

eFiled & eRecorded  
 DATE: 6/15/2020  
 TIME: 9:35 AM  
 PLAT BOOK: 00064  
 PAGE: 00742  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 3182057576  
 CLERK: Regina B. McIntyre  
 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: Mrs. William Brantle

Owner's Address: PO Box 927 Statham

W.T. Dunahoo Date: 6-14-2020  
 (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 6-14-2020] 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 \$24,000.00 to assure the completion and maintenance of all streets and drainage facilities appurtenant to this subdivision.

(SIGNATURE, DIRECTOR OF PLANNING) DATE: 6-12-20

**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.

**SURVEYOR'S CERTIFICATE:**

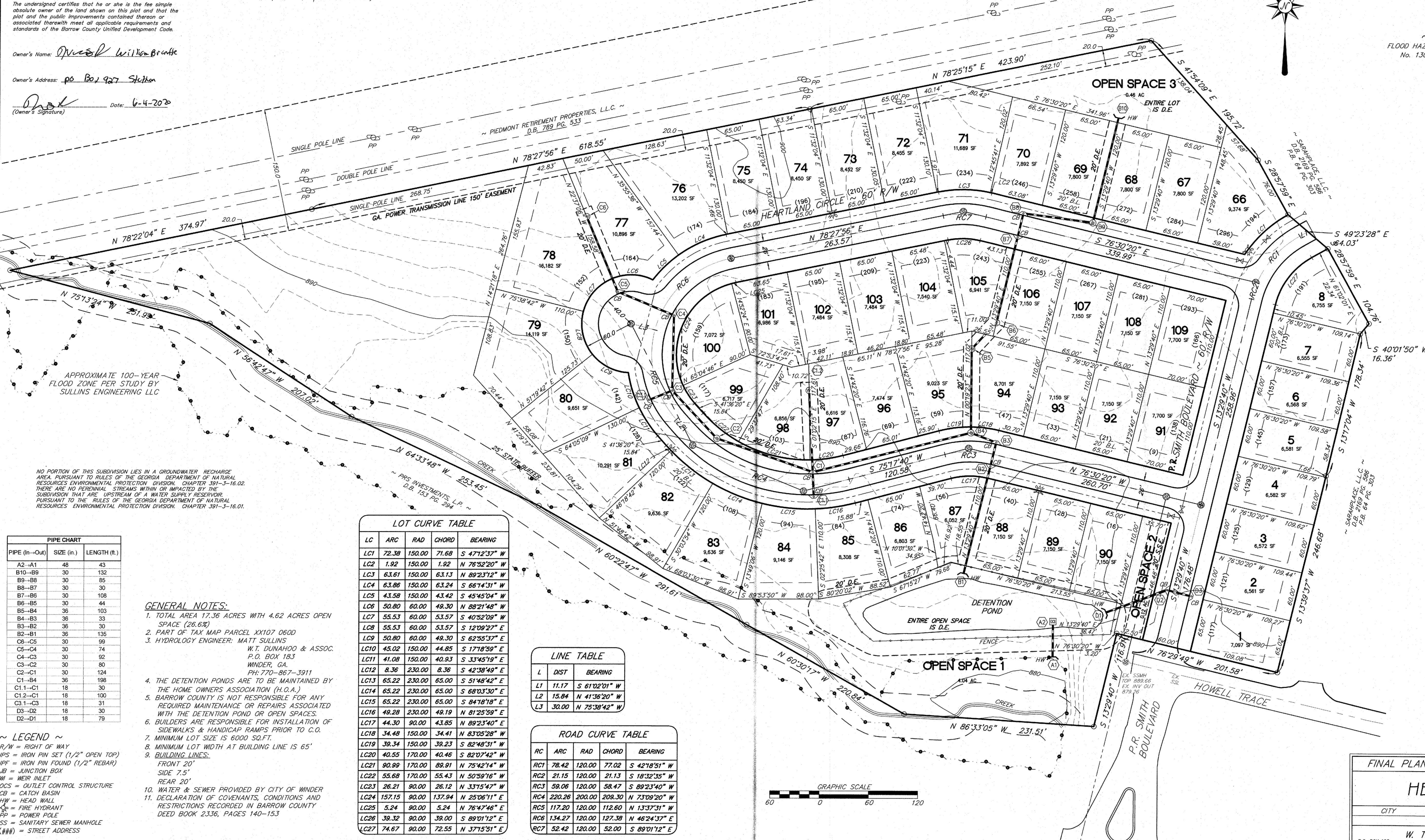
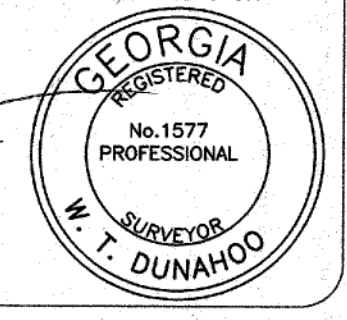
It is hereby certified that this plat is true and correct, and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon actually exist, and their location, size, type, and material are correctly shown. The field data upon which this plat is based 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: TOPCON 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  
 W.T. Dunahoo Georgia R.L.S. No.  
6-5-20  
 Date

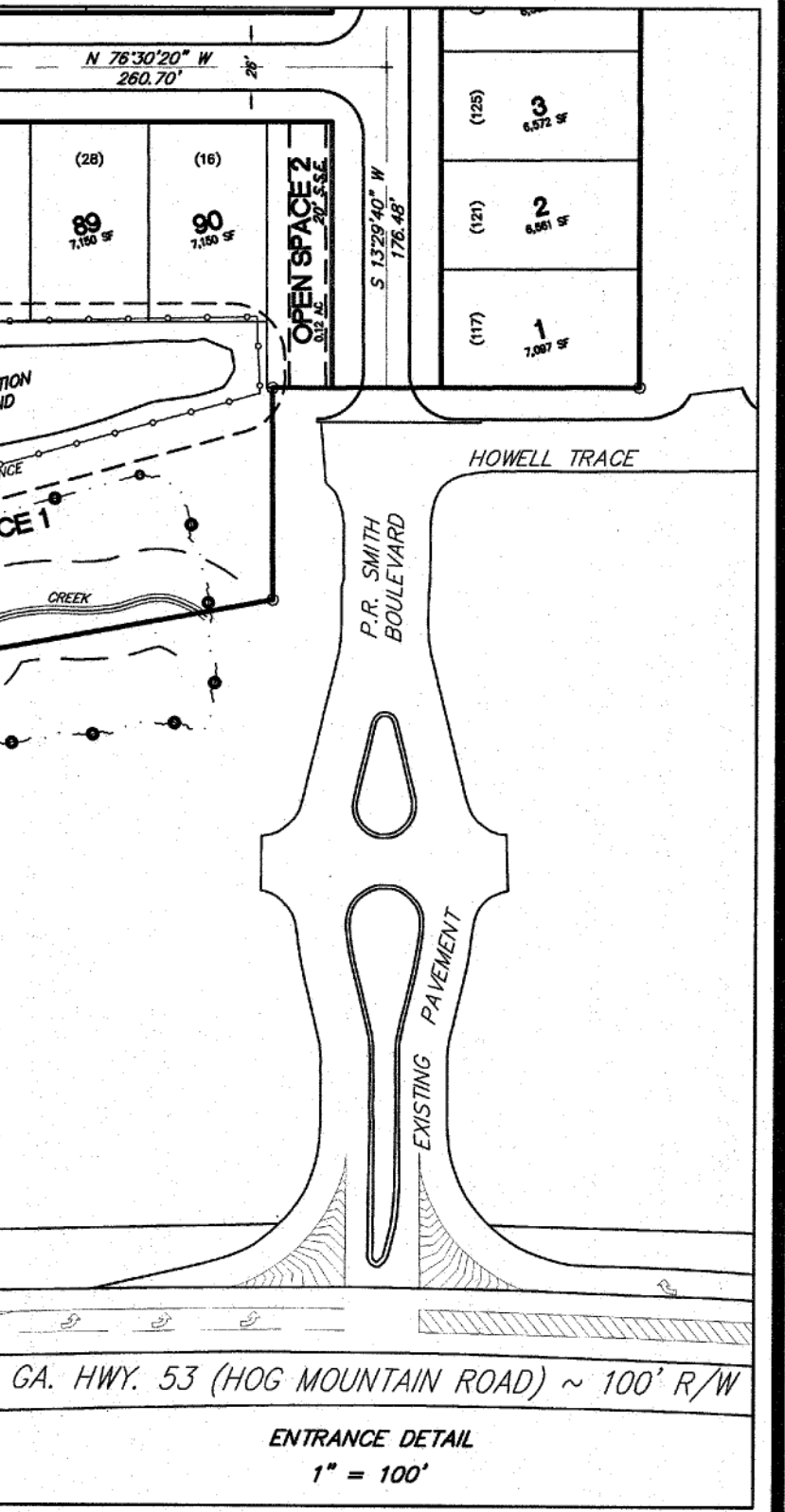
**SURVEYOR'S CERTIFICATION: (i)**

As required by subsection (d) 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 No. 1577  
 W.T. Dunahoo Georgia R.L.S. #1577  
6-5-20  
 Date



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



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 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.

**PIPE CHART**

PIPE (In-Out)	SIZE (in.)	LENGTH (ft.)
A2-A1	48	43
B10-B9	30	132
B9-B8	30	85
B8-B7	30	30
B7-B6	30	109
B6-B5	30	44
B5-B4	36	103
B4-B3	36	33
B3-B2	36	30
B2-B1	36	135
C8-C5	30	99
C5-C4	30	74
C4-C3	30	92
C3-C2	30	80
C2-C1	30	124
C1-B4	36	198
C1-C1	18	30
C1-C1	18	100
C3.1-C3	18	31
D3-D2	18	30
D2-D1	18	79

**GENERAL NOTES:**

1. TOTAL AREA 17.36 ACRES WITH 4.62 ACRES OPEN SPACE (26.6%).
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. THE DETENTION PONDS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.).
5. BARROW COUNTY IS NOT RESPONSIBLE FOR ANY REQUIRED MAINTENANCE OR REPAIRS ASSOCIATED WITH THE DETENTION POND OR OPEN SPACES.
6. BUILDERS ARE RESPONSIBLE FOR INSTALLATION OF SIDEWALKS & HANDICAP RAMPS PRIOR TO C.O.
7. MINIMUM LOT SIZE IS 6000 SQ.FT.
8. MINIMUM LOT WIDTH AT BUILDING LINE IS 65'
9. BUILDING LINES:  
 FRONT: 20'  
 SIDE: 7.5'  
 REAR: 20'
10. WATER & SEWER PROVIDED BY CITY OF WINDER
11. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BARROW COUNTY DEED BOOK 2336, PAGES 140-153

**LOT CURVE TABLE**

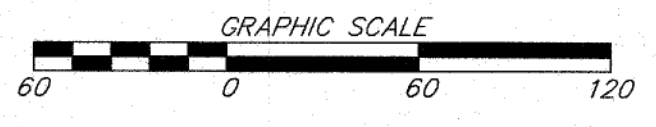
LC	ARC	RAD	CHORD	BEARING
LC1	72.38	150.00	71.68	S 47°12'37" W
LC2	1.92	150.00	1.92	N 76°52'20" W
LC3	63.61	150.00	63.13	N 89°23'12" W
LC4	63.86	150.00	63.24	S 66°14'31" W
LC5	43.58	150.00	43.42	S 45°45'04" W
LC6	50.80	60.00	49.30	N 88°21'48" W
LC7	55.53	60.00	53.57	S 40°52'09" W
LC8	55.53	60.00	53.57	S 12°09'27" E
LC9	50.80	60.00	49.30	S 62°55'37" E
LC10	45.02	150.00	44.85	S 17°18'59" E
LC11	41.08	150.00	40.93	S 33°45'19" E
LC12	8.36	230.00	8.36	S 42°38'49" E
LC13	65.22	230.00	65.00	S 51°48'42" E
LC14	65.22	230.00	65.00	S 68°03'30" E
LC15	65.22	230.00	65.00	S 84°18'18" E
LC16	49.28	230.00	49.19	N 81°25'59" E
LC17	44.30	90.00	43.85	N 89°23'40" E
LC18	34.49	150.00	34.41	N 83°05'28" W
LC19	39.34	150.00	39.23	S 82°46'31" W
LC20	40.55	170.00	40.46	S 82°07'42" W
LC21	90.99	170.00	89.91	N 75°42'14" W
LC22	55.68	170.00	55.43	N 50°59'16" W
LC23	26.21	90.00	26.12	N 33°15'47" W
LC24	157.15	90.00	137.94	N 25°06'11" E
LC25	5.24	90.00	5.24	N 76°47'46" E
LC26	39.32	90.00	39.00	S 89°01'12" E
LC27	74.67	90.00	72.55	N 37°15'51" E

**LINE TABLE**

L	DIST	BEARING
L1	11.17	S 61°02'01" W
L2	15.84	N 41°36'20" W
L3	30.00	N 75°38'42" W

**ROAD CURVE TABLE**

RC	ARC	RAD	CHORD	BEARING
RC1	78.42	120.00	77.02	S 42°18'51" W
RC2	21.15	120.00	21.13	S 18°32'35" W
RC3	58.26	120.00	58.47	S 89°23'40" W
RC4	220.26	200.00	209.30	N 73°09'20" W
RC5	117.20	120.00	112.60	N 13°37'31" W
RC6	134.27	120.00	127.38	N 46°24'37" E
RC7	52.42	120.00	52.00	S 89°01'12" E



**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

FINAL PLAN FOR STATE OF GEORGIA

**HEARTLAND ESTATES**

CITY	GMD	COUNTY	SCALE	DATE
	243	BARROW	1"=60'	2/12/2020

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