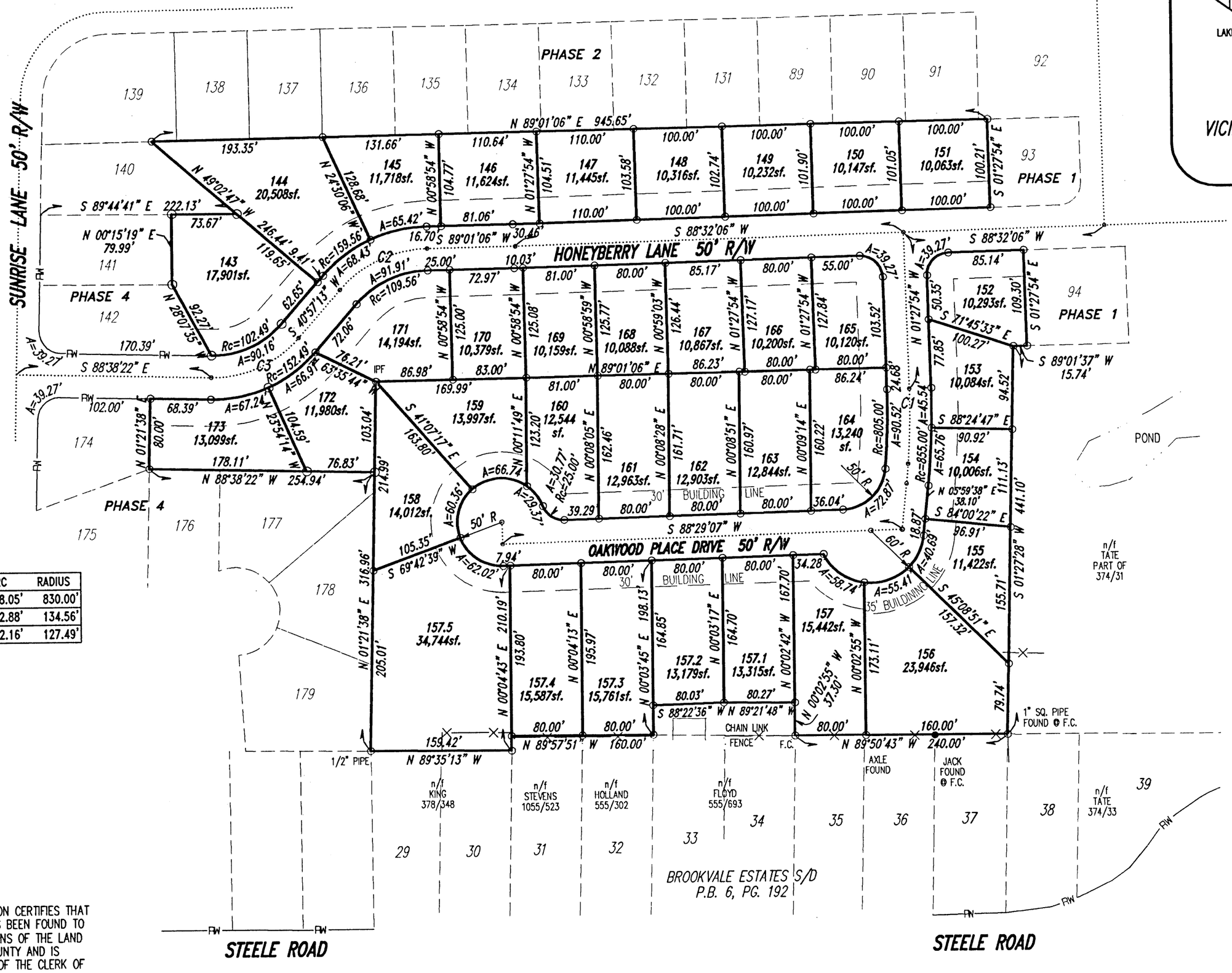
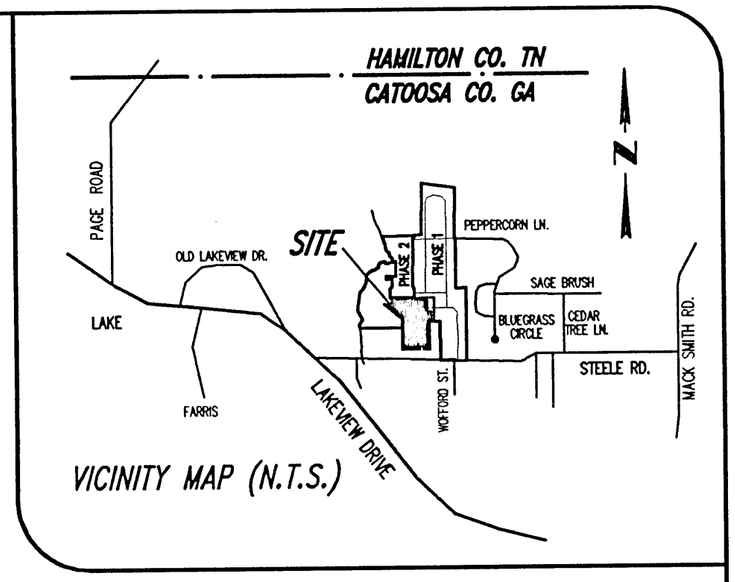
SUNRISE MEADOWS

FINAL PLAT OF PHASE 3

12.03 ACRES SUBDIVIDED IN PHASE 3

PLATTED





VICINITY MAP (N.T.S.)

LINE	DELTA	TANGENT	ARC	RADIUS
C1	7°27'32"	54.10'	108.05'	830.00'
C2	48°03'53"	60.00'	112.88'	134.56'
C3	50°24'25"	60.00'	112.16'	127.49'

NOTES:

1. TOTAL ACRES SUBDIVIDED 12.03, PHASE 3
2. BUILDING LINES: 30' FRONT (EXCEPT AS NOTED).
   35' FRONT LOTS 155 & 156
   25' REAR
   10' SIDE (20' LEFT & RIGHT)
3. A U.S.G.S MONUMENT WAS NOT FOUND WITHIN 500' OF THE PROPERTY.
4. 25' RADIUS AT INTERSECTION OF ROADS.
5. 15' DRAINAGE AND UTILITY EASEMENT STRADDLES EACH SIDE & REAR LOT LINE EXCEPT THE OUTER BOUNDARY OF THE SUBDIVISION.
6. 10' UTILITY EASEMENT ALONG FRONT LOT LINES.
7. NO ON STREET PARKING.
8. SERVICED BY PUBLIC SEWER.
9. THE DEVELOPER WILL ALSO INSTALL STREET SIGNS IN ACCORDANCE WITH THE GEORGIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND COMPLY WITH ANY TRAFFIC AUTHORITY PURSAUNT TO O.C.G.A. 36-1-20.
10. THE TOTAL OF ALL PHASES WILL TOTAL 73 ACRES. 7.5 ACRES HAVE BEEN SET ASIDE FOR OPEN SPACE.
11. EROSION & SEDIMENT CONTROL NOTE:
    Best Management Practices (BMP's) O.C.G.A. 12-7-6 Subsection(B) Sect. IV- Minimum requirements for erosion & sediment control shall be followed prior to & during any construction.

CERTIFICATE OF APPROVAL FOR RECORDNG

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

NOTE: The professional surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search 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+ FIELD WORK WAS DONE WITH A GTS 213 E.D.M. AND ELECTRONIC DATA COLLECTION.

GEORGIA REGISTERED NO. 2584 LAND SURVEYOR MAX RANDALL COMPTON

LEGEND

I.P.F.	1/2" REBAR FOUND
I.P.S.	1/2" REBAR SET
M.F.P.	METAL FENCE POST
F.C.	FENCE CORNER
⌀	UTILITY POLE
R/W	RIGHT OF WAY
C.M.	CONCRETE MARKER
RIGHT OF WAY	RW
PROPERTY LINE	PL
CENTERLINE ROAD	℄
FENCE	X
ABOVE GRND. UTILITY	~~~
STREAM OR DITCH	- - -
LAND LOT LINE	LLL

GRAPHIC SCALE 1"=100'

0 100 200 300

I HEREWITH CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON AND THAT PHASE 3 IS NOT LOCATED IN A FLOOD ZONE AS SHOWN ON MAPS PREPARED FOR THE FEDERAL EMERGENCEY MANAGEMENT AGENCY FOR THE ADMINISTRATION OF HE FLOOD INSURANCE PROGRAM - - - ZONE "C"
PANEL NO. 130028 0025 D
DATED JULY 5, 1984

5/03 - 10-06

LAND CSI SURVEYING

COMPTON SURVEYING, INC. ©
104 CRITTENDEN AVENUE
P.O. BOX 339 CHICKAMAUGA, GA 30707
PHONE 706-375-3153 FAX NO. 706-375-2679
SURVEYING GEORGIA, TENNESSEE, ALABAMA

JOB REF. 3-149

SURVEY DATE:	DEED REF.: 1027/611
CORNERS SET:	PLAT REF.: PLAT BY: NORMAN DELOACH
CREW: R.B., J.H.	REVISED: 1-22-07, NOTE 5
COMPUTED BY: M.R.C.	
DRAWN BY: M.R.C.	
DATE DRAWN: 12-21-06	

OWNER/DEVELOPER
USA DEVELOPERS LLC
P.O. BOX 9282
CHATTANOOGA, TN 37412

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

SCALE: 1" = 100' JOB NO. 6-359