"THE HILLS AT QUEENS GAP"
TOTAL AREA: 43.014 ACRES

LEGEND

BWF	–	BARDED WIRE FENCE
CL	–	CENTERLINE
CMP	–	CORRUGATED METAL PIPE
DB./PG.	–	DEED BOOK, PAGE
EP	–	EDGE OF PAVEMENT
ESM'T	–	EASEMENT
IPF	–	IRON PIN FOUND
IPS	–	IRON PIN SET (1/2" RB)
LL	–	LAND LOT
LLL	–	LAND LOT LINE
N/F	–	NOW OR FORMERLY
OTP	–	OPENTOP PIPE
PB/PG.	–	PLAT BOOK, PAGE
PBX	–	POWER BOX
PL	–	PROPERTY LINE
POB	–	POINT OF BEGINNING
POC	–	POINT OF COMMENCEMENT
PP	–	POWER POLE
RB	–	REBAR
RD	–	ROAD
SH	–	SPRING HEAD
R/W	–	RIGHT OF WAY
SQ. FT.	–	SQUARE FEET
TBX	–	TELEPHONE BOX
TPOB	–	TRUE POINT OF BEGINNING
WM	–	WATER METER

GEORGIA UNION COUNTY
CLERK'S OFFICE SUPERIOR COURT
FILED FOR RECORD AT 2:00 P M
Sept 13 2006, RECORDED
IN BOOK 54 PAGE 1
Clerk

APPROVED BY
UNION COUNTY HEALTH DEPT.
Pat Cook Ellis III / Timothy L. Nicholson
HEALTH OFFICER DATE 9-22-05

FOR USE OF SEPTIC TANK SYSTEMS WITH THE FOLLOWING RESTRICTIONS:
1) A SEPTIC TANK PERMIT MUST BE ISSUED BY ANY LOT BEFORE CONSTRUCTION CAN BEGIN.
2) NO LOTS MAY BE SUBDIVIDED.
3) NO WELLS ALLOWED ON ANY LOT.
4) PENDING HOUSE LOCATION, SEWAGE MAY REQUIRE PUMPING.
5) ALL LOTS APPROVED FOR UP TO 3 TO 4 BEDROOM HOME DEPENDING ON HOUSE SIZE AND LOCATION.
6) DRAIN FIELD LOCATION FOR LOT 12 IS AT BACK OF LOT AND WILL NEED PUMPED. HOWEVER, IF HOUSE IS LOCATED WITHIN 100' SPRING, BUFFER PRIMARY SYSTEM MIGHT WORK AT TOP OF LOT AND CAN BE EVALUATED AT TIME OF SEPTIC APPLICATION.

NOTE:
THE FOLLOWING LOTS CONTAIN STREAM BUFFERS ESTABLISHED BY THE SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE: 1, 2, 3, 4, 5, 7, 8, 10, 11, 19, 20, 25, 26, 27.

THE FOLLOWING LOTS ARE RESTRICTED BY THE MOUNTAIN PROTECTION ORDINANCE: 14, 15, 16, 17, 18, 19, 23, 24, 26.

NOTE:
1. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FHBM FLOOD INSURANCE RATE MAP OF UNION COUNTY, GEORGIA COMMUNITY PANEL NUMBER : 130254 0025 & 0075 C EFFECTIVE DATE: SEPTEMBER 18, 1985 REVISION DATE: DECEMBER 3, 1993
2. THIS PLAT IS FOR THE EXCLUSIVE USE OF C.E.W. AND ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. THIS PROPERTY MAY CONTAIN RIGHTS OF WAY OR EASMENTS NOT SHOWN.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 3648 FEET AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,207,876 FEET. TOPCON GTS-313 USED FOR ANGULAR AND LINEAR MEASUREMENTS. DATE OF FIELD WORK: 02/25/03, 06/15/04, 11/30/04, 12/22/04, 12/23/04, 02/23/05, 04/15/05, 06/23/05, 07/08/05.

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

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

APPROVED BY UNION COUNTY:
Ronald Day 9-6-06
UNION COUNTY DATE

GEORGIA REGISTERED No. 2298 LAND SURVEYOR JAMES C. JONES
9/22/05

TO BLUE RIDGE
A.P.D. HIGHWAY 515 RIGHT OF WAY VARIES
TO BLAIRSVILLE
APPROX. MAIL L.L.
REFERENCE NORTH
REFERENCE SURFACE (1)
P/R
P/R
"FUTURE DEVELOPMENT"
N/F C.E.W.
S00°53'26"W 89.64'
LOT-17
S00°40'46"E 142.49'
IPF (3/4"OTP)
LOT-1 1.602 ACRES
LOT-16
20' EASEMENT
S00°53'26"W 200.49'
LOT-23 2.304 ACRES
S85°45'20"E 127.68'
S49°14'52"E 191.94'
S01°21'04"W 79.75'
LOT-15
S01°21'04"W 119.45'
LOT-22 1.530 ACRES
LOT-3 1.629 ACRES
LOT-2 2.082 ACRES
LOT-24 1.032 ACRES
S06°18'23"W 344.37'
S89°48'11"W 368.72'
S00°02'49"E 173.36'
LOT-14
LOT-21 1.465 ACRES
N56°41'04"W 127.35'
N58°41'04"W 155.46'
N29°07'51"W 250.30'
LOT-25 1.013 ACRES
S22°38'55"W 258.38'
N34°35'43"W 259.57'
S00°11'52"W 178.38'
LOT-13
LOT-4 3.298 ACRES
N58°46'00"W
S65°09'09"E 110.41'
S65°09'09"E 106.98'
S25°55'50"E 129.06'
S11°00'13"W 150.55'
N77°40'21"W 238.07'
S00°45'22"W 173.17'
N/F WANDA CANTRELL DB. 117, PG. 475
LOT-20 2.245 ACRES
LOT-26 1.867 ACRES
S11°00'13"W 231.05'
N58°01'45"W 243.62'
S39°23'15"W
N77°40'21"W 176.13'
LOT-5 1.489 ACRES
LOT-6 1.304 ACRES
LOT-7 1.374 ACRES
S17°54'49"W
S00°45'22"W
N/F C.E.W.
18' GRAVEL, 60' ESM'T CL OF ROAD IS PL
GRAVEL 40' ESM'T CL OF ROAD IS PL
24"CMP
18"CMP
100' BUFFER
50' BUFFER
IPS
IPF (1"OTP)
IPF (3/4"OTP)
SH
BRANCH
JOB#B203023.002.00

SHEET	OF
1	2

DATE: 09/22/05
SCALE: 1" = 100'
FILE# B203023.002
DISC: NET
DRAWN BY: GFC

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK, OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

GRAPHIC SCALE
0' 50' 100' 200'

NO.	DATE	DESCRIPTION
		REVISIONS

SURVEY FOR:
C. E. W.
LOCATED IN
LAND LOT 321
9th DISTRICT, 1st SECTION
AND
LAND LOT 4
10th DISTRICT, 1st SECTION
UNION COUNTY, GEORGIA

Southern Geosystems, Ltd.
Surveying • Soil & Water • Planning • Consultants
121 Pat Haralson Drive, P.O. Box 87 • Blairsville, Georgia 30514
(706)745-5106 (706)745-3997 Fax