

HEATH DEPARTMENT NOTES:
 1) WATER WILL BE SUPPLIED BY CONNECTION TO THE CITY OF ELBERTON SYSTEM.
 2) THERE WERE NO APPARENT WELLS LOCATED WITHIN 100' OF THE BOUNDARY OF THE SUBDIVISION.
 3) TO THE BEST OF THE DEVELOPER'S KNOWLEDGE, THERE ARE NO EXISTING TRASH PITS OR BURIED TRASH WITHIN THE BOUNDARIES OF THE SUBDIVISION.
 4) LEGEND:
 A) SHAD. "SITE PLAN HEALTH DEPARTMENT" - A SITE PLAN WILL BE REQUIRED AT TIME OF PERMIT APPLICATION.
 B) DRIP - A DRIP EMITTER SYSTEM WILL BE REQUIRED ON THIS LOT.
 C) DRIP REPAIR - THE REPAIR SYSTEM FOR THIS LOT MAY BE A DRIP EMITTER SYSTEM.
 D) H.P. = HOUSE LOCATION PLAN WAS BASED UPON TYPICAL 3 OF 4 BEDROOM HOMES W/ AVERAGE APPOINTANCES. ADDITIONAL INFORMATION MAY BE REQUIRED FOR PERMITTING LARGER HOMES.
 E) ALL LOTS HAVE A MINIMUM OF 0.5 ACRES OF USABLE SOIL PER LOT.

1) No portion of the subdivision lies in a groundwater recharge area, pursuant to the Rules of the Georgia Department of Natural Resources, Environmental Protection Division, Chapter 391-3-16.01 (or defined as low, medium, or high susceptibility.)
 2) There are no perennial streams within or impacted by the subdivision that are upstream of a water supply reservoir, pursuant to the Rules of the Georgia Department of Natural Resources, Environmental Protection Division, Chapter 391-3-16.02 (or required 150 foot buffer is shown within 7 mile radius or 75 foot buffer if greater than 7 mile radius).
 W. SLATE BAUKNIGHT, GA R.L.S. #2534

The lots have been reviewed by the Elbert 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 ___ day of _____, 2007.
 By _____
 Title _____
 (HEALTH DEPARTMENT REVIEW BASED ON SOIL PROPERTIES SUBMITTED BY PHILLIPS TECHNICAL SERVICES, INC.)

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SURVEY NOTES:
 1) IPS (1/2" REBAR) AT ALL CORNERS UNLESS OTHERWISE NOTED.
 2) SETBACKS: (SEE LOTS #30 & 31 FOR TYPICALS.)
 - FRONT SETBACK = 40' FROM R/W.
 - SIDE SETBACK = 10' FROM P/L.
 - REAR SETBACK: NONE (ADJACENT TO U.S.A. BOUNDARY.)

COURSE	BEARING	DISTANCE
L1	N 55°57'55"E	101.35'
L2	S 64°30'30"W	83.32'
L3	N 86°22'20"E	183.20'
L4	S 86°22'20"E	5.91'
L5	S 86°22'20"E	100.00'
L6	S 86°22'20"E	77.29'
L7	N 64°30'30"E	86.91'
L8	N 63°04'05"E	185.51'
L9	N 63°04'05"E	103.40'
L10	N 63°04'05"E	115.95'
L11	N 63°04'05"E	129.20'
L12	N 63°04'05"E	98.99'
L13	S 63°04'05"W	6.36'
L14	S 63°04'05"W	90.00'
L15	S 63°04'05"W	118.32'
L16	S 63°04'05"W	119.11'
L17	S 63°04'05"W	104.34'
L18	S 63°04'05"W	124.38'
L19	S 63°04'05"W	100.00'
L20	S 63°04'05"W	181.28'
L21	S 63°04'05"W	107.35'
L22	S 55°57'55"E	

NOTES:
 1) SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 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) NOTE: PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS & RIGHTS OF WAY OF RECORD.

BOARD OF COMMISSIONERS CERTIFICATION
 I HEREBY CERTIFY THAT THE SUB-DIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUB-DIVISION REGULATIONS OF ELBERT COUNTY, GEORGIA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE ELBERT COUNTY COMMISSION FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF ELBERT COUNTY, GEORGIA.
 SIGNATURE _____ DATE _____

CALL TABLE - LOTS #42 & 43

COURSE	BEARING	DISTANCE
L1	N 10°44'40"W	143.84'
L2	N 30°35'30"W	174.64'



LEGEND:
 ○ = POINT ONLY
 ● = IRON PIN SET
 ● = IRON PIN FOUND
 IPF = 1/2" REBAR SET
 IPF = IRON PIN FOUND
 RBF = REBAR FOUND
 CTF = CRIMP TOP PIPE FND.
 OFP = OPEN TOP PIPE FND.
 CMF = CONCRETE MONUMENT FND.
 GMF = GRANITE MONUMENT FND.
 AIF = ANGLE IRON FOUND
 SPK = RAILROAD SPIKE SET
 PKS = PK NAIL SET
 O/S = OFFSET
 E = PROPERTY LINE
 P = CENTERLINE
 R = OVERHEAD POWERLINE
 S = SANITARY SEWER
 P.O.B. = POINT OF BEGINNING
 B.S. = BUILDING SETBACK

CALL TABLE

COURSE	BEARING	DISTANCE
L1	N 55°57'55"E	101.35'
L2	S 64°30'30"W	83.32'
L3	N 86°22'20"E	183.20'
L4	S 86°22'20"E	5.91'
L5	S 86°22'20"E	100.00'
L6	S 86°22'20"E	77.29'
L7	N 64°30'30"E	86.91'
L8	N 63°04'05"E	185.51'
L9	N 63°04'05"E	103.40'
L10	N 63°04'05"E	115.95'
L11	N 63°04'05"E	129.20'
L12	N 63°04'05"E	98.99'
L13	S 63°04'05"W	6.36'
L14	S 63°04'05"W	90.00'
L15	S 63°04'05"W	118.32'
L16	S 63°04'05"W	119.11'
L17	S 63°04'05"W	104.34'
L18	S 63°04'05"W	124.38'
L19	S 63°04'05"W	100.00'
L20	S 63°04'05"W	181.28'
L21	S 63°04'05"W	107.35'
L22	S 55°57'55"E	

THE FIELD EQUIPMENT USED FOR THIS SURVEY WAS A TOPCON GTS 211D. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 44,145 FEET AND AN ANGULAR ERROR OF 1" SEC. PER ANGLE POINT AND WAS ADJUSTED USING NO. 1 RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 95,404 FEET.

I HEREBY CERTIFY, THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

PHASE IA - THE RIDGE ON LAKE RUSSELL

COUNTY:	ELBERT	G.M.D.:	190
DATE:	JULY 3, 2006	SCALE:	1" = 200'
SURVEYED BY:	BAUKNIGHT & ASSOCIATES, INC.	DRAWN BY:	APB
	W. SLATE BAUKNIGHT	APPROVED BY:	WSB
	GEORGIA RLS # 2534	CRD FILE:	05183
	SOUTH CAROLINA RLS #20471	PLI FILE:	05183B47
	109 NORTH JACKSON STREET		
	HARTWELL, GA, 30643		
	706-376-5946		
	706-246-0927		
	1-888-376-5946		
	CALL TOLL FREE		

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	CHORD	CH-BEARING
C1	60.00'	18.09'	35.14'	34.64'	N 72°44'40"E
C2	60.00'	18.09'	35.14'	34.64'	N 72°44'40"E
C3	530.00'	135.35'	265.04'	262.29'	N 70°17'30"E
C4	970.00'	146.50'	290.81'	289.72'	N 76°01'45"E
C5	730.00'	204.33'	398.46'	393.53'	N 83°04'40"E
C6	370.00'	696.91'	802.09'	654.01'	N 36°36'40"E
C7	20.00'	20.00'	31.42'	28.28'	N 70°29'30"W
C8	430.00'	111.69'	218.54'	216.20'	S 79°04'05"W
C9	20.00'	8.16'	15.50'	15.12'	N 15°12'15"W
C10	50.00'	109.18'	114.13'	90.92'	N 65°23'35"W
C11	50.00'	13.40'	26.18'	25.88'	N 15°00'00"E
C12	50.00'	68.87'	94.29'	80.92'	N 84°01'20"E
C13	20.00'	8.16'	15.50'	15.12'	S 64°09'50"E
C14	370.00'	11.36'	22.72'	22.71'	S 88°07'50"E
C15	370.00'	50.46'	100.31'	100.00'	N 82°20'40"E
C16	370.00'	32.60'	65.03'	64.94'	N 69°32'35"E
C17	20.00'	97.32'	28.55'	26.19'	N 23°36'55"W
C18	330.00'	12.74'	180.45'	178.21'	N 01°36'50"W
C19	330.00'	93.55'	182.31'	180.00'	N 29°52'40"E
C20	330.00'	50.39'	100.00'	99.62'	N 54°23'10"E
C21	20.00'	8.16'	15.50'	15.12'	N 40°51'35"E
C22	50.00'	27.57'	50.38'	48.28'	N 47°31'15"E
C23	50.00'	15.47'	30.00'	29.55'	N 86°25'20"E
C24	50.00'	16.64'	32.13'	31.58'	S 50°49'40"E
C25	50.00'	16.64'	32.13'	31.58'	S 14°00'50"E
C26	50.00'	62.96'	89.96'	78.31'	S 55°56'15"W
C27	20.00'	8.16'	15.50'	15.12'	S 85°16'30"W
C28	270.00'	263.29'	417.33'	377.01'	S 18°47'15"W
C29	430.00'	812.25'	932.16'	760.06'	S 36°56'40"W
C30	670.00'	187.53'	365.71'	361.18'	S 83°04'40"W
C31	1030.00'	155.57'	308.80'	307.64'	S 76°01'45"W
C32	470.00'	120.03'	233.04'	232.60'	S 70°17'30"W
C33	60.00'	18.09'	34.18'	34.64'	S 39°11'15"W
C34	60.00'	18.09'	35.14'	34.64'	S 39°11'15"W
C35	592.00'	50.18'	100.12'	100.00'	N 34°02'05"W