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

APPROVED
FANNIN COUNTY LAND DEVELOPMENT OFFICE
Marie Woody
Sept 13, 2022
DATE
FOR RECORDING ONLY.
DOES NOT GUARANTEE A BUILDABLE LOT.

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

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 / Special 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.

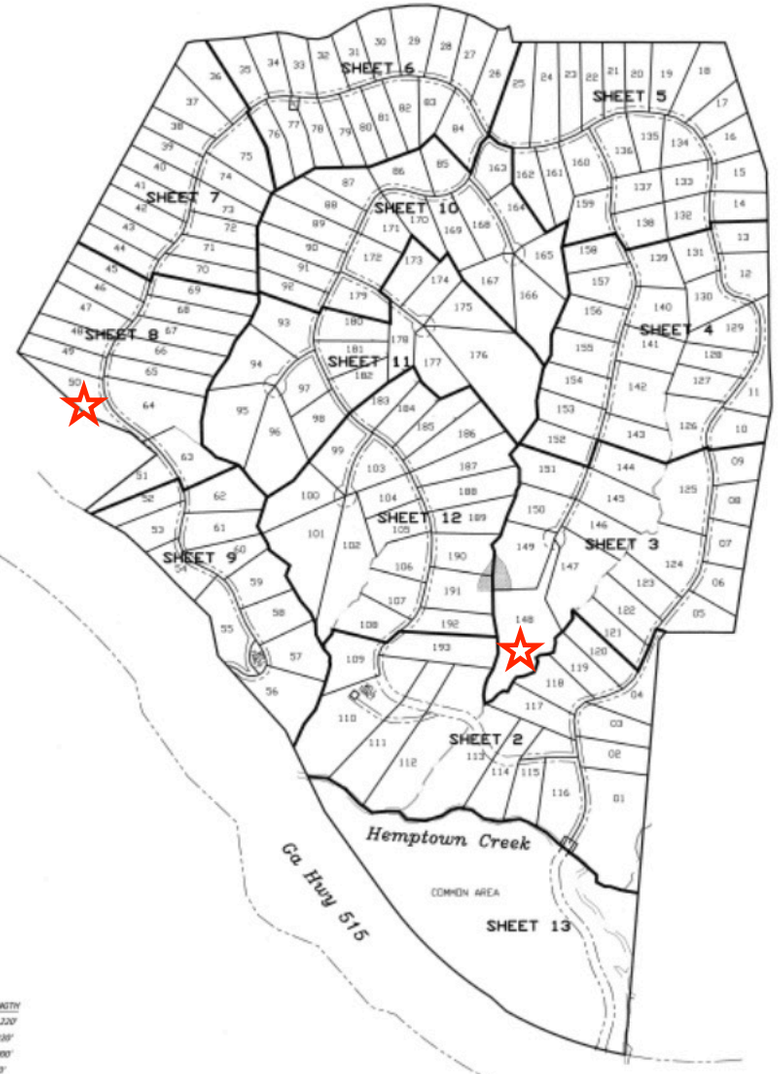
8-30-2022
System Operator (Chris Fox) — Date

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 — SITE LOCATION PLAN WORKS THAT ONE WILL BE REQUIRED AT TIME OF SEPTIC SYSTEM PERMIT APPLICATION PRIOR TO HOME CONSTRUCTION.
LOTS 110, 113, 116, 148, 182, & 184

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

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

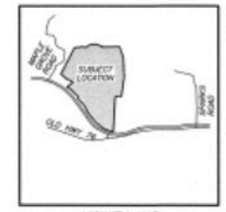
Final Road Certificate

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 MAY 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 REGISTERED No. 2718 MARK E. CHASTAIN

LEGEND

IRON PIN FOUND
IRON PIN SET (PS)
CONCRETE MONUMENT FOUND
CONCRETE MONUMENT SET
BASELINE
CTP — CRIMP TOP PIPE
CTP — CRIMP 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
BRIDGE — DEED BOOK/PAGE
PB/pg — PLAT BOOK/PAGE
UP — UTILITY POLE
L.L. — LAND LOT
POWER/TELE LINE
PROPERTY LINE
LAND LOT LINE
RIGHT OF WAY
D/W TO STRUCTURE
FENCE
STREAM OR POND
DE BASE LINE
DE POWER
SEWER LINE
WATER LINE
DE TERMINATION
STORM LINE
BUR TRACKS
ASPHALT
CONCRETE
GRAVEL
EXIST CONTOUR
INDEX CONTOUR
PROP CONTOUR
PROP INDEX CONTOUR

MONUMENT DIMENSIONS ARE OUTSIDE/OVERALL DIMENSIONS, ALL IPS ARE CAPPED 5/8" 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. LSF000781
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: GEOMETRIC MAPS AND PLATS
Recorded: 8/14/2022 3:34:00 PM
Fee Amt: $18.00 Page 1 of 1
Fannin Co. Clerk of Superior Court
DANA CHASTAIN Clerk of Courts

Participant ID(s): 7951616624, 2919157511

BK F396 PG 4

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

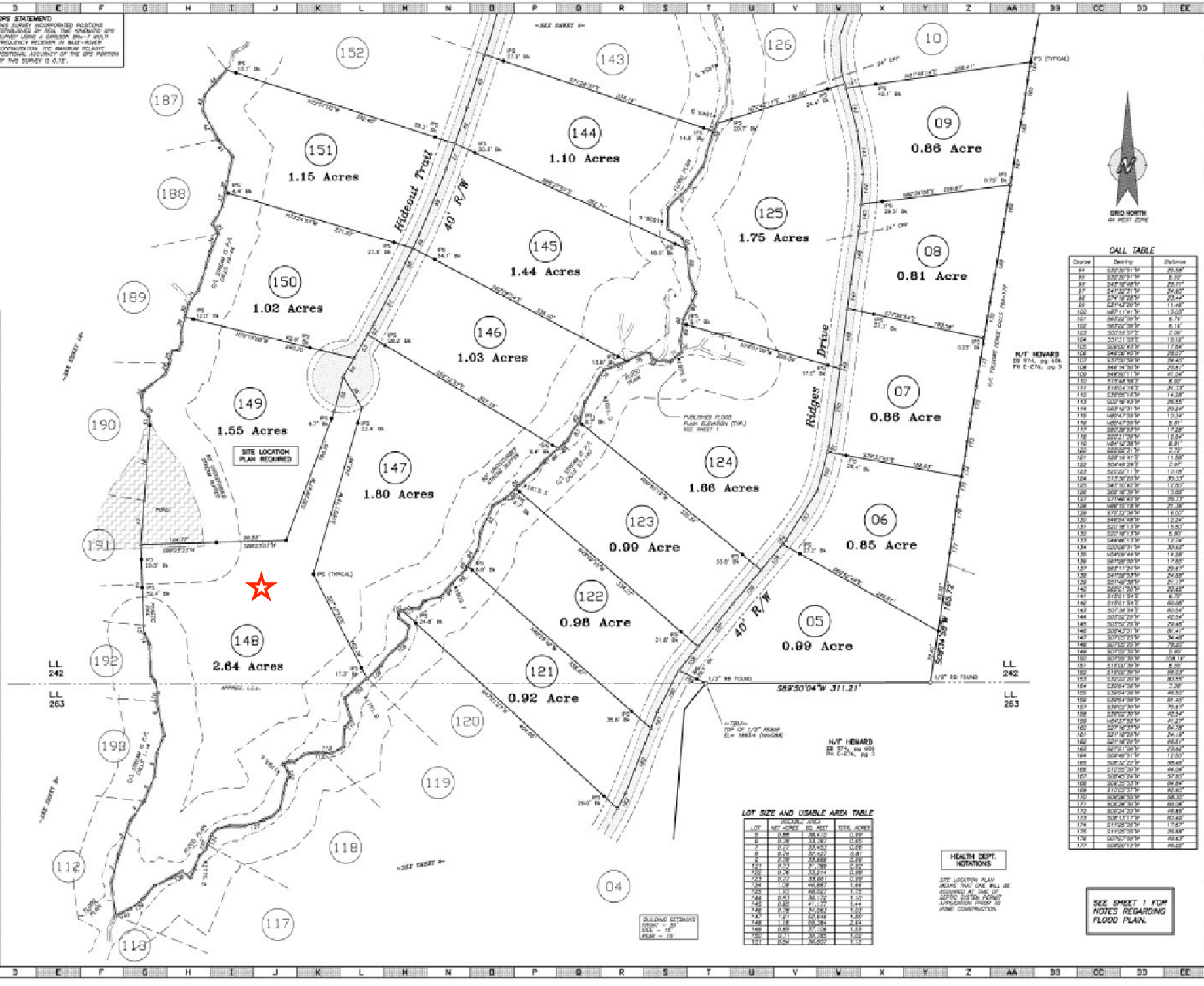
GEORGIA SURVEY DATA

A. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS CLOSURE PRECISION OF ONE FOOT IN 21,625 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 31,303 FEET.
C. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USE OF TOPCON GTS-235 AND GR-52 TOTAL STATIONS.
D. DATE(S) OF FIELD SURVEY:
EXTERIOR BOUNDARY: AUG. 9 - NOV. 19, 2020
SUBDIVISION PLATS: 4 - JULY 29, 2022
E. OWNER INFORMATION AT TIME OF SURVEY:
OWNER: RANCHES AT BLUE RIDGE, LLC
SOURCE OF TITLE: DB 1396, pg 344
TAX PARCELS 0612 04391 AND 0612 04391

GPS STATEMENT:
THIS SURVEY INCORPORATED POSITIONS ESTABLISHED BY REAL TIME KINEMATIC GPS SURVEY USING A CARLSON BR4-7 WULF FREQUENCY RECEIVER IN BASE-ROVER CONFIGURATION. THE MAXIMUM RELATIVE POSITIONAL ACCURACY OF THE GPS PORTION OF THIS SURVEY IS 0.12'.

CALL TABLE

Course	Bearing	Distance
1	N37°37'54"W	45.10'
2	N18°09'55"E	41.45'
3	N19°42'31"E	42.97'
4	N24°49'47"E	32.05'
5	N22°54'57"E	37.56'
6	N00°04'24"E	33.05'
7	N21°47'59"E	26.82'
8	N12°48'32"W	17.37'
9	N12°00'24"W	31.07'
10	N09°26'55"E	11.71'
11	N13°40'02"W	16.15'
12	N38°41'03"W	10.15'
13	N03°18'09"W	43.79'
14	N37°17'34"W	17.05'
15	N03°02'11"W	10.30'
16	N02°02'11"W	112.03'
17	N04°22'33"E	61.84'
18	N04°23'08"E	104.32'
19	N05°22'03"W	11.07'
20	N48°18'16"W	12.66'
21	N03°58'15"W	13.11'
22	N19°13'55"E	16.01'
23	N02°09'14"E	37.37'
24	N21°23'39"E	13.88'
25	N12°02'48"E	17.64'
26	N01°02'04"E	8.23'
27	N17°17'25"E	11.55'
28	N02°23'14"W	14.03'
29	N19°13'58"E	21.16'
30	N19°13'58"E	16.55'
31	N20°41'45"E	22.44'
32	N15°45'17"E	34.45'
33	N15°00'33"E	23.14'
34	N25°06'17"E	26.01'
35	N37°18'44"W	13.73'
36	N29°32'10"E	27.73'
37	N11°04'46"E	20.38'
38	N11°04'46"E	16.25'
39	N12°04'05"E	34.16'
40	N38°16'25"W	9.22'
41	N41°42'14"W	20.28'
42	N37°36'47"W	45.02'
43	N06°47'29"E	21.03'
44	N42°36'01"E	49.88'
45	S78°12'29"W	76.56'
46	S78°55'20"W	53.25'
47	S78°55'20"W	37.55'
48	S22°08'44"W	26.41'
49	S28°12'45"W	22.05'
50	S28°12'45"W	47.01'
51	S27°51'38"W	71.80'
52	S30°10'03"W	16.21'
53	S30°10'03"W	37.09'
54	S30°10'03"W	29.60'
55	S14°34'42"W	50.00'
56	S31°44'40"E	50.00'
57	N23°36'38"E	13.16'
58	S23°38'38"W	6.61'
59	S16°50'40"W	46.36'
60	S33°33'50"W	31.06'
61	S44°34'50"W	44.13'
62	S00°02'03"E	27.80'
63	S59°55'07"E	22.95'
64	S28°11'59"E	17.88'
65	S04°36'43"E	37.76'
66	S22°52'26"E	24.16'
67	S25°55'55"W	39.29'
68	S28°11'43"W	7.00'
69	S28°11'43"W	23.65'
70	S08°08'27"E	13.98'
71	S32°24'32"W	20.60'
72	N88°45'12"W	16.05'
73	N38°32'22"W	8.69'
74	N18°53'28"W	6.54'
75	N74°02'45"W	5.59'
76	S84°17'24"W	29.37'
77	S70°30'38"W	25.71'
78	S87°45'21"W	7.63'
79	S32°22'37"W	13.73'
80	S30°03'58"W	38.80'
81	S16°33'40"W	26.02'
82	S30°48'19"W	2.30'
83	S30°48'19"W	30.18'
84	S57°18'11"W	7.07'
85	S47°28'25"W	8.83'
86	S47°28'25"W	25.49'
87	S42°50'27"W	18.01'
88	S48°54'28"W	32.54'
89	S48°17'59"W	5.03'
90	S48°17'59"W	20.61'
91	S85°40'37"W	16.22'
92	S24°20'01"W	40.22'
93	S70°25'41"W	25.73'



CALL TABLE

Course	Bearing	Distance
94	S32°30'51"W	25.58'
95	S32°30'51"W	5.52'
96	S42°18'48"W	26.71'
97	S41°32'31"W	24.60'
98	S74°19'28"W	23.44'
99	S21°42'29"W	11.46'
100	N87°11'41"W	19.05'
101	S65°22'09"W	5.74'
102	S65°22'09"W	6.14'
103	S00°33'32"E	2.09'
104	S51°31'03"E	18.12'
105	S09°00'43"W	17.54'
106	S49°56'45"W	28.07'
107	S37°50'38"W	24.40'
108	S46°14'30"W	23.82'
109	S48°50'11"W	61.04'
110	S15°48'38"E	8.92'
111	S15°04'15"E	21.73'
112	S35°55'16"W	14.28'
113	S02°16'43"W	26.55'
114	S63°12'31"W	20.34'
115	N88°47'55"W	10.34'
116	N88°47'55"W	8.81'
117	S60°36'53"W	17.28'
118	S60°31'09"W	16.84'
119	N84°12'38"W	8.81'
120	S55°22'31"W	2.72'
121	S28°18'47"E	11.58'
122	S04°49'29"E	2.97'
123	S00°02'11"W	10.16'
124	S15°36'20"W	33.33'
125	S45°10'42"W	12.60'
126	S08°16'39"W	15.55'
127	S71°46'42"W	26.73'
128	N88°15'18"W	21.38'
129	S70°32'08"W	16.00'
130	S46°04'08"W	12.24'
131	S20°18'13"W	15.80'
132	S20°18'13"W	5.80'
133	S44°46'13"W	12.74'
134	S22°08'31"W	30.62'
135	N54°09'44"W	14.28'
136	S61°28'30"W	17.80'
137	S68°11'24"W	29.67'
138	S41°08'53"W	24.88'
139	S51°49'38"W	21.17'
140	S65°01'30"W	22.65'
141	S15°01'34"E	6.72'
142	S15°01'34"E	60.08'
143	S07°36'34"E	60.54'
144	S05°52'29"W	62.54'
145	S05°52'29"W	29.45'
146	S08°43'01"W	61.41'
147	S07°05'25"W	34.48'
148	S07°05'25"W	78.20'
149	S07°05'25"W	5.90'
150	S07°05'25"W	208.14'
151	S15°00'30"W	8.88'
152	S15°00'30"W	56.03'
153	S32°22'20"W	80.55'
154	S30°54'08"W	7.28'
155	S30°54'08"W	46.55'
156	S30°54'08"W	81.45'
157	S39°02'30"W	75.87'
158	S39°02'30"W	42.54'
159	N84°37'52"W	41.27'
160	S27°16'37"W	64.78'
161	S21°18'29"W	24.18'
162	S21°18'29"W	26.51'
163	S27°51'38"W	23.62'
164	S09°49'31"W	12.50'
165	S05°52'22"W	38.45'
166	S10°55'30"W	44.04'
167	S08°45'24"W	57.50'
168	S08°55'53"W	64.84'
169	S10°05'37"W	92.60'
170	S09°26'55"W	98.30'
171	S09°26'55"W	69.08'
172	S09°24'22"W	66.88'
173	S08°13'17"W	60.49'
174	S11°25'05"W	17.57'
175	S11°25'05"W	26.88'
176	S07°27'02"W	49.63'
177	S08°20'12"W	46.59'

LOT SIZE AND USABLE AREA TABLE

LOT	USABLE AREA NET ACRES	USABLE AREA SQ. FEET	TOTAL ACRES
5	0.88	38,410	0.99
6	0.78	33,787	0.85
7	0.77	33,453	0.86
8	0.74	32,427	0.81
9	0.78	33,888	0.86
101	0.73	31,789	0.82
102	0.78	33,914	0.98
103	0.77	33,661	0.99
104	1.08	46,887	1.66
105	1.10	48,002	1.75
106	0.83	36,172	1.10
107	0.85	41,177	1.44
108	0.78	34,063	1.03
109	1.21	52,646	1.82
110	1.18	50,384	2.64
111	0.85	37,108	1.53
112	0.71	30,785	1.02
113	0.54	36,607	1.13

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

HEALTH DEPT. NOTATIONS

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

SEE SHEET 1 FOR NOTES REGARDING FLOOD PLAIN.

FINAL PLAT

PREPARED FOR

THE RIDGES OF BLUE RIDGE

LAND LOTS 242 & 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(a)(2)(A)(i) (APPROVAL NEEDED)
As required by subsection (c) 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 No. 2718 PROFESSIONAL LAND SURVEYOR MARK E. CHASTAIN

LEGEND

○ IRON PIN FOUND	☐ FIRE HYDRANT
● IRON PIN SET (IPS)	☐ UTILITY POLE
△ COMPUTED PROTRUSION-MONUMENT	☐ WATER METER
○ RIDGE	☐ CHAIN LINK
■ CONCRETE MONUMENT	☐ GAS METER
RS — RESAR	☐ GAS VALVE
STP — CAPTAIN TOP PIPE	
CTP — CHAIN TOP PIPE	
P.B.B. — POINT OF BEGINNING	
R/W — RIGHT OF WAY	
P/L — PROPERTY LINE	
C/L — CENTERLINE	
N/F — NEW OR FORMERLY	
DB/Pg — DEED BOOK/PAGE	
PB/Pg — PLAT BOOK/PAGE	
PP — UTILITY POLE	
LL — LAND LOT	
RCP — REINFORCED CONC. PIPE	
CMP — CORRUGATED METAL PIPE	
CPP — CORRUGATED PLASTIC PIPE	
— ASPHALT	
— CONCRETE	
— GRAVEL	

☐ PIPE HYDRANT	☐ POWER BOX
☐ UTILITY POLE	☐ DRAIN PIPE
☐ WATER METER	☐ DRAIN INLET
☐ CHAIN LINK	☐ STORM PIPE
☐ GAS METER	☐ STAIRS PIPE
☐ GAS VALVE	☐ LIGHT POLE
	PROPERTY LINE
	LAND LOT LINE
	RIGHT OF WAY
	O/H POWER
	O/H TELEPHONE
	FENCE
	STRUCTURE PIPE
	LB GAS LINE
	LB POWER
	SEWER LINE
	WATER LINE
	BOUNDARY LINE
	STORM LINE
	P/S TRANSFER
	EXIST. CONTOUR
	DEED MOD. CONTOUR
	PROP. CONTOUR
	PROP. DEED CONTOUR

MONUMENT DIMENSIONS ARE OUTSIDE OVERALL DIMENSIONS. ALL IPS ARE CAPPED 5/8" REBAR UNLESS OTHERWISE NOTED.

"There shall not remove the neighbor's landmark, which they of old time have set."
Deuteronomy 19:14 ZTV

DISCLOSURE & NOTICE

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IN GOD WE TRUST

PREPARED BY

CHASTAIN & ASSOCIATES, P.C.
SURVEYING—PLANNING—CONSULTING
TN NC SC AL GA
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
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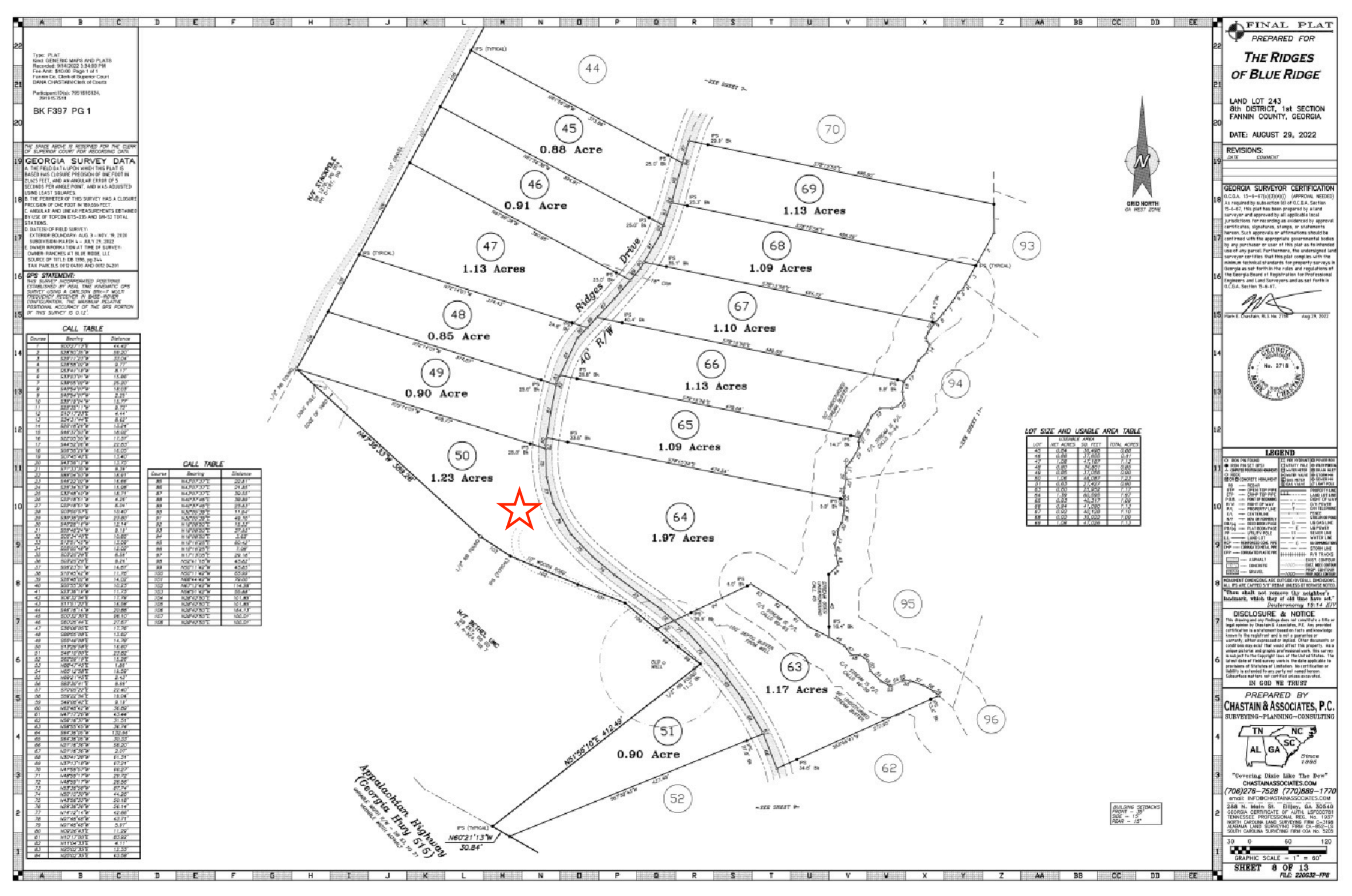
TENNESSEE PROFESSIONAL REG. No. 1937
NORTH CAROLINA LAND SURVEYING FIRM C-3198
ALABAMA LAND SURVEYING FIRM CA-852-LS
SOUTH CAROLINA SURVEYING FIRM COA No. 5205

30 0 60 120
GRAPHIC SCALE = 1" = 60'



GEORGIA SURVEYOR CERTIFICATION

O.C.G.A. 15-6-67(b)(13)(B)(ii) (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, GLS No. 2718 dtsg 29, 2022

GEORGIA No. 2718 REGISTERED MARK E. CHASTAIN LAND SURVEYOR

CALL TABLE

Course	Bearing	Distance
1	S00°27'12"E	44.42'
2	S26°40'28"W	89.20'
3	S29°12'37"W	50.04'
4	S28°58'10"W	9.77'
5	S63°41'18"W	8.17'
6	S33°23'01"W	15.86'
7	S38°05'39"W	25.20'
8	S49°54'09"W	18.03'
9	S49°54'09"W	2.23'
10	S38°13'14"W	15.77'
11	S39°39'11"W	8.71'
12	S10°17'33"E	6.44'
13	S24°21'44"E	8.62'
14	S20°18'23"E	13.26'
15	S46°32'36"E	16.02'
16	S06°55'29"W	17.91'
17	S44°52'26"E	22.05'
18	S06°55'29"W	16.05'
19	S07°45'40"E	13.40'
20	S48°55'12"W	13.75'
21	S77°33'36"W	8.38'
22	S88°04'53"W	18.83'
23	S46°22'20"W	14.66'
24	S26°38'51"W	14.08'
25	S30°48'10"W	18.71'
26	S39°08'51"W	4.26'
27	S39°08'51"W	8.04'
28	S03°50'51"E	10.40'
29	S05°39'09"W	23.80'
30	S49°28'11"W	12.14'
31	S56°45'14"W	8.13'
32	S06°55'29"W	10.66'
33	S77°33'36"W	13.00'
34	S05°00'48"W	12.02'
35	S06°55'29"W	6.58'
36	S06°55'29"W	8.24'
37	S05°23'51"W	14.65'
38	S70°45'14"W	11.75'
39	S26°45'10"W	14.02'
40	S00°55'30"W	10.25'
41	S28°58'10"W	11.73'
42	S06°32'39"E	17.79'
43	S11°19'12"E	16.86'
44	S46°16'14"W	20.86'
45	S00°55'30"E	28.10'
46	S00°55'30"E	27.67'
47	S38°08'05"E	17.76'
48	S88°55'09"E	13.80'
49	S88°49'09"E	14.79'
50	S11°39'09"E	16.60'
51	S46°10'09"E	27.82'
52	S88°09'11"E	15.26'
53	N66°47'49"E	1.83'
54	N66°12'49"E	15.39'
55	N66°12'49"E	8.43'
56	S66°30'41"E	8.89'
57	S70°05'22"E	22.40'
58	S06°55'29"E	13.04'
59	S49°55'49"E	8.13'
60	N62°45'42"E	26.09'
61	N47°12'29"E	43.44'
62	N39°18'30"W	31.51'
63	N39°18'30"W	76.74'
64	S66°36'09"E	132.84'
65	S66°36'09"E	30.33'
66	N27°16'56"W	58.20'
67	N27°16'56"W	2.00'
68	N30°40'29"W	61.31'
69	N39°31'19"W	69.21'
70	N41°56'57"W	69.27'
71	N48°59'11"W	39.72'
72	N48°59'11"W	28.58'
73	N88°36'09"W	89.74'
74	N88°10'59"W	44.28'
75	N43°56'20"W	20.18'
76	N89°36'09"W	24.14'
77	N74°12'14"W	62.66'
78	N01°55'58"E	63.71'
79	N01°55'58"E	5.97'
80	N39°26'43"E	11.39'
81	N10°17'09"E	83.92'
82	N11°04'33"E	4.71'
83	N09°02'35"E	13.55'
84	N09°02'35"E	63.08'

CALL TABLE

Course	Bearing	Distance
85	N42°03'33"E	20.81'
86	N42°03'33"E	21.84'
87	N42°03'33"E	30.55'
88	N40°39'48"E	39.89'
89	N40°39'48"E	28.83'
90	N50°56'10"E	11.64'
91	N39°03'50"W	40.50'
92	N19°08'55"W	18.43'
93	N19°08'55"W	97.23'
94	N19°08'55"W	3.83'
95	N19°08'55"W	60.42'
96	N19°08'55"W	7.08'
97	N17°13'05"E	29.16'
98	N56°41'10"W	45.62'
99	N28°07'49"W	45.63'
100	N58°11'49"W	65.99'
101	N68°44'49"W	79.00'
102	N60°13'49"W	114.38'
103	N59°31'49"W	88.68'
104	N28°40'50"E	101.89'
105	N28°40'50"E	101.89'
106	N28°40'50"E	164.33'
107	N28°40'50"E	100.20'
108	N28°40'50"E	100.20'