

THIS BLOCK RESERVED FOR THE CLERK  
OF THE SUPERIOR COURT

### GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

### ~SURVEYOR CERTIFICATION~

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 THE 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

DUSTY L. LOWMAN PLS# 3216



### ~SURVEY NOTES~

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA GS18 DUAL FREQUENCY GNSS RECEIVER, USING AN RTK CONNECTION TO AN ON SITE LEICA GS18 BASE STATION. FIELD DATA HAS A RELATIVE POSITIONAL ACCURACY OF 0.1'.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 817,829 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: DIVISION

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON: PB: 59 pg: 100

PROPERTY OWNERS AS OF SURVEY DATE:  
NICOLE DIFIGLIO

PARCEL NUMBER: 071 047 D

### ~LEGEND~

|                                |                           |
|--------------------------------|---------------------------|
| ○ CALCULATED POSITION          | ⊗ LIGHTPOLE               |
| ● IRON PIN FOUND/SET (IPF/IPS) | ⊗ PROPANE TANK            |
| ○ MONUMENT                     | ⊗ GAS METER               |
| ○ CENTERLINE                   | ⊗ HVAC                    |
| ○ NOW OR FORMERLY              | ⊗ CURB INLET CI           |
| ○ DEED BOOK                    | ⊗ DROP INLET DI           |
| ○ PLAT BOOK                    | ⊗ SANITARY SEWER          |
| ○ PAGE                         | ⊗ MANHOLE (SSMH)          |
| ○ PROPERTY LINE                | HDPE HIGH DENSITY         |
| ○ REBAR                        | CMP CORRUGATED METAL      |
| ○ CRIMPED TOP PIPE             | PIPE                      |
| ○ NAIL SET AT BASE             | OCS OUTLET CONTROL        |
| ○ OPEN TOP PIPE                | STRUCTURE                 |
| ○ SOLID ROD                    | UNLESS OTHERWISE LABELED) |
| ○ ACCESS EASEMENT              | ADJOINER                  |
| ○ UTILITY EASEMENT             | LAND LOT LINE (L.L.L.)    |
| ○ TELEPHONE PED. (T.P.)        | RIGHT OF WAY (R/W)        |
| ○ FIRE HYDRANT (FH)            | FENCE                     |
| ○ WELL                         | OHP OVERHEAD POWER        |
| ○ WATER METER                  | GAS LINE                  |
| ○ WATER VALVE (WV)             | SEWER LINE                |
| ○ POWER BOX (PBX)              | WATER LINE                |
| ○ POWER POLE (PP)              | FM FORCED MAIN            |

### ~ UNION COUNTY ~

NO CONSTRUCTION IS ALLOWED ON ANY LOT WITHOUT A BUILDING PERMIT OR AN E&S PLAN WITH NOTICE OF INTENT.

APPROVED BY UNION COUNTY.

UNION COUNTY DATE

### ~FEMA FLOOD INFO~

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13291C0152D, EFFECTIVE DATE 9/28/2007, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

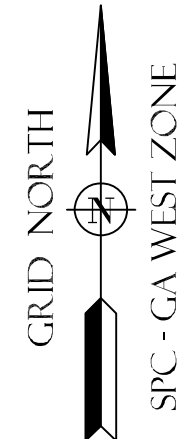
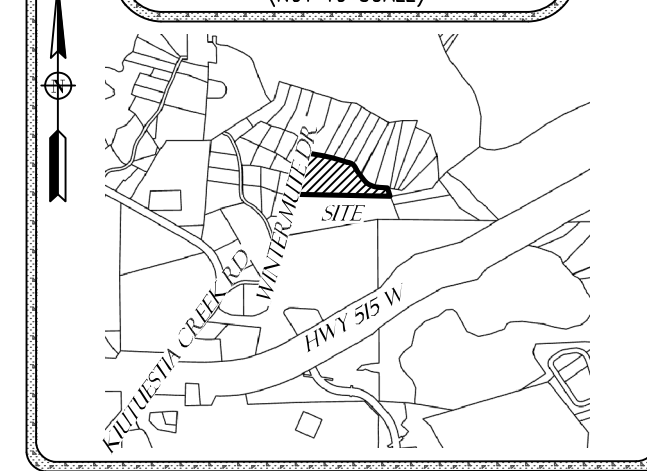
### ~HEALTH DEPARTMENT APPROVAL~

HEALTH OFFICER DATE

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

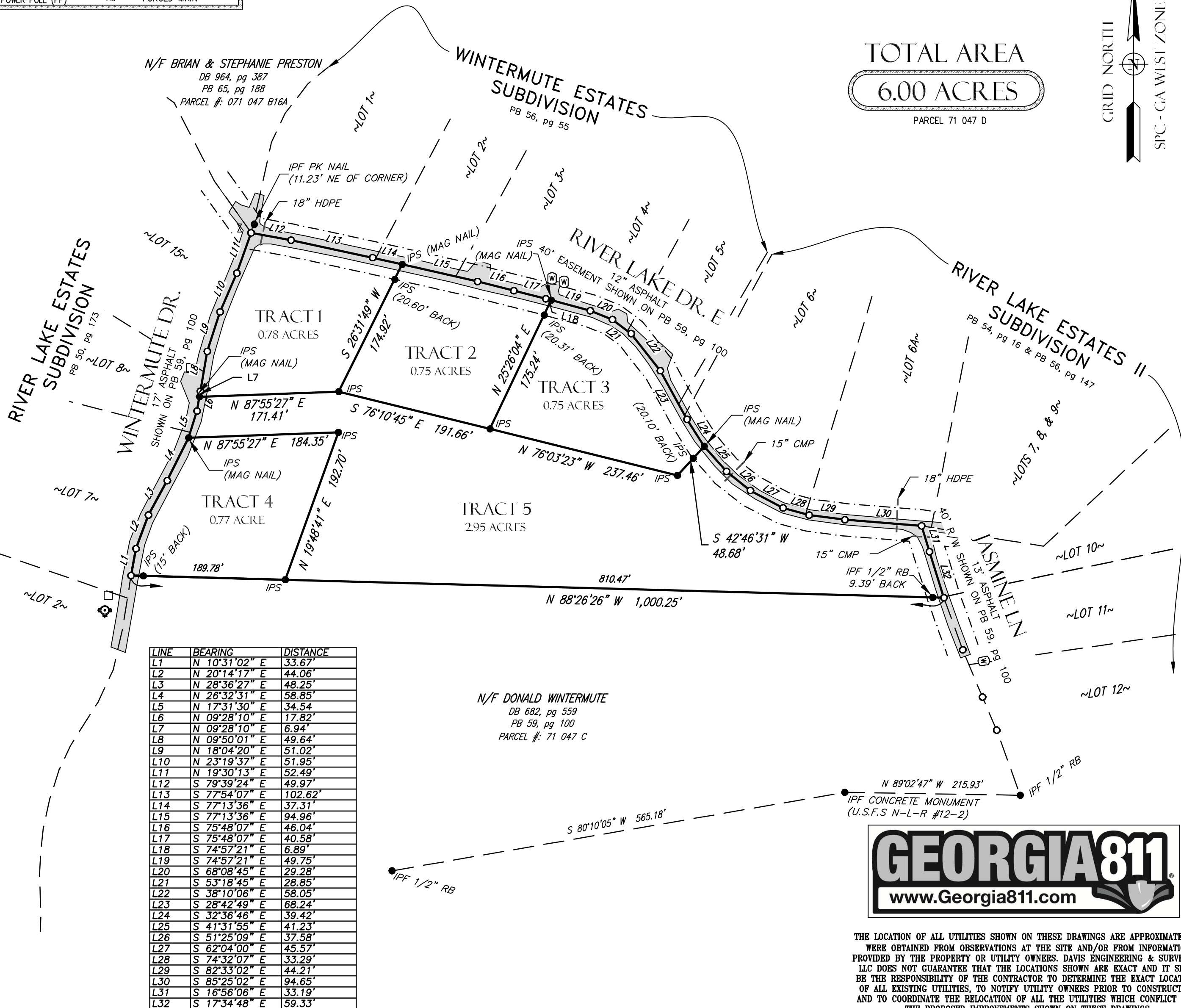
1. A SEPTIC PERMIT MUST BE ISSUED ON ANY LOT BEFORE CONSTRUCTION CAN BEGIN.
2. NO LOTS MAY BE SUBDIVIDED WITHOUT HEALTH DEPARTMENT APPROVAL.
3. PENDING HOUSE LOCATION, SEWAGE MAY REQUIRE PUMPING.
4. NO WELLS ALLOWED ON ANY LOT, UNLESS PERMITTED BY THE HEALTH DEPARTMENT.
5. TOTAL NUMBER OF BEDROOMS APPROVED FOR ALL LOTS WILL BE DETERMINED BY SITE/GRADING PLAN SUBMITTED AT THE TIME OF SEPTIC PERMIT APPLICATION.

### LOCATION MAP (NOT TO SCALE)



TOTAL AREA  
6.00 ACRES

PARCEL 71 047 D



N/F DONALD WINTERMUTE  
DB 682, pg 559  
PB 59, pg 100  
PARCEL #: 71 047 C

N 89°02'47" W 215.93'  
IPF CONCRETE MONUMENT  
(U.S.F.S N-L-R #12-2)



THE LOCATION OF ALL UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM INFORMATION PROVIDED BY THE PROPERTY OR UTILITY OWNERS. DAVIS ENGINEERING & SURVEYING, LLC DOES NOT GUARANTEE THAT THE LOCATIONS SHOWN ARE EXACT AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES, TO NOTIFY UTILITY OWNERS PRIOR TO CONSTRUCTION, AND TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS.

PREPARED BY  
**DAVIS**  
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SURVEY FOR:  
OGLETHORPE PROPERTY GROUP &  
CHRISTOPHER D LICAVALI  
LAND LOTS 299  
9th DISTRICT, 1st SECTION  
UNION COUNTY, GEORGIA

REVISIONS BY: AM

REVISION DATE: 7/10/2024

DRAWN BY: AM / KU/ CAW

PLAT DATE: 5/16/2024

FIELD CREW: CC

FIELD DATE: 2/14/2024

FILE: 24-004 D

SHEET NO.

1 OF 1

PROJECT NO.

24-004