FINAL PLAT PH. I
THE MANOR AT MONTPELIER
Land Lots 180 Of The 6th District
City of Forsyth
Monroe County, Georgia

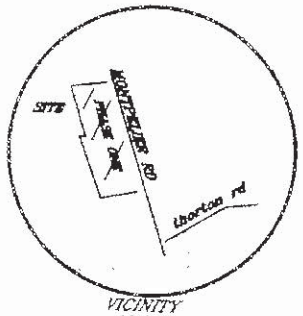
SITE NOTES:
ZONING: R-3 (NEW ORDINANCE)
TOTAL SITE AREA: 69.27 ACRES
TOTAL NO. OF LOTS: 71
AVERAGE LOT SIZE: (19,100 sq. ft.)
MIN. LOT WIDTH: 70' @ SETBACK
MIN. LOT AREA: (14,420 sq. ft.)
TOTAL LINEAR FEET OF STREET: 9,270 L.F.
MIN. HOUSE SIZE: 1,500 sq. ft.
BUILDING SETBACKS: 30' FRONT, 10' SIDE, 30' REAR
POWER, WATER & SEWER BY CITY OF FORSYTH
NO TREES IN PUBLIC R/W DUE TO DEVELOPMENT HAVING UNDERGROUND UTILITIES. TREES TO REMAIN EXCEPT FOR CLEARING OF EASEMENT LIMITS.

OWNER/DEVELOPER
TSG PROPERTIES, LLC.
P.O. BOX 36
LOVEJOY, GEORGIA 30250

24-HOUR CONTACT
STEVE GRISWELL
PHONE: (678) 858-0214

CLERK SUPERIOR COURT, MONROE CO. GA
FILED & RECORDED AT 3:45 AM/PM
JUL 17 2008
PLAT BOOK 30 PAGE 3
CLERK

LINE TABLE		
LINE	LENGTH	BEARING
L1	81.17'	S80°08'13"E
L2	81.35'	S85°30'30"E
L3	84.02'	N84°28'37"E
L4	18.31'	S80°53'10"E
L5	18.31'	S80°53'10"E
L6	18.31'	S80°53'10"E
L7	8.02'	N78°54'34"E
L8	14.71'	S78°04'56"E
L9	81.84'	S71°28'28"E
L10	18.47'	S10°23'50"E
L11	18.64'	S10°23'50"E
L12	13.86'	N78°36'26"E
L13	18.47'	S71°36'26"E
L14	18.64'	S80°34'15"E
L15	8.99'	S20°08'13"E
L16	53.00'	N88°46'30"E
L17	18.30'	S02°56'56"E
L18	18.30'	S02°56'56"E
L19	0.00'	N72°56'56"E
L20	14.62'	S02°15'43"E
L21	86.00'	S85°20'26"E
L22	44.64'	N72°56'56"E
L24	44.78'	N82°48'15"E
L25	47.14'	S17°03'04"E
L26	47.14'	S17°03'04"E
L27	47.00'	S72°56'56"E
L28	47.00'	N72°56'56"E
L29	47.00'	S72°56'56"E
L30	47.00'	S72°56'56"E
L31	47.00'	N72°56'56"E
L32	37.06'	S85°38'10"E



VICINITY MAP

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BRG
C1	27.68	425.00	27.67	N76°04'36"E
C2	105.80	325.00	25.79	S58°04'38"E
C5	66.08	975.00	66.04	N70°45'38"E
C8	20.43	13.00	18.38	N56°51'04"E
C9	50.80	175.00	50.67	S87°34'57"E
C9	65.23	225.00	65.00	S87°36'00"E
C10	51.80	325.00	51.75	S87°36'00"E
C11	19.87	13.00	15.71	N14°08'26"E
C12	20.43	13.00	18.38	S85°31'53"E
C13	58.73	575.00	58.71	S18°56'30"E
C14	47.52	175.00	47.39	S36°31'24"E
C15	35.67	225.00	35.64	S87°14'44"E
C16	20.43	13.00	18.38	N06°38'27"E
C17	20.43	13.00	18.38	N83°48'18"E
C18	20.43	13.00	18.38	N27°58'56"E
C19	20.43	13.00	18.38	N27°58'56"E
C20	12.93	425.00	12.93	S80°38'44"E
C21	51.91	725.00	51.89	N89°10'48"E
C24	36.70	60.00	34.99	S40°30'07"E
C25	56.58	50.00	53.68	N86°47'07"E
C26	61.84	50.00	57.97	N18°26'41"E
C27	20.43	13.00	18.38	S82°03'04"E
C28	18.00	13.00	11.58	S09°24'01"E
C29	18.46	50.50	18.37	N08°36'41"E
C30	18.09	13.00	11.58	N48°29'52"E
C31	89.60	375.00	89.39	N89°00'15"E
C32	20.48	13.00	18.38	S82°56'56"E
C33	20.48	13.00	18.38	N82°03'04"E
C34	20.48	13.00	18.38	N82°03'04"E
C35	61.87	625.00	61.84	S72°56'56"E
C36	20.48	13.00	18.38	S72°56'56"E
C37	12.00	13.00	11.58	N36°17'46"E
C38	47.06	50.00	45.34	S78°05'32"E
C39	18.00	13.00	11.58	N77°34'48"E
C40	45.87	475.00	45.86	S48°08'12"E
C41	20.48	13.00	18.38	S12°52'39"E
C42	21.07	13.00	18.84	N62°48'50"E
C43	8.58	225.00	8.58	S84°56'20"E
C44	57.94	50.00	54.76	N44°26'21"E
C45	48.21	50.00	46.89	N82°41'24"E

CERTIFICATE OF APPROVAL OF FINAL PLAT:
In that all requirements of FINAL Approval having been fulfilled, this subdivision plat has been given FINAL approval by the City of Forsyth on July 17, 2008.

THIS PLAT IS HEREBY APPROVED FOR FINAL APPROVAL.

MAYOR, CITY OF FORSYTH — DATE 7-17-08

PLANNING AND ZONING, CITY OF FORSYTH — DATE

CITY OF FORSYTH SUBDIVISION REVIEW OFFICER — DATE 7-17-08

CITY OF FORSYTH ENGINEER — DATE

CITY OF FORSYTH PUBLIC WORKS DIRECTOR — DATE

OWNER'S ACKNOWLEDGMENT

AS THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT HEREBY OFFER TO DEDICATE AND OR RESERVE FOR PUBLIC USE THE EASEMENT OR RIGHT OF WAY SHOWN AND OTHER GROUND SHOWN.

OWNER _____ DATE 4/22/08

SURVEYOR'S ACKNOWLEDGMENT

I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PERFORMED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION; THAT MONUMENTS LOCATIONS ARE CORRECTLY SHOWN; AND, THAT THIS PROPERTY WILL MONUMENTED AS SHOWN. MONUMENTS ARE SHOWN BY IRON PINS.

SURVEYOR _____ REG. # _____ DATE 4/16/08

BOUNDARY SURVEY:
BY LANDMARK SURVEYING & PLANNING, INC.
DATED: AUGUST 2004 – BOUNDARY INFORMATION SHOWN ON PRELIMINARY PLAT IS PER SURVEY.

TOPOGRAPHIC MAPPING SURVEY:
BY JACK BERRY & ASSOCIATES, INC.
GROUND CONTROL SURVEY BY LANDMARK SURVEYING & PLANNING, INC.
AREAS OF DENSE GROWTH HAVE BEEN FIELD VERIFIED.
PLANS ARE BASED UPON STATE PLANE COORDINATES.

FLOOD NOTE:
THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA PER MONROE COUNTY FLOOD MAP PANEL NO. 130138 0225C EFFECTIVE DATE, MARCH 17, 1997.

Legend:
- CMF — CRIMPED STEEL FOUND
- CMS — CRIMPED STEEL SET
- RBMF — REBAR FOUND
- RBS — REBAR SET
- LL — LAND LOT
- LLL — LAND LOT LINE
- R/W — RIGHT OF WAY
- MF — MEASURED
- OPS — OPEN TOP PIPE
- OTP — OPEN TOP PIPE FOUND
- PP — POWER POLE
- RBF — REBAR FOUND
- RBS — REBAR SET

0 80 160 240 320 Feet
Graphic Scale: 1" = 80'

UTILITIES PROTECTION CENTER
ONE CALL

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THIS SURVEY, ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND ORIGINAL SIGNATURE OF SURVEYOR.

THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 38,650 FEET AND AN ANGULAR ERROR OF 00° 00' 06" PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

THIS SITE IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEPICTED BY FEMA REFERENCE PLATS.

EQUIPMENT UTILIZED: --
ANGULAR -- TOPCON GTS-3
LINEAR -- TOPCON GTS-3 MSM

Prepared by:
SOUTHERN SURVEYING, Inc.
1011 S. HWY 54/185 BR.
FAYETTEVILLE GA 30214
770-719-0870

FINAL PLAT PH. I
THE MANOR AT MONTPELIER
Land Lots 180 Of The 6th District
City of Forsyth
Monroe County, Georgia

Prepared for:
TSG PROPERTIES, LLC.
P.O. BOX 36
LOVEJOY, GEORGIA 30250

Job No. 07-0285
Drawn By: MSN
Checked By:
Issue Date: 01/18/08
File Name: 07-0285
Revisions
Date | Description
Sheet 1 of

CERTIFICATION IS MADE TO ORIGINAL PURCHASER OF THIS SURVEY, ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND ORIGINAL SIGNATURE OF SURVEYOR.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 38,550 FEET AND AN ANGULAR ERROR OF 00° 00' 08" PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE LEAST SQUARES METHOD.

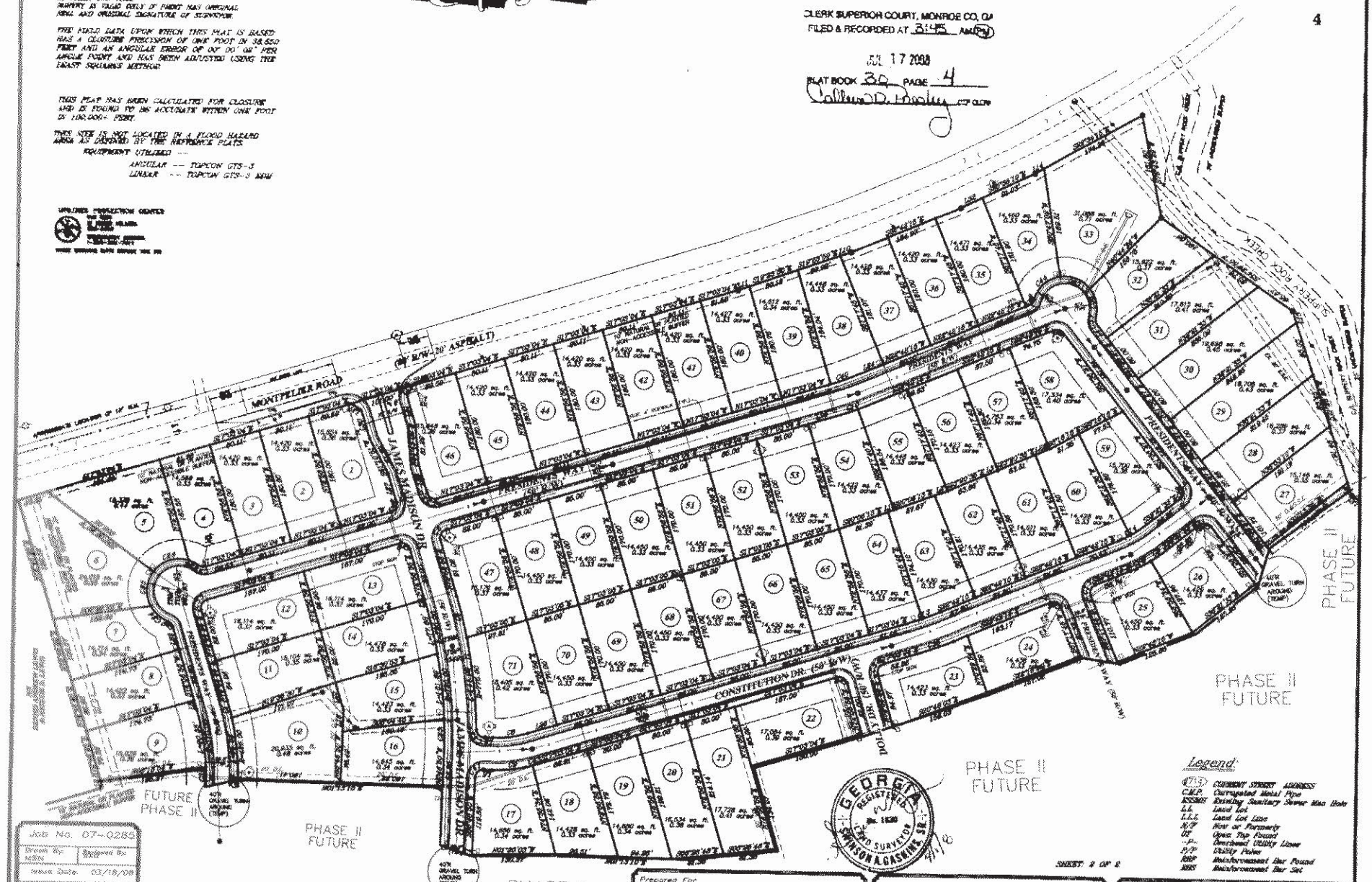
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

THIS SITE IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEPICTED BY THE REFERENCE PLATS.

EQUIPMENT UTILIZED ---
ANGULAR -- TOPCON GTS-3
LINEAR -- TOPCON GTS-3 MW

UTILITIES PROTECTION CENTER

CLERK SUPERIOR COURT, MONROE CO, GA
FILED & RECORDED AT 3:45 AM/PM
JUL 17 2009
PLAT BOOK 30 PAGE 4
Callie D. Bailey CLERK



GEORGIA REGISTERED No. 1820 LAND SURVEYOR JOHNSON & GASKINS, SR.

SHEET 2 OF 2

Legend

(#)	CURRENT STREET ADDRESS
C.M.P.	Corrugated Metal Pipe
EXSMH	Existing Sanitary Sewer Man Hole
L.L.	Land Lot
L.L.L.	Land Lot Line
N/F	Now or Formerly
OF	Open Top Found
--o--	Overhead Utility Lines
P/P	Utility Poles
RBF	Reinforcement Bar Found
RBS	Reinforcement Bar Set

Job No.	07-0285
Drawn By:	Surveyed By:
Issue Date:	03/18/09
File Name:	07-0285

Revisions

Date	Description

Sheet 2 of 2

Prepared For:
TSG PROPERTIES, LLC.
P.O. BOX 36
LOVEJOY, GEORGIA 30250

FINAL PLAT PH. I
THE MANOR AT MONTPELIER
Land Lots 180 Of The 6th District
City of Forsyth
Monroe County, Georgia

Prepared By:
SOUTHERN SURVEYING, Inc.
1011 S. JEFF DAVIS DR.
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