Type: PLAT
Kind: GENERIC MAPS AND PLATS
Recorded: 9/14/2022 3:34:00 PM
Fee Amt: $10.00 Page 1 of 1
Fannin Co. Clerk of Superior Court
DANA CHASTAIN Clerk of Courts

Participant ID(s): 7951616124, 2919157511

BK F396 PG 2

THE SPACE ABOVE IS RESERVED FOR THE CLERK OF SUPERIOR COURT FOR RECORDING DATA

APPROVED
FANNIN COUNTY LAND DEVELOPMENT OFFICE
Marie Woody
Sept 13, 2022
DATE

FOR RECORDING ONLY.
DOES NOT GUARANTEE A BUILDABLE LOT.

NOT VALID FOR RECORDING UNLESS SIGNED AND DATED BY FANNIN COUNTY LAND DEVELOPMENT

THE RIDGES OF BLUE RIDGE

TOTAL AREA = 236.63 ACRES (SEE PH F-238, pg 2)
NUMBER OF LOTS = 193
MINIMUM LOT SIZE = 0.73 ACRE

FANNIN COUNTY TAX PARCEL 0012 04201 & 0012 04103
ALL LOTS WILL BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS.

WATER SERVICE WILL BE PROVIDED BY GA DNR PERMITTED WATER SYSTEM OPERATED BY APPALACHIAN WATER, INC. (WATER SYSTEM ID # 1110132)

OWNER/DEVELOPER
Ranches at Blue Ridge, LLC
1851 Old Hwy 76
Blue Ridge, GA 30513

24 HR. CONTACT
Bill Holt
(706) 897-3664 CELL
bholt@billholtgm.com

Final Plat Approval

I hereby certify that the final subdivision plat shown hereon has been properly reviewed and approved as evidenced by the signed certificates. I hereby certify that all of the applicable requirements as determined by the undersigned of the Fannin County Subdivision Standards have been met and the plat is hereby approved for recording in the Office of the Clerk of Superior Court in Fannin County.

Marie Woody Sept 13, 2022
Fannin County Development Officer — Date

Certificate Of Approval Of Property Owners Association

I hereby certify that I have reviewed the legal document establishing responsibility for the maintenance of the roads and common areas in the named subdivision and have found that the covenants, conditions and restrictions are sufficient to ensure the continued maintenance of the commonly owned property, the roads and improvements in the named subdivision. Said documents are recorded in deed book _____, page _____ in the Office of the Clerk of the Superior Court for

Ryan Dow 9/14/2022
Fannin County Attorney — Date

Private Roads / Roads Are Not County Maintained
See General Specific Notes
Lynn Dillard Doss, County Attorney

Certificate of County Health Department

This plat has been preliminarily approved by the Fannin County Health Department for subsurface sewage disposal barring any unseen complications such as rock, steep slopes, or underground water sources (wet weather springs, high water table, etc.) Each lot owner shall apply for a permit and final approval to the Health Department before beginning construction. This shall include approval of house (size and location), driveway, water and gas lines, well, and any other construction that could affect the placement or the function of the subsurface sewage disposal system. Construction shall also mean any disturbing of the ground surface such as cutting and filling.
Each lot shown hereon, unless otherwise noted, is TENTATIVELY suitable for subsurface sewage disposal. Before the initiation of construction, plans for the location of the house or other structures and the sewage disposal system shall be submitted to, and approved by, the Fannin County Health Department. The signing of this plat does NOT guarantee approval of the subsurface sewage disposal system on each parcel.
This certificate does NOT imply a blanket approval for every lot.

9-2-2022
Health Official, Fannin Co. Health Dept. — Date

NOTE REGARDING HEALTH DEPARTMENT APPROVAL: ADDITIONAL INFORMATION, REQUIREMENTS, AND RESTRICTIONS MAY BE STATED ON FINAL APPROVAL LETTER ISSUED BY FANNIN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

Certificate Of Approval Of Water System

The water system in Ridges of Blue Ridge is a private water system which has been approved by the Georgia Department of Natural Resources Environmental Protection division and will be operated by Appalachian Water, Inc.

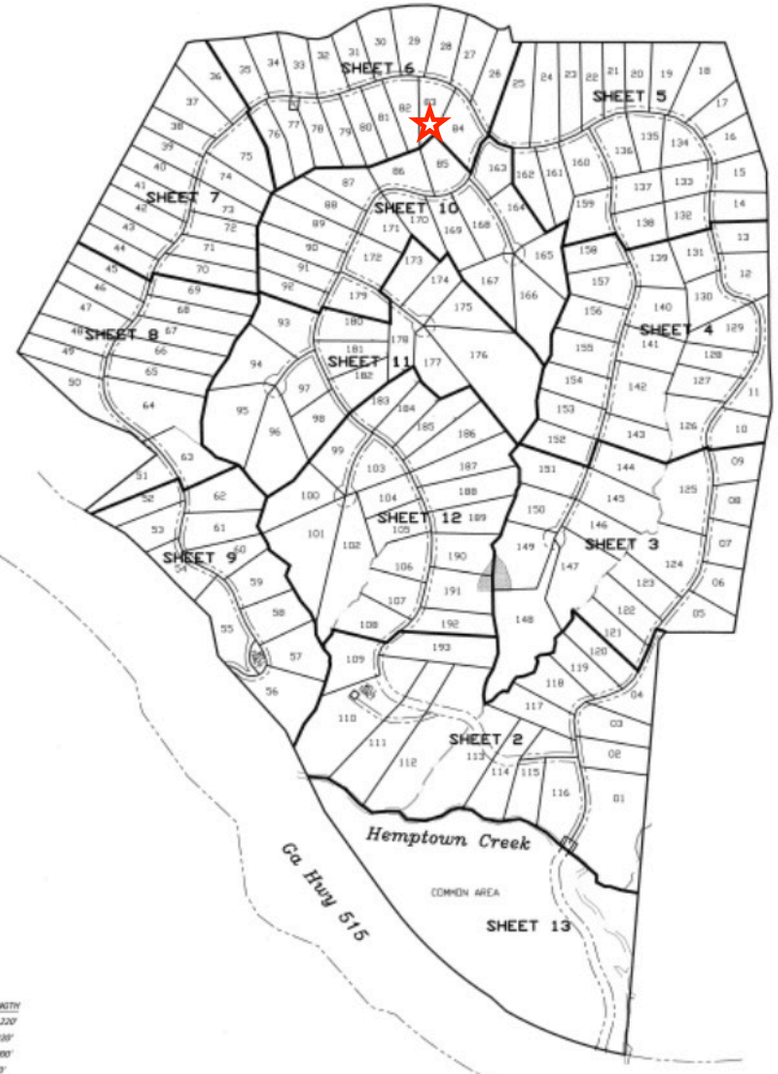
8-30-2022
System Operator (Chris Fox) — Date

Appalachian Water, Inc.
706-745-2033

Final Engineering Certificate

I hereby certify that this plat is true and correct and contains sufficient engineering information to permit the plat to be duplicated on the ground. All monuments shown hereon actually exist and their location, size, and type are correctly shown. I further certify that all engineering requirements of the Fannin County Subdivision Standards have been complied with. road widths and slopes excepted, see road certificate above.

Mark E. Chastain — Georgia RLS# 2718 — 8/29/2022



HEALTH DEPARTMENT NOTATIONS

SITE LOCATION PLAN REQUIRED
LOTS 110, 113, 116, 148, 182, & 184

SITE LOCATION PLAN WORKS THAT ONE WILL BE REQUIRED AT TIME OF SEPTIC SYSTEM PERMIT APPLICATION PRIOR TO HOME CONSTRUCTION.

POSSIBLE BEDROOM LIMITATION
LOTS 110, 110, 113, 116, 129, 132, & 179

POSSIBLE BEDROOM LIMITATION MEANS THAT DENOTED LOTS MAY BE RESTRICTED TO LESS THAN 3 BEDROOMS AT TIME OF SEPTIC SYSTEM APPLICATION PRIOR TO HOME CONSTRUCTION, DEPENDING ON HOUSE AND DRIVEWAY CONFIGURATION, AND AVAILABLE USABLE SOILS.

INFORMATION REGARDING WELLS

THE WELLS WHICH SERVE THE STATE REGULATED WATER SYSTEM FOR THIS DEVELOPMENT HAVE CERTAIN RESTRICTIONS PARTICULAR TO THIS DEVELOPMENT AS FOLLOWS:
1. NO SEPTIC SYSTEM TO BE WITHIN 100' OF ANY WELL.
2. NO STRUCTURES TO BE WITHIN 50' OF ANY WELL.
3. NO ANIMAL LOTS TO BE WITHIN 100' OF ANY WELL.
4. NO CULTIVATED AREAS (SUCH AS GARDENS) WHERE PESTICIDES MAY BE APPLIED TO BE LOCATED WITHIN 100' OF ANY WELL.
5. NO CHEMICAL OR FUEL TANKS TO BE LOCATED WITHIN 100' OF ANY WELL.

SEE AGREEMENT AND EASEMENT RECORDED AT 0815Z 8, pg 735.

New Roads

ROAD NAME	CLASS	LENGTH
RIDGES DRIVE	CLASS 1 (PRIVATE)	10,220'
SPLIT CREEK ROAD	CLASS 1 (PRIVATE)	4,220'
HIDEOUT TRAIL	CLASS 0 (PRIVATE)	2,000'
HEARTLAND COURT	CLASS 0 (PRIVATE)	430'
SOUTHERN CROSS COURT	CLASS 0 (PRIVATE)	480'
CLEARVIEW COURT	CLASS 0 (PRIVATE)	280'
SOUTH WIND COURT	CLASS 0 (PRIVATE)	350'

Road Name Approval

I have reviewed the proposed road names in RIDGES OF BLUE RIDGE and find no conflicts with any existing road names in Fannin County.

9.7.2022
EMS Director — Date

Final Road Certificate

I hereby certify that the streets and drainage structures shown on this plat and listed as follows:

RIDGES DRIVE, SPLIT CREEK ROAD, HIDEOUT TRAIL, HEARTLAND COURT, SOUTHERN CROSS COURT, CLEARVIEW COURT, AND SOUTH WIND COURT

have been installed in an acceptable manner and conform to the Fannin County Subdivision Standards.

James V. Hensley III 9/13/2022
Chairman, Fannin County Board of Commissioners — Date



VICINITY MAP
(NOT TO SCALE)
LATITUDE 34.8629 LONGITUDE -84.1616

NOTES:
1. FANNIN COUNTY SHALL NOT BE RESPONSIBLE FOR THE FAILURE TO DELIVER PUBLIC SAFETY TO ANY PROPERTY ABOVE THIS EXCESSIVE SLOPE, ESPECIALLY, BUT NOT EXCLUSIVE OF FIRE, PROTECTION AND EMERGENCY MEDICAL SERVICES. THIS NOTICE SHALL BE PLACED ON BOTH THE FINAL PLAT AND DEED.
2. ALL ROADS WITHIN THIS DEVELOPMENT ARE TO BE PRIVATELY MAINTAINED.
3. STREAM IDENTIFICATION USED TO ESTABLISH BUFFERS SHOWN WAS PROVIDED BY APPALACHIAN SOIL, INC.

BUILDING SETBACKS
FRONT – 35'
SIDE – 15'
REAR – 15'

GRID NORTH
NAD83 GA WEST

FLOOD STATEMENT:

THIS PROPERTY IS PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GRAPHICAL INTERPRETATION OF FLOOD INSURANCE RATE MAP (F.I.R.M.) 13111C0093E DATED 9-17-10

THE LOCATION AND ELEVATIONS OF THE FLOOD PLAIN SHOWN HEREON IS INCORPORATED FROM A FLOOD STUDY AS REFERENCED. CHASTAIN & ASSOCIATES, P.C. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THE ACCURACY OF THE STUDY. THE HORIZONTAL LOCATION SHOWN OF THE FLOOD PLAIN MAP BE AN APPROXIMATION. RELY ONLY UPON ACTUAL FIELD STAKED ELEVATION POINTS.

BASE FLOOD ELEVATIONS FOR HEMPTOWN CREEK ARE ZONE AE AND TAKEN FROM THE REFERENCED STUDY AND PROFILE. BASE FLOOD ELEVATIONS FOR THE UNNAMED TRIBUTARY ARE FROM A FLOODPLAIN AND CROSS SECTION MAP PREPARED BY ERNSTE CIVIL CONSULTING, LLC (CORE GUTHERIE, PE, CFM) DATED FEB. 5, 2021 FOR RANCHES AT BLUE RIDGE.

COVER SHEET
PREPARED FOR
THE RIDGES OF BLUE RIDGE
LAND LOTS 226, 227, 242 243, 262, & 263
8th DISTRICT, 1st SECTION
FANNIN COUNTY, GEORGIA

DATE: AUGUST 29, 2022

REVISIONS:
DATE — COMMENT

GEORGIA SURVEYOR CERTIFICATION
O.C.G.A. 15-6-67(c)(2)(A)(i) [APPROVAL NEEDED]
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Mark Edwin Chastain, RLS No. 2718 — 8-29-2022

GEORGIA No. 2718 MARK E. CHASTAIN

LEGEND

IRON PIN FOUND
IRON PIN SET (PS)
CONCRETE MONUMENT FOUND
CONCRETE MONUMENT SET
BASAL
DFP — DRAIN TOP PIPE
CTP — CMP TOP PIPE
P.O.B. — POINT OF BEGINNING
R/W — RIGHT OF WAY
P/L — PROPERTY LINE
C/L — CENTERLINE
N/F — NOW OR FORMERLY
BK/pg — DEED BOOK/PAGE
PB/pg — PLAT BOOK/PAGE
U/P — UTILITY POLE
L.L. — LAND LOT
WCP — WOOD/CECO CONC. PIPE
CMP — CORRUGATED METAL PIPE
CPP — CORRUGATED PLASTIC PIPE
POWER/TELE
UTILITY POLE
WATER METER
WATER VALVE
GAS METER
GAS VALVE
LIGHT POLE
PROPERTY LINE
LAND LOT LINE
RIGHT OF WAY
SUN TO EPHEME
FENCE
STREAM OR POND
DC GAS LINE
UG POWER
SEWER LINE
WATER LINE
UG TELEPHONE
STORM LINE
BUR TRACKS
ASPHALT
CONCRETE
GRAVEL
EXIST CONTOUR
INDX MJR CONTOUR
INDX MNR CONTOUR
PROP CONTOUR
PROP MJR CONTOUR
MONUMENT DIMENSIONS ARE OUTSIDE/OVERALL DIMENSIONS, ALL IPS ARE CAPPED 1/2" REBAR UNLESS OTHERWISE NOTED

"Thou shalt not remove thy neighbor's landmark, which they of old time have set." Deuteronomy 19:14 KJV

DISCLOSURE & NOTICE

This drawing and any findings does not constitute a title or legal opinion by Chastain & Associates, P.C. Any prevalent certification is a statement based on facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied. Other documents or conditions may exist that would affect this property. As a unique pictorial and graphic professional work, this survey is subject to the Copyright laws of the United States. The latest date of field survey work is the date applicable to provisions of Statutes of Limitation. No certification or liability is extended to any party not named hereon. Subsurface matters not certified unless excepted.

IN GOD WE TRUST

PREPARED BY
CHASTAIN & ASSOCIATES, P.C.
SURVEYING—PLANNING—CONSULTING
TN NC SC GA AL
Since 1995
"Covering Dixie Like The Dew"
CHASTAINASSOCIATES.COM
(706)276-7528 (770)889-1770
email: INFO@CHASTAINASSOCIATES.COM
288 N. Main St. Ellijay, GA 30540
GEORGIA CERTIFICATE OF AUTH. LLF000781
TENNESSEE PROFESSIONAL REG. No. 1937
NORTH CAROLINA LAND SURVEYING FIRM C-3198
ALABAMA LAND SURVEYING FIRM CA-852-LS
SOUTH CAROLINA SURVEYING FIRM COA No. 3202

150 0 300 600
GRAPHIC SCALE – 1" = 300'

SHEET 1 OF 13
FILE: 220032-FP1

Type: PLAT
Kind: GENERIC MAPS AND PLATS
Recorded: 9/14/2022 3:34:00 PM
Fee Amt: $10.00 Page 1 of 1
Fannin Ga. Clerk of Superior Court
DANA CHASTAIN Clerk of Courts

Participant ID(s): 7059161134, 2918153511

BK F396 PG 7

THIS SPACE ABOVE IS RESERVED FOR THE CLERK OF SUPERIOR COURT FOR RECORDING DATA

GEORGIA SURVEY DATA

A. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS CLOSURE PRECISION OF ONE FOOT IN 21,615 FEET, AND AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
B. THE PERIMETER OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 260,358 FEET.
C. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USE OF TOPCON ETS-335 AND GR-52 TOTAL STATIONS.
D. DATE(S) OF FIELD SURVEY:
EXTERIOR BOUNDARY: AUG. 8 – NOV. 19, 2020
SUBDIVISION MONUMENTS: JULY 29, 2022
E. OWNER INFORMATION AT TIME OF SURVEY:
OWNER: RANCHES AT BLUE RIDGE, LLC
SOURCE OF TITLE: DB 1386, pg 344
TAX PARCELS: 0012 04308 AND 0012 04391

GPS STATEMENT:
THIS SURVEY INCORPORATED POSITIONS ESTABLISHED BY REAL TIME KINEMATIC GPS SURVEY USING A CARLSON BRX7 RTK MULTI FREQUENCY RECEIVER IN BASE-ROVER CONFIGURATION. THE MINIMUM RELATIVE POSITIONAL ACCURACY OF THE GPS PORTION OF THIS SURVEY IS 0.12'.

CALL TABLE

Course	Bearing	Distance
1	N83°08'34"E	120.07'
2	N87°55'20"E	154.88'
3	N87°45'47"E	5.82'
4	N80°49'43"E	93.43'
5	N82°31'18"E	50.13'
6	S89°56'48"E	47.34'
7	S14°56'18"W	84.53'
8	S8°56'42"E	51.14'
9	S17°30'39"W	42.85'
10	N58°43'29"E	19.81'
11	N58°43'29"E	130.89'
12	N81°58'E	68.77'
13	N76°59'28"E	16.72'
14	N76°39'31"E	55.56'
15	N82°47'52"E	24.41'
16	N82°47'52"E	90.33'
17	N83°37'21"E	79.59'
18	S82°20'52"E	44.34'
19	S76°40'32"E	8.89'
20	S89°56'48"E	86.28'
21	S77°39'48"E	62.83'
22	S77°39'48"E	34.68'
23	S80°53'42"E	86.61'
24	S82°18'41"E	32.88'
25	N88°07'28"E	30.85'
26	N80°59'23"E	28.04'
27	S1°59'36"E	33.63'
28	S89°56'52"E	37.31'
29	S48°49'39"W	51.82'
30	S89°56'24"W	68.73'
31	S14°18'58"W	38.40'
32	S14°39'42"W	21.88'
33	N38°55'48"W	8.76'
34	N38°55'48"W	22.82'
35	N36°18'44"W	40.57'
36	N26°18'38"W	70.02'
37	N32°00'55"W	25.14'
38	N32°00'55"W	27.82'
39	N44°03'28"W	55.16'
40	N80°40'40"W	10.71'
41	N80°40'40"W	29.33'
42	N80°40'40"W	19.83'
43	N72°20'39"W	83.86'
44	N81°11'58"W	81.73'
45	N84°44'10"W	28.75'
46	N84°44'10"W	42.33'
47	S88°52'20"W	34.89'
48	S88°52'20"W	29.57'
49	S77°55'28"W	81.51'
50	S71°15'45"W	28.80'
51	S71°15'45"W	23.79'
52	S71°00'20"W	49.18'
53	S71°00'20"W	53.47'
54	S76°24'38"W	59.53'
55	S82°39'18"W	61.33'
56	N86°26'46"W	65.77'
57	N84°47'25"W	33.56'
58	N84°47'25"W	16.30'
59	N80°16'16"W	15.12'
60	N80°16'16"W	8.29'
61	N80°16'16"W	28.48'
62	N80°39'11"W	59.89'
63	N80°24'36"W	40.08'
64	N84°32'36"E	80.73'
65	S85°35'14"W	66.61'
66	S85°35'14"W	20.15'
67	S64°58'50"W	22.57'
68	S58°11'18"W	46.37'
69	S48°49'39"W	15.83'
70	S48°49'39"W	16.63'

LOT SIZE AND USABLE AREA TABLE

LOT	USABLE AREA NET ACRES	USABLE AREA SQ. FEET	TOTAL ACRES
28	0.26	46,319	1.14
27	0.06	41,909	1.02
26	0.06	36,063	0.94
29	0.16	50,977	1.21
30	0.04	40,264	0.99
31	0.04	32,866	0.80
32	0.04	31,883	0.80
33	0.03	32,053	0.79
34	0.03	34,575	0.85
35	0.05	40,093	0.99
36	0.05	36,813	0.89
77	0.03	35,208	0.86
78	0.03	33,152	0.80
79	0.02	32,333	0.79
80	0.02	33,619	0.82
81	0.03	33,829	0.82
82	0.03	34,276	0.86
83	0.03	30,683	0.76
84	0.03	47,100	1.08



FINAL PLAT

PREPARED FOR

THE RIDGES OF BLUE RIDGE

LAND LOTS 226, 227, 242 & 243
8th DISTRICT, 1st SECTION
FANNIN COUNTY, GEORGIA
DATE: AUGUST 29, 2022

REVISIONS:
DATE COMMENT

GEORGIA SURVEYOR CERTIFICATION

O.C.G.A. 15-6-67(b)(13)(A)(i) (APPROVAL NEEDED)
As required by subsection (b) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Mark E. Chastain, R.L.S. No. 2718 — Aug. 29, 2022

GEORGIA REGISTERED LAND SURVEYOR No. 2718 MARK E. CHASTAIN

LEGEND

IRON PIN FOUND
IRON PIN SET (IPS)
COMPUTED POINT/NO MARKER
CRIMP TOP PIPE (CTP)
POINT OF BEGINNING (POB)
POINT OF WAY (POW)
PROPERTY LINE (PL)
CENTERLINE (CL)
LAND LOT (LL)
SURVEYED CORNER
DEED BOOK/PAGE (DB/PG)
PLAT BOOK/PAGE (PB/PG)
UTILITY POLE (UP)
LAND LOT (LL)
SURVEYED CORNER
COMPUTED CORNER
CONCRETE MONUMENT
CRIMP TOP PIPE
POINT OF BEGINNING
POINT OF WAY
PROPERTY LINE
CENTERLINE
LAND LOT
DEED BOOK/PAGE
PLAT BOOK/PAGE
UTILITY POLE
ASPHALT
CONCRETE
GRAVEL
IRON PIN FOUND
IRON PIN SET
COMPUTED POINT
CONCRETE MONUMENT
POWER POLE
UTILITY POLE
GUY WIRE
LIGHT POLE
MAILBOX
FENCE
OVERHEAD POWER LINE
UNDERGROUND POWER LINE
TELEPHONE LINE
GAS LINE
WATER LINE
SEWER LINE
STORM LINE
R/R TRACKS
EASEMENT
SETBACK
PROP. DRIVEWAY
PROP. UNDERGROUND POWER LINE

MONUMENT EMBEDDING ARE OUTSIDE/OVERALL DIMENSIONS, ALL IPS ARE CAPPED "LS" REBAR UNLESS OTHERWISE NOTED

"Thou shalt not remove thy neighbor's landmark, which they of old time have set." Deuteronomy 19:14 KJV

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IN GOD WE TRUST

PREPARED BY
CHASTAIN & ASSOCIATES, P.C.
SURVEYING–PLANNING–CONSULTING



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GEORGIA CERTIFICATE OF AUTH. LSF000781
TENNESSEE PROFESSIONAL REG. No. 1937
NORTH CAROLINA LAND SURVEYING FIRM C-2198
ALABAMA LAND SURVEYING FIRM CA-1802-LS
SOUTH CAROLINA SURVEYING FIRM COA No. 5203

GRAPHIC SCALE – 1" = 60'

SHEET 6 OF 13
FILE: 220830-FPR