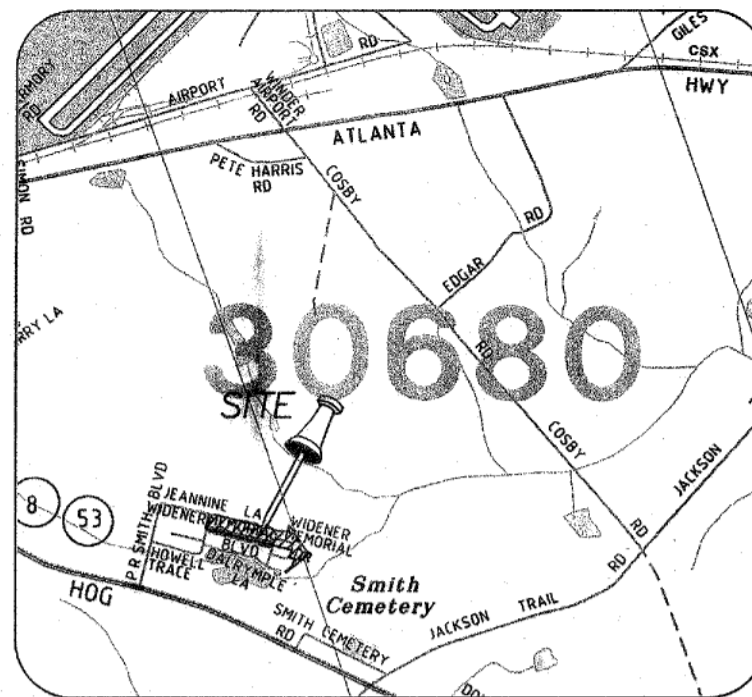


eFiled and eRecorded
 DATE: 08/17/2021
 TIME: 10:20 AM
 PLAT BOOK: 65
 PAGE: 226 - 226
 FILING FEES: \$10.00
 PART ID: 3182057576
 RECORDED BY: AW
 Janie J. Jones
 Barrow County, GA

THIS BLOCK IS RESERVED FOR
 THE CLERK OF SUPERIOR COURT

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	63.22'	17.16'	N 30°05'26" E	17.11'
C2	60.78'	7.06'	N 08°06'09" E	7.05'
C3	60.78'	34.90'	N 11°40'25" W	34.43'
C4	60.78'	34.47'	N 44°22'12" W	34.01'
C5	60.78'	7.13'	N 63°58'34" W	7.12'
C6	150.05'	31.30'	N 06°28'50" E	31.25'
C7	90.05'	41.99'	N 01°08'44" W	41.61'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 13°04'15" E	23.29'
L2	N 13°04'15" E	50.00'
L3	N 13°04'15" E	38.04'
L4	N 75°52'45" W	35.52'
L5	N 75°52'45" W	103.02'
L6	N 13°17'58" E	37.74'

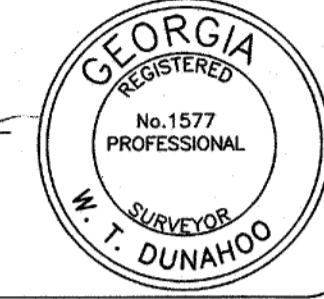


SITE LOCATION : NOT TO SCALE
 REFERENCE : AERO ATLAS

SURVEYORS CERTIFICATION: (i)

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 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)



8-10-21
 Date

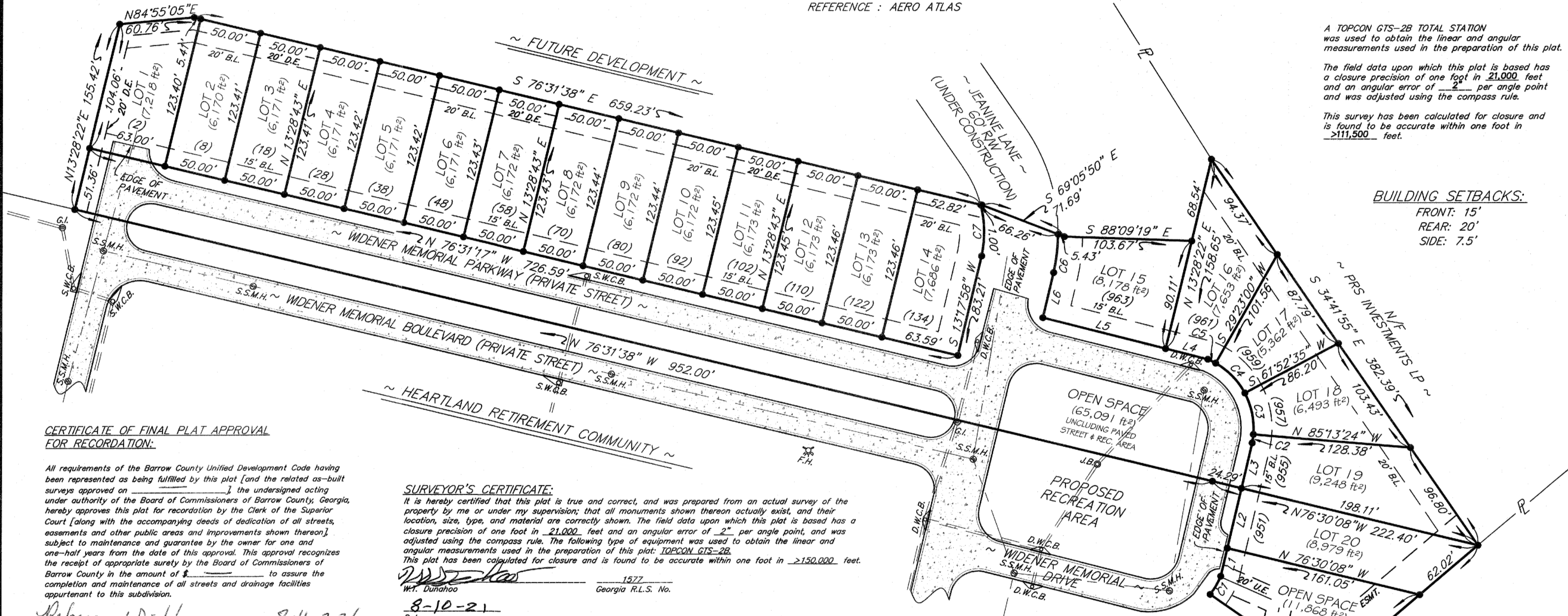
A TOPCON GTS-2B TOTAL STATION was used to obtain the linear and angular measurements used in the preparation of this plat.

The field data upon which this plat is based has a closure precision of one foot in 21,000 feet and an angular error of 2" per angle point and was adjusted using the compass rule.

This survey has been calculated for closure and is found to be accurate within one foot in >111,500 feet.

BUILDING SETBACKS:

FRONT: 15'
 REAR: 20'
 SIDE: 7.5'



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.

Rebecca Whiddon DATE: 8-16-2021
 (SIGNATURE, DIRECTOR OF PLANNING)
 intern

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 field data upon which this plat is based has a closure precision of one foot in 21,000 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: TOPCON GTS-2B. This plat has been calculated for closure and is found to be accurate within one foot in >111,500 feet.

W.T. Dunahoo 1577
 W.T. Dunahoo Georgia R.L.S. No.
 8-10-21
 Date

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: *William B. Branch*
 Owner's Address: *PO Box 927 Stockton*

W.B. Branch Date: _____
 (Owner's Signature)

NOTE:

PROTECTIVE COVENANTS RECORDED IN DEED BOOK 2253, PAGES 365-387.

FLOOD NOTE:

NO FLOOD HAZARD ZONE EXISTS ON SITE AS PER F.I.R.M. COMMUNITY PANEL No. 13013C0135C, DATED 12/18/2009.

... TOTAL AREA 4.863 ACRES ...

REFERENCE:

A PLAT PREPARED FOR HEARTLAND RETIREMENT COMMUNITY BY SOLAR LAND SURVEYING, DATED: 05/16/2001. (PLAT BOOK 51, PAGE 284)

FINAL PLAT FOR					STATE OF GEORGIA	
HEARTLAND PHASE 1 B						
CITY	GMD	COUNTY	SCALE	DATE		
	243	BARROW	1"=60'	07/01/2021		
W. T. DUNAHOO AND ASSOCIATES, L.L.C.						
P.O. BOX 183 302 W. MAY ST. WINDER, GEORGIA (770) 867-3911						



LEGEND

- R/W = RIGHT OF WAY
- IPS = IRON PIN SET (1/2" OPEN TOP)
- RBF = REBAR FOUND
- CON F = CONDUIT FOUND
- P- = PROPERTY LINE
- S.S.M.H. = SANITARY SEWER MANHOLE
- J.B. = JUNCTION BOX
- G.I. = GRATE INLET
- F.H. = FIRE HYDRANT
- S.W.C.B. = SINGLE WINGED CATCH BASIN
- D.W.C.B. = DOUBLE WINGED CATCH BASIN
- D.E. = DRAINAGE EASEMENT
- S- = SEWER STUBS