

eFiled & eRecorded
 DATE: 5/28/2021
 TIME: 11:36 AM
 PLAT BOOK: 07321
 PAGE: 00118
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 0491969226
 CLERK: Frankie Gray
 Hart County, GA

TOTAL AREA =
 19.253 ACRES

HEALTH DEPARTMENT CERTIFICATION
 THE LOTS SHOWN HAVE BEEN REVIEWED BY THE HART COUNTY HEALTH DEPARTMENT AS NOTED ON EACH LOT AND PLAT LEGEND. THIS REVIEW WAS PERFORMED BASED ON INFORMATION SUBMITTED BY OTHER PROFESSIONALS AND ANY SUPPLEMENTARY INFORMATION PROVIDED THEREIN. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT.
 DATED THIS 26 DAY OF May 2021
 BY: *[Signature]*
 TITLE: *[Signature]*

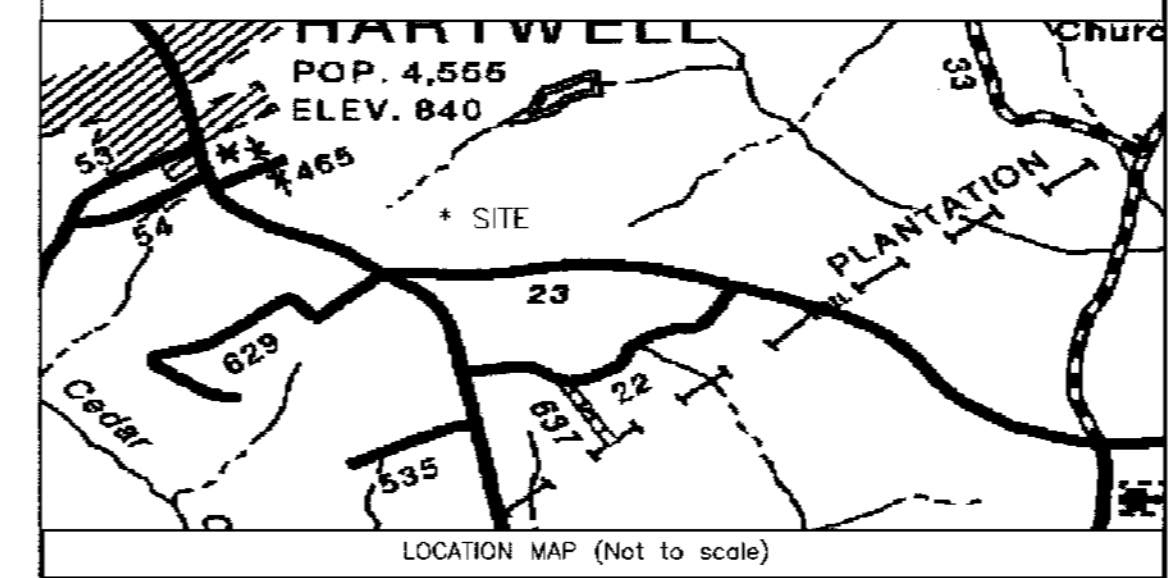
HART COUNTY BOARD OF COMMISSIONERS
 PURSUANT TO THE LAND DEVELOPMENT STANDARDS OF HART COUNTY, GEORGIA, ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS PLAT WAS GIVEN APPROVAL BY THE HART COUNTY BOARD OF COMMISSIONERS ON 5/25/21 (DATE)
[Signature] 5/25/21
 HART COUNTY BOARD OF COMMISSIONERS

WATERSHED PROTECTION CERTIFICATION AND GROUNDWATER RECHARGE CERTIFICATION
 a.) No portion of the subdivision lies in a ground water recharge area, pursuant to the Rules of the Department of Natural Resources, Environmental Protection Division Chapter 391-3-16.1
 b.) There are no perennial streams within or impacted by the subdivision that are upstream of a water supply reservoir/intake, pursuant to the Rules of the Department of Natural Resources, Environmental Protection Division Chapter 391-3-16.02

SURVEYORS CERTIFICATION
 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.
 AARON P. BLOMBERG 05/28/21
 GA PLS #3100 DATE

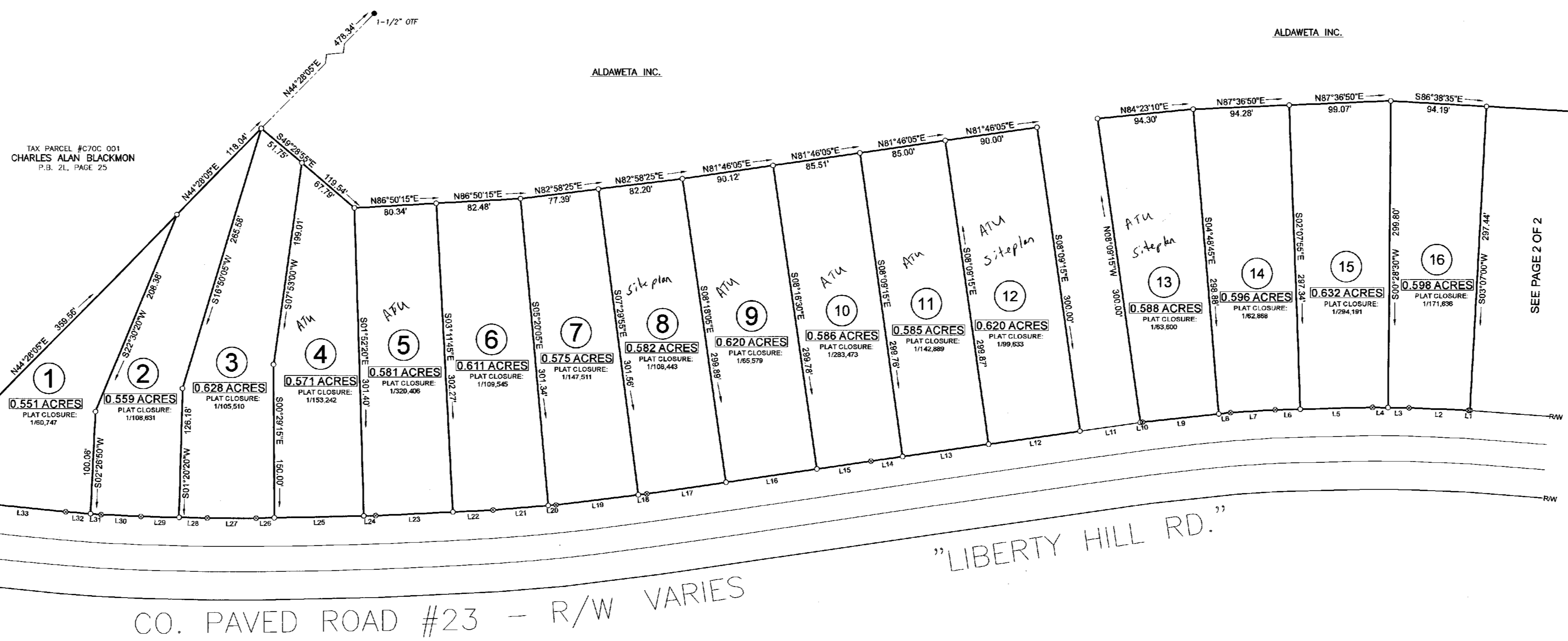
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND:
 ● = IPE
 ○ = IPS W/ CAP
 ⊙ = POINT ONLY
 ○ = UTILITY POLE
 IPF = IRON PIN FOUND
 IPS = IRON PIN SET W/ CAP
 OTF = OPEN TOP PIPE FOUND
 RBF = REBAR FOUND
 R/W = RIGHT-OF-WAY
 --- = OVERHEAD POWERLINE
 --- = FENCE
 B.S. = PRIMARY BUILDING SETBACK



*** CALLS ALONG CO. RD #23 ***

Course	Bearing	Distance
L1	N85°41'25"W	1.30
L2	N87°40'15"W	58.67
L3	N89°19'15"W	20.43
L4	N89°19'15"W	14.90
L5	S88°39'45"W	70.56
L6	S88°39'45"W	24.83
L7	S88°22'40"W	44.04
L8	S83°48'45"W	11.89
L9	S83°48'45"W	74.52
L10	S81°50'45"W	2.32
L11	S81°50'45"W	60.00
L12	S81°50'45"W	50.00
L13	S81°50'45"W	85.00
L14	S81°50'45"W	31.52
L15	S81°41'50"W	53.38
L16	S81°41'50"W	89.97
L17	S81°41'50"W	78.13
L18	S82°59'30"W	8.27
L19	S82°59'30"W	81.01
L20	S85°20'10"W	7.77
L21	S85°20'10"W	54.85
L22	S87°14'55"W	39.11
L23	S87°14'55"W	75.53
L24	S88°47'45"W	11.78
L25	S88°47'45"W	87.42
L26	S88°47'45"W	17.59
L27	N88°56'25"W	47.88
L28	N88°56'25"W	27.98
L29	N88°56'25"W	37.54
L30	N87°13'50"W	39.01
L31	N85°35'25"W	10.30
L32	N85°35'25"W	24.18
L33	N84°13'25"W	82.85
L34	N82°02'10"W	58.92
L35	N07°18'45"E	16.92
L36	N81°52'10"W	5.19
L37	S44°28'50"W	27.40
L38	N81°16'35"W	24.18
L39	S07°48'25"W	30.22
L40	N80°52'10"W	8.80
L41	N81°03'40"W	45.33



NOTES:
 1) SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN BLUE INK.
 2) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 3) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
 4) THIS SURVEY COMPLES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW.
 5) SOME LOTS MAY REQUIRE A PUMP SYSTEM FOR PRIMARY AND/OR REPAIR SEPTIC SYSTEMS.
 6) DRAINAGE EASEMENTS SHOWN ARE ALLOWED TO BE MODIFIED AS LONG AS THEY DO NOT CHANGE THE LOCATION OF FLOW ONTO THE NEIGHBORING PROPERTY. DRIVEWAYS AND SEPTIC ARE ALLOWED THROUGH DRAINAGE EASEMENTS.

NOTES:
 -AS PER SEC. 46-191 (d) of the Hart County Code of Ordinances the principle building on any lot shall meet the following setback requirements:
 - FRONT = 40'
 - REAR = 10' (if the lot abuts private property)
 - SIDES = 10'
 - MINIMUM LOT AREA = 21780 SQ. FT.
 - PROPOSED NUMBERS OF BEDROOMS=3-4 BEDROOMS
 -All wells located on the property must be properly plugged and filled by a state licensed well driller. A letter from the well driller must be provided prior to final approval of the subdivision

ENVIRONMENT HEALTH DEPARTMENT NOTES:
 -There is a 50' septic buffer from all streams and a 100' buffer from any existing wells.
 -All existing wells must be filled properly before septic permits will be given.
 -These lots are zoned for 3-4 bedroom homes. Homes larger than 1650 sq. feet. Larger homes may be possible on some lots but will require approval from the health department.
 To impacted lots:
 -ATU - These lots may require an aerobic treatment unit or other approved class one effluent system and level 4 soil report will be required at the time of permit application.
 -DRIP REPAIR - These lots may require a drip emitter system for repair. An engineered site plan and level 4 soil report will be required at the time of permit application.
 -SITE PLAN - These lots may require an engineered site plan at the time of the permit application.
 -This review was performed based on a typical 3 to 4 bedroom home with average occupancies. Additional requirements can be applied for permitted larger homes.
 - Some lots may require pump systems depending on house location.

SURVEY DATA:
 E.O.C. PLAT: 1/AS SHOWN
 E.O.C. FIELD: 1/93,865.7
 ADJUSTED BY: Least Sq.
 EQUIPMENT USED:
 GEOMAX ZOOM 80
 ROBOTIC TOTAL STATION
 GEOMAX ZENTH 35
 SMARTNET NETWORK

SMITH PLANNING GROUP

LAND PLANNING
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING
 1087 E. FRANKLIN ST., SUITE H
 HARTWELL, GA 30643
 (706) 436-4585
 (706) 769-9515
 C.O.A. LSF #001294
 www.smithplanninggroup.com



AARON P. BLOMBERG, RLS
 GA PLS #3100

GRAPHIC SCALE: 1" = 60'

ALDAWETA INC.
 PREPARED FOR:
 BOUNDARY SURVEY
 STATE: GEORGIA
 COUNTY: HART
 PROJECT NO.: 21-172-A
 DRAWN BY: APB
 SURVEYED BY: WH/JM
 SURVEY DATE: 03/26/2021
 CHECKED BY: APB
 SCALE: 1" = 60'
 DATE: 04/05/2021

REVISIONS:
 SHEET 1 OF 2

