

eFiled & eRecorded
 DATE: 3/12/2021
 TIME: 11:49 AM
 PLAT BOOK: 07321
 PAGE: 00054
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 0491969226
 CI FRK: Frankie Gray
 Hart County, GA

PHASE II - MT. HEBRON HEIGHTS

HART CO. BOARD OF COMMISSIONERS:

APPROVED IN ACCORDANCE WITH THE
 LAND DEVELOPMENT REGULATIONS OF HART COUNTY
 HART COUNTY BOARD OF COMMISSIONERS
 DATE: 3/12/21

HART CO. ENVIRONMENTAL HEALTH:

HART COUNTY ENVIRONMENTAL HEALTH
 APPROVED BY: [Signature]
 DATE: 3/18/21

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 391-3-16.1
 b.) There are no perennial streams within or impacted by the subdivision that are upstream of a water supply reservoir/intake, pursuant to the Rules of the Department of Natural Resources, Environmental Protection Division Chapter 391-3-16.2

SURVEYORS CERTIFICATION

As required by subsection (d) 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.

AARON P. BLOMBERG
 GA PLS #3100
 DATE: 03/09/21

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND:
 ● = I.P.F.
 ○ = I.P.S. W/ CAP
 ⊙ = POINT ONLY
 ⊕ = UTILITY POLE
 ⊖ = IRON PIN FOUND
 ⊗ = IRON PIN SET W/ CAP
 ⊘ = OPEN TOP PIPE FOUND
 ⊙ = REBAR FOUND
 ⊗ = RIGHT-OF-WAY
 ⊘ = OVERHEAD POWERLINE
 ⊙ = FENCE
 ⊗ = PRIMARY BUILDING SETBACK

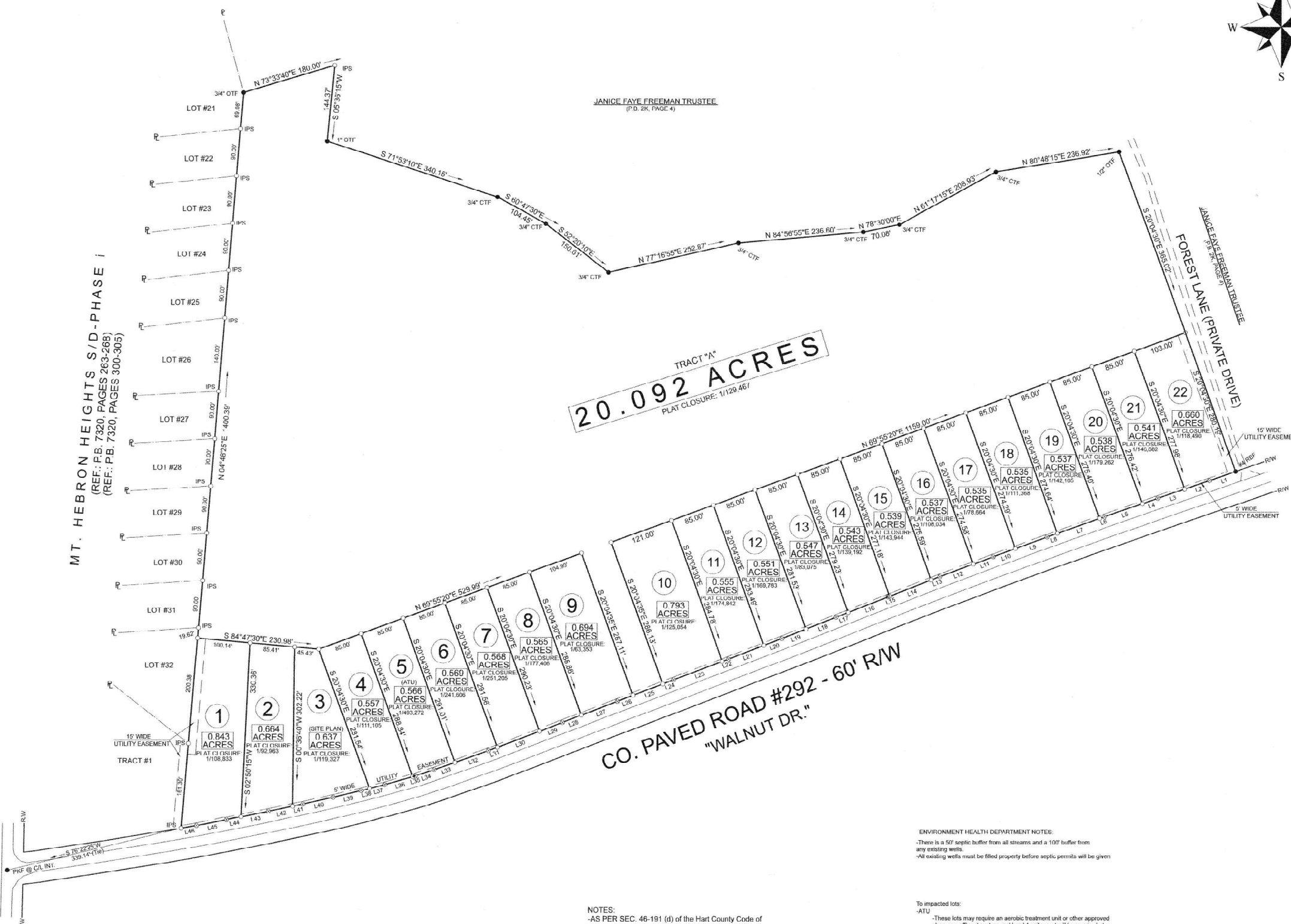
NOTES:
 1) SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN BLUE INK.
 2) SURVEYOR HAS MADE AN INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIONS, COVENANTS, INTERESTS, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE 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 (O.C.G.A.) 15-6-67 AS AMENDED BY HB 1008 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW.
 5) 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 391-3-16.1.
 6) 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 391-3-16.2.

NOTE:
 Subdivision was reviewed for typical size 3-4 bedroom homes with average appearances.

REFERENCES:
 - P.B. 720, PAGE 281
 - P.B. 7320, PAGE 151
 - D.B. 603, PAGE 275
 - D.B. 353, PAGE 756
 - P.B. 7320, PAGE 272

MT. HEBRON HEIGHTS S/D-PHASE I
 (REF.: P.B. 7320, PAGES 263-268)
 (REF.: P.B. 7320, PAGES 300-305)

"MT. HEBRON RD."
 C.R. # 291



TOTAL AREA =
 38.164 ACRES

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 = 21700 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

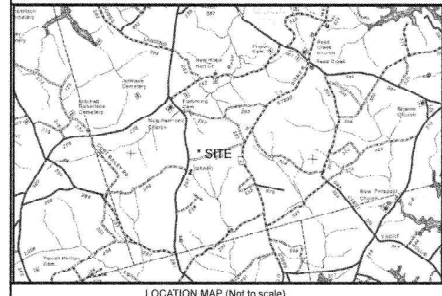
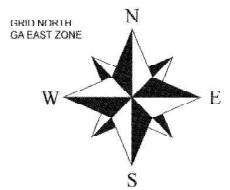
ENVIRONMENTAL HEALTH DEPARTMENT NOTES:
 - There is a 50' septic buffer from all streams and a 100' buffer from any existing wells.
 - All existing wells must be filled properly before septic permits will be given.

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.
 - 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 appearances. Additional requirements are applied for permitted larger homes.
 - Some lots may require pump systems depending on house location.

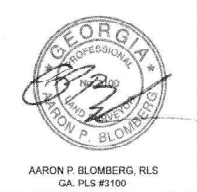
*** CALLS ALONG WALNUT DR. ***

Course	Bearing	Distance
L1	S 71°08'05" W	52.33'
L2	S 71°10'05" W	50.10'
L3	S 71°10'05" W	53.97'
L4	S 70°36'05" W	31.05'
L5	S 70°36'05" W	23.30'
L6	S 70°25'55" W	9.65'
L7	S 70°25'55" W	05.00'
L8	S 70°25'55" W	20.82'
L9	S 70°04'30" W	54.18'
L10	S 70°04'30" W	44.94'
L11	S 69°20'35" W	40.07'
L12	S 69°20'35" W	67.35'
L13	S 68°51'00" W	17.65'
L14	S 68°51'00" W	85.01'
L15	S 68°51'00" W	3.38'
L16	S 68°51'45" W	81.64'
L17	S 68°51'45" W	24.65'
L18	S 68°18'35" W	60.39'
L19	S 68°18'35" W	48.77'
L20	S 68°59'30" W	36.25'
L21	S 68°59'30" W	71.68'
L22	S 69°21'15" W	13.33'
L23	S 69°21'15" W	69.11'
L24	S 68°50'05" W	21.87'
L25	S 68°50'05" W	60.01'
L26	S 68°59'00" W	31.45'
L27	S 68°57'50" W	73.55'
L28	S 68°57'50" W	58.49'
L29	S 69°01'40" W	46.52'
L30	S 69°01'40" W	85.01'
L31	S 69°01'40" W	13.08'
L32	S 70°38'10" W	66.93'
L33	S 70°38'10" W	41.84'
L34	S 71°47'40" W	38.01'
L35	S 74°26'05" W	5.10'
L36	S 74°26'05" W	55.46'
L37	S 75°34'15" W	29.85'
L38	S 75°34'15" W	06.65'
L39	S 76°30'15" W	54.24'
L40	S 77°18'45" W	58.46'
L41	S 78°14'05" W	10.62'
L42	S 78°14'05" W	47.28'
L43	S 78°43'15" W	52.05'
L44	S 78°43'15" W	28.29'
L45	S 78°43'15" W	47.99'
L46	S 80°10'55" W	29.47'

SURVEY DATA:
 E.O.C. PLAT: HAS SHOWN
 E.O.C. FIELD: 107 990
 ANGULAR ERROR: 2" per angle
 ADJUSTED BY: Least Sq.
 EQUIPMENT USED:
 GEOMAX ZOOM 80
 ROBOTIC TOTAL STATION
 GEOMAX ZENITH 35
 SMARTNET NETWORK



SMITH PLANNING GROUP
 LAND PLANNING
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING
 1087 E. FRANKLIN ST. SUITE H
 HARTWELL, GA 30643
 (706) 436-4585
 (706) 769-8515
 C.O.A. LSF #001294
 www.smithplanninggroup.com



AARON P. BLOMBERG, RLS
 GA PLS #3100

GRAPHIC SCALE: 1" = 100'

ALDAWETA INC.
 PREPARED FOR:
 BOUNDARY SURVEY
 PROJECT NO.: 20-147-F
 DRAWN BY: APB/LQC
 SURVEYED BY: WILLUM/DLJ/Z
 SURVEY DATE: 10/30/2020
 CHECKED BY: APB
 SCALE: 1" = 100'
 DATE: 02/26/2021

REVISIONS:
 PROJECT NO.: 20-147-F
 DRAWN BY: APB/LQC
 SURVEYED BY: WILLUM/DLJ/Z
 SURVEY DATE: 10/30/2020
 CHECKED BY: APB
 SCALE: 1" = 100'
 DATE: 02/26/2021

SHEET
 1
 OF 1