

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL REQUIREMENTS OF THE GILMER COUNTY LAND DEVELOPMENT ORDINANCE AND APPLICABLE STATE AND FEDERAL RULES, REGULATIONS AND LAWS HAVE BEEN COMPLIED WITH AND THAT NO LOT(S) HAVE BEEN CONVEYED IN SAID SUBDIVISION.

DATE: _____

DEVELOPER: _____

ADDRESS: _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30th DAY OF Oct. 2003

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATE OF STORM WATER

I CERTIFY THAT THE CONSTRUCTED STORMWATER MANAGEMENT STRUCTURES WITHIN THE DEVELOPMENT COMPLY WITH THE DESIGN REQUIREMENTS OF THE GILMER COUNTY LAND DEVELOPMENT ORDINANCE AND THAT THEY WILL FUNCTION PROPERLY TO AVOID PONDING AND STREET FLOODING.

DATE: 10/30/03

REGISTERED LAND SURVEYOR: _____

LICENSE NUMBER: 2718

SEAL:

DEVELOPMENT OFFICE APPROVAL

THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN REVIEWED BY THE LAND DEVELOPMENT OFFICE AND SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL.

GILMER COUNTY DEVELOPMENT OFFICER: _____ DATE: _____

PROPERTY OWNERS ASSOCIATION

I HAVE REVIEWED THE LEGAL DOCUMENTS CREATING THE PROPERTY OWNERS ASSOCIATION FOR THE NOTED DEVELOPMENT AND HAVE FOUND THE ASSOCIATION IS TRULY CREATED AND COVENANTS, CONDITIONS AND RESTRICTIONS APPLYING TO THE PROPERTY ARE SUFFICIENT TO ASSURE CONTINUED MAINTENANCE OF COMMONLY OWNED PROPERTY AND IMPROVEMENTS IN THE DEVELOPMENT.

GILMER COUNTY ATTORNEY: _____ DATE: _____

STREETS AND DRAINAGE

I HAVE VISITED THE SITE AND IT APPEARS THAT THE STREETS AND DRAINAGE STRUCTURES SHOWN ON THIS FINAL PLAT HAVE BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT(S) AND THE GILMER COUNTY STREET REQUIREMENTS.

GILMER COUNTY ROAD DEPARTMENT: _____ DATE: _____

TAX ASSESSOR

I HAVE REVIEWED THE FINAL PLAT FOR INCORPORATION INTO THE COUNTY TAX DIGEST.

CHIEF APPRAISER OR DEPUTY: _____ DATE: _____

FINAL SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS PLAT(S) IS TRUE AND CORRECT AND CONTAINS SUFFICIENT SURVEYING INFORMATION TO PERMIT THE PLAT TO BE REPRODUCED ON THE GROUND. ALL MONUMENTS AND LOT LINES SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND TYPE ARE CORRECTLY SHOWN. I FURTHER CERTIFY THAT NO GRADUAL OR STEEP SLOPES EXCEED 10 PERCENT AND THAT SIGHT DISTANCE REQUIREMENTS HAVE BEEN COMPLIED WITH. I FURTHER CERTIFY ALL REQUIREMENTS OF THE GILMER COUNTY LAND DEVELOPMENT ORDINANCE AND ALL APPLICABLE STATE AND FEDERAL RULES AND LAWS HAVE BEEN COMPLIED WITH.

DATE: 10/30/03
MARK E. CHASTAIN GA. 2718
SEE TITLE BLOCK FOR ADDRESS, ETC.

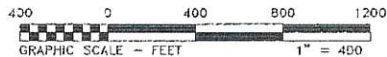
SWORN TO AND SUBSCRIBED BEFORE ME THIS 30th DAY OF Oct. 2003

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

FINAL PLAT FOR THE HIGHLANDS PHASE FOUR - GROUP "A" LAND LOTS - 76, 77, 104, 105 5th DISTRICT - 2nd SECTION GILMER COUNTY, GEORGIA

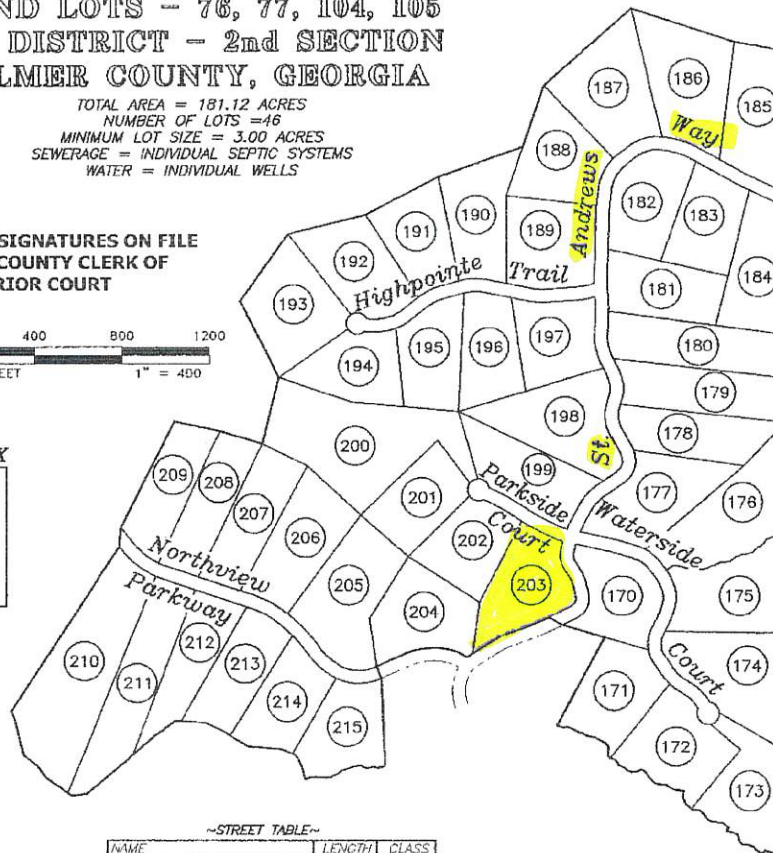
TOTAL AREA = 181.12 ACRES
NUMBER OF LOTS = 46
MINIMUM LOT SIZE = 3.00 ACRES
SEWERAGE = INDIVIDUAL SEPTIC SYSTEMS
WATER = INDIVIDUAL WELLS

ALL ORIGINAL SIGNATURES ON FILE
AT GILMER COUNTY CLERK OF
SUPERIOR COURT



SHEET INDEX

- 1 COVER SHEET
- 2 LOTS 171-174
- 3 LOTS 175 & 175-178
- 4 LOTS 179-184
- 5 LOTS 185-188
- 6 LOTS 189-197
- 7 LOTS 198-202
- 8 LOTS 203-209
- 9 LOTS 210-215



~STREET TABLE~

NAME	LENGTH	CLASS
ST. ANDREWS WAY	3204'	S
HIGHPOINTE TRAIL	1172'	S
PARKSIDE COURT	477'	S
WATERSIDE COURT	1212'	S
NORTHVIEW PARKWAY	1390'	S

PRIVATE ROAD ACKNOWLEDGEMENT

IT IS HEREBY ACKNOWLEDGED THAT ANY AND ALL MEANS OF ACCESS & EGRESS TO LOTS IS ALONG THE ROADS SHOWN, WHICH ARE PRIVATE ROADS AND ARE NEITHER MAINTAINED BY GILMER COUNTY NOR CONSIDERED PART OF THE GILMER COUNTY ROAD SYSTEM. THE RESPONSIBILITY FOR UPKEEP AND MAINTENANCE IS THE RESPONSIBILITY OF THE HOMEOWNERS THROUGH THE P.O.A. AND NOT GILMER COUNTY.

FILED IN OFFICE
CLERK OF GILMER COUNTY SUPERIOR COURT
BOOK:41 PAGE:232A
02/10/2002 03:10 PM
AMY E. JOHNSON, CLERK
GILMER COUNTY, GA

STANDARD NOTES

CLOSURE STATEMENT:

THE FIELD DATA ON WHICH THIS PLAT IS BASED -
ANGULAR: CLOSURE PER POINT: 1/20"/54
CLOSURE PRECISION: 1/20"/54
FIELD DATA ADJUSTED BY: LEAST SQUARES
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE -
CLOSURE PRECISION: 1/20"/54

FLOOD STATEMENT:

THIS PROPERTY IS LOCATED IN A
FLOOD HAZARD AREA AS SCALED FROM FLOOD
INSURANCE RATE MAP (FIRM)
COUNTY: GILMER
PARCEL: 1312200700 B
DATE: AUGUST 15, 1990

"Data shall not remove the neighbor's
landmark, which they of old time have set."
Deuteronomy 19:14 KJV

LEGAL STATEMENT:

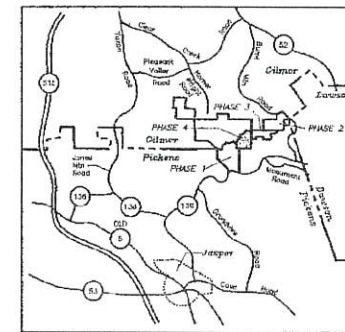
This survey and its findings does not constitute a
title search or the opinion by Chastain & P.C.
P.C. as land surveyors. All data used for the
location of property lines, easements, adjoining
owners, etc., was taken from public records, the
plans, or other sources as referenced. No abstract
of title or title commitment, nor results of title
searches were provided to the surveyor. Other
documents or situations may exist that would
affect this property. As with any land transaction
a title search and certificate is recommended in
connection with this survey, for which you must
consult with a competent title attorney. All
matters of title excepted.

EQUIPMENT USED:

ALL LINEAR AND ANGULAR MEASUREMENTS OBTAINED
BY USE OF TOPCON ELECTRONIC TOTAL STATION
GTS-313

CC: DD COMP: DJ: DRAWN: XD: CHECKED: MED

NOTE: The date of the seal is the date that the prints
were run and signed only. Field work and boundary
conditions certified only as of 10/30/03.
Date of plat preparation is as shown in title block.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- 1) STANDARD MINIMUM SETBACKS:
FRONT: 25' FROM ROAD P.V.
SIDE & REAR: 15'
GREATER SETBACKS THAT MAY BE CALLED
OUT IN THE COVENANTS OR SHOWN ON
THE FINAL PLAT PREVAIL OVER THESE
MEASUREMENTS.
- 2) ALL STREAMS, CULVERTS, AND
SUBSTANTIAL DRAINAGE COURSES ARE
SUBJECT TO A 20' WIDE DRAINAGE
BASEMENT.
- 3) ALL LOTS ARE SINGLE FAMILY RESIDENTIAL.
- 4) LOT NUMBERS AND ROAD NAMES BASED UPON
APPROVED PRELIMINARY SUBDIVISION PLAT.
- 5) FLOOD HAZARD LOCATION SHOULD BE CONSIDERED
TO BE WHERE ACTUAL FLOODING HAS OCCURRED ON THE
GROUND AND NOT NECESSARILY
THE LINE SHOWN.

Final Plat For:

The Highlands
PHASE 4 - GROUP "A"

LAND LOT(S) - 76, 77, 104, & 105

DISTRICT - 5th SECTION - 2nd

CO - GILMER STATE - GEORGIA

DATE - OCTOBER 30, 2003

Chastain & Associates, P.C.
LAND SURVEYING AND PLANNING

P.O. Box 1624 - Ellijay, Georgia 30540
Phone: (706) 276-7528

PLAT FILE: 200H19P1

SHEET 01 OF 09

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