



# FORESTAR

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## ***Cedar Creek Preserve, Coweta County Georgia (12100)***

Nestled on top of 212 rolling acres of uplands adjacent to the scenic 40,000-acre Chattahoochee Hill country and the historic Dunaway Gardens event facility, Cedar Creek Preserve is a community you'll feel proud to call home. This thoughtfully planned 79-lot community with full amenities boasts of one acre lots that maximize spectacular views of the creek and its surrounding wetlands. Located on the west side of Roscoe Road (SR-70), you'll find many options for shopping and cultural attractions awaiting you just a short drive from home. Small-town charm is abundant in the historic community of Newnan, located just to the south. If you enjoy the outdoors you'll love hiking the scenic rural preservation community of the nearby Chattahoochee Hill country. Complete engineering drawings are available, including DOT access to SR-70. County water is also available for this site.

### **Tract Information**

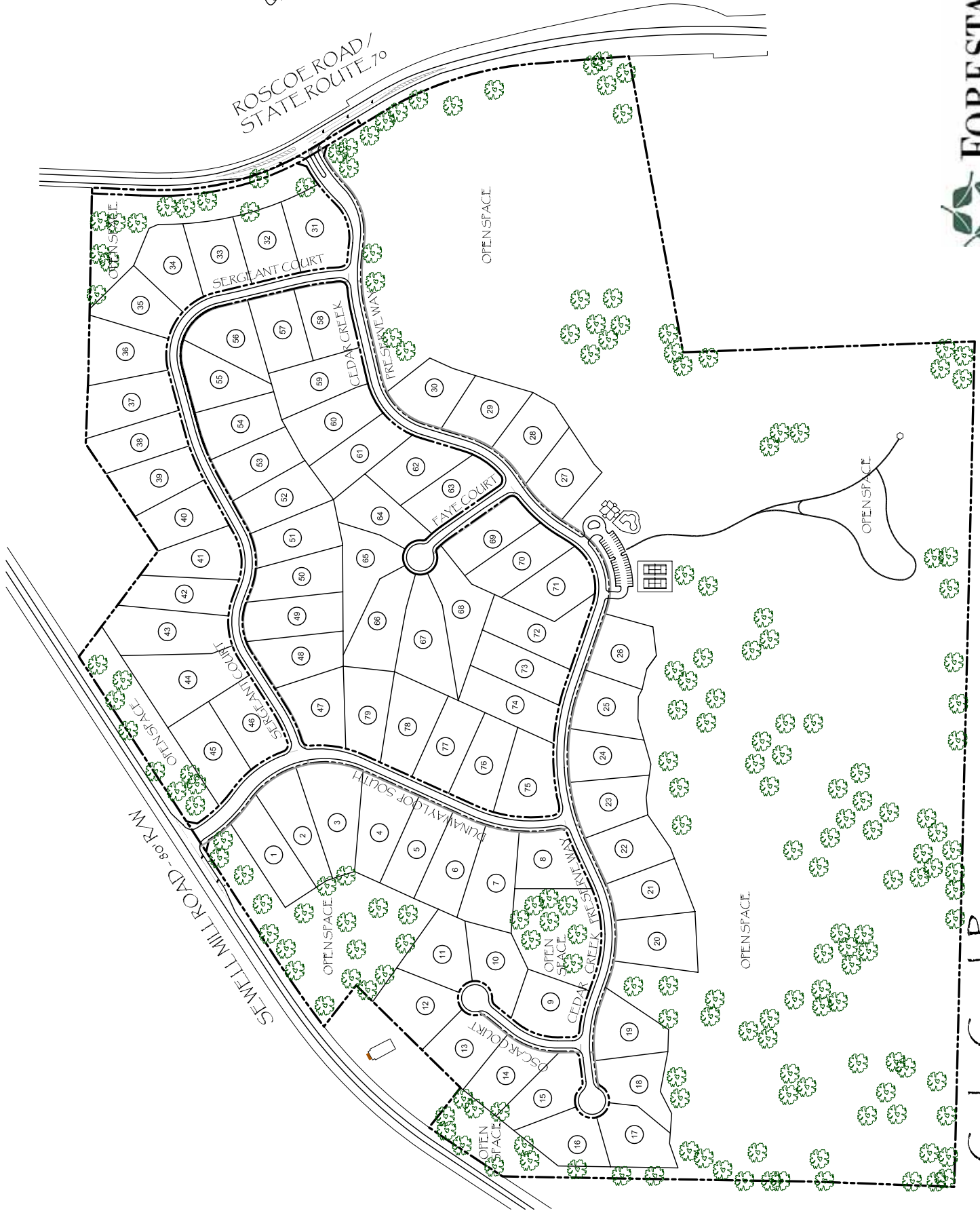
- County                      Coweta
- Total Acres                212
- Avail. Parcels            1
- Price / Acre               See Website
- Total Price                See Website
- Zoning                     Residential
- Tax Map                    58-5228, 58-5229, 58-522
- Parcel No.                 004, 003, 001
- Schools:                   Northside Elementary  
                                  Madras Middle School  
                                  Newnan High School

### **Property Amenities**

- Water Features
- Pine Plantation
- Zoned for pool
- Zoned for tennis court
- Zoned for clubhouse
- Adjacent to Dunaway Gardens

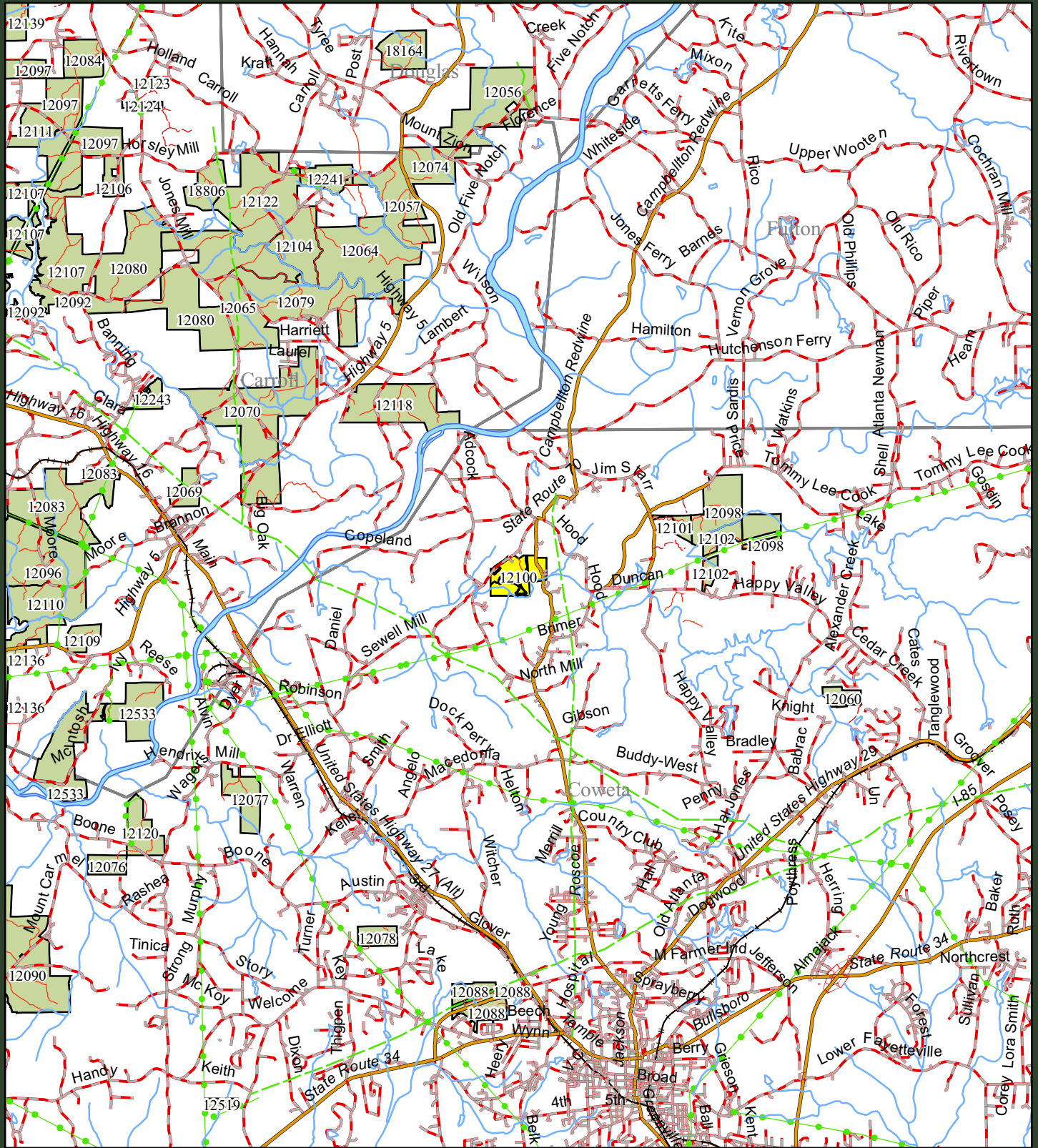
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# Cedar Creek Preserve

Coweta County, Georgia



**Compartment: 12100**

**County: GA-Coweta**

**Cedar Creek**

**Region: Southern GA**

**Overview Map**

- Compartment of Interest
- Forestar Ownership

Date: 2/26/2009

Printed By: PackageGenerator

1 inch equals 2 miles

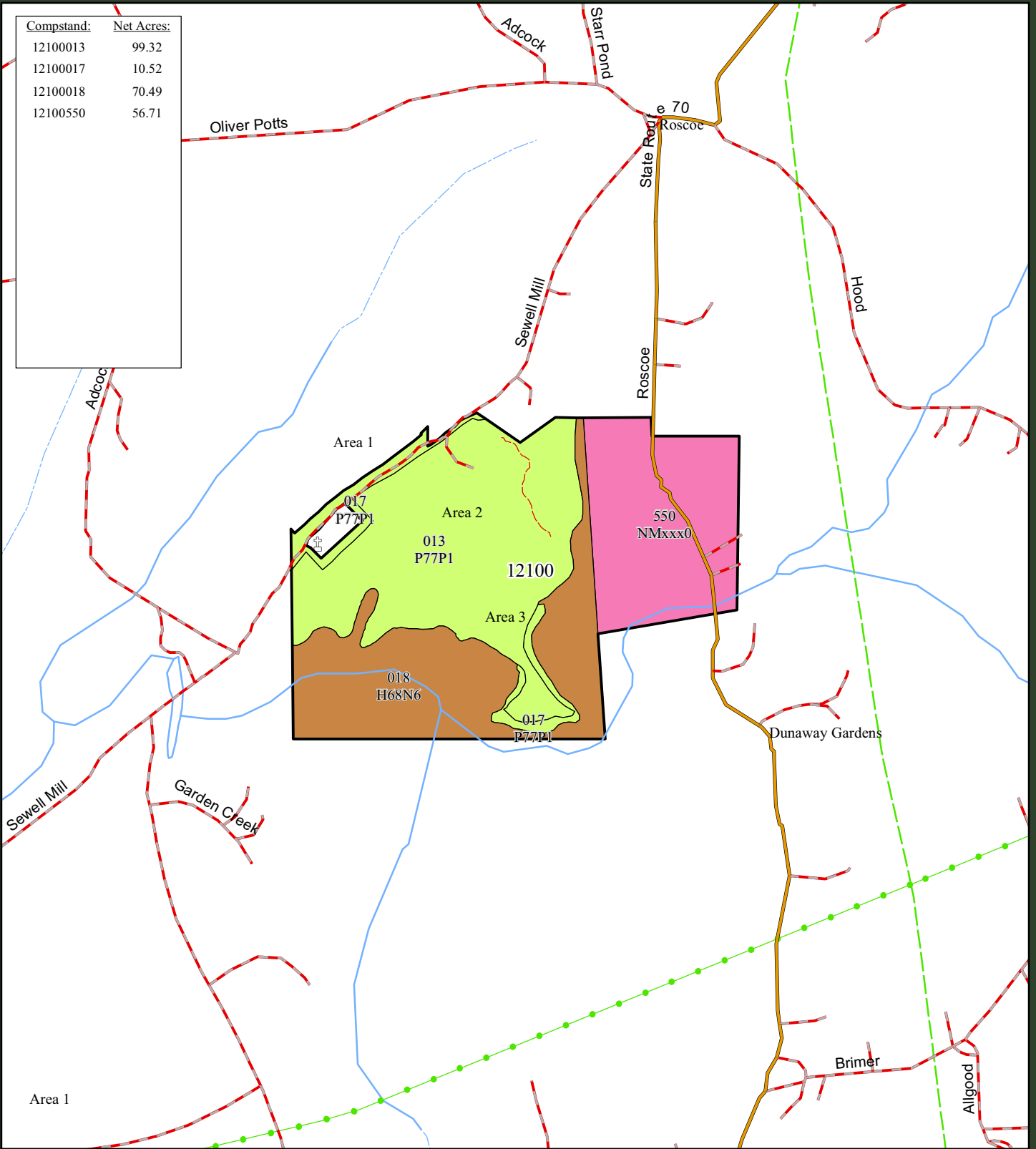


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Compstand:	Net Acres:
12100013	99.32
12100017	10.52
12100018	70.49
12100550	56.71



**Compartment: 12100**

**Stand Type**

Date: 2/26/2009  
 Printed By: PackageGenerator  
 1 inch equals 0.25 miles



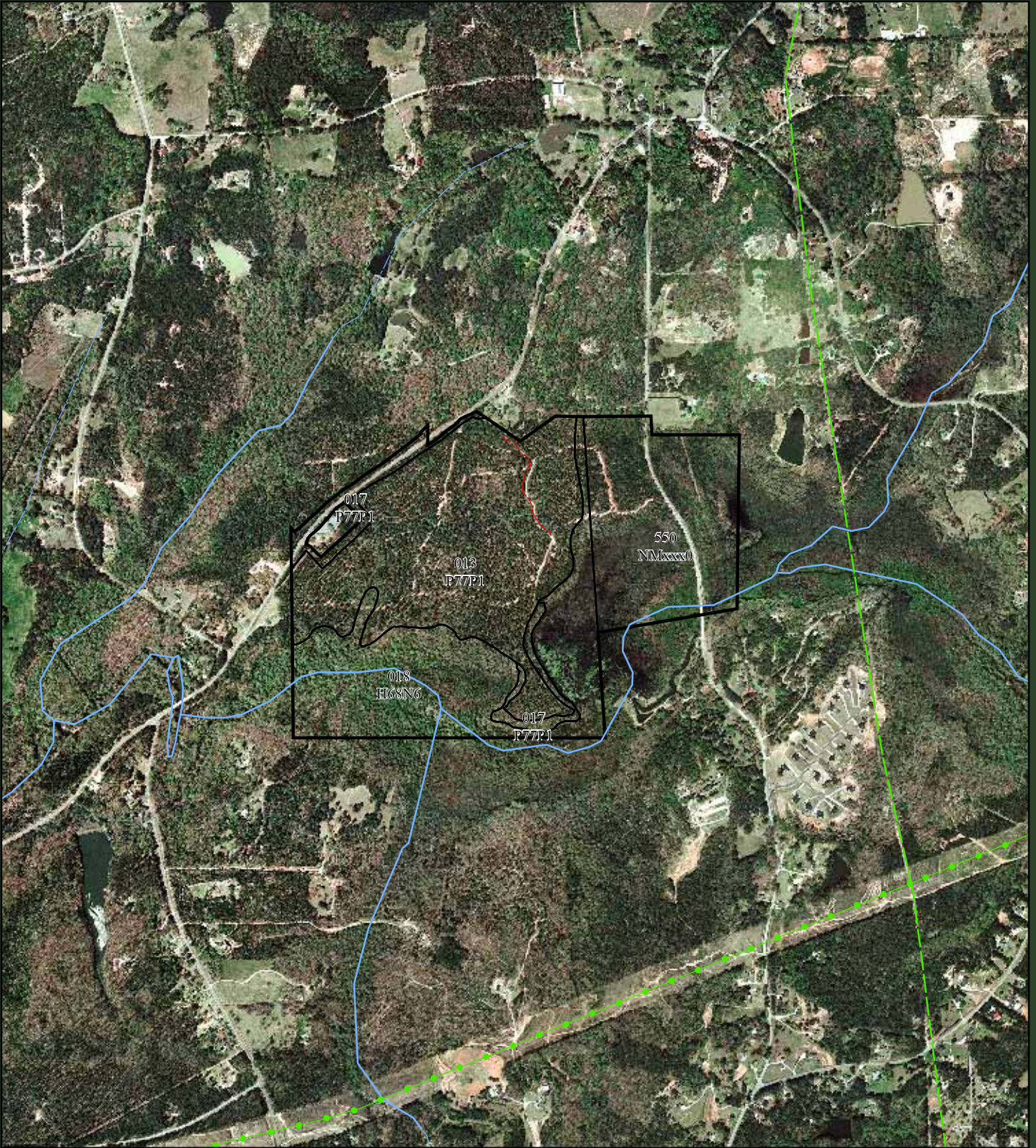
**County:** GA-Coweta  
**Cedar Creek**

- Hardwood
- Pine
- Pine/Hardwood
- Transition
- Other

**Region:** Southern GA



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**Compartment: 12100**

**Cedar Creek**

**County: GA-Coweta**

**Region: Southern GA**

Date: 2/26/2009

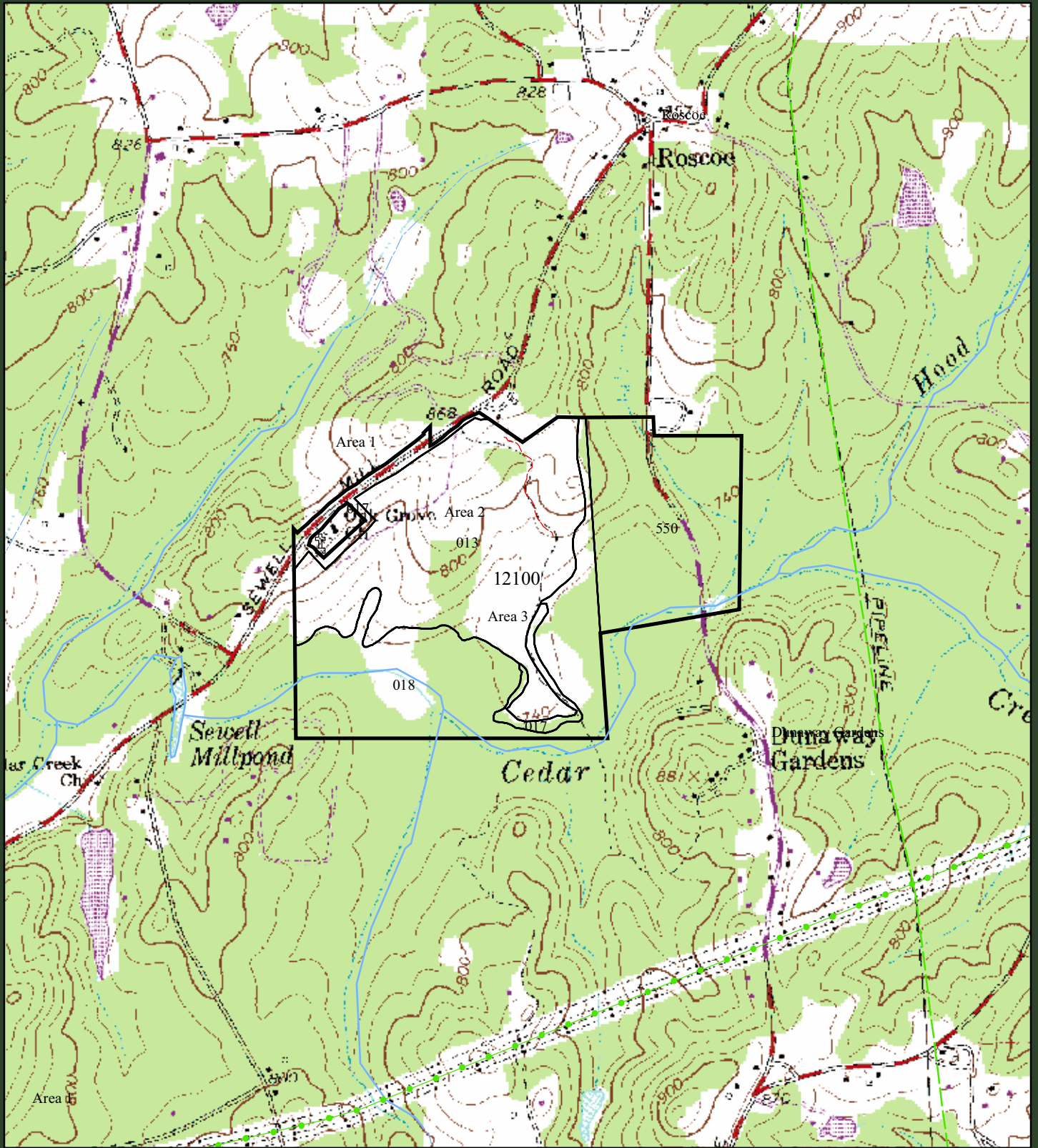
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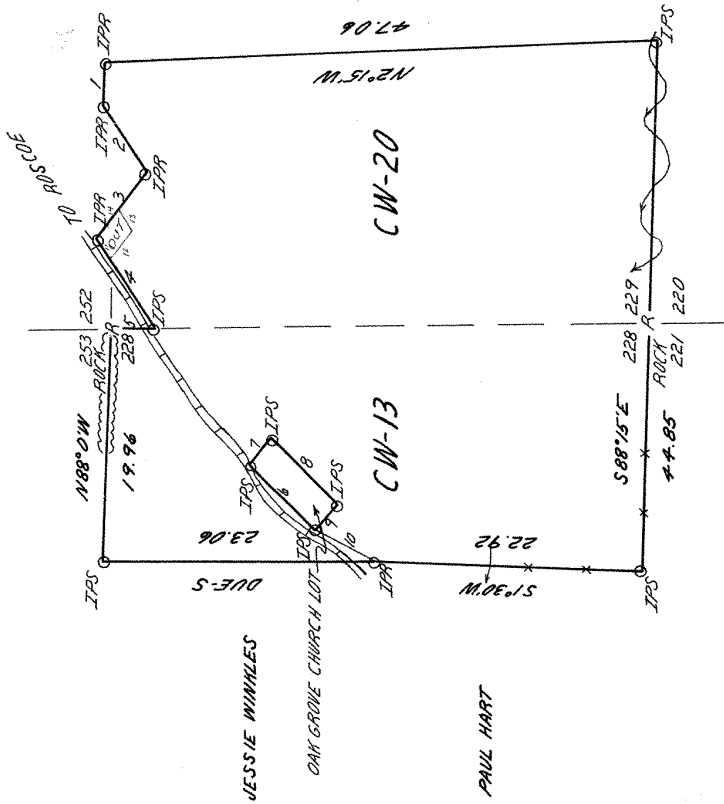
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G.W. PUTTS

EARL MORROW

COURSE	BEARING	DIST (CH)
1	N 87° 30' W	3.70
2	S 56° 30' W	6.82
3	N 53° 0' W	7.12
4	S 57° 0' W	9.24
5	N 0° 30' W	3.79
6	N 45° 0' E	7.75
7	S 51° 0' E	2.90
8	S 45° 0' W	7.75
9	N 51° 0' W	2.90
10	S 27° 0' W	5.64 (TIE LINE ONLY)

MAG. DEC. 2° 0' E



WAYNE P. SEWELL

GEORGIA KRAFT COMPANY

WILLIAMS SURVEYING COMPANY

WOODRIDGE DIVISION

ROME, GEORGIA

TRACT CW-13, W.M. HOLLEMAN, CW-20,

WILLIAMS SURVEYORS 5TH DIST. CONWETA, CO.

DEED AREA: 202.75 ACRES

ACTUAL AREA: 197.00 ACRES

SCALE 1/2" = 100' FIELD NO. BY N.H.

SHEET 1 OF 1 DWS. BY J.M.M. DATE 5-25-57

APPROVED: M.E.V.

ACREAGE REVISION

DATE	NET BOOK	NET CALCULATED	REASON
5-7-57	199.58	193.83	HWY.R/W

PAUL COLE

HERBERT GORDY