

eFiled and eRecorded  
 DATE: 01/13/2023  
 TIME: 12:28 PM  
 PLAT BOOK: 66  
 PAGE: 70 - 70  
 FILING FEES: \$10.00  
 PART ID: 318205756  
 RECORDED BY: AW  
 Janie J. Jones  
 Barrow County, GA  
 THIS BLOCK IS RESERVED FOR  
 THE CLERK OF SUPERIOR COURT

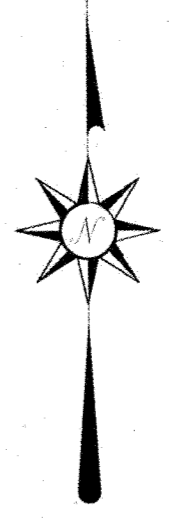
Exhibit "D"

Buyer  
 Initials

**SURVEYORS CERTIFICATION: (1)**  
 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 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.

*W.T. Dunahoo*  
 W.T. Dunahoo (GA R.L.S. #1577)  
 12-12-22  
 Date

**GEORGIA REGISTERED**  
 No. 1577  
 PROFESSIONAL  
 SURVEYOR  
 W. T. DUNAHOO



**PIPE CHART**

PIPE (In.-Out.)	SIZE (in.)	LENGTH (ft.)
C2-C1	36	46
J4-J3	24	97
J3-J2	24	30
J2-J1	30	63
K3-K2	18	30
K2-K1	18	191
K1-J3	18	90
L5-L4	18	30
L4-L3	18	100
L3-L2	18	161
L2-L1	18	44

**CURVE TABLE**

C	ARC	RAD	CHORD	BEARING
C1	197.89	200.00	189.91	N 81°10'16" W
C2	76.53	200.00	76.06	N 142°1'13" W
C3	34.64	230.00	34.61	N 74°47'54" E
C4	65.05	170.00	64.65	N 142°1'13" W
C5	82.04	60.00	75.79	N 46°08'42" W
C6	40.78	60.00	40.00	N 122°9'46" E
C7	49.84	60.00	48.42	N 53°45'59" E
C8	35.52	60.00	35.00	S 83°28'36" E
C9	43.76	60.00	42.80	S 45°37'28" E
C10	62.22	60.00	59.47	S 04°58'39" W
C11	63.07	230.00	62.88	S 17°27'32" E
C12	24.93	230.00	24.92	S 06°29'51" E
C13	109.07	230.00	108.06	S 72°18'42" E

~ HEALTH DEPARTMENT NOTES ~

ATU - "Aerobic Treatment Unit" - An aerobic treatment unit or other Class 1 effluent and full length system may be required on this lot.

SSLP - "Septic System Location Plan" - A septic system location plan drawn in accordance with the requirements in the "septic system location plan checklist" is required for this lot at time of permitting. SSLP's are required due to spatial constraints. Ground run topography may be required on these lots.

L4\* - Level 4 soil report is on file with health dept. with 30' buffer reduced to 3 feet.

NOTE: This subdivision is reviewed based on three or four bedroom homes with average lot sizes of 2000 square feet or less (heated and unheated spaces). If the home is to be larger, or if excessive grading or filling is required to form home foundation, additional information will be needed and a larger lot size may be required.

Dist piles must be removed on lots 5, 6, 15, and 16 and updated soils must be submitted prior to septic permitting.

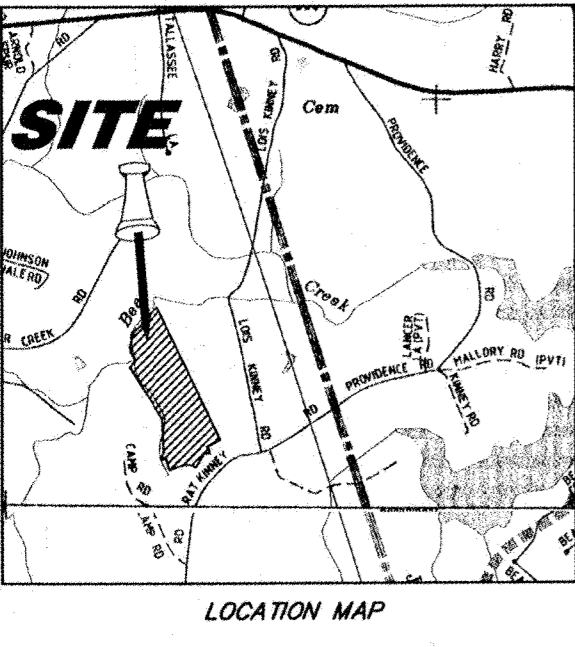
Soil classifier recommendations regarding soil properties are followed for each lot. Some lots may require additional footage of driveways or special requirements based on these recommendations.

The lots shown have been reviewed by the Barrow County Health Department as noted on each lot of the plat and plat legend. This review was performed based on information submitted by other professionals and any supplementary information provided therein. Each lot must be reviewed and approved for on-site sewage management system placement prior to the issuance of a construction permit.

SIGNING AUTHORITY: *W.T. Dunahoo*  
 DATE: 12/19/22  
 TITLE: E.L. Conroy

GENERAL NOTES:

- TOTAL AREA 30.95 ACRES WITH 4.14 ACRES OPEN SPACE ~ 25 LOTS
- PART OF TAX MAP PARCEL X0137 028
- HYDROLOGY ENGINEER: MATT SULLIVAN  
 302 WEST MAY STREET  
 WINDER, GA. 30680  
 PH: 678-687-6219
- THE DETENTION PONDS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.)
- BARROW COUNTY IS NOT RESPONSIBLE FOR ANY REQUIRED MAINTENANCE OR REPAIRS ASSOCIATED WITH THE DETENTION POND OR OPEN SPACES.
- BUILDERS ARE RESPONSIBLE FOR INSTALLATION OF SIDEWALKS & HANDICAP RAMPS PRIOR TO C.O.
- MINIMUM LOT SIZE IS 25,500 SQ.FT.
- MINIMUM LOT WIDTH AT BUILDING LINE IS 100'
- BUILDING LINES:  
 FRONT 35'  
 SIDE 15'  
 REAR 40'
- WATER SERVICE PROVIDED BY BARROW COUNTY
- SEPTIC SYSTEM SEPTIC TANK
- REZONED PER CASE No. RZ 2005-075  
 • NO CO'S BEFORE MAY 31, 2007



OWNER'S CERTIFICATE:

STATE OF GEORGIA ~ BARROW COUNTY  
 The undersigned certifies that he or she is the fee simple absolute owner of the land shown on this plat and that the plat and the public improvements contained thereon or associated therewith meet all applicable requirements and standards of the Barrow County Unified Development Code.

Owner's Name: Heather Estates Llc  
 Owner's Address: PO Box 927 Statham  
*[Signature]* Date: 12/19/22  
 (Owner's Signature)

SURVEYOR'S NOTES:

- 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 HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- NO NATIONAL GEODETIC SURVEY MONUMENTS FOUND WITHIN 500 FEET OF SUBJECT PROPERTY.
- THE DEVELOPER IS NOT AWARE OF ANY BURIED TRASH, GARBAGE, ETC. ON THE PROPERTY.
- NO WELLS OBSERVED ON PROPERTY.
- DRINKING WATER TO BE SUPPLIED BY CITY OF STATHAM WATER AND SEWER AUTHORITY.
- THERE ARE NO CEMETERIES OR OTHER HISTORICAL AREAS ON SITE.
- ALL LINEAR DISTANCES ARE HORIZONTAL BASIS OF CURVE DATA IS GEOMETRICAL COMPUTATIONS.

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION:

All requirements of the Barrow County Unified Development Code having been represented as being fulfilled by this plat [and the related as-built surveys approved on 12-12-22], the undersigned acting under authority of the Board of Commissioners of Barrow County, Georgia, hereby approves this plat for recordation by the Clerk of the Superior Court [along with the accompanying deeds of dedication of all streets, easements and other public areas and improvements shown thereon], subject to maintenance and guarantee by the owner for one and one-half years from the date of this approval. This approval recognizes the receipt of appropriate surety by the Board of Commissioners of Barrow County in the amount of \$35,000.00 to assure the completion and maintenance of all streets and drainage facilities appurtenant to this subdivision.

*Rebecca Waddell* DATE: 1-9-2023  
 (SIGNATURE, DIRECTOR OF PLANNING)

SURVEYOR'S CERTIFICATE:

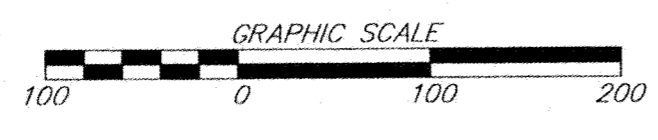
It is hereby certified that this plat is true and correct, and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon actually exist, and their location, size, type, and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 23,000 feet and an angular error of 2" per angle point, and was adjusted using the compass rule. The following type of equipment was used to obtain the linear and angular measurements used in the preparation of this plat: 12000' OCS-28. This plat has been calculated for closure and is found to be accurate within one foot in >132,000 feet.

*W.T. Dunahoo*  
 W.T. Dunahoo Georgia R.L.S. No. 1577  
 12-12-22  
 Date

STATEMENT OF PRIVATE COVENANTS:

This plat is subject to the covenants set forth in the separate document(s) attached hereto dated 5/13/2021, which hereby becomes part of this plat.  
 Filed in Deed Book 2490, Pages 800-812

- ~ LEGEND ~  
 R/W = RIGHT OF WAY  
 IPS = IRON PIN SET (1/2" OPEN TOP)  
 D.E. = DRAINAGE EASEMENT  
 C.B. = CATCH BASIN  
 H.W. = HEAD WALL  
 J.B. = JUNCTION BOX  
 DI = DROP INLET  
 OCS = OUTLET CONTROL STRUCTURE  
 F.H. = FIRE HYDRANT  
 [###] = STREET ADDRESS



A PERENNIAL STREAM BORDERS THIS SUBDIVISION AND A 150' BUFFER IS SHOWN PURSUANT TO RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.02.

FINAL PLAN FOR STATE OF GEORGIA  
**HEATHER ESTATES ~ PHASE THREE**

CITY	GMD	COUNTY	SCALE	DATE
	1742	BARROW	1"=100'	11/16/2022

W. T. DUNAHOO AND ASSOCIATES, L.L.C.  
 P.O. BOX 163  
 302 W. MAY ST.  
 WINDER, GEORGIA (770) 867-3911