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THE ROADS IN THIS SUBDIVISION WILL NEITHER BE ACCEPTED AS A COUNTY ROAD NOR MAINTAINED BY THE COUNTY.

NOTES:

1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP EFFECTIVE DATE SEPTEMBER 18, 1986, REVISED DATE SEPTEMBER 28, 2007, COMMUNITY MAP NUMBER 13291C, PANELS 0130D & 0135D, THIS PROPERTY IS LOCATED IN 'ZONE X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
3. THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN.
4. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE ENCROACHMENTS OR EASEMENTS EXCEPT AS SHOWN.
5. REFERENCE PLATS: PLAT BOOK 33 PAGE 161, PLAT BOOK 59 PAGES 7-8, PLAT BOOK 63 PAGES 293-297, PLAT BOOK 61, PAGE 198 & PLAT BOOK 46 PAGE 15.

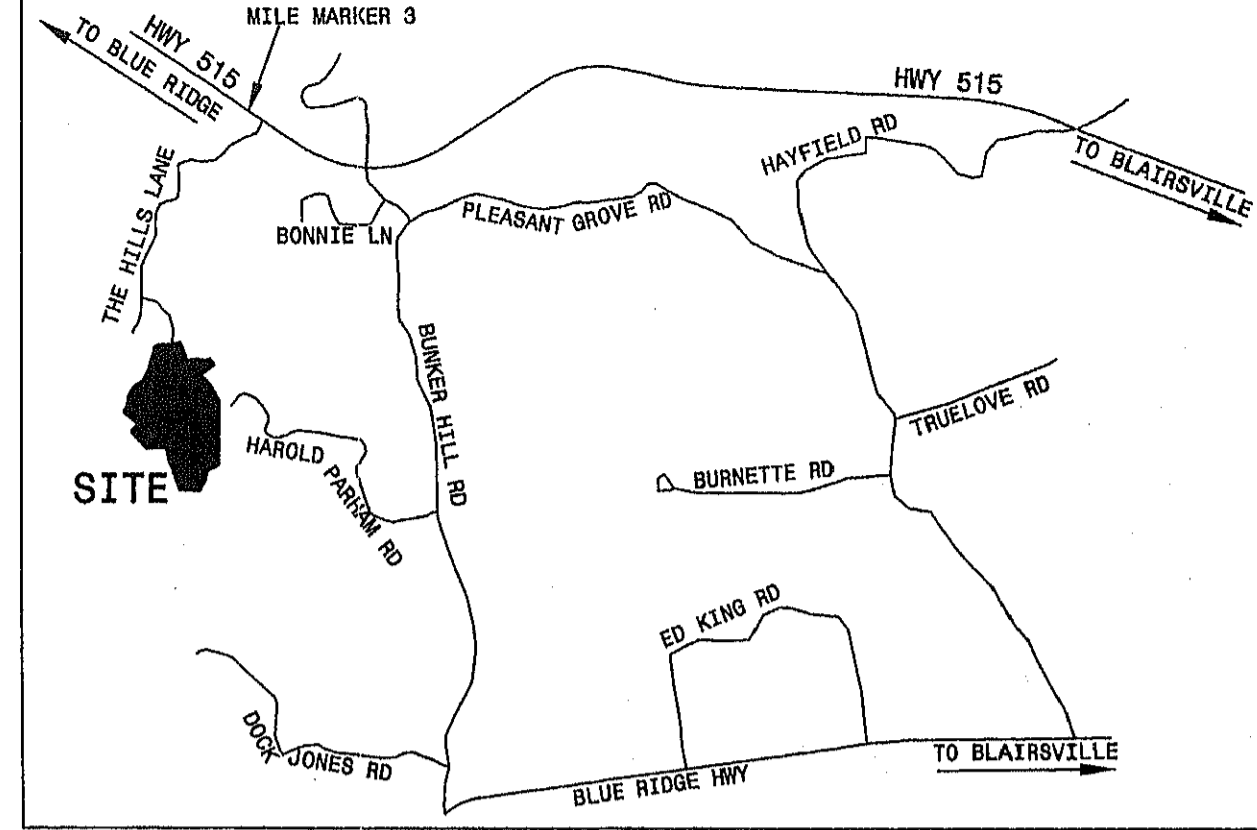
NO CONSTRUCTION IS ALLOWED ON ANY LOT WITHOUT A BUILDING PERMIT.

APPROVED BY UNION COUNTY:
Rak Day 4-28-11
 UNION COUNTY DATE

APPROVED BY UNION COUNTY HEALTH DEPARTMENT:
Danny Baker
George W. Liff 4/28/11
 HEALTH OFFICER DATE

SUBDIVISION APPROVAL
 FOR USE OF SEPTIC TANK SYSTEMS WITH THE FOLLOWING RESTRICTIONS:

1. A SEPTIC PERMIT MUST BE OBTAINED ON ANY LOT BEFORE CONSTRUCTION CAN BEGIN.
 2. NO LOTS MAY BE SUBDIVIDED WITHOUT HEALTH DEPARTMENT APPROVAL.
 3. NO WELLS ALLOWED ON ANY LOT UNLESS PERMITTED BY THE HEALTH DEPARTMENT.
 4. PENDING HOUSE LOCATION SEWAGE MAY REQUIRE PUMPING.
 5. ALL LOTS ARE APPROVED FOR UP TO THREE BEDROOM HOMES DEPENDING ON HOUSE SIZE AND LOCATION.
- ADDITIONAL BEDROOM(S) WOULD REQUIRE HEALTH DEPARTMENT APPROVAL.



**VICINITY MAP
(NOT TO SCALE)**

UNION COUNTY, GEORGIA
 CLERK'S OFFICE SUPERIOR COURT
 FILED FOR RECORD AT 9:00 AM
 4-29-11 RECORDED
 IN BOOK 64 PAGE 15
Judy L. Odum
 Superior Court Clerk

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 8148 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE. THE TRAVERSE WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 593,957 FEET. A TOPCON GPT-3005LW WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS. DATES OF FIELD WORK: 3/28/11-3/31/11 AND 4/11/11-4/14/11.
 DATE OF COMPLETION: 4/25/11.

THE FOLLOWING LOTS CONTAIN STREAM BUFFERS ESTABLISHED BY THE SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE:
 75, 76, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, & 90.

THE FOLLOWING LOTS ARE RESTRICTED BY THE MOUNTAIN PROTECTION ORDINANCE:
 64 THROUGH 75, 82 THROUGH 86 & 91 THROUGH 99.
 TOPOGRAPHIC INFORMATION FOR 2200' CONTOUR TAKEN FROM UNION COUNTY GIS SYSTEM.

BUILDING SETBACK DIMENSIONS
 FRONT: 15 FEET (FROM ROAD RIGHT-OF-WAY)
 SIDE AND REAR: 15 FEET (FROM LOT LINES)

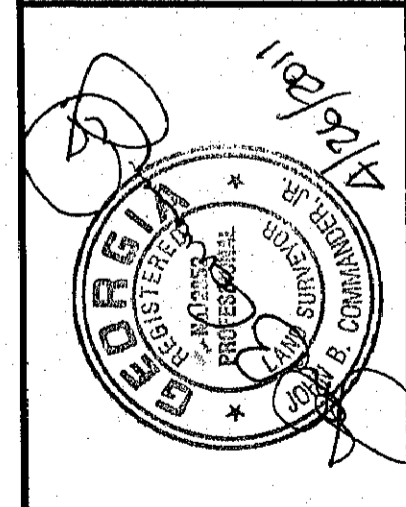
SOURCE OF TITLE
 BOOK 863 PAGES 331-333

SITE DATA:
 TOTAL AREA SUBDIVIDED: 85.139 ACRES
 TOTAL # OF NEW LOTS: 37
 AVERAGE SIZE PER LOT: 2.301 ACRES
 SMALLEST LOT: 1.50 ACRES (65340 SQ. FT.)

DEVELOPER:
 WATERFRONT GROUP QUEENS GAP, LLC
 9920 KINCEY AVE SUITE 211
 HUNTERSVILLE, NC 28078
 (704) 896-5880

PROFESSIONAL LAND SURVEYING SERVICES
 P. O. BOX 125 PHONE: 770-505-8700
 DALLAS, GA 30132 FAX: 770-505-8700

**THE HILLS AT QUEENS GAP
 PHASE I B** FOR
WATERFRONT GROUP QUEENS GAP, LLC
 LOCATED IN PORTIONS OF LAND LOT 3, 4 & 321
 9TH & 10TH DISTRICT, 1ST SECTION
 UNION COUNTY, GEORGIA



COMP BY: P/JG	DATE: 4/26/2011
DR. BY: P/JG	SHEET: 1 OF 4
	JOB NO. 110011