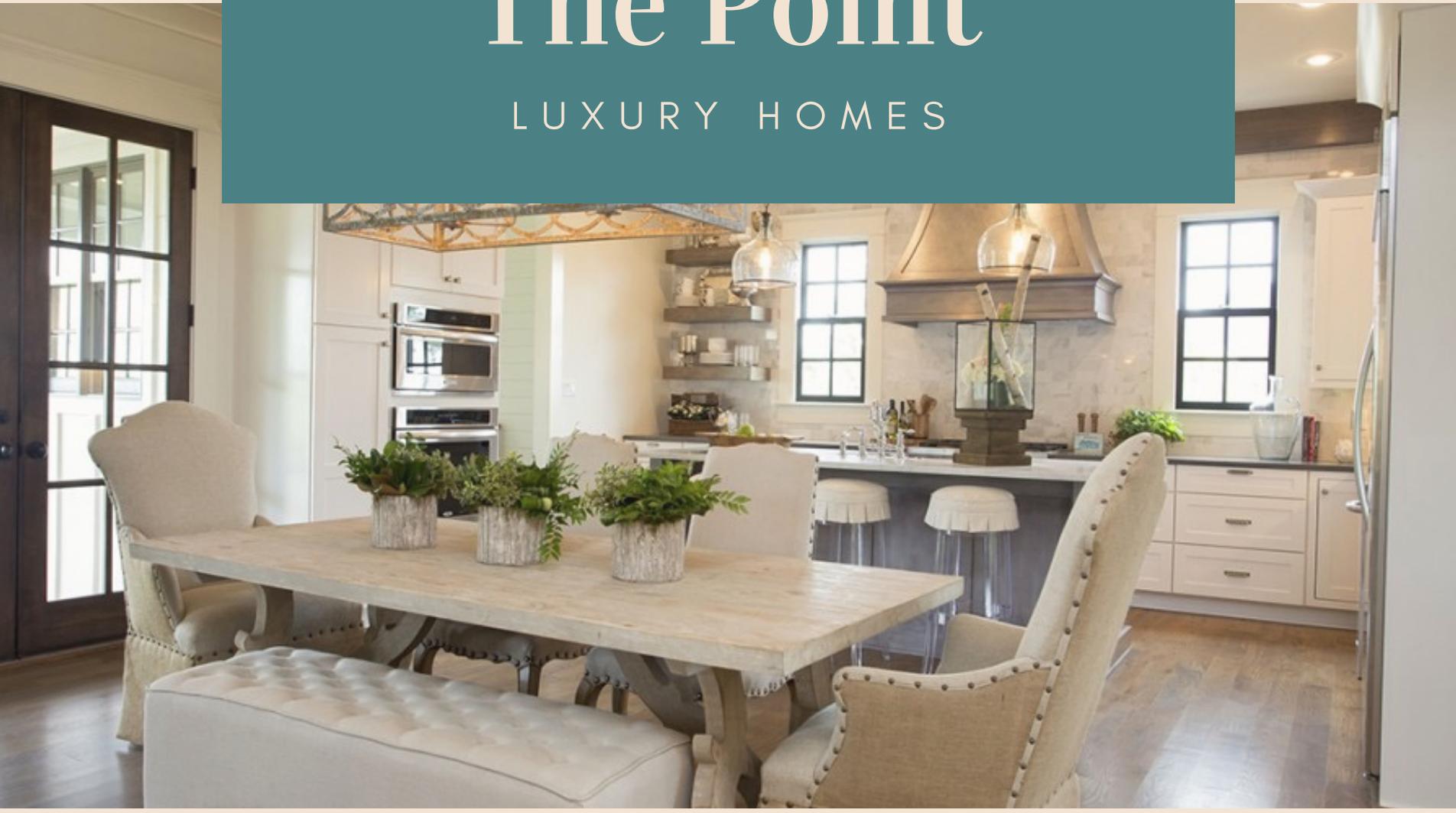


DOWNTOWN NEWNAN'S

# The Point

LUXURY HOMES





# The Details

The stately 7.1 acre property includes eight home sites surrounding the historic Bass-Manget House. The homes of The Point will feature breathtaking exterior designs with luxurious, thoughtful interior spaces. Professionally designed and maintained landscaping offers owners care-free garden living.

5995605008  
 PARTICIPANT ID  
 BK-97 PG:350-350  
 P2019000201  
 FILED IN OFFICE  
 CLERK OF COURT  
 09/19/2019 12:05 PM  
 CINDY BROWN, CLERK  
 SUPERIOR COURT  
 COWETA COUNTY, GA

TOTAL AREA: 7.106 ACRES  
 AREA TO POSSESSION LINE PER P.B. 8/101 = 7.106 ACRES  
 AREA TO ORIGINAL PROPERTY LINE = 7.136 ACRES  
 AREA TO PROPOSED LINE PER P.B. 8/101 = 7.095 ACRES



\* NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED ON ANY LOT SHOWN HEREIN, PRIOR TO THE REVISED FINAL PLAT WITH COMPLETED INFRASTRUCTURE.

- LEGEND**
- LL = LAND LOT
  - o.k.o. = ALSO KNOWN AS
  - f.k.o. = FORMERLY KNOWN AS
  - B/L = BUILDING LINE
  - R/W = RIGHT-OF-WAY
  - N/F = NOW OR FORMERLY
  - PP = POWER POLE
  - GP = GUY POLE
  - GW = GUY WIRE-(ANCHOR)
  - P-P-P = OVERHEAD POWER LINE
  - C/L = CENTERLINE
  - X-X-X = FENCE
  - S-S-S = SANITARY SEWER LINE
  - SSMH = SANITARY SEWER MANHOLE
  - M.H. = MAN HOLE
  - S.S.E. = SANITARY SEWER EASEMENT
  - S.S.L. = SANITARY SEWER LATERAL
  - W-W-W = WATER LINE
  - WM = WATER METER
  - WW = WATER VALVE
  - B.F.P. = BACK FLOW PREVENTION
  - PH = FIRE HYDRANT
  - O.C.S. = OUTLET CONTROL STRUCTURE
  - CMP = CORRUGATED METAL PIPE
  - RCP = REINFORCED CONCRETE PIPE
  - D.W.C.B. = DOUBLE WING CATCH BASIN
  - S.W.C.B. = SINGLE WING CATCH BASIN
  - D.I. = DROP INLET
  - J.B. = JUNCTION BOX
  - H.W. = HEADWALL
  - D.E. = DRAINAGE EASEMENT
  - U.E. = UTILITY EASEMENT
  - sq. ft. = SQUARE FEET
  - IPF = IRON RE-BAR FOUND
  - IPF = IRON PIN SET (1/2" RE-BAR)
  - CNF = CONCRETE MONUMENT FOUND
  - BTB = BACK OF CURB TO BACK OF CURB
  - M.F.F. = MINIMUM FINISHED FLOOR ELEVATION
  - P.B. = PLAT BOOK
  - D.B. = DEED BOOK

Curve	Radius	Length	Chord	Chord Bear.
C7	2431.16'	27.55'	27.55'	N 42°39'53" W
C8	2431.16'	86.96'	86.96'	N 44°00'51" W
C9	2431.16'	89.18'	89.18'	N 46°05'23" W
C10	2431.16'	96.18'	96.17'	N 48°16'26" W

Curve	Radius	Length	Chord	Chord Bear.
C15	181.50'	22.76'	22.74'	N 55°01'22" E
C16	181.50'	103.13'	101.74'	N 52°03'50" E
C17	181.50'	8.13'	8.13'	S 87°32'50" E
C28	123.34'	127.76'	122.13'	S 62°29'57" E

Course	Bearing	Distance
L28	S 33°46'34" E	67.09'

Curve	Radius	Length	Chord	Chord Bear.
C22	235.60'	100.88'	100.11'	S 01°37'05" E
C23	105.53'	55.56'	54.82'	S 29°29'05" W
C24	105.53'	34.79'	34.64'	S 50°00'46" W

Curve	Radius	Length	Chord	Chord Bear.
C18	27.51'	37.26'	36.94'	N 82°01'05" W
C19	13.00'	17.06'	15.86'	N 48°26'55" W

Course	Bearing	Distance
L18	N 08°50'43" W	59.21'

Course	Bearing	Distance
L20	N 85°45'59" E	26.89'
L21	N 85°45'59" E	39.80'
L22	N 12°27'56" E	55.86'
L23	N 03°09'52" E	56.17'
L24	S 04°14'01" E	54.58'
L25	N 85°45'59" E	43.88'
L26	S 39°53'54" E	35.69'
L27	N 18°32'05" W	9.04'
L28	S 33°46'34" E	67.09'

Course	Bearing	Distance
L18	S 81°38'21" E	50.49'

Course	Bearing	Distance
L8	N 89°56'17" E	45.19'
L10	S 03°46'30" W	10.23'
L13	S 13°55'37" E	24.37'
L14	S 14°11'02" E	24.97'
L15	N 89°56'17" E	54.28'

Course	Bearing	Distance
L1	S 06°03'45" W	27.38'
L2	S 06°03'45" W	32.84'
L3	S 08°21'00" W	57.21'

Curve	Radius	Length	Chord	Chord Bear.
C1	2480.82'	96.82'	96.82'	S 07°11'32" W
C2	1874.39'	26.79'	26.79'	S 08°47'47" W
C3	2480.82'	96.82'	96.82'	S 07°11'09" W
C4	1871.50'	109.02'	105.01'	S 08°00'41" W
C13	2480.82'	2.00'	2.00'	S 08°18'37" W
C14	1871.50'	172.60'	172.74'	S 08°02'58" W
C25	1871.50'	67.78'	67.78'	S 10°39'23" W

Course	Bearing	Distance
L4	S 51°51'16" W	32.24'
L5	S 88°19'58" W	20.37'
L6	N 31°24'13" W	1.74'
L7	N 81°39'00" W	7.56'
L12	N 08°21'00" E	30.00'

Curve	Radius	Length	Chord	Chord Bear.
C5	125.00'	136.57'	131.58'	N 60°03'18" W
C6	1578.24'	269.71'	269.38'	N 37°22'51" W
C11	1578.24'	17.28'	17.28'	N 42°55'24" W
C12	1578.24'	86.05'	89.03'	N 30°52'07" W

- SURVEY NOTES**
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
  - THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
  - THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK.
  - THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRAR ACROSS THE REGISTRANT'S SEAL IN CONTRASTING INK.
  - IN MY OPINION THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #1307700143D, WITH EFFECTIVE DATE OF FEBRUARY 6, 2013.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THE UNDERSIGNER AND CHRISTOPHER BROTHERS LAND SURVEYING, L.L.C. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
  - THIS SURVEY IS RELATED TO STATE PLANE COORDINATE SYSTEM (GA. WEST ZONE) HORIZONTAL DATUM AND NAVD 1988 VERTICAL DATUM.
  - GPS CONTROL SET BY CHAMPION INSTRUMENTS PRO ANTENNA / RECEIVERS.



REVISIONS

- UPDATED PER CITY COMMENTS 03/15/2019
- ADD PROPOSED UTILITIES 03/21/2019
- UPDATED PER CITY COMMENTS 09/12/2019
- UPDATED PER CITY COMMENTS 09/18/2019

FINAL PLAT FOR: THE POINT

LOCATED IN LAND LOT 57, LAND DISTRICT 5, CITY OF NEWNAN, COWETA COUNTY, GEORGIA

**Christopher Brothers**  
 L.L.C. - L.L.C.  
 24 JACKSON STREET  
 NEWNAN, GEORGIA 30263  
 (770)253-5185  
 LSF #32  
 christopher@cbmail.org  
 www.christophersurveying.com

DRAWING DATE: 02/19/2019  
 LAST FIELD WORK DATE: 08/25/2017

DISK: SEPTEMBER-2019  
 DRAWING: #CF-B6021  
 #SF-B6021-1M-FP

SCALE: 1" = 60'  
 DRAWN BY: BLG

2 OF 2

# The Viola



Tall, pristine gable flank a welcoming covered front porch. The timeless mix of board & batten siding and painted brick is striking yet simple. This sophisticated home features a junior master on the main with a luxurious master en suite upstairs. The long, linear great room includes a gourmet kitchen, casual dining, and a cozy area in front of the fireplace is a favorite spot for guests to congregate.

**5**

**Bedrooms - Jr. Master on Main**

**4.5**

**Bathrooms**

**SF**

**4249 SQ FT**

# The Bartolo



The picturesque appeal of the English-cottage style gives the Bartolo a ready-made presence. To shelter guests from the elements, the recessed front entryway opens to a wraparound porch, complete with an outdoor fireplace. A mix of stone, brick, and board-and-batten siding adds to Elberton Way's undeniable charm. Interiors are bright and open, featuring 10-foot-high ceilings on the main level and 9-foot-high upstairs.

**5** Bedrooms - Master on Main

**4** Bathrooms

**SF** 3717 SQ FT

# The Blenheim



The Blenheim's Tudor styled elevation has timeless appeal. A steeply pitched gable, deep cornice and double columns draw one's eye to the entry door. A large family room open to the cook's kitchen with a large island is the perfect gathering space. Casual and formal dining areas are located near the kitchen. The master suite with a beamed ceiling provides privacy and a restful setting. Two secondary bedrooms with an adjoining bathroom are located opposite the master suite. A fourth bedroom with a bath and walk-in-closet are on the optional upper level along with a bonus space.

4

**Bedrooms - Ranch + Bonus**

3.5

**Bathrooms**

SF

**3153 SQ FT**

# The Point

Zenco  
HOMES

[zencohomes.com](http://zencohomes.com)

[www.newhomesnewnan.com/the-point](http://www.newhomesnewnan.com/the-point)

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