STATE	PROJECT NUMBER	SHEET NUMBER	TOTAL SHEETS
GEORGIA	BRZLB-77 (34) BRZLB-77 (38) COWETA CO.	5	7

1

WALTER LOWERY
SEE RW-01, & RW-02

****
PARCEL 1 REQ'D R/W TRACT1
****

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
RW4000	50.00	L	15+00.00	HAPPY VALLEY CIRCLE
	115.06		N 1°14'24" E	
RW4005	50.00	L	16+15.06	HAPPY VALLEY CIRCLE

ARC LENGTH = 227.87
CHORD BEAR = N 8°55'12" E
LNTH CHORD = 227.19
RADIUS = 850.00

RW4006	50.00	L	18+29.52	HAPPY VALLEY CIRCLE
	251.13		N 16°36'00" E	
RW4008	52.24	L	20+76.19	HAPPY VALLEY CIRCLE
	15.23		S 33°42'11" E	
PAR1169	39.79	L	20+68.10	HAPPY VALLEY CIRCLE
	220.35		S 16°53'01" W	
PAR1093	39.37	L	18+50.57	HAPPY VALLEY CIRCLE

ARC LENGTH = 310.74
CHORD BEAR = S 8°04'40" W
LNTH CHORD = 309.58
RADIUS = 1039.07

PAR1097	40.67	L	15+50.31	HAPPY VALLEY CIRCLE
	50.31		S 0°58'55" W	
RW4012	40.45	L	15+00.00	HAPPY VALLEY CIRCLE
	9.55		N 88°45'36" W	
RW4000	50.00	L	15+00.00	HAPPY VALLEY CIRCLE

TRACT 1 REQD R/W = 6311.21 SF
TRACT 1 REQD R/W = 0.145 ACRES

****
PARCEL 1 REQ'D R/W TRACT 2
****

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
RW4009	50.00	L	10+70.62	JIM STARR ROAD
	54.41		N 53°59'10" W	
RW4011	51.04	L	11+21.85	JIM STARR ROAD
	18.86		N 56°05'01" E	
PAR1072	32.98	L	11+16.84	JIM STARR ROAD
	51.10		S 33°42'11" E	
RW4009	50.00	L	10+70.62	JIM STARR ROAD

TRACT 2 REQD R/W = 481.89 SF
TRACT 2 REQD R/W = 0.011 ACRES

TOTAL REQD R/W TRACTS 1&2 = 6793.10 SF
TOTAL REQD R/W TRACTS 1&2 = 0.156 ACRES

REMAINDER LEFT = +/- 7.6 ACRES

EASEMENT FOR THE CONSTRUCTION &
MAINTENANCE OF SLOPES = 1373.57 SF

EASEMENT FOR THE
CONSTRUCTION OF DRIVEWAY

2

VIRGINIA PARTRIDGE
SEE RW-01

****
PARCEL 2 REQ'D R/W RW2
****

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
RW4014	39.53	R	15+00.00	HAPPY VALLEY CIRCLE
	52.72		N 0°58'33" E	
PAR1098	39.29	R	15+52.71	HAPPY VALLEY CIRCLE

ARC LENGTH = 191.85
CHORD BEAR = N 5°14'57" E
LNTH CHORD = 191.53
RADIUS = 959.04

PAR1109	41.68	R	17+51.51	HAPPY VALLEY CIRCLE
	8.50		N 89°24'37" E	
RW4015	50.00	R	17+53.33	HAPPY VALLEY CIRCLE

ARC LENGTH = 129.63
CHORD BEAR = S 6°11'30" W
LNTH CHORD = 129.47
RADIUS = 750.00

RW4016	50.00	R	16+15.06	HAPPY VALLEY CIRCLE
	115.06		S 1°14'24" W	
RW4013	50.00	R	15+00.00	HAPPY VALLEY CIRCLE
	10.47		N 88°45'36" W	
RW4014	39.53	R	15+00.00	HAPPY VALLEY CIRCLE

REQD R/W = 2415.15 SF
REQD R/W = 0.055 ACRES
REMAINDER RIGHT = +/- 4.3 ACRES

3

RONALD L. GREEN &
PHYLLIS T. GREEN
SEE RW-01, RW-02, &
RW-03

****
PARCEL 3 REQ'D R/W RW3
****

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
PAR1109	41.68	R	17+51.51	HAPPY VALLEY CIRCLE

ARC LENGTH = 94.72
CHORD BEAR = N 13°48'22" E
LNTH CHORD = 94.68
RADIUS = 959.04

PAR1099	40.66	R	18+50.25	HAPPY VALLEY CIRCLE
	294.51		N 16°52'28" E	
PAR1173	28.92	R	21+52.29	HAPPY VALLEY CIRCLE

ARC LENGTH = 121.14
CHORD BEAR = N 37°18'38" E
LNTH CHORD = 120.87
RADIUS = 522.30

PAR1178	31.10	R	22+80.47	HAPPY VALLEY CIRCLE

ARC LENGTH = 251.43
CHORD BEAR = N 59°35'50" E
LNTH CHORD = 249.15
RADIUS = 537.86

RW4019	42.02	R	25+50.00	HAPPY VALLEY CIRCLE
	7.98		S 18°41'12" E	
RW4020	50.00	R	25+50.00	HAPPY VALLEY CIRCLE

ARC LENGTH = 473.33
CHORD BEAR = S 43°57'24" W
LNTH CHORD = 455.55
RADIUS = 495.67

RW4018	50.00	R	20+28.92	HAPPY VALLEY CIRCLE
	199.40		S 16°36'00" W	
RW4017	50.00	R	18+29.52	HAPPY VALLEY CIRCLE

ARC LENGTH = 71.43
CHORD BEAR = S 13°52'18" W
LNTH CHORD = 71.40
RADIUS = 750.00

RW4015	50.00	R	17+53.33	HAPPY VALLEY CIRCLE
	8.50		S 89°24'37" W	
PAR1109	41.68	R	17+51.51	HAPPY VALLEY CIRCLE

REQD R/W = 9398.63 SF
REQD R/W = 0.216 ACRES
REMAINDER RIGHT = +/- 5.0 ACRES

EASEMENT FOR THE CONSTRUCTION &
MAINTENANCE OF SLOPES = 10200.51 SF

EASEMENT FOR THE CONSTRUCTION OF DRIVEWAY

5

MAJOR HOLLISTER, JR &
BRENDA F. HOLLISTER
SEE RW-03

****
PARCEL 5 REQ'D R/W RW5
****

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
RW4023	50.00	L	25+58.18	HAPPY VALLEY CIRCLE

ARC LENGTH = 47.40
CHORD BEAR = N 74°27'07" E
LNTH CHORD = 47.39
RADIUS = 595.67

RW4022	50.00	L	26+01.60	HAPPY VALLEY CIRCLE

ARC LENGTH = 18.35
CHORD BEAR = N 77°08'18" E
LNTH CHORD = 18.35
RADIUS = 1292.30

RW4021	50.00	L	26+19.24	HAPPY VALLEY CIRCLE
	15.74		S 12°27'18" E	
PAR1016	34.26	L	26+19.24	HAPPY VALLEY CIRCLE
	14.90		S 88°47'28" W	
PAR1105	37.25	L	26+05.05	HAPPY VALLEY CIRCLE
	52.05		S 88°47'29" W	
RW4023	50.00	L	25+58.18	HAPPY VALLEY CIRCLE

REQD R/W = 552.56 SF
REQD R/W = 0.013 ACRES
REMAINDER LEFT = +/- 17 ACRES

EASEMENT FOR THE CONSTRUCTION &
MAINTENANCE OF SLOPES = 1848.50 SF

DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT BRZLB-77(34)&(38) COWETA CO.
DATE FEB 12, 2002 SHEET NO. 5

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
6/24/02	MH	SLOPE EASEMENT AREA PARCEL 3.			

Moreland Altobelli Associates, Inc.
2211 Beaver Ruin Road
Suite 190
Norcross, Georgia 30071
Telephone (770)-263-5945

	NAME	DATE		NAME	DATE
DESIGNED BY			DRAWN BY		
CHECKED BY			CHECKED BY		
SUPERVISED BY:					

COWETA COUNTY BRIDGE REPLACEMENT
RIGHT-OF-WAY TABLE
HAPPY VALLEY CIRCLE OVER BROWNS CREEK & JIM STARR ROAD OVER CEDAR CREEK

DRAWING NUMBER RW-03A

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