

GRACETON FARMS PHASE 1

LOCATED IN LAND LOTS 125 & 126 1st LAND DISTRICT
COWETA COUNTY, GEORGIA TOWN OF TURIN

VICINITY MAP
(NOT TO SCALE)



- LEGEND:**
- IPF = IRON PIN FOUND
 - OPF = OPEN PIT FOUND
 - CP = CEMENT PILE
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - CON = CONCRETE
 - N/W = RIGHT-OF-WAY
 - RCP = REINFORCED CONCRETE PIPE
 - CMP = CORRUGATED METAL PIPE
 - WV = WATER VALVE
 - PP = POWER POLE
 - GP = GUY POLE
 - = OVERHEAD POWER LINE
 - = OVERHEAD TELEPHONE LINE
 - = UNDERGROUND GAS LINE
 - 9 = WATER VALVE
 - = EDDY ANCHOR
 - = SIGN OR MARKER
 - = OUTLET CONTROL STRUCTURE
 - OCS = FLARED END SECTION
 - AC = ALUMINUM ANGLE IRON
 - B/L = BUILDING LINE

NOTES:

1. SUBJECT PROPERTY IS A PORTION OF TAX PARCEL I.D. # 137 1125 001 & ALL OF TAX PARCEL I.D. #S 137 1125 004 & 137 1125 004A.
2. TOTAL AREA OF DEVELOPMENT = 123.563 ACRES.
3. 38 LOTS COMPRISING 78.253 ACRES.
4. TOTAL AREA IN RIGHT-OF-WAY = 0.5119 AC.
5. OPEN SPACE AREA IN TOWN OF TURIN: 41,859 ACRES
6. OPEN SPACE AREA IN COWETA COUNTY: 2,932 ACRES
7. TOTAL OPEN SPACE AREA = 44,791 ACRES.
8. SEWER SERVICE IS TO BE PROVIDED BY THE TOWN OF TURIN WATER SYSTEM.
9. 1/2" IRON PINS SET ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
10. AS PER F.L.R.M. FLOOD MAPS FOR COWETA COUNTY, GEORGIA, MAP NUMBERS 13077C0259D & 13077C0270D, EFFECTIVE DATE FEB 06, 2013 A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE. THE FLOOD HAZARD ZONE AND FLOOD ELEVATIONS AND FLOOD PROBABILITIES SHOWN HEREON WERE PROVIDED TO THIS OFFICE BY THE COWETA COUNTY TRANSPORTATION & ENGINEERING DEPARTMENT FROM A FLOOD STUDY PERFORMED BY DEWBERRY & ASSOCIATES.
11. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT & ACCURATE TITLE REPORT. EASEMENTS & OTHER ENCUMBRANCES OF RECORD MAY EXIST BUT MAY NOT BE SHOWN BY THIS SURVEY. THIS PLAT IS SUBJECT TO ANY FINDINGS THAT A TITLE REPORT MAY DISCLOSE.
12. 100 YEAR PONDING ELEVATIONS PROVIDED TO THIS OFFICE BY NEAL E. SPRADLIN, GEORGIA PROFESSIONAL ENGINEER NO. 23386.

LINE TABLE

Course	Bearing	Distance
L1	S 75°34'57" E	93.39'
L2	S 13°02'45" W	26.08'
L3	S 49°13'07" E	228.92'
L4	N 13°07'35" E	50.01'

CURVE TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	1824.70'	110.65'	110.65'	N 11°55'57" W
C2	880.34'	328.34'	326.44'	N 03°56'01" E
C3	2896.60'	215.25'	215.20'	N 15°23'02" E
C4	1601.21'	197.48'	197.41'	N 21°34'46" E
C5	3316.20'	199.95'	199.93'	N 11°48'23" E
C6	4126.43'	254.47'	254.43'	N 13°50'33" E
C7	3705.41'	30.79'	30.79'	N 15°16'10" E
C8	3705.41'	114.73'	114.73'	N 13°42'12" E
C9	396.79'	62.28'	62.21'	N 09°35'17" E
C10	668.28'	34.09'	34.03'	S 53°31'14" E
C11	880.34'	30.62'	30.62'	N 12°47'33" E
C12	880.34'	13.26'	13.26'	N 14°13'13" E
C13	2896.60'	71.16'	71.16'	N 15°17'32" E
C14	2896.60'	42.03'	42.02'	N 17°05'50" E
C15	2896.60'	111.73'	111.71'	N 20°39'58" E
C16	1601.21'	55.75'	55.75'	N 23°59'45" E
C17	1601.21'	183.65'	183.42'	N 18°29'40" E
C18	4126.43'	63.90'	63.90'	N 12°31'10" E
C19	4126.43'	100.00'	100.00'	N 13°58'22" E
C20	3705.41'	30.79'	30.79'	N 15°16'10" E
C21	3705.41'	83.94'	83.94'	N 16°09'19" E
C22	1105.66'	63.90'	63.90'	N 15°16'10" E
C23	3705.41'	30.79'	30.79'	N 15°16'10" E
C24	2970.00'	271.48'	271.48'	S 89°07'00" W
C25	2970.00'	28.95'	28.95'	S 86°12'50" W
C26	2970.00'	28.95'	28.95'	S 89°20'52" W
C27	880.34'	328.34'	328.32'	S 03°01'21" W
C28	880.34'	213.11'	213.09'	S 07°33'25" E
C29	1904.70'	58.65'	58.65'	S 11°04'21" E

PIPE CHART

STORM STRUCTURE	TOP ELEV.	INV. IN ELEV.	INV. OUT ELEV.	LENGTH/SIZE
A1 - FES	897.41			128' 30" RCP
A2 - 3B	861.42	856.13	856.11	31' 30" RCP
A3 - FES		856.85		
A4 - FES		856.85		
A2 - 3B	861.42	856.11	856.11	42' 24" RCP
B1 - 3B	878.96	875.35	869.96	
B2 - FES			867.74	122' 24" HDPE
C1 - 48" OCS	881.98		875.89	
C2 - FES			875.51	40' 18" CMP
D1 - 48" OCS	862.35		856.39	
D2 - FES			855.87	25' 24" CMP
E1 - 48" OCS	856.00		849.86	
E2 - FES			849.24	65' 24" CMP

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or endorsements are not intended to constitute a warranty of any kind, and no person is permitted to sign or stamp this plat as an endorsement of any record. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations set forth in O.C.G.A. Section 15-6-67.

Jason D. Turner GA. R.L.S. # 2795
Date 11-20-2018



SURVEYOR'S CERTIFICATE

"It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or persons under my supervision; that all monuments shown hereon actually exist or are marked as 'future,' and that their location, size, type and material are correctly shown; and that all other data shown hereon are true and correct to the best of my knowledge and belief; and that the Town of Turin, Georgia, have been fully complied with."

By: Jason D. Turner
Registered Georgia Land Surveyor No. 2795

OWNER'S CERTIFICATE

"The owner of the land shown on this plat and whose name is subscribed hereon, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, and that all State, City and County taxes or other obligations have been paid in full; that the public street right-of-way shown on this plat is for the public use forever; the public street right-of-way shown on this plat.

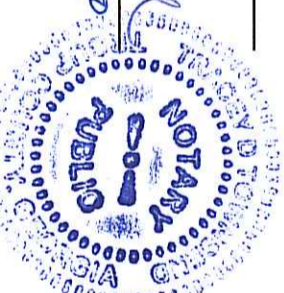
MARVIN E. BENNETT
Owner

Signed, sealed and delivered
in the presence of:

Witness: William R. Rabley
James O. Dunsen

HEALTH DEPARTMENT APPROVAL

"This final plat has been approved by the Coweta County Health Department as being consistent with applicable state and local environment health requirements."



APPROVAL CERTIFICATE

"Pursuant to the Land Subdivision Regulations of Town of Turin, Georgia and all other applicable laws, I hereby certify that this plat was prepared and approved by the Town Council and is entitled to recordation in the Clerk's Office, Coweta County Superior Court."

Mayor

OWNER/DEVELOPER:
LINCHWOOD COWETA, LLC.
36 DORSSET COURT
SHARPSBURG, GEORGIA 30277
CONTACT PERSON:
MARVIN BENNETT
(770) 352-4708

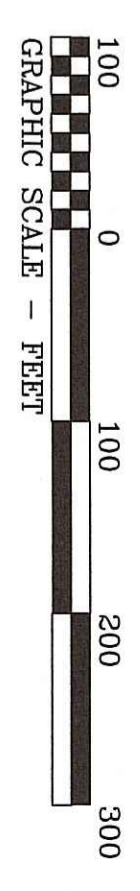
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,314 FEET OR BETTER AND THE PLAT IS ACCURATE TO WITHIN ONE FOOT IN 100 FEET. THE LEAST SQUARES RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100 FEET.

(OUTSIDE BOUNDARY CENTER)

ANGULAR AND LINEAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON GTS-313 TOTAL STATION.

BASIS OF ELEVATIONS AND NORTH ORIENTATION OBTAINED BY USING A TOPCON HIPER SR GPS NETWORK ROVER UTILIZING THE EARL DUDLEY REFERENCE NETWORK.



REVISED 11-20-18 TO ADD LOT 38.
TURNER & ASSOCIATES LAND SURVEYORS, P.C.
10 SHACK HUNTER RD, SHARPSBURG, GEORGIA 30277
TEL: (770) 883-5900 EMAIL: TURNER@TURNERLANDSURVEYING.COM
JASON D. TURNER, SURVEYOR, REGISTERED LAND SURVEYOR NO. 2795

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LOCATED IN LAND LOTS 125 & 126 1st LAND DISTRICT
COWETA COUNTY, GEORGIA TOWN OF TURIN

SCALE: 1" = 100'
DATE OF LAST FIELD WORK: 11-20-18
PLAT DATE: 10-22-18
REVISION: 11-20-18
DRAWING SHEET 1 OF 4
DISK #: 2014

AS PER FIRM FLOOD MAPS FOR COWETA COUNTY, GEORGIA, MAP NUMBER 1307702099D & 0270D, EFFECTIVE DATE FEB. 06, 2013. A PORTION OF THIS PROPERTY IS LOCATED IN A FEDERALLY DESIGNATED ZONE. THIS OFFICE OF THE COWETA COUNTY TRANSPORTATION & ENGINEERING DEPARTMENT FROM A FLOOD STUDY PERFORMED BY DEWBERRY & ASSOCIATES.

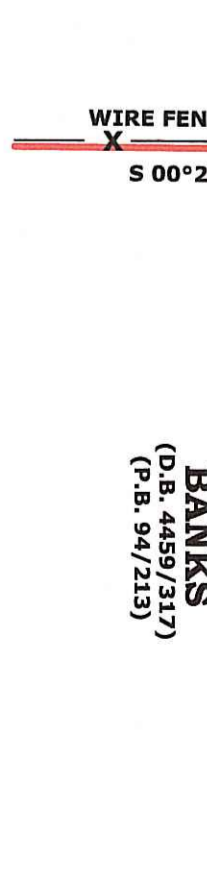
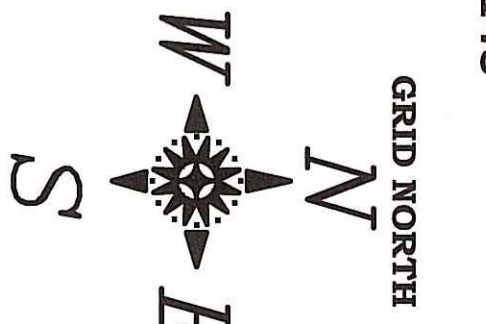
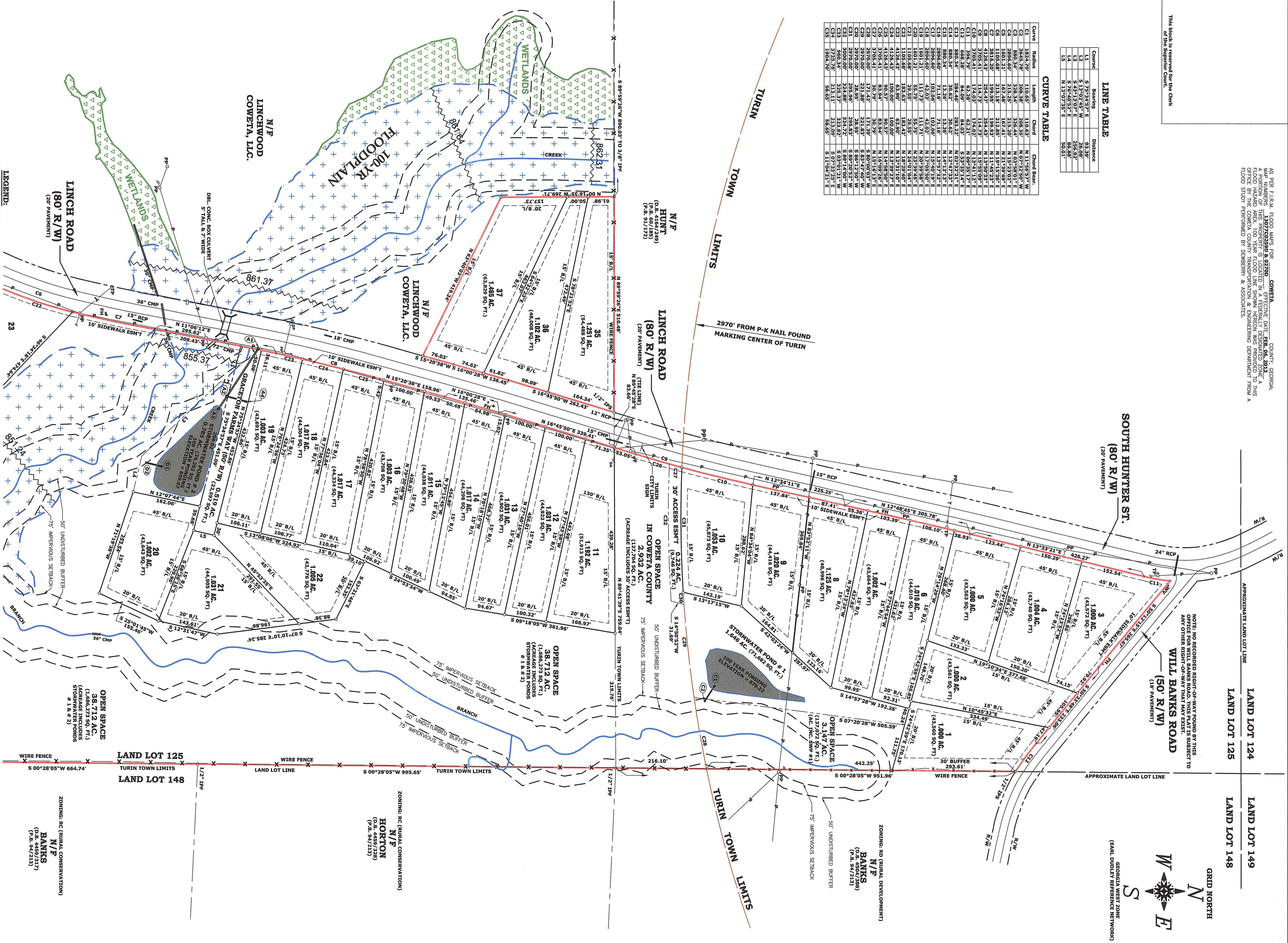
This block is reserved for the Clerk of the Superior Court.

LINE TABLE

Course	Bearing	Distance
L1	S 13°02'45" W	26.08'
L2	S 43°13'07" E	26.92'
L3	S 78°40'52" E	86.88'
L4	N 13°07'35" E	58.01'

CURVE TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	1824.70'	110.65'	110.65'	N 11°56'57" W
C2	3649.40'	221.30'	221.30'	N 07°31'50" W
C3	2899.60'	213.25'	213.25'	N 15°23'02" E
C4	1801.21'	167.48'	167.48'	N 21°39'49" E
C5	1108.68'	213.18'	212.95'	N 19°19'56" E
C6	4126.43'	354.47'	354.43'	N 13°50'33" E
C7	3705.41'	114.73'	114.73'	N 15°55'09" E
C8	3705.41'	114.73'	114.73'	N 13°41'11" E
C9	880.34'	30.92'	30.92'	N 12°14'13" E
C10	880.34'	30.92'	30.92'	N 12°14'13" E
C11	880.34'	30.92'	30.92'	N 12°14'13" E
C12	2896.60'	102.06'	102.06'	N 15°40'19" E
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C29	2970.00'	171.43'	171.39'	N 58°01'03" W
C30	2970.00'	171.43'	171.39'	N 58°01'03" W
C31	2970.00'	171.43'	171.39'	N 58°01'03" W
C32	2970.00'	171.43'	171.39'	N 58°01'03" W
C33	2970.00'	171.43'	171.39'	N 58°01'03" W
C34	2970.00'	171.43'	171.39'	N 58°01'03" W
C35	2970.00'	171.43'	171.39'	N 58°01'03" W



SCALE: 1" = 100'

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