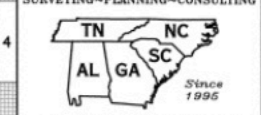


Table with 2 columns: Symbol and Description. Includes symbols for iron pin found, utility pole, concrete monument, etc., and their corresponding descriptions.

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

DISCLOSURE & NOTICE  
This drawing and any findings does not constitute a title or legal opinion by Chastain & Associates, P.C. Any provided certification is a statement based on facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied. Other documents or conditions may exist that would affect this property. As a unique pictorial and graphic professional work, this survey is subject to the Copyright laws of the United States. The latest date of field survey work is the date applicable to provisions of Statutes of Liability. No certification or liability is extended to any party not named hereon. Subsurface matters not certified unless excavated.

IN GOD WE TRUST  
PREPARED BY  
CHASTAIN & ASSOCIATES, P.C.  
SURVEYING-PLANNING-CONSULTING



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(706)276-7528 (770)889-1770  
email: INFO@CHASTAINASSOCIATES.COM

288 N. Main St., Ellijay, GA 30540  
GEORGIA CERTIFICATE OF AUTH. LSP000781  
TENNESSEE PROFESSIONAL REG. NO. 1937  
NORTH CAROLINA LAND SURVEYING FIRM C-3198  
ALABAMA AND SURVEYING FIRM C-852-L5  
SOUTH CAROLINA SURVEYING FIRM COA NO. 5205

**SOLD SOLD SOLD**

LAURELS OF BLUE RIDGE

TOTAL AREA = 58.89 ACRES  
NUMBER OF LOTS = 55  
MINIMUM LOT SIZE = 0.75 ACRE  
ALL LOTS WILL BE SERVICED BY INDIVIDUAL SEWAGE SYSTEMS  
LOTS WILL BE SERVED BY FANNIN COUNTY WATER AUTHORITY

OWNER/DEVELOPER  
Mountain Laurel Ridge  
Holdings, LLC  
1851 Old Hwy 76  
Blue Ridge, GA 30513

24 HR. CONTACT  
Bill Holt  
(706) 897-3664 CELL  
bholt@billholtgm.com

APPROVED  
FANNIN COUNTY LAND  
DEVELOPMENT OFFICE  
*Marie Woody*  
04-19-2022  
DATE  
FOR RECORDING ONLY.  
DOES NOT GUARANTEE  
A BUILDABLE LOT.

Final Plat Approval  
I hereby certify that the final subdivision plat shown hereon has been properly reviewed and approved as evidenced by the signed certificates. I hereby certify that all of the applicable requirements as determined by the undersigned of the Fannin County Subdivision Standards have been met and the plat is hereby approved for recording in the Office of the Clerk of Superior Court in Fannin County.  
*Marie Woody* 4-19-2022  
Fannin County Development Officer Date

Type: PLAT  
Kind: GENERIC MAPS AND PLATS  
Recorded: 4/20/2022 4:09:00 PM  
Fee Amt: \$10.00 Page 1 of 1  
Fannin Co. Clerk of Superior Court  
DANA CHASTAIN Clerk of Courts  
Participant ID(s): 7951616124,  
2919157511  
BK F361 PG 5

THE SPACE ABOVE IS RESERVED FOR THE CLERK OF SUPERIOR COURT FOR RECORDING DATA  
NOT VALID FOR RECORDING UNLESS SIGNED AND DATED BY FANNIN COUNTY LAND DEVELOPMENT

GEORGIA SURVEY DATA  
A. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS CLOSURE PRECISION OF ONE FOOT IN 33,827 FEET, AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.  
B. THE PERIMETER OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 379,904 FEET.  
C. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USE OF A TOPCON OM-52 TOTAL STATION.  
D. DATE(S) OF FIELD SURVEY:  
BOUNDARY - FEB-MARCH 2021  
SUBDIVISION FEB-MARCH 2022  
E. OWNER INFORMATION AT TIME OF SURVEY:  
OWNER MOUNTAIN LAUREL RIDGE HOLDINGS, LLC  
SOURCE OF TITLE: DB 1434, pg 236  
TAX PARCEL: #0030-161

Certificate Of Approval Of Property Owners Association  
I hereby certify that I have reviewed the legal document establishing responsibility for the maintenance of the roads and common areas in the named subdivision and have found that the covenants, conditions and restrictions are sufficient to ensure the continued maintenance of the commonly owned property, the roads and improvements in the named subdivision. Solid judgments are recorded in deed book \_\_\_\_\_ page \_\_\_\_\_ in the Office of the Clerk of the Superior Court for  
*Diana Doss* 4/20/2022  
Fannin County Attorney Date

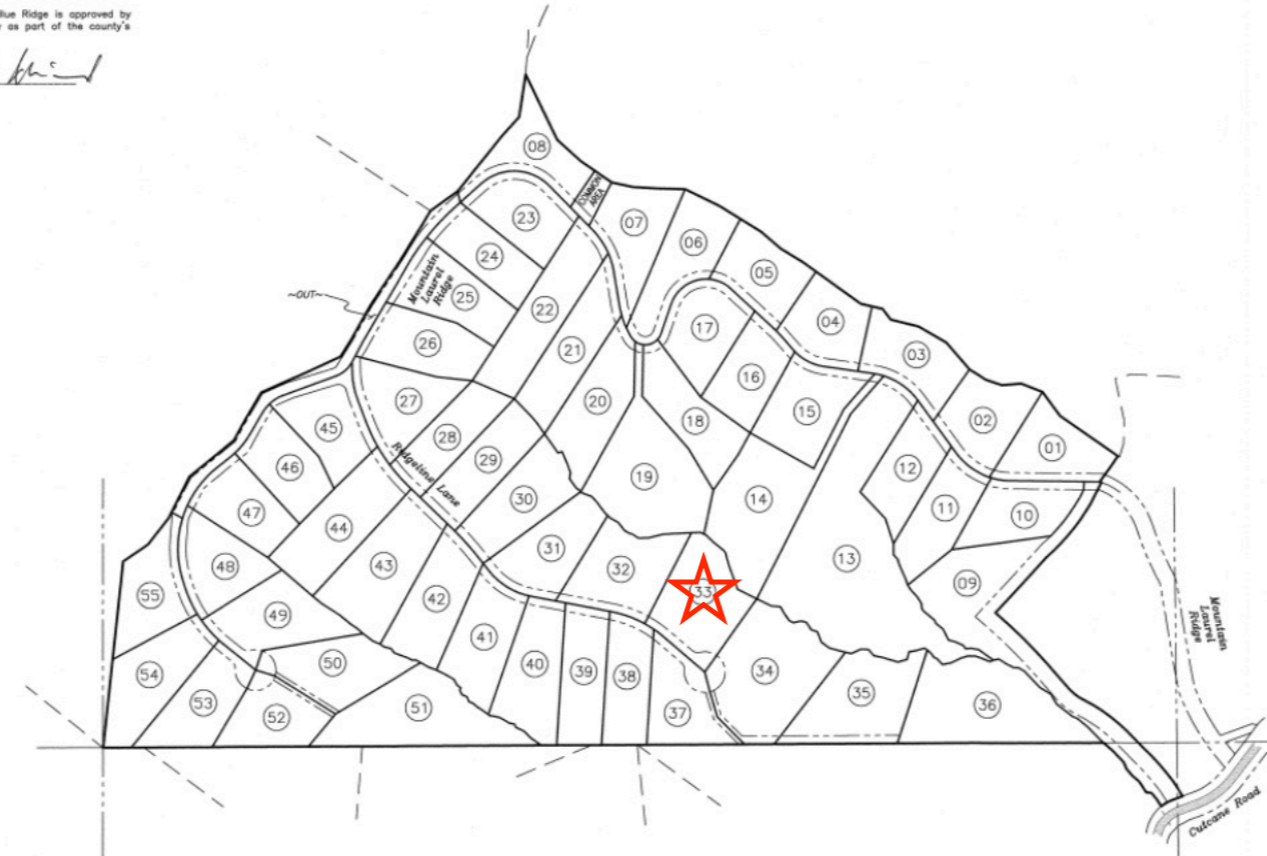
Certificate of County Health Department  
This plat has been preliminarily approved by the Fannin County Health Department for subsurface sewage disposal barring any unseen complications such as rock, steep slopes, or underground water sources (wet weather springs, high water table, etc.) Each lot owner shall apply for a permit and final approval of the Health Department before beginning construction. This shall include approval of house (size and location), driveway, water and gas lines, well, and any other construction that could affect the placement or the function of the subsurface sewage disposal system. Construction shall also mean any disturbing of the ground surface such as cutting and filling. Each lot shown hereon, unless otherwise noted, is TENTATIVELY suitable for subsurface sewage disposal. Before the initiation of construction, plans for the location of the house or other structures and the sewage disposal system shall be submitted to, and approved by, the Fannin County Health Department. The signing of this plat does NOT guarantee approval of the subsurface sewage disposal system on each parcel. This certificate does NOT imply a blanket approval for every lot.  
*Mark E. Chastain* 4-15-2022  
Health Officer, Fannin Co. Health Dept. Date

NOTES REGARDING HEALTH DEPARTMENT APPROVAL  
1. ADDITIONAL INFORMATION, REQUIREMENTS, AND RESTRICTIONS MAY BE STATED ON FINAL APPROVAL LETTER ISSUED BY FANNIN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

Final Road Certificate  
I hereby certify that the streets and drainage structures shown on this plat and listed as follows:  
MOUNTAIN LAUREL RIDGE AND RIDGELINE LANE  
Have been installed in an acceptable manner and conform to the Fannin County Subdivision Standards.  
*James V. Hensley* 4-19-2022  
Chairman, Fannin County Board of Commissioners Date

Final Engineering Certificate  
I hereby certify that this plat is true and correct and contains sufficient engineering information to permit the plat to be duplicated on the ground. All monuments shown hereon actually exist and their location, size, and type are correctly shown. I further certify that all engineering requirements of the Fannin County Subdivision Standards have been complied with, road widths and slopes excepted, see road certificate above.  
*Mark E. Chastain* Georgia RLS# 2718 3/15/2022

Certificate Of Approval Of Water System  
The water system in Laurels of Blue Ridge is approved by the Fannin County Water Authority as part of the county's water distribution system.  
Date: 4-18-22  
System Engineer: *[Signature]*  
Fannin County Water Authority



FLOOD STATEMENT:  
THIS PROPERTY IS DEPICTED AS PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GRAPHICAL INTERPRETATION OF FLOOD INSURANCE RATE MAP (F.I.R.M.) 13111C0067E DATED: 9/17/2010  
THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATION OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. CHASTAIN & ASSOCIATES, P.C. ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

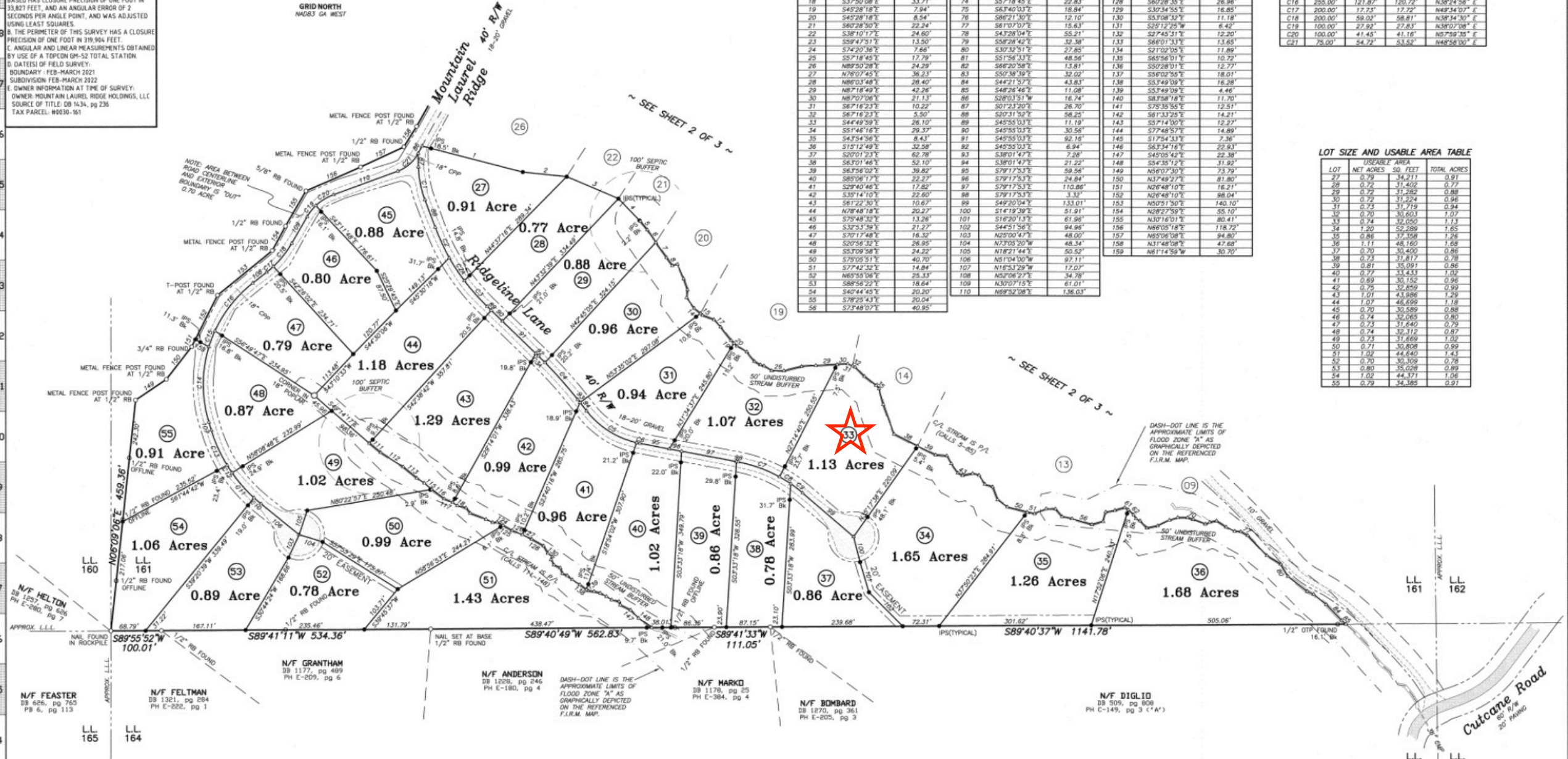
NOTES:  
1. FANNIN COUNTY SHALL NOT BE RESPONSIBLE FOR THE FAILURE TO DELIVER PUBLIC SAFETY TO ANY PROPERTY ABOVE THIS EXCESSIVE SLOPE, ESPECIALLY, BUT NOT EXCLUSIVE OF FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES. THIS NOTICE SHALL BE PLACED ON BOTH THE FINAL PLAT AND DEED.  
2. ALL ROADS WITHIN THIS DEVELOPMENT ARE TO BE PRIVATELY MAINTAINED.

BUILDING SETBACKS  
FRONT - 35'  
SIDE - 15'  
REAR - 15'

**SOLD SOLD SOLD**

Type: PLAT  
Kind: GENERAL MAPS AND PLATS  
Recorded: 4/20/2022 4:09:00 PM  
Fee Amt: \$10.00 Page 1 of 1  
Fannin Co. Clerk of Superior Court  
DANA CHASTAIN Clerk of Courts  
Participant ID(s): 795161624,  
2919157511  
BK F361 PG 7

THE SPACE ABOVE IS RESERVED FOR THE CLERK OF SUPERIOR COURT FOR RECORDING DATA  
**GEORGIA SURVEY DATA**  
A. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS CLOSURE PRECISION OF ONE FOOT IN 33,827 FEET, AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.  
B. THE PERIMETER OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 319,904 FEET.  
C. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USE OF A TOPCON GM-52 TOTAL STATION.  
D. DATE(S) OF FIELD SURVEY:  
BOUNDARY - FEB-MARCH 2021  
SUBDIVISION - FEB-MARCH 2022  
E. OWNER INFORMATION AT TIME OF SURVEY:  
OWNER: MOUNTAIN LAUREL RIDGE HOLDINGS, LLC  
SURVEY OF TITLE: DB 1434, pg 236  
TAX PARCEL: 0030-161



CALL TABLE		CALL TABLE		CALL TABLE	
Course	Bearing	Distance	Course	Bearing	Distance
1	S79°26'51"E	204.38'	57	N74°48'30"E	22.94'
2	S83°57'57"E	87.64'	58	N15°15'21"E	19.51'
3	S66°49'18"E	111.59'	59	N79°35'08"E	18.44'
4	S43°54'40"E	62.45'	60	N73°45'34"E	20.58'
5	S39°39'11"E	21.70'	61	S56°58'32"E	8.38'
6	S34°16'19"E	30.04'	62	S47°16'07"E	14.32'
7	S32°25'14"E	36.90'	63	S31°22'52"E	9.22'
8	S35°36'53"E	19.37'	64	S64°26'43"E	9.06'
9	N75°57'55"E	10.52'	65	S42°57'14"E	19.80'
10	S23°16'40"E	31.51'	66	N77°57'14"E	21.86'
11	S19°23'38"E	23.30'	67	N64°15'32"E	25.87'
12	S07°03'07"W	15.67'	68	N72°26'07"E	17.41'
13	S33°38'30"E	25.94'	69	S89°08'35"E	15.15'
14	S49°42'17"E	15.97'	70	S71°32'14"E	11.88'
15	S49°42'17"E	5.62'	71	S69°36'38"E	25.63'
16	S69°10'39"E	23.95'	72	N67°37'52"E	9.59'
17	S43°04'12"E	19.89'	73	N78°05'21"E	13.61'
18	S37°50'08"E	33.71'	74	S57°18'45"E	22.83'
19	S45°28'18"E	7.94'	75	S63°40'03"E	18.84'
20	S45°28'18"E	8.54'	76	S86°21'30"E	12.10'
21	S60°28'50"E	22.24'	77	S61°07'07"E	15.63'
22	S38°10'17"E	24.60'	78	S43°28'04"E	55.21'
23	S59°47'51"E	13.50'	79	S58°28'42"E	32.38'
24	S74°20'36"E	7.66'	80	S32°32'51"W	27.85'
25	S57°18'49"E	17.79'	81	S51°56'13"E	48.56'
26	N89°50'28"E	24.29'	82	S66°20'58"E	13.81'
27	N76°07'45"E	36.23'	83	S50°38'39"E	32.02'
28	N86°03'48"E	28.40'	84	S44°21'57"E	43.83'
29	N87°18'49"E	42.26'	85	S48°26'48"E	11.08'
30	N87°02'06"E	21.13'	86	S32°32'51"W	16.74'
31	S67°16'23"E	10.22'	87	S01°23'00"E	26.70'
32	S67°16'23"E	5.50'	88	S20°31'52"E	58.25'
33	S44°49'39"E	26.10'	89	S45°55'03"E	11.19'
34	S57°46'16"E	29.37'	90	S45°55'03"E	30.56'
35	S43°54'36"E	8.43'	91	S45°55'03"E	92.16'
36	S15°12'48"E	22.58'	92	S45°55'03"E	6.94'
37	S20°01'23"E	62.78'	93	S38°01'47"E	7.28'
38	S63°01'46"E	52.10'	94	S38°01'47"E	21.22'
39	S67°56'02"E	39.82'	95	S79°17'53"E	59.56'
40	S85°06'17"E	22.27'	96	S79°17'53"E	24.84'
41	S29°40'46"E	17.82'	97	S79°17'53"E	110.86'
42	S38°14'10"E	22.60'	98	S79°17'53"E	3.32'
43	S61°22'30"E	10.67'	99	S49°20'04"E	133.01'
44	N78°48'18"E	20.27'	100	S14°19'39"E	51.91'
45	S79°48'32"E	13.26'	101	S16°20'13"E	61.96'
46	S32°53'39"E	21.27'	102	S44°51'56"E	94.96'
47	S70°17'48"E	16.32'	103	N23°00'47"E	48.00'
48	S25°56'52"E	26.85'	104	N73°02'30"W	48.54'
49	S57°09'58"E	24.22'	105	N18°21'44"E	50.52'
50	S75°05'51"E	40.70'	106	N51°04'00"W	97.11'
51	S77°42'32"E	14.84'	107	N16°53'29"W	17.07'
52	N65°55'06"E	25.33'	108	N52°06'27"E	34.78'
53	S88°56'22"E	18.64'	109	N30°07'15"E	61.01'
54	S44°44'44"E	20.20'	110	N69°52'08"E	136.03'
55	S78°25'43"E	20.04'			
56	S73°48'07"E	40.95'			

CURVE CALL TABLE			
Curve	Radius	Length	Chord
C1	200.00'	66.82'	68.51'
C2	425.00'	66.77'	66.70'
C3	425.00'	54.14'	54.10'
C4	425.00'	68.64'	68.57'
C5	850.00'	18.70'	18.70'
C6	850.00'	98.31'	98.26'
C7	175.00'	119.50'	117.19'
C8	175.00'	66.13'	66.00'
C9	275.00'	87.63'	87.26'
C10	300.00'	26.02'	26.01'
C11	300.00'	30.16'	30.15'
C12	300.00'	18.56'	18.56'
C13	300.00'	66.13'	66.00'
C14	300.00'	17.95'	17.95'
C15	300.00'	76.09'	76.09'
C16	255.00'	151.31'	149.10'
C17	255.00'	33.90'	33.88'
C18	255.00'	121.87'	120.72'
C19	200.00'	59.02'	58.81'
C20	100.00'	27.92'	27.83'
C21	100.00'	41.45'	41.16'
C22	75.00'	54.72'	53.52'

LOT SIZE AND USABLE AREA TABLE		
LOT	NET ACRES	TOTAL ACRES
27	0.79	34.211
28	0.72	31.402
29	0.72	31.282
30	0.72	31.224
31	0.73	31.719
32	0.70	30.603
33	0.74	32.050
34	1.20	52.289
35	0.86	37.158
36	1.11	48.160
37	0.70	30.400
38	0.73	31.817
39	0.81	35.091
40	0.77	34.599
41	0.69	30.152
42	0.75	32.859
43	1.01	43.986
44	1.07	46.599
45	0.70	30.589
46	0.74	32.065
47	0.73	31.840
48	0.74	32.173
49	0.73	31.669
50	0.71	30.808
51	1.02	44.640
52	1.20	52.309
53	0.80	35.569
54	1.02	44.371
55	0.79	34.385

Laurels of Blue Ridge

LAND LOTS 161, 163 & 164  
8th DISTRICT, 2nd SECTION  
FANNIN COUNTY, GEORGIA

DATE: MARCH 15, 2022

REVISIONS:  
DATE COMMENT

**GEORGIA SURVEYOR CERTIFICATION**  
O.C.G.A. 15-6-67(c)(3)(A) (APPROVAL NEEDED)  
As required by subsection 161 of O.C.G.A. Section 15-6-61, 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 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.

MARK E. CHASTAIN, RLS No. 2718 DATE: 3-14-2022

MARK E. CHASTAIN, RLS No. 2718 DATE: 3-14-2022



**LEGEND**  
 ● IRON PIN FOUND  
 ○ UNGRADED PAVEMENT  
 □ ROCK  
 ■ CONCRETE MONUMENT  
 ○ OPEN TOP PIPE  
 ○ CROP TOP PIPE  
 ○ POINT OF BEGINNING  
 ○ RIGHT OF WAY  
 ○ PROPERTY LINE  
 ○ CENTERLINE  
 ○ NEW OR FORMERLY  
 ○ DEED BOOK/PAGE  
 ○ PLAT BOOK/PAGE  
 ○ UTILITY POLE  
 ○ LAND LOT  
 ○ BENCHMARK  
 ○ CORRUGATED METAL PIPE  
 ○ CONCRETE  
 ○ GRAVEL  
 ○ POWER BOX  
 ○ UTILITY POLE  
 ○ WATER METER  
 ○ WATER VALVE  
 ○ GAS METER  
 ○ GAS VALVE  
 ○ PROPERTY LINE  
 ○ LAND LOT LINE  
 ○ RIGHT OF WAY  
 ○ D/U POWER  
 ○ D/U TELEPHONE  
 ○ D/U CABLE  
 ○ STREAM OR ROAD  
 ○ US GAS LINE  
 ○ US POWER  
 ○ SEWER LINE  
 ○ WATER LINE  
 ○ STORM LINE  
 ○ R/R TRACKS  
 ○ EXIST. CONTOUR  
 ○ PROP. CONTOUR  
 ○ FENCE  
 ○ FLOOD HAZARD

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**IN GOD WE TRUST**

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



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288 N. Main St., Ellijay, GA 30540  
GEORGIA CERTIFICATE OF AUTH. LSP000781  
TENNESSEE PROFESSIONAL REG. No. 19337  
ALABAMA LAND SURVEYING FIRM CA-852-LS  
SOUTH CAROLINA SURVEYING FIRM CDR No. 5355

50 0 100 200  
GRAPHIC SCALE - 1" = 100'  
SHEET 3 OF 3  
FILE: 221822-FP3