

LEGEND

DB, PG - DEED BOOK, PAGE
 EP - EDGE OF PAVEMENT
 ESM - EASEMENT
 IRON PIN - IRON PIN FOUND
 IPS - IRON PIN SET (1/2" R/B)
 LL - LAND LOT
 LLL - LAND LOT LINE
 N/F - NON OR FORMERLY
 P/B - POWER BOX
 PL - PROPERTY LINE
 P/B, PG - POINT OF BEGINNING
 PL - PLAT BOOK PAGE
 R/B - REBAR
 RD - ROAD
 SQ FT - SQUARE FEET
 T/B - TELEPHONE BOX
 POC - POINT OF COMMENCEMENT
 WM - WATER METER

NOTE:

1. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF UNION COUNTY, GEORGIA. COMMUNITY PANEL NUMBER: 130254 0025 C. EFFECTIVE DATE: SEPT. 18, 1985. REVISION DATE: DEC. 3, 1993.
2. THIS PLAT IS FOR THE EXCLUSIVE USE OF BOB EATON, 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. BOUNDARY INFORMATION WAS TAKEN FROM SURVEY FOR BOBBY HORNE BY ROCHESTER & ASSOCIATES, INC. DATED JUNE 26, 2000 AND TRACT 48 ON A SURVEY FOR DANCING BEAR INVESTMENTS BY ROCHESTER & ASSOCIATES, INC. DATED JULY 15, 1996 & LAST REVISED JUNE 2, 1999.

GEORGIA UNION COUNTY

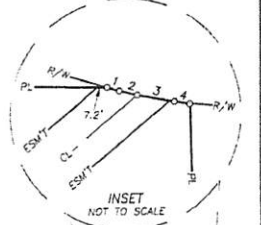
CLERK'S OFFICE SUPERIOR COURT

FILED FOR RECORD AT 8:50A M

May 20, 2004 RECORDED

IN BOOK 54 PAGE 144

Allen Conley
 Clerk

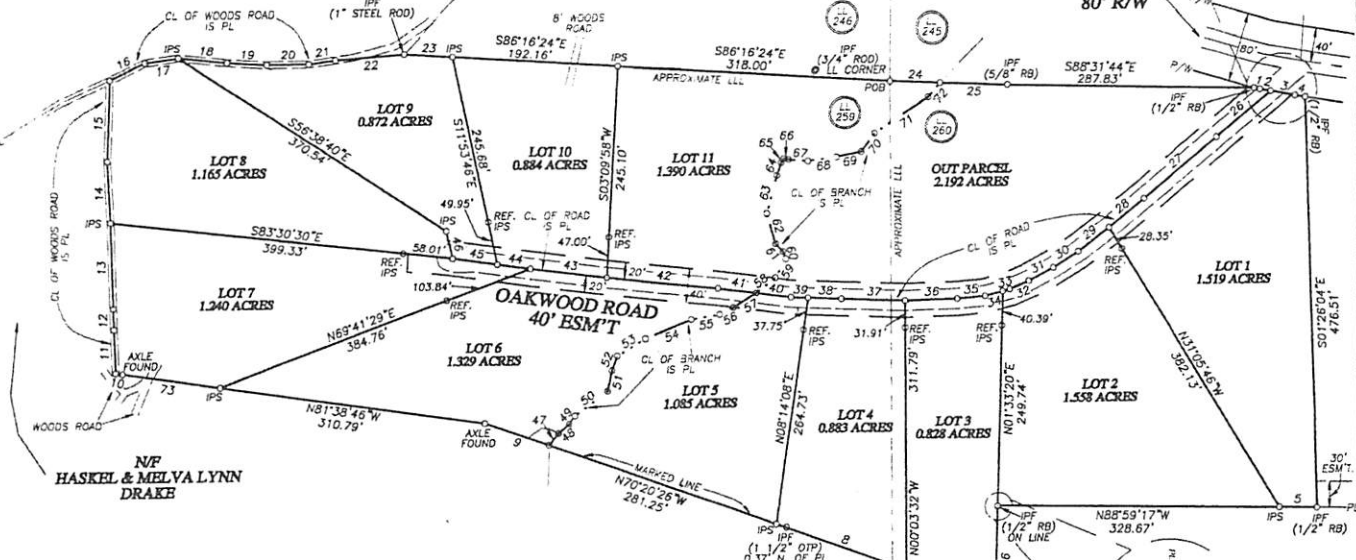


N/F
 COASTAL STATES MORTGAGE
 COMPANY

N/F
 PROVIDENCE CHURCH
 PB Z, PG. 188

N/F
 MILDRED S. ALDRICH

PAT COLWELL
 ROAD
 80' R/W



N/F
 HASKEL & MELVA LYNN
 DRAKE

N/F
 HASKEL & MELVA LYNN
 DRAKE

N/F
 DANCING BEAR INVESTMENTS
 DB 251, PG. 23

APPROVED BY
 UNION COUNTY HEALTH DEPT.

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.
- 5) THE OUT PARCEL SHOWN ON THIS PLAT IS NOT APPROVED FOR A SEPTIC SYSTEM UNTIL FURTHER EVALUATION.

THE ROADS IN THIS SUBDIVISION WILL
 NEITHER BE ACCEPTED AS A COUNTY
 ROAD NOR MAINTAINED BY THE COUNTY.

NO CONSTRUCTION IS ALLOWED ON ANY LOT
 WITHOUT A BUILDING PERMIT.

APPROVED BY UNION COUNTY

Allen Conley 5/19/04
 UNION COUNTY DATE

NOTE:
 THE FOLLOWING LOTS CONTAIN STREAM BUFFERS
 ESTABLISHED BY THE SOIL EROSION AND SEDIMENTATION
 CONTROL ORDINANCE: 5.6.11, OUT PARCEL.

THE FIELD DATA UPON WHICH THIS PLAT IS
 BASED HAS A CLOSURE PRECISION OF ONE
 FOOT IN 6357 FEET AND AN ANGULAR
 ERROR OF 10 SECONDS PER ANGLE AND
 WAS ADJUSTED USING COMPASS RULE.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
 AND IS FOUND TO BE ACCURATE WITHIN ONE
 FOOT IN 522,111 FEET. TOPCON GTS-313
 USED FOR ANGULAR AND LINEAR MEASUREMENTS.
 DATE OF FIELD WORK: JUNE, 2000 & 4/3/04 & 4/4/04



"OAKWOOD SUBDIVISION"
 TOTAL AREA = 14.945 ACRES
 (INCLUDING OUT PARCEL)

JOB # B200165.003.00

SHEET 1 OF 1
 DATE: 4/29/04
 SCALE: 1" = 100'
 FILE: HORNE
 JOB: B200165.003
 DRAWN BY: GTC

THIS PLAT IS NOT VALID UNLESS
 IT BEARS THE ORIGINAL
 SIGNATURE, IN INK, OF THE
 REGISTRANT ACROSS THE
 REGISTRANT'S SEAL.

NO.	DATE	DESCRIPTION

SURVEY FOR
 BOB EATON
 LOCATED IN
 LAND LOTS 259 & 260
 9TH DISTRICT 1ST SECTION
 UNION COUNTY, GEORGIA

Rochester
 Rochester & Associates, Inc.
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