

PB 51/68-77 Gilmer

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 REPLICATED 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 COMPLIED WITH.

SIGNATURE _____ DATE _____

REGISTERED LAND SURVEYOR LICENSE NUMBER _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____

DAY OF _____

NOTARY PUBLIC (SEAL)

MY COMMISSION EXPIRES: _____

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 _____

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.

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 _____

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: _____ 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: _____

TAX ASSESSOR

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

CHIEF APPRAISER OR DEPUTY _____ DATE: _____



THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE FOLLOWING DISTRICTS:

YES	NO
X	
X	
X	
X	
X	
X	
X	

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.

DATE: _____

DEVELOPER: _____

ADDRESS: _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

FINAL PLAT FOR THE GEORGIAN HIGHLANDS PHASE 5

LAND LOTS - 74, 75, 106 & 107
5th DISTRICT - 2nd SECTION
GILMER COUNTY, GEORGIA

LAND LOT - 111
5th DISTRICT - 2nd SECTION
PICKENS COUNTY, GEORGIA

TAX PARCEL 3116-002, 3116-008B

ZONING = A-1

TOTAL AREA = 159.72 ACRES

NUMBER OF LOTS = 41

MINIMUM LOT SIZE = 3.0 ACRES

SEWERAGE = INDIVIDUAL SEPTIC SYSTEMS

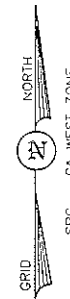
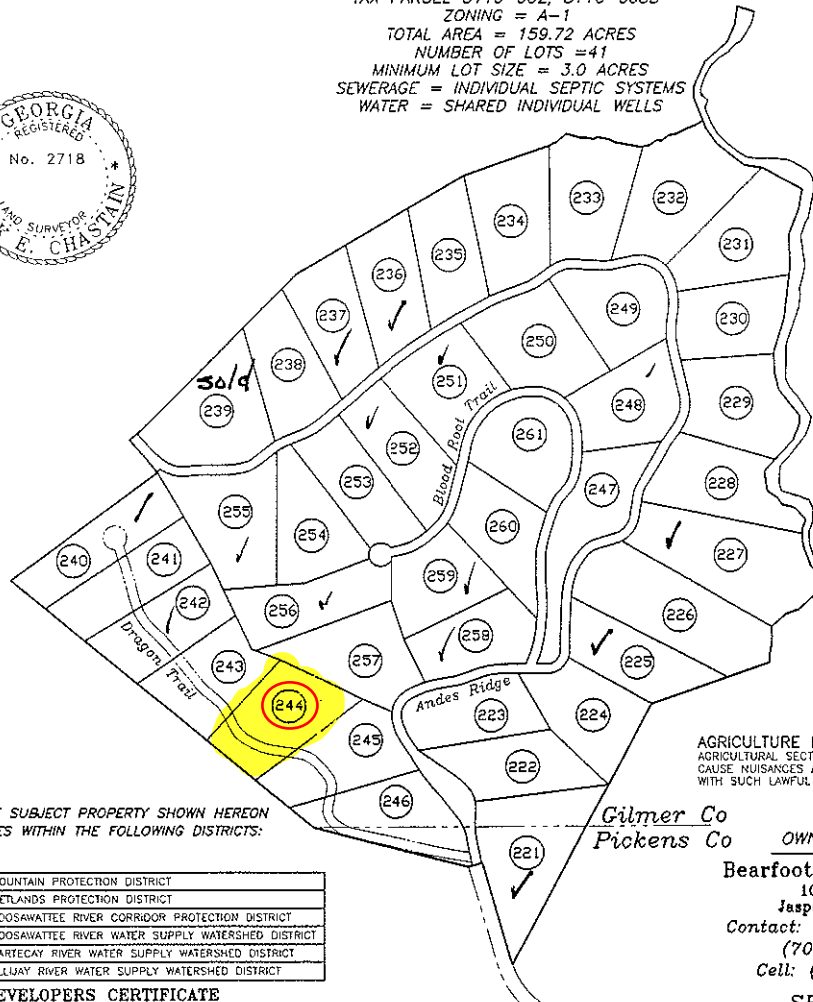
WATER = SHARED INDIVIDUAL WELLS

~STREET TABLE~

NAME	LENGTH	CLASS
ANDES RIDGE	5935'	C
BLOOD ROOT TRAIL	2357'	C
DRAGON TRAIL	2263'	C

MINIMUM BUILDING SET-BACKS FROM R/W OR EASEMENT: 25' SIDE: 25' REAR: 50'

NOTE: THIS PROPERTY IS SUBJECT TO ALL BUTTERS AS REQUIRED IN THIS CODE AND STATE AND FEDERAL LAW.



AGRICULTURE NOTICE- GILMER COUNTY HAS AN ACTIVE 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)

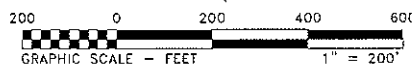
Gilmer Co
Pickens Co

OWNER/DEVELOPER

Bearfoot Investments, LLC
10113 Big Canoe
Jasper, Georgia 30143
Contact: Ramesh Venugopal
(706) 268-2975
Cell: (404) 277-4593

SHEET INDEX

- 1) COVER SHEET
- 2) LOTS 221-223, 245-246
- 3) LOTS 224-227
- 4) LOTS 228-230, 248-250
- 5) LOTS 231-234
- 6) LOTS 235-239
- 7) LOTS 251-256
- 8) LOTS 257-261, 247
- 9) LOTS 240-244
- 10) GREENSPACE



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 ZONING ADMINISTRATOR _____

DATE _____

STANDARD NOTES

CLOSURE STATEMENT:

THE FIELD DATA ON WHICH THIS PLAT IS BASED -
ANGULAR ERROR PER POINT: 4"
CLOSURE PRECISION: 1: 20,280'
FIELD DATA ADJUSTED BY: LEAST SQUARES
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE -
CLOSURE PRECISION: 1: 285,066

FLOOD STATEMENT:

THIS PROPERTY IS PARTLY LOCATED IN A FLOOD HAZARD AREA AS SCALED FROM FLOOD INSURANCE RATE MAP (FIRM) COUNTY: GILMER PANEL: 13123C0100 B DATED: AUGUST 15, 1990

"Thou shalt not remove thy neighbor's landmark, which they of old time have set." Deuteronomy 19:14 KJV

LEGAL STATEMENT:

This survey and its findings does not constitute a title search or title opinion by Chastain & Associates, P.C. as land surveyors. All data used for the location of property lines, easements, adjoining owners, etc., was gained from public records, the client, or other sources as referenced. No abstract of title or title commitment, nor results of title searches were provided to the surveyor. Other documents or situations may exist that would affect this property. As with any land transaction a title search and certificate is recommended in conjunction with this survey, for which you must consult with a competent title attorney. All matters of title excepted.

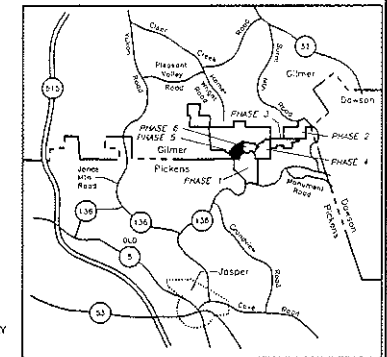
EQUIPMENT USED:

ALL LINEAR AND ANGULAR MEASUREMENTS OBTAINED BY USE OF TOPCON ELECTRONIC TOTAL STATION: GTS-225

CC MM COMPS RDH DRAWN: WB CHECKED: MCC

NOTE: Field work and boundary conditions certified only as of 6/18/2007.

Date of plat preparation is as shown in title block.



VICINITY MAP NOT TO SCALE

Cover Sheet For:

The Georgian Highlands Phase 5

LAND LOT(S) - 74, 75, 106, & 107

DISTRICT - 5th SECTION - 2nd

CO - Gilmer STATE - Georgia

LAND LOT(S) - 111

DISTRICT - 5th SECTION - 2nd

CO - Pickens STATE - Georgia

DATE - DECEMBER 4, 2007

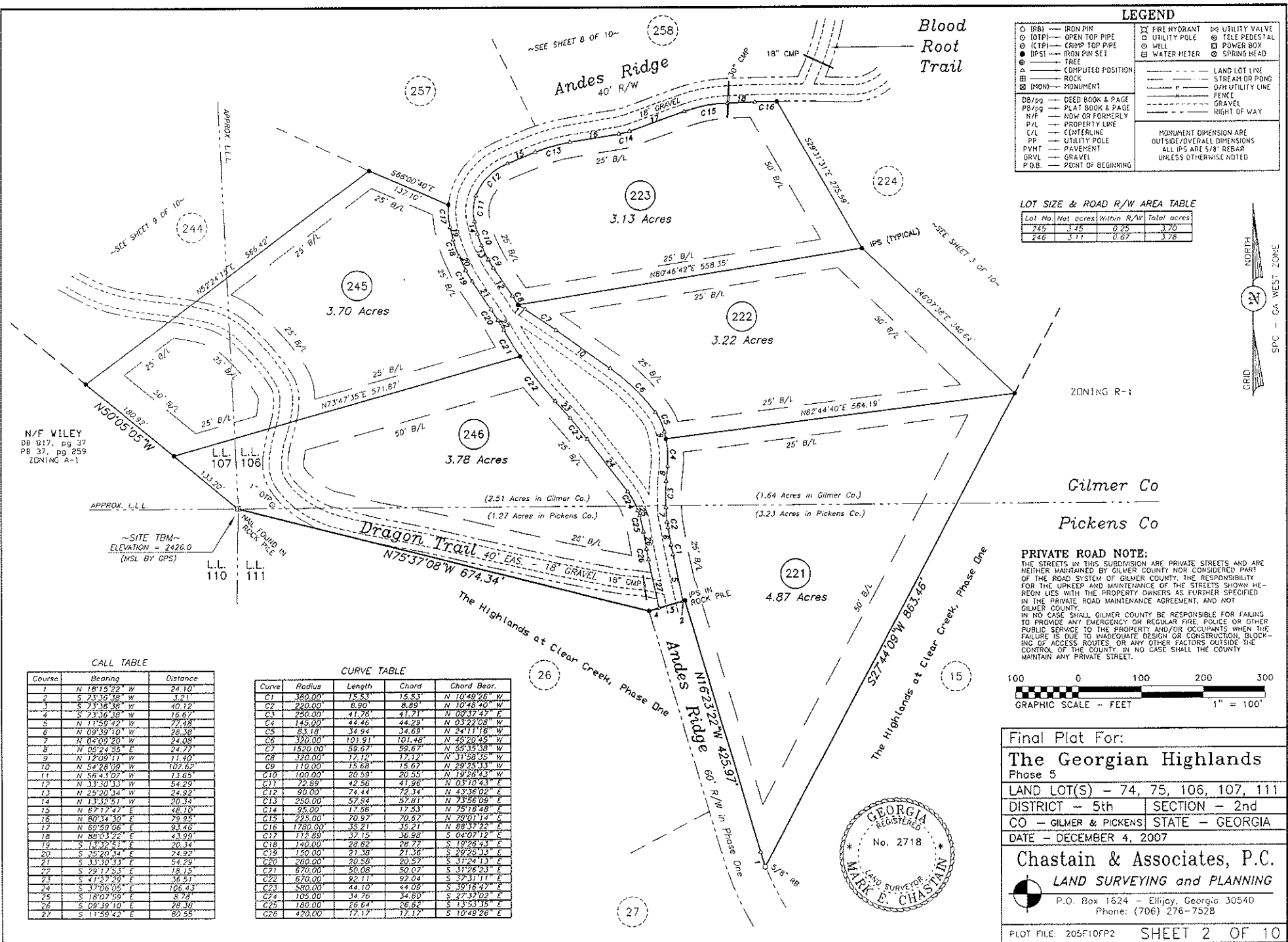
Chastain & Associates, P.C.
LAND SURVEYING and PLANNING



P.O. Box 1624 - Ellijay, Georgia 30540
Phone: (706) 276-7528

PLOT FILE: 205F10FP1

SHEET 01 of 10



LEGEND

○ (IRB) — IRON PIN	✕ FIRE HYDRANT	⊙ UTILITY VALVE
○ (OTIP) — OPEN TOP PIPE	○ UTILITY POLE	⊙ TELE PEDESTAL
○ (ICIP) — CRIMP TOP PIPE	○ WELL	⊙ POWER BOX
● (IPS) — IRON PIN SET	⊙ WATER METER	⊙ SPRING HEAD
△ — COMPUTED POSITION	— LAND LOT LINE	— STREAM OR POND
⊞ — ROCK	— P — O/H UTILITY LINE	— FENCE
⊞ (MON) — MONUMENT	— GRAYEL	— NIGHT OF WAY

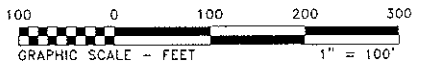
DB/pg — DEED BOOK & PAGE
PB/pg — PLAT BOOK & PAGE
R/F — ROW OR FORMERLY
P/L — PROPERTY LINE
C/L — CENTERLINE
PP — UTILITY POLE
P/M — PAVEMENT
GRVL — GRAVEL
P.O.B. — POINT OF BEGINNING

MONUMENT DIMENSION ARE
OUTSIDE/OVERALL DIMENSIONS
ALL IPS ARE 5/8" REBAR
UNLESS OTHERWISE NOTED

LOT SIZE & ROAD R/W AREA TABLE

Lot No.	Net acres	Within R/W	Total acres
245	3.45	0.25	3.70
246	3.11	0.67	3.78

PRIVATE ROAD NOTE:
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CALL TABLE

Course	Bearing	Distance
1	N 18°15'22" W	24.10'
2	S 23°36'38" W	3.21'
3	S 23°36'38" W	40.12'
4	S 23°36'38" W	16.67'
5	N 11°52'42" W	25.38'
6	N 09°39'10" W	25.38'
7	N 05°09'20" W	24.08'
8	N 05°24'55" E	24.77'
9	N 12°09'11" W	11.40'
10	N 54°28'08" W	107.62'
11	N 58°41'07" W	11.65'
12	N 33°30'13" W	54.29'
13	N 25°20'34" W	24.92'
14	N 13°32'51" W	20.34'
15	N 67°17'47" E	48.16'
16	N 80°34'30" E	29.98'
17	N 69°50'06" E	31.45'
18	N 88°03'22" E	43.99'
19	S 13°32'51" E	20.34'
20	S 25°20'34" E	24.92'
21	S 33°30'13" E	54.29'
22	S 29°17'53" E	18.13'
23	S 47°32'28" E	36.51'
24	S 37°06'05" E	106.43'
25	S 18°07'59" E	8.78'
26	S 08°39'10" E	28.36'
27	S 11°59'42" E	80.55'

CURVE TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	360.00'	15.53'	15.53'	N 10°48'26" W
C2	220.00'	8.90'	8.89'	N 10°48'40" W
C3	250.00'	41.76'	41.71'	N 08°17'47" E
C4	145.00'	44.46'	44.28'	N 03°22'08" W
C5	84.14'	34.94'	34.68'	N 24°11'18" W
C6	320.00'	101.91'	101.48'	N 45°20'45" W
C7	1520.00'	58.67'	58.67'	N 55°35'38" W
C8	320.00'	17.12'	17.12'	N 31°58'35" W
C9	110.00'	15.63'	15.67'	N 29°23'13" W
C10	100.00'	20.59'	20.55'	N 19°28'44" W
C11	22.89'	42.56'	41.98'	N 03°10'43" E
C12	90.00'	74.44'	72.34'	N 43°36'02" E
C13	250.00'	57.34'	57.81'	N 23°56'09" E
C14	95.00'	17.56'	17.53'	N 75°18'48" E
C15	225.00'	70.97'	70.62'	N 28°07'14" E
C16	1290.00'	25.21'	25.21'	N 88°32'22" E
C17	112.89'	37.15'	36.98'	S 04°07'12" E
C18	140.00'	28.62'	28.77'	S 19°26'43" E
C19	150.00'	21.38'	21.36'	S 29°26'33" E
C20	260.00'	20.58'	20.57'	S 37°24'13" E
C21	870.00'	50.08'	50.02'	S 51°26'23" E
C22	670.00'	92.11'	92.04'	S 37°31'11" E
C23	580.00'	44.10'	44.09'	S 39°16'47" E
C24	105.00'	34.76'	34.80'	S 27°37'02" E
C25	180.00'	26.64'	26.62'	S 13°53'35" E
C26	420.00'	17.17'	17.17'	S 10°48'28" E



Final Plat For:

The Georgian Highlands
Phase 5

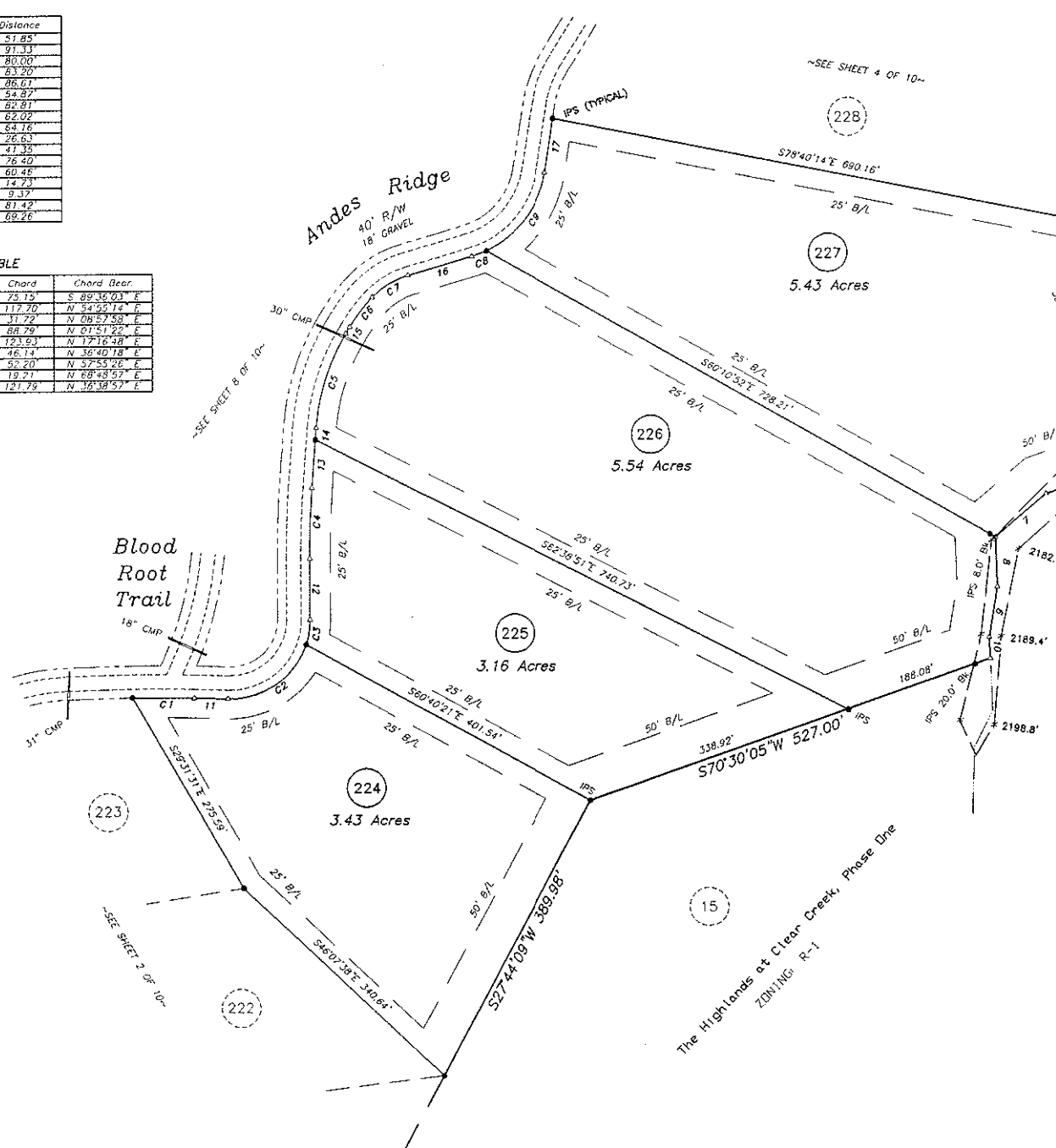
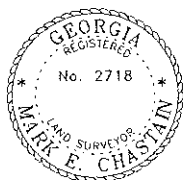
LAND LOT(S) — 74, 75, 106, 107, 111
DISTRICT — 5th SECTION — 2nd
CO — GILMER & PICKENS STATE — GEORGIA
DATE — DECEMBER 4, 2007

Chastain & Associates, P.C.
LAND SURVEYING and PLANNING
P.O. Box 1624 — Ellijay, Georgia 30540
Phone: (706) 276-7528

PLOT FILE: 205F10FP2 SHEET 2 OF 10

Course	Bearing	Distance
1	S 04°06'13" E	51.85'
2	S 21°12'59" E	91.33'
3	S 46°44'36" E	80.00'
4	S 32°32'26" W	63.20'
5	S 47°46'53" W	86.61'
6	S 70°21'36" W	54.87'
7	S 49°04'29" W	61.81'
8	S 01°59'36" E	62.02'
9	S 09°01'41" W	64.16'
10	S 02°27'22" E	26.63'
11	S 88°23'29" E	41.35'
12	N 00°18'01" W	76.40'
13	N 04°00'44" E	60.45'
14	N 04°00'44" E	14.23'
15	N 30°32'51" E	9.37'
16	N 73°03'07" E	81.42'
17	N 08°43'06" E	69.26'

Curve	Radius	Length	Chord	Chord Bear.
C1	1780.00'	75.19'	75.19'	S 89°30'03" E
C2	68.50'	176.14'	177.70'	N 54°55'14" E
C3	98.50'	31.86'	31.22'	N 08°57'58" E
C4	1180.00'	88.61'	88.79'	N 01°51'22" E
C5	270.00'	125.65'	123.93'	N 17°16'48" E
C6	216.26'	46.23'	46.14'	N 36°40'18" E
C7	160.00'	52.61'	52.28'	N 37°55'26" E
C8	130.00'	10.22'	10.21'	N 68°43'57" E
C9	130.00'	126.75'	121.79'	N 36°38'57" E



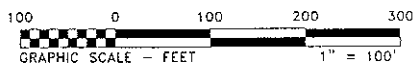
○ IRBI	— IRON PIN	⊗ FIRE HYDRANT	⊗ UTILITY VALVE
○ (OTPI)	— OPEN TOP PIPE	⊗ UTILITY POLE	⊗ TELE PEDESTAL
○ (CTPI)	— CRIMP TOP PIPE	⊗ WELL	⊗ POWER BOX
● (IPS)	— IRON PIN SET	⊗ WATER METER	⊗ SPRING HEAD
⊙	— TREE	—	— LAND LOT LINE
△	— COMPUTED POSITION	—	— STREAM OR POND
⊞	— ROCK	—	— GTH UTILITY LINE
⊞ (MON)	— MONUMENT	—	— FENCE
DB/pg	— DEED BOOK & PAGE	—	— GRAVEL
PB/pg	— PLAT BOOK & PAGE	—	— RIGHT OF WAY
N/F	— NOW OR FORMERLY		
P/L	— PROPERTY LINE		
C/L	— CENTERLINE		
PP	— UTILITY POLE		
PVMT	— PAVEMENT		
GRVL	— GRAVEL		
P.B.B.	— POINT OF BEGINNING		

N/F LEGACY MOUNTAIN PROPERTIES, LLC
DB 1302, pg 183
ZONING R-1

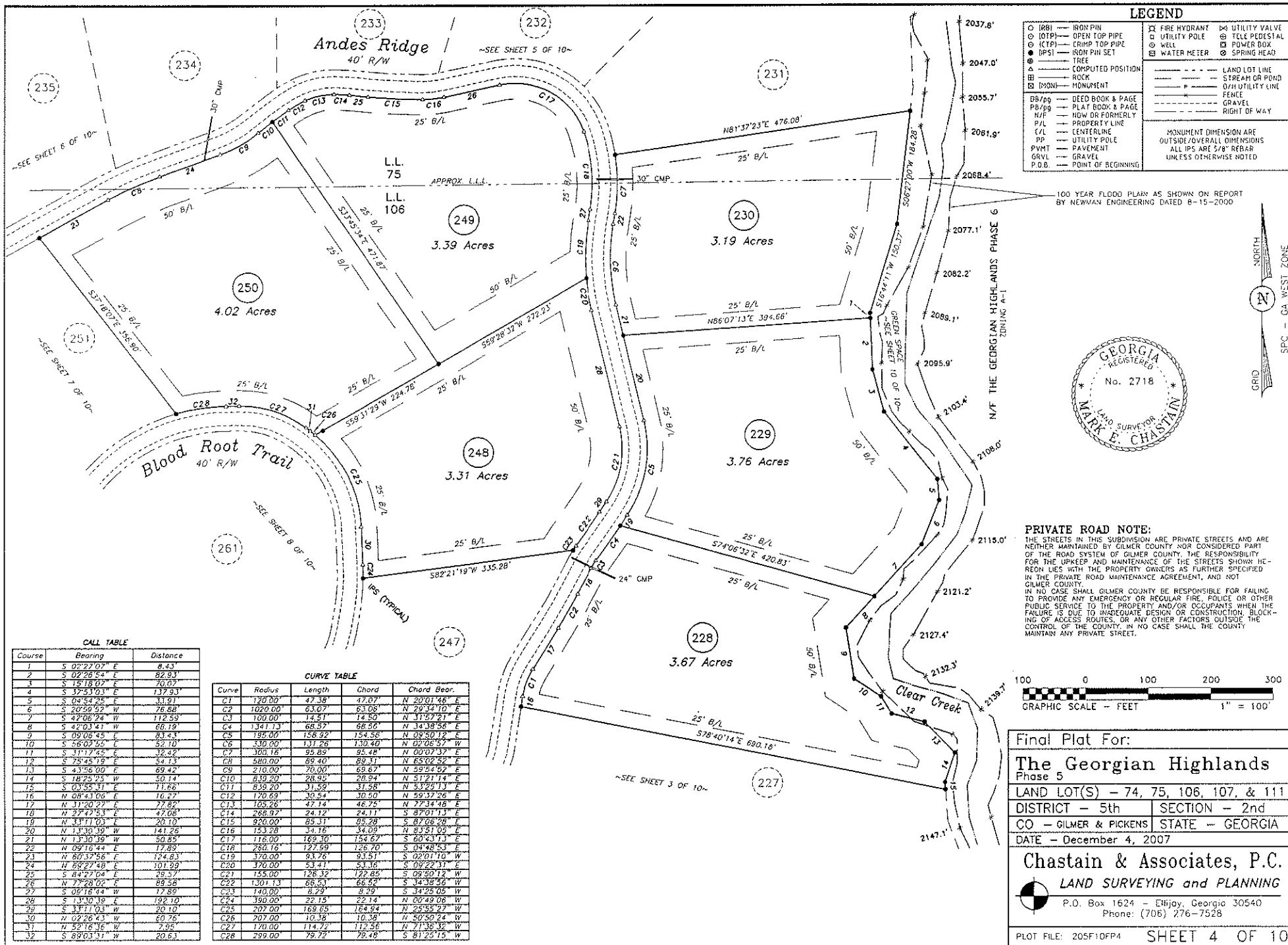
GREEN SPACE
— SEE SHEET 10 OF 10 —

100 YEAR FLOOD PLAIN AS SHOWN ON REPORT
BY NEWMAN ENGINEERING DATED 8-15-2000

PRIVATE ROAD NOTE:
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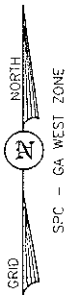


Final Plat For:	
The Georgian Highlands Phase 5	
LAND LOT(S) - 74, 75, 106, 107, 111	
DISTRICT - 5th	SECTION - 2nd
CO - GILMER & PICKENS	STATE - GEORGIA
DATE - DECEMBER 4, 2007	
Chastain & Associates, P.C.	
LAND SURVEYING and PLANNING	
P.O. Box 1624 - Elitjoy, Georgia 30540 Phone: (706) 276-7528	
PLAT FILE: 205F10FP3	SHEET 3 OF 10



Course	Bearing	Distance
1	S 02°22'07" E	8.43
2	S 02°28'54" E	82.93
3	S 15°18'07" E	70.07
4	S 37°57'03" E	137.93
5	S 04°54'26" E	31.91
6	S 20°56'52" W	76.88
7	S 42°06'24" W	112.59
8	S 42°03'41" W	68.19
9	S 09°06'45" E	83.43
10	S 56°02'56" E	32.10
11	S 31°17'42" E	36.42
12	S 75°45'19" E	54.13
13	S 43°56'00" E	69.42
14	S 18°25'25" W	50.14
15	S 03°55'11" E	71.66
16	N 08°43'06" E	16.77
17	N 31°20'27" E	77.82
18	N 27°47'53" E	47.08
19	N 33°11'03" E	20.10
20	N 13°30'39" W	141.26
21	N 13°30'39" W	30.85
22	N 09°16'44" E	17.85
23	N 60°32'56" E	124.83
24	N 68°27'48" E	101.99
25	S 84°27'04" E	29.57
26	N 77°28'02" E	89.58
27	S 06°18'44" W	17.85
28	S 13°00'39" E	192.10
29	S 33°11'03" W	20.10
30	N 02°26'43" W	60.76
31	N 52°16'16" W	2.95
32	S 89°03'31" W	20.63

Curve	Radius	Length	Chord	Chord Bear.
C1	120.00'	47.38'	47.02'	N 20°01'46" E
C2	1020.00'	63.07'	63.08'	N 29°34'10" E
C3	100.00'	14.51'	14.50'	N 31°57'21" E
C4	1341.13'	68.52'	68.56'	N 34°38'56" E
C5	195.00'	158.92'	154.56'	N 09°50'12" E
C6	330.00'	131.76'	130.40'	N 02°06'57" W
C7	300.16'	95.82'	95.48'	N 00°07'37" E
C8	580.00'	89.40'	89.31'	N 65°02'52" E
C9	210.00'	70.00'	69.67'	N 59°54'52" E
C10	639.20'	28.95'	28.94'	N 31°21'14" E
C11	839.20'	31.59'	31.58'	N 33°29'13" E
C12	170.63'	30.54'	30.50'	N 59°32'26" E
C13	105.26'	42.14'	46.75'	N 72°34'48" E
C14	268.97'	24.12'	24.11'	S 87°01'13" E
C15	926.00'	85.31'	85.28'	S 87°06'28" E
C16	153.28'	34.16'	34.08'	N 83°51'05" E
C17	116.00'	169.30'	154.67'	S 60°43'13" E
C18	286.16'	127.59'	126.70'	S 04°48'53" E
C19	370.00'	93.78'	93.51'	S 02°01'10" W
C20	370.00'	53.41'	53.36'	S 09°22'31" E
C21	155.00'	126.32'	122.85'	S 08°50'12" W
C22	1301.13'	66.53'	66.52'	S 34°38'56" W
C23	140.00'	8.29'	8.29'	S 34°25'05" W
C24	390.00'	22.15'	22.14'	N 00°49'06" W
C25	207.00'	169.65'	164.94'	N 25°52'27" W
C26	207.00'	10.38'	10.38'	N 50°50'24" W
C27	170.00'	114.72'	112.56'	N 71°36'32" W
C28	299.00'	79.72'	79.48'	S 81°25'15" W



N/F LEGACY MOUNTAIN PROPERTIES, LLC
DB 1302, pg 183
ZONING R-1

LEGEND

○ IRBI	— IRON PIN	XX FIRE HYDRANT	○ UTILITY VALVE
○ (OTPI)	— OPEN TOP PIPE	○ UTILITY POLE	○ TELE PEDESTAL
○ (CTP)	— CRWP TOP PIPE	○ WELL	○ POWER BOX
● (IPS)	— IRON PIN SET	○ WATER METER	○ SPRING HEAD
●	— TREE	—	—
△	— COMPUTED POSITION	—	—
□	— ROCK	—	—
□ (MON)	— MONUMENT	—	—
DB/pg	— DEED BOOK & PAGE	—	—
PB/pg	— PLAT BOOK & PAGE	—	—
N/F	— NOW OR FORMERLY	—	—
P/L	— PROPERTY LINE	—	—
C/L	— CENTERLINE	—	—
PP	— UTILITY POLE	—	—
PVMT	— PAVEMENT	—	—
GRVL	— GRAVEL	—	—
P.O.S.	— POINT OF BEGINNING	—	—
—	— LAND LOT LINE	—	—
—	— STREAM OR POND	—	—
—	— O/H UTILITY LINE	—	—
—	— FENCE	—	—
—	— RIGHT OF WAY	—	—

MONUMENT DIMENSION ARE
OUTSIDE/OVERALL DIMENSIONS
ALL IPS ARE 5/8" REBAR
UNLESS OTHERWISE NOTED

100 YEAR FLOOD PLAIN AS SHOWN ON REPORT
BY NEWMAN ENGINEERING DATED 8-15-2000

N/F LEGACY MOUNTAIN PROPERTIES, LLC
DB 1302, pg 183
ZONING R-1

CALL TABLE		
Course	Bearing	Distance
1	N 42°08'31" E	7.34
2	N 71°32'58" E	24.01
3	N 43°38'24" E	21.76
4	N 50°22'28" E	12.63
5	S 22°51'29" E	31.85
6	S 23°59'48" E	27.70
7	N 89°16'00" E	29.46
8	S 74°59'34" E	28.03
9	N 80°01'19" E	18.54
10	S 84°04'40" E	12.05
11	S 71°44'14" E	28.05
12	S 60°09'46" E	21.39
13	S 8°11'31" E	26.66
14	S 78°46'06" E	39.72
15	S 78°49'23" E	36.67
16	N 80°56'52" E	13.22
17	N 80°56'52" E	25.07
18	N 55°22'58" E	41.38
19	S 82°06'32" E	21.82
20	N 46°10'58" E	32.00
21	N 72°17'46" E	33.29
22	N 63°13'45" E	48.96
23	N 69°09'35" E	45.21
24	N 67°51'09" E	33.63
25	S 21°36'09" E	33.54
26	S 38°22'49" E	113.96
27	S 31°46'55" E	149.85
28	S 81°05'05" E	75.22
29	S 61°36'53" E	190.35
30	S 10°06'26" W	87.70
31	S 20°00'06" W	113.71
32	S 62°14'12" E	133.96
33	S 05°27'14" W	17.65
34	S 77°28'02" W	89.58
35	N 84°27'04" W	29.57
36	S 29°27'48" W	101.92

CURVE TABLE				
Curve	Radius	Length	Chord	Chord Bear.
C1	300.18	51.78	51.77	N 13°37'39" W
C2	156.00	71.98	71.35	N 32°07'38" W
C3	156.00	155.20	149.32	N 23°56'22" W
C4	113.28	25.24	25.19	S 83°51'05" W
C5	880.00	81.60	81.57	N 87°06'28" W
C6	308.97	27.71	27.70	N 87°01'13" W
C7	145.26	65.06	64.51	S 77°34'48" W
C8	210.69	31.31	31.28	S 60°29'32" W
C9	210.69	6.38	6.38	S 55°22'00" W
C10	879.20	63.42	63.40	S 52°25'56" W
C11	170.00	56.66	56.40	S 59°54'52" W
C12	620.00	59.98	59.96	S 60°41'30" W

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.



Final Plat For:

The Georgian Highlands
Phase 5

LAND LOT(S) - 74, 75, 106, 107, & 111

DISTRICT - 5th SECTION - 2nd

CO - GILMER & PICKENS STATE - GEORGIA

DATE - DECEMBER 4, 2007

Chastain & Associates, P.C.

LAND SURVEYING and PLANNING

P.O. Box 1624 - Ellijay, Georgia 30540
Phone: (706) 276-7528

PLOT FILE: 205F10FP5

SHEET 5 OF 10

CURVE TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	620.00'	35.58'	35.59'	S 62°16'34" W
C2	2120.00'	120.13'	120.12'	S 59°00'31" W
C3	2120.00'	273.13'	272.94'	S 53°41'40" W
C4	2120.00'	56.23'	56.23'	S 49°14'58" W
C5	520.00'	20.54'	20.54'	S 47°21'09" W
C6	677.16'	64.21'	64.18'	S 48°58'14" W
C7	1181.25'	13.81'	13.81'	S 51°10'07" W
C8	1181.25'	29.91'	29.91'	S 50°15'30" W
C9	2236.46'	57.93'	57.93'	S 48°47'22" W
C10	280.00'	29.68'	29.66'	S 51°05'07" W
C11	130.00'	30.37'	30.30'	S 60°48'50" W
C12	200.00'	35.97'	35.92'	S 62°21'13" W
C13	200.00'	21.48'	21.47'	S 54°07'27" W
C14	309.22'	37.86'	37.83'	S 54°33'15" W
C15	75.00'	19.40'	19.34'	S 65°28'15" W
C16	302.84'	88.97'	88.47'	S 82°12'13" W
C17	320.00'	37.37'	37.35'	S 68°14'52" W
C18	120.00'	30.08'	30.08'	N 73°35'33" W
C19	150.00'	26.81'	26.76'	N 46°57'58" W

CALL TABLE

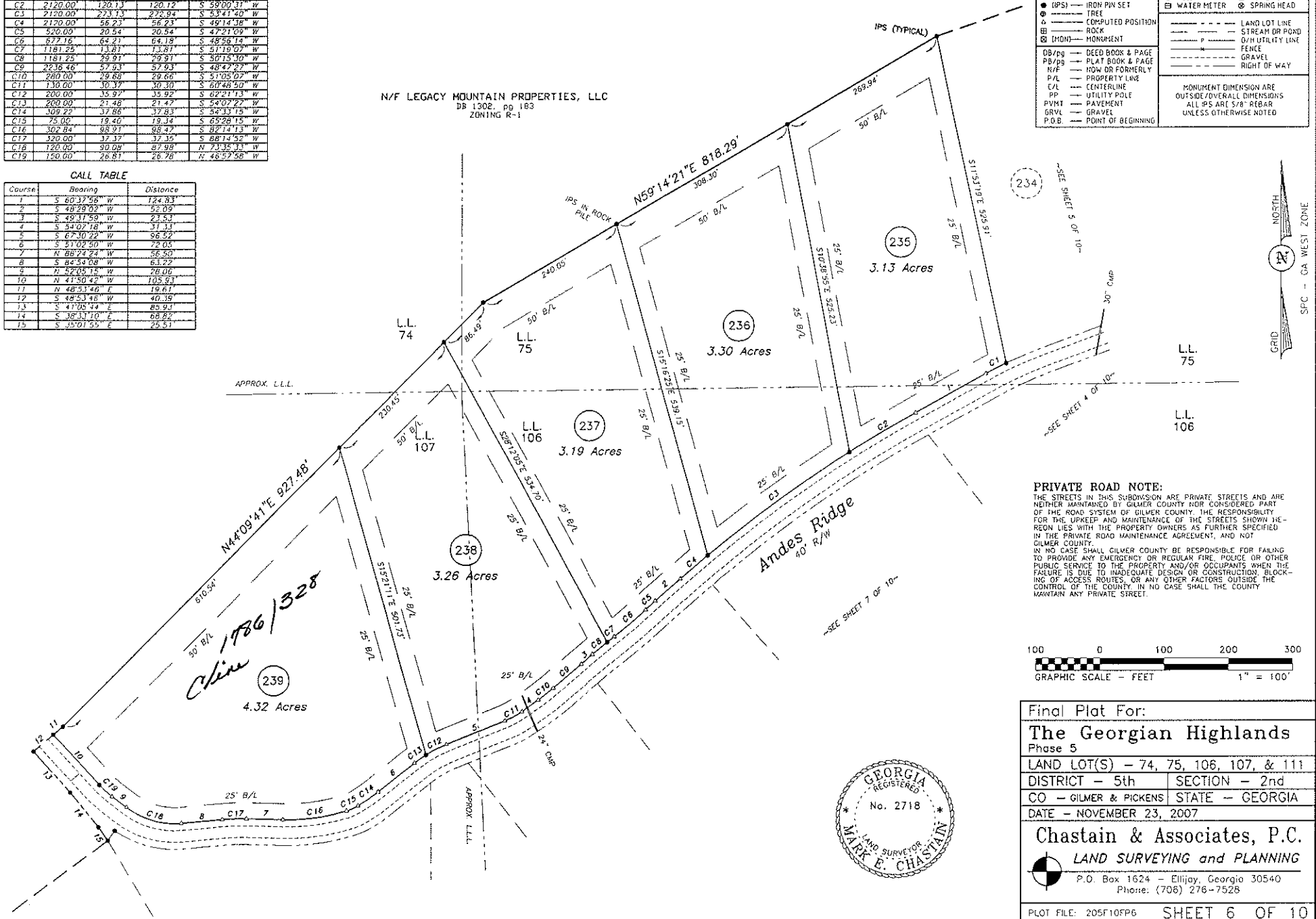
Course	Bearing	Distance
1	S 60°37'58" W	124.83'
2	S 48°29'03" W	52.09'
3	S 49°17'59" W	23.32'
4	S 34°07'18" W	31.11'
5	S 67°30'22" W	96.52'
6	S 51°02'50" W	72.05'
7	N 88°24'24" W	56.50'
8	S 84°54'08" W	63.22'
9	N 52°05'15" W	78.06'
10	N 41°50'42" W	105.83'
11	N 48°53'46" E	19.61'
12	S 48°53'46" W	40.39'
13	S 47°05'44" E	85.91'
14	S 38°31'10" E	68.82'
15	S 15°01'55" E	25.51'

N/F LEGACY MOUNTAIN PROPERTIES, LLC
DB 1302, pg 183
ZONING R-1

LEGEND

○ (IRB) — IRON PIN	XX FIRE HYDRANT	○ UTILITY VALVE
○ (OTPI) — OPEN TOP PIPE	□ UTILITY POLE	○ TELE PEDESTAL
○ (CTPI) — CRIMP TOP PIPE	○ WELL	□ POWER BOX
● (RPS) — IRON PIN SET	□ WATER METER	□ SPRING HEAD
△ — COMPUTED POSITION	— LAND LOT LINE	— STREAM OR POND
□ — ROCK	— O/H UTILITY LINE	— FENCE
□ (MON) — MONUMENT	— GRAVEL	— RIGHT OF WAY
DB/pg — DEED BOOK & PAGE		
PB/pg — PLAT BOOK & PAGE		
N/F — NOW OR FORMERLY		
P/L — PROPERTY LINE		
C/L — CENTERLINE		
PP — UTILITY POLE		
PVMT — PAVEMENT		
GRVL — GRAVEL		
P.O.B. — POINT OF BEGINNING		

MONUMENT DIMENSIONS ARE
OUTSIDE/OVERALL DIMENSIONS
ALL IPS ARE 5/8" REBAR
UNLESS OTHERWISE NOTED



Curve	Radius	Length	Chord	Chord Bear.
C1	210.00	55.52	55.36	N 70°37'25" E
C2	300.00	84.16	83.86	N 55°00'48" E
C3	240.00	44.42	44.35	N 41°40'12" E
C4	240.00	87.68	87.19	N 25°54'34" E
C5	200.00	128.92	128.90	N 13°35'55" E
C6	259.00	149.44	149.43	N 50°24'26" E
C7	130.00	87.73	88.07	S 71°36'32" E
C8	167.00	145.24	140.71	S 27°21'39" E
C9	350.00	26.10	25.95	S 03°47'03" W
C10	120.00	64.77	63.96	S 22°28'32" W
C11	160.00	51.67	51.36	S 31°20'15" W
C12	620.00	78.53	78.48	S 18°06'35" W
C13	375.00	106.93	106.57	S 06°18'42" W
C14	1520.00	115.31	115.28	S 04°01'50" E
C15	98.62	21.43	21.39	S 00°01'20" W
C16	420.00	133.67	133.11	S 15°21'56" W
C17	1820.00	70.95	70.94	S 89°10'22" W
C18	265.00	83.58	83.24	S 79°01'14" W
C19	55.00	10.17	10.15	S 75°16'48" W
C20	290.00	50.66	50.60	S 75°34'13" W
C21	290.00	16.55	16.55	S 68°55'52" W
C22	130.00	107.51	106.48	S 43°38'02" W
C23	112.89	28.76	28.68	S 12°38'22" W
C24	480.00	133.38	132.91	N 14°33'16" E
C25	138.62	30.13	30.07	N 00°01'20" E
C26	1480.00	112.27	112.22	N 04°01'50" W
C27	335.00	95.51	95.21	N 06°18'42" E
C28	580.00	73.42	73.42	N 12°08'35" E
C29	120.00	40.21	40.02	N 31°20'17" E
C30	160.00	86.36	85.31	N 28°28'32" E
C31	390.00	62.68	62.59	N 05°24'39" E
C32	140.00	12.03	12.03	S 30°15'36" W
C33	980.00	80.60	80.55	S 29°14'10" W
C34	160.00	63.17	62.76	S 20°01'46" W
C35	90.00	101.06	95.83	S 40°53'08" W
C36	140.00	23.93	23.02	S 57°55'26" W
C37	256.26	54.28	54.08	S 36°40'18" W
C38	310.00	143.57	143.29	S 1°19'44" W
C39	1220.00	81.62	81.80	S 01°51'22" W
C40	58.52	93.84	84.10	S 45°39'15" W

Course	Bearing	Distance
1	N 78°11'50" E	42.42
2	N 63°03'00" E	10.88
3	N 46°58'35" E	41.70
4	N 15°28'28" E	58.25
5	N 11°45'21" E	70.57
6	N 89°03'31" E	20.63
7	S 52°18'36" E	7.95
8	S 02°26'43" E	60.76
9	S 10°00'48" W	28.23
10	S 40°58'18" W	45.65
11	S 21°44'19" W	38.21
12	S 14°28'52" W	42.77
13	S 01°51'22" E	48.77
14	S 06°14'53" W	39.33
15	S 08°14'53" W	58.01
16	S 24°29'00" W	4.50
17	S 88°03'22" W	43.99
18	S 68°59'08" W	93.46
19	S 60°34'30" W	79.95
20	S 67°17'47" W	48.10

Course	Bearing	Distance
21	N 06°14'53" E	99.15
22	N 01°51'22" W	49.77
23	N 14°28'52" E	42.77
24	N 21°44'19" E	38.21
25	N 40°58'16" E	45.65
26	N 10°00'48" E	28.23
27	S 27°42'53" W	47.08
28	S 31°20'27" W	77.92
29	S 08°43'08" W	85.51
30	S 21°01'07" W	81.45
31	S 30°32'51" W	8.37
32	S 04°00'44" W	75.18
33	S 02°18'07" E	76.40
34	N 68°25'29" W	39.82

LEGEND

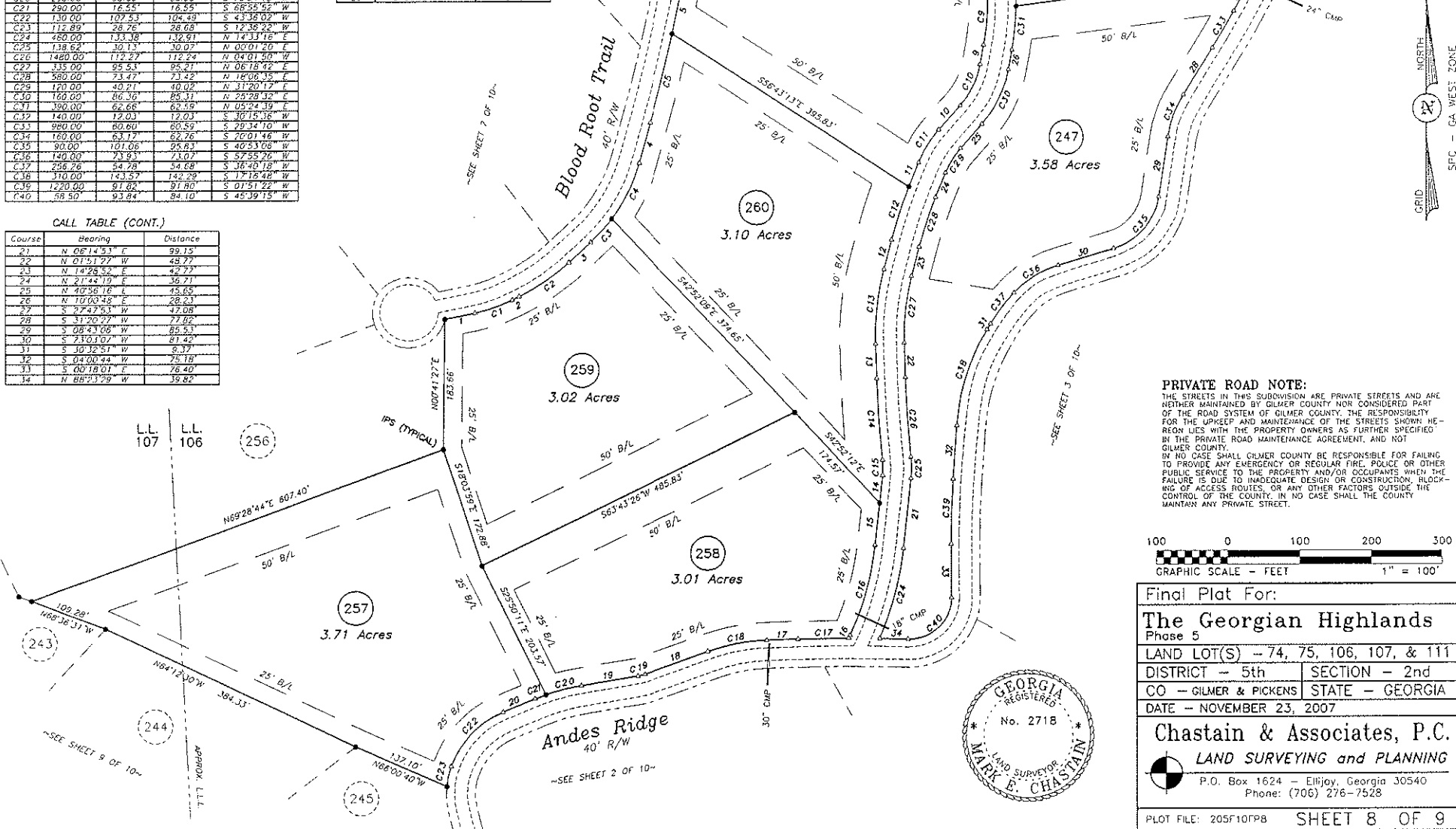
- (RBI) — IRON PIN
- ⊙ (OTPI) — OPEN TOP PIPE
- ⊙ (CTPI) — CRIMP TOP PIPE
- ⊙ (HPSI) — IRON PIN SET
- ⊙ — TREE
- ⊙ — COMPUTED POSITION
- ⊙ — ROCK
- ⊙ (MNON) — MONUMENT
- DB/99 — DEED BOOK & PAGE
- PD/99 — PLAT BOOK & PAGE
- N/P — NOW OR FORMERLY
- C/L — CENTERLINE
- PP — UTILITY POLE
- PVMT — PAVEMENT
- GRVL — GRAVEL
- P.O.B. — POINT OF BEGINNING
- ⊙ — FIRE HYDRANT
- ⊙ — TELE. PEDISTAL
- ⊙ — POWER BOX
- ⊙ — WATER METER
- ⊙ — UTILITY VALVE
- ⊙ — SPRING HEAD
- — — — — LAND LOT LINE
- — — — — STREAM OR POND
- — — — — FENCE
- — — — — GRAVEL
- — — — — RIGHT OF WAY

MONUMENT DIMENSION ARE
OUTSIDE/OVERALL DIMENSIONS
ALL IPS ARE 5/8" REBAR
UNLESS OTHERWISE NOTED

GRID

NORTH

SFC — GA WEST ZONE



PRIVATE ROAD NOTE:

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100 0 100 200 300

GRAPHIC SCALE — FEET 1" = 100'

Final Plat For:

The Georgian Highlands

Phase 5

LAND LOT(S) — 74, 75, 106, 107, & 111

DISTRICT — 5th SECTION — 2nd

CO — GILMER & PICKENS STATE — GEORGIA

DATE — NOVEMBER 23, 2007

Chastain & Associates, P.C.

LAND SURVEYING and PLANNING

P.O. Box 1624 — Ellijay, Georgia 30540

Phone: (706) 276-7528

PLOT FILE: 205F10P8 SHEET 8 OF 9

Andes
Ridge

3.25 Acres

3.25 Acres

3.28 Acres

(245)

3.64 Acres

N/F WILEY
DB 817, pg 37
ZDNING A-1

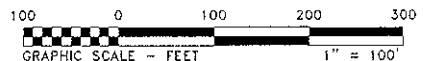
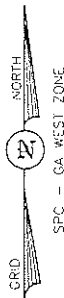


LEGEND			
○ (RB) —	IRON PIN	✱ FIRE HYDRANT	✱ UTILITY VALVE
○ (OP) —	OPEN TOP PIPE	○ UTILITY POLE	✱ TELE PEDESTAL
○ (CTP) —	CROWD TOP PIPE	○ WELL	✱ POWER BOX
○ (RHS) —	IRON PIN SET	✱ WATER METER	✱ SINKING HEAD
△ —	TREE		
△ —	COMPUTED POSITION	————	LAND LOT LINE
△ —	ROCK	————	STREAM OR POND
△ (MON) —	MONUMENT	———— P —	D/UTILITY LINE
		———— FENCE	
DB/PG —	DEED BOOK & PAGE	———— GRAVEL	
PB/PG —	PLAT BOOK & PAGE	———— RIGHT OF WAY	
N/F —	NEW OR FORMERLY		
P/L —	PROPERTY LINE		
C/L —	CENTERLINE		
UT/P —	UTILITY POLE		
P/VT —	PAVEMENT		
GRVL —	GRAVEL		
P.O.B —	POINT OF BEGINNING		

MONUMENT DIMENSION ARE
OVERALL/ OVERALL DIMENSIONS
ALL IPS ARE 5/8" REBAR
UNLESS OTHERWISE NOTED

PRIVATE ROAD RULES: THE STREETS AND SUBDIVISIONS ARE PRIVATE STREETS AND ARE NOT MAINTAINED BY GILMER COUNTY NOR CONSIDERED PART OF THE ROAD SYSTEM OF GILMER COUNTY. THE RESPONSIBILITY FOR THE UPRKEEP 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.

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Final Plat For:

The Georgian Highlands
Phase 5

LAND LOT(S) - 74, 75, 106, 107, & 111

DISTRICT - 5th	SECTION - 2nd
----------------	---------------

CO -- GILMER & PICKENS	STATE -- GEORGIA
DATE -- NOVEMBER 23, 2007	

Chastain & Associates, P.C.

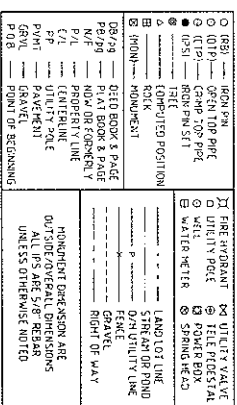
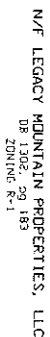
 LAND SURVEYING and PLANNING

P.O. Box 1624 - Ellijay, Georgia 30540
Phone: (706) 276-7528

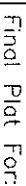
PLOT FILE: 205F10FP9 SHEET 9 OF 10

DB : 302. pg 183
ZDNING R-1

Country	Ranking	Distance
1	5' 42.01.12 W	30.52
2	5' 45.12.76 W	5.00
3	N 46.14.56 W	60.00
4	N 47.12.58 W	81.33
5	N 48.01.13 W	31.65
6	N 48.23.22 E	50.14
7	N 48.52.00 W	69.42
8	N 49.15.19 W	34.13
9	N 49.15.19 W	34.13
10	N 49.15.19 W	34.13
11	N 49.15.19 W	34.13
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13	N 49.15.19 W	34.13
14	N 49.15.19 W	34.13
15	N 49.15.19 W	34.13
16	N 49.15.19 W	34.13
17	N 49.15.19 W	34.13
18	N 49.15.19 W	34.13
19	N 49.15.19 W	34.13
20	N 49.15.19 W	34.13
21	N 49.15.19 W	34.13
22	N 49.15.19 W	34.13
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27	N 49.15.19 W	34.13
28	N 49.15.19 W	34.13
29	N 49.15.19 W	34.13
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100	N 49.15.19 W	34.13
101	N 49.15.19 W	34.13
102	N 49.15.19 W	34.13
103	N 49.15.19 W	34.13



3.29 Acres



67

210

11

PLOT FILE 205F12FFA10 SHEET 10 OF 10