

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...

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

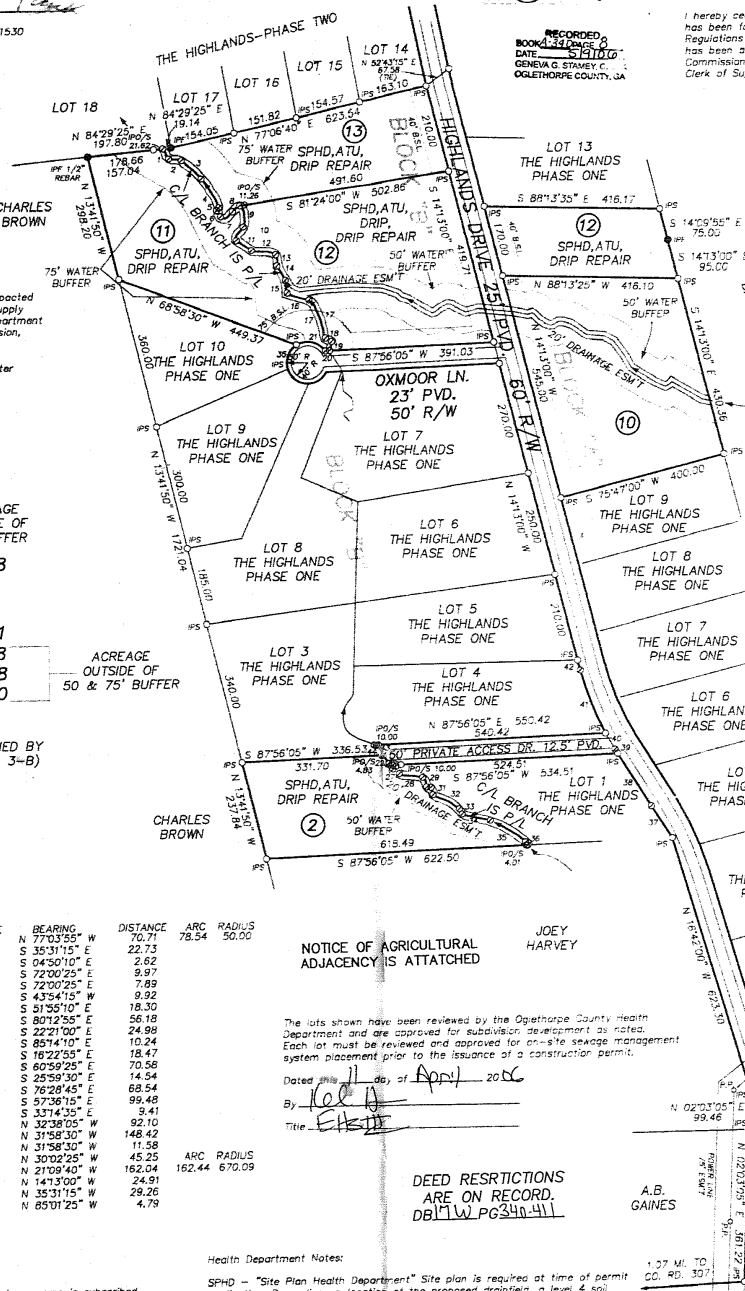
FILED IN OFFICE  
2016 MAY -9 PM 11:57  
Camanda Young  
CLERK, SUPERIOR COURT  
OGLETHORPE COUNTY, GA

NOTES:  
USE OF PROPERTY - SINGLE FAMILY HOUSING  
WATER SYSTEM - CITY OF ANNANDALE 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'  
ROAD RIGHT-OF-WAY WAS INCLUDED IN PHASE ONE-SECTION ONE

I hereby certify that the subdivision plat shown herein 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 9 May 20 16  
R. McPherson  
Chairman, Oglethorpe County Board of Commissioners  
Date 5/11 20 16  
Russell H. Young  
Chairman, Oglethorpe County Planning Commission

APPROVED  
TAX MAP 009 PARCEL 194(P)  
ZONE B3 DATE 05-09-2016  
OGLETHORPE COUNTY  
ZONING ADMINISTRATOR Jeanne Burton



NOTE: There are no perennial streams within or impacted by the subdivision that are upstream of a water supply reservoir...

NOTE: No portion of subdivision lies in a groundwater recharge area, pursuant to Rules of the Georgia Department of Natural Resources...

NOTE: CONSTRUCTION & MAINTENANCE EASEMENTS ARE ADDED ALONG THE ROAD R/W TO THE BACK OF THE SLOPES WHERE NEEDED.

Table with columns: LOT, ACREAGE, ACREAGE OUTSIDE OF 50' BUFFER. Includes rows for Block A (lots 10, 12) and Block B (lots 2, 11, 12, 13).

LOT TOTAL 18.037 ACES.  
50' P.A., DR. 0.623 (JOINTLY OWNED BY LOTS 2-B & 3-B)

NOTE: AREA IN ROAD R/W SHOWN ON THE HIGHLANDS PHASE ONE PLAT.

Table with columns: LINE, BEARING, DISTANCE, LINE, BEARING, DISTANCE, ARC RADIUS. Lists boundary measurements for the property.

NOTICE OF AGRICULTURAL ADJACENCY IS ATTACHED

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 11 day of April 2016  
By James M. Paul  
Title Surveyor

DEED RESTRICTIONS ARE ON RECORD. DB17LV PG34-411

Health Department Notes:

- SPHD - "Site Plan Health Department" Site plan is required at time of permit application...
ATU - "Aerobic Treatment Unit" An aerobic treatment unit or other mechanism to provide for Class 1 effluent...
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.

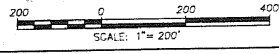
State of Georgia, County of Oglethorpe. The owner of the land shown on this Plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey...

Agent \_\_\_\_\_ Date \_\_\_\_\_  
Owner Carl E. Jones Date 4-05-16

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.

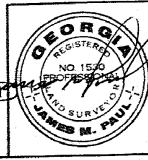
Date 4-05 20 16  
Owner Carl E. Jones

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



I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

NOTE: THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIRM OFFICIAL FLOOD HAZARD MAPS.



Survey form for THE HIGHLANDS PHASE ONE - SECTION TWO. Includes fields for Surveyor (James M. Paul), Date (03-27-16), and other survey details.

Location map showing the property location within a larger area. Includes fields for coordinates and other location data.