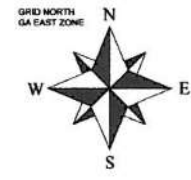


eFiled & eRecorded
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 TIME: 10:37 AM
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 PAGE: 00263
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 RECORDING FEES: \$10.00
 RECORDING FEES: \$10.00
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 0491969226
 CLERK: Frankie Gray
 Hart County, GA

FINAL SUBDIVISION PLAT

MT. WALNUT

(TOTAL AREA = 30.000 ACRES)



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 C.O.A. LSF #001204
 www.smithplanninggroup.com



AARON P. BLOMBERG, RLS
 GA. PLS #3100

0' 300' 600'

GRAPHIC SCALE: 1" = 300'

SUBDIVISION PLAT (COVER SHEET)

STATE: GEORGIA
 COUNTY: HART

D.A.D. 1115
 TAX PARCEL: PORTION OF C63 053

ALDAWETA INC.

PROJECT NO: 20-147
 DRAWN BY: LQC
 SURVEYED BY: WHM
 SURVEY DATE: 05/2020
 CHECKED BY: APB
 SCALE: 1" = 300'
 DATE: 09/29/2020

REVISIONS:
 10/29/2020 (ADDED ADDITIONAL UTILITY EASEMENT PER HEALTH DEPARTMENT)

SHEET
 1
 OF
 6

*** DRAWING INDEX ***

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	LOTS 1-4
3	LOTS 5-12
4	LOTS 13-20
5	LOTS 21-28
6	LOTS 29-32
	TRACT #1 AND WELL LOT

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND:
 ● = IFF
 ○ = IPS W/ CAP
 ⊙ = POINT ONLY
 ⊕ = UTILITY POLE
 IFF = IRON PIN FOUND
 IPS = IRON PIN SET W/ CAP
 OIP = OPEN TOP PIPE FOUND
 RBF = REBAR FOUND
 RW = RIGHT-OF-WAY
 ——— = OVERHEAD POWERLINE
 - - - = FENCE
 B.S. = PRIMARY BUILDING SETBACK

WATERSHED PROTECTION CERTIFICATION AND GROUNDWATER RECHARGE CERTIFICATION

a. No portion of the subdivision lies in a ground water recharge area, pursuant to the Rules of the Department of Natural Resources, Environmental Protection Division Chapter 291-3-16 (for surface low, medium, or high susceptibility)

b. 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 Department of Natural Resources, Environmental Protection Division Chapter 291-3-16.02 (or show the required 150' buffer within 7 miles radius or 75' buffer outside of the 7 mile radius)

NOTES:

-AS PER SEC. 46-191 (d) of the Hart County Code of Ordinances the principle building on any lot shall meet the following setback requirements:

- FRONT = 40'
 - REAR = 10' (if the lot abuts private property)
 - SIDES = 10'

-MINIMUM LOT AREA = 21780 SQ. FT.
 -PROPOSED NUMBERS OF BEDROOMS=3-4 BEDROOMS

-All wells located on the property must be properly plugged and filled by a state licensed well driller. A letter from the well driller must be provided prior to final approval of the subdivision

NOTES:

1) SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN BLUE INK.

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) THE CERTIFICATION AS SHOWN HEREON IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

4) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HERRON (2018), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW.

ENVIRONMENT HEALTH DEPARTMENT NOTES:

-No portion of the subdivision lies on a ground water recharge area, pursuant to the Rules of the Department of Natural Resources, Environmental Protection Division Chapter 291-3-16 (1).

-There are no perennial streams within or impacted by the subdivision pursuant to the Rules of the Department of Natural Resources, Environmental Protection Division Chapter 291-3-16.02.

-There is a 50' septic buffer from all streams and a 100' buffer from any existing wells.

-All existing wells must be filled properly before septic permits will be given to impacted lots.

-ATU

-These lots may require an aerobic treatment unit or other approved class one effluent system and level 4 soil report will be required at the time of permit application.

HEALTH DEPARTMENT CERTIFICATION

The lots shown have been reviewed by the Hart County Health Department as noted on each lot and plat legend. This review was performed based on information submitted by other professionals and any supplementary information provided therein. Each lot must be reviewed and approved for on-site sewage management system placement prior to the issuance of a construction permit.

DATED This 28 DAY of October 2020

BY: [Signature]

TITLE: [Signature]

-DRIP REPAIR

-These lots may require a drip emitter system for repair. An engineered site plan and level 4 soil report will be required at the time of permit application.

-SITE PLAN

-These lots may require an engineered site plan at the time of the permit application.

-This review was performed based on a typical 3 to 4 bedroom home with average appearance. Additional requirements set applied for permitted larger homes.

-Some lots may require pump systems depending on house location.

-The existing septic system for houses located on lot #26 has been abandoned. A new system will be required.

-The existing well on lot #25 has been abandoned.

SURVEYORS CERTIFICATION

As required by subsection (c) of O.C.G.A. Section 15-6-67, 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 to 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.

[Signature] 10/29/2020
 AARON P. BLOMBERG DATE
 GA. PLS #3100

HART CO. BOARD OF COMMISSIONERS

PURSUANT TO THE LAND DEVELOPMENT STANDARDS OF HART COUNTY, GEORGIA, ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS PLAT WAS GIVEN APPROVAL BY THE HART COUNTY BOARD OF COMMISSIONERS ON 10/29/2020 (DATE)

[Signature] [Signature]
 CHAIRMAN DATE
 HART COUNTY BOARD OF COMMISSIONERS

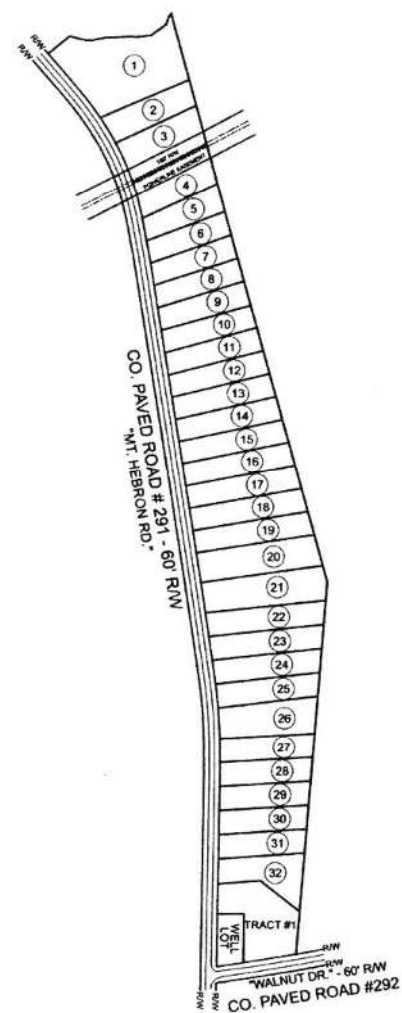
HEALTH DEPARTMENT CERTIFICATION

The lots shown have been reviewed by the Hart County Health Department as noted on each lot and plat legend. This review was performed based on information submitted by other professionals and any supplementary information provided therein. Each lot must be reviewed and approved for on-site sewage management system placement prior to the issuance of a construction permit.

DATED This 28 DAY of October 2020

BY: [Signature]

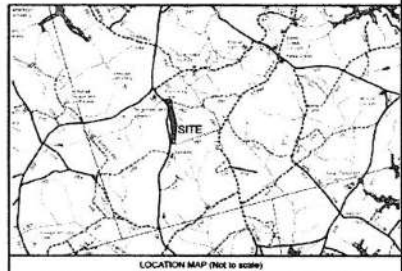
TITLE: [Signature]



PARCEL	AREA	E.O.C. PLAT
LOT #1	2.506 ACRES	193,863
LOT #2	0.827 ACRES	1523,122
LOT #3	1.132 ACRES	1718,852
LOT #4	0.912 ACRES	1232,827
LOT #5	0.676 ACRES	105,264
LOT #6	0.832 ACRES	1949,877
LOT #7	0.846 ACRES	1137,799
LOT #8	0.668 ACRES	1704,006
LOT #9	0.888 ACRES	1720,995
LOT #10	0.707 ACRES	1730,043
LOT #11	0.727 ACRES	1121,330
LOT #12	0.747 ACRES	1743,213
LOT #13	0.757 ACRES	1506,415
LOT #14	0.787 ACRES	1522,417,588
LOT #15	0.867 ACRES	1483,484
LOT #16	0.827 ACRES	1013,533
LOT #17	0.846 ACRES	1718,852
LOT #18	0.858 ACRES	1228,870
LOT #19	0.888 ACRES	1270,838
LOT #20	1.211 ACRES	12,197,274
LOT #21	1.261 ACRES	1450,761
LOT #22	0.908 ACRES	1462,727
LOT #23	0.866 ACRES	1713,812
LOT #24	0.828 ACRES	1322,819
LOT #25	0.787 ACRES	1228,870
LOT #26	1.063 ACRES	1777,335
LOT #27	0.726 ACRES	1730,758
LOT #28	0.708 ACRES	1730,758
LOT #29	0.896 ACRES	1529,311
LOT #30	0.664 ACRES	171,018,370
LOT #31	0.672 ACRES	1465,574
LOT #32	0.914 ACRES	1204,116
TRACT #1	1.446 ACRES	1796,328
WELL LOT	0.436 ACRES	144,377
TOTAL AREA: 30.000 ACRES		

REFERENCE:
 -P.B. 20, PAGE 281
 -P.B. 25, PAGE 281
 -P.B. 2K, PAGE 4
 -OUR PLAT DATED: (05/20/2020)

SURVEY DATA:
 E.O.C. PLAT: WAS SHOWN
 E.C. FIELD: 1/27/2020
 ANGULAR ERROR: 2" per angle
 ADJUSTED BY: Least Sq.
 EQUIPMENT USED:
 GEOMAX ZOOM 90
 ROBOTIC TOTAL STATION
 GEOMAX DIMENSION 36
 SMARTNET NETWORK



LOCATION MAP (Not to scale)

eFiled & eRecorded
 DATE: 10/29/2020
 TIME: 10:37 AM
 PLAT BOOK: 07320
 PAGE: 00264
 RECORDING FEES: \$10.00
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 0491969226
 CLERK: Frankie Gray
 Hart County, GA

THIS BLOCK RESERVED FOR THE
 CLERK OF THE SUPERIOR COURT.

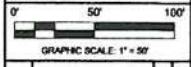
LEGEND:
 ● = IFF
 ○ = IFS W/ CAP
 ○ = POINT ONLY
 ○ = UTILITY POLE
 IFF = IRON PIN FOUND
 IFS = IRON PIN SET W/ CAP
 OTF = OPEN TOP PIPE FOUND
 RBF = REBAR FOUND
 RW = RIGHT-OF-WAY
 --- = OVERHEAD POWERLINE
 --- = FENCE
 B.S. = PRIMARY BUILDING SETBACK



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 (706) 788-0615
 C.O.A. LSF #007254
 www.smithplanninggroup.com



AARON P. BLOMBERG, P.E.
 GA. PLS #10100



SUBDIVISION PLAT
 PREPARED FOR
ALDAWETA INC.
 STATE: GEORGIA
 COUNTY: HART
 CITY: HART
 S.W.D. #115
 PORTION OF G53 083

PROJECT NO: 20-147
 DRAWN BY: LOC
 SURVEYED BY: WHJM
 SURVEY DATE: 05/2/2020
 CHECKED BY: APB
 SCALE: 1" = 50'
 DATE: 09/29/2020

REVISIONS:
 10/29/2020 (ADDED ADDITIONAL
 UTILITY EASEMENT PER HEALTH
 DEPARTMENT.)

SHEET
 2
 OF 6

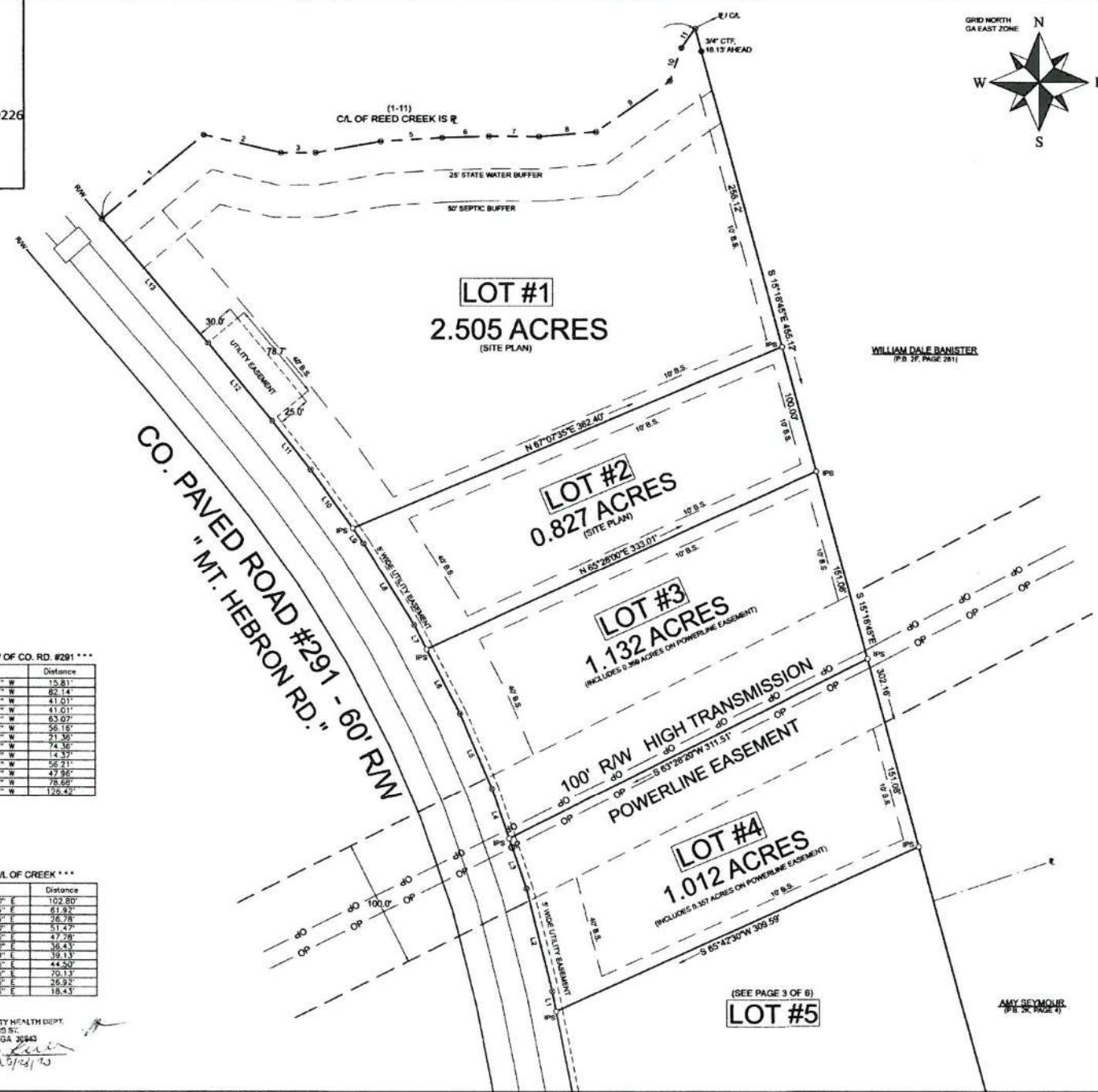
*** CALL ALONG RW OF CO. RD. #291 ***

Course	Bearing	Distance
L1	N 10°48'35" W	75.81'
L2	N 14°09'10" W	82.14'
L3	N 19°02'35" W	41.01'
L4	N 19°02'35" W	41.01'
L5	N 23°16'00" W	63.02'
L6	N 27°23'35" W	58.16'
L7	N 27°23'35" W	21.36'
L8	N 31°42'05" W	74.38'
L9	N 35°36'25" W	14.37'
L10	N 35°36'25" W	56.21'
L11	N 36°24'10" W	47.96'
L12	N 39°41'25" W	78.68'
L13	N 40°55'30" W	126.42'

*** CALL TABLE CL OF CREEK ***

Course	Bearing	Distance
1	N 52°45'45" E	102.80'
2	S 76°51'05" E	61.92'
3	S 89°57'35" E	26.78'
4	N 25°09'55" E	51.49'
5	N 86°42'25" E	47.78'
6	N 86°09'30" E	36.43'
7	S 89°21'00" E	39.13'
8	N 85°17'55" E	44.50'
9	N 55°03'35" E	70.13'
10	N 19°20'55" E	26.92'
11	N 35°54'45" E	18.43'

HART COUNTY HEALTH DEPT.
 100 S. 1ST ST.
 HARTWELL, GA 30643
 APPROVED: [Signature]
 10/29/20



WILLIAM DALE BANISTER
 P.E. 27, PAGE 2811

(SEE PAGE 3 OF 6)

AMY REYNOLDS
 P.E. 24, PAGE 41

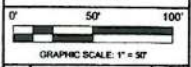
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 PAGE: 00265
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 RECORDING FEES: \$10.00
 PARTICIPANT ID: 0491969226
 CLERK: Frankie Gray
 Hart County, GA
 THIS BLOCK RESERVED FOR THE
 CLERK OF THE SUPERIOR COURT.



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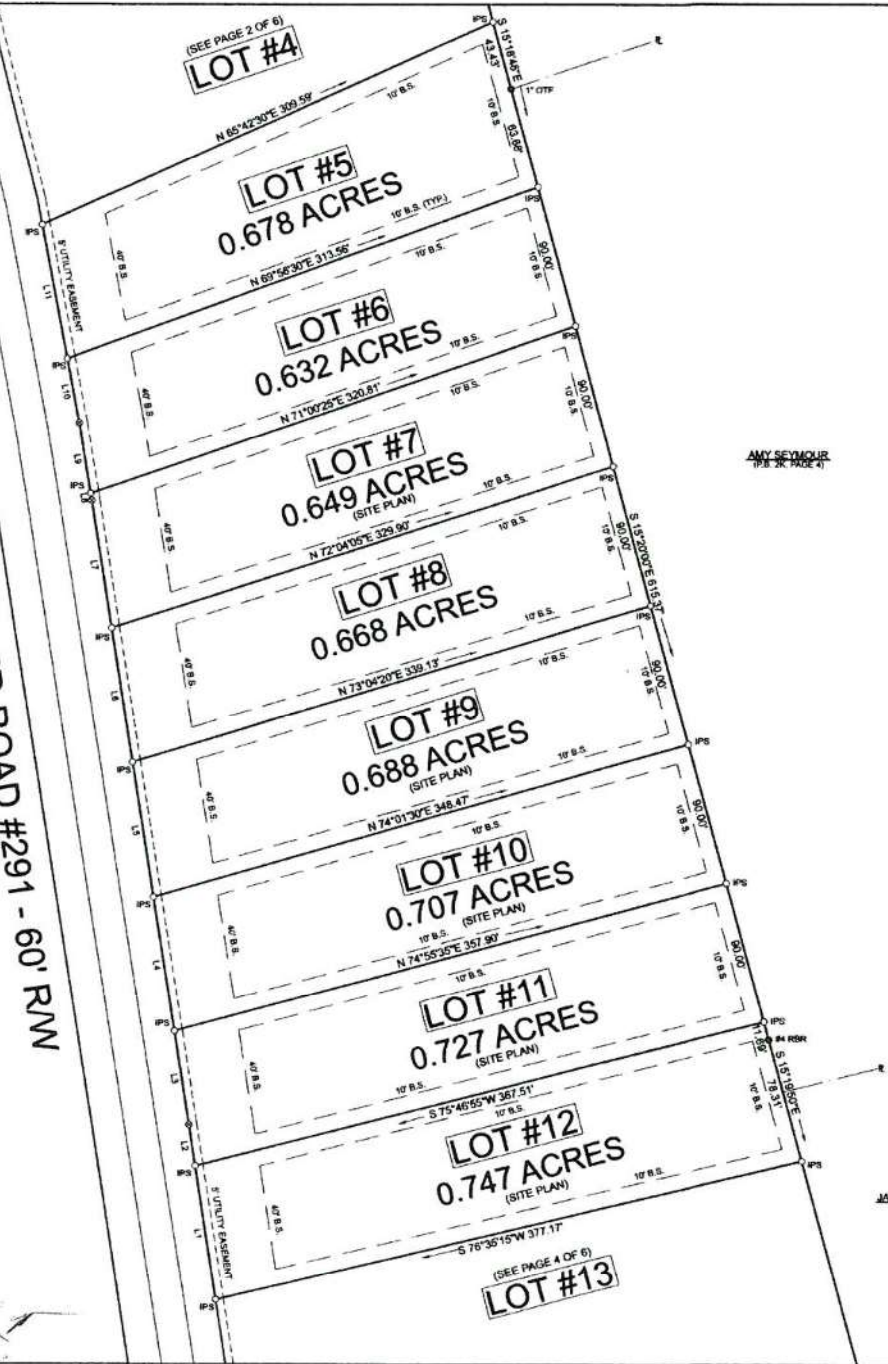


AARON P. BLOMBERG, RLS
 GA. PLS #3190



LEGEND:
 ● = I/P
 ○ = I/PS W/ CAP
 ○ = POINT ONLY
 ○ = UTILITY POLE
 I/P = IRON PIN FOUND
 I/P-C = IRON PIN SET W/ CAP
 O/P = OPEN TOP PIPE FOUND
 R/B = REBAR FOUND
 R/W = RIGHT-OF-WAY
 --- = OVERHEAD POWERLINE
 --- = FENCE
 B.S. = PRIMARY BUILDING SETBACK

CO. PAVED ROAD #291 - 60' R/W
 " MT. HEBRON RD. "



AMY SEYMOUR
 (P.B. 2K, PAGE 4)

JANICE FAYE FREEMAN TRUSTEE
 (P.B. 2K, PAGE 4)

*** CALLS ALONG RW OF CO. RD. #291 ***

Course	Bearing	Distance
L-1	N 08°43'35" W	85.00'
L-2	N 08°43'35" W	25.89'
L-3	N 08°57'15" W	59.12'
L-4	N 08°57'15" W	85.00'
L-5	N 08°57'15" W	85.00'
L-6	N 08°57'15" W	85.00'
L-7	N 08°57'15" W	80.64'
L-8	N 09°14'20" W	4.36'
L-9	N 09°14'20" W	44.48'
L-10	N 10°48'35" W	40.52'
L-11	N 10°48'35" W	85.00'

HEALTHY...
 ST...
 GA 30843
 Assured by...
 10/29/20

STATE OF GEORGIA
 COUNTY: GEORGIA
 CITY: HART
 G.M.D.: 1115
 PORTION OF C.S. 053
 SUBDIVISION PLAT
 PREPARED FOR:
ALDAWETA INC.

PROJECT NO.: 20-147
 DRAWN BY: LOC
 SURVEYED BY: WH/JM
 SURVEY DATE: 05/2020
 CHECKED BY: APB
 SCALE: 1" = 50'
 DATE: 09/29/2020

REVISIONS:
 10/29/2020 (ADDED ADDITIONAL
 UTILITY EASEMENT PER HEALTH
 DEPARTMENT.)

SHEET
 3
 OF 6

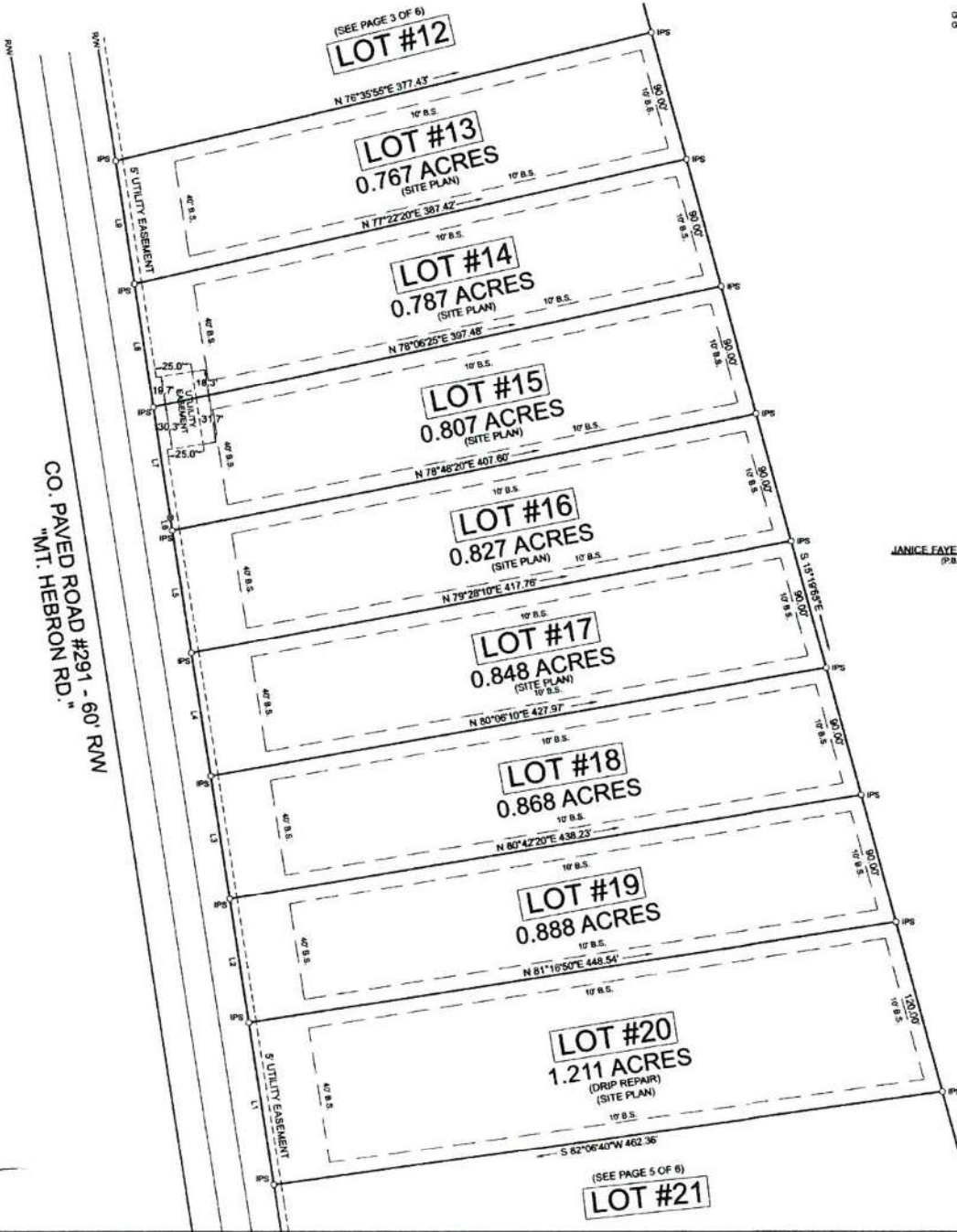
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 RECORDING FEES: \$10.00
 RECORDING FEES: \$10.00
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 0491969226
 CLERK: Frankie Gray
 Hart County, GA

THIS BLOCK RESERVED FOR THE
 CLERK OF THE SUPERIOR COURT

LEGEND:
 IPF = IRON PIN FOUND
 O = IRON W/ CAP
 S = POINT ONLY
 U = UTILITY POLE
 IPF = IRON PIN FOUND
 IPF = IRON PIN SET W/ CAP
 CTF = CROWN TOP PIPE FOUND
 RBF = REBAR FOUND
 RW = RIGHT-OF-WAY
 --- = OVERHEAD POWERLINE
 * = FENCE
 B.S. = PRIMARY BUILDING SETBACK

*** CALLS ALONG RW OF CO. RD. #291 ***

Course	Bearing	Distance
L1	N 08°44'30" W	112.50'
L2	N 08°44'25" W	85.00'
L3	N 08°44'25" W	85.00'
L4	N 08°44'25" W	85.00'
L5	N 08°44'25" W	85.00'
L6	N 08°44'25" W	85.00'
L7	N 08°43'35" W	76.16'
L8	N 08°43'35" W	85.00'
L9	N 08°43'35" W	85.00'



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 (706) 758-6515
 C.O.A. LSF #601254
 www.smithplanninggroup.com

GEORGIA
 AARON P. BLUMBERG, RLS
 GA. PLS #5100

0 50' 100'
 GRAPHIC SCALE: 1" = 50'

SUBDIVISION PLAT
 PREPARED FOR
ALDAWETA INC.
 STATE: GEORGIA
 COUNTY: HART
 CITY: HART
 PORTION OF: C55 083

PROJECT NO.: 20-147
 DRAWN BY: LOC
 SURVEYED BY: WHJM
 SURVEY DATE: 05/20/20
 CHECKED BY: APB
 SCALE: 1" = 50'
 DATE: 09/29/2020

REVISIONS:
 10/28/2020 (ADDED ADDITIONAL UTILITY EASEMENT PER HEALTH DEPARTMENT)

SHEET
 4
 OF 6

HART COUNTY HEALTH DEPT.
 10/30/20

(SEE PAGE 5 OF 6)
LOT #21

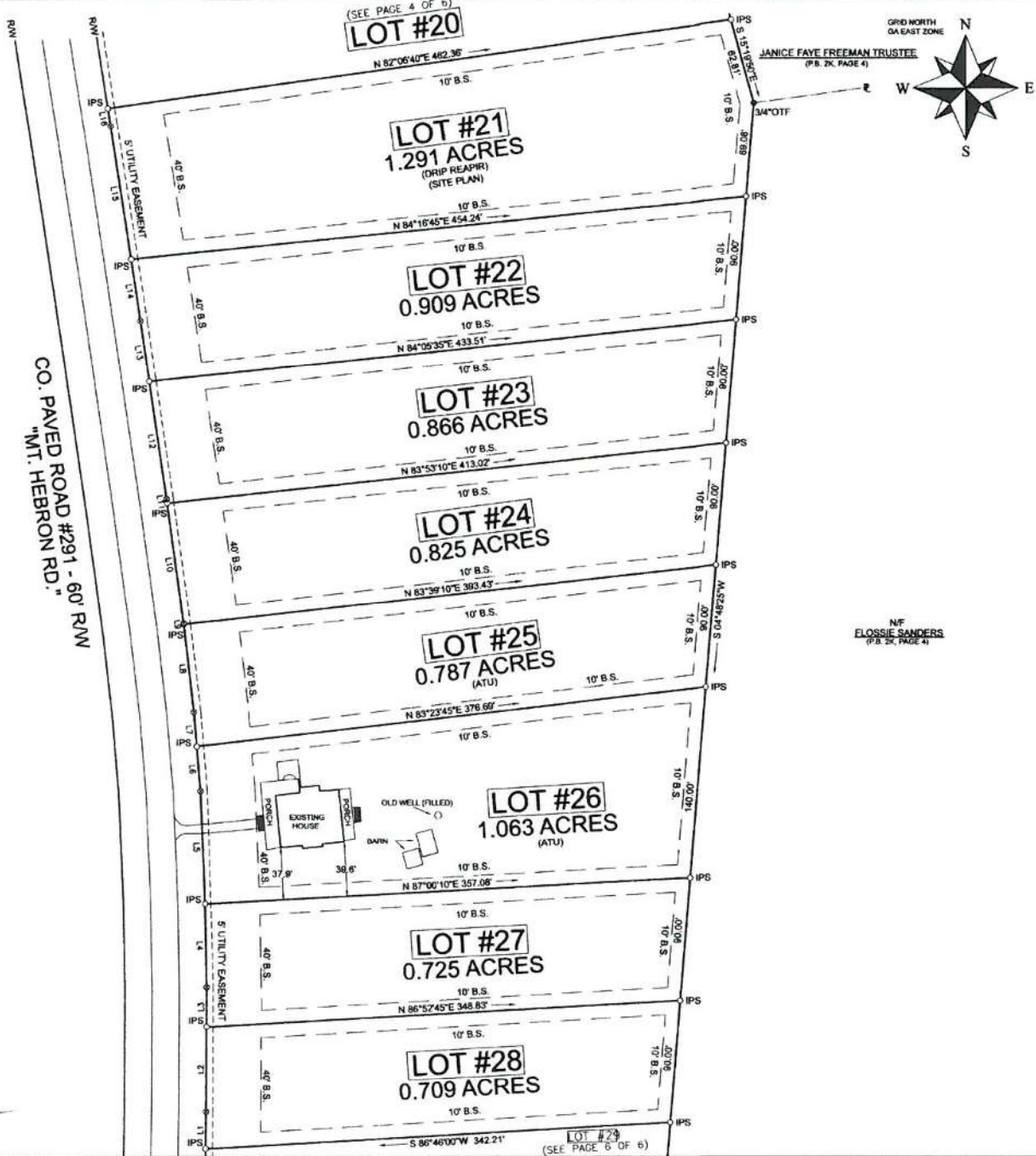
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 RECORDING FEES: \$10.00
 RECORDING FEES: \$10.00
 PARTICIPANT ID: D491969226
 CLERK: Frankie Gray
 Hart County, GA

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND:
 ● = IPF
 ○ = IPS W/ CAP
 ⊗ = POINT ONLY
 ○ = UTILITY POLE
 IPF = IRON PIN FOUND
 IPS = IRON PIN SET W/ CAP
 OTF = OPEN TOP PIPE FOUND
 RBF = REBAR FOUND
 RW = RIGHT-OF-WAY
 --- = OVERHEAD POWERLINE
 - - - = FENCE
 B.S. = PRIMARY BUILDING SETBACK

*** CALLS ALONG RW OF CO. RD. #291 ***

Course	Bearing	Distance
L1	N 01°00'30" E	27.13'
L2	N 00°23'10" E	62.87'
L3	N 00°23'10" E	29.15'
L4	N 00°52'35" W	60.88'
L5	N 07°15'30" W	82.30'
L6	N 04°38'40" W	32.71'
L7	N 04°36'40" W	25.35'
L8	N 08°25'50" W	64.66'
L9	N 06°25'30" W	0.60'
L10	N 07°44'25" W	69.40'
L11	N 07°44'25" W	1.09'
L12	N 08°19'30" W	86.31'
L13	N 08°19'30" W	44.86'
L14	N 08°34'40" W	45.44'
L15	N 08°34'40" W	99.07'
L16	N 08°44'20" W	13.43'



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 (706) 788-9515
 C.O.A. LSF #001294
 www.smithplanninggroup.com

GEORGIA
 REGISTERED
 LAND SURVEYOR
 AARON P. BLOMBERG, P.L.S.
 GA. PLS #5100

GRAPHIC SCALE: 1" = 50'

SUBDIVISION PLAT
 PREPARED FOR
ALDAWETA INC.

STATE: GEORGIA
 COUNTY: HART
 CITY: 1115
 PORTION OF CS3 063

PROJECT NO: 20-147
 DRAWN BY: LQC
 SURVEYED BY: WHJM
 SURVEY DATE: 05/2020
 CHECKED BY: APB
 SCALE: 1" = 50'
 DATE: 09/29/2020

REVISIONS:
 10/29/2020 (ADDED ADDITIONAL UTILITY EASEMENT PER HEALTH DEPARTMENT.)

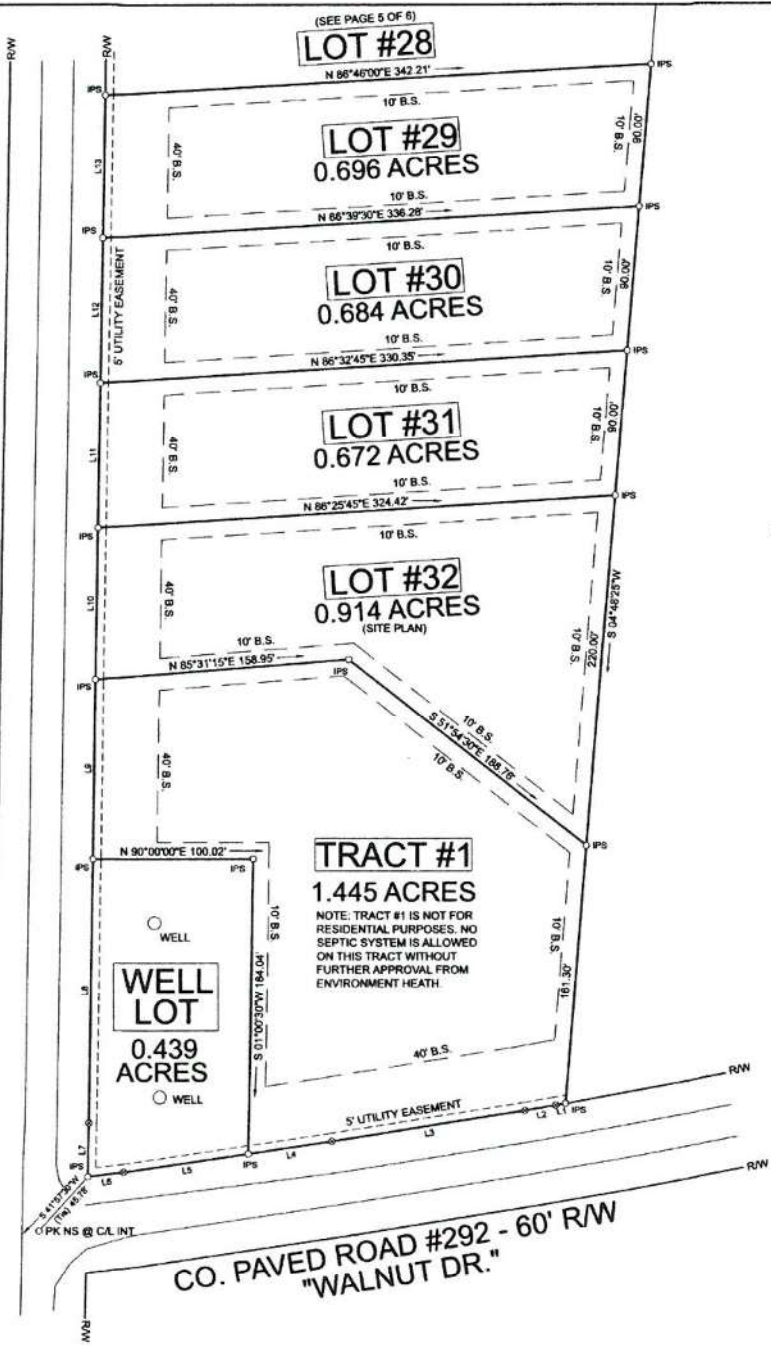
SHEET
 5
 OF 6

eFiled & eRecorded
 DATE: 10/29/2020
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 PLAT BOOK: 07320
 PAGE: 00268
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 RECORDING FEES: \$10.00
 RECORDING FEES: \$10.00
 RECORDING FEES: \$10.00
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 0491969226
 CLERK: Frankie Gray
 Hart County, GA

THIS BLOCK RESERVED FOR THE
 CLERK OF THE SUPERIOR COURT

LEGEND:
 ● = IPE
 ○ = IPS W/ CAP
 ⊙ = POINT ONLY
 ○ = UTILITY POLE
 IPF = IRON PIN FOUND
 IPS = IRON PIN SET W/ CAP
 OTY = OPEN TOP PIPE FOUND
 RBF = REBAR FOUND
 RW = RIGHT-OF-WAY
 — = OVERHEAD POWERLINE
 — = FENCE
 B.S. = PRIMARY BUILDING SETBACK

CO. PAVED ROAD #291 - 60' RW
 "MT. HEBRON RD."



N/F
 FLOSSIE SANDERS
 (P.B. 2K PAGE 4)

SMITH PLANNING GROUP
 LAND PLANNING
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 LANDSCAPE ARCHITECTURE
 LAND SURVEYING
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 HARTWELL, GA 30642
 (706) 436-4585
 (706) 788-8515
 C.O.A. LSF #001254
 www.smithplanninggroup.com



AARON P. BLOEMBERGEN, PLS
 GA, PLS #3100

0' 50' 100'
 GRAPHIC SCALE: 1" = 50'

SUBDIVISION PLAT
 PREPARED FOR
ALDAWETA INC.

STATE: GEORGIA
 COUNTY: HART
 CITY: 1115
 PORTION OF CS3 053

PROJECT NO: 20-147
 DRAWN BY: LQC
 SURVEYED BY: WHJM
 SURVEY DATE: 05/2020
 CHECKED BY: APB
 SCALE: 1" = 50'
 DATE: 09/29/2020

REVISIONS:
 10/29/2020 (ADDED ADDITIONAL
 UTILITY EASEMENT PER HEALTH
 DEPARTMENT.)

SHEET
 6
 OF 6

*** CALLS ALONG R/W OF CO. RD. #291 ***

Course	Bearing	Distance
L1	S 82°10'35" W	5.23'
L2	S 80°10'55" W	19.48'
L3	S 80°54'55" W	172.48'
L4	S 81°33'25" W	53.00'
L5	S 81°33'52" W	78.72'
L6	S 82°54'00" W	22.58'
L7	N 01°01'10" E	33.72'
L8	N 01°00'30" E	164.67'
L9	N 01°00'30" E	112.28'
L10	N 01°00'30" E	85.00'
L11	N 01°00'30" E	80.00'
L12	N 01°00'30" E	80.00'
L13	N 01°00'30" E	80.00'

[Signature]
 10/29/20