

FINAL PLAT FOR:
ROAD PLANS

NEW HORIZON PARTNERSHIP, LLC.

LOCATED IN:

LAND LOTS 156 AND 184 - 4th LAND DISTRICT CITY OF LOGANVILLE - WALTON COUNTY, GEORGIA

SURVEY DATE: JANUARY 1, 2005 PLAT DATE: AUGUST 7, 2007

OWNER and DEVELOPER:
NEW HORIZON PARTNERSHIP LLC
2857 BRIDGEVIEW DRIVE
GAINESVILLE, GA. 30507
Contact: MR. DAVID DERUSHA
Phone: (678) 410-1569

FINAL SURVEYOR'S CERTIFICATE:

IT IS HERBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 45,196 FEET AND AN ANGULAR ERROR OF 00'00.02" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 224,722 FEET, AND CONTAINS A TOTAL OF 7.63 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TOPCON GTS 303.

BY: _____ REGISTERED GEORGIA LAND SURVEYOR
REG. NO.: 2647
DATE OF EXPIRATION: 12/31/07

OWNER'S ACKNOWLEDGEMENT OF DECLARATION:

(STATE OF GEORGIA) (COUNTY OF WALTON) (CITY OF LOGANVILLE)

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATED BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THERON SHOWN, AND TRANSFERS OWNERSHIP OF ALL PUBLIC USE AREAS IN FEE SIMPLE BY DEED, FOR THE PUPOSES THEREIN EXPRESSED.

SUBDIVIDER: _____ OWNER: _____
PRINTED NAME: _____ PRINTED NAME: _____

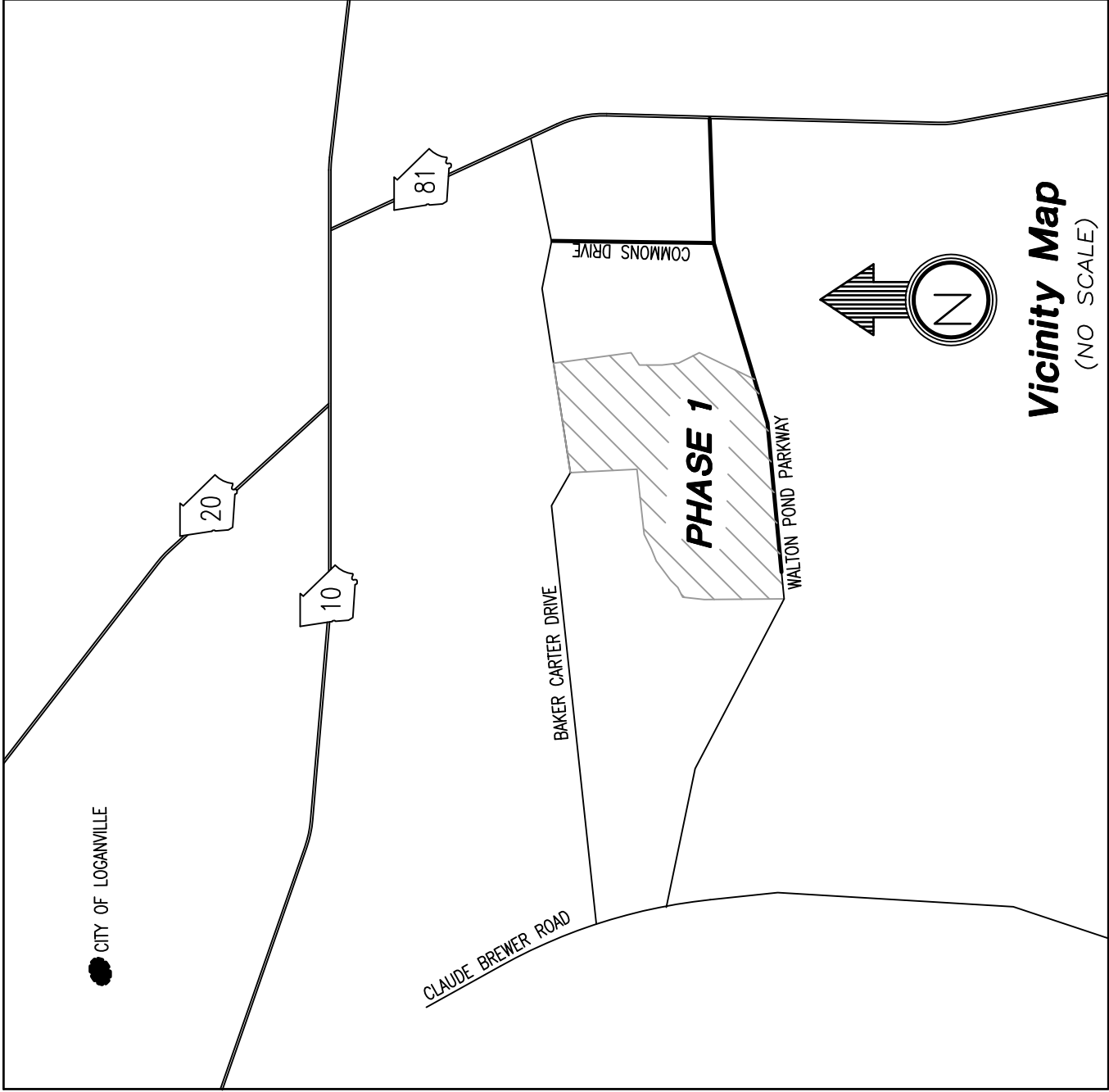
FINAL PLAT APPROVAL:

THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT OF THE CITY OF LOGANVILLE, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF LOGANVILLE ZONING, RESOLUTION, AND THE CITY OF LOGANVILLE DEVELOPMENT REGULATIONS AS AMENDED, AND HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY DEPARTMENTS, AS APPROPRIATE. THE DIRECTOR HEREBY ACCEPTS ON BEHALF OF THE CITY OF LOGANVILLE THE DEDICATION OF THE RIGHT-OF-WAY OF ALL PUBLIC STREETS AND DRAINAGE EASEMENTS, PUBLIC WATER, SEWER, DRAINAGE, AND OTHER PUBLIC FACILITIES AND APPURTENANCES SHOWN THERON; FURTHER, THE DIRECTOR HEREBY ACCEPTS ON BEHALF OF THE CITY OF LOGANVILLE PUBLIC UTILITIES DEPARTMENT ALL WATER AND SANITARY SEWER EASEMENTS; ALL SUBJECT TO RAIFICATION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LOGANVILLE. THIS PLAT IS APPROVED, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF LOGANVILLE.

DATED THIS _____ DAY OF _____, 20____.

DIRECTOR,
DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY ENGINEER



SHEET INDEX:

- SHEET 1 - COVER/CERTIFICATIONS
- SHEET 2 - GEORGIA HWY. 81 AND WALTON POND PKWY.
- SHEET 3 - WALTON POND PKWY. AND COMMON DRIVE
- SHEET 4 - WALTON POND PKWY.
- SHEET 5 - BAKER CARTER RD. AND COMMON DRIVE
- SHEET 6 - STORM SEWER PROFILES
- SHEET 7 - STORM SEWER PROFILES
- SHEET 8 - STORM SEWER PROFILES
- SHEET 9 - STORM SEWER PROFILES
- SHEET 10 - STORM SEWER PROFILES
- SHEET 11 - STORM SEWER PROFILES
- SHEET 12 - STORM SEWER PROFILES
- SHEET 13 - SANITARY SEWER PROFILES

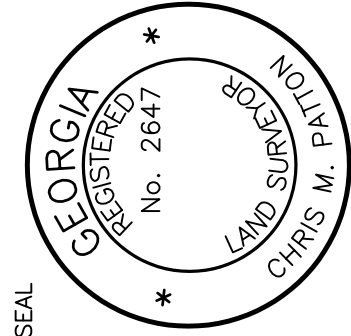
PUBLIC NOTICE - DRAINAGE STATEMENT

THE CITY OF LOGANVILLE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.

STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

LEGEND:

- P/L - PROPERTY LINE
- R/W - RIGHT OF WAY
- N/F - NOW OR FORMERLY
- C/L - CENTER LINE
- L.L.L. - LAND LOT LINE
- ⚡ F.H. - FIRE HYDRANT
- ⌒ G.V. - GATE VALVE
- ⊠ W.M. - WATER METER
- G.M. - GAS METER
- W- - WATER MAIN
- PVC - POLYVINYL CHLORIDE PIPE
- G- - GAS MAIN
- C.M.P. - CORRUGATED METAL PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- C.B. - CATCH BASIN
- ⊠ J.B. - JUNCTION BOX
- S.M.H. - STORM DRAIN MANHOLE
- ⊠ D.I. - DROP INLET
- B.C. - BACK OF CURB
- H.W. - CONCRETE HEADWALL
- O.C.S. - OUTLET CONTROL STRUCTURE
- ⊠ S.S.M.H. - SANITARY SEWER MANHOLE
- P.S.O. - POWER STUB OUT
- G.W.P. - GAS MAIN WITNESS POST
- S.W.C.B. - SINGLE WING CATCH BASIN
- D.W.C.B. - DOUBLE WING CATCH BASIN
- W.M.S.O. - WATER MAIN STUB OUT
- P.O.B. - POINT OF BEGINNING
- A.C.M.P. - ASPHALT COATED METAL PIPE
- D.I.P. - DUCTILE IRON PIPE



Partton - Boyer, Inc.
LAND SURVEYORS & CIVIL ENGINEERS
908 ATLANTA HIGHWAY
GAINESVILLE, GEORGIA 30501
(877) 807 - 2481
PHONE (770) 532 - 6492
FAX (770) 532 - 1995

REVISIONS:		SHEET No.
DATE	COMMENTS	1 OF - 13
8-30-07	ROAD NAMES	
9-18-07	CITY COMMENTS	
9-28-07	CITY COMMENTS	
		03-243.07

CALLS ALONG WALTON POND PKWY.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C12	1060.00'	312.63'	311.50'	N 73°15'26" E	16°53'54"
C13	940.00'	455.51'	451.07'	S 67°49'26" W	27°45'54"

LINE	BEARING	DISTANCE
L17	N 81°42'23" E	126.63'
L18	N 36°45'27" E	28.31'
L19	S 08°17'52" E	160.00'
L20	N 53°20'32" W	28.31'
L21	S 81°42'23" W	126.64'

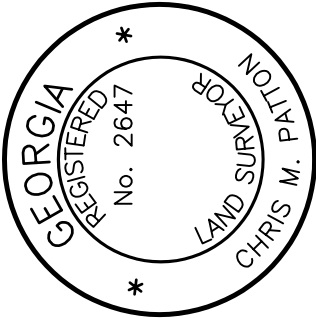
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GEORGIA HWY. No. 81
R/W VARIES
ASPHALT PAVING

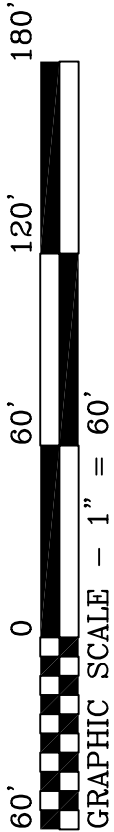
TWIN LAKES RD.

WALTON POND PKWY.
120' R/W
65' ASPHALT PAVING
30 MPH
10' DIP WATERLINE

CURVE No. 5
P.I. STA. 51+84.57
Radius=1000.00'
Arc Length=657.95'
Tangent=341.38'
Cen. Angle=37°41'52"
Chord=646.14'



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AS-BUILT PLAT FOR:
GEORGIA HWY. No. 81 AND WALTON POND PKWY.

NEW HORIZON PARTNERSHIP, LLC

LOCATED IN:
LAND LOTS 156 & 184, 4th LAND DISTRICT, CITY OF LOGANVILLE, WALTON COUNTY, GEORGIA

REVISIONS:

DATE
COMMENTS

ROAD NAMES
CITY COMMENTS

8-30-07
9-18-07

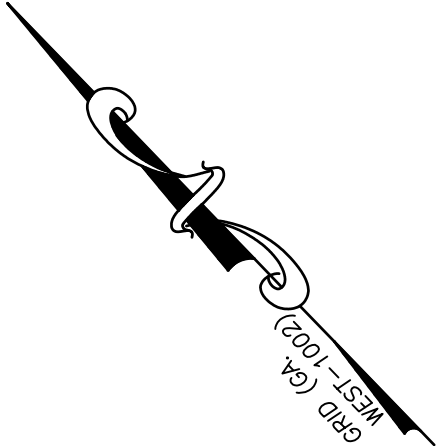
SHEET
NUMBER
2
OF 13

FINAL

SCALE
1" = 60'

DATE
08 - 07 - 2007

JN.
03-243.07



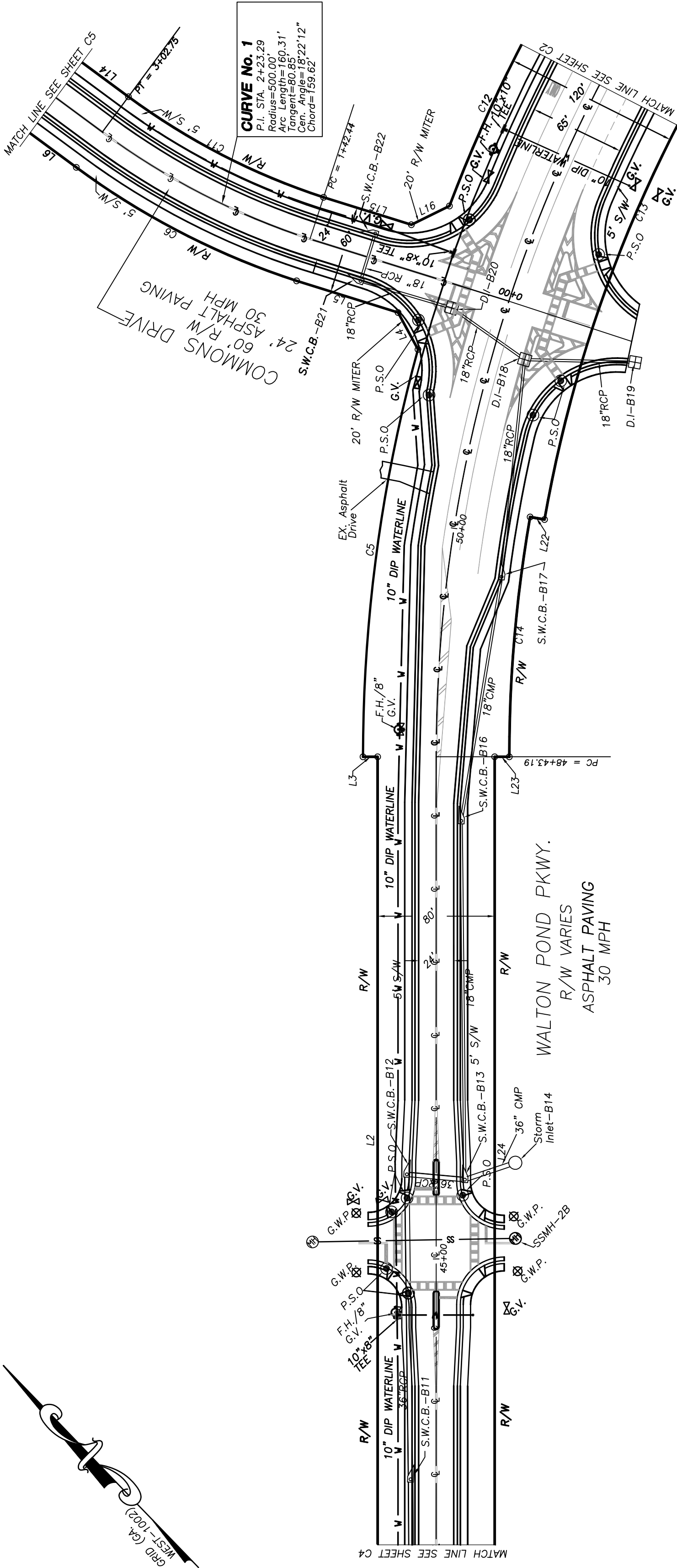
REVISIONS:		DATE	COMMENTS	ROAD NAMES	CITY COMMENTS
		8-30-07			
		9-18-07			

AS-BUILT PLAT FOR:
WALTON POND PKWY. AND COMMONS DRIVE

LOCATED IN:
NEW HORIZON PARTNERSHIP, LLC

LAND LOTS 156 & 184, 4th LAND DISTRICT, CITY OF LOGANVILLE, WALTON COUNTY, GEORGIA

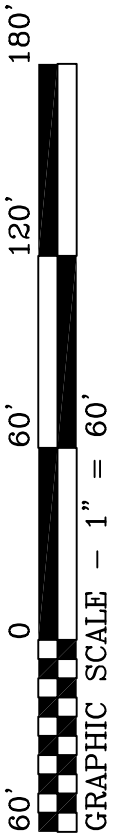
SHEET NUMBER	3 OF 13
FINAL	
SCALE	1" = 60'
DATE	08 - 07 - 2007
JN.	03-243.07



CALLS ALONG WALTON POND PKWY AND COMMONS DRIVE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C5	1050.00'	281.75'	280.91'	N 51°41'46\"	15°22'28\"
C6	530.00'	170.12'	169.39'	N 18°44'21\"	18°23'28\"
C11	469.91'	150.69'	150.05'	S 18°43'47\"	18°22'26\"
C12	1060.00'	312.63'	311.50'	N 73°15'26\"	16°53'54\"
C13	940.00'	455.51'	451.07'	S 67°49'26\"	27°45'54\"
C14	950.00'	164.69'	164.48'	S 48°58'30\"	09°55'57\"

LINE	BEARING	DISTANCE
L2	N 44°00'32\"	667.29'
L3	N 45°59'28\"	10.00'
L4	N 15°38'34\"	28.63'
L5	N 28°38'37\"	72.65'
L6	N 09°32'37\"	230.13'
L14	S 09°32'37\"	230.13'
L15	S 28°38'37\"	62.87'
L16	S 72°11'17\"	28.99'
L22	N 36°03'31\"	10.00'
L23	N 45°59'28\"	10.00'
L24	S 44°00'32\"	667.29'



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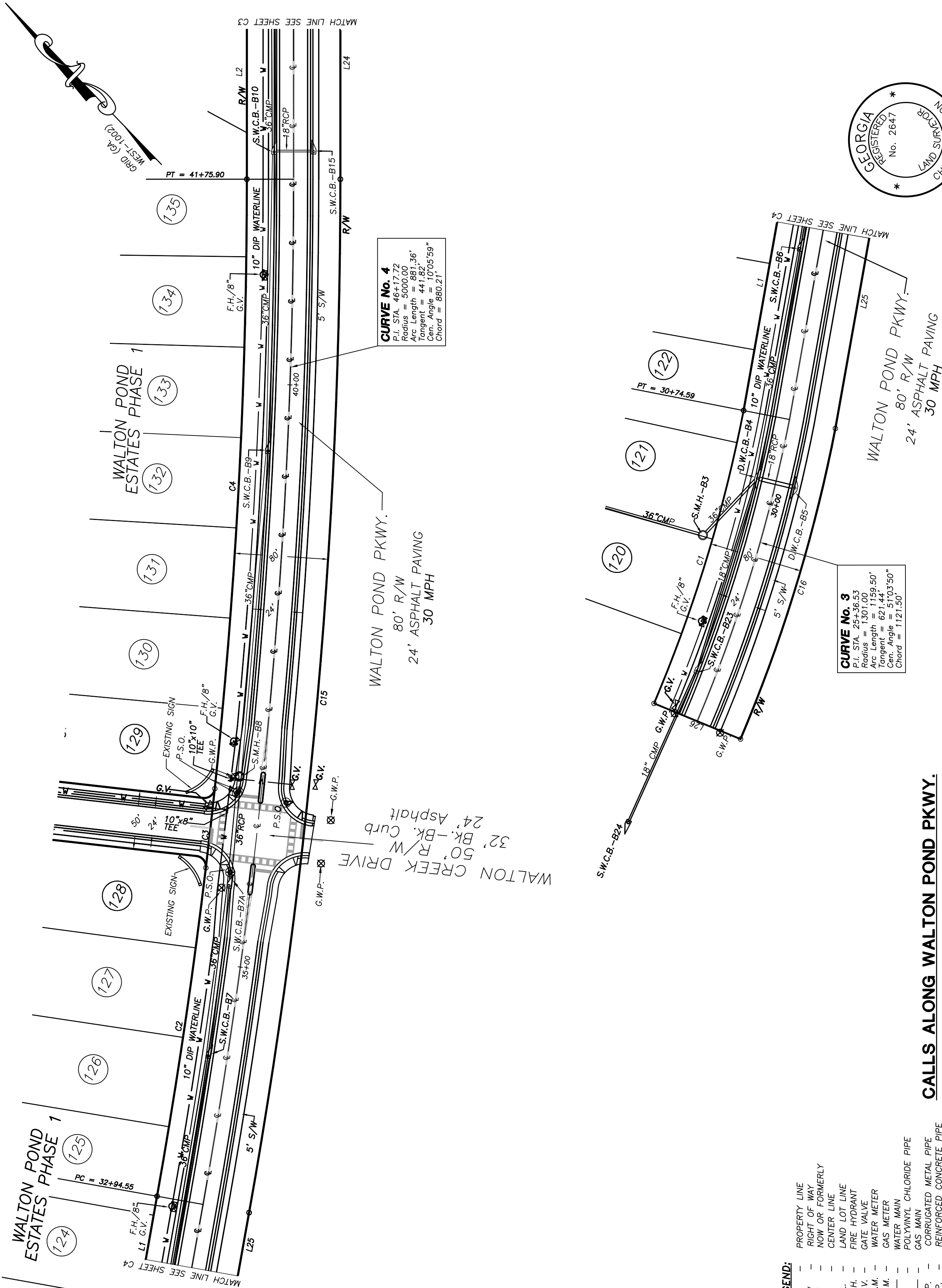
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AS-BUILT PLAT FOR:
WALTON POND PKWY.

NEW HORIZON PARTNERSHIP, LLC

LOCATED IN:
LAND LOTS 156 & 184, 4th LAND DISTRICT, CITY OF LOGANVILLE, WALTON COUNTY, GEORGIA

SHEET NUMBER	4 OF 13
FINAL	
SCALE	1" = 60'
DATE	08 - 07 - 2007
JN.	03-243.07

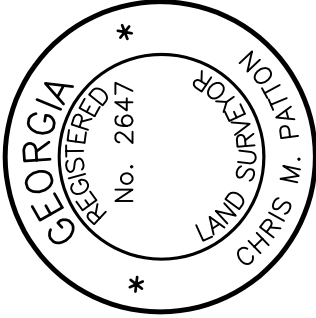


CALLS ALONG WALTON POND PKWY.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1260.49'	262.40'	261.93'	N 61°01'12" E	11°55'40"
C2	4960.00'	283.97'	283.93'	N 52°28'06" E	03°16'49"
C3	4960.00'	68.19'	68.19'	N 50°26'03" E	00°47'16"
C4	4960.00'	522.14'	521.90'	N 47°01'28" E	06°01'54"
C15	5040.00'	888.41'	887.26'	S 49°03'31" W	10°05'59"
C16	1341.00'	278.24'	277.74'	S 61°00'13" W	11°53'17"

LINE	BEARING	DISTANCE
L1	N 54°06'30" E	219.29'
L2	N 44°00'32" E	667.29'
L25	S 54°06'35" W	220.62'
L26	N 23°36'05" W	80.00'

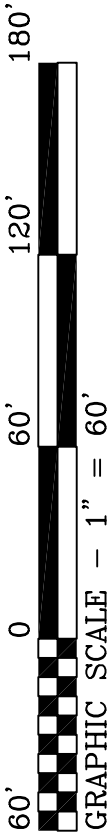
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CALLS ALONG COMMONS DRIVE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C7	170.00'	24.63'	24.60'	N 13°41'37" W	08°17'59"
C8	230.00'	22.49'	22.48'	N 15°02'31" W	05°36'10"
C9	170.00'	16.62'	16.62'	S 15°02'31" E	05°36'10"
C10	230.00'	33.32'	33.29'	S 13°41'37" E	08°17'59"

LINE	BEARING	DISTANCE
L6	N 09°32'37" W	230.13'
L7	N 17°50'36" W	502.68'
L8	N 12°14'26" W	225.64'
L9	N 57°44'04" W	28.53'
L10	N 76°46'17" E	100.01'
L11	S 32°15'56" W	28.04'
L12	S 12°14'26" E	227.37'
L13	S 17°50'36" E	502.68'
L14	S 09°32'37" E	230.13'

LEGEND:

P/L

PROPERTY LINE

R/W

RIGHT OF WAY

N/F

NOW OR FORMERLY

C/L

CENTER LINE

L.L.L.

LAND LOT LINE

F.H.

FIRE HYDRANT

G.V.

GATE VALVE

W.M.

WATER METER

G.M.

GAS METER

W

WATER MAIN

PVC

POLYVINYL CHLORIDE PIPE

G

GAS MAIN

C.M.P.

CORRUGATED METAL PIPE

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STORM DRAIN MANHOLE

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BACK OF CURB

H.W.

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OUTLET CONTROL STRUCTURE

S.S.M.H.

SANITARY SEWER MANHOLE

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SINGLE WING CATCH BASIN

D.W.C.B.

DOUBLE WING CATCH BASIN

W.M.S.O.

WATER MAIN STUB OUT

P.O.B.

POINT OF BEGINNING

A.C.M.P.

ASPHALT COATED METAL PIPE

D.I.P.

DUCTILE IRON PIPE

GRPD (GA WEST-1002)

CURVE No. 3
P.I. STA. 10+74.31
Radius=200.00'
Arc Length=19.56'
Tangent=9.79'
Cen. Angle=05°36'10"
Chord=19.55'

CURVE No. 2
P.I. STA. 5+47.38
Radius=200.00'
Arc Length=28.97'
Tangent=14.51'
Cen. Angle=08°17'59"
Chord=28.95'

COMMONS DRIVE
60' R/W
24' ASPHALT PAVING
30 MPH

BAKER CARTER ROAD
80' R/W
ASPHALT PAVING

Parton

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REVISIONS:

DATE	COMMENTS	ROAD NAMES	CITY COMMENTS
8-30-07			9-18-07

AS-BUILT PLAT FOR:

BAKER CARTER RD. AND COMMONS DRIVE

LOCATED IN:

LAND LOTS 156 & 184, 4th LAND DISTRICT, CITY OF LOGANVILLE, WALTON COUNTY, GEORGIA

SHEET NUMBER

5 OF 13

FINAL

SCALE

1" = 60'

DATE

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03-243.07

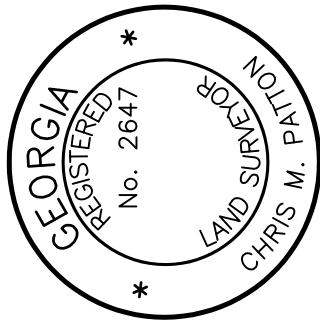
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		9-18-07	CITY COMMENTS

AS-BUILT STORM PROFILES FOR:
BAKER CARTER RD. AND COMMONS DRIVE

NEW HORIZON PARTNERSHIP, LLC

LOCATED IN:
LAND LOTS 156 & 184, 4th LAND DISTRICT, CITY OF LOGANVILLE, WALTON COUNTY, GEORGIA

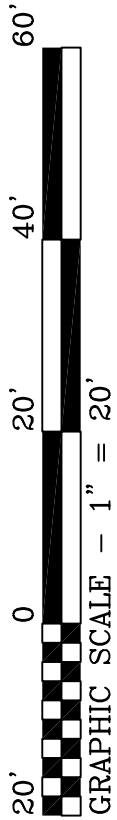
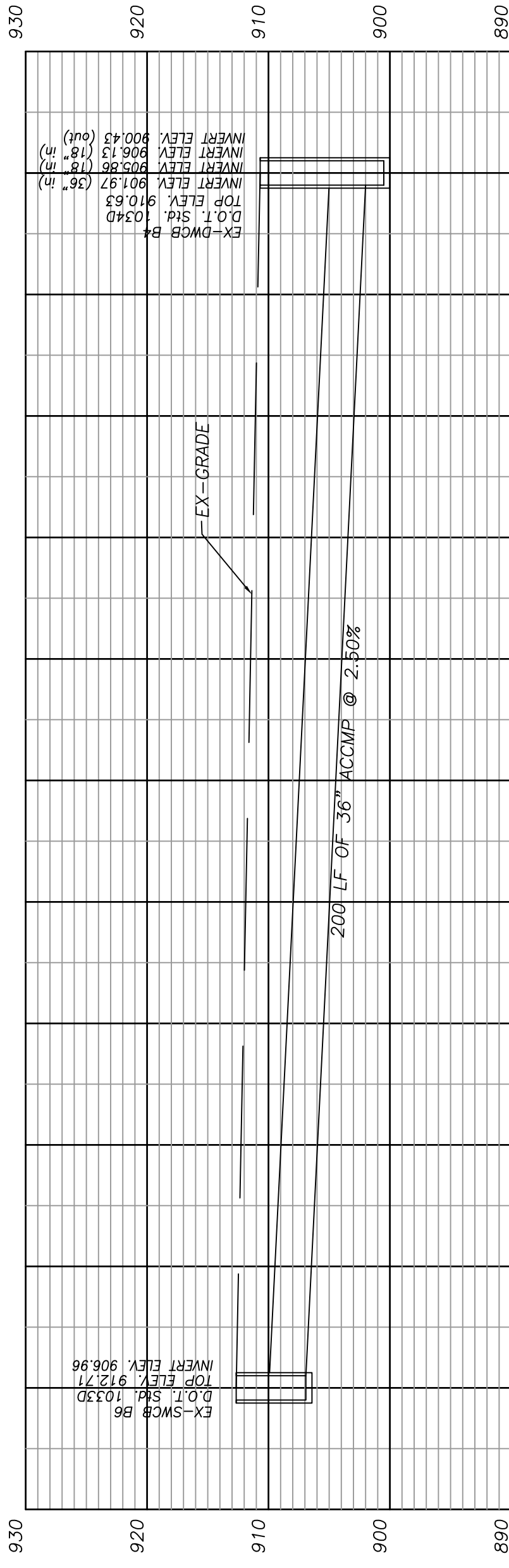
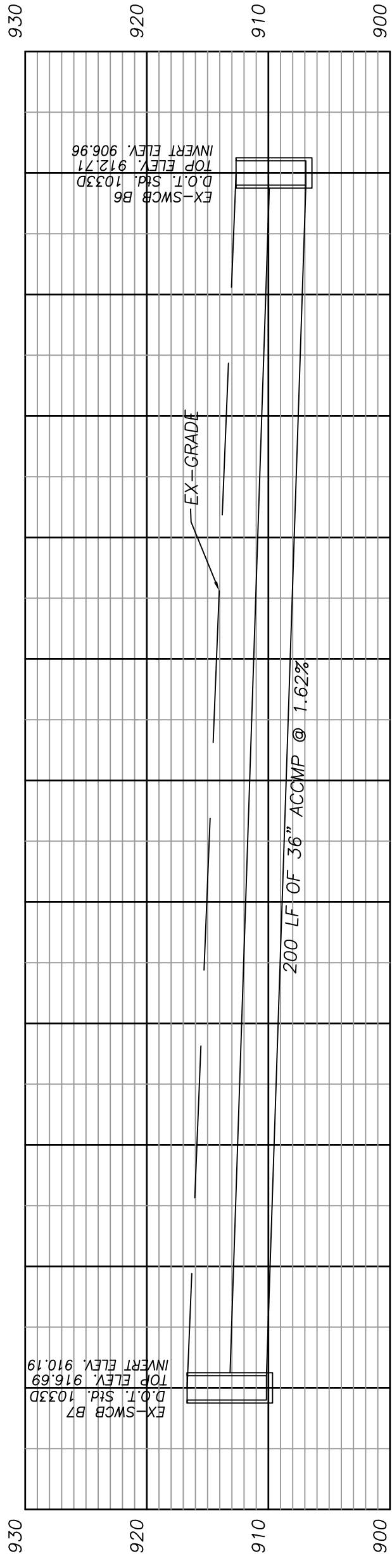
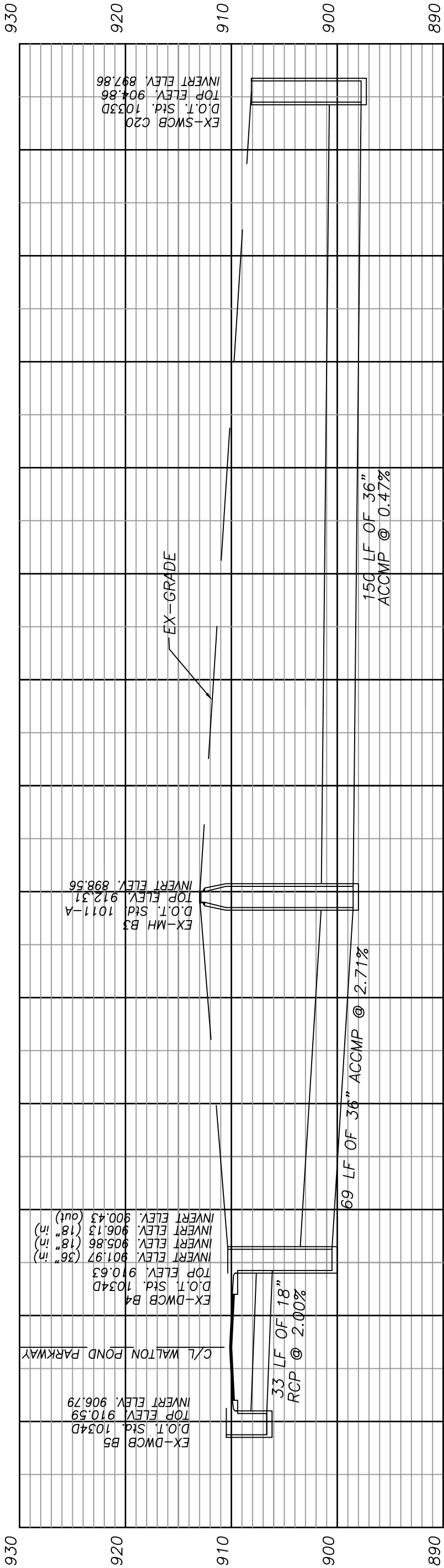
SHEET NUMBER	6	OF 13
FINAL		
SCALE	1" = 20'	
DATE	08 - 07 - 2007	
JN.	03-243.07	



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LOCATED IN:
LAND LOTS 156 & 184, 4th LAND DISTRICT, CITY OF LOGANVILLE, WALTON COUNTY, GEORGIA

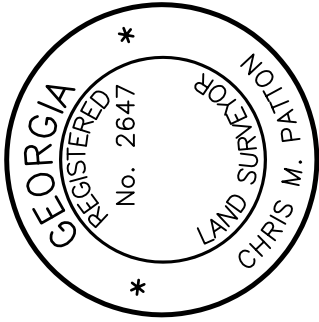
SHEET
NUMBER
7
OF 13

FINAL

SCALE
1" = 20'

DATE
08 - 07 - 2007

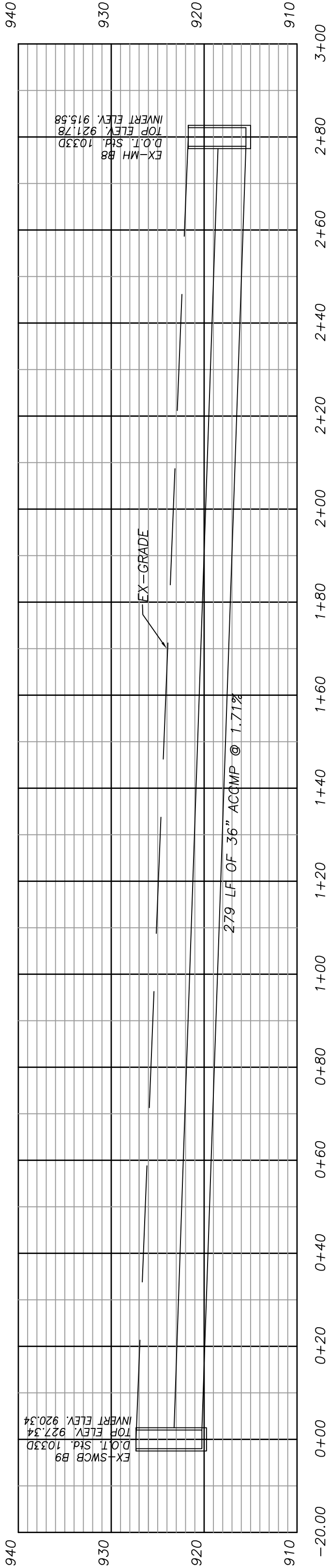
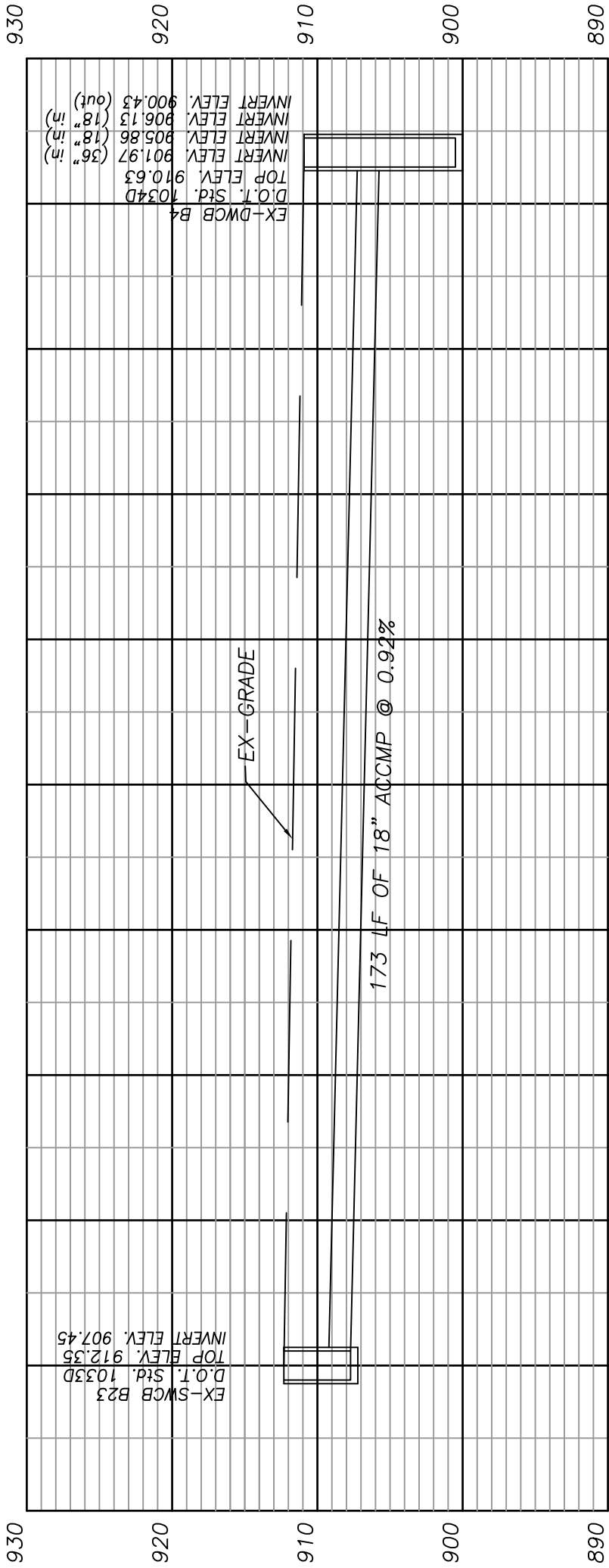
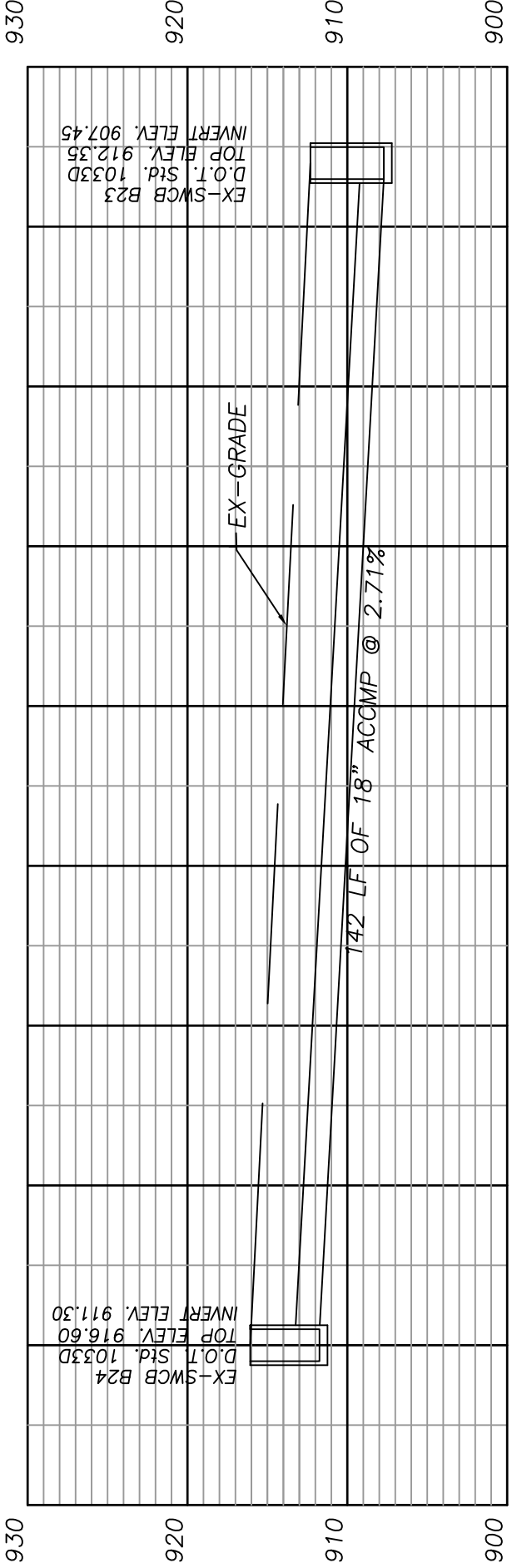
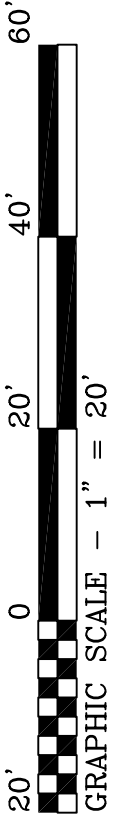
JN.
03-243.07



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CIVIL ENGINEERS

Boyer, Inc.

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FAX (770) 532 - 1995



REVISIONS:		DATE	COMMENTS
		8-30-07	ROAD NAMES
		9-18-07	CITY COMMENTS

AS-BUILT STORM PROFILES FOR:
BAKER CARTER RD. AND COMMONS DRIVE

NEW HORIZON PARTNERSHIP, LLC

LOCATED IN:
LAND LOTS 156 & 184, 4th LAND DISTRICT, CITY OF LOGANVILLE, WALTON COUNTY, GEORGIA

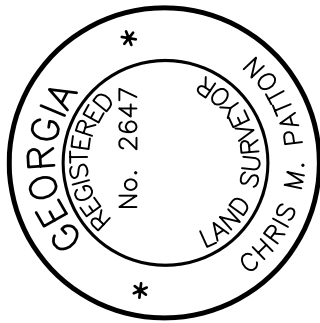
SHEET
NUMBER
8
OF 13

FINAL

SCALE
1" = 20'

DATE
08 - 07 - 2007

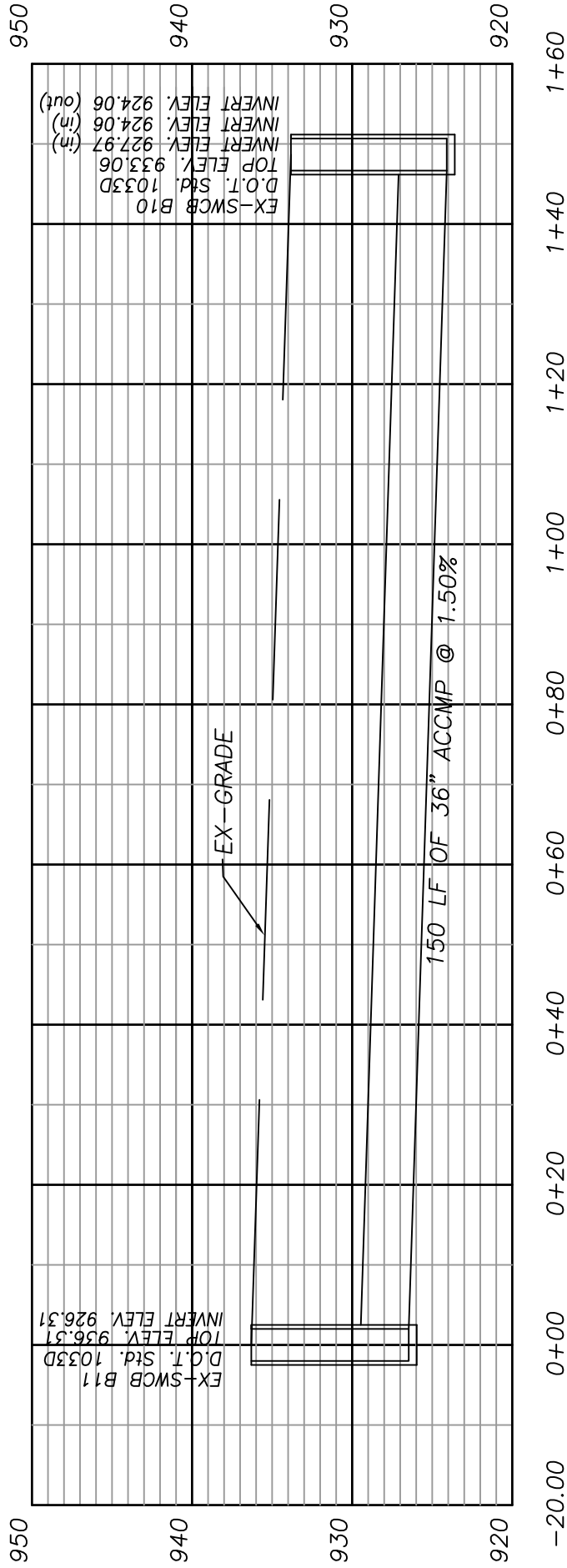
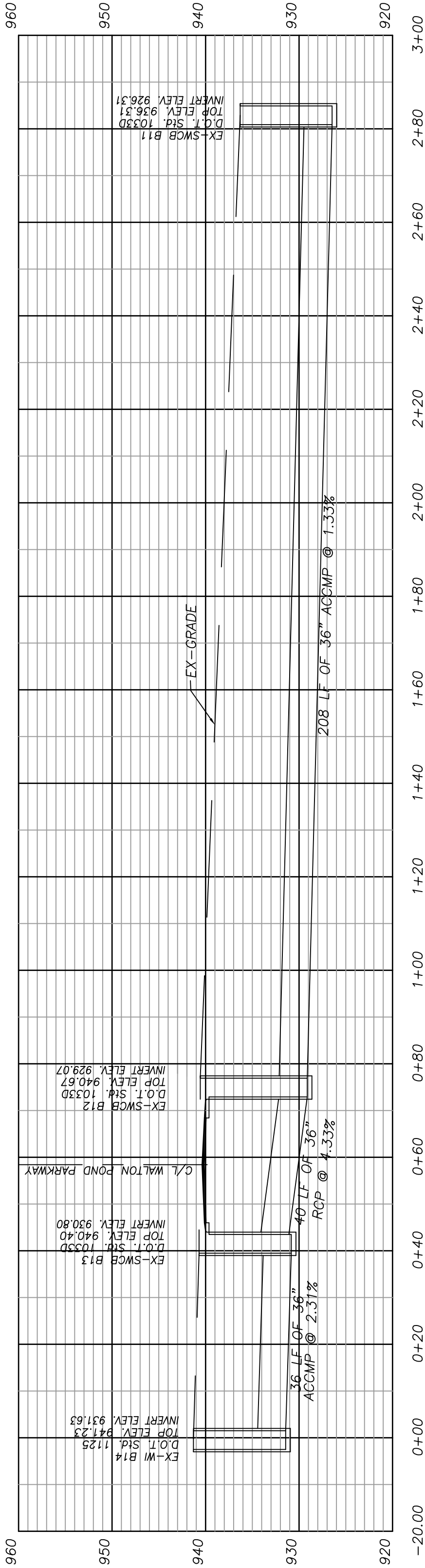
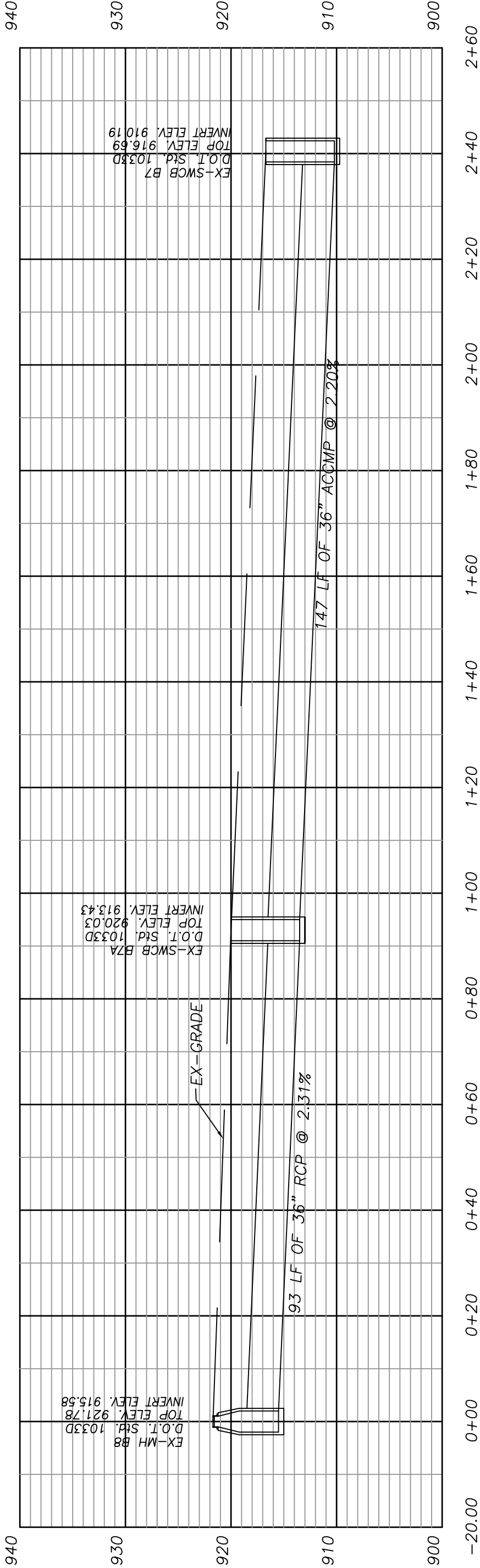
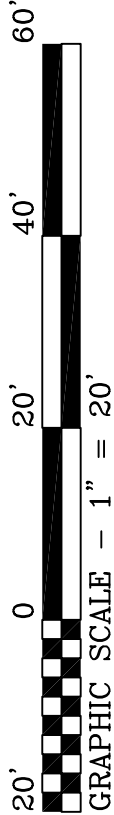
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AS-BUILT STORM PROFILES FOR:
BAKER CARTER RD. AND COMMONS DRIVE

NEW HORIZON PARTNERSHIP, LLC

LOCATED IN:
LAND LOTS 156 & 184, 4th LAND DISTRICT, CITY OF LOGANVILLE, WALTON COUNTY, GEORGIA

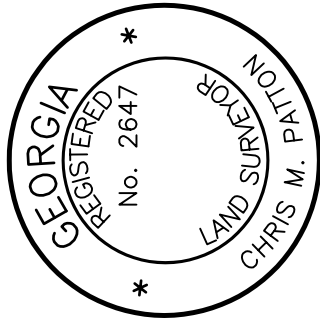
SHEET
NUMBER
10
OF 13

FINAL

SCALE
1" = 20'

DATE
08 - 07 - 2007

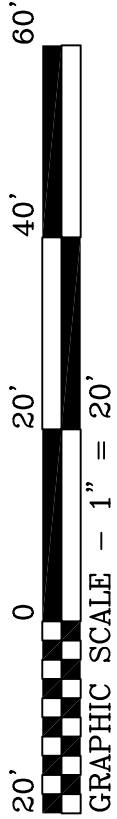
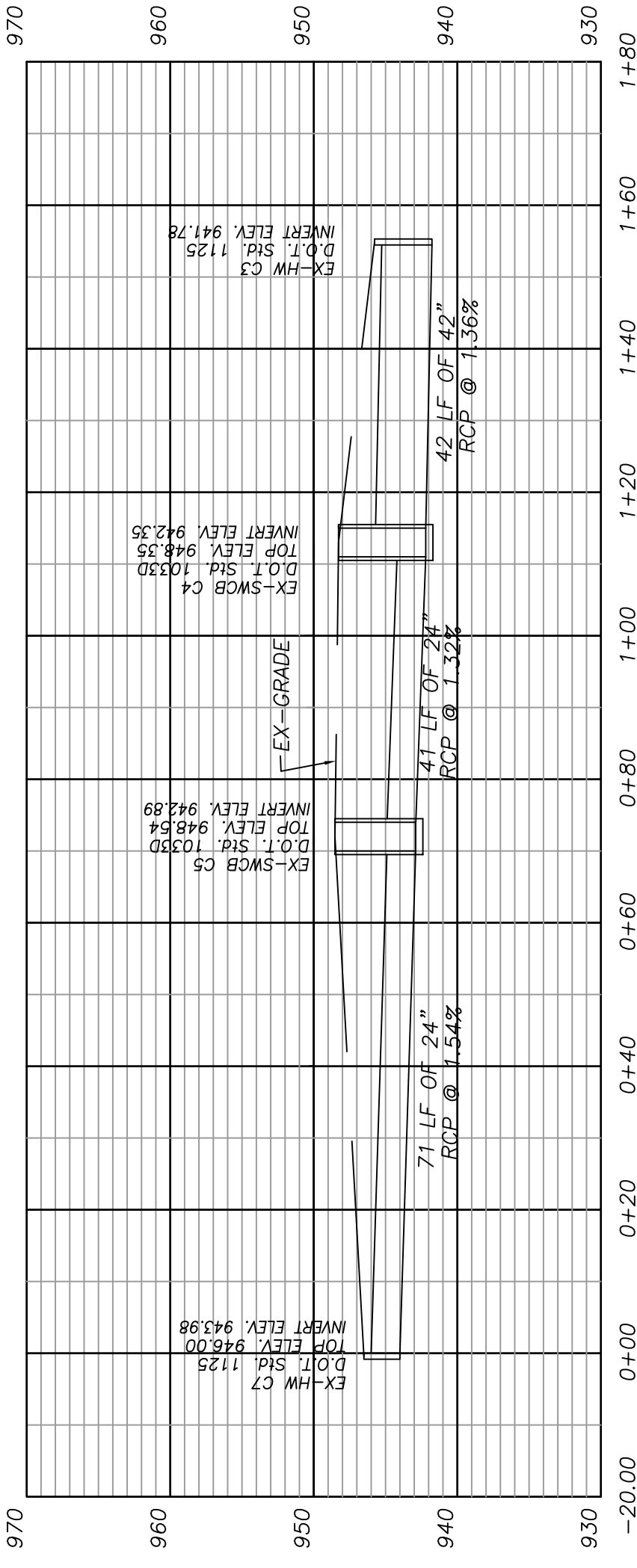
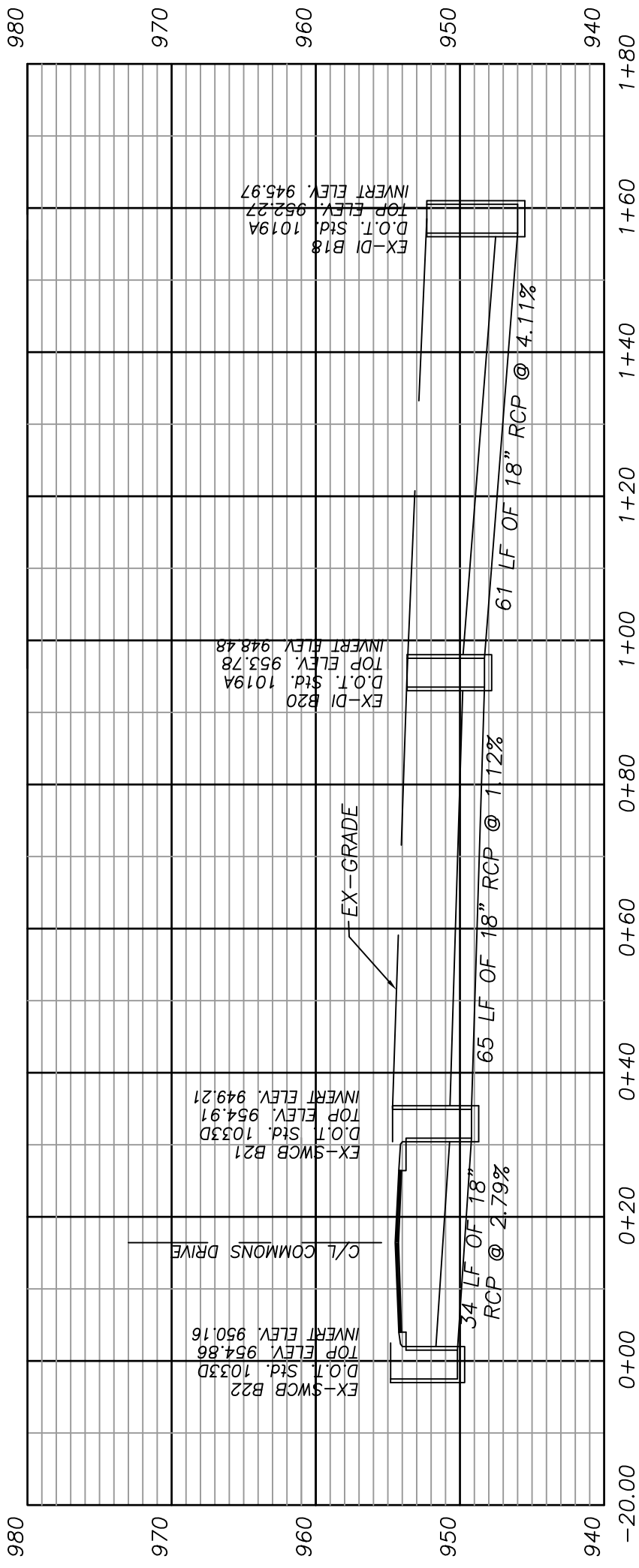
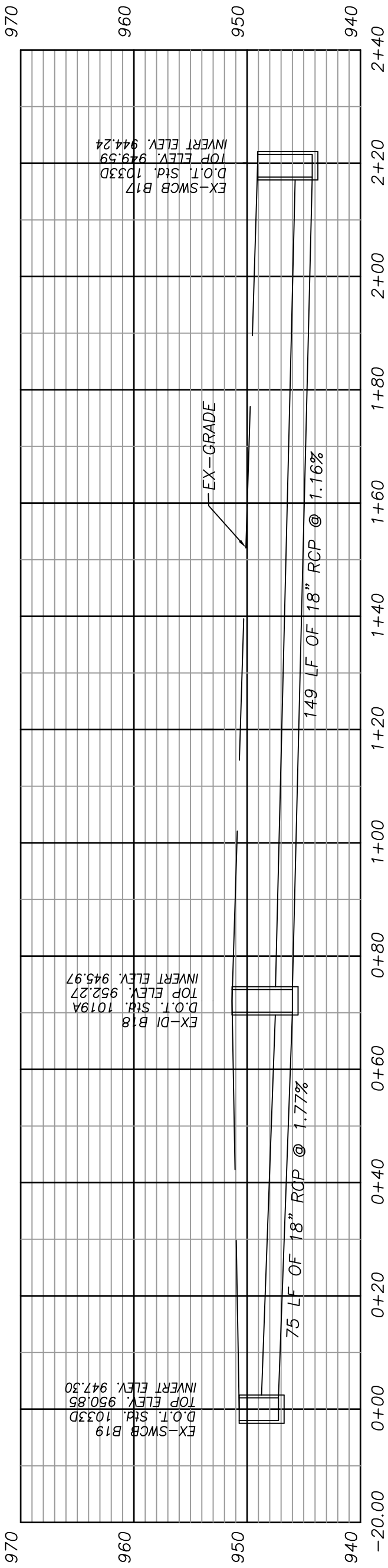
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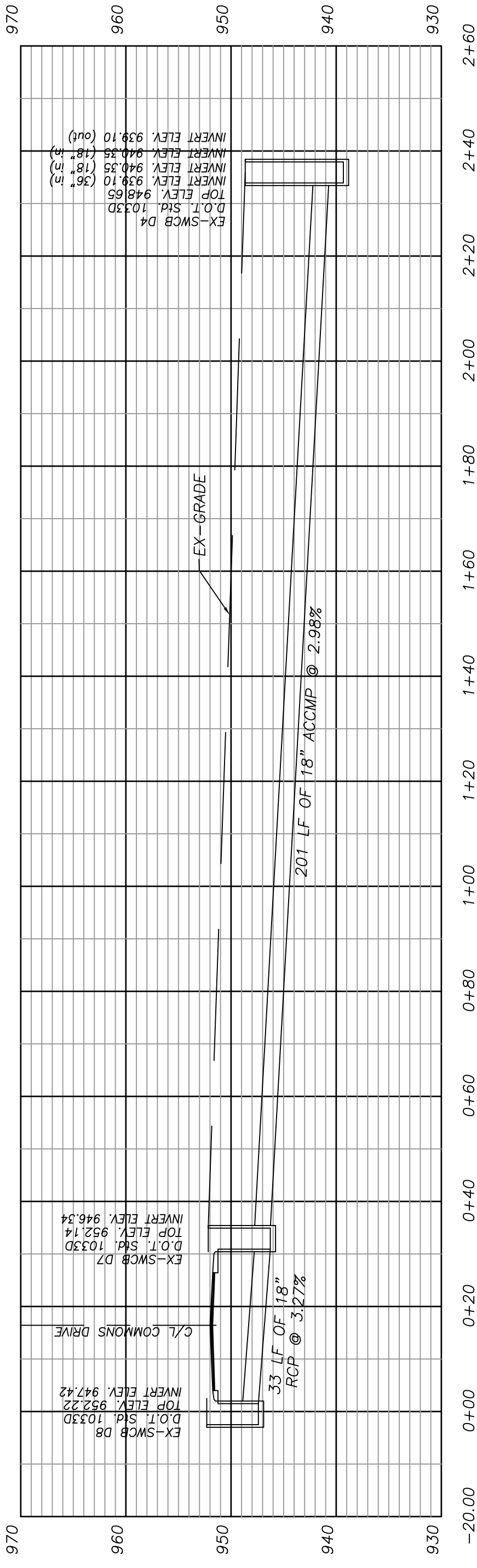
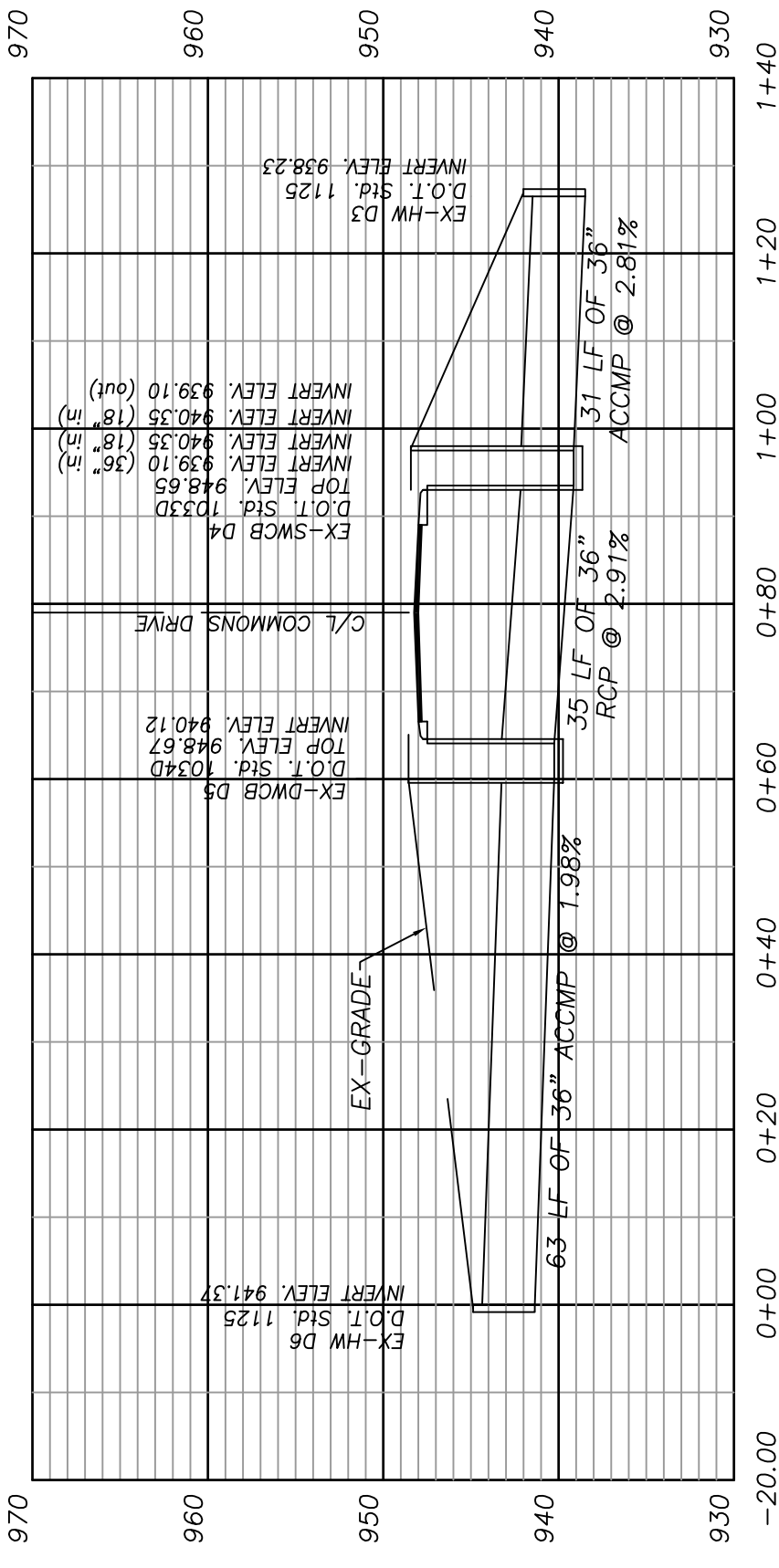
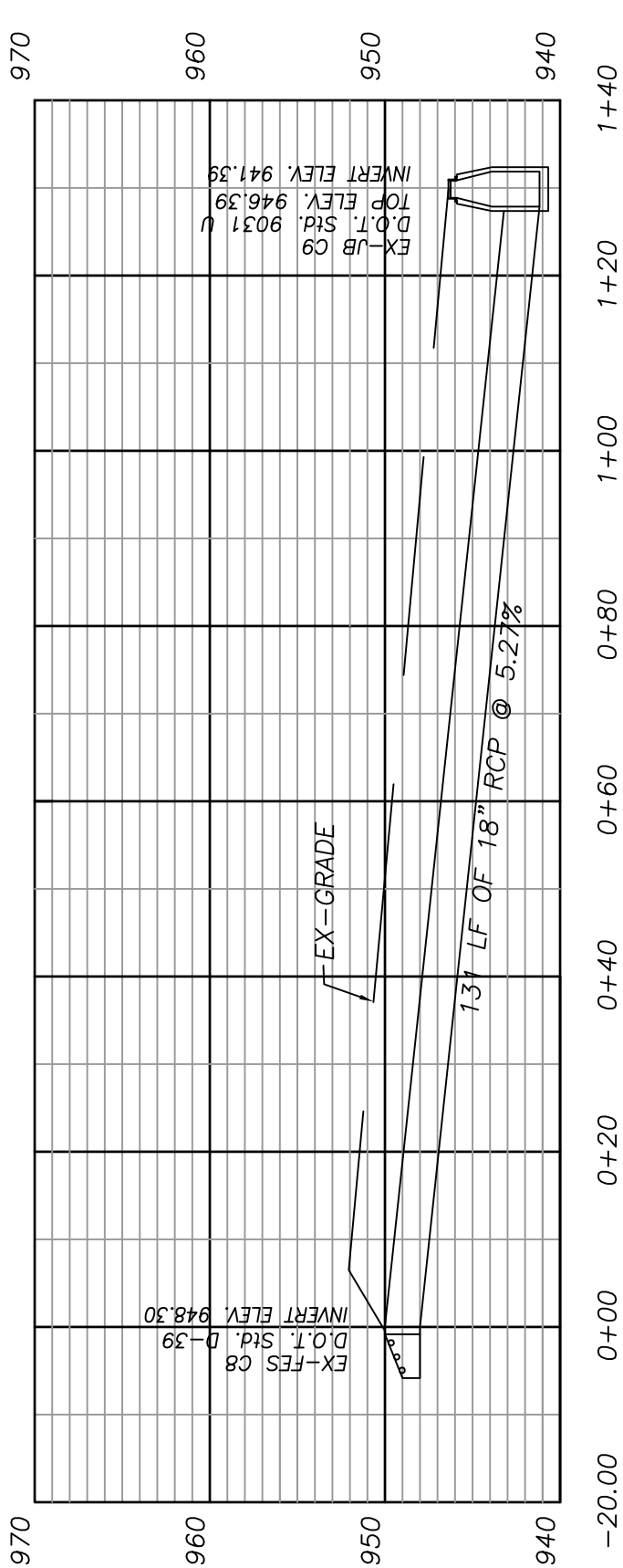
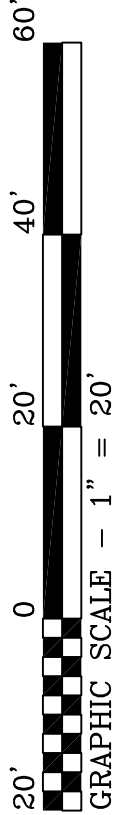
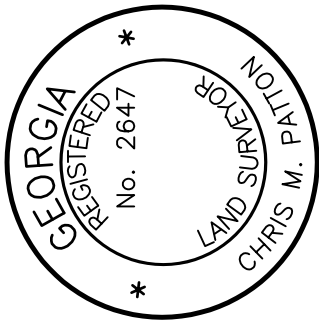
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REVISIONS:		COMMENTS	ROAD NAMES	CITY COMMENTS
DATE			8-30-07	9-18-07

AS-BUILT STORM PROFILES FOR:
BAKER CARTER RD. AND COMMONS DRIVE
NEW HORIZON PARTNERSHIP, LLC
LOCATED IN:
LAND LOTS 156 & 184, 4th LAND DISTRICT, CITY OF LOGANVILLE, WALTON COUNTY, GEORGIA

SHEET NUMBER	11	OF 13
FINAL		
SCALE	1" = 20'	
DATE	08 - 07 - 2007	
JN.	03-243.07	



REVISIONS:		DATE	COMMENTS
		8-30-07	ROAD NAMES
		9-18-07	CITY COMMENTS

AS-BUILT STORM PROFILES FOR:
BAKER CARTER RD. AND COMMONS DRIVE

NEW HORIZON PARTNERSHIP, LLC

LOCATED IN:
LAND LOTS 156 & 184, 4th LAND DISTRICT, CITY OF LOGANVILLE, WALTON COUNTY, GEORGIA

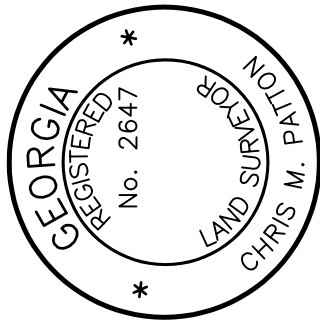
SHEET
NUMBER
12 OF 13

FINAL

SCALE
1" = 20'

DATE
08 - 07 - 2007

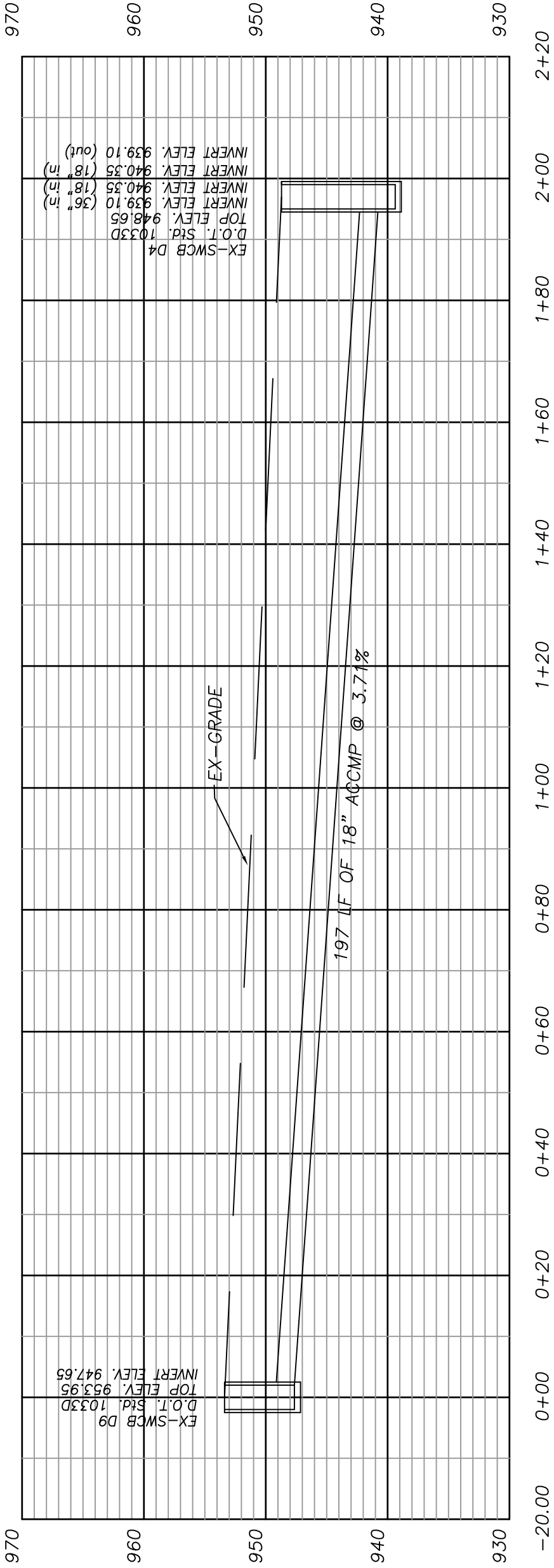
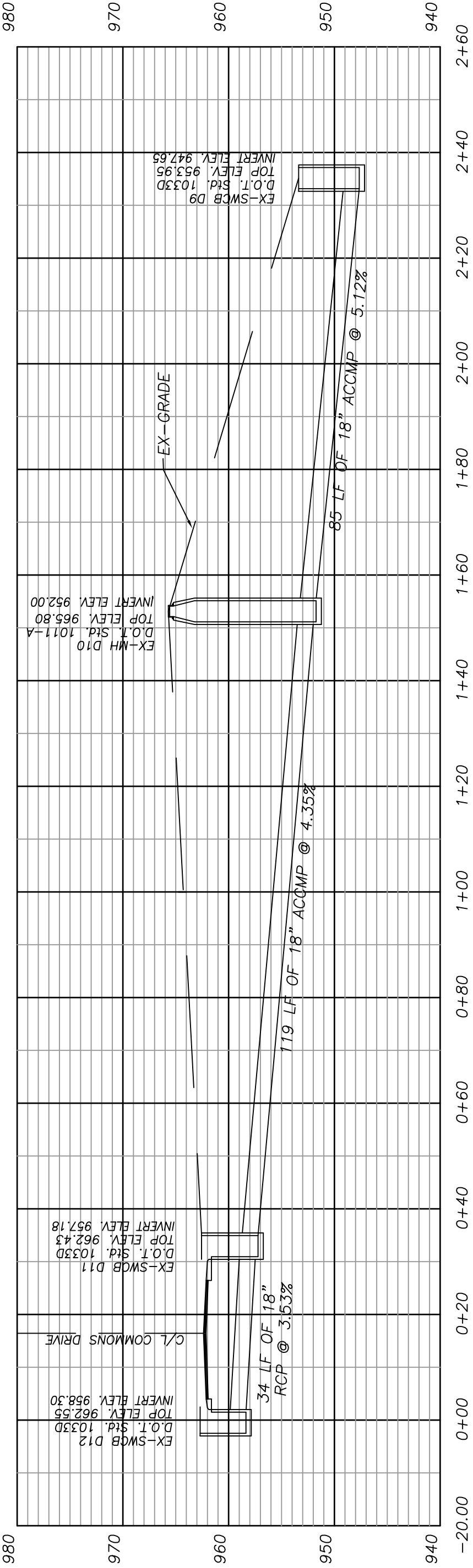
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REVISIONS:		DATE	COMMENTS
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		9-18-07	CITY COMMENTS

AS-BUILT SANITARY PROFILES FOR:
BAKER CARTER RD. AND COMMONS DRIVE

NEW HORIZON PARTNERSHIP, LLC

LOCATED IN:
LAND LOTS 156 & 184, 4th LAND DISTRICT, CITY OF LOGANVILLE, WALTON COUNTY, GEORGIA

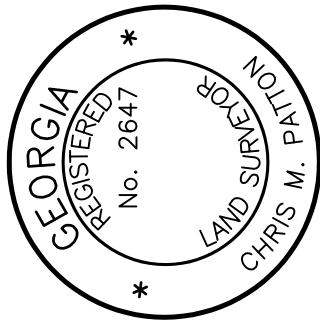
SHEET
NUMBER
13
OF 13

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SCALE
1" = 20'

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