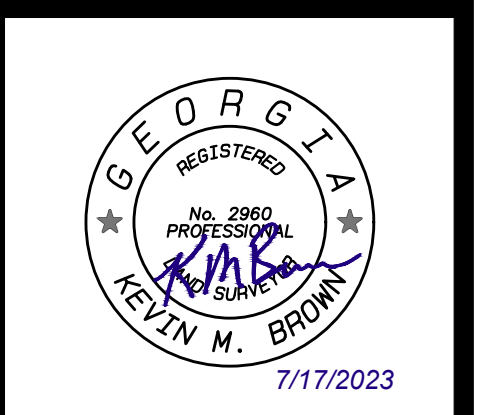


FINAL SUBDIVISION PLAT
FOR
**RIVER OAKS SUBDIVISION
(AKA LGS POD F) PHASE 1**
LAND LOT 136, 2ND DISTRICT
CITY OF LOCUST GROVE
HENRY COUNTY, GEORGIA

NO.	DATE	REVISIONS
1.		
2.		
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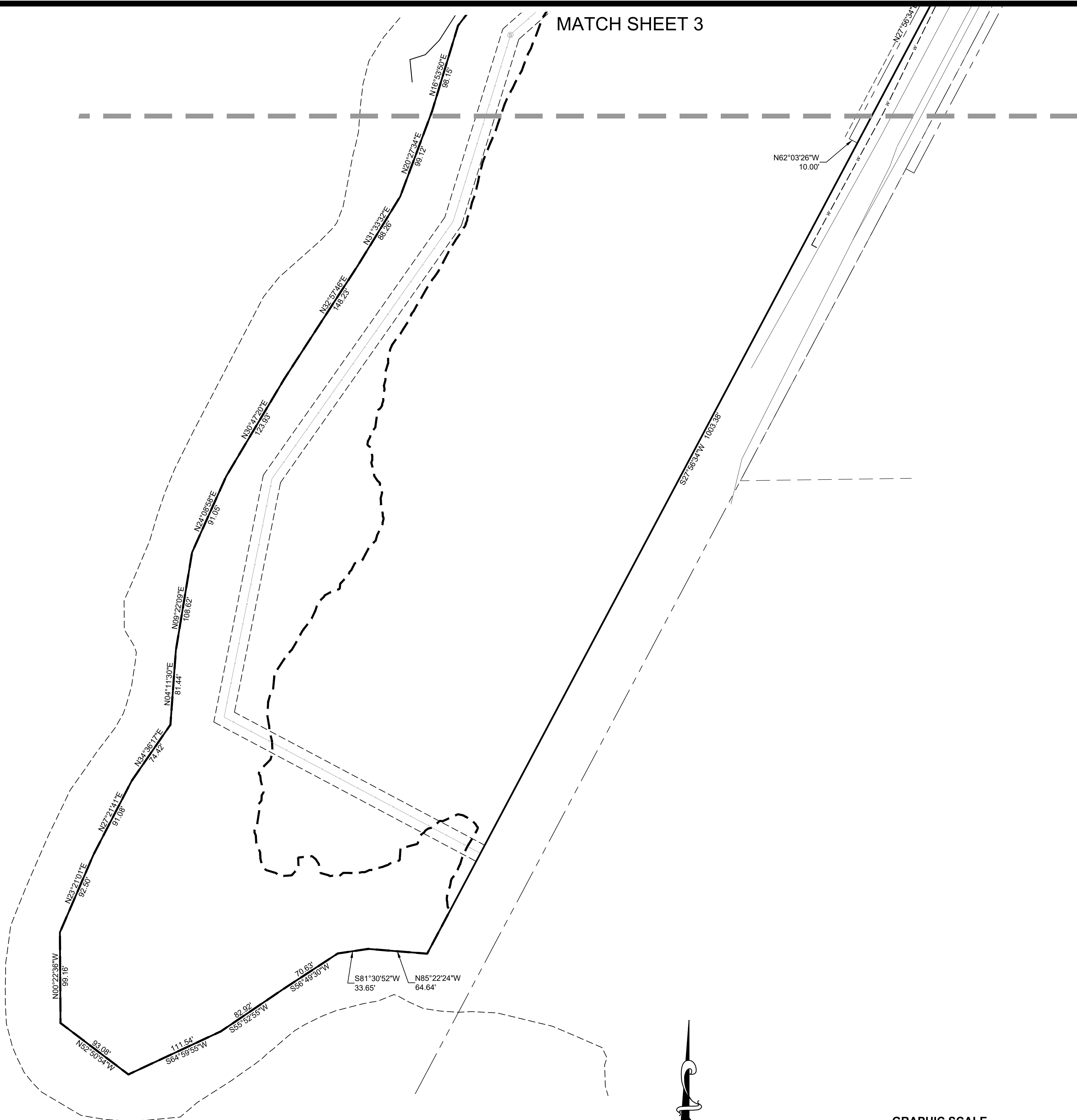
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MATCH SHEET 3



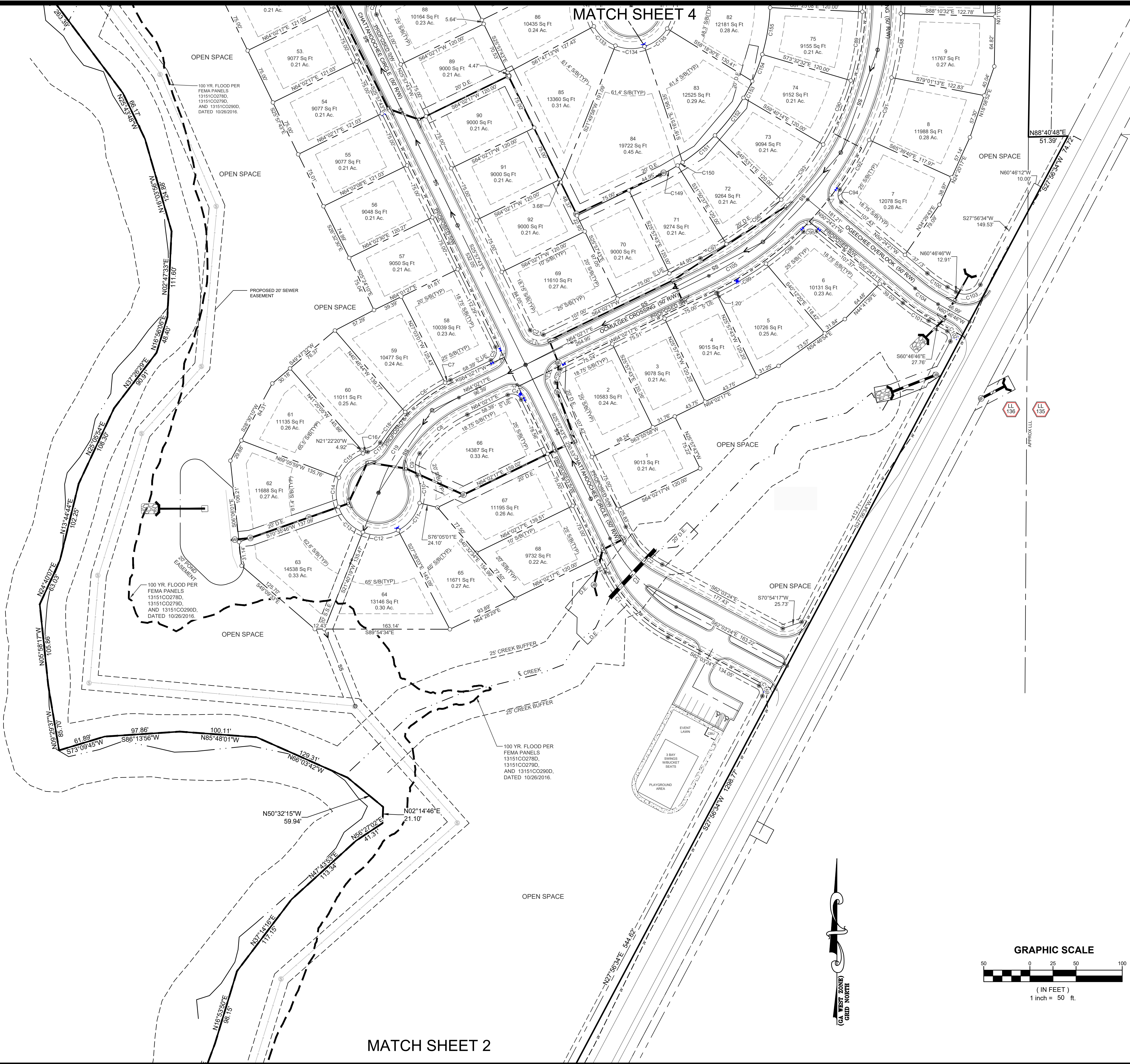
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Curve Table				
Curve #	Length	Radius	Bearing	Length
C1	119.69'	190.00'	S44°00'34"E	117.73'
C2	69.30'	110.00'	S44°00'34"E	68.16'
C3	125.99'	200.00'	S44°00'34"E	123.92'
C4	20.42'	13.00'	N70°57'43"W	18.38'
C5	20.42'	13.00'	N19°02'17"W	18.38'
C6	64.54'	225.00'	S53°49'33"W	64.32'
C7	7.83'	225.00'	S63°02'27"W	7.83'
C8	80.64'	175.00'	S50°50'13"W	79.93'
C9	30.24'	28.00'	S06°41'50"W	28.79'
C10	36.63'	55.00'	N05°09'46"W	35.96'
C11	46.51'	55.00'	N38°08'28"E	45.13'
C12	47.33'	55.00'	N87°01'08"E	45.88'
C13	46.96'	55.00'	S43°51'57"E	45.55'
C14	38.69'	55.00'	S00°44'54"W	37.90'
C15	45.82'	55.00'	S44°45'51"W	44.50'
C16	6.24'	55.00'	S71°52'34"W	6.23'
C17	20.83'	28.00'	N53°48'28"E	20.36'
C18	51.51'	225.00'	S39°02'59"W	51.40'
C19	167.10'	200.00'	S40°06'08"W	162.29'
C20	20.42'	13.00'	S19°02'17"W	18.38'

Curve Table				
Curve #	Length	Radius	Bearing	Length
C21	20.42'	13.00'	S70°57'43"E	18.38'
C22	20.42'	13.00'	S19°02'17"W	18.38'
C23	20.42'	13.00'	S70°57'43"E	18.38'
C24	100.75'	1107.93'	N27°37'30"W	100.72'
C25	75.74'	975.00'	N28°35'04"W	75.72'
C26	6.76'	975.00'	N28°09'38"W	6.76'
C27	9.46'	1107.93'	N30°28'29"W	9.46'
C28	84.61'	1000.00'	N28°23'09"W	84.59'
C29	20.57'	13.00'	S14°31'30"W	18.49'
C30	20.27'	13.00'	S75°28'30"E	18.28'
C31	69.10'	1025.00'	S28°52'43"E	69.09'
C32	79.13'	975.00'	S28°29'05"E	79.11'
C33	147.54'	1000.00'	S26°34'59"E	147.41'
C34	75.92'	1025.00'	S24°49'30"W	75.91'
C35	87.59'	975.00'	S23°35'10"E	87.56'
C36	76.50'	1025.00'	S20°33'54"E	76.48'
C37	83.99'	975.00'	S18°32'41"E	83.96'
C38	75.19'	1025.00'	S16°19'32"E	75.17'
C39	120.33'	975.00'	S12°32'29"E	120.25'
C40	75.98'	1025.00'	S12°06'03"E	75.96'

Curve Table				
Curve #	Length	Radius	Bearing	Length
C41	75.11'	1025.00'	S07°52'41"E	75.09'
C42	20.93'	13.00'	S37°07'34"W	18.74'
C43	20.93'	13.00'	S50°36'36"E	18.74'
C44	73.83'	1025.00'	S03°42'54"E	73.82'
C45	117.78'	975.00'	S01°01'03"E	117.71'
C46	75.02'	1025.00'	S00°26'43"W	75.00'
C47	10.02'	1025.00'	S02°49'19"W	10.02'
C48	11.21'	975.00'	S02°46'21"W	11.21'
C49	53.06'	175.00'	S11°47'16"W	52.86'
C50	190.68'	125.00'	S46°48'06"W	172.72'
C51	59.48'	175.00'	S30°12'39"W	59.20'
C52	59.72'	175.00'	S49°43'27"W	59.43'
C53	61.90'	175.00'	S69°38'01"W	61.58'
C54	32.79'	175.00'	S85°08'03"W	32.74'
C55	228.81'	150.00'	S46°48'06"W	207.26'
C56	20.42'	13.00'	N44°29'54"W	18.38'
C57	20.42'	13.00'	S45°30'06"W	18.38'
C58	30.96'	225.00'	N85°33'25"W	30.93'
C59	115.16'	175.00'	N70°38'59"W	113.09'
C60	315.56'	200.00'	N44°17'51"W	283.83'

MATCH SHEET 4



MATCH SHEET 2

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LAND SURVEYING
LANDSCAPE ARCHITECT

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PH: 678/825-0700

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FINAL SUBDIVISION PLAT
FOR
**RIVER OAKS SUBDIVISION
(AKA LGS POD F) PHASE 1**
LAND LOT 136, 2ND DISTRICT
CITY OF LOCUST GROVE
HENRY COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1.		
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4.		

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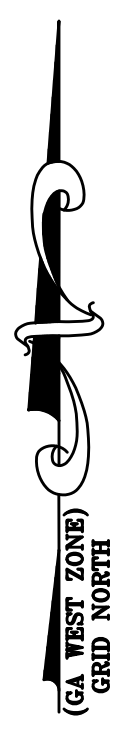
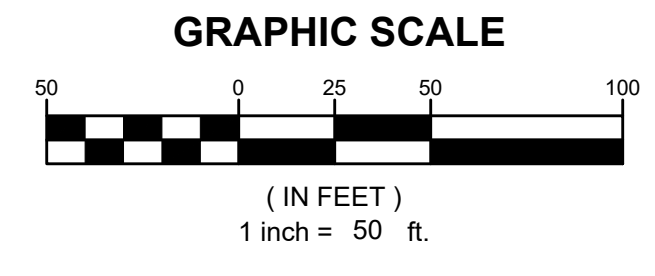
1/17/2023

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3 of 6

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NIF
GERLADINE HELTON
TAX ID 130 01036000
DB 465, PG 87



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REVISIONS

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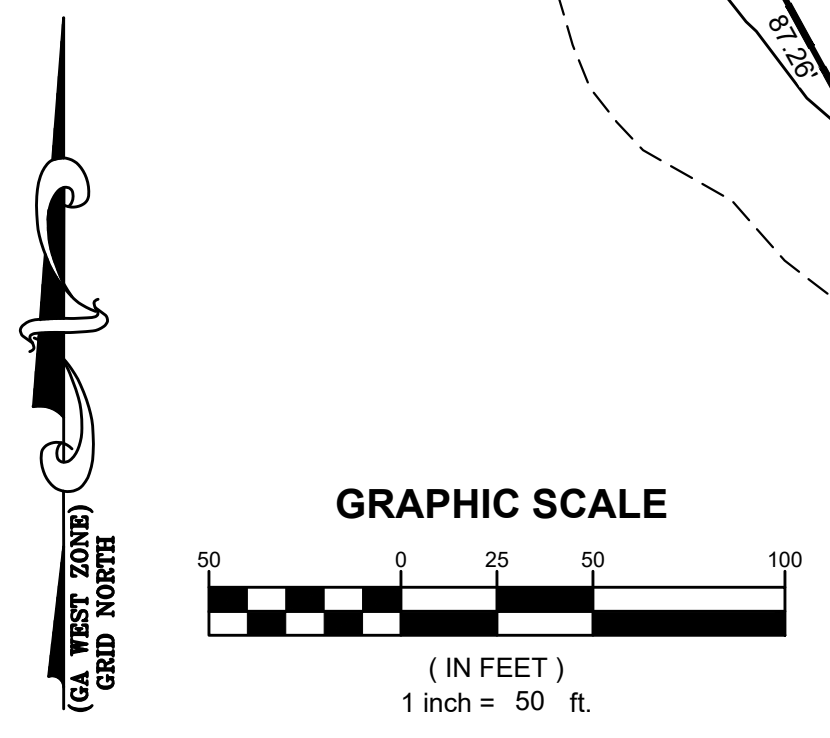
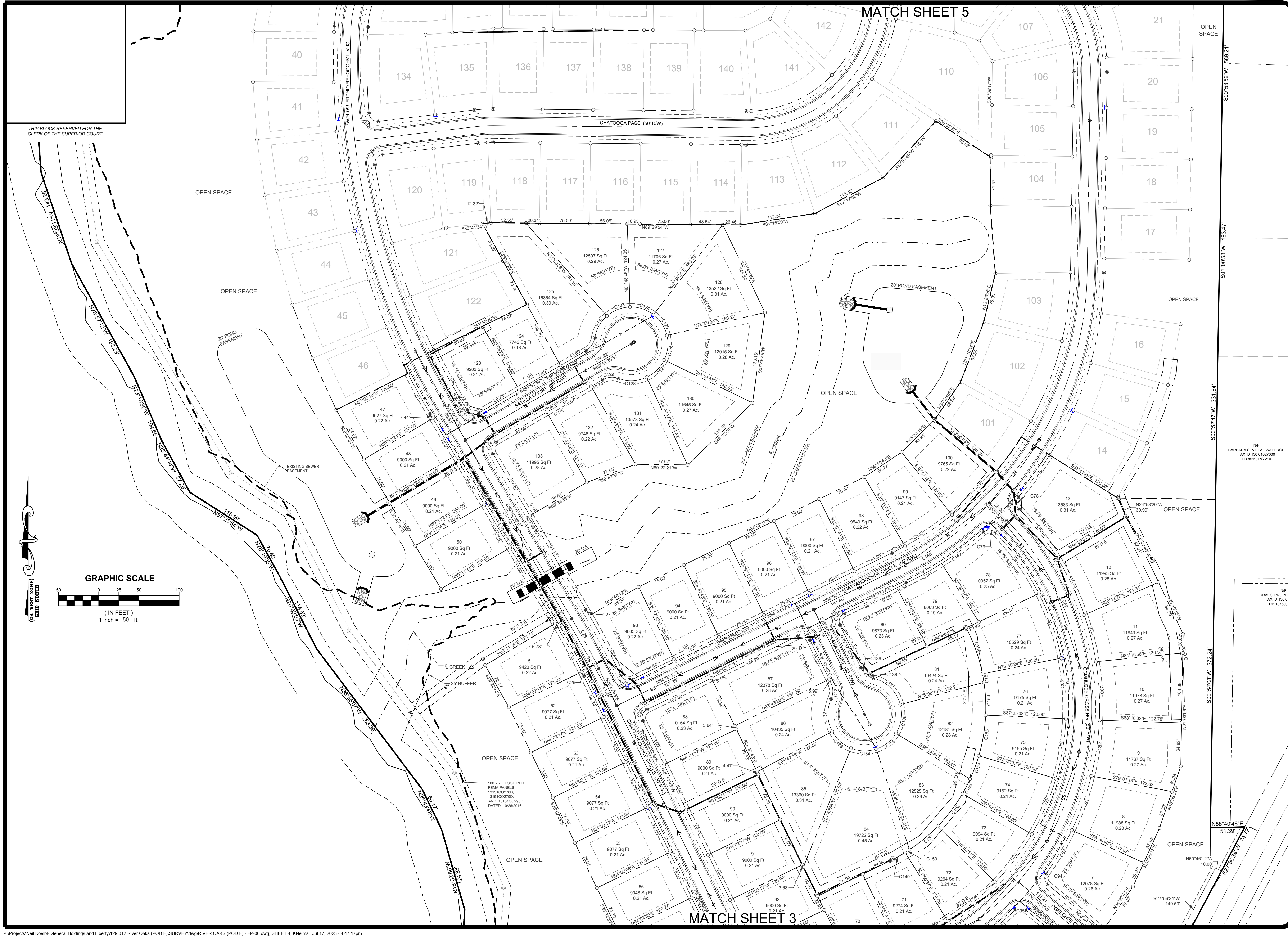
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EMA PANELS
02/19/20 AND
10/26/2016.

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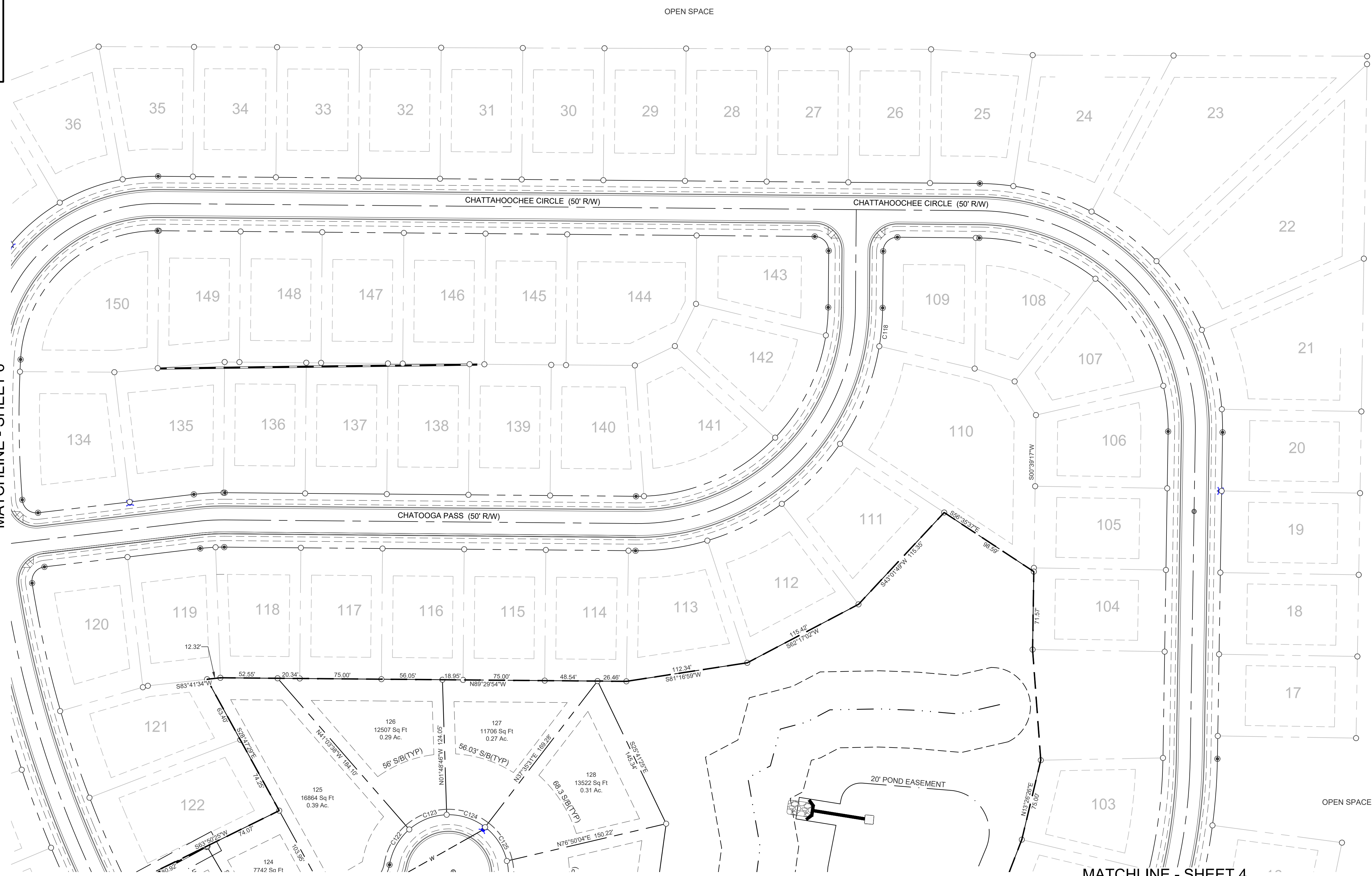
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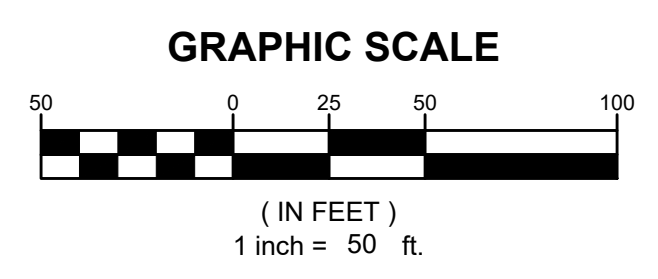


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SHEET NUMBER
5 of 6



- LEGEND**
- DB DEED BOOK
 - PLAT BOOK
 - PG PAGE
 - LL LAND LOT
 - OTP OPEN TOP PIPE
 - RB REBAR
 - IPF IRON PIN FOUND
 - IPS 1/2" REBAR W/IC FDC 000995
 - CTP CRIMP TOP PIPE
 - C&G CURB & GUTTER
 - RW RIGHT OF WAY
 - NF NOW OR FORMERLY
 - OP OVERHEAD POWER LINE
 - SQ SQUARE FOOT
 - REF REFERENCE
 - TBM TEMPORARY BENCHMARK
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - RCP REINFORCED CONCRETE PIPE
 - DIP DUCTILE IRON PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - HDPE HIGH DENSITY POLYETHYLENE PIPE
 - CMP CORRUGATED METAL PIPE
 - PL PROPERTY LINE
 - CL CENTERLINE
 - ID IDENTIFICATION
 - B.S.L. BUILDING SETBACK LINE
 - BOC BACK OF CURB
 - C CURVE LABEL
 - CI CURB INLET
 - DE DRAINAGE EASEMENT
 - EOP EDGE OF PAVEMENT
 - FH FIRE HYDRANT
 - L LINE LABEL
 - NF NOW OR FORMERLY
 - PKS PK NAIL SET
 - SSE SANITARY SEWER EASEMENT
 - UE UTILITY EASEMENT
 - SWMF STORMWATER MANAGEMENT FACILITY
 - SCO SEWER CLEAN OUT
 - IPF IRON PIN FOUND
 - IPF IRON PIN SET
 - CP CALCULATED POINT
 - PP POWER POLE
 - FH FIRE HYDRANT
 - WV WATER VALVE
 - WM WATER METER
 - JB JUNCTION BOX
 - SSM SANITARY SEWER MANHOLE
 - DI DROP INLET
 - RM RW MONUMENT
 - SW SINGLE WING CATCH BASIN
 - DB DOUBLE WING CATCH BASIN
 - CI CURB INLET
 - H HEADWALL
 - FL FLARED END SECTION
 - GM GAS METER
 - GV GAS VALVE
 - ET ELECTRIC TRANSFORMER
 - TP TELEPHONE PEDESTAL
 - LP LIGHT POST
 - AS ASPHALT
 - CO CONCRETE



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S89°22'05"E 2388.68'

N61°48'42"W 282.63'

N89°51'01"W 154.18'

N67°26'57"W 236.18'

N68°14'23"W 80.88'

N04°08'41"W 180.54'

N38°14'37"E 113.33'

N82°51'12"W 184.28'

100 YR. FLOOD PER FEMA PANELS 13151CO278D, 13151CO279D, AND 13151CO290D, DATED 10/26/2016.

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CHATTAHOOCHEE CIRCLE (60' R/W)

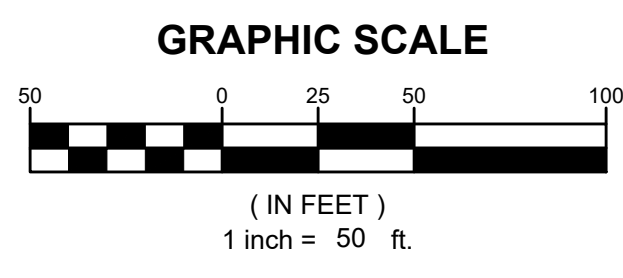
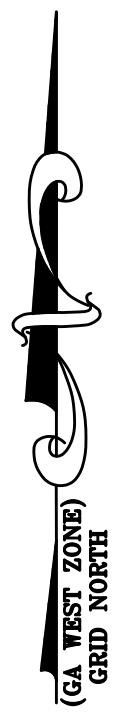
MATCHLINE - SHEET 5

OPEN SPACE

OPEN SPACE

MATCHLINE - SHEET 4

20' POND EASEMENT



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