RECORDING STAMP AREA

Type: PLAT
Recorded 6/13/2022 11:23:06 AM
Fee Amt: $13.00 Page 1 of 1
Transfer Tax Amt: $0.00
Debra C. Hamilton Clerk of Superior Court
Participation ID: [illegible]

BK:FS75 PG:8

FINAL PLAT FOR:

THE LANDINGS AT BLUE RIDGE

~PHASE ONE~

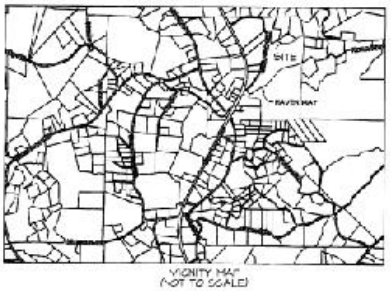
24 HOUR CONTACT:
CHRIS COLLINS
9827 COGDILL ROAD
SUITE I
KNOXVILLE, TN 37932
(706) 635-6500

DATE: FEBRUARY 24, 2022

TOTAL NUMBER OF LOTS = 4
TOTAL AREA = 20.96 ACRES

LAND LOT 140
5th DISTRICT, 2nd SECTION
FANNIN COUNTY, GEORGIA

THERE IS ONE NEW ROAD WITHIN THIS SUBDIVISION



VICINITY MAP
(NOT TO SCALE)

FINAL PLAT/PLANS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND CONTAINS ALL PERTINENT ENGINEERING INFORMATION TO DEFINE THE SUBDIVISION AS SHOWN ON THE GROUND. ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, AND TYPE ARE CORRECTLY SHOWN. FURTHER CERTIFY THAT ALL ENGINEERING REQUIREMENTS OF FANNIN COUNTY SUBDIVISION STANDARDS HAVE BEEN COMPLIED WITH.

DATE
J. JASON [illegible] GA RLS #3007

BLUE RIDGE MOUNTAIN SURVEYING
P.O. BOX 693
BLUE RIDGE, GA 30514
706.677.7900

CERTIFICATE OF APPROVAL OF WATER SYSTEM

THE CENTRAL WATER SYSTEM IN THE LANDINGS AT BLUE RIDGE IS A PRIVATE SYSTEM / PUBLIC SYSTEM WHICH HAS BEEN APPROVED BY THE GA. DEPT. OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION AND HAS BEEN ACCEPTED BY THE OWNER OF PUBLIC UTILITY OR PRIVATE

6-3-22
DATE
[signature]
UTILITY SYSTEM REPRESENTATIVE, IF APPLICABLE

ROAD NAME APPROVAL

I REVIEWED THE PROPOSED ROAD NAMES IN AND FIND NO CONFLICTS WITH ANY EXISTING ROAD NAMES IN FANNIN COUNTY

6-7-2022
DATE
[signature]
911 DIRECTOR

CERTIFICATE OF COUNTY HEALTH DEPARTMENT

THIS PLAT WAS BRIEFLY PRELIMINARILY APPROVED BY THE FANNIN COUNTY HEALTH DEPARTMENT FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS. ANY NEEDED COMPLICATIONS SUCH AS ROCK, STEEP SLOPES OR UNDERGROUND WATER SOURCES (WET WEATHER SPRINGS, HIGH WATER TABLE, ETC.) SHALL BE OVERCOME BY THE LOT OWNER WHEN HE APPLY FOR A PERMIT AND FINAL APPROVAL TO THE HEALTH DEPARTMENT BEFORE BEGINNING CONSTRUCTION. THIS SHALL INCLUDE APPROVAL OF HOME SIZE AND LOCATION, DRIVEWAY, WATER AND SEWAGE LINES, WELL AND ANY OTHER CONDITION THAT COULD AFFECT THE FEASIBILITY OR THE FUNCTION OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM. ANY NEW CONSTRUCTION SHALL ALSO INCLUDE NOT DISTURBING OF THE NATURAL SURFACE SUCH AS CUTTING AND FILLING.

THIS CERTIFICATE DOES NOT IMPLY A BLANKET APPROVAL FOR EVERY LOT IN THIS SUBDIVISION

EACH LOT SHOWN HEREON UNLESS OTHERWISE NOTED, IN THE ABOVE NOTED PLAT, SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL BEFORE THE INITIATION OF CONSTRUCTION PLANS FOR THE LOCATION OF THE HOUSE OR OTHER STRUCTURES AND THE SEWAGE DISPOSAL SYSTEM SHALL BE SUBMITTED TO AND APPROVED BY, FANNIN COUNTY HEALTH DEPARTMENT. THE SIGNING OF THIS PLAT DOES NOT GUARANTEE APPROVAL OF THE SUB-SURFACE SEWAGE DISPOSAL SYSTEM ON EACH PARCEL.

6-7-2022
DATE
[signature]
HEALTH OFFICIAL/FANNIN COUNTY HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL FOR PRIVATE SUBSURFACE SEWAGE DISPOSAL

I HEREBY CERTIFY THAT EACH LOT SHOWN HEREON, UNLESS OTHERWISE NOTED, IS SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL BEFORE THE INITIATION OF CONSTRUCTION PLANS FOR THE LOCATION OF THE HOUSE OR OTHER STRUCTURES AND THE SEWAGE DISPOSAL SYSTEM SHALL BE SUBMITTED TO, AND APPROVED BY, THE FANNIN COUNTY HEALTH DEPARTMENT

6-7-2022
DATE
[signature]
FANNIN COUNTY HEALTH DEPARTMENT REPRESENTATIVE

FINAL PLAT ATTESTATION

I CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN PROPERLY REVIEWED AND APPROVED AS EVIDENCED BY THE SIGNED CERTIFICATES. I HEREBY CERTIFY THAT ALL OF THE APPLICABLE REQUIREMENTS AS DETERMINED BY THE UNDERSIGNED OF THE FANNIN COUNTY SUBDIVISION STANDARDS HAVE BEEN MET, AND THE PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT IN FANNIN COUNTY, GEORGIA.

6/7/2022
DATE
[signature]
FANNIN COUNTY LAND DEVELOPMENT OFFICER

CERTIFICATE OF APPROVAL OF IMPROVEMENTS AND DRAINAGE STRUCTURES

I HEREBY CERTIFY THAT THE STREETS AND DRAINAGE STRUCTURES SHOWN ON THIS FINAL PLAT ARE LISTED AS FOLLOWS:

[illegible]

I HAVE / HAVE NOT BEEN INSTALLED IN A MANNER DEEMED BY THE UNDERSIGNED TO BE IN CONFORMANCE WITH THE ORDINANCE ADOPTED BY FANNIN COUNTY SUBDIVISION STANDARDS. I FURTHER CERTIFY THAT BONDED IMPROVEMENTS AND MAINTENANCE OF IMPROVEMENTS DESIGNATED ON THIS PLAT ARE OUTLINED IN THE ATTACHED LEGAL DOCUMENT OF THE PROPERTY OWNERS ASSOCIATION OR COVENANTS AND SHALL NOT NOW OR IN THE FUTURE BE THE RESPONSIBILITY OF FANNIN COUNTY UNTIL ALL PROVISIONS IN THE SUBDIVISION STANDARDS ARE MET.

6-7-2022
DATE
[signature]
CHAIRMAN, FANNIN COUNTY BOARD OF COMMISSIONERS

CERTIFICATE OF APPROVAL OF RESPONSIBILITY FOR ROAD MAINTENANCE

I HEREBY CERTIFY THAT I HAVE REVIEWED THE LEGAL DOCUMENT ESTABLISHING RESPONSIBILITY FOR THE MAINTENANCE OF THE STREETS AND COMMON AREAS IN THE PLATED SUBDIVISION AND HAVE FOUND THAT THE CONDITIONS AND RESTRICTIONS ARE SUFFICIENT TO ENSURE ADEQUATE MAINTENANCE OF THE COMMONLY OWNED PROPERTY. THE ROADS ARE HEREBY SET IN THE PLATED SUBDIVISION NAMED HEREIN AND RECORDED IN DEED BOOK _____ IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT FOR FANNIN COUNTY, GEORGIA.

6-7-2022
DATE
[signature] Sue Stallard
FANNIN COUNTY ATTORNEY

GENERAL NOTES

1. LOTS 1-3 TO BE SERVICED BY PUBLIC WATER, LOT 11 TO BE SERVICED BY PRIVATE WELL. ALL LOTS TO BE SERVICED BY INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.
2. HAVEN WAY & HART EDGE COURT ARE PRIVATELY OWNED AND MAINTAINED 40' ingress/egress and utility easements and shall be maintained by lot owners of use.
3. BUILDING SETBACK LINES AS SHOWN HEREON.
4. NO LOT SHALL HAVE MORE THAN ONE ACCESS POINT OF ANY LINES AND IS FROM SIDE AND REAR LOTS.
5. NO PRIVATE ROAD WILL BE ACCEPTED INTO THE FANNIN COUNTY ROAD SYSTEMS UNLESS IT MEETS ALL STANDARDS FOR COUNTY OWNED AND MAINTAINED ROADS AND ROAD DESIGNATED AS A CLASS II ROAD SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE COUNTY ROAD SYSTEM.
6. ALL LOTS ARE REQUIRED TO HAVE A TEMPORARY EROSION & SEDIMENT CONTROL PLAN (PRIOR TO BEGINNING CONSTRUCTION).
7. SHOULD THE PUBLIC WATER SYSTEM NOT BE ABLE TO KEEP UP WITH THE DEMAND, ALL LOT OWNERS WILL BE RESPONSIBLE TO SUBSCRIBE TO IMPROVE THE WATER SYSTEM TO MEET THE DEMAND.

ROADWAY DATA

WHITE OAK G. ROAD - COUNTY ROAD - 20ft
HAVEN WAY - PRIVATE ROAD - 18ft
HAWTHORNE COURT - PRIVATE ROAD - 18ft

LEGEND

[illegible]

GRAPHIC SCALE 1"=100'
0 100 200 300

SURVEYOR'S CERTIFICATION

[illegible]

J. JASON HINKLEY, GA RLS #3007
5-25-22
DATE

[illegible]

FANNIN COUNTY, GEORGIA
I HEREBY CERTIFY THAT THIS INSTRUMENT IS IN THE FOLLOWING FLOOD PROTECTION DISTRICT:
[illegible]
FLOODPLAIN RIVER (WITHIN 100 FT BUFFER)

DO 9 — 8
SHEET 1 OF 2
100 FANNIN CNTY

DATE: MAY 2022
SCALE: 1"=100'
LAND LOT(S): 140
DISTRICT: 5th
SECTION: 2nd
COUNTY: FANNIN STATE: GEORGIA
SURVEYED: BLUE RIDGE MTN. SURV. DRAWN: DTG
CHECKED: JHH APPROVED: JHH

NO.	UNKNOWN ITEM	DATE	BY	APPR.

FINAL PLAT FOR:
THE LANDINGS AT BLUE RIDGE
PHASE I
LOCATED IN LAND LOT 140,
5th DISTRICT, 2nd SECTION
FANNIN COUNTY, GEORGIA

Blue Ridge Mountain Surveying
PO BOX 693
BLUE RIDGE, GA 30514
706.677.7900
BRMS