

FILED & RECORDED
DATE: 6/25/2013
TIME: 04:30PM
BOOK: 62
PAGE: 73
RABUN COUNTY, GEORGIA
HOLLY HENRY-PERRY, SUPERIOR COURT CLERK

FINAL PLAT

WATERFALL CLUB

PHASE 2, UNIT 6, BLOCK "J"

LAND LOT 6, 1ST LAND DISTRICT
RABUN COUNTY, GEORGIA

62/73

SURVEYOR'S CERTIFICATION
THE SURVEYOR WHOSE SEAL IS AFFIXED HEREON CERTIFIES THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

FILED IN OFFICE OF CLERK SUPERIOR COURT
RABUN COUNTY, GEORGIA. THIS 25 DAY OF
June 2013
HOLLY E. HENRY-PERRY CLERK
4:30 PM

GENERAL NOTES

- SUBDIVIDER: GC Lot Loan, LLC
ADDRESS: 3400 Peachtree Road, Suite 100
Atlanta, Georgia 30326
- OWNER: GC Lot Loan, LLC
ADDRESS: 3400 Peachtree Road, Suite 100
Atlanta, Georgia 30326
- PRESENT ZONING: R-1
- The streets and rights of way shown are private. Ownership to remain with Glenfield Capital, LLC and its successors and assigns.
- UTILITY OWNERS:
WATER: Waterfall Water and Sewer, LLC.
SEWER: Waterfall Water and Sewer, LLC.
Electric: Habersham EMC
Phone: Windstream
- BUILDING SETBACKS:
Front: 10'
Side: 5'
Rear: Varies

PLANNING COMMISSION STATEMENT

THE RABUN PLANNING COMMISSION DOES NOT CERTIFY NOR GUARANTEE THE AVAILABILITY OF WATER AND SEWER SERVICES AS STATED ON THIS PLAT. THE AVAILABILITY OF WATER AND SEWER SERVICES SHALL BE CONFIRMED FROM THE APPROPRIATE AUTHORITIES PRIOR TO ANY PURCHASE.

SURVEYORS CERTIFICATION

IT IS HEREBY CERTIFIED THAT THE 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 HEREON ACTUALLY EXIST OR ARE MARKED AS FUTURE, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN.

Mitchell J. Paulk 6/12/13
REGISTERED GEORGIA LAND SURVEY NUMBER 2775 DATE

OWNERS CERTIFICATION

STATE OF GEORGIA, COUNTY OF RABUN.
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE, CITY OR COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

AGENT _____ DATE _____

OWNER _____ DATE _____

CERTIFICATE OF APPROVAL

PURSUANT TO THE LAND SUBDIVISIONS REGULATIONS OF THE COUNTY, ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY THE COUNTY PLANNING COMMISSION ON

Byron Speed 6-24-13
SECRETARY RABUN COUNTY PLANNING COMMISSION

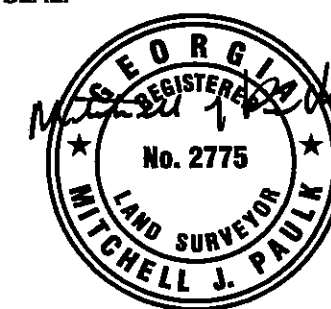
Land Engineering
INC

76 Sloan Street
McDonough, Georgia 30253
(678) 814-4346
GA C.O.A.#: LSF 0946

REVISION / ISSUE

NO.	DATE	DESCRIPTION

SEAL:



CLIENT: PROJECT NAME:

GC LOT LOAN, LLC
WATERFALL CLUB
PHASE 2, UNIT 6, BLOCK "J"

SITE LOCATION:

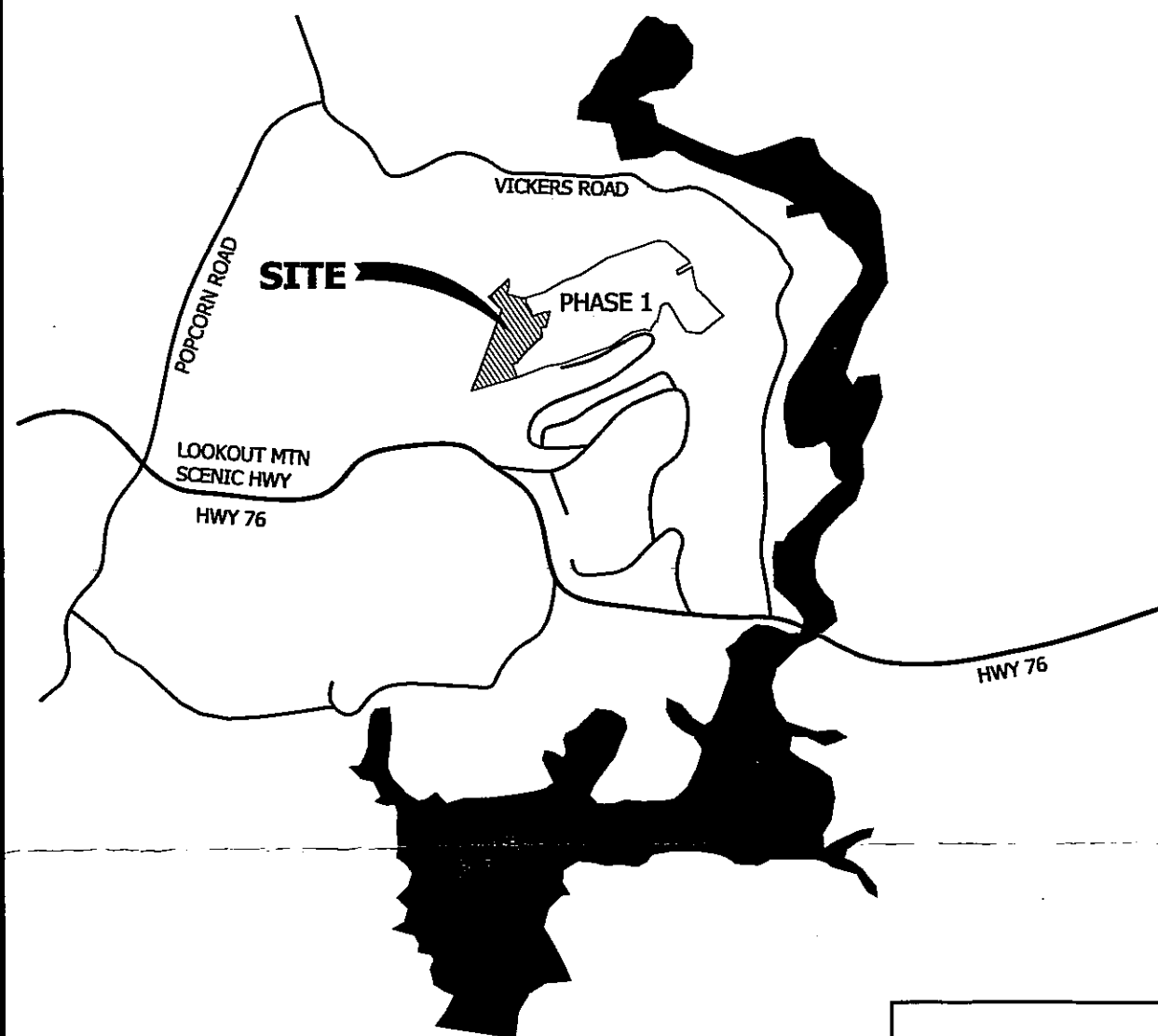
LAND LOT(S): 6
LAND DISTRICT: 1st
SECTION: ---
CITY: ---
COUNTY: RABUN
STATE: GEORGIA

SCALE:	ONE INCH
As Shown	AT FULL SCALE
DRAWN BY: BJD	CKD BY: MJP
PROJ. NO.: 1030-001	DATE: JUNE 11, 2013

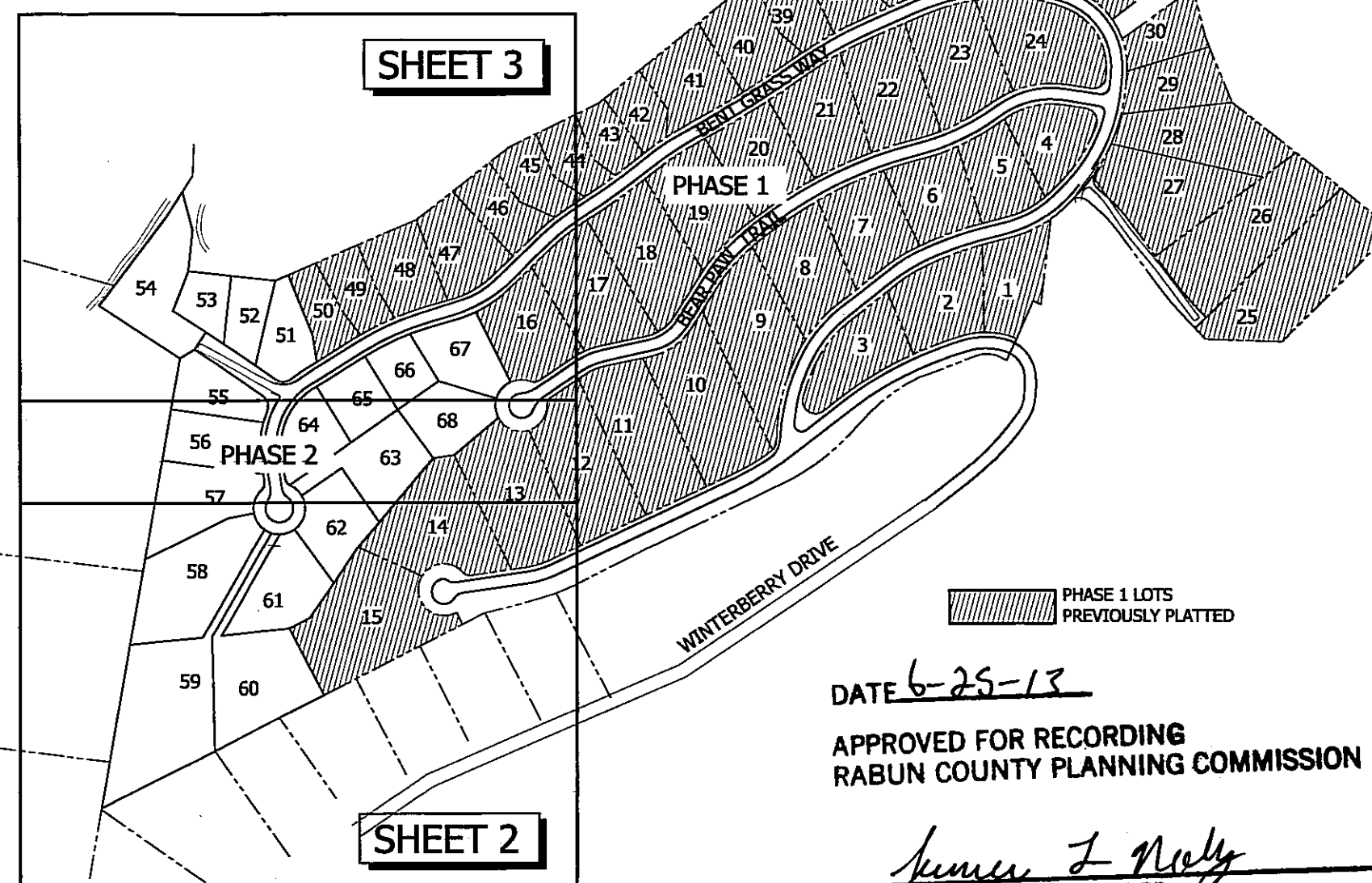
SHEET TITLE:

FINAL PLAT

SHEET: **1**
TOTAL SHEETS: 3



VICINITY MAP (N.T.S.)



SURVEY SPECIFIC NOTES:

- THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF LAND ENGINEERING, INC. AUTHORITY OF O.C.G.A. 43-15-22.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 64,910 FEET AS MEASURED AROUND THE PERIMETER OF PHASE 1. A LEICA TPS 1201 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 23,150 FEET AND WAS ADJUSTED USING THE METHOD OF LEAST SQUARES. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY AS SHOWN OR OF RECORD.
- ALL PROPERTY CORNERS ARE MARKED WITH 5/8" REBARS WITH A RED CAP STAMPED "PROPERTY CORNER, LSF 0946".
- NO PORTION OF THIS PHASE LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 13241C0100D, EFFECTIVE DATE SEPTEMBER 17, 2010.

DATE 6-25-13

APPROVED FOR RECORDING
RABUN COUNTY PLANNING COMMISSION

James J. Nally
ADMINISTRATIVE OFFICER

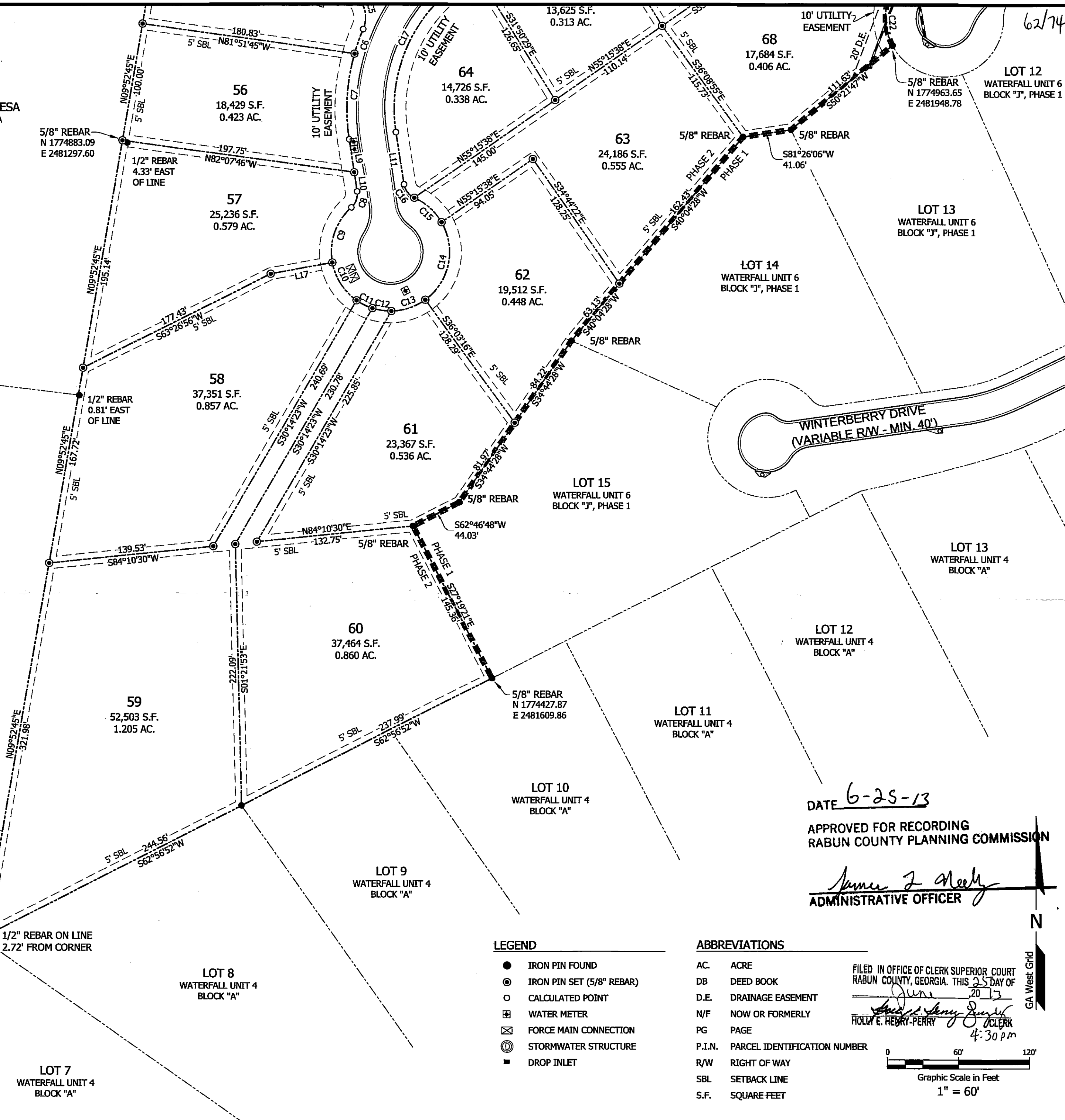
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HOLLY HENRY-PERRY, SUPERIOR COURT CLERK

N/F
WILLIAMS, TERESA
P.I.N. 014C 043A

N/F
WILLIAMS, TERESA
P.I.N. 014C 026

N/F
BURTON MOUNTAIN PROPERTY
OWNERS ASSOCIATION
P.I.N. 014C 002



Land Engineering INC

76 Sloan Street
McDonough, Georgia 30253
(678) 814-4346
GA C.O.A.#: LSF 0946

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As Shown	AT FULL SCALE
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BJD	MJP
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1030-001	JUNE 11, 2013

SHEET TITLE:

FINAL PLAT

SHEET: 2
TOTAL SHEETS: 3