Course	Bearing	Distance
L1	R= 50.00'	A= 114.13'
	Chd: S 65°23'37" E	90.92'
L2	R= 20.00'	A= 15.50'
	Chd: N 71°25'14" E	15.12'
L3	S 86°22'18" E	183.20'
L4	R= 430.00'	A= 56.55'
	Chd: N 89°51'39" E	56.51'
L5	R= 430.00'	A= 162.00'
	Chd: N 75°18'03" E	161.04'
L6	N 64°30'29" E	83.32'
L7	R= 20.00'	A= 31.42'
	Chd: S 70°29'31" E	28.28'
L8	S 26°29'31" E	414.04'
L9	S 25°29'31" E	272.83'
L10	R= 370.00'	A= 268.10'
	Chd: S 04°44'03" E	262.27'
L11	R= 370.00'	A= 534.00'
	Chd: S 57°22'10" W	488.84'
L12	N 81°17'06" W	98.67'
L13	N 81°17'06" W	238.99'
L14	R= 730.00'	A= 92.43'
	Chd: N 84°54'44" W	92.36'
L15	R= 730.00'	A= 306.03'
	Chd: S 79°27'03" W	303.80'
L16	S 67°26'28" W	397.05'
L17	S 67°26'28" W	75.00'
L18	R= 970.00'	A= 5803.88'
	Chd: S 76°01'47" W	289.72'
L19	S 84°37'07" W	65.00'
L20	S 84°37'07" W	175.44'
L21	R= 530.00'	A= 265.04'
	Chd: S 70°17'32" W	262.29'
L22	S 55°57'57" W	348.74'
L23	R= 60.00'	A= 35.14'
	Chd: S 72°44'41" W	34.64'
L24	R= 60.00'	A= 35.14'
	Chd: S 72°44'40" W	34.64'
L25	S 55°57'57" W	101.35'
L26	N 55°57'57" E	101.35'
L27	R= 60.00'	A= 35.14'
	Chd: N 39°11'14" E	34.64'
L28	R= 60.00'	A= 35.14'
	Chd: N 39°11'14" E	34.64'
L29	N 55°57'57" E	348.74'
L30	R= 470.00'	A= 235.04'
	Chd: N 70°17'32" E	232.60'
L31	N 84°37'07" E	190.44'

Course	Bearing	Distance
L32	N 84°37'07" E	50.00'
L33	R= 1030.00'	A= 308.80'
	Chd: N 76°01'47" E	307.64'
L34	N 67°26'28" E	23.86'
L35	N 67°26'28" E	429.60'
L36	N 67°26'28" E	18.59'
L37	R= 670.00'	A= 365.71'
	Chd: N 83°04'41" E	361.18'
L38	S 81°17'06" E	207.67'
L39	R= 20.00'	A= 31.42'
	Chd: S 36°17'06" E	28.28'
L40	S 08°42'54" W	16.61'
L41	S 08°42'54" W	463.39'
L42	R= 253.00'	A= 310.59'
	Chd: S 43°53'01" W	291.45'
L43	R= 20.00'	A= 17.51'
	Chd: N 75°52'12" W	16.95'
L44	R= 50.00'	A= 70.64'
	Chd: S 88°44'06" W	64.91'
L45	R= 50.00'	A= 94.45'
	Chd: S 05°51'08" E	81.02'
L46	R= 50.00'	A= 69.12'
	Chd: N 80°25'39" E	63.75'
L47	R= 20.00'	A= 13.97'
	Chd: N 60°50'04" E	13.69'
L48	R= 313.00'	A= 131.92'
	Chd: N 68°46'20" E	130.95'
L49	R= 313.00'	A= 262.12'
	Chd: N 32°42'23" E	254.53'
L50	N 08°42'54" E	215.69'
L51	N 08°42'54" E	264.31'
L52	R= 20.00'	A= 31.42'
	Chd: N 53°42'54" E	28.28'
L53	S 81°17'06" E	30.00'
L54	R= 430.00'	A= 218.23'
	Chd: N 84°10'32" E	215.90'
L55	R= 430.00'	A= 452.06'
	Chd: N 39°31'06" E	431.53'
L56	R= 430.00'	A= 261.86'
	Chd: N 08°02'45" W	257.84'
L57	N 25°29'31" W	70.00'
L58	R= 20.00'	A= 31.42'
	Chd: N 19°30'29" E	28.28'
L59	N 64°30'29" E	324.89'
L60	R= 170.00'	A= 197.72'
	Chd: S 82°10'20" E	186.77'
L61	S 48°51'08" E	77.36'
L62	R= 170.00'	A= 79.67'
	Chd: S 35°25'34" E	78.95'

Course	Bearing	Distance
L63	S 22°00'00" E	307.16'
L64	R= 20.00'	A= 15.50'
	Chd: S 00°12'28" W	15.12'
L65	R= 50.00'	A= 27.10'
	Chd: S 06°53'15" W	26.77'
L66	R= 50.00'	A= 37.55'
	Chd: S 30°09'25" E	36.68'
L67	R= 50.00'	A= 50.30'
	Chd: S 80°29'29" E	48.20'
L68	R= 50.00'	A= 67.29'
	Chd: N 32°08'03" E	62.33'
L69	R= 50.00'	A= 52.35'
	Chd: N 36°25'08" W	49.99'
L70	R= 20.00'	A= 15.50'
	Chd: N 44°12'28" W	15.12'
L71	N 22°00'00" W	31.54'
L72	N 22°00'00" W	111.70'
L73	N 22°00'00" W	163.92'
L74	R= 230.00'	A= 38.40'
	Chd: N 26°46'57" W	38.35'
L75	R= 230.00'	A= 69.40'
	Chd: N 40°12'31" W	69.13'
L76	N 48°51'08" W	28.80'
L77	N 48°51'08" W	46.55'
L78	R= 230.00'	A= 25.15'
	Chd: N 51°59'07" W	25.14'
L79	R= 230.00'	A= 140.03'
	Chd: N 72°33'34" W	137.87'
L80	R= 230.00'	A= 48.75'
	Chd: S 83°55'38" W	48.66'
L81	R= 230.00'	A= 59.58'
	Chd: S 71°10'53" W	53.46'
L82	S 64°30'29" W	324.89'
L83	R= 20.00'	A= 31.42'
	Chd: N 70°29'31" W	28.28'
L84	N 25°29'31" W	156.67'
L85	N 25°29'31" W	325.48'
L85A	N 25°29'31" W	50.25'
L86	N 25°29'31" W	34.46'
L87	R= 270.00'	A= 230.97'
	Chd: N 00°59'06" W	223.99'
L88	R= 270.00'	A= 186.35'
	Chd: N 43°17'40" E	182.68'
L89	N 63°04'03" E	181.28'
L90	N 02°48'07" W	17.79'
L91	R= 592.00'	A= 275.39'
	Chd: N 15°51'45" W	272.91'
L92	R= 592.00'	A= 100.12'
	Chd: N 34°02'03" W	100.00'
L93	R= 592.00'	A= 5.08'
	Chd: N 39°07'30" W	5.08'
L94	N 42°03'51" W	36.53'
L95	S 26°57'07" W	64.24'
L96	S 01°27'23" E	95.62'

PRELIMINARY LAYOUT OF:

THE RIDGE ON LAKE RUSSELL PHASE TWO

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' OT 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) Health Department Legend: "DRIP" –Drip Emitter System– A Drip Emitter System may be required on this lot. A high intensity soil study will be required along with all pertinent information specific to Drip Systems at time of permit application.
"HPEL" –High Perc. Extra Line– Soils on this lot have a higher than average percolation rate and will require extra drainline.
"SSLP" –Septic System Location Plan– A septic system location plan drawn in accordance with the requirements given in the "Septic System Location Plan Checklist" is needed for this lot. SSLP's are required due to spatial constraints. "SPHD" – Site Plan Health Department
– An engineered site plan will be required at time of permit application.

5) HEALTH DEPARTMENT REVIEW WAS BASED UPON TYPICAL 3 OR 4 BEDROOM HOMES W/ AVERAGE APPURTENANCES. ADDITIONAL INFORMATION MAY BE REQUIRED FOR PERMITTING LARGER HOMES.
6) 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.)
7) There are no perennial streams within or impacted by the subdivision that are upstream of a water supply resevoir, 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).

LEGEND:
⦸ = POINT ONLY
○ = IRON PIN SET
● = IRON PIN FOUND
IPS = 1/2" REBAR SET
IPF = IRON PIN FOUND
RBF = REBAR FOUND
CTF = CRIMP TOP PIPE FND.
OTF = 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
℄ = PROPERTY LINE
Ç = CENTERLINE
––OP––= OVERHEAD POWERLINE
––S––= SANITARY SEWER
P.O.B. = POINT OF BEGINNING
B.S. = BUILDING SETBACK
D.E. = DRAINAGE EASEMENT

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___ *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 PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

NOTE:
ALL LOTS ACERAGES ARE APPROXIMATE. A FIELD RUN SURVEY IS REQUIRED TO DETERMINE THE ACTUAL ACERAGE OF EACH LOT.

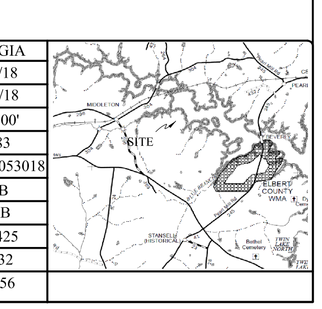
NOTE:
LOTS 1, 2, 34 AND 35:
THE CENTERLINE OF THE BRANCH IS THE PROPERTY LINE. A FIELD RUN SURVEY IS REQUIRED TO LOCATE THE BRANCH AND DETERMINE THE ACERAGE OF EACH LOT.

SURVEY NOTES:
1) IPS (1/2" REBAR) AT ALL CORNERS UNLESS OTHERWISE NOTED.
2) SETBACKS FOR LOTS 3 AC. OR GREATER
– FRONT SETBACK = 75' FROM R/W.
– SIDE SETBACK = 25' FROM P/L.
– REAR SETBACK: NONE (ADJACENT TO U.S.A. BOUNDARY.)
3) SETBACKS FOR LOTS UNDER 3 ACRES
– SETBACKS WILL BE DETERMINED BY THE LOCATION OF THE SEPTIC SYSTEM

G.M.D.:	190
COUNTY:	ELBERT
CITY:	N/A

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 2534 W. SLATE BAUKNIGHT

SURVEY FOR: THE RIDGE ON LAKE RUSSELL, LLC

BAUKNIGHT
& ASSOCIATES, INC. LAND SURVEYING
W. SLATE BAUKNIGHT
GA RLS #2534 SC RLS #20471
C.O.A #LSO00602
109 N. Jackson Street Hartwell, GA 30643
706-376-5946 (office) 888-376-5946 (toll free)
www.lakehartwellsurveyors.com

STATE:	GEORGIA
PLAT DATE:	06/20/18
FIELD DATE:	05/22/18
SCALE:	1" = 200'
CRD FILE:	05183
DWG FILE:	05183B6-053018
PARTY CHIEF:	WSB
DRAWN BY:	WSB
DEED BK/PG:	400/425
PLAT BK/PG:	26/232
TAX P.I.D.:	064 056