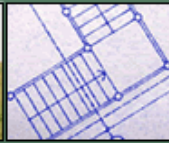




Jordan Company  
Investment & Commercial Real Estate



**Available**  
**18 Single Family Lots**  
**Madison Creek Subdivision**  
**Unincorporated Rockdale County, Georgia**



*Presented by:*

**The Jordan Company**

Brent Kewley  
4200 Northside Parkway  
Office: 404.237.2900  
Building 3, STE A  
Atlanta GA 30327

The information contained herein is derived from a variety of sources including the owner, public records and other sources the Jordan Company deems to be reliable. The Jordan Company has no reason to doubt, but does not guarantee the accuracy of this information.



**Jordan Company**  
Investment & Commercial Real Estate



**Location:** Subject property is located in unincorporated Rockdale County, approximately 6.5 miles southeast of Conyers. The subject property is 4 miles south of I-20 on Honey Creek Road, and 16.6 miles east of I-285.

**On-Site:**

**Acres:** The Madison Creek subdivision contains 43 total lots, with an average lots size of .65 acres to 2 acres.

**Units:** There are 25 completed homes in the subdivision and 18 vacant lots.

Existing home prices range from \$350,000's for recently foreclosed and auctioned homes, to originally priced homes in the \$700,000's and up. Homes are currently marketed in the high \$400k's to \$660k's.

**Status of units:** 14 of the lots are partially developed and 4 are developed.  
All lots are basement lots.  
All the lots are served by septic systems.

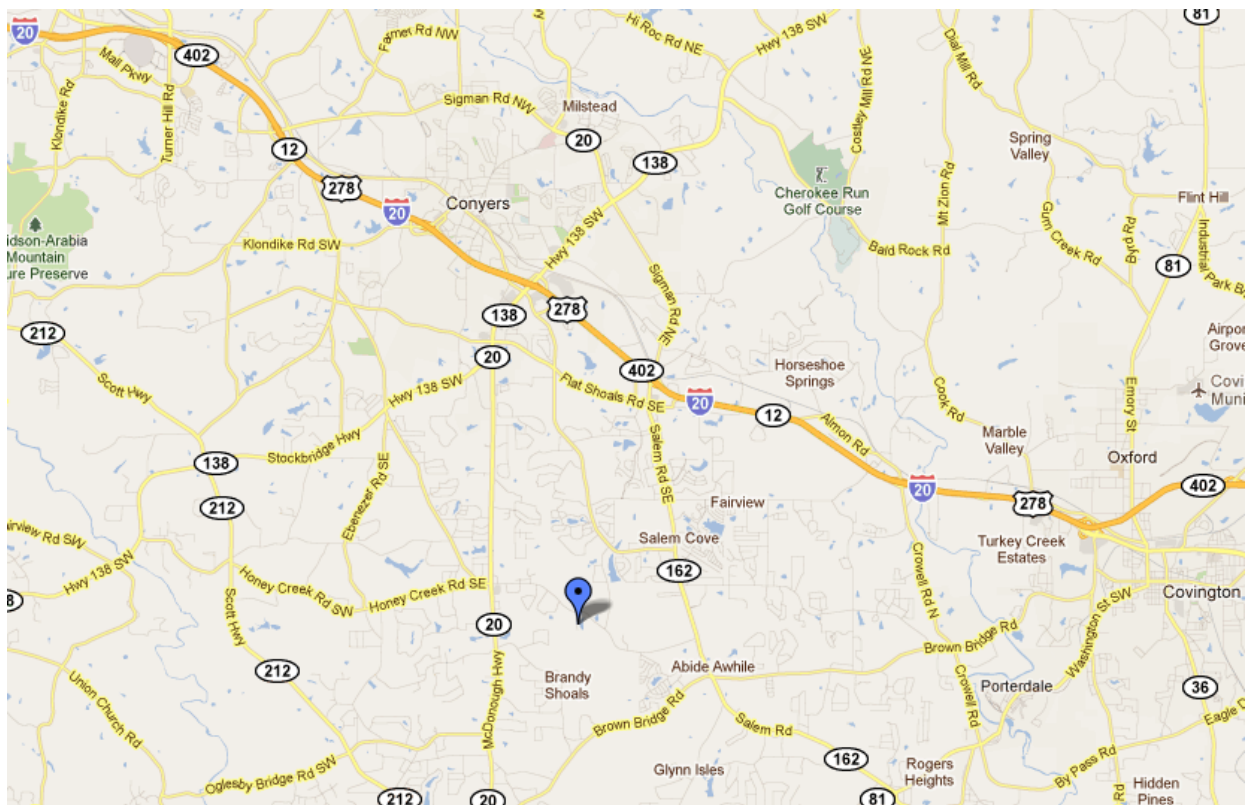
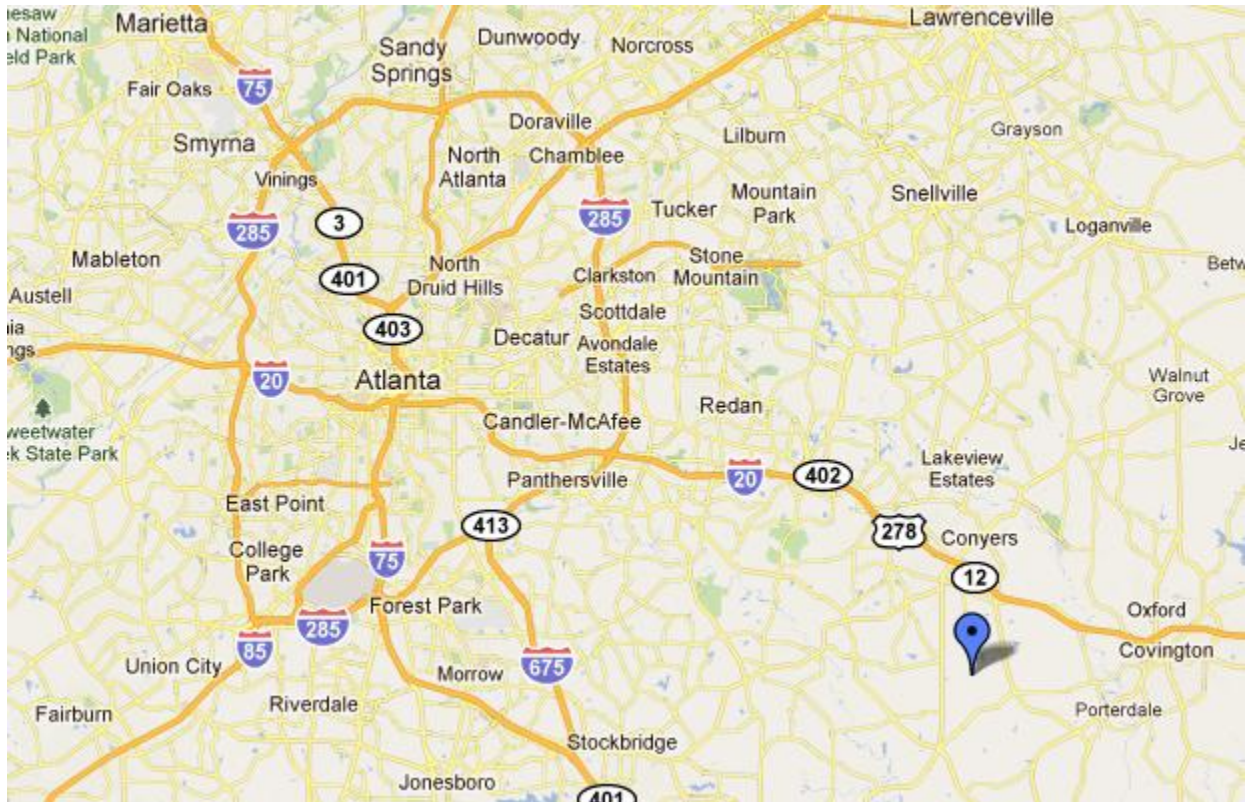
**Zoning:** R-1

Notable conditions:

- Minimum home size of 1,800 sq. ft. heated for 1 story, 2,000 sq. ft. for a 2 story.
- 3 sides brick, stone or stucco.

**Price:** \$180,000 (\$10,000/lot)

# Maps



The information contained herein is derived from a variety of sources including the owner, public records and other sources the Jordan Company deems to be reliable. The Jordan Company has no reason to doubt, but does not guarantee the accuracy of this information.



The information contained herein is derived from a variety of sources including the owner, public records and other sources the Jordan Company deems to be reliable. The Jordan Company has no reason to doubt, but does not guarantee the accuracy of this information.

# Typical Homes



The information contained herein is derived from a variety of sources including the owner, public records and other sources the Jordan Company deems to be reliable. The Jordan Company has no reason to doubt, but does not guarantee the accuracy of this information.

## Demographics

<b>Population</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2009 Male Population	1,812	19,628	38,503
2009 Female Population	1,895	20,636	40,298
% 2009 Male Population	48.88%	48.75%	48.86%
% 2009 Female Population	51.12%	51.25%	51.14%
2009 Total Adult Population	2,618	28,174	55,227
2009 Total Daytime Population	3,404	32,315	74,147
2009 Total Daytime Work Population	1,358	11,582	31,790
2009 Median Age Total Population	34	31	31
2009 Median Age Adult Population	43	40	40
2009 Age 0-5	280	3,942	7,934
2009 Age 6-13	538	5,512	10,711
2009 Age 14-17	270	2,635	4,929
2009 Age 18-20	161	1,685	3,265
2009 Age 21-24	151	1,885	3,924
2009 Age 25-29	199	2,842	5,929
2009 Age 30-34	236	3,262	6,644
2009 Age 35-39	315	3,475	6,694
2009 Age 40-44	331	3,430	6,421
2009 Age 45-49	290	3,001	5,696
2009 Age 50-54	295	2,558	4,782
2009 Age 55-59	206	1,942	3,722
2009 Age 60-64	150	1,310	2,613
2009 Age 65-69	113	979	1,932
2009 Age 70-74	71	710	1,399
2009 Age 75-79	50	556	1,136
2009 Age 80-84	30	320	624
2009 Age 85+	20	218	446
% 2009 Age 0-5	7.56%	9.79%	10.07%
% 2009 Age 6-13	14.52%	13.69%	13.59%
% 2009 Age 14-17	7.29%	6.54%	6.25%
% 2009 Age 18-20	4.34%	4.19%	4.14%
% 2009 Age 21-24	4.07%	4.68%	4.98%
% 2009 Age 25-29	5.37%	7.06%	7.52%
% 2009 Age 30-34	6.37%	8.10%	8.43%
% 2009 Age 35-39	8.50%	8.63%	8.49%
% 2009 Age 40-44	8.93%	8.52%	8.15%
% 2009 Age 45-49	7.83%	7.45%	7.23%
% 2009 Age 50-54	7.96%	6.35%	6.07%
% 2009 Age 55-59	5.56%	4.82%	4.72%
% 2009 Age 60-64	4.05%	3.25%	3.32%
% 2009 Age 65-69	3.05%	2.43%	2.45%
% 2009 Age 70-74	1.92%	1.76%	1.78%

% 2009 Age 75-79	1.35%	1.38%	1.44%
% 2009 Age 80-84	0.81%	0.79%	0.79%
% 2009 Age 85+	0.54%	0.54%	0.57%
2009 White Population	2,349	23,732	45,667
2009 Black Population	1,103	14,110	28,409
2009 Asian/Hawaiian/Pacific Islander	115	962	1,665
2009 American Indian/Alaska Native	16	93	171
2009 Other Population (Incl 2+ Races)	124	1,366	2,888
2009 Hispanic Population	199	1,912	4,153
2009 Non-Hispanic Population	3,508	38,351	74,647
% 2009 White Population	63.37%	58.94%	57.95%
% 2009 Black Population	29.75%	35.04%	36.05%
% 2009 Asian/Hawaiian/Pacific Islander	3.10%	2.39%	2.11%
% 2009 American Indian/Alaska Native	0.43%	0.23%	0.22%
% 2009 Other Population (Incl 2+ Races)	3.35%	3.39%	3.66%
% 2009 Hispanic Population	5.37%	4.75%	5.27%
% 2009 Non-Hispanic Population	94.63%	95.25%	94.73%
2000 Non-Hispanic White	2,447	22,977	42,286
2000 Non-Hispanic Black	259	4,363	9,451
2000 Non-Hispanic Amer Indian/Alaska Native	39	148	207
2000 Non-Hispanic Asian	97	582	939
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	n/a	n/a
2000 Non-Hispanic Some Other Race	35	107	154
2000 Non-Hispanic Two or More Races	37	376	626
% 2000 Non-Hispanic White	83.97%	80.47%	78.80%
% 2000 Non-Hispanic Black	8.89%	15.28%	17.61%
% 2000 Non-Hispanic Amer Indian/Alaska Native	1.34%	0.52%	0.39%
% 2000 Non-Hispanic Asian	3.33%	2.04%	1.75%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.00%	0.00%
% 2000 Non-Hispanic Some Other Race	1.20%	0.37%	0.29%
% 2000 Non-Hispanic Two or More Races	1.27%	1.32%	1.17%
<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2009 Total Population	3,706	40,263	78,800
2009 Total Households	1,320	15,071	29,107
Population Change 1990-2009	1,027	21,425	43,185
Household Change 1990-2009	472	8,820	17,113
% Population Change 1990-2009	38.34%	113.73%	121.26%
% Household Change 1990-2009	55.66%	141.10%	142.68%
Population Change 2000-2009	563	10,981	23,343
Household Change 2000-2009	273	4,797	9,731
% Population Change 2000-2009	17.91%	37.50%	42.09%
% Households Change 2000-2009	26.07%	46.69%	50.22%

<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Total Housing Units	1,036	10,616	19,974
2000 Occupied Housing Units	1,031	10,270	19,303
2000 Owner Occupied Housing Units	944	8,527	15,596
2000 Renter Occupied Housing Units	87	1,743	3,707
2000 Vacant Housing Units	5	346	670
% 2000 Occupied Housing Units	99.52%	96.74%	96.64%
% 2000 Owner Occupied Housing Units	91.12%	80.32%	78.09%
% 2000 Renter Occupied Housing Units	8.40%	16.42%	18.56%
% 2000 Vacant Housing Units	0.48%	3.26%	3.35%
<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2009 Median Household Income	\$74,739	\$60,121	\$56,815
2009 Per Capita Income	\$32,464	\$28,861	\$26,826
2009 Average Household Income	\$91,145	\$77,105	\$72,625
2009 Household Income < \$10,000	17	294	710
2009 Household Income \$10,000-\$14,999	37	272	579
2009 Household Income \$15,000-\$19,999	53	490	1,160
2009 Household Income \$20,000-\$24,999	15	502	1,143
2009 Household Income \$25,000-\$29,999	36	507	1,132
2009 Household Income \$30,000-\$34,999	30	562	1,125
2009 Household Income \$35,000-\$39,999	40	891	1,692
2009 Household Income \$40,000-\$44,999	52	967	1,888
2009 Household Income \$45,000-\$49,999	19	1,027	2,244
2009 Household Income \$50,000-\$59,999	162	2,002	4,227
2009 Household Income \$60,000-\$74,999	202	2,642	5,235
2009 Household Income \$75,000-\$99,999	404	3,088	5,222
2009 Household Income \$100,000-\$124,999	148	1,108	1,713
2009 Household Income \$125,000-\$149,999	63	436	577
2009 Household Income \$150,000-\$199,999	27	178	306
2009 Household Income \$200,000-\$249,999	1	25	46
2009 Household Income \$250,000-\$499,999	13	80	108
2009 Household Income \$500,000+	n/a	n/a	1
2009 Household Income \$200,000+	14	105	155
% 2009 Household Income < \$10,000	1.29%	1.95%	2.44%
% 2009 Household Income \$10,000-\$14,999	2.81%	1.80%	1.99%
% 2009 Household Income \$15,000-\$19,999	4.02%	3.25%	3.99%
% 2009 Household Income \$20,000-\$24,999	1.14%	3.33%	3.93%
% 2009 Household Income \$25,000-\$29,999	2.73%	3.36%	3.89%
% 2009 Household Income \$30,000-\$34,999	2.27%	3.73%	3.86%
% 2009 Household Income \$35,000-\$39,999	3.03%	5.91%	5.81%
% 2009 Household Income \$40,000-\$44,999	3.94%	6.42%	6.49%
% 2009 Household Income \$45,000-\$49,999	1.44%	6.81%	7.71%
% 2009 Household Income \$50,000-\$59,999	12.28%	13.28%	14.52%
% 2009 Household Income \$60,000-\$74,999	15.31%	17.53%	17.98%

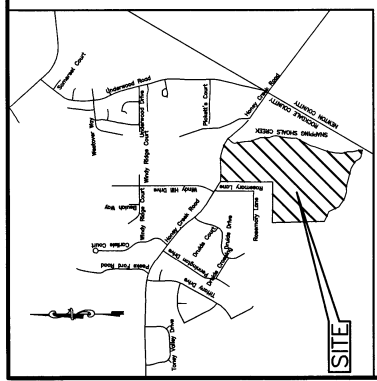


% 2009 Household Income \$75,000-\$99,999	30.63%	20.49%	17.94%
% 2009 Household Income \$100,000-\$124,999	11.22%	7.35%	5.88%
% 2009 Household Income \$125,000-\$149,999	4.78%	2.89%	1.98%
% 2009 Household Income \$150,000-\$199,999	2.05%	1.18%	1.05%
% 2009 Household Income \$200,000-\$249,999	0.08%	0.17%	0.16%
% 2009 Household Income \$250,000-\$499,999	0.99%	0.53%	0.37%
% 2009 Household Income \$500,000+	0.00%	0.00%	0.00%
% 2009 Household Income \$200,000+	1.06%	0.70%	0.53%

### **Retail Sales Volume**

	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2009 Children/Infants Clothing Stores	\$675,268	\$6,300,887	\$11,439,006
2009 Jewelry Stores	\$514,325	\$4,709,009	\$8,579,206
2009 Mens Clothing Stores	\$970,401	\$9,158,262	\$16,706,961
2009 Shoe Stores	\$881,706	\$8,556,223	\$15,576,575
2009 Womens Clothing Stores	\$1,630,195	\$16,042,516	\$29,454,441
2009 Automobile Dealers	\$11,003,878	\$115,952,973	\$213,405,058
2009 Automotive Parts/Acc/Repair Stores	\$1,409,760	\$13,935,294	\$25,517,040
2009 Other Motor Vehicle Dealers	\$433,641	\$4,179,172	\$7,612,194
2009 Tire Dealers	\$391,896	\$3,776,763	\$6,917,556
2009 Hardware Stores	\$185,372	\$2,059,235	\$3,568,936
2009 Home Centers	\$966,944	\$11,640,907	\$21,388,097
2009 Nursery/Garden Centers	\$415,891	\$4,005,974	\$7,331,122
2009 Outdoor Power Equipment Stores	\$112,938	\$1,481,991	\$2,772,486
2009 Paint/Wallpaper Stores	\$36,424	\$448,806	\$833,541
2009 Appliance/TV/Other Electronics Stores	\$1,140,306	\$10,548,593	\$19,213,181
2009 Camera/Photographic Supplies Stores	\$174,767	\$1,762,410	\$3,222,679
2009 Computer/Software Stores	\$508,431	\$5,312,329	\$9,774,320
2009 Beer/Wine/Liquor Stores	\$720,073	\$6,775,386	\$12,297,961
2009 Convenience/Specialty Food Stores	\$1,183,793	\$12,911,880	\$24,118,631
2009 Restaurant Expenditures	\$6,190,021	\$68,303,864	\$126,844,968
2009 Supermarkets/Other Grocery excl Conv	\$7,534,675	\$76,839,579	\$140,658,625
2009 Furniture Stores	\$1,112,516	\$10,989,965	\$20,117,590
2009 Home Furnishings Stores	\$755,273	\$6,933,885	\$12,548,410
2009 Gen Merch/Appliance/Furniture Stores	\$9,870,327	\$96,970,514	\$177,323,107
2009 Gasoline Stations w/ Convenience Stores	\$6,114,511	\$59,735,648	\$109,464,851
2009 Other Gasoline Stations	\$4,930,719	\$46,823,768	\$85,346,221
2009 Department Stores excl Leased Depts	\$11,010,631	\$107,519,106	\$196,536,288
2009 General Merchandise Stores	\$8,757,810	\$85,980,549	\$157,205,517
2009 Other Health/Personal Care Stores	\$697,142	\$7,369,324	\$13,565,006
2009 Pharmacies/Drug Stores	\$3,616,845	\$36,969,082	\$67,759,886
2009 Pet/Pet Supplies Stores	\$500,199	\$5,265,134	\$9,665,606
2009 Book/Periodical/Music Stores	\$177,374	\$1,457,136	\$2,704,000
2009 Hobby/Toy/Game Stores	\$93,525	\$2,292,309	\$4,402,910
2009 Musical Instrument/Supplies Stores	\$100,552	\$1,015,826	\$1,863,735
2009 Sewing/Needlework/Piece Goods Stores	\$31,981	\$302,670	\$553,435

2009 Sporting Goods Stores	\$795,383	\$5,713,504	\$9,995,904
2009 Video Tape Stores - Retail	\$90,720	\$886,381	\$1,620,661



**LOCATION MAP**  
N.T.S.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 02" 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.

**GENERAL NOTES:**

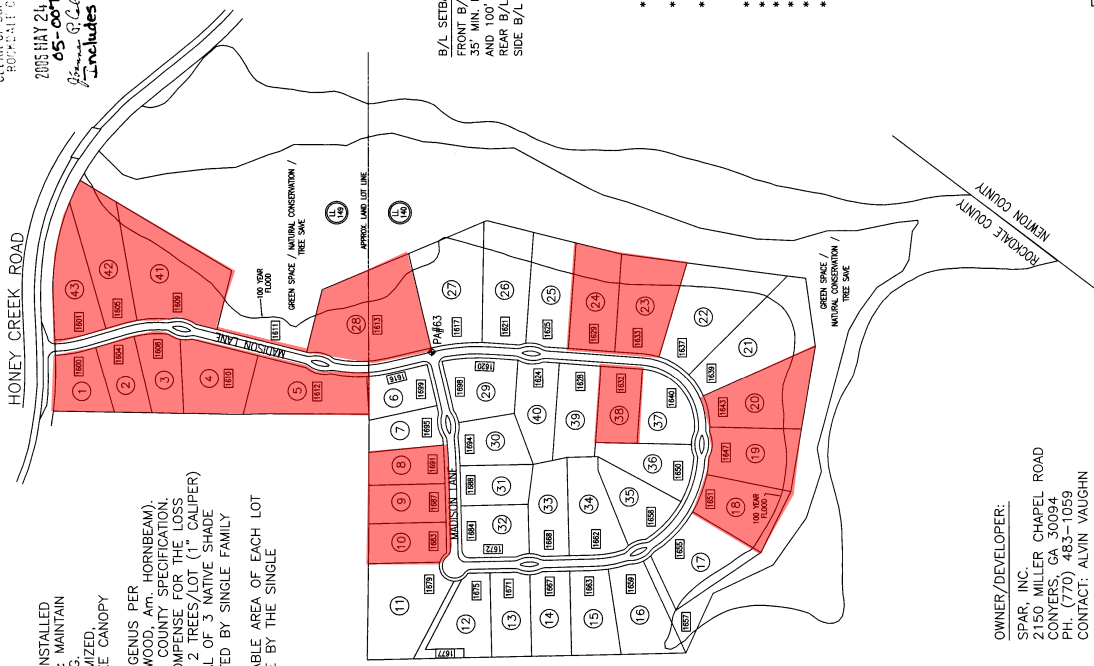
- \* TOTAL AREA = 70.06 ACRES
- \* TOTAL NUMBER OF LOTS = 43
- \* ZONED: R-1 CONDITIONAL CASE #2003/21
- 1. A MAXIMUM NUMBER OF LOTS AT 43, AS SHOWN ON THE APPLICANT'S SITE PLAN.
- 2. MINIMUM HOME SIZE OF 1800 SF. HEATED SPACE FOR A ONE (1) STORY HOME AND 2,000 SF FOR A TWO (2) STORY HOME WITH TWO (2) CAR GARAGES FOR ALL HOMES.
- 3. THREE (3) SIDES BRICK, STONE OR STUCCO HOMES FROM GROUND TO EAVES FOR ALL HOMES.
- 4. CURB AND GUTTER THROUGHOUT THE DEVELOPMENT.
- 5. TRAFFIC CALMING DEVICES (EASE-A-BOUTS) THROUGHOUT THE DEVELOPMENT, AS DETERMINED BY THE DEPARTMENT OF PUBLIC SERVICES & ENGINEERING.
- 6. TWO (2) STREET TREES TO BE LOCATED IN THE FRONT YARD OF EACH LOT, TO BE SELECTED FROM THE ROCKDALE COUNTY PLANT PALETTE.
- 7. SIDEWALKS AS REQUIRED BY CODE.
- 8. A MANDATORY HOMEOWNERS ASSOCIATION TO MAINTAIN ALL COMMON AREAS, AND EASE-A-BOUTS.
- 9. UNDERGROUND UTILITIES REQUIRED.
- 10. ROCKDALE COUNTY WILL ACCEPT THE DONATION OF DESIGNATED "GREEN SPACE" ALONG SNAPPING SHOALS CREEK AND ITS TRIBUTARY.
- \* WATER BY ROCKDALE COUNTY.
- \* SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC TANKS.
- \* PART OF TAX MAP PARCEL 080-01-0017.
- \* ALL STREET INTERSECTIONS ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- \* ALL PROPERTY CORNERS ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- \* THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL HAZARD MAPS. MAP PANEL NO. 13247C0178 C DATED: JANUARY 19, 2001.

**NOTES FROM URBAN FORESTER:**

- PASSIVE TREE PROTECTION TO BE INSTALLED BY DEVELOPER. SFHB WILL REPLACE & MAINTAIN WITH ACTIVE TREE PROTECTION FENCING.
- WASS GRADING SFHB WILL BE MINIMIZED.
- NO GRASSING UNDER TREE CANOPY.
- NO MORE THAN 25% OF ANY ONE GENUS PER LOT (EG. MIX OF OAK, REDBUD, SOURWOOD, AM. HORNBREAM).
- PLANTING WILL BE COMPLETED PER COUNTY SPECIFICATION.
- 1 TREE/LOT (1" CALIPER) TO COMPENSATE FOR THE LOSS OF THE 139' OF EXCEPTIONAL TREES. 2 TREES/LOT (1" CALIPER) REQUIRED BY ZONING CONDITION. TOTAL OF 3 NATIVE SHADE TREES/LOT (1" CALIPER) TO BE PLANTED BY SINGLE FAMILY HOME BUILDER.
- ALL TREES OUTSIDE OF THE BUILDABLE AREA OF EACH LOT TO BE PROTECTED IF AT ALL POSSIBLE BY THE SINGLE FAMILY HOME BUILDER.

- LEGEND**
- DOUBLE WING CATCH BASIN
  - SINGLE WING CATCH BASIN
  - FIRE HYDRANT
  - WATER VALVE
  - HORIZONTAL
  - D.L. IRON NUT
  - P.P. POWER POLE
  - RIGHT-OF-WAY
  - DRAINAGE EASEMENT

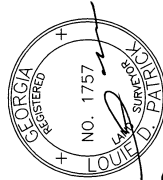
**CONTROL POINT:**  
N=1305017.07  
E=2348884.70  
ELEV=738.92  
PROPERTY TIE: N 76°12'18" E  
13.24' TO CORNER OF LOTS 27 & 28.



**OWNER/DEVELOPER:**  
SPAR, INC.  
2150 MILLER CHAPEL ROAD  
CONYERS, GA 30094  
PH: (770) 483-1059  
CONTACT: ALVIN VAUGHN

**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 ORDINANCE HAVE BEEN FULLY COMPLIED WITH.

**PA** PREPARED BY:  
PATRICK & ASSOCIATES, INC.  
ENGINEERING & SURVEYING  
928 BLACKLAWN ROAD  
CONYERS, GA 30094  
PHONE: (770) 483-9745  
FAX: (770) 483-9745



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FILED IN OFFICE  
CLERK OF SUPERIOR COURT  
ROCKDALE COUNTY, GA.  
2005 MAY 21, PM 3:25  
05-001494  
Deanna G. Walker, CLERK  
Includes Pgs. 85-88

**GRID NORTH**

**B/L SETBACKS:**  
FRONT B/L = 35' MIN. FROM R/W  
AND 100' WIDTH @ B/L  
SIDE B/L = 30'  
SIDE B/L = 10'

**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.
- \* 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.
- \* SPEH- ENGINEERED SITE PLAN REQUIRED BY ENVIRONMENTAL HEALTH.

THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE ROCKDALE COUNTY HEALTH DEPARTMENT AND WITH THE EXCEPTION OF LOTS \_\_\_\_\_ NONE OF THE LOTS ARE APPROVED FOR DEVELOPMENT. 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 20th DAY OF May, 2005.

BY: Alvin Vaughn  
Surveyor

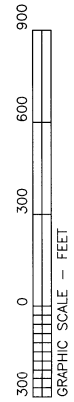
FINAL PLAT RECORDED IN PLAT BOOK 33 PAGE 83  
PROTECTIVE COVENANTS RECORDED IN DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**FINAL SUBDIVISION PLAT FOR:**

**MADISON CREEK**

LAND LOTS: 140 & 149 10TH DISTRICT  
ROCKDALE COUNTY, GEORGIA

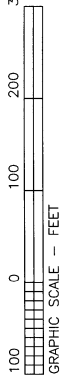
SCALE: 1" = 300' DATE: MARCH 01, 2005



# MADISON CREEK

LAND LOTS: 140 & 149  
10TH DISTRICT  
ROCKDALE COUNTY, GEORGIA

SCALE: 1" = 100' DATE: MARCH 01, 2005



Book 33 Page 84

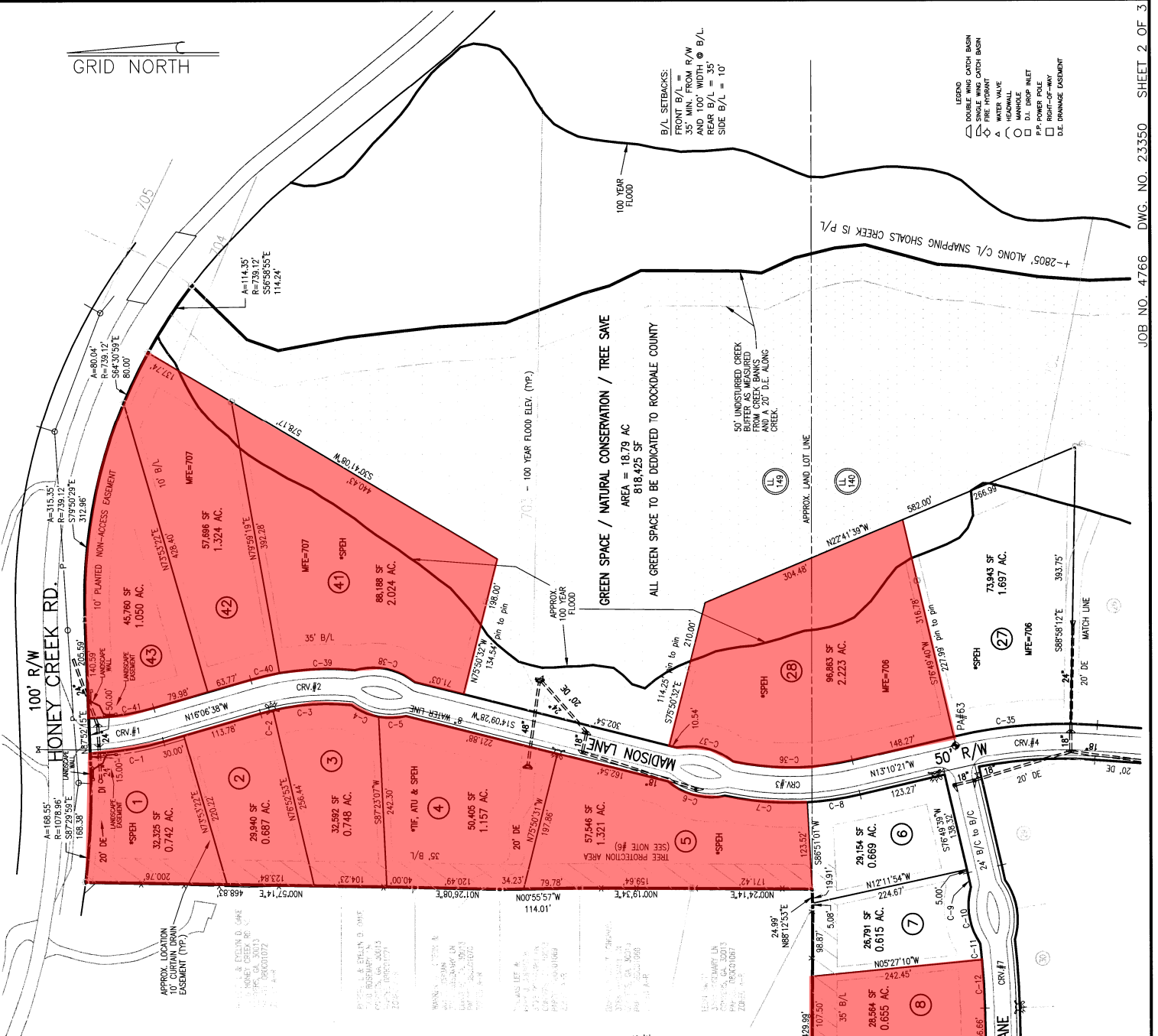


PREPARED BY:  
**PATRICK & ASSOCIATES, INC.**  
ENGINEERING & SURVEYING  
928 BLACKLAWN ROAD  
CONYERS, GA. 30084  
PHONE: (770) 483-9745  
FAX: (770) 483-9219

CURVE	RADIUS	CHORD	CH BEARING
C-1	432.76'	105.80'	S09°07'11"E
C-2	18.00'	18.00'	N14°56'32"W
C-3	344.74'	112.83'	N03°44'04"W
C-4	86.00'	39.27'	S01°23'35"E
C-5	96.00'	86.67'	S13°59'51"W
C-6	436.30'	117.44'	S04°33'54"W
C-7	923.80'	20.78'	N77°28'05"E
C-8	96.00'	83.69'	S90°36'45"W
C-9	929.69'	23.21'	N84°48'55"E
C-10	950.00'	98.90'	N53°29'57"W
C-11	50.00'	26.46'	S53°28'18"W
C-12	50.00'	26.46'	S12°29'45"E
C-13	50.00'	26.46'	S12°29'45"E
C-14	50.00'	26.46'	S12°29'45"E
C-15	50.00'	26.46'	S12°29'45"E
C-16	50.00'	26.46'	S12°29'45"E
C-17	50.00'	26.46'	S12°29'45"E
C-18	50.00'	26.46'	S12°29'45"E
C-19	50.00'	26.46'	S12°29'45"E
C-20	50.00'	26.46'	S12°29'45"E
C-21	50.00'	26.46'	S12°29'45"E
C-22	50.00'	26.46'	S12°29'45"E
C-23	50.00'	26.46'	S12°29'45"E
C-24	50.00'	26.46'	S12°29'45"E
C-25	50.00'	26.46'	S12°29'45"E
C-26	50.00'	26.46'	S12°29'45"E
C-27	50.00'	26.46'	S12°29'45"E
C-28	50.00'	26.46'	S12°29'45"E
C-29	50.00'	26.46'	S12°29'45"E
C-30	50.00'	26.46'	S12°29'45"E
C-31	50.00'	26.46'	S12°29'45"E
C-32	50.00'	26.46'	S12°29'45"E
C-33	50.00'	26.46'	S12°29'45"E
C-34	50.00'	26.46'	S12°29'45"E
C-35	50.00'	26.46'	S12°29'45"E
C-36	50.00'	26.46'	S12°29'45"E
C-37	50.00'	26.46'	S12°29'45"E
C-38	50.00'	26.46'	S12°29'45"E
C-39	50.00'	26.46'	S12°29'45"E
C-40	50.00'	26.46'	S12°29'45"E
C-41	50.00'	26.46'	S12°29'45"E

OWNER/DEVELOPER:  
SPAR, INC.  
2150 MILLER CHAPEL ROAD  
CONYERS, GA 30084  
PHONE: (770) 483-9745  
FAX: (770) 483-9219  
CONTACT: ALVIN VAUGHN

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE. POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE CONFORMANT WITHIN ONE FOOT IN 10,000 FEET.



- LEGEND
- DOUBLE WING CATCH BASIN
  - DOUBLE WING CATCH BASIN
  - FIRE HYDRANT
  - WATER VALVE
  - HEADWALL
  - MANHOLE
  - D.I. DROP INLET
  - POWER POLE
  - POWER POLE
  - D.I. DRAINAGE EASEMENT

GREEN SPACE / TREE SAVE  
NATURAL CONSERVATION / TREE SAVE  
AREA = 18.79 AC  
816,425 SF  
ALL GREEN SPACE TO BE DEPOSITED  
TO ROCKDALE COUNTY

50' UNDISTURBED CREEK  
FROM CREEK BANKS  
AND A 20' D.E. ALONG  
CREEK.

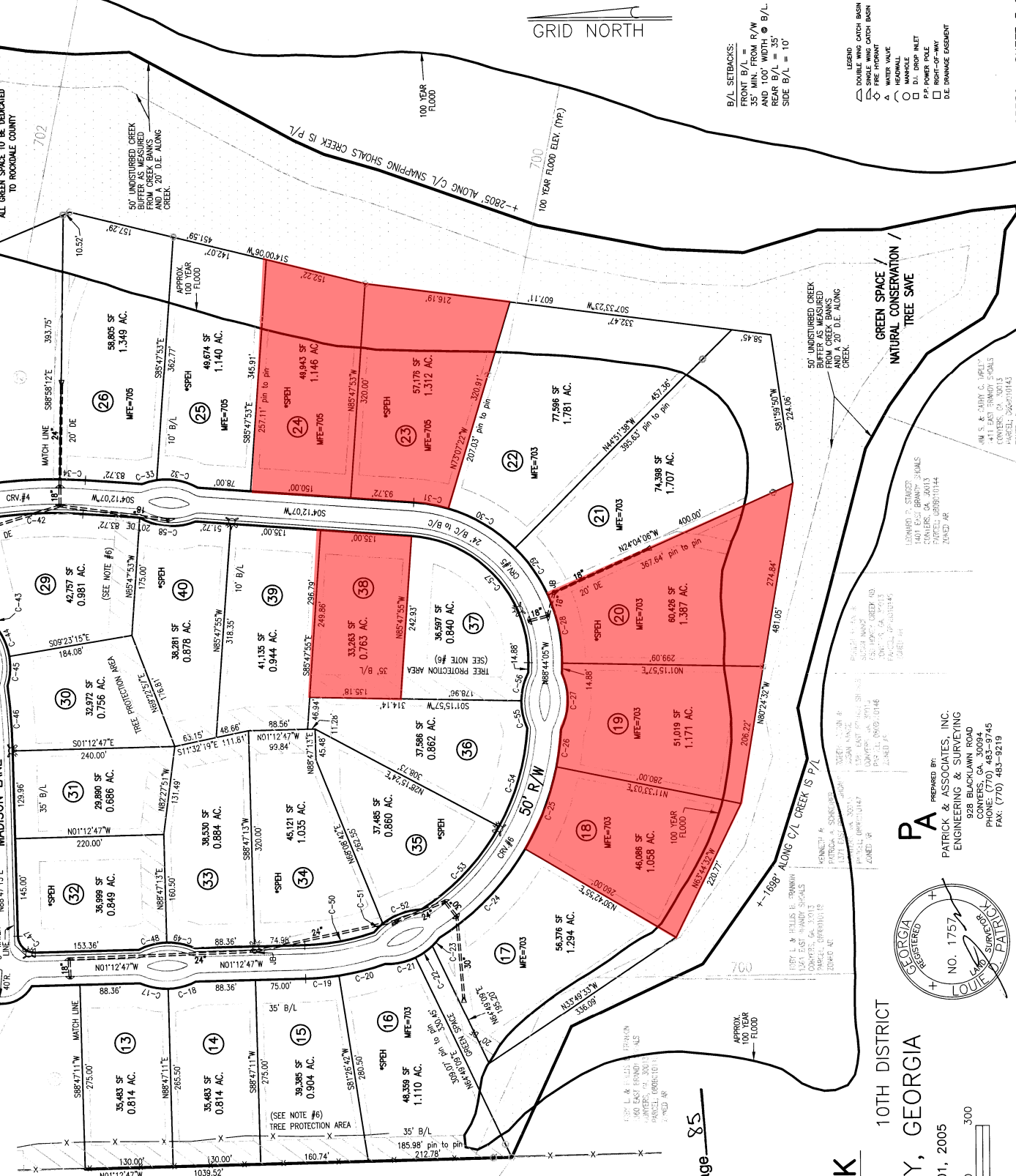
50' UNDISTURBED CREEK  
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50' UNDISTURBED CREEK  
FROM CREEK BANKS  
AND A 20' D.E. ALONG  
CREEK.



LOT CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	CH BEARING
C-17	96.00	42.97	54.47827°	S113°29'21"W
C-18	96.00	43.07	54.14035°	S14°03'56"E
C-19	96.00	50.00	50°00'00"E	S04°33'00"E
C-20	96.00	45.87	51.14079°	S11°40'51"E
C-21	96.00	45.87	30.41	S34°36'43"E
C-22	96.00	30.41	15.97	S48°28'52"E
C-23	96.00	15.94	13.00	S30°00'00"E
C-24	96.00	13.00	63.82	S88°33'14"E
C-25	96.00	63.82	86.74	S55°08'16"E
C-26	96.00	86.74	130.00	S68°20'11"E
C-27	96.00	130.00	185.30	S35°00'00"E
C-28	96.00	185.30	185.30	S00°00'00"E
C-29	96.00	185.30	116.17	N31°00'30"E
C-30	96.00	116.17	52.00	N10°32'21"E
C-31	96.00	52.00	62.43	N10°35'36"E
C-32	96.00	62.43	77.61	N11°38'51"E
C-33	96.00	77.61	37.62	N02°56'57"E
C-34	96.00	37.62	165.88	N3°20'50"W
C-35	96.00	165.88	22.00	N77°26'13"E
C-36	96.00	22.00	43.88	N85°10'42"E
C-37	96.00	43.88	97.01	S43°47'24"W
C-38	96.00	97.01	35.36	S11°38'51"E
C-39	96.00	35.36	105.44	S10°04'56"E
C-40	96.00	105.44	18.63	N44°00'11"W
C-41	96.00	18.63	18.60	N88°00'00"E
C-42	96.00	18.60	168.58	S46°28'00"E
C-43	96.00	168.58	151.44	S78°20'51"W
C-44	96.00	151.44	41.32	S90°00'00"E
C-45	96.00	41.32	245.56	N77°44'00"E
C-46	96.00	245.56	83.28	S04°12'07"W

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 02" 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.

APPROX. 100 YEAR FLOOD  
APPROX. 100 YEAR FLOOD  
APPROX. 100 YEAR FLOOD

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'

LEGEND  
DOUBLE WING CATCH BASIN  
SINGLE WING CATCH BASIN  
WATER VALVE  
MANHOLE  
D.I. DROP INLET  
RIGHT-OF-WAY  
DRAINAGE BASIN

50' UNDISTURBED CREEK FROM CREEK BANKS AND A 20' D.E. ALONG CREEK.

50' UNDISTURBED CREEK FROM CREEK BANKS AND A 20' D.E. ALONG CREEK.

50' UNDISTURBED CREEK FROM CREEK BANKS AND A 20' D.E. ALONG CREEK.

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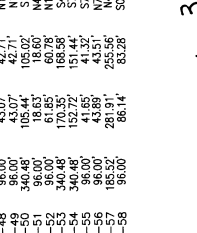
50' UNDISTURBED CREEK FROM CREEK BANKS AND A 20' D.E. ALONG CREEK.

OWNER/DEVELOPER: Book 33 Page 85  
SPAR, INC.  
2150 MILLER CHAPEL ROAD  
CONYERS, GA 30094  
PH. (770) 483-1059  
CONTACT: ALVIN VAUGHN

FINAL SUBDIVISION PLAT FOR:  
**MADISON CREEK**

LAND LOTS: 140 & 149  
10TH DISTRICT  
ROCKDALE COUNTY, GEORGIA  
SCALE: 1" = 100' DATE: MARCH 01, 2005

GRAPHIC SCALE - FEET  
0 100 200 300



PREPARED BY:  
**PATRICK & ASSOCIATES, INC.**  
ENGINEERING & SURVEYING  
928 BLACKLAWN ROAD  
CONYERS, GA 30094  
PHONE: (770) 483-9745  
FAX: (770) 483-9219

JOB NO. 4766  
DWG. NO. 23350  
SHEET 3 OF 3