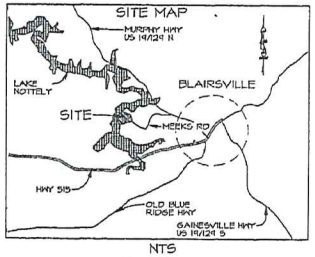

GENERAL NOTES:

1. TOTAL AREA TO BE DIVIDED IS +/-25.0 ACRES. TOTAL NUMBER OF LOTS IS 21.
2. THE SITE IS PROPOSED SINGLE FAMILY.
3. PROPOSED DEVELOPMENT WILL HAVE PRIVATELY MAINTAINED STREETS BY A HOMEOWNERS ASSOCIATION. THE ROADS IN THIS SUBDIVISION WILL NEITHER BE ACCEPTED AS A COUNTY ROAD NOR MAINTAINED BY THE COUNTY.
4. RIGHTS OF WAY WILL BE 40'. THESE WILL BE DEEDED TO THE HOMEOWNERS ASSOCIATION UPON COMPLETION.
5. WATER WILL BE PROVIDED BY NOTLA WATER AUTHORITY.
6. SEWERAGE WILL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
7. BOUNDARY INFORMATION SHOWN WAS TAKEN FROM A SURVEY FOR TL Acquisition LLC & The Meeks Estate BY BLUE RIDGE MOUNTAIN SURVEYING, INC. DATED 6/28/05
8. ANY CHANGES OR ALTERATIONS MADE TO THESE FINAL PLAT DRAWINGS WITHOUT THE WRITTEN APPROVAL OF BLUE RIDGE MOUNTAIN SURVEYING, INC. VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT.
9. A PORTION OF THIS PROPERTY IS IN A FLOOD ZONE AS PER UNION COUNTY FIRM PANEL 13291 C 0068D DATED SEPT. 28, 2007. (ONLY THE PORTION THAT LIES BELOW THE 1785' CONTOUR).
10. THIS PROPERTY DOES NOT LIE ABOVE THE 2200' CONTOUR & IS NOT SUBJECT TO THE RULES & REGULATIONS OF THE MOUNTAIN PROTECTION ACT.
11. LOCATION OF THE NOTTELY RIVER WAS TAKEN FROM THE UNION COUNTY GIS MAPS. LOCATION IS APPROXIMATE.
12. ROAD MAY NOT LIE IN CENTER OF RIGHT OF WAY.

LINE	ARC	CHORD BEARING	RADIUS	CHORD
C1	77.06'	S82°35'11"W	95.00'	74.97'
C2	45.51'	N39°44'15"W	220.00'	45.43'
C3	34.47'	N52°33'25"W	145.00'	34.39'
C4	71.79'	N73°33'05"W	145.00'	71.06'
C5	77.61'	S76°55'54"W	145.00'	76.66'
C6	43.13'	N68°58'34"W	25.00'	37.98'
C7	67.77'	N08°05'27"W	40.00'	59.95'
C8	51.23'	S86°40'46"W	40.00'	47.80'
C9	34.73'	S25°07'00"W	40.00'	33.64'
C10	55.71'	S39°34'13"E	40.00'	51.32'
C11	38.86'	S12°36'43"W	40.00'	37.35'
C12	29.27'	S36°11'08"E	40.00'	28.62'
C13	42.37'	S87°29'37"E	40.00'	40.42'
C14	44.28'	N30°26'44"E	40.00'	42.06'
C15	54.65'	N40°24'44"W	40.00'	50.50'
C16	35.41'	N21°01'21"E	25.00'	32.52'
C17	133.15'	S82°04'27"E	105.00'	124.40'
C18	13.86'	S43°32'28"E	180.00'	13.86'

LINE	BEARING	DISTANCE
L1	N74°10'28"W	29.82'
L2	S54°20'44"W	152.84'
L3	S85°25'04"W	11.39'
L4	N45°44'50"W	136.13'
L5	N45°44'50"W	150.00'
L6	N45°44'50"W	150.00'
L7	N45°44'50"W	112.04'
L8	S61°35'57"W	160.75'
L9	S61°35'57"W	176.37'
L10	N19°33'15"W	96.36'
L11	S19°33'15"E	38.50'
L12	S19°33'15"E	120.34'
L13	S19°33'15"E	81.22'
L14	N19°33'15"W	58.62'
L15	N61°35'57"E	184.35'
L16	N61°35'57"E	161.77'
L17	S45°44'50"E	78.14'
L18	S45°44'50"E	125.00'
L19	S45°44'50"E	125.00'
L20	S45°44'50"E	153.84'
L21	S45°44'50"E	66.15'
L22	S85°25'04"W	12.69'
L23	N33°41'08"W	12.21'
L24	N13°03'09"W	35.44'
L25	N57°32'41"E	85.26'
L26	N56°32'30"E	68.64'
L27	N51°24'44"E	64.20'
L28	N50°45'14"E	48.07'
L29	N57°14'45"E	54.01'
L30	N63°42'08"E	33.85'
L31	N78°47'04"E	52.28'
L32	N85°24'20"E	54.08'
L33	S80°54'07"E	37.15'
L34	S62°36'20"E	30.54'
L35	S54°38'56"E	51.44'
L36	S54°04'38"E	34.34'
L37	S51°11'57"E	43.03'
L38	S51°11'57"E	26.73'
L39	S32°34'55"E	30.49'
L40	S36°51'50"E	54.95'
L41	S44°01'41"E	65.23'
L42	S50°43'01"E	50.99'
L43	S51°46'00"E	57.19'
L44	S47°46'55"E	60.15'
L45	S44°25'14"E	53.36'
L46	S44°02'44"E	53.88'
L47	S47°04'27"E	56.95'
L48	S45°43'30"E	55.52'
L49	S39°32'56"E	64.10'
L50	S41°57'16"E	56.75'
L51	S46°12'02"E	62.41'
L52	S57°06'17"E	64.33'

UNION COUNTY, GEORGIA
CLERK'S OFFICE SUPERIOR COURT
FILED FOR RECORD AT 9:00 A M
8-9-11 RECORDED
IN BOOK 64 PAGE 12
Judy L. Odom
Superior Court Clerk

LAKE NOTTELY

LOT 35
2.188 ACRES
0.88 ACRES ABOVE 1785'

LOT 36
1.524 ACRES
0.78 ACRES ABOVE 1785'

LOT 37
1.285 ACRES
0.75 ACRES ABOVE 1785'

LOT 38
1.155 ACRES
0.77 ACRES ABOVE 1785'

LOT 39
1.182 ACRES
0.85 ACRES ABOVE 1785'

LOT 40
1.807 ACRES
1.05 ACRES ABOVE 1785'

LOT 41
1.400 ACRES
1.10 ACRES ABOVE 1785'

LOT 42
1.238 ACRES

LOT 43
0.897 ACRES

LOT 44
1.158 ACRES

LOT 45
0.850 ACRES

LOT 46
0.850 ACRES

LOT 47
0.861 ACRES

LOT 34
0.930 ACRES

LOT 33
0.951 ACRES

LOT 32
0.810 ACRES

LOT 31
0.800 ACRES

LOT 30
0.800 ACRES

LOT 29
0.800 ACRES

LOT 28
0.800 ACRES

LOT 27
1.209 ACRES
INCLUDING AREA ACROSS STREET

PROPERTY LINE FOLLOWS OLD BLAIRSVILLE CULBERSON ROAD

N/F MEEKS DB 200, PG 765

OLD BLAIRSVILLE CULBERSON ROAD

N/F DEBORAH & STANLEY JONES DB 116, PG 557 PB K, PG 233

APPROXIMATE LL

LL 278

LL 277

TALLULAH LANDING PHASE I PB 59, 118

FND

REFERENCE MAGNETIC

BRMS

LEGEND

BL	BUILDING LINE
BWF	BARBED WIRE FENCE
CMP	CORRUGATED METAL PIPE
℄	CENTER LINE
CTP	CRIMP TOP PIPE
DB/PG	DEED BOOK, PAGE
EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
GW	GUY WIRE
HW	HEAD WALL
HWF	HOG WIRE FENCE
IPS	IRON PIN SET-1/2"REBAR
LL	LAND LOT
LLC	LAND LOT CORNER
LLL	LAND LOT LINE
N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE
PBX	POWER TRANSFORMER BOX
OHP	OVER HEAD POWER
POB	PROPERTY LINE
PP	POWER POLE
PTP	POWER & TELEPHONE POLE
RBF	REBAR FOUND
RCF	ROCK CORNER FOUND
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT
TBX	TELEPHONE PEDALSTEL
OHT	OVER HEAD TELEPHONE
TP	TELEPHONE POLE
W	WATER LINE
WM	WATER METER

GRAPHIC SCALE 1"=100'
0 100 200 300

OWNER/DEVELOPER:
TL Acquisition LLC
2727 Paces Ferry Rd SE
Ste 2-200
Atlanta, Ga 30339

NO CONSTRUCTION IS ALLOWED ON ANY LOT WITHOUT A BUILDING PERMIT

APPROVED BY UNION COUNTY.

UNION COUNTY — DATE 7-27-11

NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 48,788 FEET, AND AN ANGULAR ERROR OF 13" SECONDS PER ANGLE AND WAS ADJUSTED USING A LEAST SQUARE ADJUSTMENT. EQUIPMENT USED WAS A NIKON NPL-352.

THIS PLAT HAS BEEN CALCULATED FOR A CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN _____ FEET.

THIS PLAT HAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES, SHOWN HEREON, AND IS NOT INTENDED FOR ANY OTHER THIRD PARTY.

THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY, BUFFERS, AND EASEMENTS SHOWN OR NOT SHOWN.

HEALTH DEPARTMENT APPROVAL

Danny Bolden
George W. [illegible] 7/27/11
HEALTH OFFICER DATE

SUBDIVISION APPROVAL FOR USE OF SEPTIC TANKS SYSTEMS WITH THE FOLLOWING RESTRICTIONS.

1. A SEPTIC PERMIT MUST BE ISSUED ON ANY LOT BEFORE ANY CONSTRUCTION CAN BEGIN.
2. NO LOTS MAY BE SUBDIVIDED WITHOUT HEALTH DEPARTMENT APPROVAL.
3. PENDING HOUSE LOCATION, SEWAGE MAY REQUIRE PUMPING.
4. NO WELLS ALLOWED ON ANY LOT, UNLESS APPROVED BY THE HEALTH DEPARTMENT.
5. ALL LOTS APPROVED FOR UP TO 3 OR 4 BEDROOM HOME DEPENDING ON HOUSE SIZE & LOCATION. ADDITIONAL BEDROOM(S) WOULD REQUIRE HEALTH DEPARTMENT APPROVAL.
6. THE FULL REPLACEMENT AREA FOR LOT 27 WILL REQUIRE AN ATU DRIP IRRIGATION SYSTEM.

Blue Ridge Mountain Surveying, Inc.
246 Lakefront Circle
Blue Ridge, GA 30513
706-897-3195
BRMS

FINAL PLAT OF:
TALLULAH LANDING
PHASE II
LOCATED IN LAND LOT 277 & 278, 9th DISTRICT 1st SECTION UNION COUNTY, GEORGIA

GEORGIA REGISTERED LAND SURVEYOR No. 3007 JASON J. HORTZ

NO	DESCRIPTION	DATE	BY	APPR
1.	rev. esmt on 27	6-28-11	JJH	JJH
		7-25-11	JJH	JJH

DATE: 7/05/11
SCALE: HORTZ 1" = 100' VERT.
SURVEYED DJB
DRAWN JJH
CHECKED JJH
APPROVED JJH

SHEET 1 OF 1

PROJ NAME:
DWG NAME: TALLULAH FINAL II