RAINER PARK SUBDIVISION

FILED IN OFFICE
HENRY COUNTY
SUPERIOR COURT
JUN 29 2004
12:15 PM
CLERK OF SUPERIOR COURT
PB 40 PG 109

LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 134 OF THE 7TH DISTRICT OF HENRY COUNTY, GEORGIA, CONTAINING 4.85 ACRES MORE OR LESS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

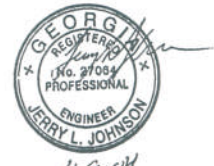
BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF BRYAN STREET AND THE EASTERN RIGHT-OF-WAY OF SLOAN STREET AND HEADING THENCE ALONG SAID EASTERN RIGHT-OF-WAY OF SLOAN STREET N01°40'27"E A DISTANCE OF 135.00' TO A POINT, THENCE N89°07'20"W A DISTANCE OF 2.00' TO A POINT, THENCE N00°54'07"E A DISTANCE OF 265.43' TO A POINT, THENCE ALONG A CURVE WITH A RADIUS OF 61.85', AN ARC LENGTH OF 61.27', A CHORD BEARING OF N38°48'18"W, AND A CHORD LENGTH OF 58.80' TO A 1/2" IRON PIN LOCATED ON THE NORTH EASTERN RIGHT-OF-WAY OF SLOAN STREET, THENCE LEAVING SAID RIGHT-OF-WAY OF SLOAN STREET N83°30'19"E A DISTANCE OF 148.78' TO A POINT, THENCE N83°30'26"E A DISTANCE OF 24.63' TO A 1/2" IRON PIN, THENCE N88°45'59"E A DISTANCE OF 183.06' TO A POINT, THENCE N88°46'02"E A DISTANCE OF 113.67' TO A 1/2" IRON PIN ON THE WESTERN RIGHT-OF-WAY OF CLEVELAND STREET, THENCE CONTINUING SOUTH ALONG SAID WESTERN RIGHT-OF-WAY OF CLEVELAND STREET S04°29'00"W A DISTANCE OF 65.00' TO A 1" OPEN TOP PIPE, THENCE S01°20'28"W A DISTANCE OF 40.06' TO A POINT, THENCE S01°20'47"W A DISTANCE OF 134.00' TO A POINT, THENCE S01°21'16"W A DISTANCE OF 28.62' TO A POINT, THENCE S00°17'04"E A DISTANCE OF 38.39' TO A POINT, THENCE S00°16'41"E A DISTANCE OF 66.03' TO A POINT, THENCE S00°16'21"E A DISTANCE OF 43.75' TO A POINT, THENCE S04°52'37"W A DISTANCE OF 15.87' TO A POINT AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF BRYAN STREET AND THE WESTERN RIGHT-OF-WAY OF CLEVELAND STREET, THENCE LEAVING SAID WESTERN RIGHT-OF-WAY OF CLEVELAND STREET AND CONTINUING ALONG SAID NORTHERN RIGHT-OF-WAY OF BRYAN STREET S67°23'51"W A DISTANCE OF 66.84' TO A POINT, THENCE S67°23'51"W A DISTANCE OF 25.00' TO A POINT, THENCE S67°24'07"W A DISTANCE OF 19.86' TO A POINT, THENCE N89°29'01"W A DISTANCE OF 322.61' TO THE POINT OF BEGINNING AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF BRYAN STREET AND THE EASTERN RIGHT-OF-WAY OF SLOAN STREET.

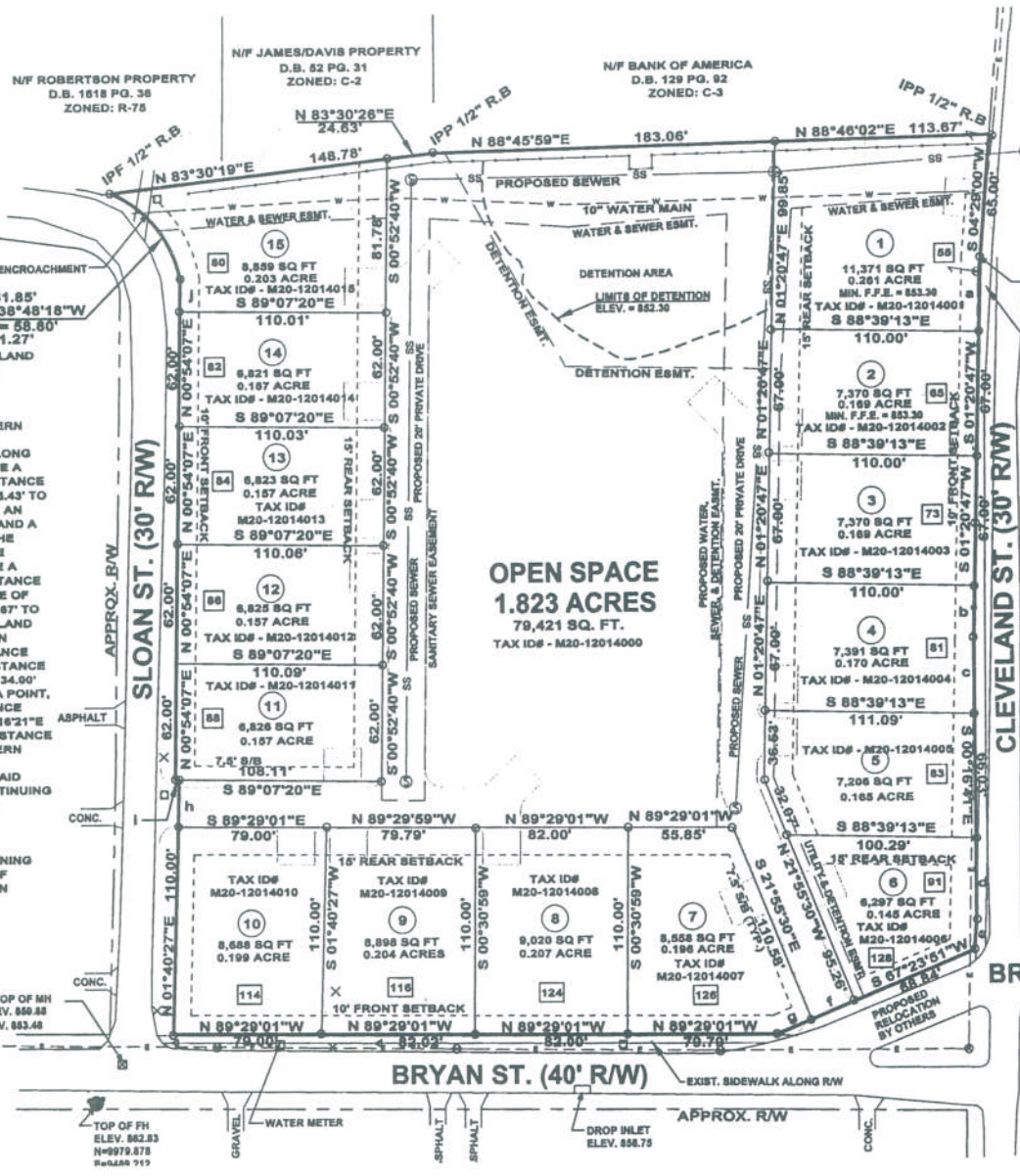
NOTES:

1. NO LIVE STREAMS OR WETLANDS LIE WITHIN THIS SUBDIVISION.
2. THE CITY OF McDONOUGH ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTEND OF THE STREET RIGHT-OF-WAY, NOR FOR THE EXTENSION OF CULVERTS BEYOND THE POINTS SHOWN ON THIS PLAT AND AS REQUIRED BY THE McDONOUGH SUBDIVISION ORDINANCE.
3. ALL STORM DRAINS SHALL BE EXTENDED A MINIMUM OF 30' BEHIND ANY FUTURE RESIDENCE OR BUILDING.
4. A 20' DRAINAGE EASEMENT SHALL BE RESERVED ON THE REAR OF ALL LOTS AND A 15' DRAINAGE EASEMENT SHALL BE RESERVED BETWEEN HOUSES.
5. SIDE SETBACKS SHALL BE SUCH THAT THERE IS A 15' SEPARATION BETWEEN HOUSES.

NOTES:

1. ALLEYS SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. CANOPY AND UNDERSTORY TREES SHALL BE INSTALLED PER THE MCDONOUGH SUBDIVISION ORDINANCE.





CALL TABLE

COURSE	BEARING	DISTANCE
a	S 01°20'28"W	40.06'
b	S 01°21'16"W	28.62'
c	S 00°17'04"E	38.39'
d	S 00°16'21"E	43.75'
e	S 04°52'37"W	15.87'
f	S 67°23'51"W	25.00'
g	S 67°24'07"W	19.86'
h	N 01°40'27"E	25.00'
i	S 89°07'20"E	2.00'
j	N 00°54'07"E	17.43'

LEGEND

- CONTROL POINT
- TOP OF MAN HOLE
- ATLANTA GAS LINE
- POWER POLE
- BURIED PHONE CABLE
- GUY WIRE
- POWER LINE

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

APR 12 2004

DWG.	FINAL-PLAT.DWG
DATE	11/26/03
JOB NUMBER	2002-106
DRAWN BY	JLJ
SHEET TITLE	FINAL PLAT SHEET 3 OF 3

PROJECT NAME
RAINER PARK SUBDIVISION
LAND LOT: 134, 7TH DISTRICT
HENRY COUNTY, GEORGIA

OWNER / DEVELOPER
RAINER INVESTMENTS / SUN SITES, INC.
PO BOX 2500
McDONOUGH, GEORGIA 30253

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REVISIONS
04/08/04 - REVISED PER CITY OF MCDONOUGH COMMENTS.