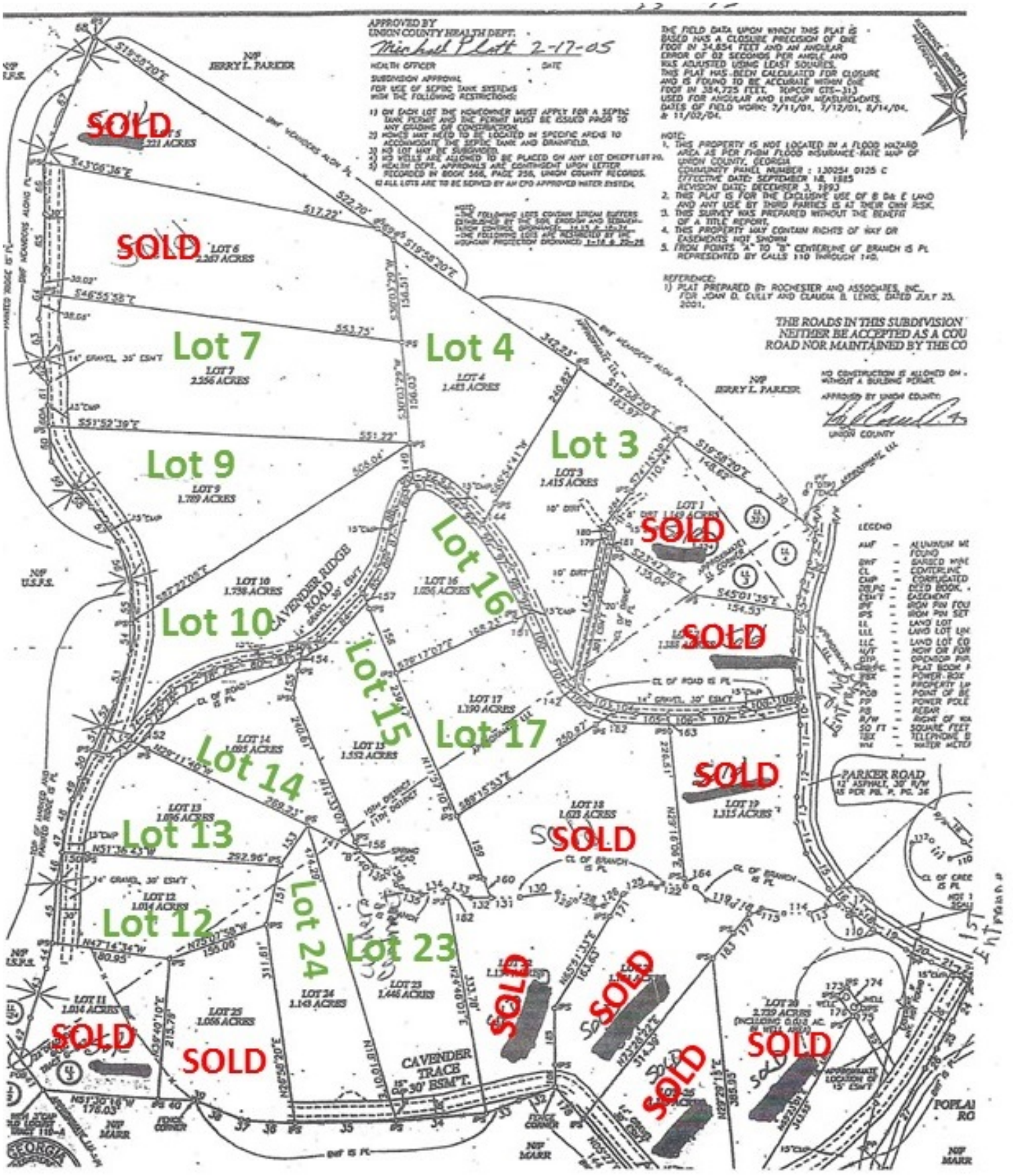
APPROVED BY
UNION COUNTY HEALTH DEPT.
Michael Platt 2-17-05
HEALTH OFFICER DATE
SUBDIVISION APPROVAL
FOR USE OF SEPTIC TANK SYSTEMS
WITH THE FOLLOWING RESTRICTIONS:
1) ON EACH LOT THE HOMEOWNER MUST APPLY FOR A SEPTIC TANK PERMIT AND THE PERMIT MUST BE ISSUED PRIOR TO ANY GRADING OR CONSTRUCTION.
2) HOMES MAY NEED TO BE LOCATED IN SPECIFIC AREAS TO ACCOMMODATE THE SEPTIC TANK AND DRAINFIELD.
3) NO LOT MAY BE SUBDIVIDED.
4) NO WELLS ARE ALLOWED TO BE PLACED ON ANY LOT EXCEPT LOT 20.
5) HEALTH DEPT. APPROVALS ARE CONTINGENT UPON LETTER RECORDED IN BOOK 566, PAGE 256, UNION COUNTY RECORDS.
6) ALL LOTS ARE TO BE SERVED BY AN EPD APPROVED WATER SYSTEM.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,854 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 384,725 FEET. TOPCON GTS-313 USED FOR ANGULAR AND LINEAR MEASUREMENTS. DATES OF FIELD WORK: 7/11/01, 7/12/01, 8/14/04, & 11/02/04.
NOTE:
1. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FHBM FLOOD INSURANCE RATE MAP OF UNION COUNTY, GEORGIA COMMUNITY PANEL NUMBER : 130254 0125 C EFFECTIVE DATE: SEPTEMBER 18, 1985 REVISION DATE: DECEMBER 3, 1993
2. THIS PLAT IS FOR THE EXCLUSIVE USE OF B Da E LAND AND ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. THIS PROPERTY MAY CONTAIN RIGHTS OF WAY OR EASEMENTS NOT SHOWN
5. FROM POINTS "A" TO "B" CENTERLINE OF BRANCH IS PL REPRESENTED BY CALLS 110 THROUGH 140.
REFERENCE:
1) PLAT PREPARED BY ROCHESTER AND ASSOCIATES, INC., FOR JOAN D. CULLY AND CLAUDIA B. LEWIS, DATED JULY 25, 2001.
THE ROADS IN THIS SUBDIVISION NEITHER BE ACCEPTED AS A COU ROAD NOR MAINTAINED BY THE CO
NO CONSTRUCTION IS ALLOWED ON WITHOUT A BUILDING PERMIT.
APPROVED BY UNION COUNTY:
UNION COUNTY
LEGEND
AMF - ALUMINUM ME FOUND
BWF - BARBED WIRE
CL - CENTERLINE
CMP - CORRUGATED
DB,PG - DEED BOOK,
ESM'T - EASEMENT
IPF - IRON PIN FOU
IPS - IRON PIN SET
LL - LAND LOT
LLL - LAND LOT LIN
LLC - LAND LOT CO
N/F - NOW OR FOR
OTP - OPENTOP PIP
PBPC - PLAT BOOK P
PBX - POWER BOX
PL - PROPERTY LI
POB - POINT OF BE
PP - POWER POLE
RB - REBAR
R/W - RIGHT OF WA
SQ FT - SQUARE FEET
TBX - TELEPHONE B
WM - WATER METER
N/F JERRY L. PARKER
N/F U.S.F.S.
N/F MARR
SOLD
Lot 7
Lot 4
Lot 9
Lot 3
Lot 16
Lot 10
Lot 15
Lot 17
Lot 14
Lot 13
Lot 12
Lot 24
Lot 23
CAVENDER RIDGE ROAD
CAVENDER TRACE 30' ESM'T.
PARKER ROAD
LOT 1 1.149 ACRES
LOT 3 1.415 ACRES
LOT 4 1.483 ACRES
LOT 6 2.267 ACRES
LOT 7 2.256 ACRES
LOT 9 1.789 ACRES
LOT 10 1.738 ACRES
LOT 16 1.036 ACRES
LOT 17 1.190 ACRES
LOT 14 1.095 ACRES
LOT 15 1.552 ACRES
LOT 13 1.096 ACRES
LOT 12 1.014 ACRES
LOT 11 1.014 ACRES
LOT 25 1.056 ACRES
LOT 24 1.143 ACRES
LOT 23 1.446 ACRES
LOT 18 1.623 ACRES
LOT 19 1.315 ACRES
LOT 20 2.739 ACRES (INCLUDING 0.018 AC. IN WELL AREA)
CL OF ROAD IS PL
CL OF BRANCH IS PL
BWF IS PL
GEORGIA