eFiled & eRecorded
DATE: 9/24/2021
TIME: 1:39 PM
PLAT BOOK: 00067
PAGE: 00341
RECORDING FEES: $10.00
PARTICIPANT ID: 7951616124
CLERK: Amy Johnson
Gilmer County, GA
NOTE: AL

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 11,287 FEET, AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
B. THE PERIMETER OF EACH SHEET HAS BEEN COMPUTED FOR CLOSURE PRECISION AND IS LISTED ON EACH AS " E/C ".
C. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USE OF A TOPCON GM-52 TOTAL STATION.
D. DATE(S) OF FIELD SURVEY: MARCH-SEPT, 2021.
E. OWNER INFORMATION AT TIME OF SURVEY:
OWNER: FLINT MOUNTAIN HOLDINGS, LLC
SOURCE OF TITLE: DB 2229, pg 167
TAX PARCEL: PART OF 3036 0860

GRID NORTH
NAD83 GA WEST

DEVELOPMENT OFFICE APPROVAL

THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN REVIEWED BY THE GILMER COUNTY PLANNING OFFICE AND IS HEREBY APPROVED UNDER THE PROVISIONS OF THE GILMER COUNTY LAND USE ORDINANCE, AND THE GILMER COUNTY DEVELOPMENT ORDINANCE.

GILMER COUNTY DEVELOPMENT OFFICER: 9-23-21 DATE

FIRE DEPARTMENT CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBDIVISION DEPICTED HEREON IS LOCATED IN THE AREA OF RESPONSIBILITY OF THE GILMER COUNTY FIRE DEPARTMENT. FIRE HYDRANTS ARE CURRENTLY (NOT) AVAILABLE. FIRE SUPPRESSION SERVICES WILL INITIALLY BE SUPPLIED BY MEANS OF TANKER VEHICLES. ALL ROADS AS DESIGNED MEET THE INTERNATIONAL FIRE CODE, OR WHERE APPLICABLE, SATISFY THE REQUIREMENTS OF THE GILMER COUNTY FIRE CHIEF.

FIRE CHIEF (OR HIS DEPUTY) 9-16-2021 DATE

STREETS AND DRAINAGE

I HAVE VISITED THE SITE AND IT APPEARS THAT THE STREETS AND DRAINAGE STRUCTURES SHOWN ON THIS FINAL PLAT(S) HAVE BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT(S) AND THE GILMER COUNTY STREET REQUIREMENTS.

GILMER COUNTY ROAD DEPARTMENT DATE:

SUBSURFACE SEWAGE DISPOSAL

I HAVE REVIEWED THE FINAL PLAT(S) AND HAVE FOUND THE PLAT(S) IN CONFORMANCE WITH THE GILMER COUNTY HEALTH DEPARTMENT REQUIREMENTS. THIS APPROVAL DOES NOT RELIEVE INDIVIDUAL LOT OWNERS FROM OBTAINING A SEWAGE DISPOSAL PERMIT.

GILMER COUNTY HEALTH DEPARTMENT REPRESENTATIVE: 9/16/21 DATE

4 APPROVAL LETTER ON FILE (#1 - 2 BEDROOMS ONLY)

Some lots have OSSMS Restrictions Contact Environmental Health

TAX ASSESSOR

I HAVE REVIEWED THE FINAL PLAT FOR INCORPORATION INTO THE COUNTY TAX DIGEST.

CHIEF APPRAISER OR DEPUTY: 9/17/21 DATE

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL REQUIREMENTS OF THE GILMER COUNTY LAND DEVELOPMENT ORDINANCE AND APPLICABLE STATE AND FEDERAL RULES, REGULATIONS AND LAWS HAVE BEEN COMPLIED WITH AND THAT NO LOT(S) HAVE BEEN CONVEYED IN SAID SUBDIVISION.

DEVELOPER: 9-13-2021 DATE

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13 DAY OF 9 2021
NOTARY PUBLIC
MY COMMISSION EXPIRES: March 5, 2022

NOTARY PUBLIC GEORGIA EXPIRES MAR 5th, 2022 GILMER COUNTY

PRIVATE ROAD CONSTRUCTION CERTIFICATE

THE UNDERSIGNED ROAD CONSTRUCTION CONTRACTOR HEREBY CERTIFIES THAT THE CONSTRUCTION STANDARDS SET FORTH IN GILMER COUNTY CODE, SECTIONS 82-177, 82-187, AND 82-190 WERE COMPLIED WITH DURING THE CONSTRUCTION OF THE PRIVATE ROADS OR STREETS SHOWN ON THIS FINAL PLAT.

ROAD CONSTRUCTION CONTRACTOR:
WELLS CONTRACTING, INC.
PO BOX 220
MURPHY, NC 28906
828 644 4052

AUTHORIZED SIGNATURE — PRINTED NAME: Brian Wells — DATE: 9.8.21

SWORN TO AND SUBSCRIBED BEFORE ME THIS 16 DAY OF Dec 2024
NOTARY PUBLIC: DelAyna Benney
MY COMMISSION EXPIRES:

NOTARY PUBLIC DELAYNA DENNEY GEORGIA EXPIRES DEC 18, 2024 CHEROKEE COUNTY

CERTIFICATE OF PRIVATE WATER SYSTEM

THE DRINKING WATER SUPPLY FOR THIS DEVELOPMENT IS A PRIVATE SYSTEM PERMITTED BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES IN ACCORDANCE WITH PLANS APPROVED BY THE SAME. THE UNDERSIGNED CERTIFIES OWNERSHIP AND RESPONSIBILITY FOR THE OPERATION OF THE SYSTEM. (WSID# 1230094)

WATER SYSTEM OPERATOR — DATE: 7/15/2021
APPALACHIAN WATER, INC.
CHRIS FOX, MANAGER
100 KELLEY ROAD
BLAIRSVILLE, GA 30512
706-745-2033

CERTIFICATION THAT PUBLIC WATER IS NOT AVAILABLE TO THIS S/D.

GEORGIA REPRESENTATIVE — DATE: 9/15/2021
ELLIJAY-GILMER CO WSA
GARY MCKEY, DIRECTOR
1003 PROGRESS ROAD
ELLIJAY, GA 30540
706-276-2202

APPROVED FOR RECORDING
by: Steven Hendrix
SECRETARY OF THE GILMER COUNTY EQUALITY PLANNING COMMISSION
date: 9-23-21
(note: if not recorded in 15 working days from above date)

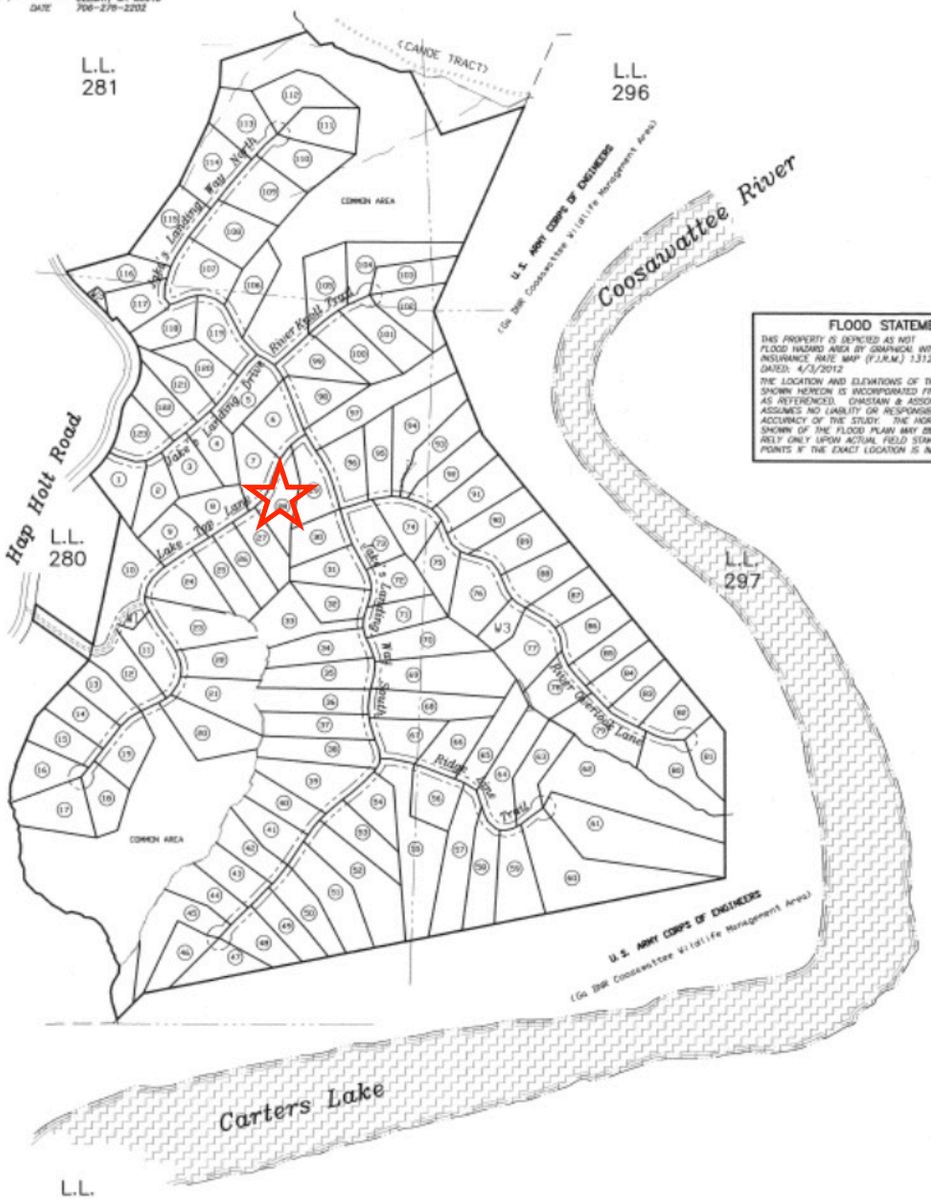
~SETBACK TABLE~

FRONT (FROM R/W)	25'
REAR	25'
SIDE	15'
S/D EXTERIOR	50'

SHEET INDEX

1 COVER
2 LOTS 103-115
3 LOTS 1-7, 97-102, 116-123
4 LOTS 8-10, 23-33, 71-75, 91-96
5 LOTS 60-63, 76-90
6 LOTS 55-59, 64-70
7 LOTS 34-54
8 LOTS 11-22

FINAL PLAT NOTES:
1. JAKE'S LANDING OVERLOOK CONSISTS OF A PORTION OF PARCEL 3036 0865, ZONED R-2.
2. PROPERTY OWNER: FLINT MOUNTAIN HOLDINGS, LLC
317 CROSSROADS CHURCH ROAD
ELLIJAY, GA 30540
BILL HOLT 706-632-3071
3. TOTAL AREA: 158.58 ACRES
4. NUMBER OF LOTS: 123
5. MINIMUM LOT SIZE: 0.75 ACRE NET (GREENSPACE DEVELOPMENT).
GREENSPACE = 22.93 ACRES OR 14.5% OF GROSS LAND AREA
6. SEWERAGE IS TO BE BY ON-SITE SEWAGE DISPOSAL SYSTEMS, SEE HEALTH DEPARTMENT APPROVAL NOTES.
7. WATER SUPPLY IS A PRIVATE WATER SYSTEM OPERATED BY APPALACHIAN WATER, INC. AND OWNED BY HIGH RIVER WATER COMPANY, LLC. WSID# 1230094
8. EACH LOT IS TO BE GOVERNED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS & EASEMENTS RECORDED IN DEED BOOK ____, pg ____ (AND AS MAY BE SUBSEQUENTLY AMENDED).***
*** A. ATTENTION IS CALLED TO SECTION J (RECREATIONAL VEHICLES) AND THE REQUIREMENTS AND RULES THEREIN FOR THE USE AND STORAGE OF RECREATIONAL VEHICLES ON LOTS (NOTE – THESE REQUIREMENTS AND RULES WILL NOT BE ABLE TO BE AMENDED UNLESS CONSENTED TO BY GILMER CO.)
B. ATTENTION IS CALLED TO SECTION EE (OUTBUILDINGS) AND THE REQUIREMENTS AND RULES THEREIN FOR THE PERMITTING OF ELECTRICITY ON LOTS (NOTE – THESE REQUIREMENTS AND RULES WILL NOT BE ABLE TO BE AMENDED UNLESS CONSENTED TO BY GILMER CO.)
C. ATTENTION IS CALLED TO SECTION GG (STREAMS AND FISHING) AND THE REQUIREMENTS AND RULES THEREIN FOR THE DRAWING OF STREAMS OR WATERS ON LOTS (NOTE – THESE REQUIREMENTS AND RULES WILL NOT BE ABLE TO BE AMENDED UNLESS CONSENTED TO BY GILMER CO.)
9. THIS SUBDIVISION IS SUBJECT TO ALL APPLICABLE BUFFERS AS REQUIRED IN GILMER CODE, AND STATE & FEDERAL LAW.
10. SEE EACH SHEET FOR NET LOT AREAS (NOT INCLUDING ROAD R/W)



~STREET TABLE~

NAME	LENGTH	CLASS
JAKES LANDING DRIVE	835'	C
JAKES LANDING WAY NORTH	1390'	C
JAKES LANDING WAY SOUTH	2840'	C
RIVER KNOLL TRAIL	530'	C
LAKE TOP LANE	1970'	C
RIVER OVERLOOK LANE	1920'	C
RIDGE LINE TRAIL	860'	C

ALL NEW ROADS IN THIS DEVELOPMENT ARE TO BE PRIVATELY MAINTAINED.

FLOOD STATEMENT:

THIS PROPERTY IS DEPICTED AS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GRAPHICAL INTERPRETATION OF FLOOD INSURANCE RATE MAP (F.I.R.M.) 13123C0150d DATED: 4/5/2012
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 IF THE EXACT LOCATION IS IMPORTANT.

FINAL SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS PLAT(S) IS TRUE AND CORRECT AND CONTAINS SUFFICIENT SURVEYING INFORMATION TO PERMIT THE PLAT TO BE DUPLICATED ON THE GROUND. ALL MONUMENTS AND LOT PINS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND TYPE ARE CORRECTLY SHOWN. I FURTHER CERTIFY THAT ALL REQUIREMENTS OF THE GILMER COUNTY LAND DEVELOPMENT ORDINANCE HAVE BEEN

MARK E. CHASTAIN, PLS 2718 — DATE: 9-13-21

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13 DAY OF 9 2021
NOTARY PUBLIC

NOTARY PUBLIC GEORGIA EXPIRES MAY 5th, 2022 GILMER COUNTY

PRIVATE ROAD MAINTENANCE ACKNOWLEDGEMENT

THE NEW STREETS CREATED BY THIS SUBDIVISION ARE TO BE PRIVATELY MAINTAINED AS FURTHER DESCRIBED IN THE ATTACHED OR REFERENCED DOCUMENTATION. THESE STREETS DO NOT MEET THE REQUIREMENTS FOR DEDICATION INTO THE COUNTY ROAD SYSTEM AND WILL NOT BE CONSIDERED BY THE BOARD OF COMMISSIONERS FOR ACCEPTANCE INTO THE COUNTY ROAD SYSTEM UNTIL ALL SUCH REQUIREMENTS ARE MET. IT IS GENERALLY UNDERSTOOD THAT THESE STREETS WILL REMAIN PRIVATELY MAINTAINED.

DEVELOPER — DATE: 9-13-2021

PRIVATE ROAD NOTE:

THE STREETS IN THIS SUBDIVISION ARE PRIVATE STREETS AND ARE NEITHER MAINTAINED BY GILMER COUNTY NOR CONSIDERED PART OF THE ROAD SYSTEM OF GILMER COUNTY. THE RESPONSIBILITY FOR THE UPKEEP AND MAINTENANCE OF THE STREETS SHOWN HEREON LIES WITH THE PROPERTY OWNERS AS FURTHER SPECIFIED IN THE PRIVATE ROAD MAINTENANCE AGREEMENT, AND NOT GILMER COUNTY. IN NO CASE SHALL GILMER COUNTY BE RESPONSIBLE FOR FAILING TO PROVIDE ANY EMERGENCY OR REGULAR FIRE, POLICE OR OTHER PUBLIC SERVICE TO THE PROPERTY AND/OR OCCUPANTS WHEN THE FAILURE IS DUE TO INADEQUATE DESIGN OR CONSTRUCTION, BLOCKING OF ACCESS ROUTES, OR ANY OTHER FACTORS OUTSIDE THE CONTROL OF THE COUNTY. IN NO CASE SHALL THE COUNTY MAINTAIN ANY PRIVATE STREET.



AGRICULTURE NOTICE
GILMER COUNTY HAS AN ESTABLISHED AGRICULTURAL SECTOR. FARMING AND FORESTING ACTIVITIES MAY CAUSE NUISANCES AND INCONVENIENCES THAT ARE ASSOCIATED WITH SUCH LAWFUL ACTIVITIES. (O.C.G.A. 44-1-17)

THE SUBJECT PROPERTY SHOWN HEREON IS/ARE WITHIN THE FOLLOWING [illegible]

N		
	X	MOUNTAIN PROTECTION DISTRICT
X		[illegible] DISTRICT
	X	COOSAWATTEE RIVER CORRIDOR PROTECTION DISTRICT
X		COOSAWATTEE RIVER WATER SUPPLY WATERSHED DISTRICT
	X	CARTECAY RIVER WATER SUPPLY WATERSHED DISTRICT
	X	ELLIJAY RIVER WATER SUPPLY WATERSHED DISTRICT

PROPERTY OWNERS ASSOCIATION

[illegible] REVIEWED THE LEGAL DOCUMENTS CREATING THE PROPERTY OWNERS ASSOCIATION FOR [illegible] PLATTED DEVELOPMENT AND HAVE FOUND THE ASSOCIATION TO BE PROPERLY CREATED AND COVENANTS, CONDITIONS AND RESTRICTIONS RELATING TO THE PROPERTY APPEAR SUFFICIENT TO PROVIDE FOR THE REQUIRED MAINTENANCE OF COMMONLY OWNED PROPERTY AND IMPROVEMENTS IN THE DEVELOPMENT.

GILMER COUNTY ATTORNEY — DATE: 092321

PRIVATE ROAD MAINTENANCE REVIEW

I HAVE REVIEWED THE LEGAL DOCUMENTATION THAT WILL GOVERN THE MAINTENANCE OF THE PRIVATE ROADS WITHIN THIS SUBDIVISION AND FIND IT TO BE ADEQUATE.

GILMER COUNTY ATTORNEY — DATE: 092321

SOLD SOLD SOLD

FINAL PLAT

PREPARED FOR

Jake's LANDING OVERLOOK

LAND LOTS:
280, 281, 296, & 297
25th DISTRICT, 2nd SECTION
GILMER COUNTY, GEORGIA

DATE: SEPTEMBER 13, 2021

REVISIONS:
DATE — COMMENT

GEORGIA SURVEYOR CERTIFICATION

O.C.G.A. 15-6-67(c)(3)(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 E. CHASTAIN, RLS No. 2718 DATE: 9-13-2021

GEORGIA REGISTERED No. 2718 LAND SURVEYOR MARK E. CHASTAIN

LEGEND

IRON PIN FOUND	TRF SYMBOL
IRON PIN SET (IPS)	UTILITY POLE
CONCRETE MONUMENT FOUND	WATER METER
CONCRETE MONUMENT	WATER VALVE
RB — REBAR	GAS METER
OTP — OPEN TOP PIPE	GAS VALVE
CTP — CRIMP TOP PIPE	POWER BOX
P.O.B. — POINT OF BEGINNING	UTILITY BOX
R/W — RIGHT OF WAY	DRAIN INLET
P.A.L. — PROPERTY LINE	STORM MH
C/L — CENTERLINE	SEWER MH
N/F — NOW OR FORMERLY	LIGHT POLE
DB/PG — DEED BOOK/PAGE	PROPERTY LINE
PB/PG — PLAT BOOK/PAGE	LAND LOT LINE
PP — UTILITY POLE	RIGHT OF WAY
L.L. — LAND LOT	OHP POWER
RCP — REINFORCED CONC. PIPE	OHT TELEPHONE
CMP — CORRUGATED METAL PIPE	FENCE
CRP — CORRUGATED PLASTIC PIPE	STREAM OR POND
ASPHALT	US GAS LINE
CONCRETE	US POWER
GRAVEL	SEWER LINE
	WATER LINE
	ILLEGIBLE/UNKNOWN
	STORM LINE
	RUN TRENCH
	EXIST CONTOUR
	EXIST 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 provided 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 excavated.

IN GOD WE TRUST

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



"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. LSF000785
TENNESSEE PROFESSIONAL REG. No. 1937
NORTH CAROLINA LAND SURVEYING FIRM C-3188
ALABAMA LAND SURVEYING FIRM CA-852-LS
SOUTH CAROLINA SURVEYING FIRM CGA No. 5168

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

SHEET 1 OF 8
FILE: 220C384-FP1

eFiled & eRecorded
DATE: 9/24/2021
TIME: 1:39 PM
PLAT BOOK: 00067
PAGE: 00344
RECORDING FEES: $10.00
PARTICIPANT ID: 7951616124
CLERK: Amy Johnson
Gilmer County, GA
NOTE: AL

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

CALL TABLE

Course	Bearing	Distance
1	S30°25'18"E	79.68'
2	S39°51'40"E	54.87'
3	S28°30'23"E	64.25'
4	S20°06'03"E	56.48'
5	S17°39'04"E	23.69'
6	S18°44'48"E	24.93'
7	S15°15'39"E	54.99'
8	S13°35'39"E	55.41'
9	S20°25'28"E	97.86'
10	S28°09'08"E	118.43'
11	S27°49'54"E	23.07'
12	S14°22'43"E	58.91'
13	S01°37'42"E	25.22'
14	S09°30'30"W	30.83'
15	S17°13'45"W	41.32'
16	S19°55'20"W	45.92'
17	S06°07'47"W	23.24'
18	S01°10'43"E	17.42'
19	S14°32'28"E	43.50'
20	N79°21'18"E	37.50'
21	N72°36'51"E	82.28'
22	N72°35'41"E	16.94'
23	N80°47'31"E	80.43'
24	S84°57'38"E	36.11'
25	S79°30'08"E	50.44'
26	S70°51'11"E	54.02'
27	S80°50'51"E	53.91'
28	S48°09'03"E	25.83'
29	S36°43'30"E	35.71'
30	S21°57'43"E	56.28'
31	S24°14'40"E	46.76'
32	S49°39'18"E	46.87'

CALL TABLE

Course	Bearing	Distance
33	N18°15'56"W	12.38'
34	N60°33'32"W	25.18'
35	N51°23'51"W	21.02'
36	N17°11'40"W	9.30'
37	N17°11'40"W	12.52'
38	N10°43'00"E	12.54'
39	N20°42'43"W	22.89'
40	N44°53'27"W	19.01'
41	N67°22'33"W	11.50'
42	N44°59'20"W	27.49'
43	N89°40'49"W	10.66'
44	N65°59'33"W	10.05'
45	S89°36'08"W	14.97'
46	N66°20'58"W	31.10'
47	S80°49'59"W	14.15'
48	N32°08'28"W	29.38'
49	N35°08'55"W	54.94'
50	N16°49'29"W	40.27'
51	N30°45'52"W	70.52'
52	N27°37'45"W	34.14'
53	S80°58'39"E	20.98'
54	N79°01'14"E	28.94'
55	N58°12'42"E	20.41'
56	N35°20'08"E	20.11'
57	N22°04'49"E	38.52'
58	N22°37'40"E	22.29'
59	N22°37'40"E	20.90'
60	N25°17'22"E	27.90'
61	N37°39'10"E	31.75'
62	N54°05'43"E	36.49'
63	N79°22'16"E	26.84'
64	N76°35'39"E	22.69'

CALL TABLE

Course	Bearing	Distance
65	N02°15'37"W	26.61'
66	N12°32'46"E	41.33'
67	N30°15'04"E	41.36'
68	N46°30'13"E	49.04'
69	N51°30'04"E	22.09'
70	N50°19'42"E	137.38'
71	N57°59'00"E	85.97'
72	N58°59'17"E	14.99'
73	N57°07'05"E	100.03'
74	N56°33'57"E	78.58'
75	N54°09'09"E	30.89'
76	N47°15'54"E	35.77'
77	N33°43'28"E	45.86'
78	N20°16'52"E	74.42'
79	N23°08'20"E	68.50'
80	N35°01'44"E	47.79'
81	N40°04'54"E	29.04'
82	N50°38'43"E	43.33'
83	N57°09'15"E	30.83'
84	S15°02'40"W	52.84'
85	S28°28'17"W	72.72'
86	S08°54'35"W	75.63'

E/C= 1:363,830

L.L. 280

L.L. 297

~SEE SHEET 3~

~94~ 1.53 Acres

~93~ 1.01 Acres

~92~ 1.04 Acres

~91~ 1.16 Acres

~95~ 0.84 Acre

~96~ 1.01 Acres

~29~ 1.01 Acres

~28~ 0.92 Acre

~8~ 0.87 Acre

~9~ 0.88 Acre

~10~ 1.55 Acres

~30~ 0.84 Acre

~27~ 0.81 Acre

~26~ 0.81 Acre

~25~ 0.83 Acre

~24~ 1.12 Acres

~23~ 1.33 Acres

~WELL TRACT 1~ 0.16 Acre

~31~ 0.88 Acre

~32~ 0.83 Acre

~33~ 1.19 Acres

~74~ 0.93 Acre

~73~ 0.98 Acre

~72~ 0.85 Acre

~71~ 0.84 Acre

~75~ 0.86 Acre

Jake's Landing Way South

River Overlook Lane

Lake Top Lane

(Ga DNR Coosawattee Wildlife Management Area)

U. S. ARMY CORPS OF ENGINEERS
DB 9K, Pg 137

N/F KISSWANI
DB 2333, pg 294
PB 66, pg 106

~SEE SHEET 4~

~SEE SHEET 5~

~SEE SHEET 6~

~SEE SHEET 7~

Some lots have OSSMS Restrictions
Contact Environmental Health

LOT SIZE & ROAD R/W AREA TABLE

LOT #	NET ACRES	R/W	TOTAL ACRES
8	0.75	0.12	0.87
9	0.76	0.12	0.88
10	1.30	0.25	1.55
23	1.19	0.14	1.33
24	0.96	0.16	1.12
25	0.77	0.06	0.83
26	0.75	0.06	0.81
27	0.75	0.06	0.81
28	0.75	0.17	0.92
29	0.79	0.22	1.01
30	0.75	0.09	0.84
31	0.76	0.12	0.88
32	0.76	0.07	0.83
33	1.17	0.02	1.19
71	0.76	0.08	0.84
72	0.75	0.10	0.85
73	0.76	0.22	0.98
74	0.75	0.18	0.93
75	0.77	0.09	0.86
91	1.09	0.07	1.16
92	0.98	0.06	1.04
93	0.99	0.02	1.01
94	1.51	0.02	1.53
95	0.78	0.06	0.84
96	0.81	0.20	1.01

PRIVATE ROAD NOTE:
THE STREETS IN THIS SUBDIVISION ARE PRIVATE STREETS AND ARE NEITHER MAINTAINED BY GILMER COUNTY NOR CONSIDERED PART OF THE ROAD SYSTEM OF GILMER COUNTY. THE RESPONSIBILITY FOR THE UPKEEP AND MAINTENANCE OF THE STREETS SHOWN HEREON LIES WITH THE PROPERTY OWNERS AS FURTHER SPECIFIED IN THE PRIVATE ROAD MAINTENANCE AGREEMENT, AND NOT GILMER COUNTY. IN NO CASE SHALL GILMER COUNTY BE RESPONSIBLE FOR FAILING TO PROVIDE ANY EMERGENCY OR REGULAR FIRE, POLICE OR OTHER PUBLIC SERVICE TO THE PROPERTY AND/OR OCCUPANTS WHEN THE FAILURE IS DUE TO INADEQUATE DESIGN OR CONSTRUCTION, BLOCKING OF ACCESS ROUTES, OR ANY OTHER FACTORS OUTSIDE THE CONTROL OF THE COUNTY. IN NO CASE SHALL THE COUNTY MAINTAIN ANY PRIVATE STREET.

SOLD SOLD SOLD

FINAL PLAT
PREPARED FOR
Jake's LANDING OVERLOOK

LAND LOTS 280, 281, & 296
25th DISTRICT, 2nd SECTION
GILMER COUNTY, GEORGIA

DATE: SEPTEMBER 10, 2021

REVISIONS:
DATE COMMENT

GRID NORTH
NAD83 GA WEST

LEGEND

"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 provided 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 excavated.

IN GOD WE TRUST

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

TN NC SC AL GA Since 1995

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NORTH CAROLINA LAND SURVEYING FIRM C-3198
ALABAMA LAND SURVEYING FIRM CA-852-LS
SOUTH CAROLINA SURVEYING FIRM COA No. 5205

GRAPHIC SCALE - 1" = 60'

SHEET 4 OF 8
FILE: 220C38A-FP4