

eFiled and eRecorded
 DATE: 05/25/2022
 TIME: 1:39 PM
 PLAT BOOK: 65
 PAGE: 420 - 420
 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

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: Sarah Place LLC
 Owner's Address: P.O. BOX 927
 3147 S. MOUNTAIN RD.
 WINDER, GA 30686
 Date: 5-19-22
 (Owner's Signature)

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 5-24-22] 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 \$14,000.00 to assure the completion and maintenance of all streets and drainage facilities appurtenant to this subdivision.
 Rebecca Widdler DATE: 5-24-22
 (SIGNATURE, DIRECTOR OF PLANNING)

SURVEYOR'S NOTES:

1. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
2. NO NATIONAL GEODETIC SURVEY MONUMENTS FOUND WITHIN 500 FEET OF SUBJECT PROPERTY.
3. THE DEVELOPER IS NOT AWARE OF ANY BURIED TRASH, GARBAGE, ETC. ON THE PROPERTY. THERE ARE NO WELLS WITHIN 100' OF THE PROPERTY.
4. DRINKING WATER TO BE SUPPLIED BY CITY OF WINDER WATER AND SEWER AUTHORITY.
5. THERE ARE NO CEMETERIES OR OTHER HISTORICAL AREAS ON SITE.
6. ALL LINEAR DISTANCES ARE HORIZONTAL. BASIS OF CURVE DATA IS GEOMETRICAL COMPUTATIONS.

GENERAL NOTES:

1. TOTAL AREA 12.19 ACRES WITH 0.32 ACRES OPEN SPACE
2. PART OF TAX MAP PARCEL XX107 0600
3. HYDROLOGY ENGINEER: MATT SULLINS
 W.T. DUNAHOO & ASSOC.
 P.O. BOX 183
 WINDER, GA.
 PH: 770-867-3911
4. BARROW COUNTY IS NOT RESPONSIBLE FOR ANY REQUIRED MAINTENANCE OR REPAIRS ASSOCIATED WITH OPEN SPACES.
5. BUILDERS ARE RESPONSIBLE FOR INSTALLATION OF SIDEWALKS & HANDICAP RAMPS PRIOR TO C.O.
6. MINIMUM LOT SIZE IS 5500 SQ.FT.
7. MINIMUM LOT WIDTH AT BUILDING LINE IS 65'
8. BUILDING LINES:
 FRONT 20'
 SIDE 2.5'
 REAR 20'
9. WATER & SEWER PROVIDED BY CITY OF WINDER

OWNER/DEVELOPER:
 SARAH PLACE, LLC
 P.O. BOX 927
 STATHAM, GA 30666
 PH: 770-725-1594
24-HOUR CONTACT:
 MICHAEL CARTER
 PH: 770-868-7624

SURVEYOR'S CERTIFICATION: (1)

As required by subsection (4) 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.

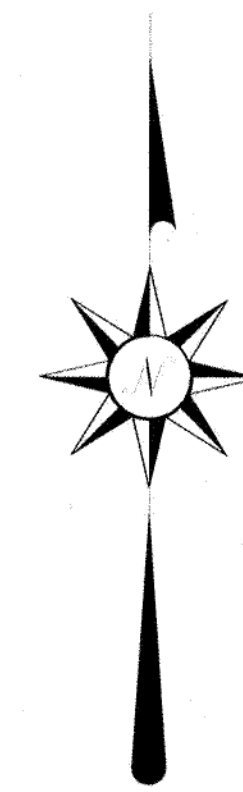
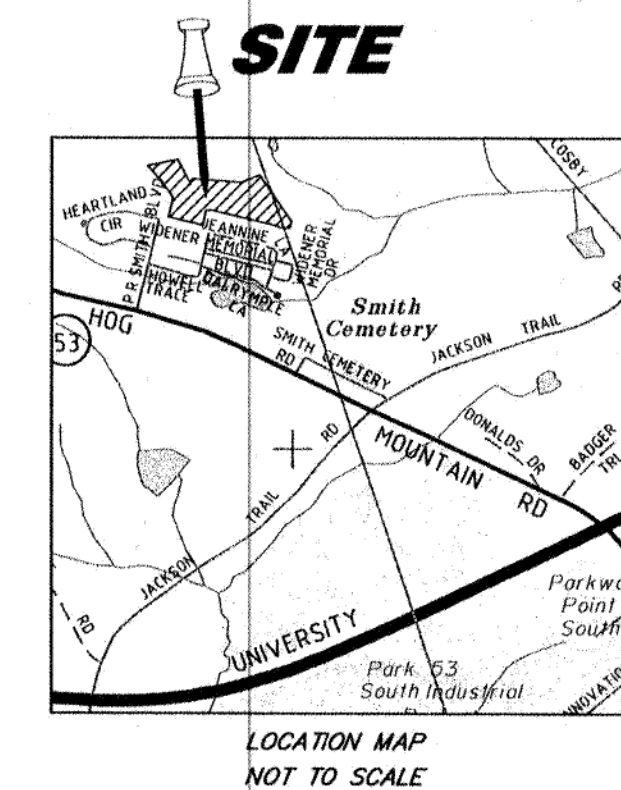
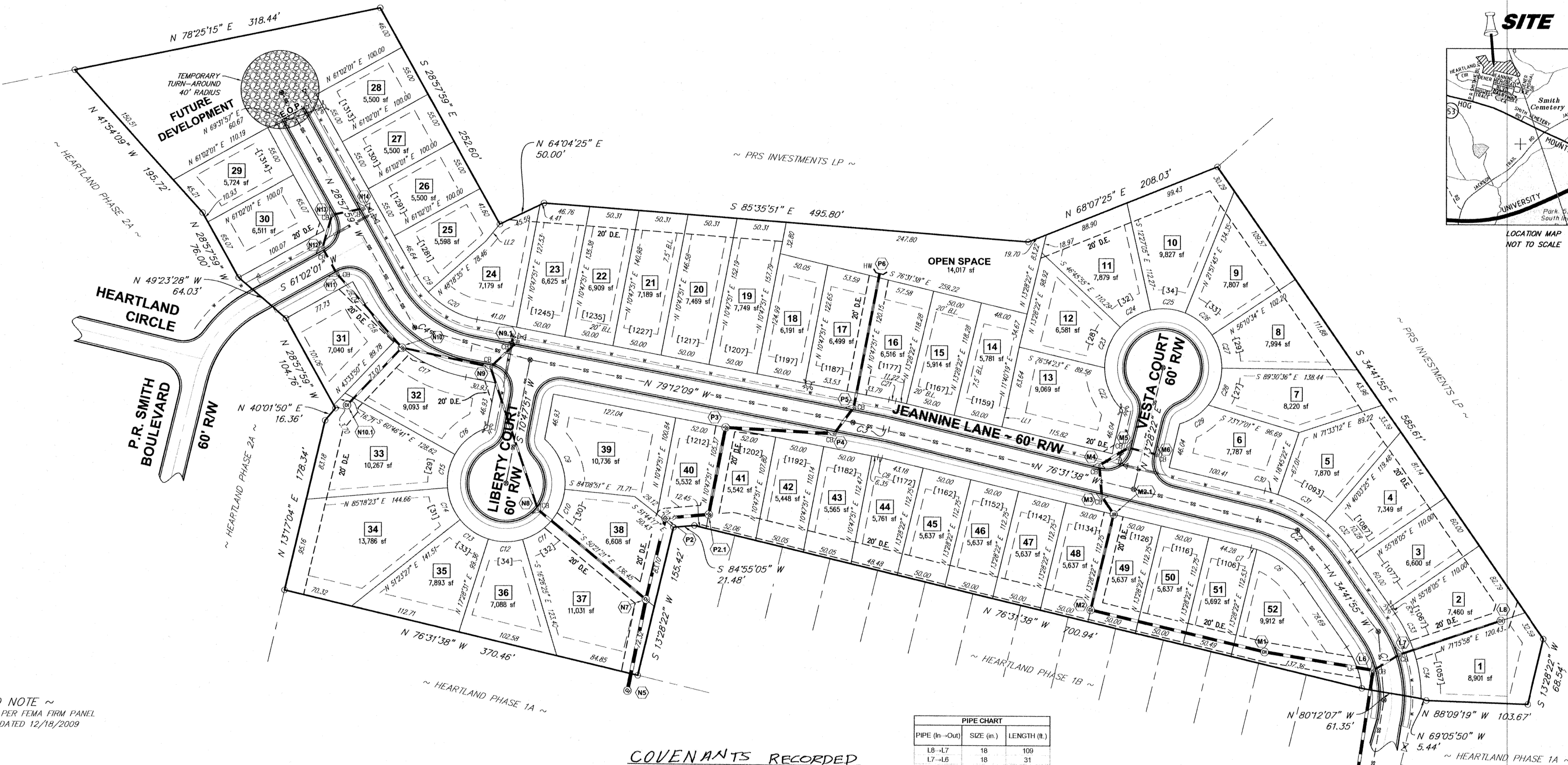
W.T. Dunahoo
 W.T. Dunahoo (GA RLS #1577)
 5-15-22
 (Date)
 W.T. DUNAHOO
 SURVEYOR
 No. 1577
 PROFESSIONAL

LOT LINE TABLE

LL	DIST.	BEARING
LL1	20.00	N 13°28'22" E
LL2	22.68	N 39°18'02" E

CURVE TABLE

C	ARC	RAD.	CHORD	BEARING
C1	62.35	120.00	61.65	N 19°48'45" W
C2	87.61	120.00	85.67	N 55°36'46" W
C3	5.60	120.00	5.60	N 77°51'53" W
C4	105.21	120.00	101.88	N 54°05'04" W
C5	45.37	90.00	44.89	N 20°15'25" W
C6	59.48	90.00	58.41	N 53°37'57" W
C7	6.22	90.00	6.22	N 74°32'48" W
C8	4.20	90.00	4.20	N 77°51'53" W
C9	57.52	60.00	55.35	S 21°44'13" E
C10	35.52	60.00	35.00	S 22°41'11" W
C11	35.52	60.00	35.00	S 56°36'07" W
C12	35.52	60.00	35.00	N 89°28'57" W
C13	35.52	60.00	35.00	N 55°34'01" W
C14	35.52	60.00	35.00	N 21°39'05" W
C15	35.52	60.00	35.00	N 12°15'51" E
C16	43.54	60.00	42.59	N 50°00'35" E
C17	82.59	150.00	81.55	N 63°25'47" W
C18	48.93	150.00	48.72	N 38°18'43" W
C19	20.83	90.00	20.78	S 35°35'43" E
C20	58.09	90.00	57.08	S 60°42'48" E
C21	7.00	150.00	7.00	S 77°51'53" E
C22	48.38	60.00	47.08	N 23°25'43" W
C23	45.62	60.00	44.53	N 21°27'08" E
C24	35.93	60.00	35.40	N 60°23'30" E
C25	35.93	60.00	35.40	S 85°17'40" E
C26	35.93	60.00	35.40	S 50°58'50" E
C27	35.93	60.00	35.40	S 16°40'01" E
C28	40.98	60.00	40.18	S 20°03'15" W
C29	35.45	60.00	34.94	S 56°32'44" W
C30	13.83	150.00	13.83	S 73°53'08" E
C31	55.77	150.00	53.44	S 60°35'37" E
C32	39.91	150.00	39.79	S 42°19'15" E
C33	41.80	150.00	41.66	S 26°42'58" E
C34	50.36	150.00	50.13	S 09°06'54" E



~ FLOOD NOTE ~
 FLOOD HAZARD AREA PER FEMA FIRM PANEL
 No. 13013C0135C DATED 12/18/2009

COVENANTS RECORDED
 DB 645 PG. 381-429

PIPE CHART

PIPE (In-Out)	SIZE (in.)	LENGTH (ft.)
L8-L7	18	109
L7-L6	18	31
L6-L5	30	117
M6-M5	18	30
M5-M4	24	36
M4-M3	24	36
M3-M2	24	22
M2-M1	24	100
M1-L6	30	183
M1-L6	30	112
N14-N13	18	32
N13-N12	18	35
N12-N11	18	39
N11-N10	18	101
N10-N9	18	81
N9-N8	18	93
N8-N7	18	37
N7-N6	18	154
N6-N5	24	143
N5-N4	36	95
P6-P5	24	139
P5-P4	24	34
P4-P3	30	111
P3-P2	30	91
P2-P1	30	44
P2-N7	30	85



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 21,500 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: TOECON 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
 Georgia R.L.S. No.
 Date: 5-15-22

- ~ LEGEND ~
 R/W = RIGHT OF WAY
 IRS = IRON PIN SET (1/2" OPEN TOP)
 D.E. = DRAINAGE EASEMENT
 CB = CATCH BASIN
 HW = HEAD WALL
 JB = JUNCTION BOX
 DI = DROP INLET
 -W- = WATER LINE
 -SS- = SEWER LINE
 (M) = MANHOLE
 (###) = STREET ADDRESS

NO PORTION OF THIS SUBDIVISION LIES IN A GROUNDWATER RECHARGE AREA PURSUANT TO RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.02. THERE ARE NO PERENNIAL STREAMS WITHIN OR IMPACTED BY THE SUBDIVISION THAT ARE UPTHEMSTREAM OF A WATER SUPPLY RESERVOIR PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.01.

FINAL PLAN FOR STATE OF GEORGIA
HEARTLAND ~ PHASE 3

CITY	GMD	COUNTY	SCALE	DATE
	243	BARROW	1"=60'	9/13/2021

W. T. DUNAHOO AND ASSOCIATES, L.L.C.
 P.O. BOX 183
 302 W. MAY ST.
 WINDER, GEORGIA
 (770) 867-3911