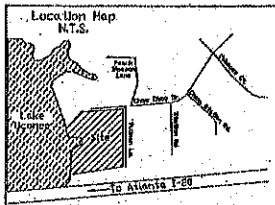


FILED
9/11/2013
GREENE COUNTY CLERK OF
SUPERIOR COURT
CLERK DEBORAH JACKSON
BK 1744 PG 1A

Health Department Note
 For Lot # 2:
 ATU
 Drp Repair
 SSLP

Sheet 1 of 2

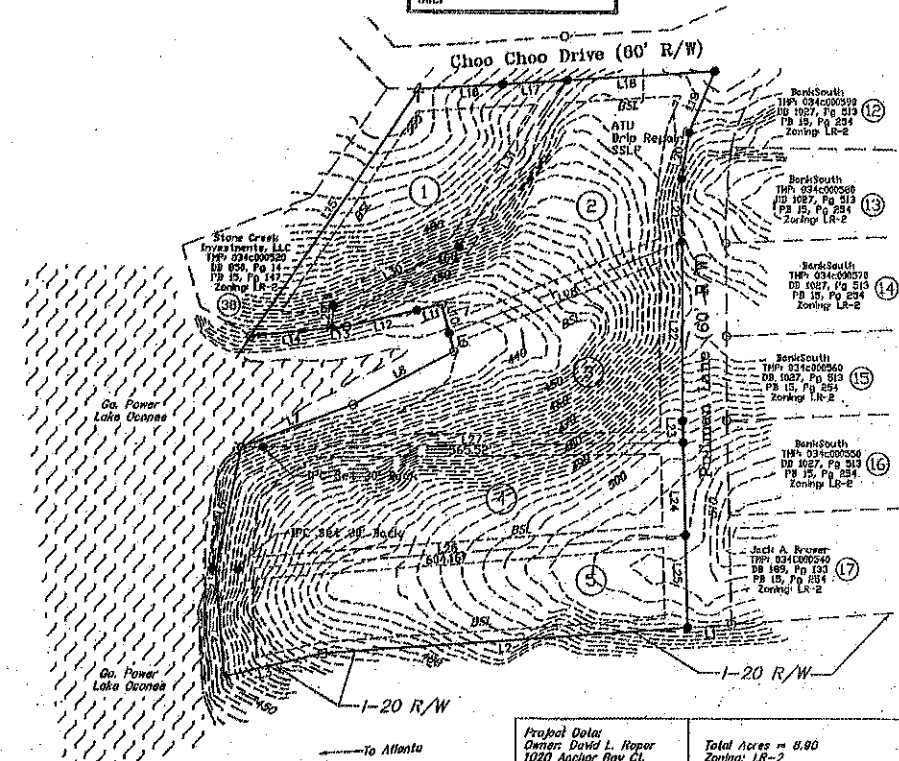


Course	Bearing	Distance
L1	S 85°48'03" W	89.82
L2	S 85°48'03" W	491.66
L3	S 78°32'03" W	156.04
L4	N 04°37'21" W	110.01
L5	N 04°37'21" W	53.29
L6	N 11°22'01" E	170.91
L7	N 88°57'35" E	181.24
L8	N 82°07'35" E	155.24
L9	N 12°09'57" W	26.29
L10	N 14°28'10" W	40.39
L11	S 78°48'25" W	34.48
L12	S 78°48'25" W	86.23
L13	S 84°14'43" W	19.53
L14	S 84°05'58" W	110.05
L15	N 34°06'18" E	204.24
L16	N 86°22'24" E	112.80
L17	N 86°22'16" E	86.76
L18	N 89°22'16" E	109.42
L19	S 22°57'01" W	89.54
L20	S 09°12'27" W	63.40
L21	S 09°26'33" E	84.32
L22	S 09°26'33" E	242.75
L23	S 01°51'42" E	38.43
L24	S 01°51'42" E	128.03
L25	S 01°24'42" E	124.83
L26	S 85°27'33" W	834.16
L27	S 86°14'10" W	695.62
L28	S 68°57'39" W	335.98
L29	N 02°28'33" E	23.84
L30	N 84°28'05" E	187.78
L31	N 32°82'21" E	288.13

Index to Sheets
 Sheet 1 = Plan View
 Sheet 2 = Sols and
 Signature Blocks.

Survey References:
 BR 1066, Pg 564
 PB 10, Pg 73
 Plat Slide 526, Pg 7

Lot	Acres	Sq. Ft.	Map Check
1	1.31	57,225	379,773
2	1.83	79,859	137,902
3	1.89	82,194	194,038
4	2.08	89,253	255,632
5	1.82	79,005	391,487
Total	8.90		



Revision of 07/16/2013 was to change lines between lots 1, 2, & 3 to provide shoreline frontages as required by Georgia Power For Boat Dock Permits.
 Revision of 8/16/2013 to add Health Dept notes for Lot #2, to give Subdivision a name, and to add 'E' contour lines.

Project Data
 Owner: David L. Roper
 1020 Anchor Bay Ct.
 Greensboro, GA 30642

Authorized Agent:
 Edwin R. Cowherd RL51710
 Cowherd Land Surveying
 2820 Moxey Rd.
 Union Point, GA 30668
 706-789-3372

Total Acres = 8.90
Zoning: LR-2
Setbacks: Front: 30'
Side: 15'
Rear: 30'
Lot: 65'

Trash Pick Up: County
Water: Piedmont Water
Sewage: On-Site Septic Systems
Power: Georgia Power Company

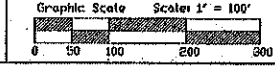
Final Subdivision Plat For: Eagles View phase CS

Cowherd Land Surveying
 Site Planning - Boundary surveys - Tree Surveys
 Plot Plans - Topographical Surveys - Subdivisions
 2820 Moxey Road - Union Point, Ga 30668 - (706) - 789-3372

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 dba Cowherd Land Surveying Co.
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GNX 143 Greene County, Georgia
 Address: Pullman Lane
 Greensboro Ga, 30642

Job Number: 2013-27
 Tax Map No: 034C006530
 Field work date: 05/10/2013
 Final plat date: 05/10/2013
 Plat Rev. Date: 07/16/2013 & 08/16/2013



The public records referenced on this plat are the only ones used and/or necessary for the establishment of the boundary of this property. They are not and do not constitute a title search. This plat is subject to all legal encumbrances, right-of-ways, and covenants public and private. This plat or survey is intended for the sole use of the parties listed herein and no other use is strictly prohibited. In my professional opinion this plat is a true and correct representation of the land plotted. The field data upon which this map or plat is based has a closure of one foot in 10,000 feet and an angle error of 10" per angle point and was adjusted using the compass adjustment rule. This map or plat has been calculated for accuracy and is found to be accurate to within one foot in 84,000 feet. All underground utilities are not shown hereon. This survey does not certify or guarantee the area, shape, position, material, and location of any underground utility.

O/S = Offset
 C = Centerline
 C&O = Chain and Offset
 UCP = Underground Power
 CL = Chain Link Fence

R/W = Right of Way
 P.O.B. = Point of Beginning
 P.O.C. = Point of Commencement
 H.P. = True Map Parcel Number
 C = Catch Basin
 CB = Catch Basin

Flood Hazard Note
 No portion of this property lies within a Flood Hazard Zone "A" as shown on F.I.R.M. Map #13133C0176D with an Effective Date of December 17, 2010.

Equipment Used:
 Topcon 211D
 Topcon 5000AR
 Carlson GPS
 with eGPS RTK

- Legend**
- = Iron Pin & Cap Set
 - = Rebar Pd
 - △ = 3/4" Conc. Monument
 - △ = 3/4" Open Top Pipe Pd
 - ⊙ = Computer Point (no Pk)
 - ⊙ = Power Pole
 - ⊙ = Power Transformer
 - ⊙ = Telephone Pedestal
 - ⊙ = Light Pole
 - ⊙ = Water Valve
 - ⊙ = Hydrant
 - ⊙ = Water Meter
 - ⊙ = Manhole
 - ⊙ = Tree
 - ⊙ = Swamp



FILED
9/11/2013
GREENE COUNTY CLERK OF
SUPERIOR COURT
CLERK DEBORAH JACKSON
BK 1744 PG 1B

Health Department Note
 For Lot # 2
 ATU
 Strip Repair
 SSLP

"Greene County Sanitation Certificate"
 The lots shown have been reviewed by the Greene County Health Department as noted on each lot of the plot and the plot legend. This review was performed based on the information submitted by other professionals and any supplementary information provided therefor. Each lot must be reviewed and approved for on-site sewage management system placement prior to the issuance of a construction permit.
 Signing Authority:
 Title: *EHS III* *Wally North*
 Date: 9-9-13

E.P.D. Notes
 1. No portion of this subdivision lies in a significant recharge area, pursuant to rules of the Georgia Department of Natural Resources, Environmental Protection Division, Chapter 391-3-16.02.
 2. There are no perennial streams within or impacted by the subdivision that are upstream of a water supply reservoir, pursuant to the rules of the Georgia Department of Natural Resources, Environmental Protection Division, Chapter 391-3-16.01.

Owners Certification
 I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent. Establish the minimum building restriction lines, dedicate all streets, easements, alleys, walks, parks, and other open spaces to provide directly or indirectly for maintenance of all areas or outlets.
 Owner: _____ Date: _____

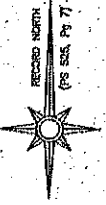
Certification For Final Plat Approval
 Pursuant to the land subdivision regulations of Greene County, Georgia, all the requirements for approval having been fulfilled, this final plat was reviewed by the Greene County Planning Commission and received by the Greene County Board of Commissioners.
 Date: 9-10-13
James H. Jones
 Greene County Planning Inspector
 Date: _____
 Chairman, Greene County Board of Commissioners

Note:
 The soils information shown herein was taken from a Level III Soil Study by LandTec Southeast, Inc.
 Dated: 05/21/2013
 Philip D. Freshley (Soil Classifier #123)

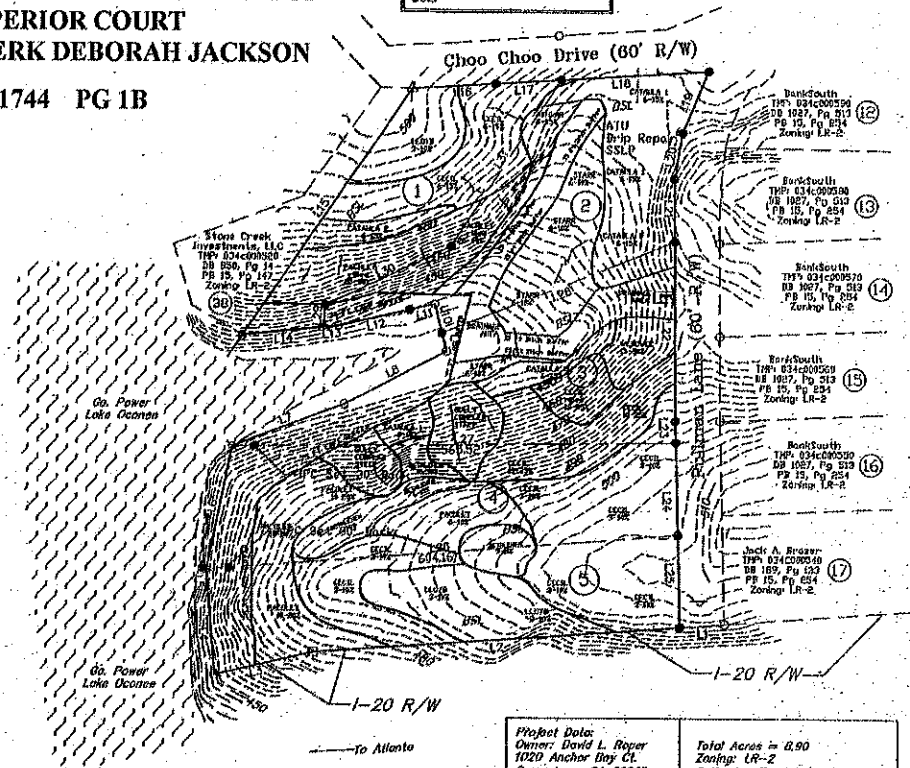
Index to Sheets
 Sheet 1 = Plan View
 Sheet 2 = Soils and Signature Blocks.

Survey References:
 DB 1065, Pg 564
 PG 15, Pg 73
 Plat Slide 526, Pg 7

Lot	Acres	Sq. Ft.	Map Check
1	1.31	57,225	379,773
2	1.83	79,689	132,932
3	1.89	84,104	189,958
4	2.05	89,253	285,632
5	1.82	79,085	391,467
Total	8.89		



Revision of 07/16/2013 was to change lines between lots 1, 2, & 3 to provide shoreline frontages as required by Georgia Power for Boat Dock Permits.
 Revision of 8/16/2013 to add Health Dept notes for Lot #2, to give Subdivision a name, and to add of contour lines.



Project Data:
 Owner: David L. Roper
 1020 Anchor Bay Ct.
 Greensboro, GA 30642

Total Acres is 8.89
 Zoning: LR-2
 Setbacks: Front: 30'
 Side: 15'
 Rear: 30'
 Lot: 60'

Authorized Agent:
 Edwin E. Cowherd RLS1710
 Cowherd Land Surveying
 2880 Maxey Rd.
 Union Point, GA 30659
 706-759-3372

Trash Pick Up: County
Water: Piedmont Water
Sewage: On-Site Septic Systems
Power: Georgia Power Company

Final Subdivision Plat For Eagles View phase CS

Cowherd Land Surveying
 Site Planning - Boundary surveys - Tree Surveys
 Plat Plans - Topographical Surveys - Subdivisions
 2880 Maxey Road - Union Point, Ga 30659 - (706) - 759-3372
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 aka Cowherd Land Surveying Co.
 ALL RIGHTS RESERVED

G.M.D. 149 Greene County, Georgia
 Address: Pullman Lane
 Greensboro Ga, 30642
 Job Number: 2913-27
 Tax Map No: 034C009330
 Field work date: 05/10/2013
 Final Plat date: 05/10/2013
 Plat Rev. Date: 07/16/2013 & 08/16/2013

Graphic Scale: 1" = 100'
 0 50 100 200 300

The public records referenced on this plot are the only ones used and/or necessary to the establishment of the boundary of this property. They are not and do not constitute a title search. This plot is subject to all legal easements, right-of-way, and covenants public and private. This plot or any part thereof is not to be used for the purpose of this plat is a true and correct representation of the land plotted. The bear date upon which this map or plat is based has a closure procedure of one foot in 17,300 feet and an angular error of 10" per angle point and was adjusted using the compass adjustment rule. This map or plat has been calculated for closure and is found to be accurate to within one foot in 81,038 feet. All underground utilities are not shown hereon. This survey does not certify or guarantee the site, shape, present, material, and direction of any boundary and utility.

O/S = Oil Well
 P.C.E. = Point of Beginning
 P.O.C. = Point of Commencement
 T.D.R. = Tax Map Parcel Number
 G = Circle Mark
 C/P = Chain Link Fence
 R/W = Right of Way
 P.C.E. = Point of Beginning
 P.O.C. = Point of Commencement
 T.D.R. = Tax Map Parcel Number
 G = Circle Mark
 C/P = Chain Link Fence

Flood Hazard Note:
 No portion of this property lies within a Flood Hazard Zone "A" as shown on F.I.R.M. Map #13133C0170B with an Effective Date of December 17, 2010.

Equipment Used:
 Topcon 211D
 Topcon 5203AR
 Carlson GPS
 with eGPS RTK

- Legend**
- = Iron Pin & Cap Set
 - = Rebar Pin
 - = IFF Conc. Monument
 - △ = 2" x 4" Green Top Pipe Pin
 - ◇ = Computed Point (No Pin)
 - = Power Pole
 - = Power Transformer
 - = Telephone Pedestal
 - = Light Pole
 - = Water Valve
 - = 1/2" Hydrant
 - = Water Meter
 - = Manhole
 - = Tree
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