

Type: PLAT
 Recorded: 10/1/2018 4:47:00 PM
 Fee Amt: \$32.00 Page 1 of 4
 Rockdale County Superior Court
 Ruth A. Wilson Clerk of Superior Court

Participant ID: 3060706656
BK 39 PG 1 - 4

- LEGEND**
- △ DOUBLE WING CATCH BASIN
 - ▽ SINGLE WING CATCH BASIN
 - ⊕ FH FIRE HYDRANT
 - ⊕ HW WATER VALVE
 - ⊕ HW HEADWALL
 - ⊕ MH MANHOLE
 - ⊕ D.I. DROP INLET
 - ⊕ P.P. POWER POLE
 - RIGHT-OF-WAY
 - D.E. DRAINAGE EASEMENT
 - J.B. JUNCTION BOX
 - B/C BACK OF CURB
 - B/L BUILDING LINE
 - R- POWER LINE
 - SSE SANITARY SEWER EASEMENT
 - W- W.L. WATERLINE
 - === STORM SEWER/DRAINAGE PIPE
 - MFE MINIMUM FLOOD ELEVATION

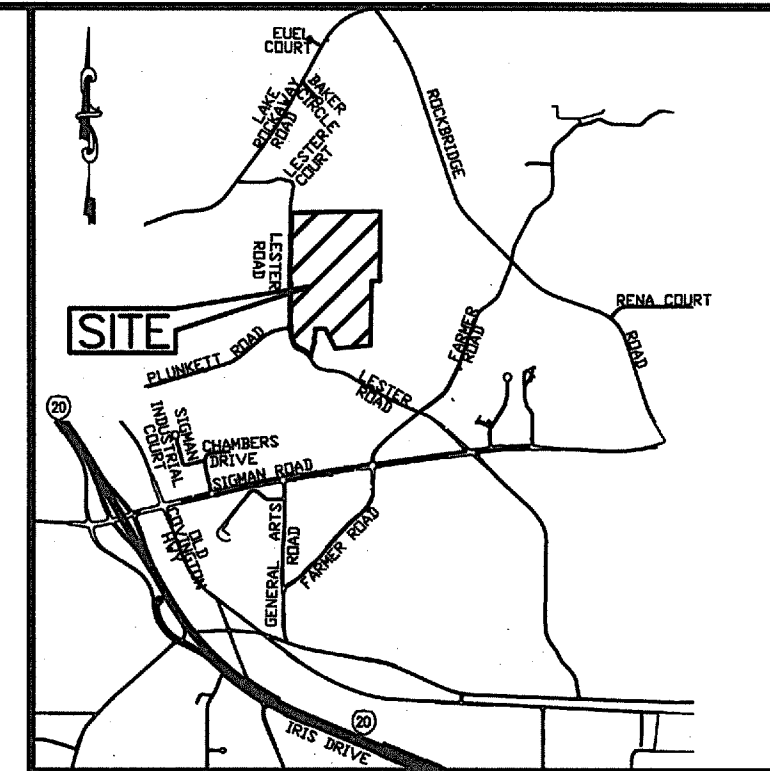
GRID NORTH

ROAD DATA:
 KINGS ROW 2191 LF
 GRANDIOSE COURT 178 LF

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 41,545 FEET AND AN ANGULAR ERROR OF 04" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000+ FEET.

CONTROL POINT:
 N=1344468.9301
 E=2331176.4424
 ELEV=863.66
 PROPERTY TIE: N 73°11'34" E
 13.11' TO CORNER OF LOTS 11 & 12.
 2" ALUMINUM CAP - PA #69

B/L SETBACKS:
 FRONT B/L =
 35' MIN. FROM R/W
 AND 100' WIDTH @ B/L.
 REAR B/L = 35'
 SIDE B/L = 10'



LOCATION MAP
 N.T.S.

C/L CURVE CHART						
CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD
C-1	249.96'	300.00'	438.00'	100°23'52"	22°55'19"	348.07'
C-2	248.48'	290.00'	428.55'	98°49'05"	23°03'30"	377.38'

GENERAL NOTES:

- * TOTAL AREA = 84.90 ACRES
- * TOTAL NUMBER OF LOTS = 34
- * ZONED: R-1
- * WATER BY ROCKDALE COUNTY AUTHORITY.
- * SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC TANKS.
- * PART OF TAX PARCEL 021-01-0026 & 021-01-0002.
- * ALL STREET INTERSECTIONS ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- * ALL PROPERTY CORNERS ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- * THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL HAZARD MAPS. MAP PANEL NO. 13247C0083 D DATED: DECEMBER 8, 2016.
- * NO SIDEWALKS ARE REQUIRED BY CODE.
- * NO WETLANDS PRESENT.
- * A MANDATORY HOMEOWNERS ASSOCIATION TO MAINTAIN ALL GREEN SPACE, INCLUDING COMMON AREAS, PARKING, PEDESTRIAN PATHS, STREAM CROSSINGS, LANDSCAPE EASEMENTS, PONDS, TREES, ACCESS EASEMENTS AND CULVERTS ON PRIVATE PROPERTY, HOA RESPONSIBLE FOR MAINTENANCE AND RESURFACING OF PEDESTRIAN PATH WHEN AND IF NECESSARY.
- * LOTS 4, 5, 6 & 7 ACCESS BY ACCESS EASEMENTS.

URBAN FORESTER NOTES:

1. ACTIVE TREE PROTECTION FENCING TO BE INSTALLED BY SFHB PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. TREE PROTECTION FENCING TO BE INSPECTED BY SFHB DAILY AND REPAIRED IMMEDIATELY IF NEEDED.

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.

James S. Hull, Jr.
 James S. Hull, Jr. RLS 2856

Note: The surveyor hereon has made no investigative or independent search for easements of record. Encumbrances, restrictive covenants, ownership title evidence or any other facts that a current title search may disclose.

Note: This plat was prepared for the exclusive use of the person, persons or entity named hereon. This plat does not extend to any person, persons or entity without the express recertification of the surveyor naming such person, persons or entity.

RCEHD NOTES:

- * AEROBIC TANKS WILL BE REQUIRED ON LOTS AT THE DISCRETION OF THE RCEHD AS DEEMED APPROPRIATE FOR GROUNDWATER PROTECTION.
- * NO GRADING SHALL BE DONE ON ANY LOT UNTIL A SEPTIC PERMIT HAS BEEN ISSUED BY THE RCEHD. EXCESSIVE GRADING AFTER THE PERMIT ISSUED CAN RENDER THE PERMIT VOID AND THE LOT NON-BUILDABLE.
- * ON LOTS UTILIZING SLAB CONSTRUCTION, THE RCEHD MAY REQUIRE THAT THE ON-SITE SEWAGE MANAGEMENT SYSTEM BE INSTALLED AND APPROVED PRIOR TO FINAL APPROVAL OF THE LOT. ("TANK IN FIRST")
- * TIF - TANK IN FIRST
- * SSSH - SITE SPECIFIC SOILS REQUIRED BY RCEHD.
- * BLEH - BUILDING LINE TO BE DETERMINED BY RCEHD.
- * ATU: AEROBIC PRE-TREATMENT TANK REQUIRED.
- * ALT: ALTERNATIVE ("DRIP EMITTER") SYSTEM WITH ATU REQUIRED.
- * ESP - ENGINEERED SITE PLAN

THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE ROCKDALE COUNTY HEALTH DEPARTMENT AND WITH THE EXCEPTION OF LOTS NONE THE LOTS ARE APPROVED FOR DEVELOPMENT. SUBDIVISION LOT APPROVAL IS BASED ON A 3 OR 4 BEDROOM HOME. HOUSES WITH MORE BEDROOMS MUST MEET ADDITIONAL REQUIREMENTS OF ADEQUATE SQUARE FOOTAGE OF USABLE SOIL AS SET FORTH IN TABLE MT-1 OF THE STATE OF GEORGIA OSSMS MANUAL. EACH LOT IS TO BE REVIEWED BY THE ROCKDALE COUNTY HEALTH DEPARTMENT AND APPROVED FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

DATED THIS 18 DAY OF SEPTEMBER, 2018.

BY: *S. Richardson*
 S. Richardson

TITLE: ENVIRONMENTAL HEALTH COMMISSION MANAGER

OWNER'S CERTIFICATION

STATE OF GEORGIA; COUNTY OF ROCKDALE: THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

John A. Goodsell 8/24/18
 OWNER DATE

DATE OF FIELD WORK: MARCH 26, 2018
 DATE OF PLAT PREPERATION: JUNE 22, 2018

OWNER/DEVELOPER OF LOTS 1,2,15,16 & 32-36
 S.A. GOODSSELL DEVELOPMENT
 3715 NORTHSIDE PARKWAY NW
 100 NORTH CREEK
 SUITE 130
 ATLANTA, GA 30327
 CONTACT: STEVE GOODSSELL
 PHONE: 404-467-6600

SURVEYORS CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED "FUTURE" AND THEIR SIZE, LOCATION, AND TYPE MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL ENGINEERING REQUIREMENTS OF THE ROCKDALE COUNTY SUBDIVISION ORDINANCES HAVE BEEN FULLY COMPLIED WITH.

James S. Hull, Jr.
 GA. B.L.S. NO. 2856

THIS REVISED PLAT HAS BEEN SUBJECT TO AND CONSIDERED BY THE CONYERS-ROCKDALE PLANNING COMMISSION AND IS HEREBY APPROVED SUBJECT TO ANY PROTECTIVE COVENANTS SHOWN HEREON. DATED THIS 26th DAY OF September 2018

BY: *James S. Hull, Jr.*
 CHAIRMAN: CONYERS-ROCKDALE PLANNING COMMISSION

BY: *John M. Yarnall*
 DIRECTOR PLANNING & DEVELOPMENT

REVISED MARCH 26, 2018 TO RECONFIGURE LOTS 32-35 INTO LOTS 32, 34 & 35. RECONFIGURE LOTS 1,2 & 36. COMBINE LOTS 15 & 16 INTO LOT 15.

REVISED FINAL SUBDIVISION PLAT FOR:

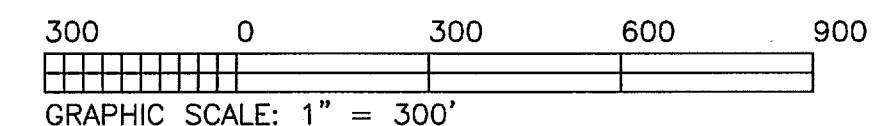
ROYAL LAKE ESTATES

LAND LOTS: 234, 235 & 247 16TH DISTRICT
 ROCKDALE COUNTY, GEORGIA

SCALE: 1" = 300' DATE: NOVEMBER 18, 2005

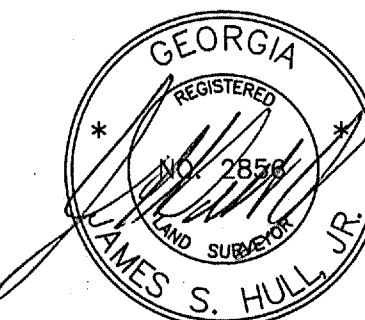
REVISED: MARCH 26, 2018

REVISED: JUNE 22, 2018 TO ADDRESS COUNTY COMMENTS.



FINAL PLAT RECORDED IN PLAT BOOK 34 PAGE 57-60

PROTECTIVE COVENANTS RECORDED IN DEED BOOK _____ PAGE _____



PA TRICK & ASSOCIATES, INC.
 SURVEYING & ENGINEERING
 928 BLACKLAWN ROAD
 CONYERS, GEORGIA 30094
 PHONE: 770-483-9745

REVISED FINAL SUBDIVISION PLAT FOR:

ROYAL LAKE ESTATES

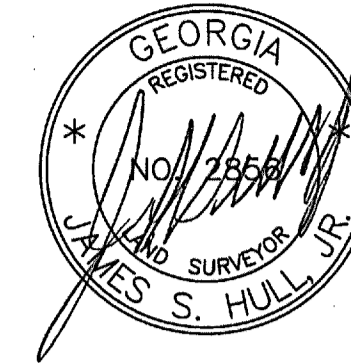
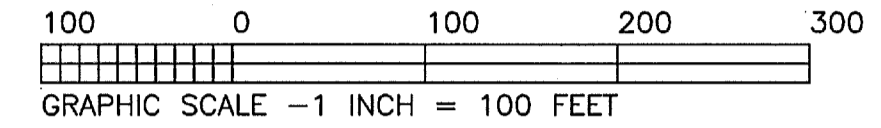
LAND LOTS: 234, 235 & 247 16TH DISTRICT

ROCKDALE COUNTY, GEORGIA

SCALE: 1" = 100' DATE: NOVEMBER 18, 2005

REVISED: MARCH 26, 2018 TO RECONFIGURE LOTS 32-35 AND LOTS 1, 2 & 36.

REVISED: JUNE 22, 2018 TO ADDRESS COUNTY COMMENTS.



Patrick & Associates, Inc.
 SURVEYING & ENGINEERING
 928 BLACKLAWN ROAD
 CONYERS, GEORGIA 30094
 PHONE: 770-483-9745

234

235

APPROX. LAND LOT LINE

KINGS ROW
 50' R/W
 24' B/C to B/C

LOT LINE CHART
 L-1 1.90' S09°47'54"E
 L-2 45.04' N82°37'10"E

- LEGEND
- ◇ DOUBLE WING CATCH BASIN
 - SINGLE WING CATCH BASIN
 - FIRE HYDRANT
 - ▲ WATER VALVE
 - HEADWALL
 - MANHOLE
 - D.I. DROP INLET
 - P.P. POWER POLE
 - RIGHT-OF-WAY
 - D.E. DRAINAGE EASEMENT
 - T.P. TREE PROTECTION

B/L SETBACKS:
 FRONT B/L = 35' MIN. FROM R/W
 AND 100' WIDTH @ B/L.
 REAR B/L = 35'
 SIDE B/L = 10'

LESTER ROAD 55' R/W

PLUNKETT RD.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 41,545 FEET AND AN ANGULAR ERROR OF 04" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

LOT CURVE DATA				
CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C-1	274.96'	46.05'	46.00'	N85°48'04"E
C-2	274.96'	80.28'	80.00'	N72°38'17"E
C-3	274.96'	80.28'	80.00'	N55°54'30"E
C-4	274.96'	88.38'	88.00'	N38°20'07"E
C-5	274.96'	108.71'	108.00'	N17°48'04"E
C-6	274.96'	78.10'	77.83'	N01°39'42"W

OWNER/DEVELOPER OF LOTS 1,2,15,16 & 32-36
 S.A. GOODSSELL DEVELOPMENT
 3715 NORTHSIDE PARKWAY NW
 SUITE 130
 ATLANTA, GA 30327
 CONTACT: STEVE GOODSSELL
 PHONE: 404-467-6600

ROBERT BAKER, JR.
 021-001-0027
 ZONED R-1

GRID NORTH

GRID NORTH

B/L SETBACKS:
FRONT B/L = 35' MIN. FROM R/W
AND 100' WIDTH @ B/L.
REAR B/L = 35'
SIDE B/L = 10'

LESTER ROAD 55' R/W

KINGS ROW
50' R/W
24' B/C to B/C

SHEET 4

SHEET 4

MATCH LINE

NWSE=801.8
100 YR. FLOOD=805.2

EXISTING LAKE

25' UNDISTURBED LAKE
BUFFER AS MEASURED
FROM LAKE BANKS

WALTER DAVIS
021-001-0008
ZONED R-1

APPROX. LAND LOT LINE

40.00'
N00°16'00"E
N54°51'47"W
12.19'

MATCH LINE

S87°15'34"W 10' B/L 401.46'

ORIGINAL LOT LINE

SHEET 2

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LOT CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C-7	97.50'	46.76'	46.31'	N03°56'28"E
C-8	97.50'	46.76'	46.31'	N23°32'17"W
C-31	97.50'	15.21'	15.20'	S13°12'38"W
C-32	97.50'	78.31'	76.22'	S14°16'06"E

REVISED FINAL SUBDIVISION PLAT FOR:

ROYAL LAKE ESTATES

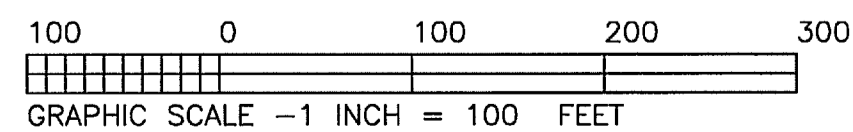
LAND LOTS: 234, 235 & 247 16TH DISTRICT

ROCKDALE COUNTY, GEORGIA

SCALE: 1" = 100' DATE: NOVEMBER 18, 2005

REVISED: MARCH 26, 2018 TO RECONFIGURE LOTS 32-35

REVISED: JUNE 22, 2018 TO ADDRESS COUNTY COMMENTS.



PATRICK & ASSOCIATES, INC.
SURVEYING & ENGINEERING
928 BLACKLAWN ROAD
CONYERS, GEORGIA 30094
PHONE: 770-483-9745

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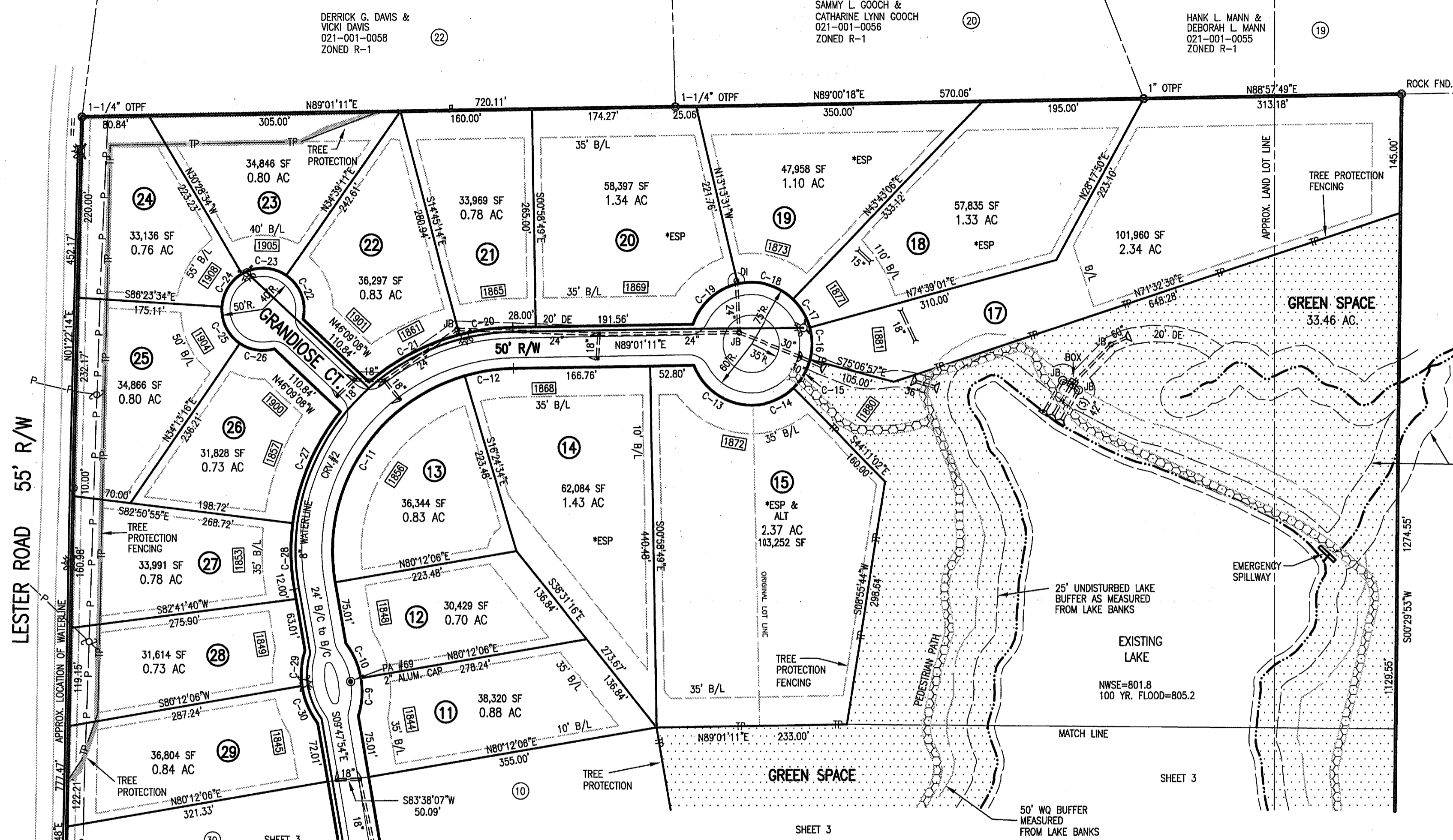
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- LEGEND
- ◻ DOUBLE WING CATCH BASIN
 - ◻ SINGLE WING CATCH BASIN
 - FIRE HYDRANT
 - △ WATER VALVE
 - HEADWALL
 - MANHOLE
 - D.I. DROP INLET
 - P.P. POWER POLE
 - RIGHT-OF-WAY
 - D.E. DRAINAGE EASEMENT
 - T.P. TREE PROTECTION

GRID NORTH

LESTER ROAD 55' R/W

KINGS ROW 50' R/W



DERRICK G. DAVIS & VICKI DAVIS
021-001-0058
ZONED R-1

SAMMY L. GOOCH & CATHARINE LYNN GOOCH
021-001-0056
ZONED R-1

HANK L. MANN & DEBORAH L. MANN
021-001-0055
ZONED R-1

WALTER DAVIS
021-001-0008
ZONED R-1

- LEGEND
- DOUBLE WING CATCH BASIN
 - SINGLE WING CATCH BASIN
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LOT CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C-9	97.50'	46.76'	46.31'	N03°56'28"E
C-10	97.50'	46.76'	46.31'	N23°32'17"W
C-11	223.48'	325.26'	297.30'	S31°53'46"W
C-12	223.48'	60.18'	60.00'	S81°18'18"W
C-13	75.00'	92.56'	86.80'	S55°48'27"E
C-14	75.00'	56.31'	55.00'	N67°19'35"E
C-15	75.00'	40.49'	40.00'	N30°21'01"E
C-16	75.00'	39.58'	39.12'	N00°13'58"W
C-17	75.00'	40.49'	40.00'	N30°48'57"W
C-18	75.00'	74.54'	71.51'	N74°45'13"W
C-19	75.00'	76.29'	73.05'	S47°37'58"W
C-20	273.48'	65.74'	65.58'	S82°07'59"W
C-21	273.48'	124.83'	123.75'	S62°10'10"W
C-22	50.00'	60.38'	56.78'	N20°44'58"W
C-23	50.00'	56.84'	53.83'	N87°54'42"W
C-24	50.00'	48.80'	46.88'	S31°33'56"W
C-25	50.00'	51.82'	49.54'	S26°05'09"E
C-26	50.00'	43.96'	42.56'	S80°57'56"E
C-27	273.48'	150.12'	148.24'	S22°52'38"W
C-28	273.48'	80.90'	80.61'	S01°19'25"E
C-29	97.50'	43.76'	43.39'	S04°49'22"W
C-30	97.50'	49.76'	49.22'	S22°39'23"E

B/L SETBACKS:
FRONT B/L = 35' MIN. FROM R/W
AND 100' WIDTH @ B/L
REAR B/L = 35'
SIDE B/L = 10'



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PHONE: 770-483-9745

REVISED FINAL SUBDIVISION PLAT FOR:

ROYAL LAKE ESTATES

LAND LOTS: 234, 235 & 247 16TH DISTRICT
ROCKDALE COUNTY, GEORGIA

SCALE: 1" = 100' DATE: NOVEMBER 18, 2005
REVISED: MARCH 26, 2018 TO COMBINE LOTS 15 & 16.

