

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

NOTE: There are no personal structures 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 391-3-16.02.

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.

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown herein 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 H. Paul*  
 Registered Georgia Land Surveyor No. 1530

APPROVED  
 TAX MAP # 123-A (P)  
 ZONING # 12-110-03  
 OGLETHORPE COUNTY  
 ZONING ADMINISTRATOR *Randy Smith*

LOT	ACREAGE	ACREAGE OUTSIDE OF 75' POWER LINE ESM'T
1	2.136	
2	1.629	1.82
3	2.328	
4	1.564	
5	1.517	
6	1.521	
7	1.520	
8	1.515	
9	1.515	
13	1.562	
14	1.510	

LOT	ACREAGE	ACREAGE OUTSIDE OF 50' BUFFER
1	2.113	1.74
3	2.497	1.81
4	2.390	2.10
5	2.062	1.75
6	2.479	1.91
7	3.064	2.05
8	2.854	1.90
9	1.982	
10	1.689	

LOT TOTAL 39.870 ACS.  
 ROAD R/W 4.746 ACS.  
 TOTAL 44.616 ACS.

NOTE: LOTS 10A, 12A, 2B, 11B, 12B, & 13B ARE NOT APPROVED WITH THIS PLAT.

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 contractor's permit.

Dated this 30th day of DECEMBER 2005  
 by *John H. Paul*  
 Health Department

STATE OF GEORGIA, County of Oglethorpe.  
 I, the undersigned, Clerk of the Superior Court of the County of Oglethorpe, do hereby certify that this plat was made from an actual survey, and that all state, county, and city laws and other requirements now and in the past have been complied with.

Date: 12/30/05  
 Clerk of Superior Court

I hereby certify that I report this plan of subdivision and dedicate all streets, alleys, easements, and other appurtenances to public use as noted.  
 Date: 12/30/05  
 Clerk of Superior Court

NOTE: THIS PROPERTY IS NOT ASSURED BY A FLOODPLAIN MAP. AS INDICATED BY FIRM SPECIAL FLOOD HAZARD MAPS.

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: 12/30/05 2005  
*James H. Paul*  
 Chairman, Oglethorpe County Board of Commissioners  
 Date: 12/30/05 2005  
*Randy Smith*  
 Chairman, Oglethorpe County Planning Commission

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.

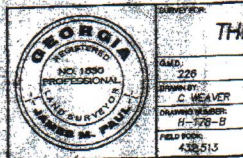
ATU - "Aerobic Treatment Unit" An aerobic treatment unit or other mechanism to provide for Class 1 effluent may be required if depth to impervious layer is less than 24 inches.

DRIP - "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.

HPEL - "High Perc. Extra Life" Soils on this lot have a higher than average perc rate and will require extra drainline.

● IRON PIN FOUND  
 ○ IRON PIN SET - 3/4" O.D. GALV. PIPE  
 ○ TRAVERSE POINT



THE HIGHLANDS-PHASE ONE

PLAT NO. 220  
 COUNTY: OGLETHORPE  
 STATE: GEORGIA  
 DATE: 11-03-05

PREPARED BY: JAMES M. PAUL  
 ENGINEERING & SURVEYING  
 CRAWFORD, GEORGIA 30630  
 783-9125 743-9125

SCALE: 1" = 200'

DESCRIPTION	LOCATION MAP
NIKON DTM A20LG	
NIKON EQUIPMENT	
NIKON DTM A20LG	
CLOSURE	1/40,000
ANGLE CLOSURE	< 1" / ANGLE
ADJUSTMENT	ANGLES
ADJUSTED CLOSURE	1/100,000+

LINE	BEARING	DISTANCE
1	S 89°04'10" W	90.52
2	N 87°52'15" W	118.04
3	N 88°27'25" W	107.68
4	N 89°41'00" W	90.50
5	N 89°41'00" W	5.69
6	S 87°20'35" W	56.50
7	N 33°14'35" W	8.41
8	N 57°36'15" W	89.48
9	N 76°28'45" W	68.54
10	N 2°59'30" W	14.54
11	N 60°58'22" W	70.58
12	N 16°22'55" W	18.47
13	N 85°14'10" W	102.24
14	N 22°21'00" W	24.95
15	N 80°12'55" W	56.18
16	N 31°55'10" W	18.30
17	N 43°34'15" E	9.92
18	N 72°00'25" W	7.89
19	N 72°00'25" W	9.97
20	S 12°23'45" E	80.58
21	N 33°31'15" W	22.73
22	N 33°31'15" W	29.26
23	N 85°01'25" W	72.94
24	N 62°19'40" W	21.84
25	N 22°42'30" W	42.74
26	N 05°58'40" E	28.58
27	N 43°34'15" E	71.49
28	N 01°51'05" E	150.00
29	N 01°51'05" E	150.00
30	N 68°08'45" W	114.25
31	N 68°08'45" W	32.17
32	S 87°58'05" W	36.82
33	S 87°58'05" W	50.00
34	N 54°33'55" W	60.88
35	N 20°28'08" E	60.88
36	S 77°03'55" E	70.71
37	N 87°36'05" E	15.60
38	N 68°08'45" W	22.66
39	N 59°30'10" W	15.94
40	N 23°22'30" W	98.85
41	N 70°54'10" W	50.13
42	N 08°05'00" W	30.55
43	N 29°46'05" W	39.30
44	N 06°51'40" W	26.29
45	N 73°29'50" W	51.79
46	N 55°46'05" W	43.46
47	N 27°27'00" E	36.47
48	N 06°36'00" W	50.13
49	S 82°45'45" W	22.45
50	S 68°02'55" W	29.77
51	N 33°58'30" W	17.34
52	N 38°03'00" W	6.00
53	N 30°12'20" W	80.25
54	N 48°40'38" W	64.26
55	N 81°00'00" W	32.49
56	N 30°11'15" W	27.36
57	N 32°38'05" W	92.10
58	N 31°58'30" W	148.42
59	N 31°58'30" W	152.04
60	N 30°12'25" W	45.25
61	N 21°09'40" W	162.04
62	N 14°33'00" W	110.87
63	N 02°33'05" E	24.51
64	N 02°38'15" W	103.90
65	N 12°04'45" W	103.90
66	N 19°07'50" W	65.70
67	N 18°06'00" W	140.82
68	N 31°58'30" W	76.17
69	N 31°58'30" W	83.82
70	N 27°42'00" W	100.76
71	N 18°21'30" W	88.15
72	N 14°13'00" W	78.08

RECORDED  
 BOOK 123, PAGE 110  
 DATE 12/30/05  
 OGLETHORPE COUNTY, GA

FILED IN OFFICE  
 2005 DEC 14 PM 9:51  
*Manda Young*  
 CLERK OF SUPERIOR COURT

COUNTY RD. 309  
 HARGROVE LAKE RD.  
 21' PVD. 100' R/W