9/14/2010 brad.gray	4:19:18 PM	GDOTRoad ROAD.TBL	p:\02\02358\008\dgn\009097rc01.dgn	STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
				GA	CSTEE-0009-00(097)	1	9

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

RIGHT OF WAY OF PROPOSED SR 53 STREETSCAPE

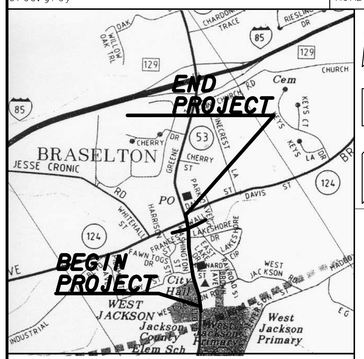
FEDERAL AID PROJECT

CSTEE-0009-00(097)

Georgia D.O.T. P.I. No. 0009097

FEDERAL ROUTE No. N/A

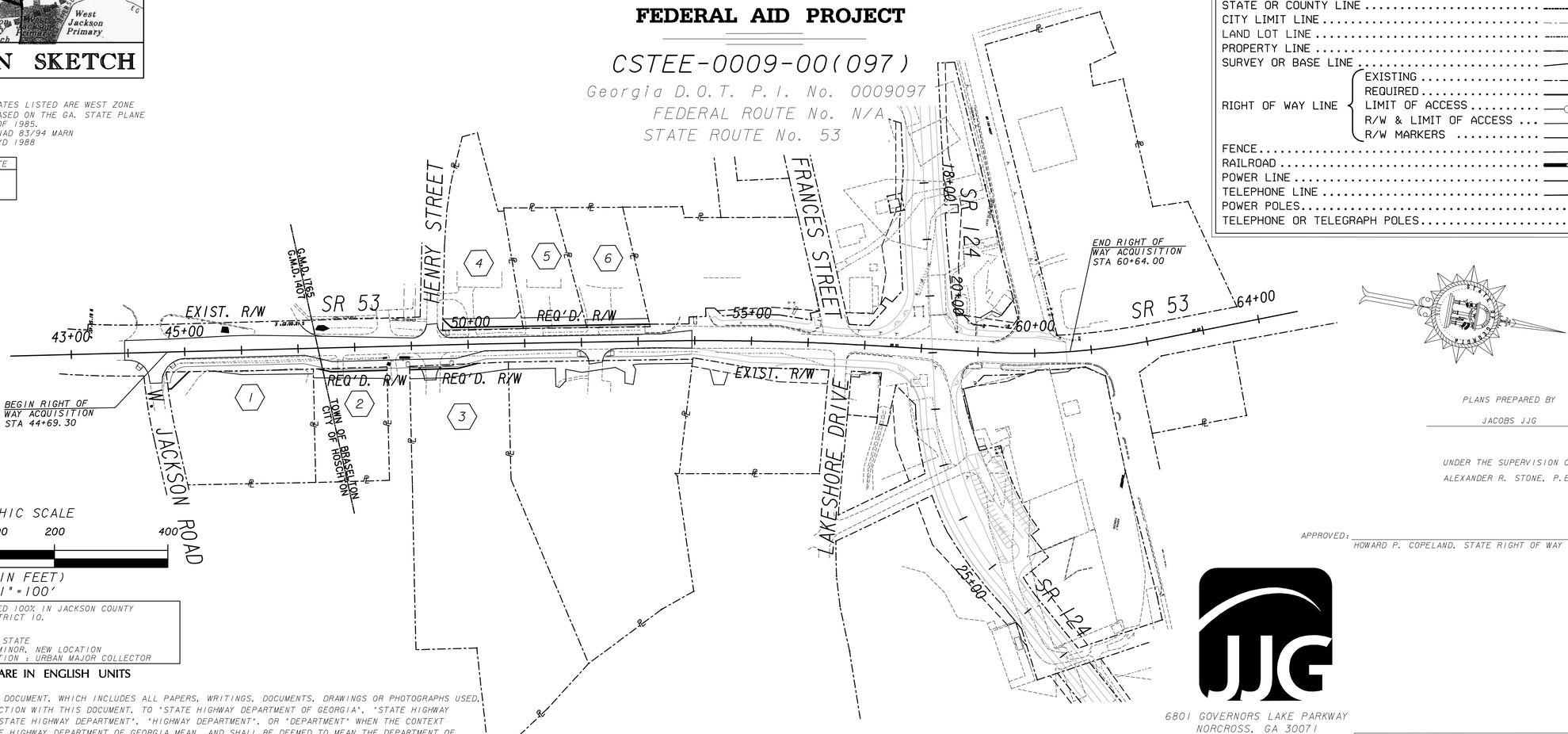
STATE ROUTE No. 53



LOCATION SKETCH

NOTE: THE CO-ORDINATES LISTED ARE WEST ZONE GRID CO-ORDINATES BASED ON THE GA. STATE PLANE CO-ORDINATE SYSTEM OF 1985.
HORIZONTAL DATUM : NAD 83/94 MARN
VERTICAL DATUM : NAVD 1988

MIDPOINT COORDINATE
STATION 21+50.85
N 1494854.55
E 2418903.00



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1" = 100'

THIS PROJECT IS LOCATED 100% IN JACKSON COUNTY AND CONGRESSIONAL DISTRICT 10.

PROJECT DESIGNATION : STATE
PDP CLASSIFICATION : MINOR, NEW LOCATION
FUNCTIONAL CLASSIFICATION : URBAN MAJOR COLLECTOR

NOTE: THESE PLANS ARE IN ENGLISH UNITS

NOTES:

ALL REFERENCES IN THIS DOCUMENT, WHICH INCLUDES ALL PAPERS, WRITINGS, DOCUMENTS, DRAWINGS OR PHOTOGRAPHS USED, OR TO BE USED IN CONNECTION WITH THIS DOCUMENT, TO 'STATE HIGHWAY DEPARTMENT OF GEORGIA', 'STATE HIGHWAY DEPARTMENT', 'GEORGIA STATE HIGHWAY DEPARTMENT', 'HIGHWAY DEPARTMENT', OR 'DEPARTMENT' WHEN THE CONTEXT THEREOF MEANS THE STATE HIGHWAY DEPARTMENT OF GEORGIA MEAN, AND SHALL BE DEEMED TO MEAN THE DEPARTMENT OF TRANSPORTATION.

THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS, OR IN ANY WAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT BIND THE DEPARTMENT OF TRANSPORTATION IN ANY WAY. THE ATTENTION OF THE BIDDER IS SPECIFICALLY DIRECTED TO ARTICLES 102.04, 102.05, AND 104.03 OF THE SPECIFICATIONS.

CSTEE-0009-00(097)
JACKSON COUNTY

CONVENTIONAL SIGNS

STATE OR COUNTY LINE	
CITY LIMIT LINE	
LAND LOT LINE	
PROPERTY LINE	
SURVEY OR BASE LINE	
RIGHT OF WAY LINE: EXISTING	
RIGHT OF WAY LINE: REQUIRED	
RIGHT OF WAY LINE: LIMIT OF ACCESS	
RIGHT OF WAY LINE: R/W & LIMIT OF ACCESS	
RIGHT OF WAY LINE: R/W MARKERS	
FENCE	X X
RAILROAD	
POWER LINE	P P
TELEPHONE LINE	T T
POWER POLES	
TELEPHONE OR TELEGRAPH POLES	

DESIGN DATA	
TRAFFIC A.D.T.:	6,900 (2010)
TRAFFIC A.D.T.:	12,000 (2030)
TRAFFIC D.H.V.:	735 (2030)
DIRECTIONAL DIST.:	52.5%
% TRUCKS:	7%
% 24 HR. TRUCKS:	5%
SPEED DESIGN:	35 MPH

LENGTH OF PROJECT	COUNTY NO. 157
	MILES
NET LENGTH OF RIGHT OF WAY	0.53
NET LENGTH OF BRIDGES	0.00
NET LENGTH OF PROJECT	0.53
NET LENGTH OF EXCEPTIONS	0.00
GROSS LENGTH OF RIGHT OF WAY	0.53

PLANS PREPARED BY

JACOBS JJG

UNDER THE SUPERVISION OF

ALEXANDER R. STONE, P.E.

APPROVED: _____

HOWARD P. COPELAND, STATE RIGHT OF WAY ADMINISTRATOR DATE

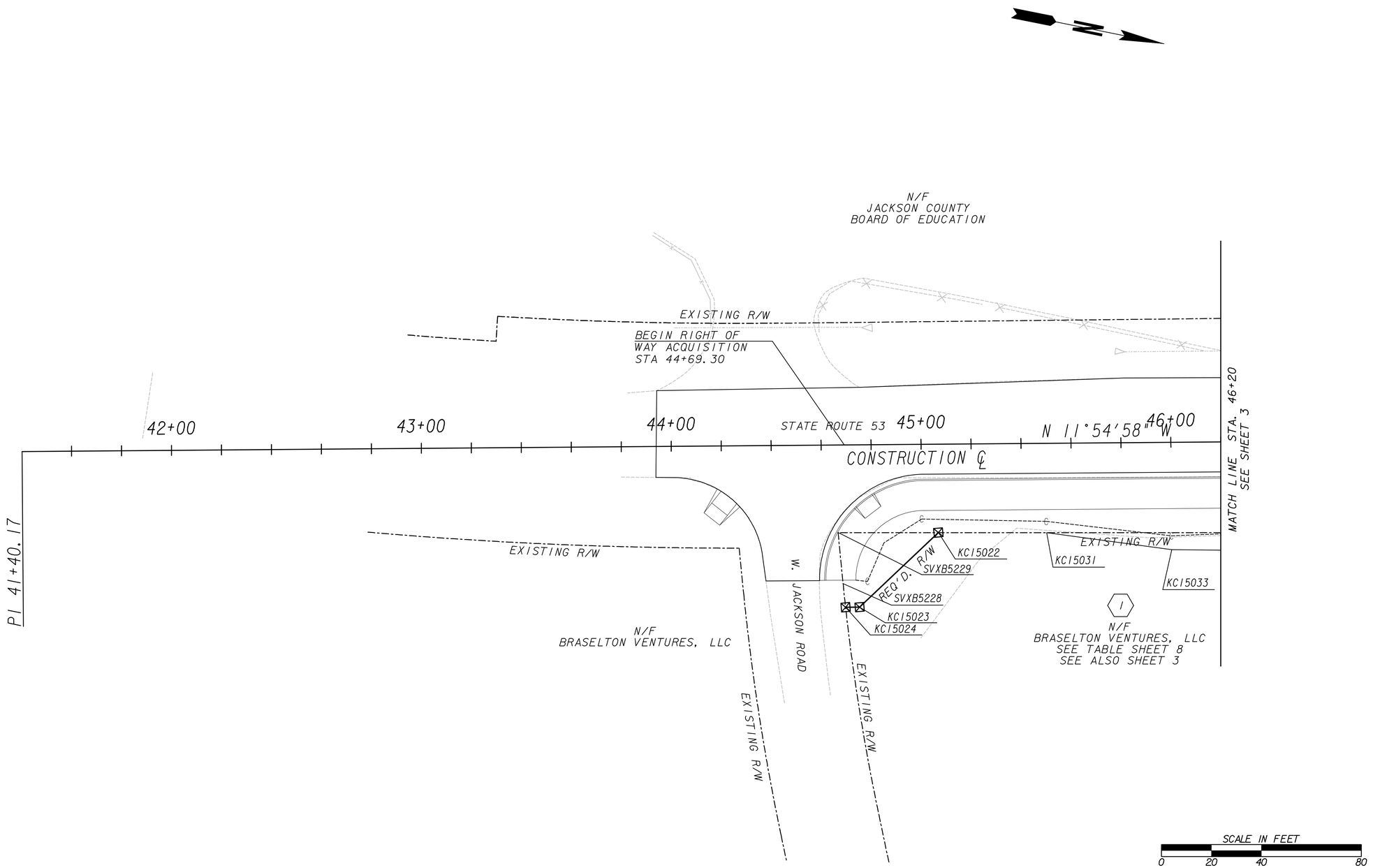
6801 GOVERNORS LAKE PARKWAY
NORCROSS, GA 30071
(770) 455-8555

LOCATION AND DESIGN APPROVAL DATE: 3-3-10

PLANS COMPLETED DATE: 5-7-10

REVISION DATES:

DATE$$$	GDOTRoad	p:\02\02358\008\dgn\009097rw01.dgn	STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
brad.gray	ROAD.TBL	GRWPLN	GA	CSTEE-0009-00(097)	2	9



BEGIN PROJECT
STA 43+94.00
N 1493441.3000
E 2419112.5965

STA 46+00.00
N 1493642.8609
E 2419070.0618

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

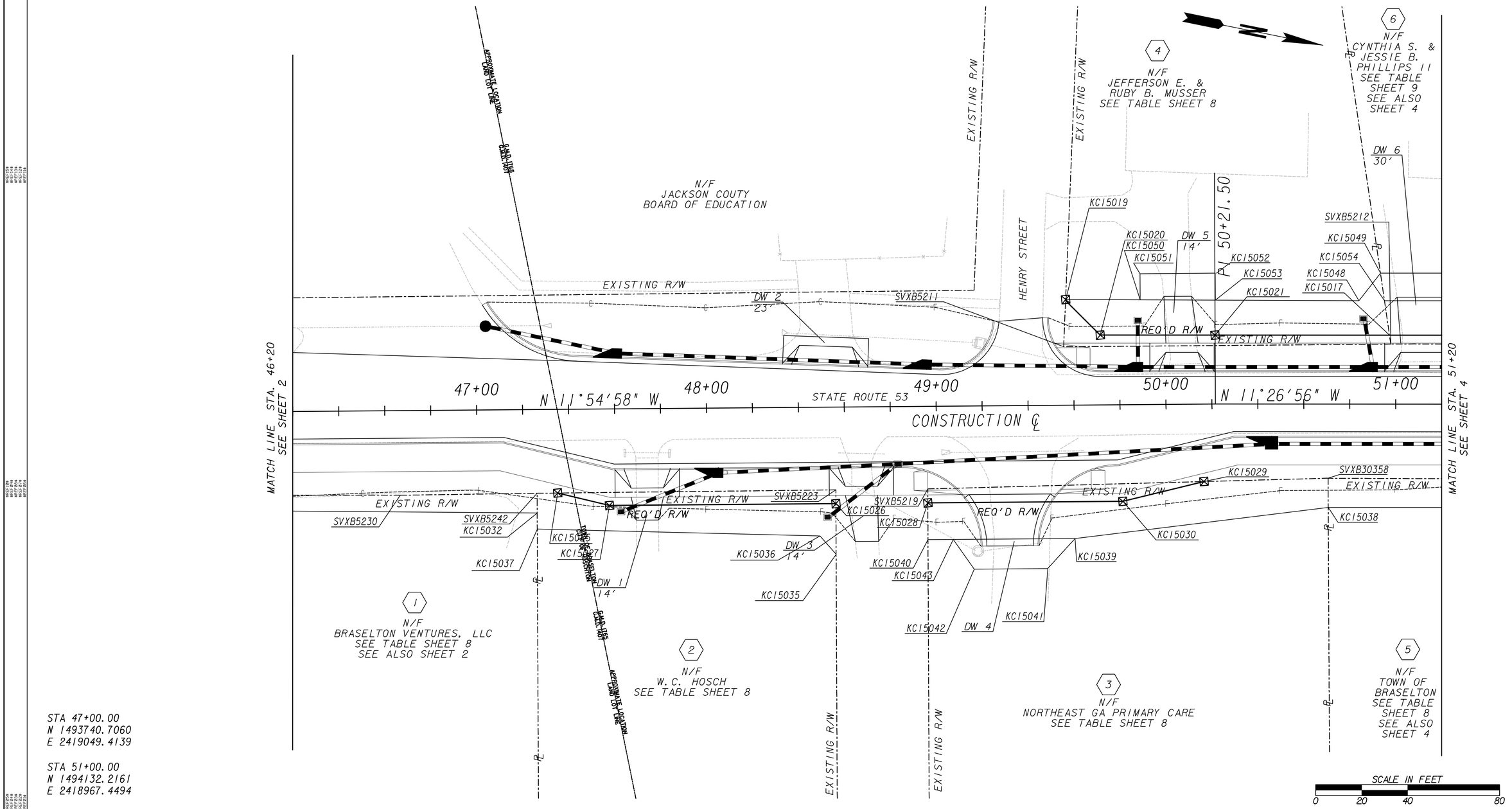
DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

PROJECT NO: CSTEE-0009-00(097)
COUNTY:JACKSON
LAND LOT NO:
LAND DISTRICT:
GMD 1407
DATE 5/7/2010 SH 2 OF 9

DATE$$$	GDOTRoad	p:\02\02358\008\dgn\009097rw02.dgn	STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
brad.gray	ROAD.TBL	GRWPLN	GA	CSTEE-0009-00(097)	3	9



STA 47+00.00
N 1493740.7060
E 2419049.4139

STA 51+00.00
N 1494132.2161
E 2418967.4494

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

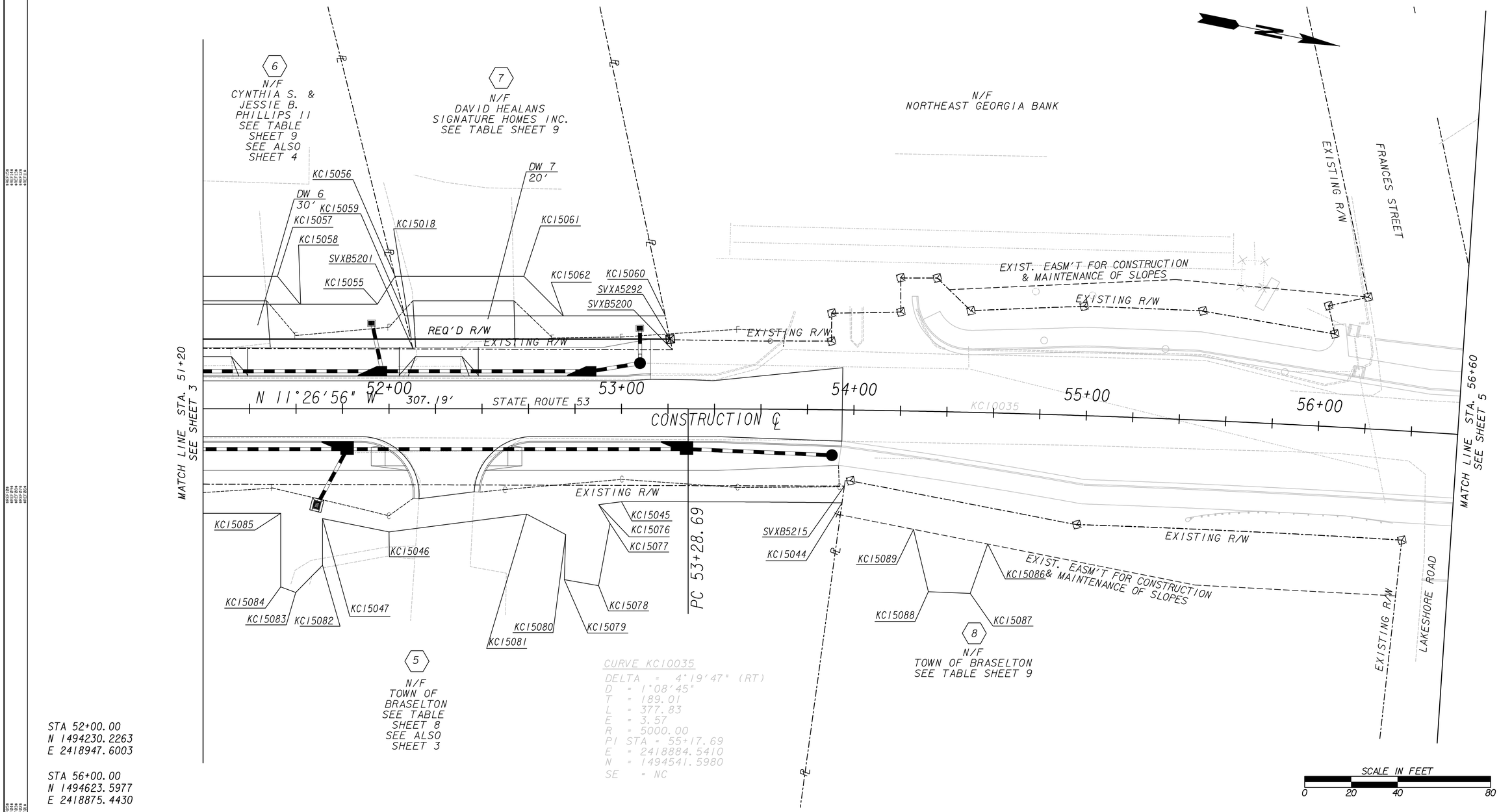
DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

PROJECT NO: CSTEE-0009-00(097)
COUNTY:JACKSON
LAND LOT NO:
LAND DISTRICT:
GMD 1765
DATE 5/7/2010 SH 3 OF 9

DATE$$$	GDOTRoad	p:\02\02358\008\dgn\009097rw03.dgn	STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
brad.gray	ROAD.TBL	GRWPLN	GA	CSTEE-0009-00(097)	4	9



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

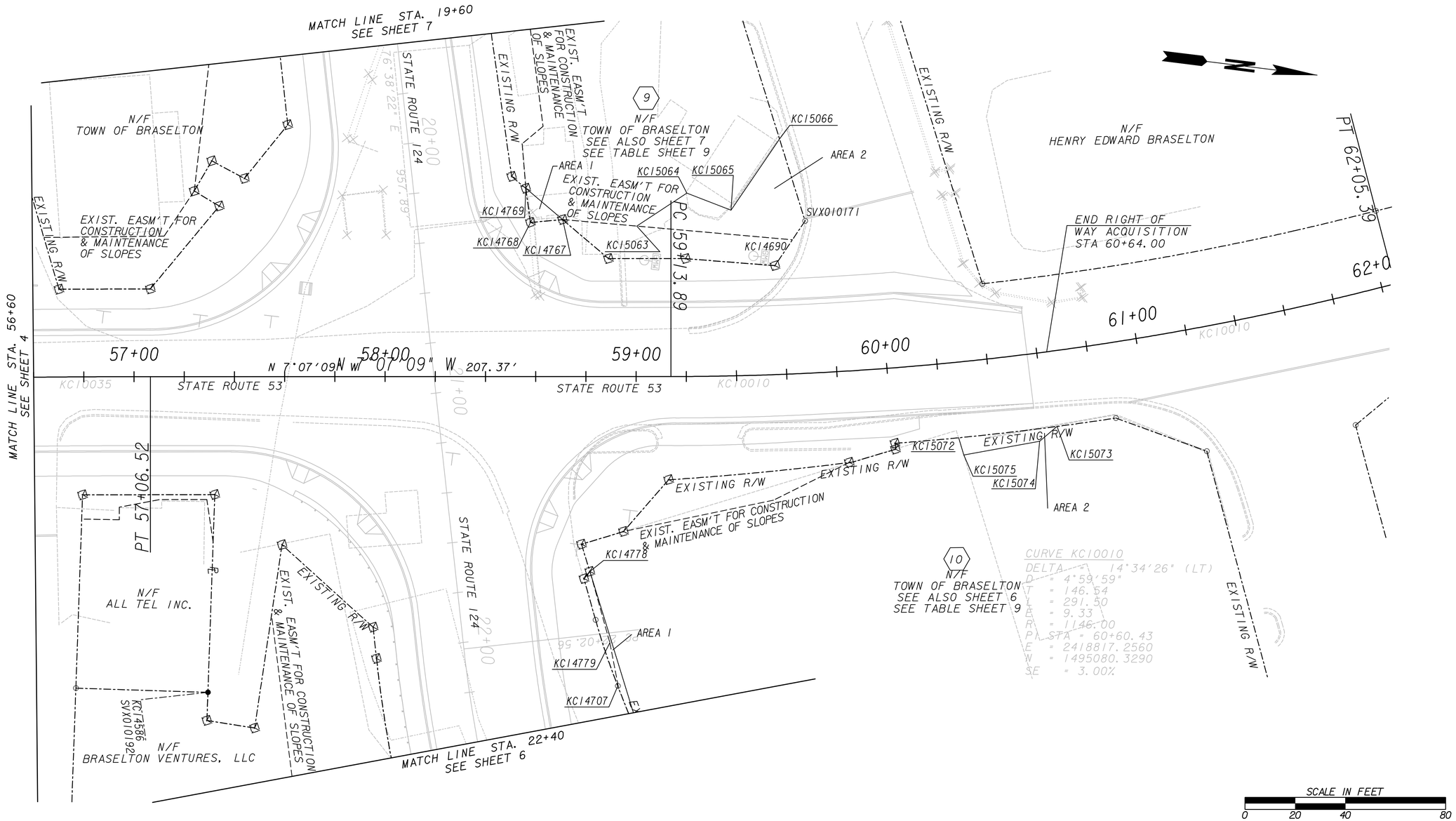
DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

PROJECT NO: CSTEE-0009-00(097)
COUNTY:JACKSON
LAND LOT NO:
LAND DISTRICT:
GMD 1765
DATE 5/7/2010 SH 4 OF 9

DATE$$$	GDOTRoad	p:\02\02358\008\dgn\009097rw04.dgn	STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
brad.gray	ROAD.TBL	GRWPLN	GA	CSTEE-0009-00(097)	5	9



PROPERTY AND EXISTING R/W LINE	-----℄-----
REQUIRED R/W LINE	———
CONSTRUCTION LIMITS	--C--F--
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

BEGIN LIMIT OF ACCESS	BLA
END LIMIT OF ACCESS	ELA
LIMIT OF ACCESS	
REQ'D R/W & LIMIT OF ACCESS	

JJG

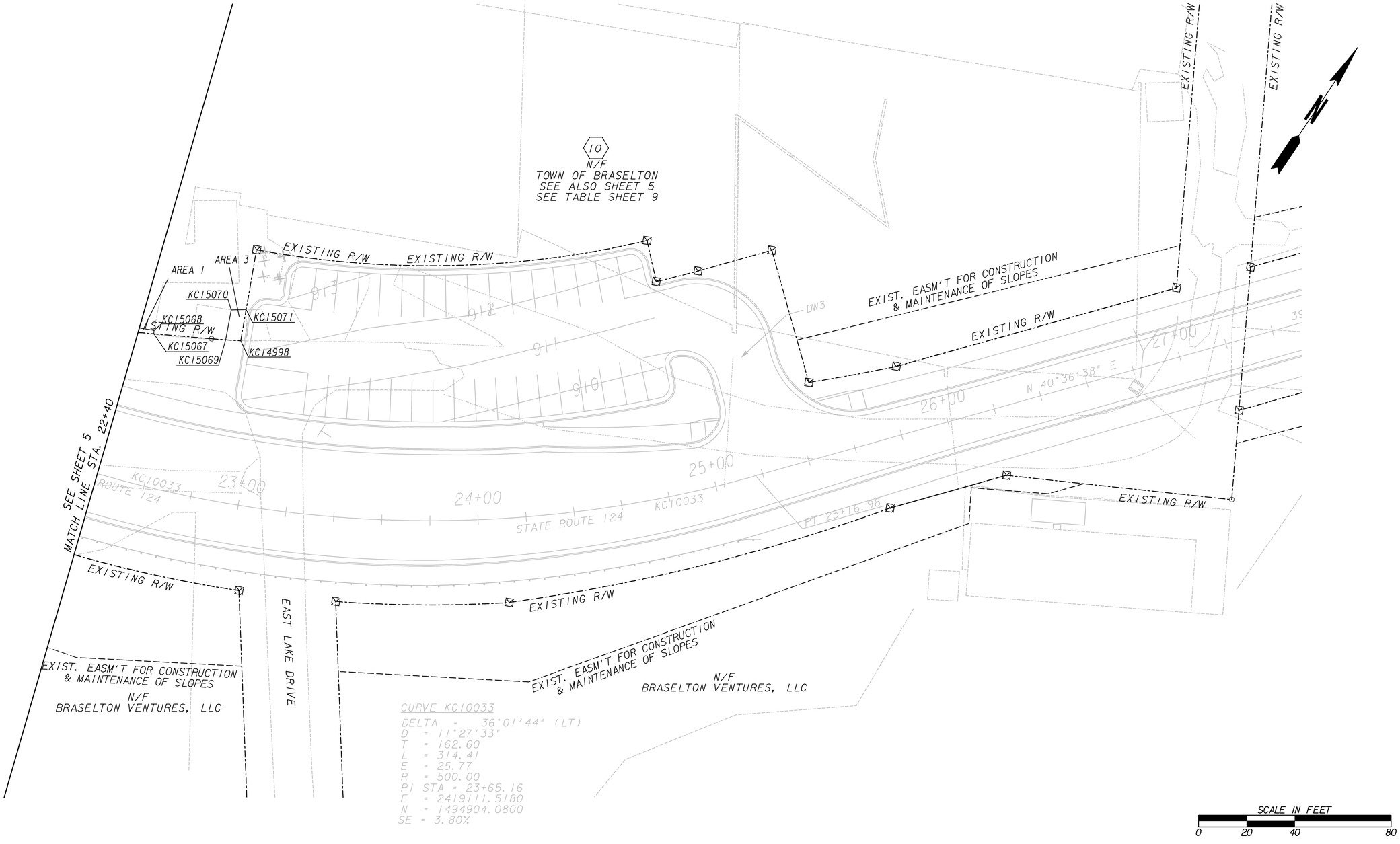
DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

PROJECT NO: CSTEE-0009-00(097)
COUNTY: JACKSON
LAND LOT NO:
LAND DISTRICT:
GMD 1765
DATE 5/7/2010 SH 5 OF 9

DATE$$$	GDOTRoad	p:\02\02358\008\dgn\009097rw05.dgn	STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
brad.gray	ROAD.TBL	GRWPLN	GA	CSTEE-0009-00(097)	6	9



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

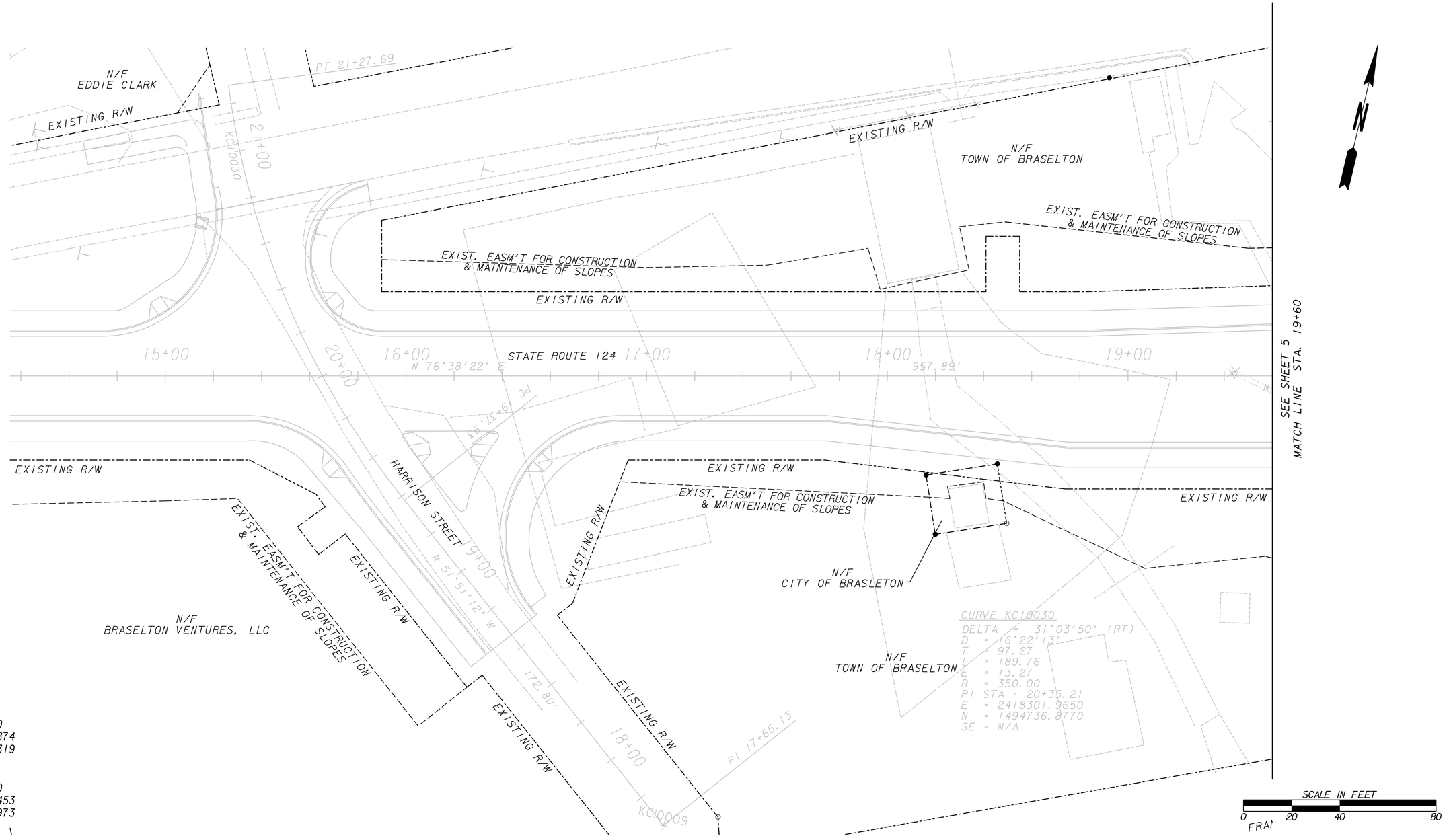
DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

PROJECT NO: CSTEE-0009-00(097)
COUNTY:JACKSON
LAND LOT NO:
LAND DISTRICT:
GMD 1765
DATE 5/7/2010 SH 6 OF 9

DATE$$$	GDOTRoad	p:\02\02358\008\dgn\009097rw06.dgn	STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
brad.gray	ROAD.TBL	GRWPLN	GA	CSTEE-0009-00(097)	7	9



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

PROJECT NO: CSTEE-0009-00(097)
COUNTY:JACKSON
LAND LOT NO:
LAND DISTRICT:
GMD 1765
DATE 5/7/2010 SH 7 OF 9

PARCEL 1 REQ'D R/W — BRASELTON VENTURES, LLC

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
SVXB5229	35.06	R	44+66.51	STATE ROUTE 53
	40.49		N 11°25'40" W	
KC15022	35.40	R	45+07.00	STATE ROUTE 53
	43.59		S 54°40'50" E	
KC15023	65.00	R	44+75.00	STATE ROUTE 53
	5.70		S 11°54'58" E	
KC15024	65.00	R	44+69.30	STATE ROUTE 53

ARC LENGTH = 9.506
CHORD BEAR = S 72°32'11" W
LNTH CHORD = 9.506
RADIUS = 861.442
DEGREE = 6° 39' 4"
SVXB5228 55.54 R 44+68.38 STATE ROUTE 53
20.56 S 72°51'06" W
SVXB5229 35.06 R 44+66.51 STATE ROUTE 53
REQD R/W = 690.61 SF
REQD R/W = 0.016 ACRES
REMAINDER = +/- 1.106 ACRES

PARCEL 1 EASM'T FOR CONSTR & MAINTENANCE OF SLOPES. — BRASELTON VENTURES, LLC

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KC15031	35.77	R	45+50.00	STATE ROUTE 53
	116.53		N 11°25'40" W	
SVXB5230	36.76	R	46+66.53	STATE ROUTE 53
	59.54		N 12°16'14" W	
SVXB5242	36.40	R	47+26.07	STATE ROUTE 53
	8.60		N 78°16'28" E	
KC15032	45.00	R	47+26.04	STATE ROUTE 53
	126.05		S 11°00'25" E	
KC15033	43.00	R	46+00.00	STATE ROUTE 53
	50.52		S 3°41'21" E	
KC15031	35.77	R	45+50.00	STATE ROUTE 53

REQD EASMT = 1112.05 SF
REQD EASMT = 0.026 ACRES

PARCEL 1
TOTAL RIGHT OF WAY = 0.016 ACRES (690.61 SF)
TOTAL SLOPE EASM'T = 1112.05 SF

NO. OF DRIVEWAYS = 0

PARCEL 2 REQ'D R/W — W. C. HOSCH

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KC15025	36.37	R	47+35.00	STATE ROUTE 53
	121.07		N 12°05'28" W	
SVXB5223	36.00	R	48+56.07	STATE ROUTE 53
	6.00		N 78°16'28" E	
KC15026	42.00	R	48+56.05	STATE ROUTE 53
	99.05		S 11°54'58" E	
KC15027	42.00	R	47+57.00	STATE ROUTE 53
	22.71		S 2°26'35" W	
KC15025	36.37	R	47+35.00	STATE ROUTE 53

REQD R/W = 642.21 SF
REQD R/W = 0.015 ACRES
REMAINDER = +/- 0.582 ACRES

PARCEL 2 EASM'T. FOR CONSTR & MAINTENANCE OF SLOPES — W.C. HOSCH

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
SVXB5242	36.40	R	47+26.07	STATE ROUTE 53
	8.93		N 12°05'28" W	
KC15025	36.37	R	47+35.00	STATE ROUTE 53
	22.71		N 2°26'35" E	
KC15027	42.00	R	47+57.00	STATE ROUTE 53
	99.05		N 11°54'58" W	
KC15026	42.00	R	48+56.05	STATE ROUTE 53
	22.00		N 78°16'28" E	
KC15035	64.00	R	48+55.98	STATE ROUTE 53
	10.61		S 36°59'57" W	
KC15036	56.00	R	48+49.00	STATE ROUTE 53
	123.05		S 10°03'12" E	
KC15037	42.00	R	47+26.01	STATE ROUTE 53
	15.60		S 78°16'28" W	
SVXB5242	36.40	R	47+26.07	STATE ROUTE 53

REQD EASMT = 1714.22 SF
REQD EASMT = 0.039 ACRES

PARCEL 2
TOTAL RIGHT OF WAY = 0.015 ACRES (642.21 SF)
TOTAL SLOPE EASM'T = 1714.22 SF

NO. OF DRIVEWAYS = 0

PARCEL 3 REQ'D R/W — NORTHEAST GA PRIMARY CARE

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
SVXB5219	35.91	R	48+96.07	STATE ROUTE 53
	120.95		N 12°56'38" W	
KC15029	33.74	R	50+17.00	STATE ROUTE 53
	36.93		S 24°50'07" E	
KC15030	42.00	R	49+81.00	STATE ROUTE 53
	84.95		S 11°54'58" E	
KC15028	42.00	R	48+96.05	STATE ROUTE 53
	6.09		S 78°16'27" W	
SVXB5219	35.91	R	48+96.07	STATE ROUTE 53

REQD R/W = 718.87 SF
REQD R/W = 0.017 ACRES
REMAINDER = +/- 2.921 ACRES

PARCEL 3 EASM'T FOR CONSTR AND MAINTENANCE OF SLOPES — NORTHEAST GA PRIMARY CARE

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KC15028	42.00	R	48+96.05	STATE ROUTE 53
	84.95		N 11°54'58" W	
KC15030	42.00	R	49+81.00	STATE ROUTE 53
	36.93		N 24°50'07" W	
KC15029	33.74	R	50+17.00	STATE ROUTE 53
	53.35		N 12°56'38" W	
SVXB30358	32.39	R	50+70.61	STATE ROUTE 53
	12.61		N 78°16'28" E	
KC15038	45.00	R	50+70.67	STATE ROUTE 53
	111.02		S 18°25'59" E	
KC15039	58.00	R	49+60.00	STATE ROUTE 53
	64.01		S 11°54'58" E	
KC15040	58.00	R	48+95.99	STATE ROUTE 53
	16.00		S 78°16'27" W	
KC15028	42.00	R	48+96.05	STATE ROUTE 53

REQD EASMT = 2708.09 SF
REQD EASMT = 0.062 ACRES

PARCEL 3 REQ'D DRWY. EASM'T. — NORTHEAST GA PRIMARY CARE

PNT	OFFSET		STATION	ALIGNMENT
KC15043	58.00	R	49+07.00	STATE ROUTE 53
KC15039	58.00	R	49+60.00	STATE ROUTE 53
KC15041	71.00	R	49+48.00	STATE ROUTE 53
KC15042	71.00	R	49+16.00	STATE ROUTE 53
KC15043	58.00	R	49+07.00	STATE ROUTE 53

PARCEL 3
TOTAL RIGHT OF WAY = 0.017 ACRES (718.87 SF)
TOTAL SLOPE EASM'T = 2708.09 SF

NO. OF DRIVEWAYS = 1

PARCEL 4 REQ'D R/W — JEFFERSON E. & RUBY B. MUSSER

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
SVXB5211	25.53	L	49+55.70	STATE ROUTE 53
	20.50		S 80°54'50" W	
KC15019	46.00	L	49+56.72	STATE ROUTE 53
	21.45		N 36°19'43" E	
KC15020	30.00	L	49+71.00	STATE ROUTE 53
	50.74		N 11°54'54" W	
KC15021	30.00	L	50+21.50	STATE ROUTE 53
	75.79		N 11°26'56" W	
KC15017	30.00	L	50+97.29	STATE ROUTE 53
	3.97		N 70°18'30" E	
SVXB5212	26.07	L	50+97.85	STATE ROUTE 53
	142.36		S 11°53'10" E	
SVXB5211	25.53	L	49+55.70	STATE ROUTE 53

REQD R/W = 737.51 SF
REQD R/W = 0.017 ACRES
REMAINDER = +/- 0.758 ACRES

PARCEL 4 EASM'T FOR CONSTR & MAINTENANCE OF SLOPES — JEFFERSON E. & RUBY B. MUSSER

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KC15019	46.00	L	49+56.72	STATE ROUTE 53
	127.66		N 11°14'16" W	
KC15048	45.00	L	50+84.00	STATE ROUTE 53
	15.23		N 63°27'14" W	
KC15049	57.00	L	50+93.37	STATE ROUTE 53
	27.28		N 70°18'30" E	
KC15017	30.00	L	50+97.29	STATE ROUTE 53
	75.79		S 11°26'56" E	
KC15021	30.00	L	50+21.50	STATE ROUTE 53
	50.74		S 11°54'54" E	
KC15020	30.00	L	49+71.00	STATE ROUTE 53
	21.45		S 36°19'43" W	
KC15019	46.00	L	49+56.72	STATE ROUTE 53

REQD EASMT = 2096.46 SF
REQD EASMT = 0.048 ACRES

PARCEL 4 REQ'D DRWY. EASM'T. — JEFFERSON E. & RUBY B. MUSSER

PNT	OFFSET		STATION	ALIGNMENT
KC15050	45.62	L	49+89.00	STATE ROUTE 53
KC15051	57.00	L	49+89.00	STATE ROUTE 53
KC15052	57.00	L	50+22.00	STATE ROUTE 53
KC15053	45.23	L	50+22.00	STATE ROUTE 53
KC15050	45.62	L	49+89.00	STATE ROUTE 53

PARCEL 4
TOTAL RIGHT OF WAY = 0.017 ACRES (737.51 SF)
TOTAL SLOPE EASM'T = 2096.46 SF

NO. OF DRIVEWAYS = 1

PARCEL 5 EASM'T FOR CONSTR & MAINTENANCE OF SLOPES — TOWN OF BRASELTON

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
SVXB30358	32.39	R	50+70.61	STATE ROUTE 53
	325.29		N 11°18'02" W	
SVXB5215	32.77	R	53+96.34	STATE ROUTE 53
	7.29		N 86°20'02" E	
KC15044	40.01	R	53+95.45	STATE ROUTE 53
	94.91		S 11°10'40" E	
KC15045	40.00	R	53+00.00	STATE ROUTE 53
	10.05		S 17°09'34" E	
KC15076	41.00	R	52+90.00	STATE ROUTE 53
	9.43		N 46°32'45" E	
KC15077	49.00	R	52+95.00	STATE ROUTE 53
	27.46		N 89°02'34" E	
KC15078	76.00	R	52+90.00	STATE ROUTE 53
	15.13		S 3°51'15" E	
KC15079	74.00	R	52+75.00	STATE ROUTE 53
	20.02		S 81°24'49" W	
KC15080	54.00	R	52+76.00	STATE ROUTE 53
	19.24		S 16°26'55" W	
KC15081	45.00	R	52+59.00	STATE ROUTE 53
	59.54		S 19°10'14" E	
KC15046	53.00	R	52+00.00	STATE ROUTE 53
	29.61		S 0°14'26" W	
KC15047	47.00	R	51+71.00	STATE ROUTE 53
	20.00		N 78°33'04" E	
KC15082	67.00	R	51+71.00	STATE ROUTE 53
	16.28		S 58°56'18" E	
KC15083	79.00	R	51+60.00	STATE ROUTE 53
	7.28		S 4°29'48" W	
KC15084	77.00	R	51+53.00	STATE ROUTE 53
	32.00		S 78°33'04" W	
KC15085	45.00	R	51+53.00	STATE ROUTE 53
	82.33		S 11°26'56" E	
KC15038	45.00	R	50+70.67	STATE ROUTE 53
	12.61		S 78°16'28" W	
SVXB30358	32.39	R	50+70.61	STATE ROUTE 53

REQD EASMT = 4974.81 SF
REQD EASMT = 0.114 ACRES

PARCEL 5
TOTAL RIGHT OF WAY = 0.000 ACRES (0.00 SF)
TOTAL SLOPE EASM'T = 4974.81 SF
TOTAL PARCEL AREA = +/- 3.03 ACRES
NO. OF DRIVEWAYS = 0

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

PROJECT NO: CSTEE-0009-00(097)
COUNTY:JACKSON
LAND LOT NO:
LAND DISTRICT:
GMD 1765
DATE 5/7/2010 SH 8 OF 9

PARCEL 6 REQ'D R/W — CYNTHIA S. & JESSIE B. PHILLIPS II

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
SVXB5212	26.07	L	50+97.85	STATE ROUTE 53
	3.97		S 70°18'30" W	
KC15017	30.00	L	50+97.29	STATE ROUTE 53
	112.02		N 11°26'56" W	
KC15018	30.00	L	52+09.30	STATE ROUTE 53
	4.33		N 64°34'55" E	
SVXB5201	25.80	L	52+10.35	STATE ROUTE 53
	112.49		S 11°18'32" E	
SVXB5212	26.07	L	50+97.85	STATE ROUTE 53

REQD R/W = 455.98 SF
REQD R/W = 0.010 ACRES
REMAINDER = +/- 0.485 ACRES

PARCEL 6 EASM'T FOR CONSTR & MAINTENANCE OF SLOPES — CYNTHIA S. & JESSIE B. PHILLIPS II

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KC15017	30.00	L	50+97.29	STATE ROUTE 53
	15.16		S 70°18'30" W	
KC15054	45.00	L	50+95.11	STATE ROUTE 53
	99.89		N 11°26'56" W	
KC15055	45.00	L	51+95.00	STATE ROUTE 53
	14.20		N 69°08'56" W	
KC15056	57.00	L	52+02.59	STATE ROUTE 53
	27.82		N 64°34'55" E	
KC15018	30.00	L	52+09.30	STATE ROUTE 53
	112.02		S 11°26'56" E	
KC15017	30.00	L	50+97.29	STATE ROUTE 53

REQD EASMT = 1732.00 SF
REQD EASMT = 0.040 ACRES

PARCEL 6 REQ'D DRWY. EASM'T. — CYNTHIA S. & JESSIE B. PHILLIPS II

PNT	OFFSET		STATION	ALIGNMENT
KC15054	45.00	L	50+95.11	STATE ROUTE 53
KC15049	57.00	L	50+93.37	STATE ROUTE 53
KC15057	57.00	L	51+52.00	STATE ROUTE 53
KC15058	45.00	L	51+62.00	STATE ROUTE 53
KC15054	45.00	L	50+95.11	STATE ROUTE 53

PARCEL 6
TOTAL RIGHT OF WAY = 0.010 ACRES (455.98 SF)
TOTAL SLOPE EASM'T = 1732.00 SF

NO. OF DRIVEWAYS = 1

PARCEL 7 REQ'D R/W — DAVID HEALANS SIGNATURE HOMES INC.

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
SVXB5201	25.80	L	52+10.35	STATE ROUTE 53
	4.33		S 64°34'55" W	
KC15018	30.00	L	52+09.30	STATE ROUTE 53
	111.70		N 11°19'50" W	
SVXA5292	29.77	L	53+21.00	STATE ROUTE 53
	4.45		N 66°37'02" E	
SVXB5200	25.41	L	53+21.92	STATE ROUTE 53
	111.58		S 11°14'57" E	
SVXB5201	25.80	L	52+10.35	STATE ROUTE 53

REQD R/W = 477.44 SF
REQD R/W = 0.011 ACRES
REMAINDER = +/- 0.551 ACRES

PARCEL 7 EASM'T FOR CONSTR & MAINTENANCE OF SLOPES — DAVID HEALANS SIGNATURE HOMES INC.

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KC15018	30.00	L	52+09.30	STATE ROUTE 53
	10.30		S 64°34'55" W	
KC15059	40.00	L	52+06.82	STATE ROUTE 53
	112.03		N 11°26'56" W	
KC15060	40.00	L	53+18.84	STATE ROUTE 53
	10.46		N 66°36'52" E	
SVXA5292	29.77	L	53+21.00	STATE ROUTE 53
	111.70		S 11°19'50" E	
KC15018	30.00	L	52+09.30	STATE ROUTE 53

REQD EASMT = 1131.25 SF
REQD EASMT = 0.026 ACRES

PARCEL 7 REQ'D DRWY. EASM'T. — DAVID HEALANS SIGNATURE HOMES INC.

PNT	OFFSET		STATION	ALIGNMENT
KC15059	40.00	L	52+06.82	STATE ROUTE 53
KC15056	57.00	L	52+02.59	STATE ROUTE 53
KC15061	57.00	L	52+58.00	STATE ROUTE 53
KC15062	40.00	L	52+75.00	STATE ROUTE 53
KC15059	40.00	L	52+06.82	STATE ROUTE 53

PARCEL 7
TOTAL RIGHT OF WAY = 0.011 ACRES (477.44 SF)
TOTAL SLOPE EASM'T = 1131.25 SF

NO. OF DRIVEWAYS = 1

PARCEL 8 EASM'T FOR CONSTR & MAINTENANCE OF SLOPES — TOWN OF BRASELTON

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KC15089	51.00	R	54+27.00	STATE ROUTE 53
	32.13		N 0°16'11" W	
KC15086	56.51	R	54+59.00	STATE ROUTE 53
	22.58		S 82°11'02" E	
KC15087	78.00	R	54+52.00	STATE ROUTE 53
	17.72		S 10°08'20" E	
KC15088	78.00	R	54+34.00	STATE ROUTE 53
	27.87		S 65°21'50" W	
KC15089	51.00	R	54+27.00	STATE ROUTE 53

REQD EASMT = 598.16 SF
REQD EASMT = 0.014 ACRES

PARCEL 8
TOTAL RIGHT OF WAY = 0.000 ACRES (0.00 SF)
TOTAL SLOPE EASM'T = 598.16 SF
TOTAL PARCEL AREA = +/- 1.08 ACRES
NO. OF DRIVEWAYS = 0

PARCEL 9 AREA 1 EASM'T FOR CONSTR & MAINTENANCE OF SLOPES — TOWN OF BRASELTON

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KC14767	62.58	L	58+70.72	STATE ROUTE 53
	12.80		S 12°11'54" E	
KC14768	61.45	L	58+57.97	STATE ROUTE 53
	13.70		S 75°02'58" W	
KC14769	75.01	L	58+56.11	STATE ROUTE 53
	19.19		N 33°16'33" E	
KC14767	62.58	L	58+70.72	STATE ROUTE 53

REQD EASMT = 87.53 SF
REQD EASMT = 0.002 ACRES

PARCEL 9 AREA 2 EASM'T FOR CONSTR & MAINTENANCE OF SLOPES — TOWN OF BRASELTON

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KC15063	59.97	L	59+00.00	STATE ROUTE 53
	24.34		N 39°31'55" W	
KC15064	73.00	L	59+21.00	STATE ROUTE 53
	18.30		N 14°33'51" E	
KC15065	66.00	L	59+39.00	STATE ROUTE 53
	34.74		N 62°49'53" W	
KC15066	94.07	L	59+61.00	STATE ROUTE 53
	34.51		N 65°38'13" E	
SVX010171	60.69	L	59+70.36	STATE ROUTE 53
	9.12		S 63°14'53" E	
KC14690	53.36	L	59+64.65	STATE ROUTE 53
	62.52		S 2°02'04" E	
KC15063	59.97	L	59+00.00	STATE ROUTE 53

REQD EASMT = 1072.91 SF
REQD EASMT = 0.025 ACRES

PARCEL 9
TOTAL RIGHT OF WAY = 0.000 ACRES (0.00 SF)
TOTAL SLOPE EASM'T = 1160.44 SF
TOTAL PARCEL AREA = +/- 0.78 ACRES
NO. OF DRIVEWAYS = 0

PARCEL 10 AREA 1 EASM'T FOR CONSTR & MAINTENANCE OF SLOPES — TOWN OF BRASELTON

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KC15067	140.15	R	58+99.36	STATE ROUTE 53
	17.32		S 61°20'49" W	
KC14707	124.04	R	58+93.00	STATE ROUTE 53
	18.27		S 71°48'39" W	
KC14779	106.10	R	58+89.49	STATE ROUTE 53
	29.48		S 67°20'03" W	
KC14778	77.70	R	58+81.59	STATE ROUTE 53
	65.08		N 65°35'30" E	
KC15068	139.84	R	59+00.93	STATE ROUTE 53
	1.60		S 18°27'09" E	
KC15067	140.15	R	58+99.36	STATE ROUTE 53

REQD EASMT = 86.22 SF
REQD EASMT = 0.002 ACRES

PARCEL 10 AREA 3 EASM'T FOR CONTR & MAINTENANCE OF SLOPES — TOWN OF BRASELTON

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KC15069	167.97	R	59+10.38	STATE ROUTE 53
	12.26		N 22°20'55" W	
KC15070	164.77	R	59+21.17	STATE ROUTE 53
	6.57		N 48°44'34" E	
KC15071	170.24	R	59+24.35	STATE ROUTE 53
	13.51		S 23°45'18" E	
KC14998	174.05	R	59+12.95	STATE ROUTE 53

ARC LENGTH = 6.603
CHORD BEAR = S 59°57'10" W
LNTH CHORD = 6.603
RADIUS = 364.700
DEGREE = 15° 42' 37''

KC15069	167.97	R	59+10.38	STATE ROUTE 53

REQD EASMT = 82.49 SF
REQD EASMT = 0.002 ACRES

PARCEL 10 AREA 2 EASM'T FOR CONSTR & MAINTENANCE OF SLOPES — TOWN OF BRASELTON

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KC15072	30.00	R	60+26.00	STATE ROUTE 53

ARC LENGTH = 38.995
CHORD BEAR = N 13°40'28" W
LNTH CHORD = 38.993
RADIUS = 1175.900
DEGREE = 4° 52' 21''

KC15073	30.00	R	60+64.00	STATE ROUTE 53
	8.76		S 49°13'44" E	
KC15074	35.00	R	60+57.00	STATE ROUTE 53
	31.01		S 17°13'20" E	
KC15075	37.00	R	60+27.00	STATE ROUTE 53
	7.07		S 68°53'08" W	
KC15072	30.00	R	60+26.00	STATE ROUTE 53

REQD EASMT = 204.58 SF
REQD EASMT = 0.005 ACRES

PARCEL 10
TOTAL RIGHT OF WAY = 0.000 ACRES (0.00 SF)
TOTAL SLOPE EASM'T = 373.29 SF
TOTAL PARCEL AREA = +/- 2.26 ACRES
NO. OF DRIVEWAYS = 0

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

PROJECT NO: CSTEE-0009-00(097)
COUNTY:JACKSON
LAND LOT NO:
LAND DISTRICT:
GMD 1765
DATE 5/7/2010 SH 9 OF 9