

Type: PLAT FILED
 Recorded: 3/5/2021 2:48:00 PM
 Fee Amt: \$80.00 Page 1 of 8
 Fayette, Ga. Clerk Superior Court
 Sheila Studdard Clerk of Court

Participant ID: 4759818338

BK 100 PG 517 - 524

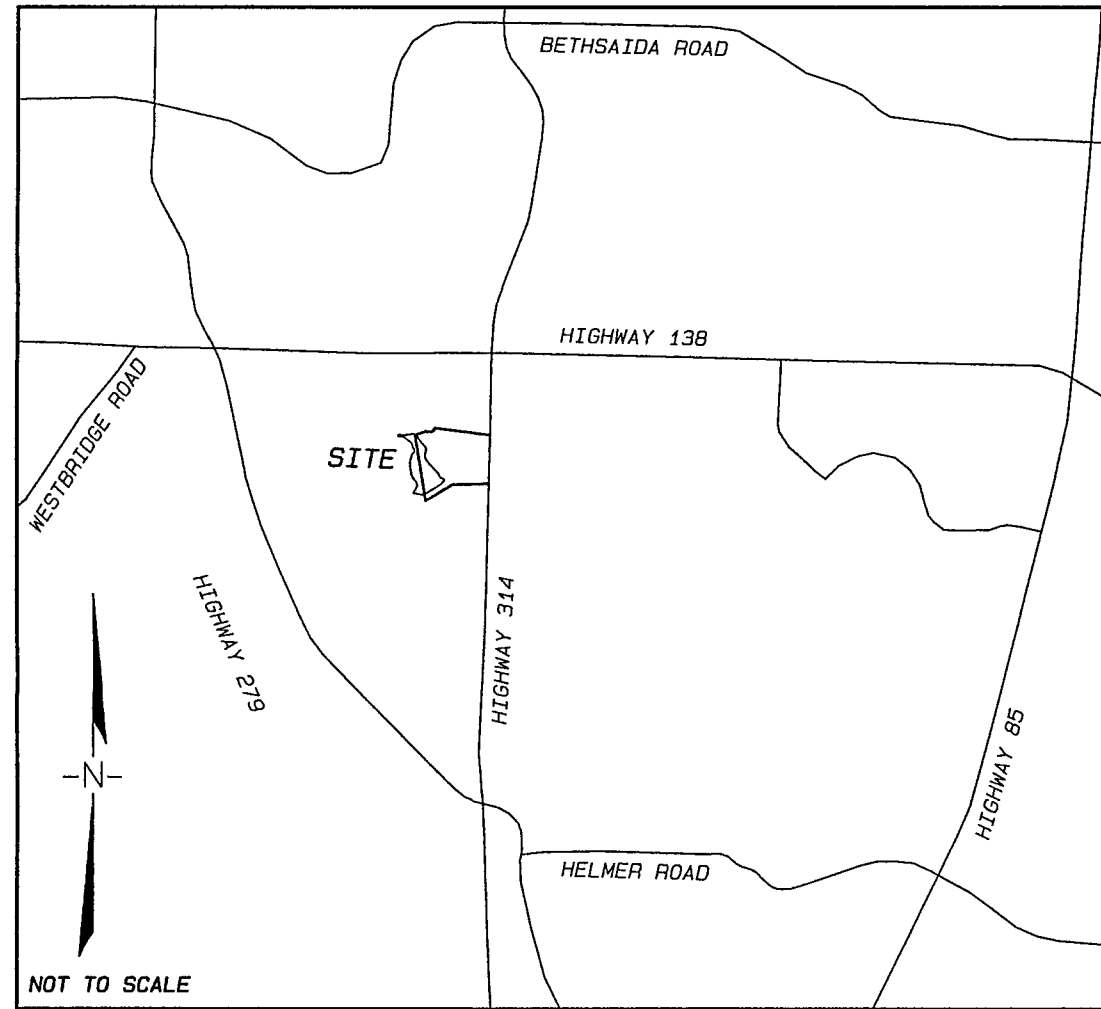
MAJOR FINAL PLAT OF FAIRBROOK

PARCEL NUMBER 1306 127

REFERENCE CONSTRUCTION PLANS FOR FAIRBROOK
 PREPARED FOR DON BRENT, LLC BY HOVEY AND ASSOCIATES, INC.
 LAST REVISED 07/03/2018

CURRENT OWNER:
 DON BRENT, LLC PER DEED BOOK 4648, PAGES 542-545,
 DATED AUGUST 25, 2017 AND RECORDED AUGUST 28, 2017

RESERVED FOR THE CLERK
 OF SUPERIOR COURT



OWNER/DEVELOPER
 DON BRENT, LLC
 270 NORTH JEFF DAVIS DRIVE
 FAYETTEVILLE, GA 30214
 (770) 461-0475

- LEGEND**
- CA - CONTIGUOUS AREA
 - M.F.F.E. - MINIMUM FINISHED FLOOR ELEVATION
 - N/F - NOW OR FORMERLY
 - CMP - CORRUGATED METAL PIPE
 - RCP - REINFORCED CONCRETE PIPE
 - DWCB - DOUBLE WING CATCH BASIN
 - SWCB - SINGLE WING CATCH BASIN
 - JB - JUNCTION BOX
 - DI - DROP INLET
 - HW - HEADWATER
 - SQ. FT. - SQUARE FEET
 - D.E. - DRAINAGE EASEMENT
 - A.E. - ACCESS EASEMENT
 - L/P - LIGHT POLE
 - H.W. - HEADWATER
 - ⊗ - POWER STUB OUT
 - ⊙ - WATER METER
 - ⊕ - FIRE HYDRANT
 - ⊕ - WATER VALVE
 - W- - WATER LINE

OWNER'S CERTIFICATE
 WE, THE UNDERSIGNED OWNER(S) AND /OR MORTGAGEE(S) OF THE
 FAIRBROOK SUBDIVISION, HEREBY OFFER TO DEDICATE AND/OR RESERVE
 FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS AND OTHER GROUND
 SHOWN ON THIS PLAT.

OWNER/MORTGAGEE _____ DATE _____

ALL PROPERTY CONTAINED WITHIN THE RIGHT-OF-WAY OF ALL
 NEW STREETS AND ALL EXISTING STREETS ADJACENT TO THE
 SUBDIVISION AS INDICATED HEREON, ARE HEREBY DEEDED TO
 FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF
 GEORGIA, AT NO COSTS TO FAYETTE COUNTY UPON RECORDATION
 OF SAID MAJOR FINAL PLAT WITH THE FAYETTE COUNTY CLERK
 OF SUPERIOR COURT.

STORMWATER MANAGEMENT INSPECTION AND MAINTENANCE
 THE PROPERTY CONVEYED HEREIN IS SUBJECT TO THE RESTRICTIVE COVENANTS OF THE
 FAIRBROOK HOMEOWNERS ASSOCIATION AND AN INSPECTION AND MAINTENANCE AGREEMENT
 FOR STORMWATER MANAGEMENT CONTROLS RECORDED IN DEED BOOK _____ PAGES _____
 FAILURE TO SATISFY THE INSPECTION AND MAINTENANCE REQUIREMENTS OF THE ABOVE-
 REFERENCED AGREEMENT MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY, INCLUDING
 BUT NOT LIMITED TO, JUDGEMENT LIENS AGAINST THE PROPERTY OWNERS AND/OR
 HOMEOWNERS ASSOCIATION. THE INSPECTION AND MAINTENANCE AGREEMENT IS RECORDED
 WITH THE CLERK OF COURTS. A COPY OF THE AGREEMENT IS AVAILABLE AT THE FAYETTE
 COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT.

AREA SUMMARY
 TOTAL AREA - 26.27 +/- ACRES
 ACRES IN LOTS (17 TOTAL) - 17.17 +/- ACRES
 ACRES IN COMMON AREAS - 6.75 +/- ACRES
 ACRES IN RIGHT OF WAY - 2.35 +/- ACRES
 NO SEPARATE TRACTS CREATED FOR STORMWATER MANAGEMENT.
ZONING AND SETBACKS
 ZONED: R-40 (PER FAYETTE COUNTY GIS)
 SETBACKS:
 FRONT = 40' (MINOR THOROUGHFARE)
 60' (ARTERIAL AND COLLECTOR)
 SIDE = 15'
 REAR = 30'
 MINIMUM LOT SIZE: 1 ACRE (43,560 SQ. FT.)
 MINIMUM FLOOR AREA: 1500 SQ. FT.
 MINIMUM WIDTH AT BUILDING LINE: 125'

APPROVALS:

THIS PLAT HAS BEEN REVIEWED BY A REPRESENTATIVE OF THE FAYETTE COUNTY HEALTH
 DEPARTMENT AND BASED ON SOILS INFORMATION, THE LAY OF THE LAND, ETC., THIS LAND
 APPEARS SUITABLE FOR THE INSTALLATION OF SEPTIC TANKS AND DRAINFIELDS. HOWEVER,
 EACH LOT MUST BE INSPECTED TO DETERMINE THE LOCATION OF HOUSE, STYLE OF HOUSE,
 ETC. BEFORE FINAL APPROVAL CAN BE ISSUED.

[Signature] 3/4/21
 ENVIRONMENTAL HEALTH SPECIALIST DATE

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT:

[Signature] 3/4/21
 ENVIRONMENTAL MANAGEMENT DATE

APPROVED BY FAYETTE COUNTY ENGINEERING DEPARTMENT

[Signature] 3/4/21
 COUNTY ENGINEER DATE

APPROVED BY FAYETTE COUNTY PLANNING COMMISSION

[Signature] 3/4/2021
 PLANNING COMMISSION SECRETARY DATE

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR

[Signature] 2/26/2021
 ZONING ADMINISTRATOR DATE

APPROVED BY FAYETTE COUNTY FIRE MARSHAL

[Signature] 03/04/2021
 FIRE MARSHAL DATE

CLOSURE DATA
 FIELD CLOSURE = 1" : 42,060+
 ANGLE POINT ERROR = < 1"
 EQUIPMENT USED: EDM AND THEODOLITE
 ADJUSTMENT METHOD: NONE
 PLAT CLOSURE = 1" : 788,877

NOTES:

- 1) THIS SURVEY WAS AUTHORIZED BY BRENT SCARBROUGH & CO. INC.
- 2) ACCORDING TO THE FAYETTE COUNTY GIS (GPUBLIC.NET), THIS PROPERTY DOES NOT LIE WITHIN A GROUND WATER RECHARGE AREA
- 3) ACCORDING TO THE FAYETTE COUNTY GIS, BY GRAPHIC SCALING, THERE ARE NO WETLANDS OR STATE WATERS LOCATED ON THE RESIDENTIAL BUILDABLE LOTS OF FAIRBROOK. WETLANDS SHOWN ADJACENT TO EXISTING LAKE TAKEN FROM CONSTRUCTION PLANS BY HOVEY AND ASSOCIATES, AND ARE NOTED AS BEING DELINEATED BY APPLIED ENVIRONMENTAL SCIENCES.
- 4) FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE, OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN, OR THE LACK OF ONE INDICATED ON THIS PLAT.
- 5) WATER TO BE PROVIDED BY FAYETTE COUNTY WATER.
- 6) SEWERAGE TO BE PROVIDED BY AN ON-SITE SEPTIC SYSTEM
- 7) EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.30 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.
- 8) PRELIMINARY PLAT OF FAIRBROOK APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION ON 02/15/2018.
- 9) THE 100 YEAR DETENTION POND FLOOD ELEVATIONS WERE CALCULATED AND PROVIDED BY HOVEY AND ASSOCIATES, AND BASED ON AS-BUILT CONDITIONS ON 12-21-2020. W.D. GRAY AND ASSOCIATES DID NOT PARTICIPATE IN THE ESTABLISHMENT OF THESE ELEVATIONS.
- 10) PER CONSTRUCTION PLANS PREPARED BY HOVEY AND ASSOCIATES, SIGHT DISTANCE EXCEEDS 1,000' IN BOTH DIRECTIONS.
- 11) UNLESS OTHERWISE NOTED, ALL LOT CORNERS SET ARE 1/2" REBARS WITH CAPS STAMPED "LSF 0701". MONUMENTS ARE NOT SET AT THE PC OR PT OF CURVES, UNLESS SAID POINT IS ALSO A LOT CORNER.
- 12) SUBDIVISION BENCHMARK IS A MAGNAIL SET IN THE TOP OF CATCH BASIN B-3, ELEVATION 902.91'
- 13) WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
- 14) LOTS 5, 6, 7, 8, AND 9 EITHER CONTAIN OR ARE ADJACENT TO A SPECIAL FLOOD HAZARD AREA IDENTIFIED IN THE FAYETTE COUNTY 2013 LIMITED DETAIL FLOOD STUDY. FLOOD ELEVATIONS SHOWN ARE FROM A STUDY DONE BY HOVEY AND ASSOCIATES BASED ON THE AS-BUILT CONCRETE SPILLWAY, AND DIFFER FROM THE FAYETTE COUNTY 2013 LIMITED DETAIL FLOOD STUDY.
- 15) WATERLINE IN RIGHT-OF-WAY SHOWN PER PROVIDED CONSTRUCTION DRAWINGS AND LIMITED MARKINGS MADE BY OTHERS. THIS OFFICE DID NOT INDEPENDENTLY INVESTIGATE, NOR DOES IT GUARANTEE THE ACCURACY OF THE WATER LINE SHOWN HEREON.
- 16) TOTAL LENGTH OF NEW STREETS IS 1,545 +/- LINEAR FEET.
- 17) 100 YEAR HEADWATER ELEVATIONS ARE SHOWN PER THE REFERENCED PLANS. AS-BUILT INFORMATION FOR THE STORM SYSTEM SHOULD BE EVALUATED/VERIFIED BY THE DESIGN ENGINEER.
- 18) THIS PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF GEORGIA POWER COMPANY, RECORDED IN DEED BOOK 5063, PAGES 685-688, THE EASEMENT BEING 10' EACH SIDE OF UNDERGROUND POWERLINES, EQUIPMENT, AND FACILITIES.
- 19) FOR LOT 9, THE BUILDER IS TO DIRECT WATER RUNOFF TO THE WATER QUALITY BASIN #2. THIS INCLUDES ROOF DRAINS, DRIVEWAYS, PATIOS, SIDEWALKS, ETC.
- 20) THIS SUBDIVISION IS SUBJECT TO THE "SHARED LAKE DECLARATION OF EASEMENTS AND COST SHARE COVENANT", RECORDED IN DEED BOOK 4648, PAGES 534-541
- 21) REFERENCE QUIT CLAIM DEED RECORDED IN DEED BOOK 5151, PAGES 246-248 BETWEEN DAVID M. TRAVIS AND LINDA H. TRAVIS, AND DON BRENT, LLC
- 22) REFERENCED WEIR INLET IS TO BE REGULARLY MAINTAINED AND KEPT CLEAR OF DEBRIS OR ANY MATERIAL THAT MAY BLOCK THE NATURAL FLOW OF WATER RUNOFF.
- 23) THE PRODUCTION OF THIS PLAT BY W.D. GRAY AND ASSOCIATES, INC. AND THE STAMP AND SEAL OF THE SURVEYOR THEREOF, DOES NOT EXTEND TO THE SOIL STUDY SHOWN, ADDITIONALLY, THE SAME DOES NOT INTEND TO REPRESENT THE SUITABILITY OF ANY LOT SHOWN TO SUPPORT ANY TYPE OF SEPTIC SYSTEM. IF SUITABILITY OF A SEPTIC SYSTEM IS IN QUESTION, A SOIL SCIENTIST SHOULD BE CONSULTED.
- 24) NO EXISTING BUILDINGS WERE OBSERVED ON THE SUBJECT PROPERTY.

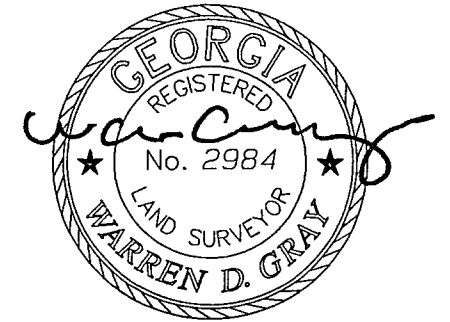
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND INFRASTRUCTURE SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE"; AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

[Signature] 02-26-2021
 WARREN D. GRAY - GEORGIA PLS # 2984 DATE

ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT ACCEPTED ENGINEERING PRACTICES AND DESIGN METHODS WERE USED TO ESTABLISH THE LAYOUT OF THIS DEVELOPMENT; THAT THE STREETS, DRAINAGE STRUCTURES AND OTHER DESIGN FEATURES HAVE BEEN CONSTRUCTED ACCORDING TO THE DEVELOPMENT'S APPROVED CONSTRUCTION DRAWINGS; AND THAT ALL APPLICABLE REQUIREMENTS OF FAYETTE COUNTY'S DEVELOPMENT REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

[Signature] 3/5/2021
 DAVID G. HOVEY - GEORGIA P.E. #18090 DATE



(i) 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 applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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 of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

[Signature] 02-26-2021
 WARREN D. GRAY - GEORGIA PLS # 2984 DATE

W.D. Gray and Associates, Inc.
 land surveyors - planners

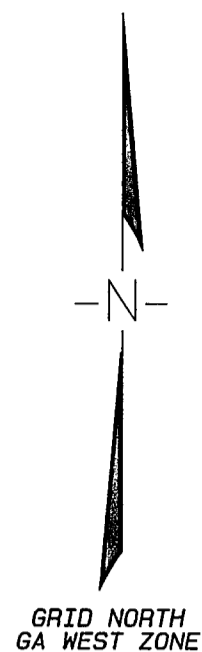
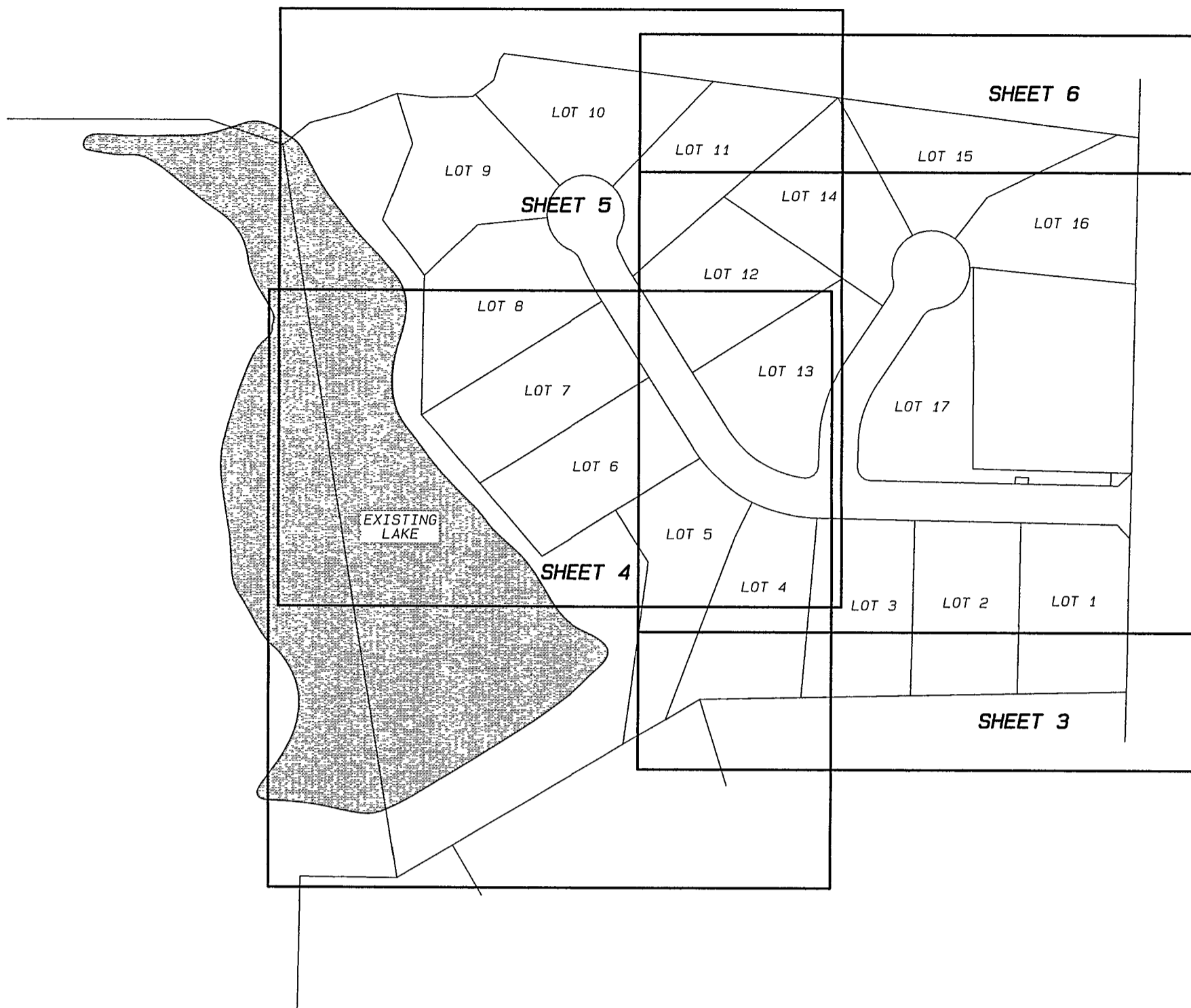
P.O. Box 3847 Peachtree City, GA 30269
 (770) 486-7552 Fax (770) 486-0496
 LSF000701

PREPARED FOR:

DON BRENT L.L.C.

SHEET 1 OF 8	DATE OF SURVEY: 10-15-2020
LAND LOT: 198	DATE OF DRAWING: 10-30-2020
DISTRICT: 13TH	REV. 02-19-2021
FAYETTE COUNTY, GA	JOB NO: 0701064
SCALE: 1" = 50'	

MAJOR FINAL PLAT OF FAIRBROOK



RESERVED FOR THE CLERK
OF SUPERIOR COURT

LEGEND

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STRUCTURES A-1 AND A-2

STRUCTURE	TOP ELEVATION	INVERT IN SIZE/TYPE	INVERT OUT SIZE/TYPE	PIPE LENGTH	PERCENT GRADE
HW A-2			917.72 (TO HW A-1) 18" RCP	130+/-LF	1.79%
HW A-1	915.40 (FROM HW A-2)	18" RCP			

STRUCTURES B-1 THRU B-4, B-6 THRU B-8

STRUCTURE	TOP ELEVATION	INVERT IN SIZE/TYPE	INVERT OUT SIZE/TYPE	PIPE LENGTH	PERCENT GRADE
SWCB B-8	908.95	N/A	903.72 (TO SWCB B-7) 18" CMP	38+/- LF	4.57%
SWCB B-7	907.98	901.88 (FROM SWCB B-9) 24" CMP 901.97 (FROM SWCB B-8) 18" CMP	901.61 (TO SWCB B-6) 24" RCP	33+/-LF	2.09%
SWCB B-6	907.66	900.92 (FROM SWCB B-7) 24" RCP	900.92 (TO DWCB B-4) 24" CMP	126+/-LF	4.18%
DWCB B-4	903.10	895.59 (FROM DI B-5) 24" CMP 895.64 (FROM SWCB B-6) 24" CMP	894.63 (TO DWCB B-3) 36" RCP	33+/-LF	1.75%
DWCB B-3	902.95	894.05 (FROM DWCB B-4) 36" RCP	894.12 (TO JB B-2) 36" CMP	56+/-LF	2.73%
JB B-2	904.03	892.59 (FROM DWCB B-3) 36" CMP	892.06 (TO HW B-1) 42" CMP	101+/-LF	1.27%
HW B-1	890.78 (FROM JB B-2)	42" CMP			

STRUCTURES B-4 AND B-5

STRUCTURE	TOP ELEVATION	INVERT IN SIZE/TYPE	INVERT OUT SIZE/TYPE	PIPE LENGTH	PERCENT GRADE
WI B-5	900.70	SPILL ELEVATION 899.70	896.17 (TO DWCB B-4) 24" CMP	28+/-LF	2.10%
DWCB B-4	903.10	895.59 (FROM DI B-5) 24" CMP 895.64 (FROM SWCB B-6) 24" CMP	894.63 (TO DWCB B-3) 36" RCP	33+/-LF	1.75%

STRUCTURES B-7 AND B-8

STRUCTURE	TOP ELEVATION	INVERT IN SIZE/TYPE	INVERT OUT SIZE/TYPE	PIPE LENGTH	PERCENT GRADE
SWCB B-9	912.35	N/A	908.07 (TO SWCB B-7) 24" CMP	38+/- LF	4.57%
SWCB B-7	907.98	901.88 (FROM SWCB B-9) 24" CMP 901.97 (FROM SWCB B-8) 18" CMP	901.61 (TO SWCB B-6) 24" RCP	33+/-LF	2.09%

STRUCTURES C-1 THRU C-3

STRUCTURE	TOP ELEVATION	INVERT IN SIZE/TYPE	INVERT OUT SIZE/TYPE	PIPE LENGTH	PERCENT GRADE
DWCB C-3	911.20	N/A	905.03 (TO JB C-2) 18" CMP	141+/-LF	9.55%
JB C-2	895.79	891.62 (FROM DWCB C-3) 18" CMP	891.60 (TO HW C-1) 18" CMP	20+/-LF	0.80%
HW C-1		891.44 (FROM JB C-2) 18" CMP			

LINE TABLE

LINE	BEARING	DISTANCE
L1	S43°52'55"E	28.28'
L2	S88°32'07"E	24.86'
L3	S46°07'09"W	28.28'
L4	N88°52'55"W	4.80'
L5	N00°56'46"E	20.15'
L6	N88°52'55"W	20.00'
L7	N01°07'05"E	10.00'
L8	S88°52'55"E	20.00'
L9	S01°07'05"W	10.00'
L10	N01°07'05"E	36.23'
L11	S88°53'46"W	5.77'
L12	S34°11'10"W	22.38'
L13	S01°07'05"W	34.99'
L14	S32°03'53"E	7.62'
L15	S39°41'52"W	10.26'
L16	S15°54'10"W	34.10'
L17	S51°55'49"W	36.12'
L18	S51°55'49"W	5.37'
L19	S88°53'52"W	64.36'
L20	N83°45'01"W	52.14'
L21	S68°02'41"W	75.78'
L22	S75°03'50"W	65.27'
L23	S50°30'08"W	53.53'
L24	S17°27'57"E	80.48'
L25	S20°31'59"W	35.16'

CURVE TABLE

LINE	ARC	CHORD BEARING	RADIUS	CHORD
C1	31.42'	N43°52'55"W	20.00'	28.28'
C2	98.11'	N17°39'07"E	170.00'	96.76'
C3	21.68'	N59°01'27"E	25.00'	21.00'
C4	91.07'	N40°22'45"E	60.00'	82.58'
C5	51.57'	N27°43'41"W	60.00'	50.00'
C6	69.41'	N85°29'32"W	60.00'	65.60'
C7	80.49'	S22°56'08"W	60.00'	74.59'
C8	21.68'	S09°20'40"W	25.00'	21.01'
C9	132.74'	S17°39'07"W	230.00'	130.91'
C10	33.98'	S49°47'52"W	20.00'	30.04'
C11	146.74'	N56°47'36"W	170.00'	142.23'
C12	47.07'	N28°25'13"W	370.00'	47.04'
C13	23.94'	N02°39'31"E	25.00'	23.04'
C14	79.81'	N08°00'56"W	60.00'	74.06'
C15	90.99'	N89°34'01"W	60.00'	82.52'
C16	54.72'	S20°51'58"W	60.00'	52.84'
C17	66.69'	S37°06'04"E	60.00'	63.31'
C18	19.84'	S46°12'43"E	25.00'	19.32'
C19	64.43'	S27°46'20"E	430.00'	64.37'
C20	18.30'	S34°20'38"E	230.00'	18.29'
C21	106.63'	S49°54'17"E	230.00'	105.68'
C22	103.15'	S76°02'03"E	230.00'	102.29'

CENTERLINE LINE AND CURVE TABLE

LINE	CHORD	CHORD BEARING	RADIUS	ARC	DELTA	TANGENT
CL L1	531.75'	N88°52'55"W				
CL C1	190.30'	N60°28'24"W	200.00'	198.33'	56°49'02"	108.18'
CL L2	272.37'	N32°03'53"W				
CL C2	120.30'	N23°24'58"W	400.00'	120.76'	17°17'50"	60.84'
CL L3	86.23'	N01°07'05"E				
CL C3	113.83'	N17°39'07"E	200.00'	115.43'	33°04'05"	59.37'
CL L4	190.56'	N34°11'10"E				

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 13113 C 0037 E, DATED SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA. FLOOD PLAIN SHOWN ON THE PLAT IS BASED ON CONSTRUCTION PLANS AND A STUDY PERFORMED BY HOVEY AND ASSOCIATES.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. SAID PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE UNDERSIGNED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO GUARANTEES, REPRESENTATIONS, OR WARRANTY REGARDING INFORMATION SHOWN HEREON PERTAINING TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, SETBACK LINES, BUFFERS, AND OTHER SIMILAR MATTERS. NO LIABILITY IS ASSUMED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 180-6-.09 THE TERM CERTIFICATION RELATING TO LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11) SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES. BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS, UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND LOCATED. W.D. GRAY AND ASSOCIATES, INC. ASSUMES NO LIABILITY FOR LOSS OR DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES.



W.D. Gray and Associates, Inc.
land surveyors - planners

PREPARED FOR:

DON BRENT L.L.C.

SHEET 2 OF 8

DATE OF SURVEY: 10-15-2020

LAND LOT: 198

DATE OF DRAWING: 10-30-2020

DISTRICT: 13TH

FAYETTE COUNTY, GA

REV. 02-19-2021

SCALE: 1" = 50'

JOB NO: 0701064

P.O. Box 3847 Peachtree City, GA 30269
(770) 486-7552 Fax (770) 486-0496
LSF000701

MAJOR FINAL PLAT OF FAIRBROOK

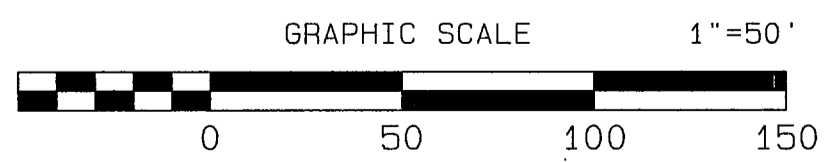
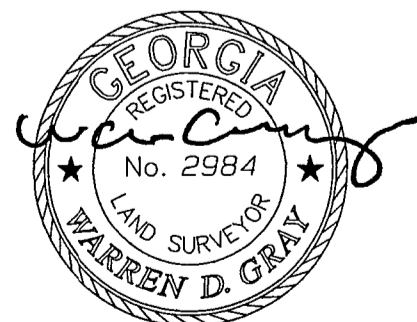
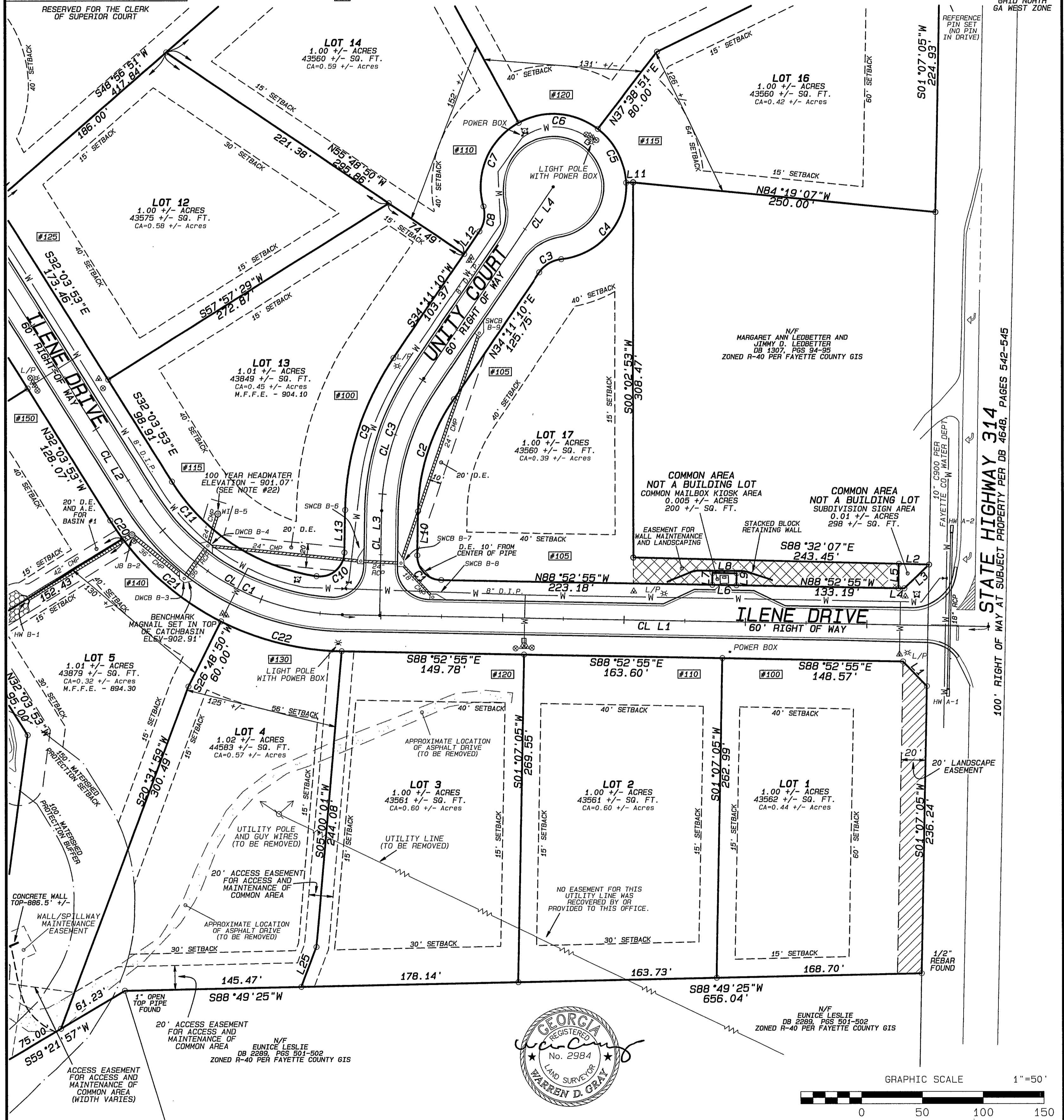
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- EASEMENT FOR WALL MAINTENANCE AND LANDSCAPING
- LANDSCAPE EASEMENT

GRID NORTH
GA WEST ZONE

STATE HIGHWAY 314
100' RIGHT OF WAY AT SUBJECT PROPERTY PER DB 4648, PAGES 542-545



W.D. Gray and Associates, Inc.
land surveyors - planners

PREPARED FOR:
DON BRENT L.L.C.

SHEET 3 OF 8	DATE OF SURVEY: 10-15-2020
LAND LOT: 198	DATE OF DRAWING: 10-30-2020
DISTRICT: 13TH	REV. 02-19-2021
FAYETTE COUNTY, GA	JOB NO: 0701064
SCALE: 1" = 50'	

P.O. Box 3847 Peachtree City, GA 30269
(770) 486-7552 Fax (770) 486-0496
LSF000701

MAJOR FINAL PLAT OF FAIRBROOK

LEGEND

- CA - CONTIGUOUS AREA
- M.F.F.E. - MINIMUM FINISHED FLOOR ELEVATION
- N/F - NOW OR FORMERLY
- CMP - CORRUGATED METAL PIPE
- RCP - REINFORCED CONCRETE PIPE
- DWCB - DOUBLE WING CATCH BASIN
- SWCB - SINGLE WING CATCH BASIN
- JB - JUNCTION BOX
- DI - DROP INLET
- HW - HEADWALL
- SQ. FT. - SQUARE FEET
- D.E. - DRAINAGE EASEMENT
- A.E. - ACCESS EASEMENT
- L/P - LIGHT POLE
- H.W. - HEADWATER
- ⊗ - POWER STUB OUT
- ⊕ - WATER METER
- ⊕ - FIRE HYDRANT
- ⊕ - WATER VALVE
- W- - WATER LINE

GRID NORTH
GA WEST ZONE

FLOOD PLAIN
ELEVATION - 884.65'
ELEVATION PER PROJECT ENGINEER

CA=0.30 +/- ACRES
M.F.F.E. - 887.80

LOT 7
1.00 +/- ACRES
43560 +/- SQ. FT.
CA=0.39 +/- ACRES
M.F.F.E. - 887.80

LOT 13
1.01 +/- ACRES
43849 +/- SQ. FT.
CA=0.45 +/- ACRES
M.F.F.E. - 904.10

LOT 6
1.00 +/- ACRES
43560 +/- SQ. FT.
CA=0.35 +/- ACRES
M.F.F.E. - 894.30

100 YEAR HEADWATER
ELEVATION - 901.07'
(SEE NOTE #22)

LOT 5
1.01 +/- ACRES
43879 +/- SQ. FT.
CA=0.32 +/- ACRES
M.F.F.E. - 894.30

LOT 4
1.02 +/- ACRES
44583 +/- SQ. FT.
CA=0.57 +/- ACRES

FLOOD PLAIN
ELEVATION - 884.65'
ELEVATION PER PROJECT ENGINEER

**COMMON AREA
NOT A BUILDING LOT**
6.74 +/- ACRES
293526 +/- SQ. FT.

EXISTING LAKE
(STATE WATERS)
(SEE NOTE #20)

CONCRETE SPILLWAY
ELEVATION-882.1' +/-

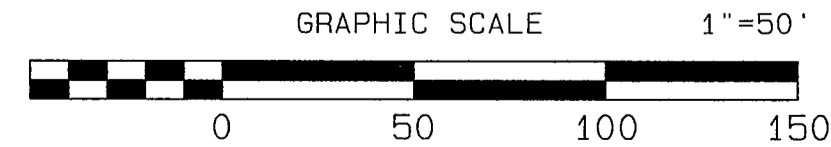
CONCRETE WALL
TOP-886.5' +/-

N/F
EUNICE LESLIE
DB 2289, PGS 501-502
ZONED R-40 PER FAYETTE COUNTY 61S

N/F
EUNICE LESLIE
DB 2289, PGS 501-502
ZONED R-40 PER FAYETTE COUNTY 61S

N/F
DAVID MICHAEL TRAVIS
DB 4036, PGS 639-640
ZONED R-40 PER FAYETTE COUNTY
PLANNING AND ZONING DEPARTMENT

N/F
JANE T. AKIN
DB 3203, PGS 332-334
ZONED R-40 PER FAYETTE COUNTY 61S



W.D. Gray and Associates, Inc.
land surveyors - planners

PREPARED FOR:

DON BRENT L.L.C.

SHEET 4 OF 8

DATE OF SURVEY: 10-15-2020

LAND LOT: 19B

DATE OF DRAWING: 10-30-2020

DISTRICT: 13TH

FAYETTE COUNTY, GA

REV. 02-19-2021

SCALE: 1" = 50'

JOB NO: 0701064

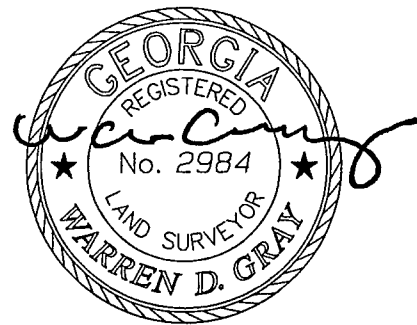
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MAJOR FINAL PLAT OF FAIRBROOK

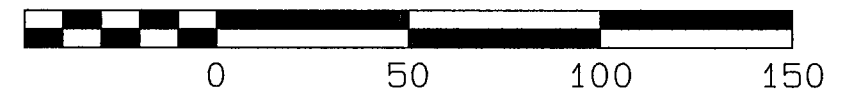
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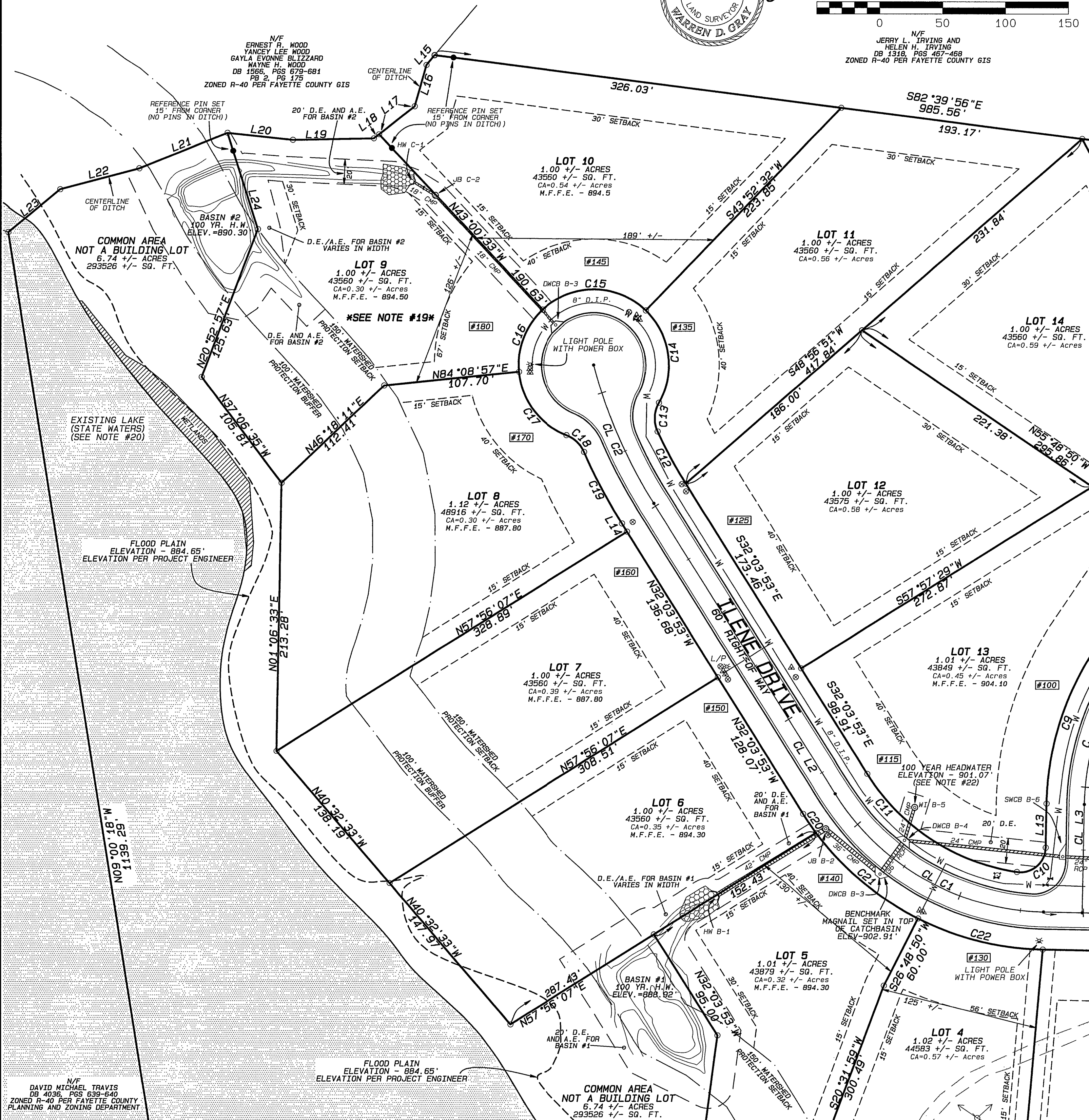
GRID NORTH
GA WEST ZONE

GRAPHIC SCALE 1"=50'



N/F JERRY L. IRVING AND
HELEN H. IRVING
DB 1318, PGS 467-468
ZONED R-40 PER FAYETTE COUNTY GIS

RESERVED FOR THE CLERK
OF SUPERIOR COURT



N/F DAVID MICHAEL TRAVIS
DB 4036, PGS 639-640
ZONED R-40 PER FAYETTE COUNTY
PLANNING AND ZONING DEPARTMENT

W.D. Gray and Associates, Inc.
land surveyors - planners

PREPARED FOR:

DON BRENT L.L.C.

SHEET 5 OF 8

DATE OF SURVEY: 10-15-2020

LAND LOT: 198

DATE OF DRAWING: 10-30-2020

DISTRICT: 13TH

FAYETTE COUNTY, GA

REV. 02-19-2021

SCALE: 1" = 50'

JOB NO: 0701064

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MAJOR FINAL PLAT OF FAIRBROOK

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- EASEMENT FOR WALL MAINTENANCE AND LANDSCAPING
- LANDSCAPE EASEMENT

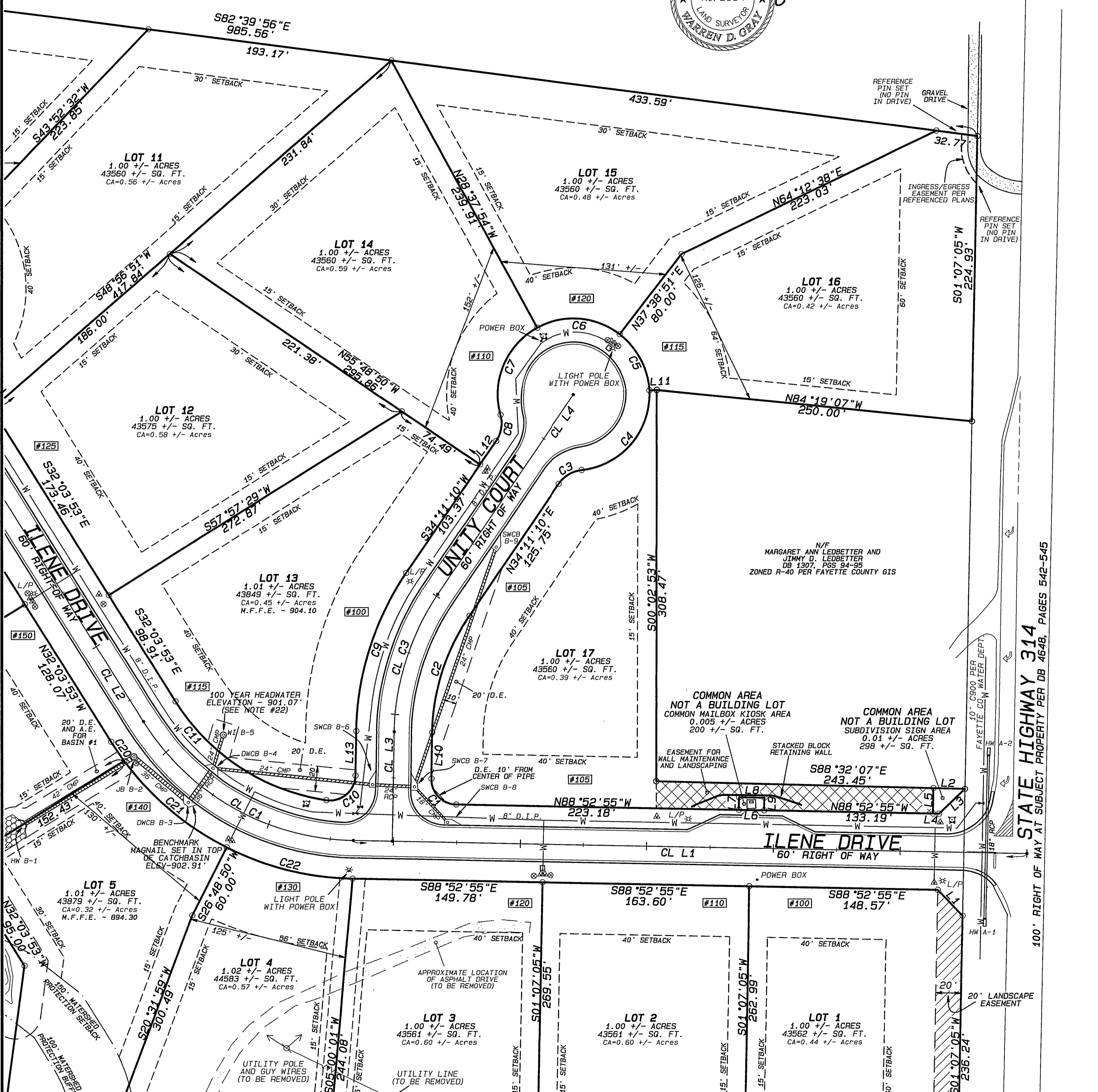
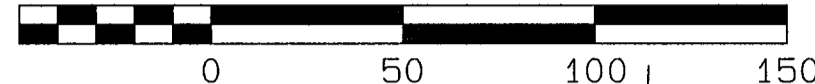
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OF SUPERIOR COURT

N/F
JERRY L. IRVING AND
HELEN H. IRVING
DB 1319, PGS 467-468
ZONED R-40 PER FAYETTE COUNTY GIS



GRAPHIC SCALE

1" = 50'



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PREPARED FOR:

DON BRENT L.L.C.

SHEET 6 OF 8

DATE OF SURVEY: 10-15-2020

LAND LOT: 198

DATE OF DRAWING: 10-30-2020

DISTRICT: 13TH

FAYETTE COUNTY, GA

REV. 02-19-2021

SCALE: 1" = 50'

JOB NO: 0701064

STATE HIGHWAY 314
100' RIGHT OF WAY AT SUBJECT PROPERTY PER DB 4648, PAGES 542-545

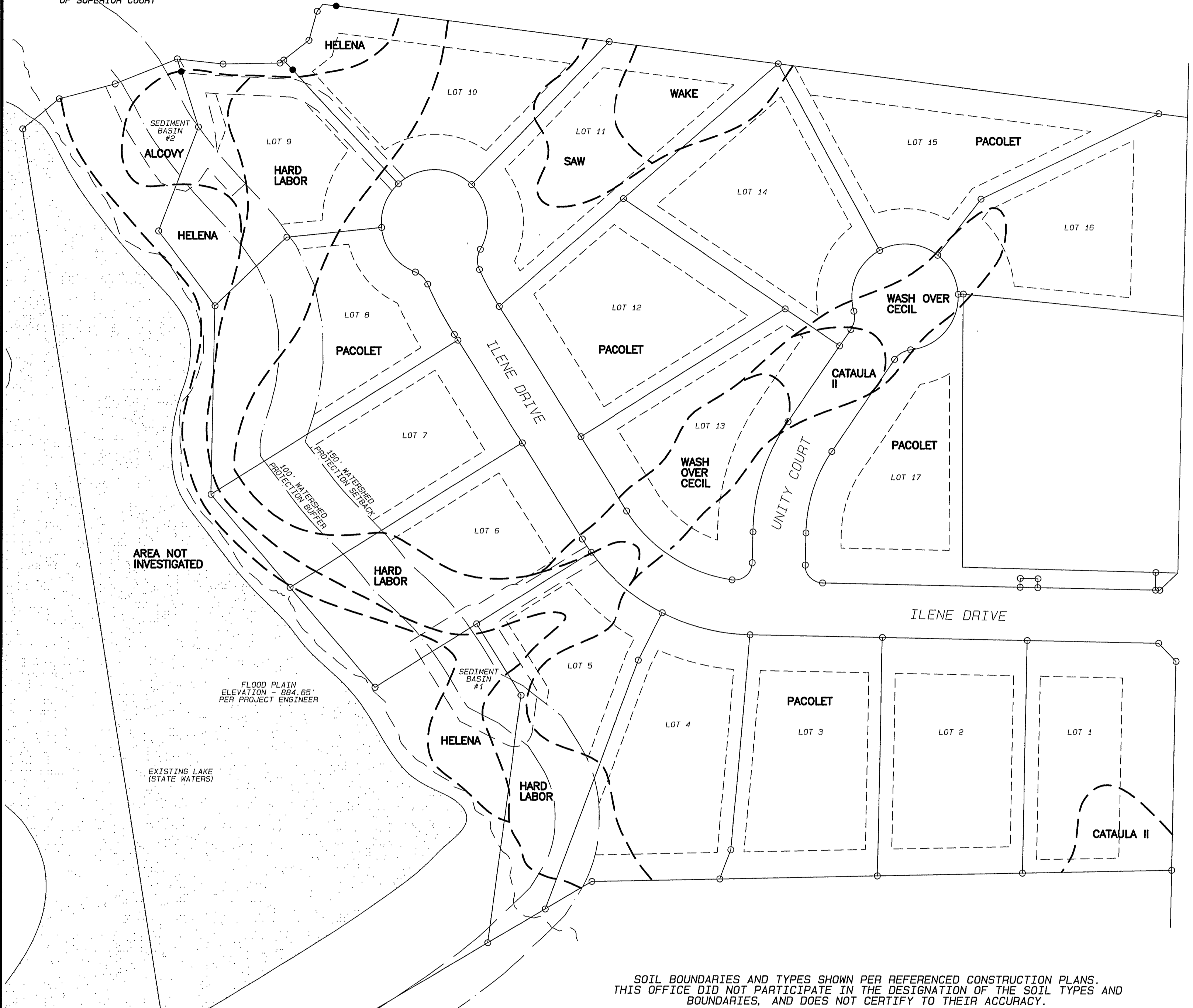
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GRID NORTH
GA WEST ZONE

RESERVED FOR THE CLERK
OF SUPERIOR COURT



SOIL BOUNDARIES AND TYPES SHOWN PER REFERENCED CONSTRUCTION PLANS.
THIS OFFICE DID NOT PARTICIPATE IN THE DESIGNATION OF THE SOIL TYPES AND
BOUNDARIES, AND DOES NOT CERTIFY TO THEIR ACCURACY.

LEVEL III SOIL SURVEY

I, ERIC HAMILTON, DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THE SOIL MAP WAS PERFORMED BY APPLIED ENVIRONMENTAL SCIENCES, INC. IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN THE GEORGIA DEPARTMENT OF HUMAN RESOURCES' CURRENT MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

SIGNATURE OF SOIL CLASSIFIER

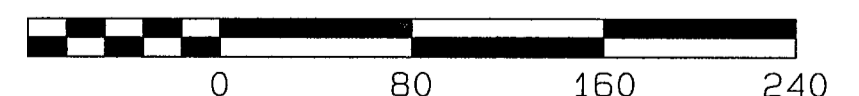
COMPANY ADDRESS & TELEPHONE - 90F GLENDA TRACE #327 NEWNAN, GEORGIA 30265 - 678-262-4020

GEORGIA DHR SOIL CLASSIFIER, PROFESSIONAL GEOLOGIST, OR PROFESSIONAL ENGINEER REGISTRATION NO.

REGISTRATION NUMBERS/LICENSE NUMBERS



GRAPHIC SCALE 1"=80'



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LSF000701

PREPARED FOR:

DON BRENT L.L.C.

SHEET 7 OF 8

LAND LOT: 198

DISTRICT: 13TH

FAYETTE COUNTY, GA

SCALE: 1" = 80' (THIS PAGE)

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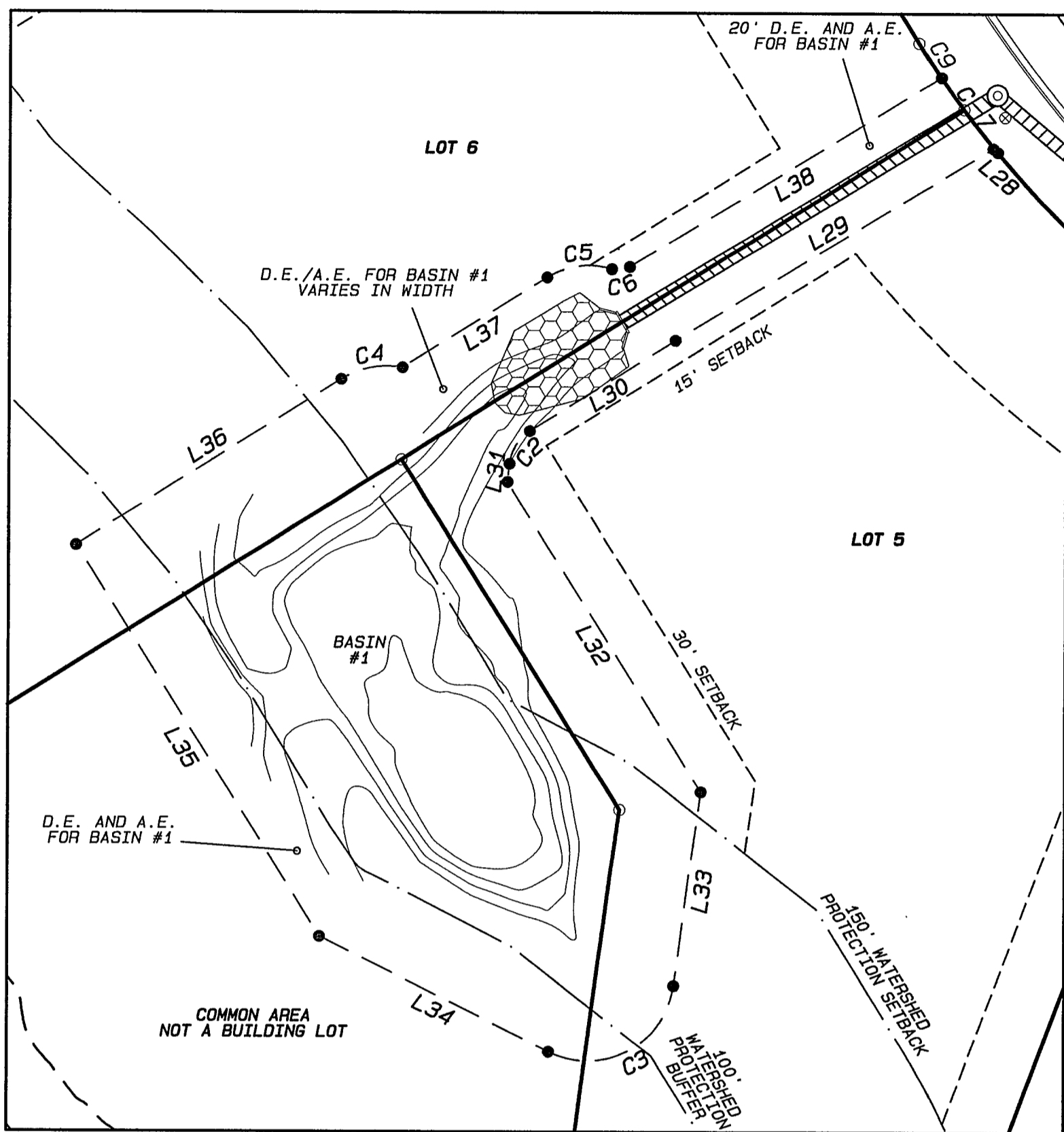
MAJOR FINAL PLAT OF FAIRBROOK

LEGEND

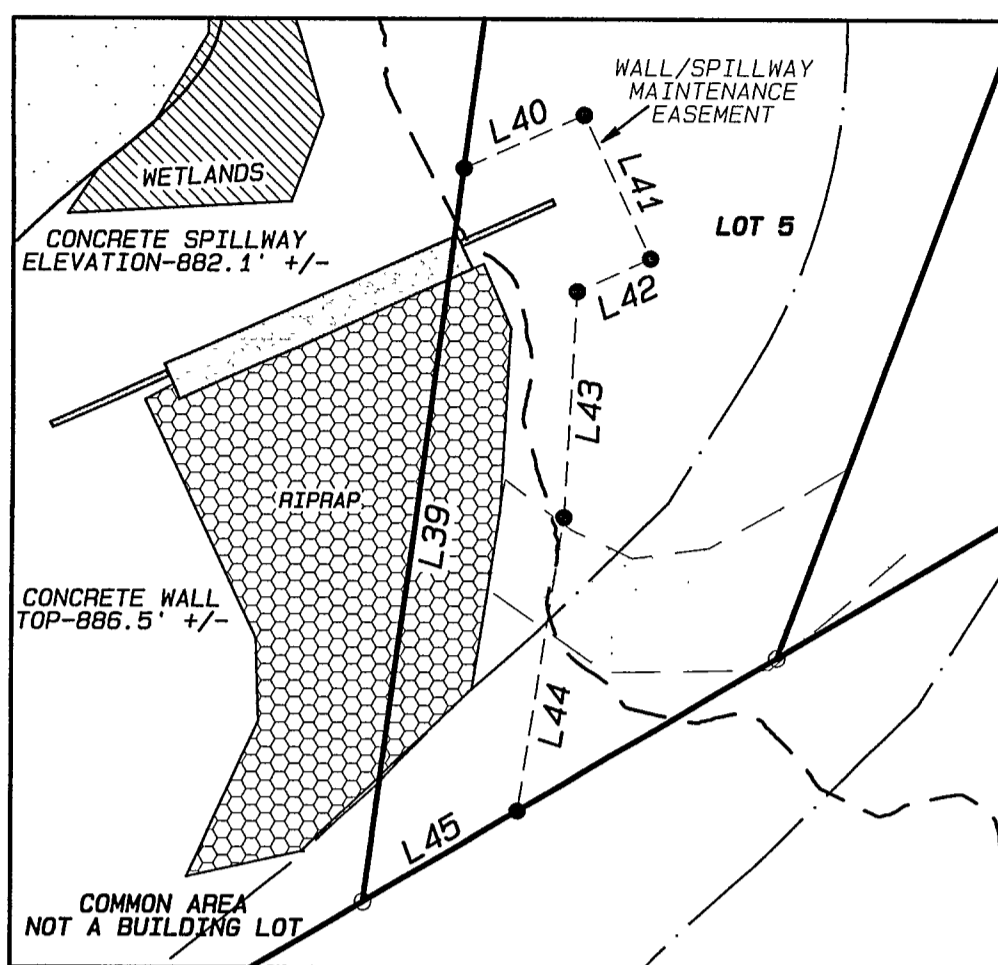
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GRID NORTH
GA WEST ZONE

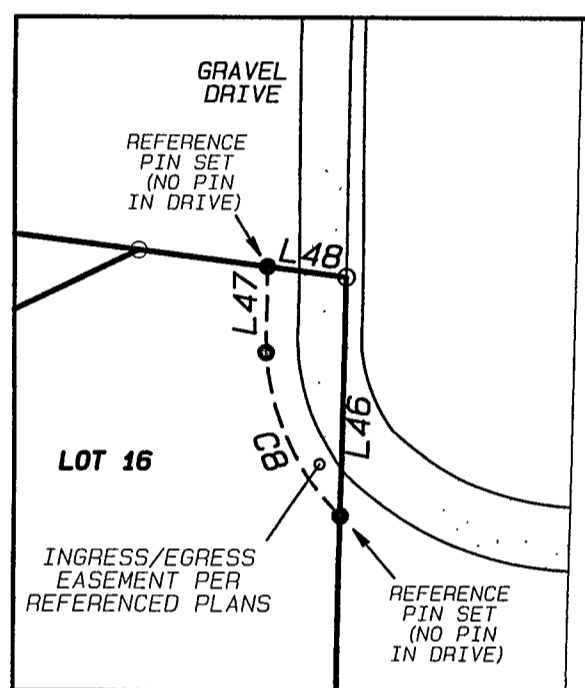
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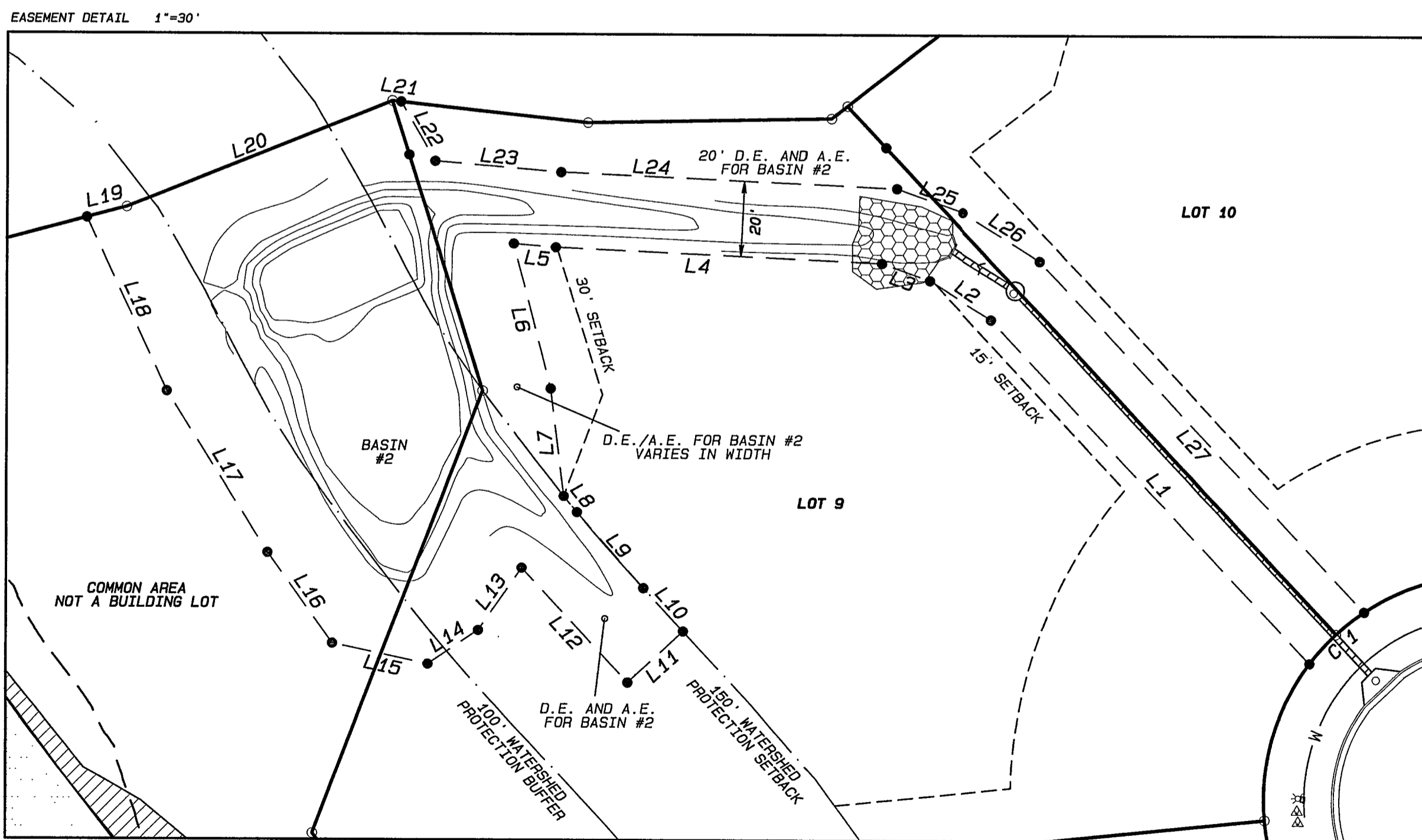
EASEMENT DETAIL 1"=30'



EASEMENT DETAIL 1"=30'



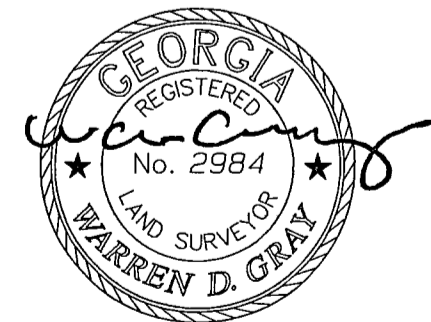
EASEMENT DETAIL 1"=30'



EASEMENT DETAIL 1"=30'

EASEMENTS LINE AND CURVE TABLE

LINE	CHORD	CHORD BEARING	RADIUS	ARC
L1	124.00'	N43°02'12"W		
L2	19.40'	N57°56'13"W		
L3	13.52'	N70°13'02"W		
L4	86.36'	N87°22'01"W		
L5	11.18'	N85°04'32"W		
L6	39.54'	S14°31'19"E		
L7	28.53'	S07°07'49"E		
L8	5.59'	S38°49'17"E		
L9	26.73'	S41°26'20"E		
L10	15.66'	S42°54'50"E		
L11	20.00'	S47°05'10"W		
L12	41.52'	N42°54'50"W		
L13	20.13'	S34°26'10"W		
L14	16.06'	S55°56'53"W		
L15	25.93'	N77°48'07"W		
L16	29.61'	N35°50'29"W		
L17	50.36'	N32°10'09"W		
L18	50.56'	N24°54'39"W		
L19	10.93'	N75°03'50"E		
L20	75.78'	N68°02'41"E		
L21	2.37'	S83°45'01"E		
L22	18.15'	S29°56'25"E		
L23	33.42'	S85°04'32"E		
L24	88.98'	S87°22'01"E		
L25	18.68'	S70°13'02"E		
L26	24.17'	S57°56'13"E		
L27	126.49'	S43°02'12"E		
C1	20.00'	S46°35'05"W	60.00'	20.09'
L28	1.39'	N50°00'30"W		
L29	85.32'	S58°34'46"W		
L30	39.50'	S57°56'07"W		
C2	8.77'	S31°56'28"W	10.00'	9.07'
L31	4.28'	S05°56'50"W		
L32	84.08'	S32°03'53"E		
L33	44.97'	S07°36'27"W		
C3	32.55'	S62°04'55"W	20.00'	38.03'
L34	59.21'	N63°26'38"W		
L35	106.18'	N32°03'42"W		
L36	72.00'	N57°55'44"E		
C4	14.39'	N79°01'05"E	20.00'	14.72'
L37	39.27'	N57°56'07"E		
C5	15.01'	N82°34'57"E	18.00'	15.49'
C6	4.17'	N82°34'57"E	5.00'	4.30'
L38	83.76'	N58°34'46"E		
C7	21.43'	S37°04'31"E	230.00'	21.43'
L39	115.74'	N07°36'58"E		
L40	20.50'	N66°06'53"E		
L41	24.63'	S25°17'08"E		
L42	12.57'	S65°41'25"W		
L43	35.43'	S03°13'55"W		
L44	46.48'	S08°44'35"W		
L45	27.99'	S59°21'57"W		
L46	37.33'	S01°07'05"W		
C8	28.13'	N24°42'29"W	39.16'	28.78'
L47	13.36'	N00°31'59"E		
L48	12.47'	S82°39'56"E		
C9	9.40'	S33°14'07"E	230.00'	9.40'



GRAPHIC SCALE 1"=30'



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LSF000701

PREPARED FOR:

DON BRENT L.L.C.

SHEET 8 OF 8

LAND LOT: 198

DISTRICT: 13TH

FAYETTE COUNTY, GA

SCALE: 1" = 30' (THIS PAGE)

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