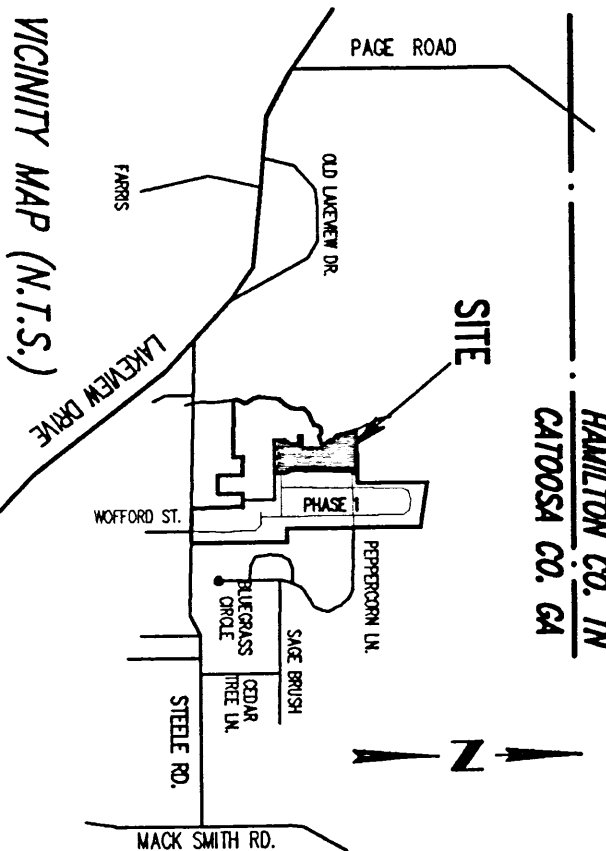
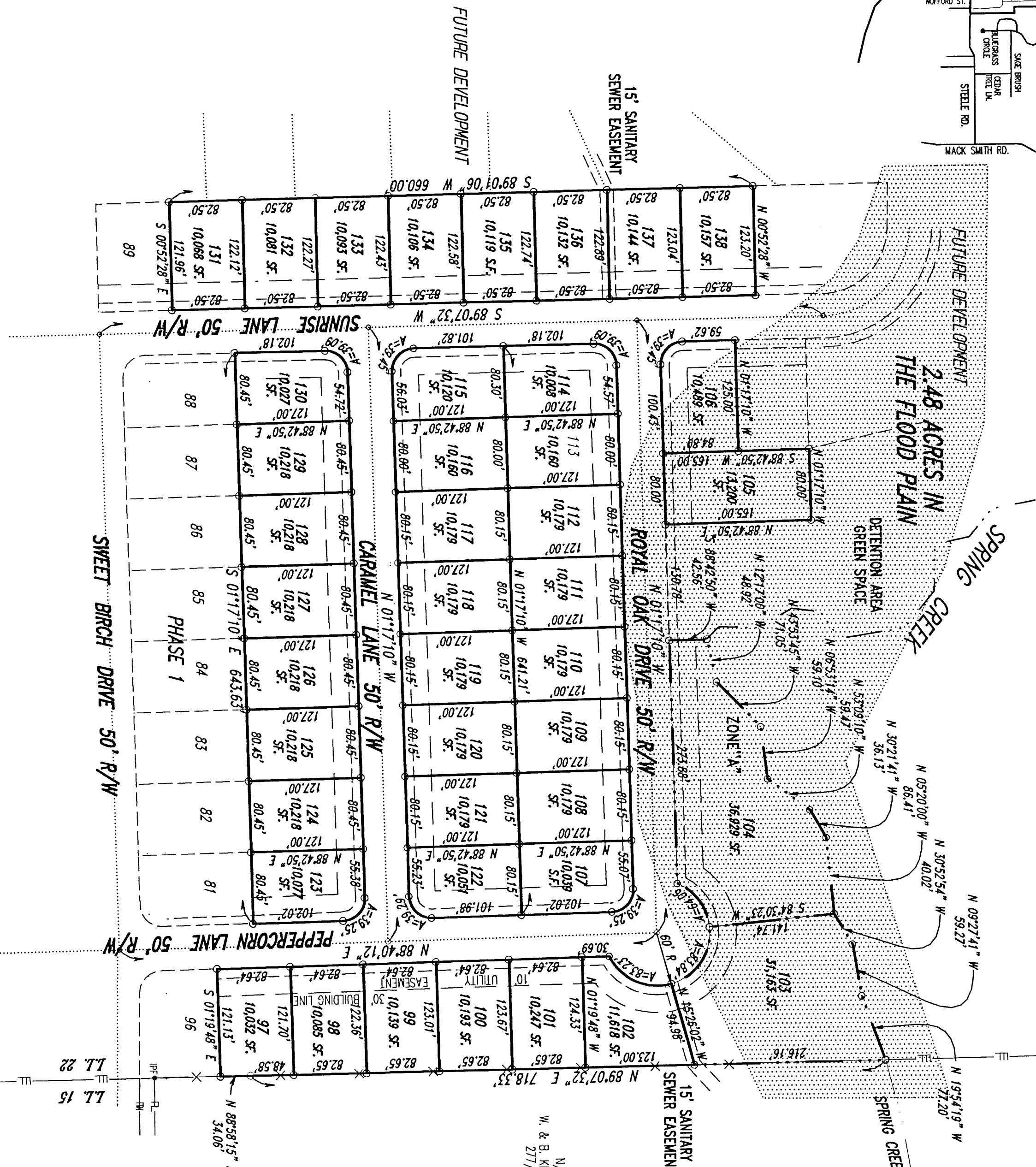


HAMILTON CO. TN  
CATOOSA CO. GA



# SUNRISE MEADOWS

FINAL PLAT OF PHASE 2  
13.60 ACRES SUBDIVIDED IN PHASE 2

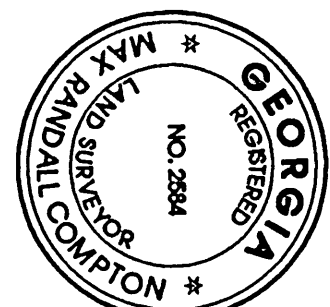


**LEGEND**

1/2" REBAR FOUND	---
1/2" REBAR SET	---
METAL FENCE POST	---
FENCE CORNER	---
UTILITY POLE	---
RIGHT OF WAY	---
CONCRETE MARKER	---
PROPERTY LINE	---
CENTERLINE ROAD	---
FENCE	---
ABOVE GROUND UTILITY	---
STREAM OR DITCH	---
LAND LOT LINE	---

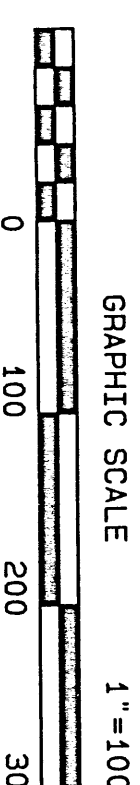
**NOTE:** The professional surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or other facts that may affect the current title search or may disclose.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 56,222 FEET AND AN ANGULAR ERROR OF 1 PER ANGLE POINT, AND WAS ADJUSTED USING THE NA RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000 FEET. FIELD WORK WAS DONE WITH A GIS 215 E.D.M. AND ELECTRONIC DATA COLLECTION.



THIS PLAT SHOWS ALL DESIGNATED FLOOD PLAIN AREAS ON THE SUBJECT PROPERTY ACCORDING TO MAPS PUBLISHED BY F.E.M.A. FOR THE NATIONAL FLOOD INSURANCE PROGRAM (N.F.I.P.). ANY LOTS LYING WITHIN OR A PORTION OF THIS AREA MUST COMPLY COMPLETELY WITH THE (N.F.I.P.) AND A FLOOD CERTIFICATE MUST BE PREPARED BEFORE AND AFTER CONSTRUCTION OF ANY PERMANENT STRUCTURES ON THE SUBJECT LOT, AND A COPY MUST BE FILED WITH CATOOSA COUNTY CODES ENFORCEMENT.

HEREWITH CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON AND THAT THE PROPERTY IS LOCATED IN A FLOOD ZONE AS SHOWN ON MAPS PREPARED FOR THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE ADMINISTRATION OF THE FLOOD INSURANCE PROGRAM - ZONE A DATED JULY 5, 1984.



**CS/** LAND SURVEYING, INC.

104 CRITCHFIELD AVENUE  
P.O. BOX 539 CHICKAMAUCHA, GA 30707  
PHONE 706-575-5155 FAX NO. 706-575-4879  
SURVEYING GEORGIA LICENSE# ALABAMA JOB REF. 3-149

SURVEY DATES: 5/03 - 11-05	DEED REF.: 1027/611
CORNER SET: 2-06	PLAT REF.: PLAT BY TYPICAL DETAIL
CREW: R.B. D.M.	REVISED: 3-6-06, NOTES
COMPUTED BY: M.R.C.	
DRAWN BY: M.R.C.	
DATE DRAWN: 1-26-06	

LOCATED IN LAND LOT 22  
9TH DISTRICT 4TH SECTION  
CATOOSA COUNTY, GEORGIA

SCALE: 1" = 100' JOB NO. 6-033

**CERTIFICATE OF APPROVAL FOR RECORDING**

THE CATOOSA COUNTY PLANNING COMMISSION CERTIFIES THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE FINAL PLAT SPECIFICATIONS OF THE LAND SUBDIVISION REGULATIONS OF CATOOSA COUNTY AND IS APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT.

CHAIRMAN CATOOSA COUNTY PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

- EROSION & SEDIMENT CONTROL NOTE:**
- Best Management Practices (BMP's) O.C.G.A. 12-7-6 (Standardized) Set. 11 - Minimum requirements for erosion & sediment control shall be followed prior to & during any construction.
- NOTES:**
- TOTAL ACRES SUBDIVIDED 13.60, PHASE 2
  - BUILDING LINES: 30' FRONT  
25' REAR  
10' SIDE (20' LEFT & RIGHT)
  - A U.S.G.S MONUMENT WAS NOT FOUND WITHIN 500' OF THE PROPERTY.
  - 25' RADIUS AT INTERSECTION OF ROADS.
  - 15' DRAINAGE AND UTILITY EASEMENT STRADDLES EACH SIDE LOT LINE.
  - 10' UTILITY EASEMENT ALONG FRONT LOT LINES.
  - NO ON STREET PARKING
  - ON PUBLIC SEWER
  - THE DEVELOPER WILL ALSO INSTALL STREET SIGNS IN ACCORDANCE WITH THE GEORGIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND COMPLY WITH ANY TRAFFIC AUTHORITY PURSUANT TO O.C.G.A. 36-1-20.
  - THE TOTAL OF ALL PHASES WILL TOTAL 73 ACRES.
  - 7.5 ACRES HAVE BEEN SET ASIDE FOR OPEN SPACE.