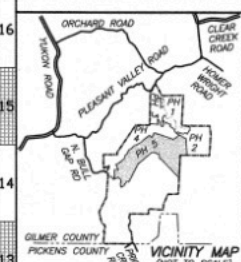


LAND LOTS 256, 284, 285, 286, 291, 292, & 322 12th DISTRICT, 2nd SECTION GILMER COUNTY, GEORGIA DATE: DECEMBER 16, 2021

REVISIONS: DATE COMMENT



AGRICULTURE NOTICE GILMER COUNTY HAS AN ACTIVE AGRICULTURAL SECTOR...

LEGEND table with symbols for various features like easements, utility lines, and property boundaries.

DISCLOSURE & NOTICE This drawing and any findings does not constitute a title or legal opinion...

PREPARED BY CHASTAIN & ASSOCIATES, P.C. SURVEYING-PLANNING-CONSULTING

COVERING DIXIE LIKE THE DEW CHASTAINASSOCIATES.COM (706)276-7528 (770)889-1770

eFiled & eRecorded DATE: 2/1/2022 TIME: 2:40 PM PLAT BOOK: 00068 PAGE: 00261 RECORDING FEES: \$10.00 PARTICIPANT ID: 7951616 24,2919157511 CLERK: Amy Johnson Gilmer County, GA NOTE: A.LOERA

GEORGIA SURVEY DATA A. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS CLOSURE PRECISION OF ONE FOOT IN 100,000 FEET...

CERTIFICATE OF PRIVATE WATER SYSTEM THE DRINKING WATER SUPPLY FOR THIS DEVELOPMENT IS A PRIVATE SYSTEM PERMITTED BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES...

CERTIFICATION THAT PUBLIC WATER IS NOT AVAILABLE TO THIS S/D. ELLIYAU-GILMER CO WSA GARY HEVLY, DIRECTOR 1023 PROGRESS ROAD ELLIYAU, GA 30540

FLOOD STATEMENT: THIS PROPERTY IS DEPICTED AS PARITY LOCATED IN A SPECIAL FLOOD HAZARD AREA BY CHANGING INTERPRETATION OF FLOOD INSURANCE RATE MAP (F.I.R.M.) 13123C030000 DATED: 4/3/2012

GEORGIA SURVEYOR CERTIFICATION O.C.G.A. 15-6-60(c)(3)(A)(i) (APPROVAL NEEDED) As required by subsection (d) of O.C.G.A. Section 15-6-67...

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 DUPLICATED ON THE GROUND...



PROPERTY OWNERS ASSOCIATION I HAVE REVIEWED THE LEGAL DOCUMENTS CREATING THE PROPERTY OWNERS ASSOCIATION FOR THE NOTED DEVELOPMENT AND HAVE FOUND THE ASSOCIATION IS DULY CREATED AND COVENANTS, CONDITIONS AND RESTRICTIONS APPLYING TO THE PROPERTY APPEAR SUFFICIENT TO ASSURE CONTINUED MAINTENANCE OF COMMONLY OWNED PROPERTY AND IMPROVEMENTS IN THE DEVELOPMENT

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.

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.

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.

TAX ASSESSOR I HAVE REVIEWED THE FINAL PLAT FOR INCORPORATION INTO THE TAX MAP. CHIEF APPRAISER OR DEPUTY: [Signature] DATE: 1/18/22

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.

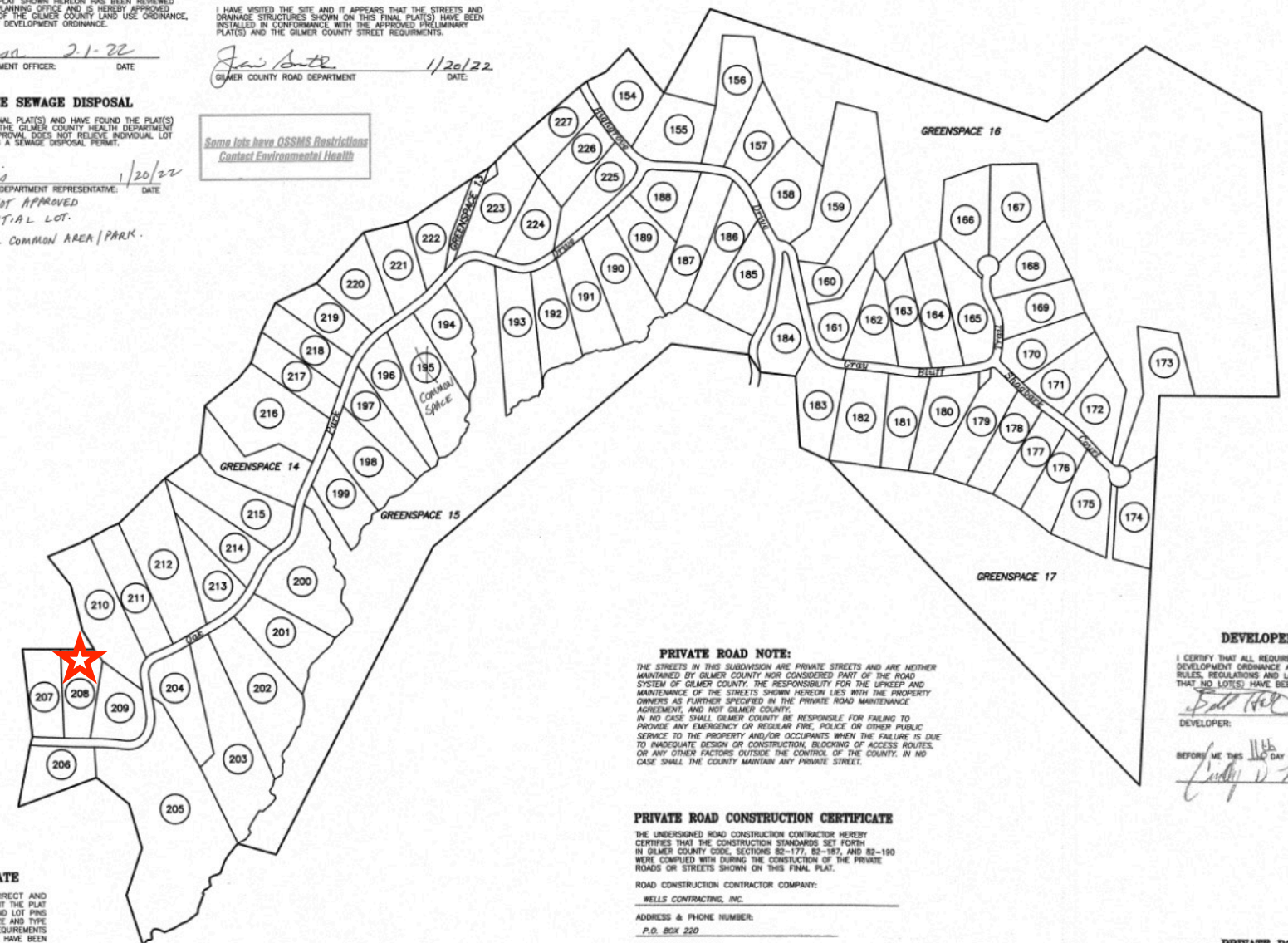
Some lots have OSSMS Restrictions Contact Environmental Health

STREET TABLE table with columns: NAME, LENGTH, CLASS. Includes Highgrove Drive, Oak Park Drive, Gray Bluff Trail, and Agricorck County Road.

SETBACK TABLE table with columns: FRONT (FROM R/W), REAR, SIDE. Values are 25', 40', and 20' respectively.

GREEN SPACE DEVELOPMENT TABLE table with columns: Ph 5 Acreage, Greenspace, Cumulative Greenspace, % Greenspace. Values include 258.37, 22.15, 280.52, 234.40, and 33.6%.

FINAL PLAT NOTES: 1. PROPERTY CONSISTS OF PORTIONS OF PARCELS 3101 025 AND 3102 003. 2. PROPERTY OWNER: HIGH COUNTRY OF YUKON, LLC 1851 OLD HWY 76 BLUE RIDGE, GA 30513 STACY ROGERS 706-889-6819



THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE FOLLOWING DISTRICTS: YES/NO table for Mountain Protection District, Wetlands Protection District, Coosawattee River Corridor Protection District, Coosawattee River Water Supply Watershed District, Carcay River Water Supply Watershed District, and Elliyau River Water Supply Watershed District.

PRIVATE ROAD NOTE: THE STREETS IN THIS SUBDIVISION ARE PRIVATE STREETS AND ARE HEREBY MAINTAINED BY GILMER COUNTY NOR CONSIDERED PART OF THE ROAD SYSTEM OF GILMER COUNTY.

PRIVATE ROAD CONSTRUCTION CERTIFICATE THE UNDERSIGNED ROAD CONSTRUCTION CONTRACTOR HEREBY CERTIFIES THAT THE CONSTRUCTION STANDARDS SET FORTH IN GILMER COUNTY CODE, SECTIONS 82-177, 82-180, AND 82-190 WERE COMPLIED WITH DURING THE CONSTRUCTION OF THE PRIVATE ROADS OR STREETS SHOWN ON THIS FINAL PLAT.

ROAD CONSTRUCTION CONTRACTOR COMPANY: WELLS CONTRACTING, INC. ADDRESS & PHONE NUMBER: P.O. BOX 220 MURPHY, NC 28906 (800) 837-3454

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.

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 UNLESS ALL THE REQUIREMENTS ARE MET.

DEVELOPER: [Signature] DATE: 12/16/21

