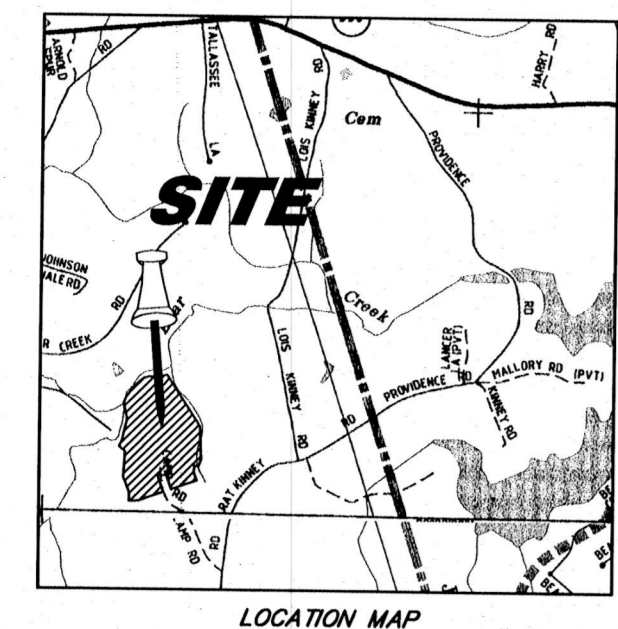


OWNER/DEVELOPER:  
HEATHER ESTATES, LLC  
P.O. BOX 927  
STATHAM, GA 30666  
PH: 770-725-1594  
EMAIL: southforkhomes@bellsouth.net

24-HOUR CONTACT:  
MICHAEL CARTER  
PH: 770-868-7624

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT



**SURVEYORS CERTIFICATION: (1)**  
As required by subsection (a) 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 RLS #1577)  
No. 1577 PROFESSIONAL SURVEYOR  
12-12-2023  
Date

**CURVE TABLE**

C	ARC	RAD	CHORD	BEARING
C1	48.35	150.00	49.13	S 79°54'30" W
C2	75.10	200.00	74.66	N 08°45'33" W
C3	57.21	200.00	57.02	N 10°11'34" E
C4	75.10	200.00	74.66	N 08°45'33" E
C5	39.48	120.00	39.30	N 79°54'30" E
C6	30.98	230.00	30.98	N 15°39'27" W
C7	53.39	230.00	53.25	N 04°54'01" W
C8	65.79	230.00	65.57	N 10°11'34" E
C9	70.76	60.00	66.73	N 07°49'37" W
C10	47.38	60.00	46.16	N 48°34'48" E
C11	47.21	60.00	46.00	S 86°15'30" E
C12	86.02	60.00	78.84	S 22°38'46" E
C13	62.79	60.00	58.97	S 48°24'24" W
C14	48.63	170.00	48.46	S 10°11'34" W
C15	63.84	170.00	63.46	S 08°45'33" E
C16	36.95	230.00	36.91	N 14°54'52" W
C17	49.42	230.00	49.32	N 04°09'25" W
C18	56.79	60.00	54.70	N 30°53'06" W
C19	61.95	60.00	59.23	N 25°48'34" E
C20	30.32	60.00	30.00	N 69°51'51" E
C21	37.52	60.00	36.91	S 77°44'41" E
C22	127.58	60.00	104.87	S 01°05'00" W
C23	63.84	170.00	63.46	S 08°45'33" E

**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 date 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: 1025001 615-248.  
This plat has been calculated for closure and is found to be accurate within one foot in 23,000 feet.

W.T. Dunahoo  
12-12-2023  
Date

**HEALTH DEPARTMENT NOTES**

ATU - "Aerobic Treatment Unit" - An aerobic treatment unit or other Class I 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.

NOTE: This subdivision is reviewed based on three or four bedroom homes with average appearances and a footprint of 2000 square feet or less (heated and unheated space). 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.  
DOT 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 drainlines 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 an on-site sewage management system placement prior to the issuance of a construction permit.

**PIPE CHART**

PIPE (In-Out)	SIZE (in.)	LENGTH (ft.)
B2-B1	24	60
M7-M6	18	30
M6-M5	18	198
M5-M4	18	85
M4-M3	18	195
M3-M2	18	71
M2-M1	24	64
N3-N2	18	30
N2-N1	18	100
O5-O4	18	30
O4-O3	18	169
O3-O2	18	174
O2-O1	18	199
O1-M2	18	100

**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

**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: \_\_\_\_\_  
Owner's Address: \_\_\_\_\_  
(Owner's Signature) \_\_\_\_\_ Date: \_\_\_\_\_

SIGNING AUTHORITY: \_\_\_\_\_  
DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_

**SURVEYOR'S NOTES:**

1. 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.
2. NO NATIONAL GEODETIC SURVEY MONUMENTS FOUND WITHIN 500 FEET OF SUBJECT PROPERTY.
3. THE DEVELOPER IS NOT AWARE OF ANY BURIED TRASH, GARBAGE, ETC. ON THE PROPERTY.
4. WELL ON PROPERTY AS SHOWN (TO BE CAPPED).
5. DRINKING WATER TO BE SUPPLIED BY CITY OF STATHAM WATER AND SEWER AUTHORITY.
6. THERE ARE NO CEMETRIES OR OTHER HISTORICAL AREAS ON SITE.
7. ALL LINE DISTANCES ARE HORIZONTAL. BASIS OF CURVE DATA IS GEOMETRICAL COMPUTATIONS.

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.

**CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION:**

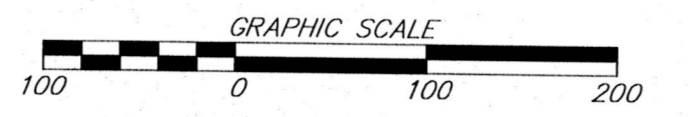
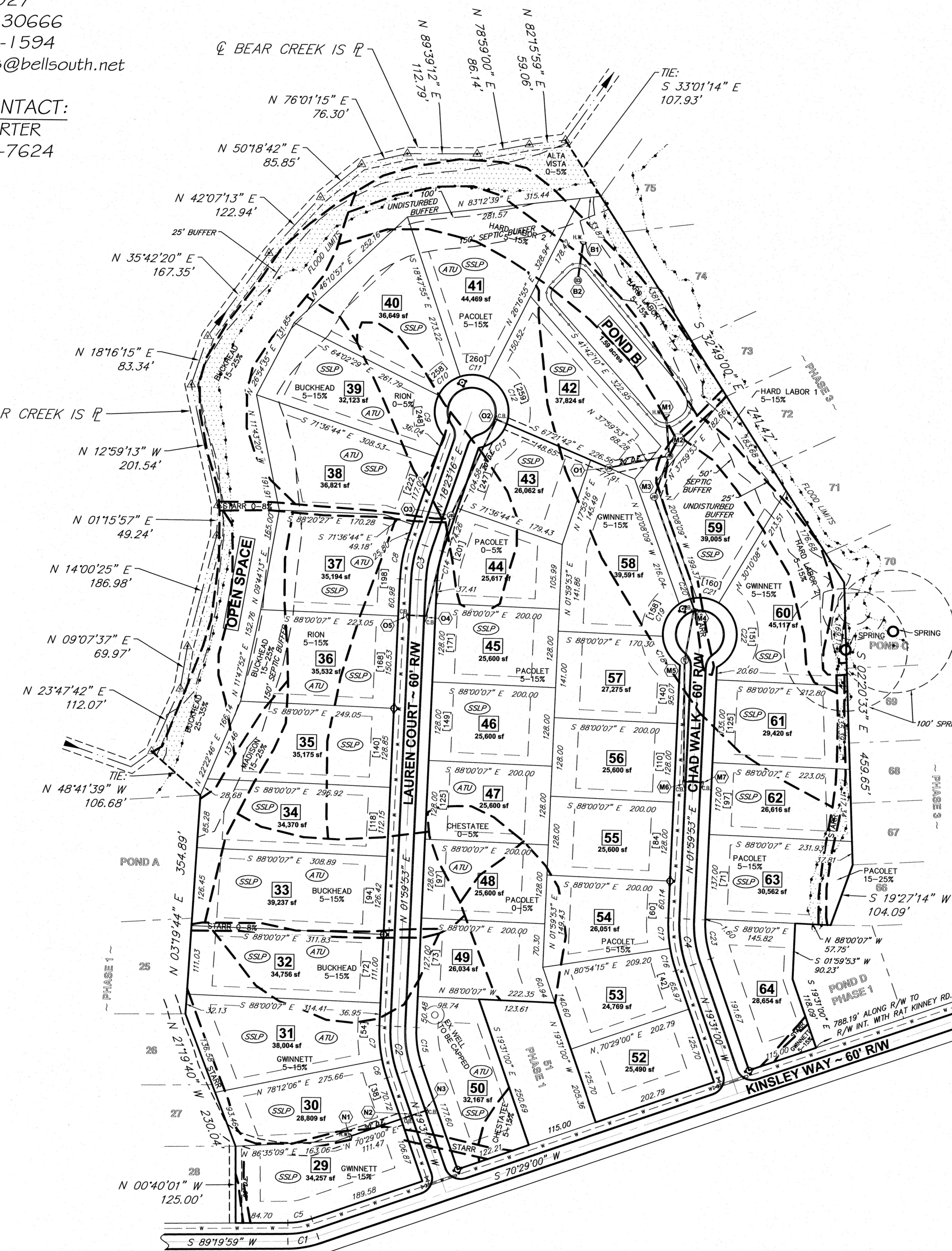
All requirements of the Barrow County Unified Development Code having been represented as being fulfilled by this plat [and the related as-built surveys approved on \_\_\_\_\_] the undersigned acting under authority of the Board of Commissioners of Barrow County, Georgia, hereby approves this plat for 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 \$\_\_\_\_\_ to assure the completion and maintenance of all streets and drainage facilities appurtenant to this subdivision.

(SIGNATURE, DIRECTOR OF PLANNING) \_\_\_\_\_ DATE: \_\_\_\_\_

**GENERAL NOTES:**

1. TOTAL AREA 33.42 ACRES WITH 4.84 ACRES OPEN SPACE ~ 35 LOTS
2. PART OF TAX MAP PARCEL XX137 02B
3. HYDROLOGY ENGINEER: MATT SULLIVAN  
302 WEST MAY STREET  
WINDER, GA. 30680  
PH: 678-687-6219
4. THE DETENTION PONDS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.)
5. BARROW COUNTY IS NOT RESPONSIBLE FOR ANY REQUIRED MAINTENANCE OR REPAIRS ASSOCIATED WITH THE DETENTION POND OR OPEN SPACES.
6. BUILDERS ARE RESPONSIBLE FOR INSTALLATION OF SIDEWALKS & HANDICAP RAMPS PRIOR TO C.O.
7. MINIMUM LOT SIZE IS 25,500 SQ.FT.
8. MINIMUM LOT WIDTH AT BUILDING LINE IS 100'
9. BUILDING LINES:  
FRONT 35'  
SIDE 15'  
REAR 40'
10. WATER SERVICE PROVIDED BY BARROW COUNTY
11. SEPTIC SYSTEM SEPTIC TANK
12. REZONED PER CASE No. RZ 2005-075  
• NO CO'S BEFORE MAY 31, 2007

- 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



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

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

W. T. DUNAHOO AND ASSOCIATES, L.L.C.  
P.O. BOX 183  
302 W. MAY ST.  
WINDER, GEORGIA  
(770) 867-3911