

# FINAL PLAT FOR ASKA OVERLOOK

## LAND LOTS 197 & 198 7th DISTRICT - 2nd SECTION FANNIN COUNTY, GEORGIA 32.15 Acres - 17 Lots Minimum Lot Size - 1.50 Acres

WATER SUPPLY BY INDIVIDUAL WELLS OR APPROVED USE OF  
OFF-SITE SUPPLY. A WELL AND SEPTIC SYSTEM  
ACCOMMODATE A WELL AND SEPTIC SYSTEM.

### STANDARD NOTES

**CLOSURE STATEMENT:**  
THE ANNUAL DAMAGE TO THE STATE OF GEORGIA FROM THIS PLAT IS BEING MADE BY THE PLAT FILING OFFICER. THIS PLAT IS BEING FILED FOR THE YEAR 2014.

**FLOOD STATEMENT:** SCHEMATIC FLOOD ZONE MAPS AS FILED WITH THE FANNIN COUNTY PLANNING DEPARTMENT ON 11/17/2010.

**LEGAL STATEMENT:**  
I, the undersigned, being the owner of the subject land, do hereby certify that they are of legal age, sane, and of lawful age, and that they are the owners of the land herein described. I am a resident of Fannin County, Georgia, and I am a resident of Fannin County, Georgia, and I am a resident of Fannin County, Georgia.

**EQUIPMENT USED:** THIS PLAT WAS MEASURED BY THE USE OF TORCHON ELECTRONIC TOTAL STATION.

CC: IN | COMPS: IN | DRAWN: IN | CHECKER: MEC

Note: The acre of the land is the acre that the plat shows. The acre of the land is the acre that the plat shows. The acre of the land is the acre that the plat shows.

### LEGEND

FF ○ IRON PIN FOUND  
 PS ● IRON PIN SET  
 △ CURVED POSITION  
 LAND LOT LINE (L-L)  
 P.C. PLAIN BOOK PAGE  
 P.B. PLAIN BOOK PAGE  
 R/W RIGHT OF WAY (R/W)  
 STREAM / POND  
 E or C/A CENTER LINE  
 PROPERTY LINE  
 U UTILITY POLE  
 RR or RR REINFORCING ROAD  
 O/P OVER TOP PIPE  
 FENCE  
 DIRT OR GRAVEL ROAD  
 EAVES GUTTER  
 P.O.B. POINT OF BEGINNING  
 MONUMENT DIMENSIONS ARE OUTSIDE/OVERALL DIMENSIONS. ALL P.S. ARE 3/4" REBAR UNLESS OTHERWISE NOTED.

### OWNER/DEVELOPER

ASKA OVERLOOK, LLC  
 P.O. BOX 18403  
 BLUE RIDGE, GA  
 (706) 455-4057  
 ATTN: TIM KEY

NOTE: THIS PROPERTY IS A PORTION OF THE PROPERTY SHOWN ON PLAT BOOK 197 AND 198 OF THE 7TH DISTRICT AND 2ND SECTION OF FANNIN COUNTY, GEORGIA, DATED APRIL 25, 2001.

SCALE: 1" = 200'

### Certificate of Approval of Property Owners Association

I hereby certify that I have reviewed the legal document and the plat for this development and I have reviewed the plat for this development and I have incorporated the conditions and restrictions of the plat into the deed for the property and I have incorporated the conditions and restrictions of the plat into the deed for the property and I have incorporated the conditions and restrictions of the plat into the deed for the property.

*[Signature]*

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*[Signature]*

**ROAD DATA**

NAME	TYPE	LENGTH
ARIES LANE	CLASS 3 (PRIVATE)	1100'
TOCCOA OVERLOOK ROAD	CLASS 3 (PRIVATE)	1400'
TOCCOA OVERLOOK LANE	CLASS 3 (PRIVATE)	650'

ALL ROADS ARE TO BE PRIVATE AND WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION, NOT FANNIN COUNTY.

### SHEET INDEX

1) COVER SHEET  
 2) FINAL PLAT

**Final Engineering Certificate**

I hereby certify that the plat is true and correct and contains all the information that is required by law and that the plat is in compliance with the laws of the State of Georgia. I have reviewed the plat and I have incorporated the conditions and restrictions of the plat into the deed for the property and I have incorporated the conditions and restrictions of the plat into the deed for the property and I have incorporated the conditions and restrictions of the plat into the deed for the property.

*[Signature]*  
 11/20/14  
 Georgia Rule 2718 (b) (6)  
 30' steeper side-slope not prohibited.  
 Some road slopes steeper 12%.

### Final Road Certificate

I hereby certify that the streets and drainage structures shown on the plat have been installed in a manner that conforms to the standards and specifications of the Georgia Department of Transportation and that the streets and drainage structures shown on the plat have been installed in a manner that conforms to the standards and specifications of the Georgia Department of Transportation and that the streets and drainage structures shown on the plat have been installed in a manner that conforms to the standards and specifications of the Georgia Department of Transportation.

*[Signature]*

### Final Plat Approval

I hereby certify that the final subdivision plat shown herein meets all the requirements of the Georgia Department of Transportation and that the final subdivision plat shown herein meets all the requirements of the Georgia Department of Transportation and that the final subdivision plat shown herein meets all the requirements of the Georgia Department of Transportation.

*[Signature]*  
 02/11/2014  
 Fannin County Deputation Officer

**Certificate of County Health Department**

This plat has been reviewed and approved by the Fannin County Health Department for water supply, septic disposal, and sanitary structures. Each lot shown hereon meets the requirements of the Georgia Department of Health and Human Resources. This certificate is not valid unless accompanied by a completed plat and a completed plat and a completed plat.

*[Signature]*  
 11/20/14  
 Health Officer, Fannin Co. Health Dept.

### Final Plat For:

**Aska Overlook**

LAND LOTS - 197 & 198  
 DISTRICT - 7th SECTION - 2nd  
 CO - FANNIN STATE - GEORGIA  
 DATE - NOVEMBER 7, 2001

**CHASTAIN & REECE, P.C.**  
 LAND SURVEYING AND PLANNING

P.O. Box 1358  
 Centon, GA 30114  
 (770) 479-9698

PLOT FILE: 9201CZ4PFS SHEET 01 OF 02