

FILED IN OFFICE
2016 MAY 19 AM 12:01
Manda Young
CLERK, SUPERIOR COURT
OGLETHORPE COUNTY, GA

RECORDED # 9
BOOK 212 PAGE 19
DATE 5/17/16
GENEVA G. STANLEY, CLERK
OGLETHORPE COUNTY, GA

ACREAGE OUTSIDE OF 50' BUFFER

LOT	ACREAGE
15	1.510
16	1.510
17	1.510
18	1.510
19	1.510
20	1.510
21	1.510
22	1.510
23	1.510
24	1.532
25	1.880
26	1.520
27	1.524
28	1.520
29	1.551

LOT	ACREAGE
1	1.516
2	1.516
3	1.516
4	1.516
5	1.516
6	1.516
7	1.746
8	2.138
9	1.516
10	1.516
11	1.516
12	1.714

LOT TOTAL 42.359 ACS.
ROAD R/W 4.625 ACS.
TOTAL 46.984 ACS.

NOTE: OWNER RETAINED A ONE FOOT STRIP OF LAND BETWEEN THE RIGHT-OF-WAY OF HIGHLANDS DRIVE AND THE ADJOINING PROPERTY LINE OF DONALD WILLIAMSON AS REQUIRED BY OGLETHORPE COUNTY BOARD OF COMMISSIONERS, IN ORDER TO HAVE A NO ACCESS STRIP AREA IN STRIP BETWEEN RIGHT-OF-WAY AND PROPERTY LINE IS 0.198 ACRE.

NOTES:
USE OF PROPERTY - SINGLE FAMILY HOUSING
WATER SYSTEM - CITY OF ARNOLDVILLE WATER SYSTEM
SEWERAGE SYSTEM - INDIVIDUAL SEPTIC TANK SYSTEMS
SEPTIC SYSTEM SETBACKS SHALL BE A MINIMUM OF 10' FROM P/L
20' DRAINAGE EASEMENT ALONG ALL SIDE AND REAR LOT LINES
SIDE AND REAR BUILDING SETBACKS SHALL BE A MINIMUM OF 20'

I hereby certify that I adopt this plan of subdivision and dedicate all streets, alleys, walkways, and other open spaces to public use as noted.

Date 4-05-2016
Owner *Carl E. Jones*

State of Georgia, County of Oglethorpe.
The owner of the land shown on this Plot and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plot was made from an actual survey, and that all state, county, and city taxes or other assessments now due on this land have been paid.

Agent _____ Date _____
Owner *Carl E. Jones* Date 4-05-2016

NOTE: No portion of subdivision lies in a groundwater recharge area, pursuant to Rules of the Georgia Department of Natural Resources, Environmental Protection Division, Chapter 391-3-16.02.

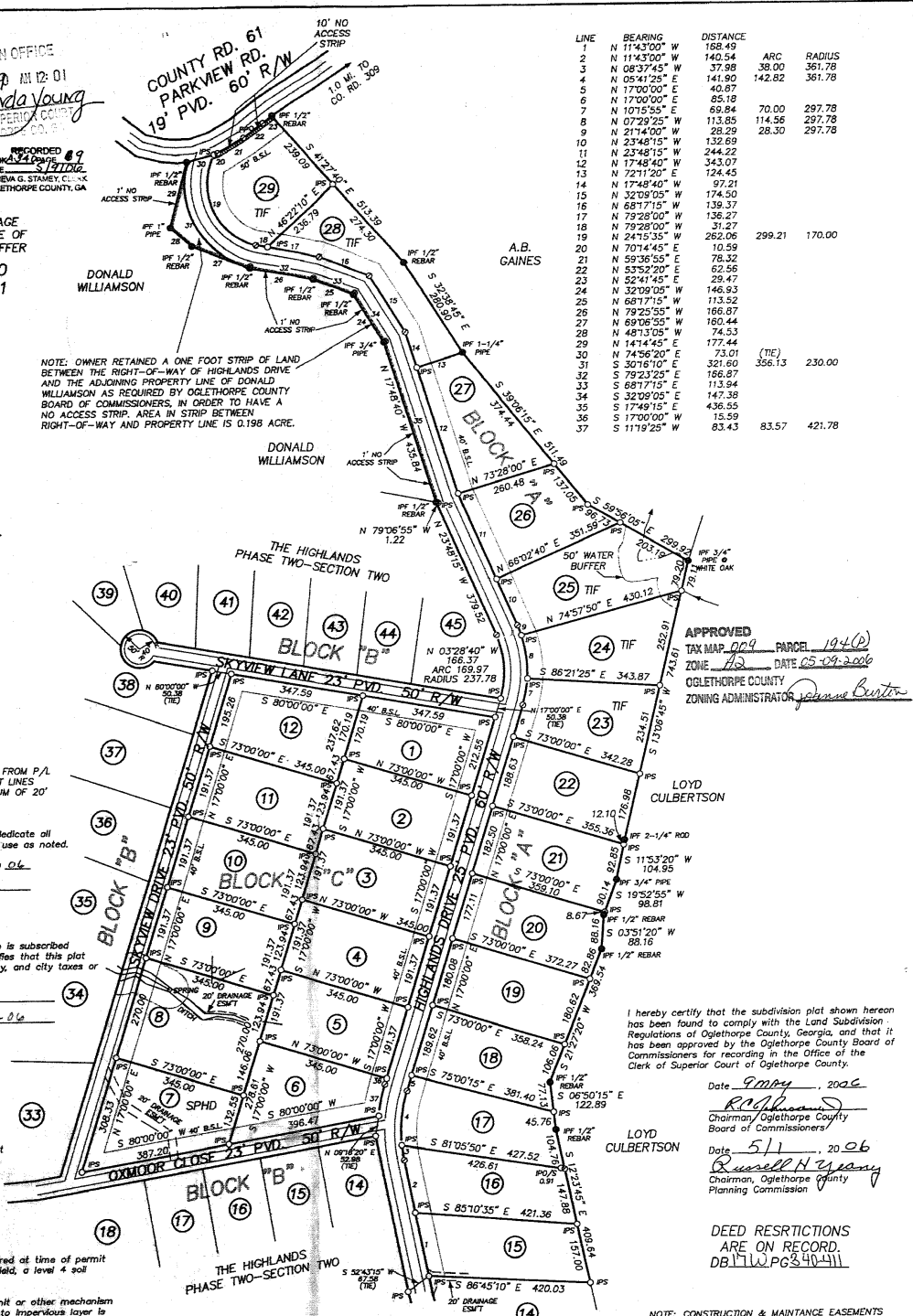
NOTE: There are no perennial streams within or impacted by the subdivision that are upstream of a water supply reservoir, pursuant to the Rules of the Georgia Department of Natural Resources, Environmental Protection Division, Chapter 391-3-16.01.

Health Department Notes:

- SPHD - "Site Plan Health Department" Site plan is required at time of permit application. Depending on location of the proposed drainfield, a level 4 soil report may be required.
- ATU - "Aerobic Treatment Unit" An aerobic treatment unit or other mechanism to provide for Class 1 effluent may be required if depth to impervious layer is less than 24 inches.
- DEP - "Drip Emitter System" A drip emitter system will be required for this lot.
- DRIP REPAIR - "Drip Emitter System Repair" The repair system required for this lot may be a drip emitter system.
- HPCL - "High Pore, Extra Line" Soils on this lot have a higher than average pore rate and will require extra drainage.
- TIF - "Tank in First" Due to possible rock limitations, the septic system must be installed prior to house construction. If rock is encountered, a level 4 soil survey may be required.

The lots shown have been reviewed by the Oglethorpe County Health Department and are approved for subdivision development as noted. Each lot must be reviewed and approved for on-site sewage management system placement prior to the issuance of a construction permit.

Dated this 25 day of April, 2016
By *Carl E. Jones*
Title *Owner*



LINE	BEARING	DISTANCE	ARC	RADIUS
1	N 114°30'00\"	188.49		
2	N 114°30'00\"	140.54		
3	N 08°37'45\"	37.98	38.00	361.78
4	N 05°41'25\"	141.80		
5	N 17°00'00\"	40.87		
6	N 17°00'00\"	85.18		
7	N 107°53'55\"	68.84	70.00	297.78
8	N 07°29'25\"	113.85	114.56	297.78
9	N 21°14'00\"	28.29	28.30	297.78
10	N 23°48'15\"	132.89		
11	N 23°48'15\"	244.22		
12	N 17°48'40\"	343.07		
13	N 72°11'20\"	124.45		
14	N 17°48'40\"	97.21		
15	N 32°09'05\"	174.30		
16	N 68°17'15\"	139.37		
17	N 79°28'00\"	136.27		
18	N 79°28'00\"	31.27		
19	N 24°15'35\"	262.06	299.21	170.00
20	N 70°14'45\"	10.59		
21	N 59°36'55\"	76.32		
22	N 53°52'00\"	62.56		
23	N 52°41'45\"	29.47		
24	N 32°09'05\"	146.93		
25	N 68°17'15\"	113.52		
26	N 79°25'55\"	166.87		
27	N 69°06'55\"	160.44		
28	N 48°13'05\"	74.53		
29	N 141°44'45\"	177.44		
30	N 74°56'20\"	73.01	(TE)	
31	S 30°16'10\"	321.60	356.13	230.00
32	S 79°23'25\"	166.87		
33	S 68°17'15\"	113.54		
34	S 32°09'05\"	147.38		
35	S 17°48'15\"	436.55		
36	S 17°00'00\"	15.59		
37	S 11°19'25\"	83.43	83.57	421.78

APPROVED
TAX MAP 024 PARCEL 1940
ZONE B3 DATE 05-09-2016
OGLETHORPE COUNTY
ZONING ADMINISTRATOR *Jeanne Burton*

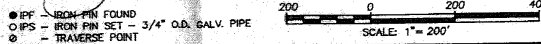
I hereby certify that the subdivision plat shown hereon has been found to comply with the Land Subdivision Regulations of Oglethorpe County, Georgia, and that it has been approved by the Oglethorpe County Board of Commissioners for recording in the Office of the Clerk of Superior Court of Oglethorpe County.

Date 5/11/2016
Russell H. Young
Chairman, Oglethorpe County Planning Commission

DEED RESTRICTIONS ARE ON RECORD.
DB17170PG340411

It is hereby certified that this plot is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future", and their location, size, type, and material are correctly shown; and that all engineering requirements of the Subdivision Regulations of Oglethorpe County, Georgia, have been fully complied with.

By: *James M. Paul*
Registered Georgia Land Surveyor No. 1530



THE HIGHLANDS PHASE TWO-SECTION ONE

DATE: 03-30-06
COUNTY: OGLETHORPE
STATE: GEORGIA

SURVEYED BY: **JAMES M. PAUL**
ENGINEERING & SURVEYING
CRAWFORD, GEORGIA 30630

CLUSTER: 1/10,000
ANGLE CLOSE: < 1\"/>

