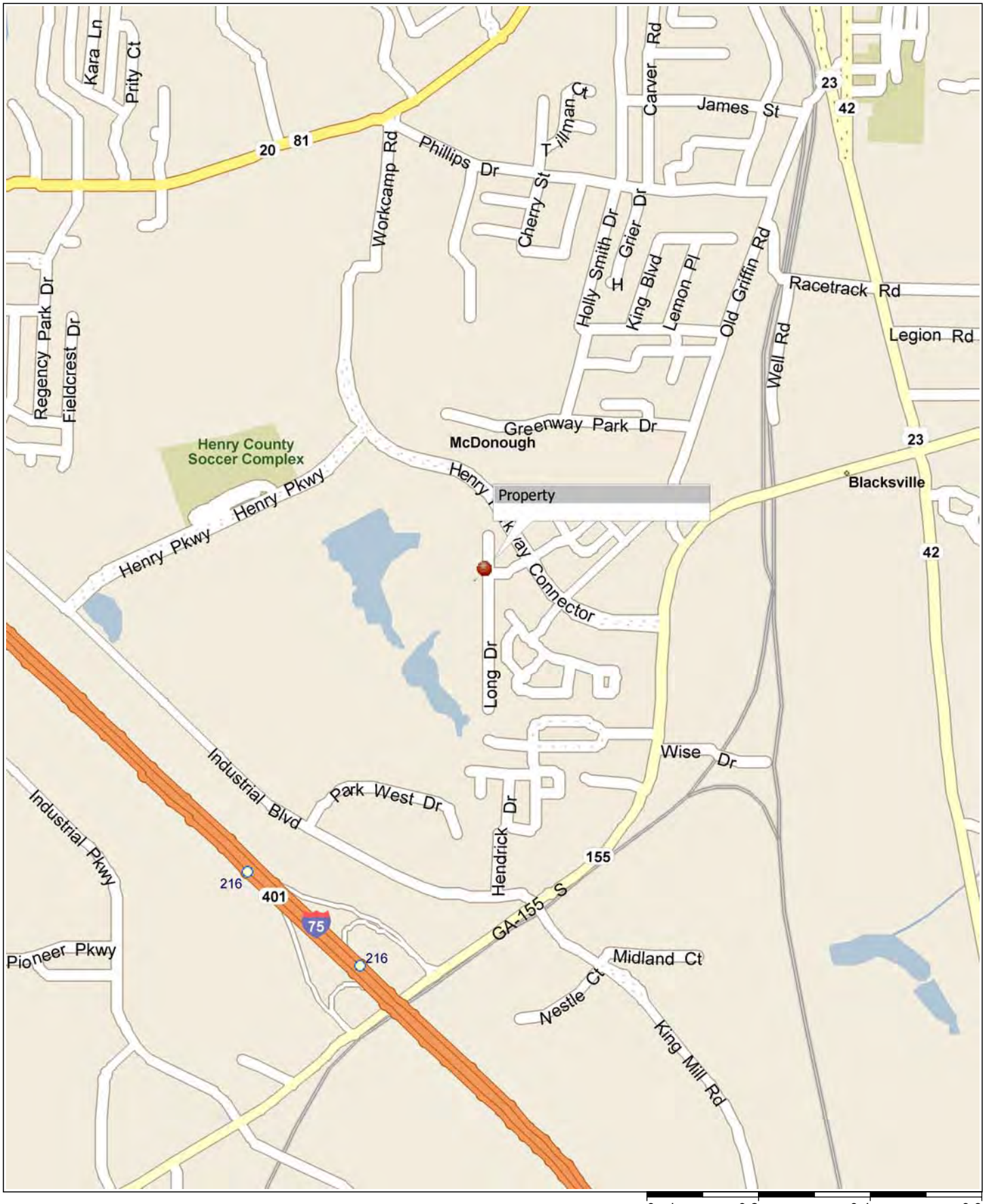
# Location Map 2

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Greenway Dr
W Asbury Rd
Henry Pkwy
Green Valley Lake
Cottonfields Blvd
Conaughty Ct
Old Griffin Rd
155
Blacksville
Long Dr
Crossing Blvd
Industrial Blvd
Marlin Dr
Emmons St
Park W Dr
N McDonough Rd
Farris Dr
Google earth
© 2016 Google
N
600 ft

Henry Pkwy
Mcconaughy Ct
Therron Dr
Cottonfields Blvd
Long Dr
Crossing Blvd
Google earth
© 2016 Google
N
200 ft

SURVEYOR'S NOTES:

1. THE FIELD DATA ON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 152,895 FEET AND AN ANGULAR ERROR OF 1.0" PER ANGLE, AND WAS ADJUSTED USING THE COMPASS RULE ADJUSTMENT METHOD.
2. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY FIELD SURVEY USING A SOKKIA SET 4100 TOTAL STATION.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 4,854,346 FEET.
4. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA AS SHOWN ON HENRY COUNTY, GEORGIA F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13089C0125B DATED NOVEMBER 2, 1983.
5. THE BEARINGS SHOWN ON THIS PLAT WERE COMPUTED FIELD ANGLES BASED ON A MAGNETIC BEARING.
6. LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES ARE PROVIDED BY ACCESSIBLE FIELD EVIDENCE. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS SURVEY. UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON.
7. FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON JANUARY 20, 2002.

REFERENCE MATERIAL:

1. BOUNDARY SURVEY FOR TILLEY PROPERTIES, INC., BY SMITH & SMITH LAND SURVEYORS, P.C. DATED : 3-26-1991
2. WARRANTY DEED BETWEEN HUGH B. PETTIT AND THE FIRST NATIONAL BANK OF CARTERSVILLE RECORDED IN DB. 122 PG. 583 BARTOW COUNTY RECORDS
3. DEED BETWEEN THE ESTATE OF J. LEE PADGET AND THE FIRST NATIONAL BANK OF CARTERSVILLE RECORDED IN DB. 314 PG. 211-212 AFORESAID RECORDS

TITLE NOTES:

1. THIS PROPERTY IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN, AND ANY RIGHTS-OF-WAY AND EASEMENTS NOT SHOWN, RECORDED AND UNRECORDED.
2. THE RECORD OWNER OF THE RECORD PROPERTY AS OF THE DATE OF THIS SURVEY IS McCROWN PROPERTIES, INC.
3. SUBJECT PROPERTY HAS ACCESS TO THE PREVIOUSLY DEDICATED RIGHT-OF-WAY OF HENRY PARKWAY.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY.
5. NO RECORD DESCRIPTION OF ADJOINING PROPERTIES HAVE BEEN PROVIDED BY THE CLIENT AS OF THE DATE OF SURVEY.

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER SUPPLY AND DISTRIBUTION SYSTEM INSTALLED IN THE SUBDIVISION SHOWN MEETS THE REQUIREMENTS OF THE McDONOUGH WATER DEPARTMENT

WATER DEPARTMENT DIRECTOR — DATE 9.20.02

ENGINEERING CERTIFICATION

I HEREBY CERTIFY THE ACCURACY OF THE STORMWATER AS BUILT PLAN INCLUDING THE VOLUME OF THE STORMWATER DETENTION PONDS.

REGISTERED ENGINEER — DATE 09/17/02

GEORGIA REGISTERED No. 9686 PROFESSIONAL ENGINEER RONALD K. COLVIN

CERTIFICATION OF APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS IN THIS SUBDIVISION WILL BE ACCEPTED WHEN INSTALLED IN AN ACCEPTABLE MANNER AND MEET ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF McDONOUGH, GEORGIA

DIRECTOR OF PUBLIC WORKS — DATE 9.20.02

CERTIFICATE OF APPROVAL OF SEWAGE SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC SEWAGE DISPOSAL AND DISTRIBUTION SYSTEM INSTALLED IN THE SUBDIVISION SHOWN MEETS THE REQUIREMENTS OF THE McDONOUGH WATER DEPARTMENT

WATER DEPARTMENT DIRECTOR — DATE 9.20.02

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF McDONOUGH, GEORGIA, AND THAT IT HAS BEEN APPROVED BY THE McDONOUGH PLANNING COMMISSION FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA.

SECRETARY, PLANNING COMMISSION — DATE 9/20/02

CERTIFICATION OF RECEIPT OF SURETY FOR REQUIRED IMPROVEMENTS

I HEREBY CERTIFY THAT A SECURITY BOND OR CERTIFIED CHECK IN THE AMOUNT OF $ [illegible] HAS BEEN RECEIVED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE SUBDIVISION SHOWN HEREON IN THE EVENT OF DEFAULT BY THE DEVELOPER

SIGNATURE, TITLE — DATE 9-24-02

* Development has private streets

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 ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKWAYS AND OTHER OPEN SPACE TO PUBLIC USE AS NOTED. I ALSO CERTIFY THAT ALL STATE, COUNTY AND CITY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

OWNER(S) — DAVID G. BLACK — DATE 9-16-2002

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

REGISTERED LAND SURVEYOR — DATE 9/16/02

GEORGIA REGISTERED No. 2545 LAND SURVEYOR STEVEN GRIGGS

PROPERTY DESCRIPTION OF
FAIRWAY'S AT COTTONFIELDS

Being part of the property lying in land lot 188 of the Seventh (7th) District, City of McDonough, Henry County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin found at the Common Corner of Land Lots 189,188, 196, and 197; thence, leaving said point and running along the common line of Land Lots 189,188 North 00°04'01" East a distance of 469.49 feet to an iron pin found which is the TRUE POINT OF BEGINNING; thence leaving said iron pin found and running the following courses and distances:

North 0° 04' 01" East, 1701.87 feet to a point; thence,

North 65° 24' 24" East, 280.96 feet to a point; thence,

South 22° 19' 49" East, 90.98 feet to a point; thence,

South 0° 04' 01" West, 331.53 feet to a point; thence,

117.70 feet along the arc of a curve to the left and having a radius of 275.00 feet and a chord bearing and distance of North 69° 45' 56" East, 116.88 feet to a point; thence,

North 57° 38' 15" East, 119.94 feet to a point; thence,

North 12° 38' 15" East, 24.84 feet to a point; thence,

South 32° 29' 45" East, 84.00 feet to a point; thence,

North 77° 29' 45" West, 24.84 feet to a point; thence,

South 57° 38' 15" West, 119.94 feet to a point; thence,

146.15 feet along the arc of a curve to the right and having a radius of 325.00 feet and a chord bearing and distance of South 70° 23' 14" West, 144.93 feet to a point; thence,

South 0° 04' 01" West, 1323.24 feet to a point; thence,

South 84° 12' 01" West, 291.53 feet to the true point of beginning, containing 520525.72 square feet or 11.95 acres of land, more or less.

PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY, RECORDED AND UNRECORDED.

GENERAL NOTES:

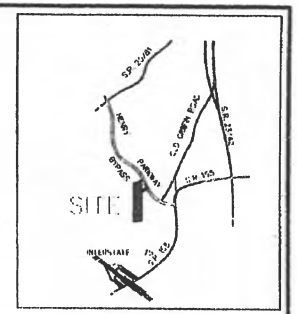
1. SUBDIVIDER: McCROWN DEVELOPMENT CO. INC.
   ADDRESS: 826 FAIRWAYS COURT.
   STOCKBRIDGE, GA 30281
   TELEPHONE: (770) 865-1111
2. PROPERTY OWNER: McCROWN DEVELOPMENT CO. INC..
   ADDRESS: 826 FAIRWAYS COURT
   STOCKBRIDGE, GA 30281
   TELEPHONE: (770) 865-1111
3. SUBDIVISION CONFIGURATION:
   A. SOURCE OF DATA : BOUNDARY SURVEY PERFORMED BY W. DICKSON AND CO., INC.
   B. LOCATION: HWY 155
   C. TOTAL PROJECT AREA 11.95 ACRES
   D. ZONING: R-78
   E. TYPE OF SUBDIVISION: SINGLE-FAMILY RESIDENTIAL
   F. NUMBER OF LOTS: 66
   G. DENSITY: 5.52 LOTS PER ACRE
   H. LOT SIZE: 75' BY 120'(TYPICAL)
   I. TYPE OF STREETS: PRIVATE
   J. R/W WIDTH: 50'
   K. PAVEMENT WIDTH: 28' BACK OF CURB TO BACK OF CURB
   L. STREET MAINTENANCE: HOME OWNERS ASSOCIATION?
   M. BUILDING SETBACKS: FRONT: 10'
      REAR: 30'
      SIDE: 3.5'
   N. DEVELOPMENT DATA
      -LOTS THAT BORDER THE EXISTING COTTONFIELDS GOLF COURSE (LOTS 27 - 39) SHALL HAVE 1800 SQ FT HEATED FLOOR SPACE AND SHALL BE CONSTRUCTED WITH 4 SIDES BRICK ON GROUND LEVEL 1st FLOOR WITH HARDY PLANK SIDING ABOVE 1st FLOOR ELEVATION.
      -LOTS THAT DO NOT BORDER THE EXISTING COTTONFIELDS GOLF COURSE (LOTS 1 - 26 AND 69 - 86) SHALL HAVE 1600 SQ FT HEATED FLOOR SPACE AND SHALL BE CONSTRUCTED WITH ALL FOUR SIDES BRICK.
      -LOTS 1 - 86 ARE PERMITTED TO HAVE STACK STONE ACCENTS ON FRONT ELEVATIONS AND HARDY PLANK SIDING ABOVE ROOF LINES.
      -SIDEWALKS ON BOTH SIDES OF STREET
      -YARDS TO BE ALL SOD EXCEPT FOR LANDSCAPE ISLAND.
      -TWO CAR ENCLOSED GARAGE.
      -NO AGE RESTRICTIONS
4. UTILITIES:
   A. WATER: CITY OF McDONOUGH
   B. SANITARY SEWER: HENRY COUNTY
   C. ELECTRIC: GEORGIA POWER
5. ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CITY OF McDONOUGH STANDARDS.
6. ALL IRON PINS FOUND (IPF) ARE NOTED ON PLAT. LOT CORNERS SHALL BE ½" DIAMETER REINFORCING BAR.
7. PER APPROVED CONSTRUCTION PLANS BY COLVIN & COLVIN; LIVE STREAMS AND OR WETLANDS DO NOT LIE WITHIN THIS SUBDIVISION, OR UNIT AND PHASE.
8. ALL TAX ID NUMBERS ARE SAME AS LOT NUMBERS AND ARE A PART OF TAX MAP 93
9. MINIMUM FINISHED FLOOR ELEVATION FOR LOTS 26 AND 27 IS 861.00 FEET.
10. THE CITY OF McDONOUGH 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 McDONOUGH SUBDIVISION ORDINANCE.

PB 36 PG 57

FILED IN OFFICE
HENRY COUNTY
SUPERIOR COURT

OCT 10 2002 9:12 AM

CLERK OF SUPERIOR COURT




VICINITY MAP
NOT TO SCALE

| LOT | AREA S.F. | ADDRESS |
|---|---|---|
| 1 | 6515.24 | *221 LONG DRIVE |
| 2 | 6000.00 | *223 LONG DRIVE |
| 3 | 6000.00 | *225 LONG DRIVE |
| 4 | 6000.00 | *227 LONG DRIVE |
| 5 | 6000.00 | *229 LONG DRIVE |
| 6 | 6000.00 | *231 LONG DRIVE |
| 7 | 6000.00 | *233 LONG DRIVE |
| 8 | 6000.00 | *235 LONG DRIVE |
| 9 | 6000.00 | *237 LONG DRIVE |
| 10 | 6000.00 | *239 LONG DRIVE |
| 11 | 6000.00 | *241 LONG DRIVE |
| 12 | 6000.00 | *243 LONG DRIVE |
| 13 | 6000.00 | *245 LONG DRIVE |
| 14 | 6000.00 | *247 LONG DRIVE |
| 15 | 6000.00 | *249 LONG DRIVE |
| 16 | 6000.00 | *251 LONG DRIVE |
| 17 | 6000.00 | *253 LONG DRIVE |
| 18 | 6000.00 | *255 LONG DRIVE |
| 19 | 6000.00 | *257 LONG DRIVE |
| 20 | 6000.00 | *259 LONG DRIVE |
| 21 | 6855.00 | *261 LONG DRIVE |
| 22 | 6000.00 | *263 LONG DRIVE |
| 23 | 6000.00 | *265 LONG DRIVE |
| 24 | 6842.26 | *267 LONG DRIVE |
| 25 | 6000.00 | *269 LONG DRIVE |
| 26 | 6934.76 | *271 LONG DRIVE |
| 27 | 8851.16 | *272 LONG DRIVE |
| 28 | 6158.67 | *270 LONG DRIVE |
| 29 | 6132.98 | *268 LONG DRIVE |
| 30 | 6173.72 | *266 LONG DRIVE |
| 31 | 6000.00 | *264 LONG DRIVE |
| 32 | 6000.00 | *262 LONG DRIVE |
| 33 | 6000.00 | *260 LONG DRIVE |
| 34 | 6000.00 | *258 LONG DRIVE |
| 35 | 6000.00 | *256 LONG DRIVE |
| 36 | 6000.00 | *254 LONG DRIVE |
| 37 | 6000.00 | *252 LONG DRIVE |
| 38 | 6000.00 | *250 LONG DRIVE |
| 39 | 6000.00 | *248 LONG DRIVE |
| 40 | 6000.00 | *246 LONG DRIVE |
| 41 | 6000.00 | *244 LONG DRIVE |
| 42 | 6000.00 | *242 LONG DRIVE |
| 43 | 6000.00 | *240 LONG DRIVE |
| 44 | 6000.00 | *238 LONG DRIVE |
| 45 | 6000.00 | *236 LONG DRIVE |
| 46 | 6000.00 | *234 LONG DRIVE |
| 47 | 6000.00 | *232 LONG DRIVE |
| 48 | 6000.00 | *230 LONG DRIVE |
| 49 | 6000.00 | *228 LONG DRIVE |
| 50 | 6000.00 | *226 LONG DRIVE |
| 51 | 6000.00 | *224 LONG DRIVE |
| 52 | 6000.00 | *222 LONG DRIVE |
| 53 | 6000.00 | *220 LONG DRIVE |
| 54 | 6000.00 | *218 LONG DRIVE |
| 55 | 6000.00 | *216 LONG DRIVE |
| 56 | 6813.80 | *214 LONG DRIVE |
| 57 | 6321.41 | *212 LONG DRIVE |
| 58 | 6605.25 | *210 LONG DRIVE |
| 59 | 7167.87 | *208 LONG DRIVE |
| 60 | 8886.98 | *207 LONG DRIVE |
| 61 | 6894.00 | *211 LONG DRIVE |
| 62 | 6176.77 | *211 LONG DRIVE |
| 63 | 6171.47 | *213 LONG DRIVE |
| 64 | 6848.18 | *215 LONG DRIVE |
| 65 | 6888.00 | *217 LONG DRIVE |
| 66 | 8455.32 | *219 LONG DRIVE |

| NO. | REVISIONS | DATE |
|---|---|---|
| 3 | REVISED GENERAL NOTE MAKEUP TO HARDY PLANK | 9/16/02 |
| 2 | REVISED GENERAL NOTE 'N' PER CLIENT AND ADDED ADDRESS'S | 9/03/02 |
| 1 | REVISED GENERAL NOTE 'N' PER CLIENT | 7/15/02 |

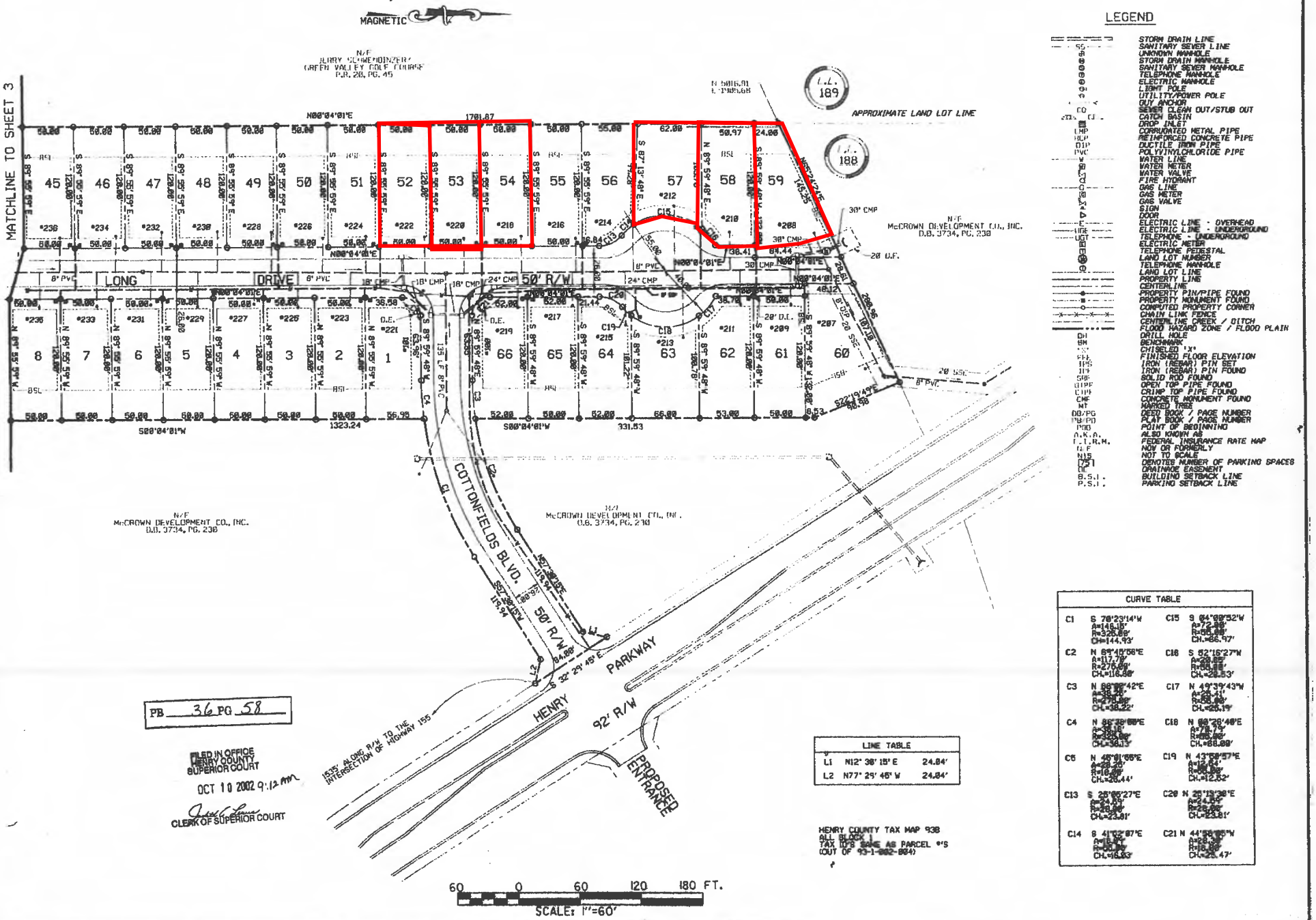
PATH: S:\COLVIN\GREENVAL\DGB FINAL.DWG

W.K. DICKSON
ENGINEERS & SURVEYORS
3084 PEACHTREE ROAD, SUITE 100, ATLANTA, GA. 30319
Phone: (770) 455-3770 Fax: (770) 455-7838
ASHEVILLE, NC CHARLOTTE, NC COLUMBIA, SC

PROJECT MGR: PPN | DRAWING NO.: 1 OF 3 | DRAWN BY: PPN | PROJECT DATE: 9 26 01 | APPROVED BY: SPS | PROJECT NUMBER: 5-0004 | F&S NUMBER: 16 208 | PLOT DATE: 09/25/02

# FINAL PLAT OF FAIRWAY'S AT COTTONFIELDS CITY OF McDONOUGH, IN LAND LOT 188, 7TH DISTRICT HENRY COUNTY, GEORGIA

1/3




## LEGEND

| | |
|---|---|
| SD | STORM DRAIN LINE |
| SS | SANITARY SEWER LINE |
| | UNKNOWN MANHOLE |
| | STORM DRAIN MANHOLE |
| | SANITARY SEWER MANHOLE |
| | TELEPHONE MANHOLE |
| | ELECTRIC MANHOLE |
| | LIGHT POLE |
| | UTILITY/POWER POLE |
| | GUY ANCHOR |
| CO | SEWER CLEAN OUT/STUB OUT |
| CI | CATCH BASIN |
| | DROP INLET |
| CMP | CORRUGATED METAL PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| DIP | DUCTILE IRON PIPE |
| PVC | POLYVINYLCHLORIDE PIPE |
| W | WATER LINE |
| | WATER METER |
| | WATER VALVE |
| | FIRE HYDRANT |
| G | GAS LINE |
| | GAS METER |
| | GAS VALVE |
| | SIGN |
| | DOOR |
| E | ELECTRIC LINE - OVERHEAD |
| UGE | ELECTRIC LINE - UNDERGROUND |
| UGT | TELEPHONE - UNDERGROUND |
| | ELECTRIC METER |
| | TELEPHONE PEDESTAL |
| | LAND LOT NUMBER |
| | TELEPHONE MANHOLE |
| | LAND LOT LINE |
| | PROPERTY LINE |
| | CENTERLINE |
| | PROPERTY PIN/PIPE FOUND |
| | PROPERTY MONUMENT FOUND |
| | COMPUTED PROPERTY CORNER |
| | CHAIN LINK FENCE |
| | CENTERLINE CREEK / DITCH |
| | FLOOD HAZARD ZONE / FLOOD PLAIN |
| DH | DRILL HOLE |
| BM | BENCHMARK |
| 'X' | CHISELED 'X' |
| FFE | FINISHED FLOOR ELEVATION |
| IPS | IRON (REBAR) PIN SET |
| IPF | IRON (REBAR) PIN FOUND |
| SRF | SOLID ROD FOUND |
| OTPF | OPEN TOP PIPE FOUND |
| CTPF | CRIMP TOP PIPE FOUND |
| CMF | CONCRETE MONUMENT FOUND |
| MT | MARKED TREE |
| DB/PG | DEED BOOK / PAGE NUMBER |
| PB/PG | PLAT BOOK / PAGE NUMBER |
| POB | POINT OF BEGINNING |
| A.K.A. | ALSO KNOWN AS |
| F.I.R.M. | FEDERAL INSURANCE RATE MAP |
| N/F | NOW OR FORMERLY |
| NTS | NOT TO SCALE |
| (75) | DENOTES NUMBER OF PARKING SPACES |
| DE | DRAINAGE EASEMENT |
| B.S.L. | BUILDING SETBACK LINE |
| P.S.L. | PARKING SETBACK LINE |

### CURVE TABLE

| | | | |
|---|---|---|---|
| C1 | S 78°23'14"W A=149.18' R=325.69' CH=144.93' | C15 | S 84°09'52"W A=72.99' R=65.00' CH=68.97' |
| C2 | N 89°48'58"E A=117.79' R=275.69' CH=116.88' | C16 | S 82°16'27"W A=38.82' R=65.00' CH=38.53' |
| C3 | N 88°38'42"E A=38.26' R=275.69' CH=38.22' | C17 | N 49°39'43"W A=28.11' R=65.00' CH=28.19' |
| C4 | N 88°39'58"E A=38.16' R=350.00' CH=38.13' | C18 | N 88°28'48"E A=78.76' R=65.00' CH=68.88' |
| C5 | N 48°01'55"E A=48.20' R=16.00' CH=30.44' | C19 | N 43°58'57"E A=14.64' R=16.00' CH=12.52' |
| C13 | S 28°55'27"E A=14.89' R=25.00' CH=23.81' | C20 | N 25°15'38"E A=14.89' R=25.00' CH=23.81' |
| C14 | S 41°02'07"E A=16.96' R=16.00' CH=16.03' | C21 | N 44°56'[illegible]"W R=28.00' R=16.00' CH=25.47' |

### LINE TABLE

| | | |
|---|---|---|
| L1 | N12° 38' 15" E | 24.84' |
| L2 | N77° 29' 45" W | 24.84' |

| REV. NO. | DESCRIPTION | DATE |
|---|---|---|
| | REVISIONS | |
| 2 | REVISED GENERAL NOTE 'N' PER CLIENT AND ADDED ADDRESSES | 9/03/02 |
| 1 | REVISED GENERAL NOTE 'N' PER CLIENT | 7/15/02 |
| PATH: | G:\COLVIN\GREENVAL\DGN\FINALPLT.DGN | |

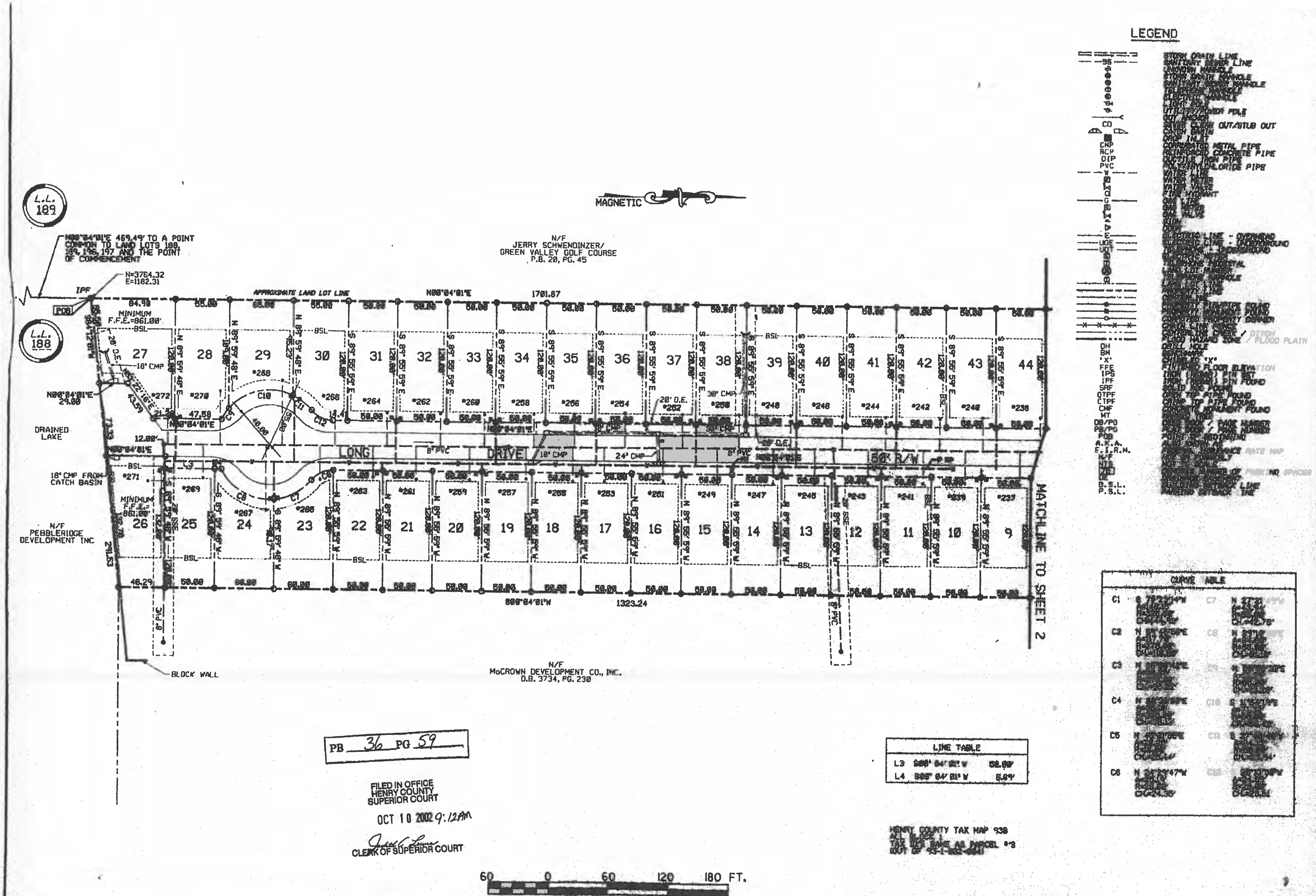
| | |
|---|---|
| PROJECT MNGR. | PPN |
| DRAWN BY | PPN |
| APPROVED BY | SPG |
| FILE NUMBER | S 238 |
| DRAWING SCALE | 1"=60' |
| PROJECT DATE | 9-25-01 |
| PROJECT NUMBER | 1010.00.AT |
| PLOT DATE | 09-03-02 |

W.K. DICKSON
ENGINEERS PLANNERS SURVEYORS

220 POWERS FERRY ROAD SUITE 100
ATLANTA, GA. 30339
Phone: 770/955-5514
Fax: 770/955-5338
ASHEVILLE, NC
HICKORY, NC
CHARLOTTE, NC
RALEIGH, NC
COLUMBIA, SC

# FINAL PLAT OF FAIRWAY'S AT COTTONFIELDS CITY OF McDONOUGH, IN LAND LOT 188, 7TH DISTRICT HENRY COUNTY, GEORGIA

SHEET NO. 2/3




| REV. NO | DESCRIPTION / REVISIONS | DATE |
|---|---|---|
| 2 | REVISED GENERAL NOTE 'N' PER CLIENT AND ADDED ADDRESSES | 9/../02 |
| 1 | REVISED GENERAL NOTE 'N' PER CLIENT | 7/16/02 |

PATH: S:\COLVIN\GREENVAL\DGN\FINALPLT.DGN

PROJECT MNGR. PPN — DRAWING SCALE 1"=60'
DRAWN BY PPN — PROJECT DATE
APPROVED BY SPG — PROJECT NUMBER
FILE NUMBER — PLOT DATE

**W.K. DICKSON**
ENGINEERS PLANNERS SURVEYORS

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ATLANTA, GA 30339
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ASHEVILLE, NC HICKORY, NC CHARLOTTE, NC RALEIGH, NC COLUMBIA, SC

# FINAL PLAT OF FAIRWAY'S AT COTTONFIELDS
CITY OF McDONOUGH,
IN LAND LOT 188, 7TH DISTRICT
HENRY COUNTY, GEORGIA

SHEET NO. 3 / 3