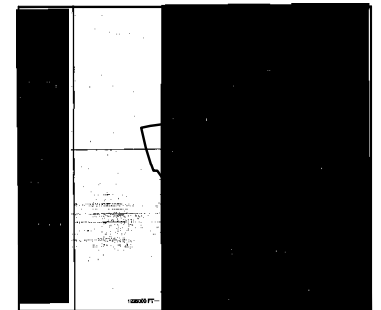


VICINITY MAP N.T.S. Taken from Aero Surveys of Ga., Inc.



FLOOD MAP N.T.S.
THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE "AE" PER F.E.M.A. FLOOD INSURANCE RATE MAP OF COWETA COUNTY, GEORGIA, MAP NOS. 13077C0143C & 13077C0144C, EFFECTIVE DATE MAY 16, 2006.

SITE NOTES:

- TOTAL SITE AREA = 34.14 ACRES.
- ACREAGE IN STREET RIGHT-OF-WAYS IS 2.69 ACRES.
- ACREAGE IN LOTS IS 31.45 ACRES.
- ACREAGE IN PARKS & OPEN SPACE IS 0.0 ACRES.
- THE AVERAGE LOT SIZE IS 195,735 SF OR 4.49 ACRES.
- LINEAR FEET OF STREETS IS 1,437 LF.
- THIS SITE CONSISTS OF 7 LOTS AND IS ZONED IHV HEAVY INDUSTRIAL DISTRICT
- DENSITY OF THE DEVELOPMENT IS 0.21 LOTS/ACRE.
- THE MINIMUM LOT WIDTH AT THE BUILDING SETBACK LINE IS 200 FEET.
- BUILDING SETBACKS SHOWN ON PLAT:
FRONT: 40'
SIDE: 30'
REAR: 40'
- WATER AND SEWER SERVICE PROVIDED BY NEWNAN UTILITIES.
- THE SOURCE OF THE EXISTING CONTOURS SHOWN IS AERIAL TOPOGRAPHY PROVIDED BY LANDAIR MAPPING, INC. VERTICAL DATUM IS MEAN SEA LEVEL.
- BOUNDARY DATA PROVIDED BY ROCHESTER AND ASSOC., INC.

THIS PROPERTY WAS RECENTLY SOLD TO JIM PARKER PROPERTIES GEORGIA, L.L.C.

OWNER/DEVELOPER
JIM PARKER PROPERTIES GEORGIA, L.L.C.
3365 SKYWAY DRIVE
AUBURN, ALABAMA 36830
(334) 887-7275

24 HOUR CONTACT
MR. KEVIN HARP
(334) 319-0873

CURVE TABLE

CURVE	BEARING	CHORD	ARC	RADIUS
C1	N14°06'44"W	123.40'	124.81'	240.00'
C2	N74°51'13"W	480.69'	536.08'	335.00'
C3	N40°04'17"E	220.68'	224.88'	335.00'
C4	N40°53'59"E	17.15'	17.51'	25.00'
C5	N06°12'55"W	110.60'	140.69'	60.00'
C6	N43°39'56"E	106.87'	131.83'	60.00'
C7	N00°46'50"E	17.75'	17.51'	25.00'
C8	N85°54'55"E	462.50'	579.24'	255.00'
C9	N14°06'44"W	82.27'	83.20'	160.00'

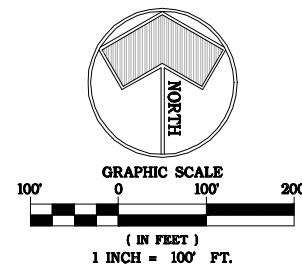
LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°47'07"E	222.01'
L2	N29°00'36"W	108.83'
L3	N29°00'36"W	55.36'
L4	N20°50'25"E	94.80'
L5	N20°50'25"E	62.48'
L6	N20°50'25"E	59.95'
L7	N20°50'25"E	97.33'
L8	N29°00'36"W	157.81'
L9	N29°00'36"W	6.39'
L10	N00°47'07"E	220.96'

TOTAL LOT FRONTAGE TABLE

LOT NO.	TOTAL FRONTAGE
1	455.65'
2	591.44'
3	319.68'
4	220.68'
5	209.29'
6	834.38'
7	310.55'

NOTE:
THIS PROPERTY IS CURRENTLY RECORDED UNDER PARCEL NUMBER N57A 106, DEED BOOK 927 516.



LEGEND

- AC ACRES
- BC BACK OF CURB
- BL BUILDING LINE
- BWF BARBED WIRE FENCE
- CB CATCH BASIN
- CH CHORD
- CL CENTER LINE
- CLF CHAIN LINK FENCE
- CMF CONCRETE MONUMENT FOUND
- CMP CORRUGATED METAL PIPE
- CONC CONCRETE
- DE DISTANCE BREAK
- DI DROP INLET
- DWCB DOUBLEWING CATCH BASIN
- ESMT EASEMENT
- FES FLARED END SECTION
- FH FIRE HYDRANT
- HW HEAD WALL
- INT INTERSECTION
- IPF IRON PIN FOUND
- IPS IRON PIN SET 1/2" REBAR
- JB JUNCTION BOX
- N/F NOW OR FORMERLY
- P- POWER LINE
- PB POWER BOX
- PL PROPERTY LINE
- P-MH PROPOSED MANHOLE
- PP POWER POLE
- R RADIUS
- RCP REINFORCED CONCRETE PIPE
- R/W RIGHT OF WAY
- SWCB SINGLEWING CATCH BASIN
- SEWER LINE
- UE UTILITY EASEMENT
- WM WATER METER
- WV WATER VALVE
- W- WATER LINE

DATE: 7/05/07
DRAWN BY: BHD
JOB NO.: 07-106

SHEET 1 OF 1

PROPERTY OF
CITY OF NEWNAN
ZONED IHV
DEED BOOK 1245212

PROPERTY OF
CLAYTON & NANCY
HOWELL
ZONED IHV
DEED BOOK 2472 152
PLAT PAGE 48 258

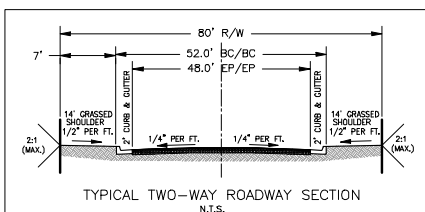
PROPERTY OF
WALDROP &
ASSOCIATES, INC.
ZONED IHV
DEED BOOK 1740 131

L.L. 73 L.L. 74
L.L. 56 L.L. 55

COMMISSION CERTIFICATION

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF THE CITY OF NEWNAN, GEORGIA, ALL THE REQUIREMENTS OF TENTATIVE APPROVAL HAVING BEEN FULFILLED, THIS PRELIMINARY PLAT WAS GIVEN TENTATIVE APPROVAL BY THE NEWNAN PLANNING COMMISSION AT ITS MEETING ON _____, 20____.

DATE _____ SECRETARY, PLANNING COMMISSION _____



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SITE PLANNING
P.O. BOX 848
BUFORD, GA 30515
(770) 271-4875 Ext. 55
(678) 714-8477 Ext. 55
ddg@daydesigngroup.com
www.daydesigngroup.com

DAY
DESIGN
GROUP, Inc.



PRELIMINARY PLAT
FOR
WAHOO INDUSTRIAL PARK
LOCATED IN
LAND LOTS 73 & 74, 5TH DISTRICT
CITY OF NEWNAN, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS
2	8/01/07	REVISIONS PER CITY OF NEWNAN COMMENTS	
1	07/26/07	REVISIONS PER CITY OF NEWNAN COMMENTS	