6043160503
PARTICIPANT ID

FILED IN OFFICE
CLERK OF COURT
01/26/2021 10:17 AM
CINDY BROWN, CLERK
SUPERIOR COURT
COWETA COUNTY, GA

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

BK:99 PG:253-253

P2021000025

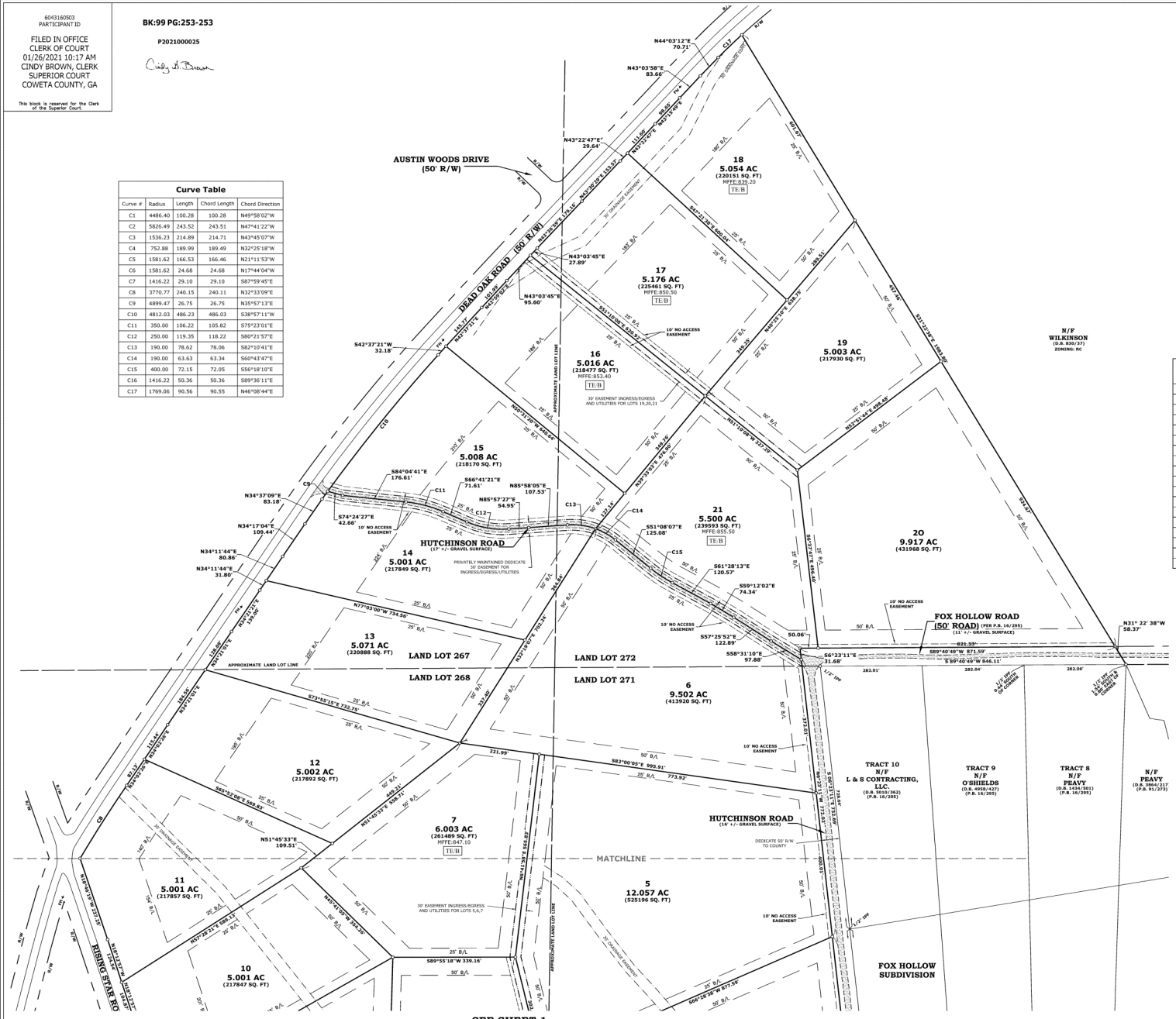
Cindy H. Brown

GRID NORTH

N
W E
S

GEORGIA WEST ZONE
(EGPS SOLUTIONS, INC. REFERENCE NETWORK)

LEGEND:
IPF = IRON PIN FOUND
IPS = IRON PIN SET
OTP = OPEN TOP PIPE
AC = ACRE
SQ. FT. = SQUARE FEET
MFFE = MINIMUM FINISHED FLOOR ELEVATION
N/F = NOW OR FORMERLY
D.B. = DEED BOOK
P.B. = PLAT BOOK
R/W = RIGHT-OF-WAY
B/L = BUILDING LINE
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE
WV = WATER VALVE
FH = FIRE HYDRANT
MB = MAIL BOX
HP = POWER POLE
GA = GUY ANCHOR
TPED = TELEPHONE PEDESTAL
—P— = OVERHEAD POWER LINE
—V— = HIGH VOLTAGE POWER LINE


AUSTIN WOODS DRIVE
(50' R/W)
DEAD OAK ROAD (50' R/W)
HUTCHINSON ROAD
(15' +/- GRAVEL SURFACE)
PRIVATELY MAINTAINED DEDICATE 30' EASEMENT FOR INGRESS/EGRESS/UTILITIES
FOX HOLLOW ROAD
(50' ROAD) (PER P.B. 16/295)
(11' +/- GRAVEL SURFACE)
HUTCHINSON ROAD
(16' +/- GRAVEL SURFACE)
DEDICATE 50' R/W TO COUNTY
RISING STAR RD
APPROXIMATE LAND LOT LINE
LAND LOT 267
LAND LOT 268
LAND LOT 272
LAND LOT 271
MATCHLINE
SEE SHEET 1
FOX HOLLOW SUBDIVISION
N/F WILKINSON (D.B. 830/37) ZONING: RC
TRACT 10 N/F L & S CONTRACTING, LLC. (D.B. 5010/362) (P.B. 16/295)
TRACT 9 N/F O'SHIELDS (D.B. 4858/427) (P.B. 16/295)
TRACT 8 N/F PEAVY (D.B. 1434/501) (P.B. 16/295)
N/F PEAVY (D.B. 3864/217 (P.B. 91/273)
18 5.054 AC (220151 SQ. FT) MFFE:839.20 TE/B
17 5.176 AC (225461 SQ. FT) MFFE:850.50 TE/B
16 5.016 AC (218477 SQ. FT) MFFE:851.40 TE/B
15 5.008 AC (218170 SQ. FT)
14 5.001 AC (217849 SQ. FT)
13 5.071 AC (220888 SQ. FT)
12 5.002 AC (217892 SQ. FT)
11 5.001 AC (217857 SQ. FT)
10 5.001 AC (217847 SQ. FT)
7 6.003 AC (261489 SQ. FT) MFFE:847.10 TE/B
6 9.502 AC (413920 SQ. FT)
5 12.057 AC (525196 SQ. FT)
21 5.500 AC (239593 SQ. FT) MFFE:855.50 TE/B
20 9.917 AC (431968 SQ. FT)
19 5.003 AC (217930 SQ. FT)
30' EASEMENT INGRESS/EGRESS AND UTILITIES FOR LOTS 19,20,21
30' EASEMENT INGRESS/EGRESS AND UTILITIES FOR LOTS 5,6,7
10' NO ACCESS EASEMENT
30' DRAINAGE EASEMENT
APPROXIMATE LAND LOT LINE
N44°03'12"E 70.71'
N43°03'58"E 83.66'
N43°22'47"E 29.64'
N43°03'45"E 27.89'
N43°03'45"E 95.60'
S42°37'21"W 32.18'
N34°37'09"E 83.18'
N34°17'04"E 109.44'
N34°11'44"E 80.86'
N34°11'44"E 31.80'
S84°04'41"E 176.61'
S66°41'21"E 71.61'
N85°58'05"E 107.53'
N85°57'27"E 54.95'
S74°24'27"E 42.66'
S51°08'07"E 125.08'
S61°28'13"E 120.57'
S59°12'02"E 74.34'
S57°25'52"E 122.89'
S58°31'10"E 97.88'
S6°23'11"E 31.68'
N31° 22' 38"W 58.37'
S89°40'49"W 871.59'
S 89°40'49"W 846.11'
N77°03'00"W 734.56'
S73°55'15"E 733.75'
S82°00'05"E 995.91'
N51°45'33"E 109.51'
S89°55'18"W 339.16'
S00°28'30"W 677.59'
N07°28'31"E 580.13'
N41°41'05"W 354.16'
N51°46'31"E 636.71'
N66°52'08"E 569.82'
N24°10'38"E 583.37'
N24°10'38"E 584.50'
N24°21'19"E 156.50'
N24°21'19"E 130.00'
N24°21'19"E 50.00'
N24°10'38"E 130.00'
N24°10'38"E 83.37'
N41°41'27"W 341.37'
N41°41'27"W 341.37'
N18°46'17"W 237.37'
N24°10'38"E 1493.00'
N24°10'38"E 924.87'
N24°10'38"E 457.87'
N24°10'38"E 457.87'
N24°10'38"E 457