eFiled & eRecorded
DATE: 3/26/2021
TIME: 10:18 AM
PLAT BOOK: 00066
PAGE: 00338
RECORDING FEES: $10.00
PARTICIPANT ID: 7954661244,0989197511
CLERK: Amy Johnson
Gilmer County, GA

NOTE: DO NOT WRITE OVER THIS SPACE RESERVED FOR THE GILMER COUNTY CLERK OF SUPERIOR COURT FOR RECORDING DATA

GEORGIA SURVEY DATA

A. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000 FEET, AND AN ANGULAR ERROR OF 15 SECOND PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
B. THE PROPERTY BY THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 60,130 FEET.
C. AREAS AND LINEAR MEASUREMENTS OBTAINED BY USE OF TOPCON GTS-225 AND GM-52 TOTAL STATIONS AND SOKKIA IX ROBOTIC TOTAL STATION.
D. FIELD SURVEY CONDUCTED FOR 2004, PROPERTY ADJUSTMENT AND PROPERTY SALE.
SURVEYING COMPANY: CHASTAIN & ASSOCIATES LLC
SURVEYOR: CHASTAIN & ASSOCIATES LLC
SOURCE OF TITLE: DB 2306, pg 518
TAX PARCEL: 3101 025

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL REQUIREMENTS OF THE GILMER COUNTY LAND DEVELOPMENT ORDINANCE AND APPLICABLE STATE AND FEDERAL RULES, REGULATIONS AND LAWS HAVE BEEN COMPLIED WITH AND THAT NO LOT(S) HAVE BEEN CONVEYED IN SAID SUBDIVISION.

2-24-2021
DEVELOPER: DATE:

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF Feb 2021
NOTARY PUBLIC
MY COMMISSION EXPIRES: March 3, 2022

PRIVATE ROAD CONSTRUCTION CERTIFICATE

THE UNDERSIGNED ROAD CONSTRUCTION CONTRACTOR HEREBY CERTIFIES THAT THE CONSTRUCTION STANDARDS SET FORTH IN GILMER COUNTY CODE, SECTIONS 82-177, 82-182, AND 82-198 WERE COMPLIED WITH DURING THE CONSTRUCTION OF THE PRIVATE ROADS OR STREETS SHOWN ON THIS FINAL PLAT.

ROAD CONSTRUCTION CONTRACTOR COMPANY:
WELLS CONTRACTING INC
ADDRESS & PHONE NUMBER:
P.O. BOX 223
MURPHY, NC 28906
(828) 837-3454

Brian Wells 2-23-21
AUTHORIZED PERSON SIGNATURE PRINTED NAME DATE

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23 DAY OF 2 2021
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/11/2024

FIRE DEPARTMENT CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBDIVISION DEPICTED HEREON IS LOCATED IN THE AREA OF RESPONSIBILITY OF THE GILMER COUNTY FIRE DEPARTMENT. FIRE HYDRANTS ARE CURRENTLY (NOT) AVAILABLE. FIRE SUPPRESSION SERVICES WILL INITIALLY BE SUPPLIED BY MEANS OF TANKER VEHICLES. ALL ROADS AS DESIGNED MEET THE INTERNATIONAL FIRE CODE, OR WHERE APPLICABLE, SATISFY THE REQUIREMENTS OF THE GILMER COUNTY FIRE CHIEF.

3-11-2021
FIRE CHIEF (OR HIS DESIGNEE) DATE

STREETS AND DRAINAGE

I HAVE VISITED THE SITE AND IT APPEARS THAT THE STREETS AND DRAINAGE STRUCTURES SHOWN ON THIS FINAL PLAT(S) HAVE BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT(S) AND THE GILMER COUNTY STREET REQUIREMENTS.

3/11/21
GILMER COUNTY ROAD DEPARTMENT DATE:

DEVELOPMENT OFFICE APPROVAL

THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN REVIEWED BY THE GILMER COUNTY PLANNING OFFICE AND IS HEREBY APPROVED UNDER THE PROVISIONS OF THE GILMER COUNTY LAND USE ORDINANCE, AND THE GILMER COUNTY DEVELOPMENT ORDINANCE.

3-26-21
GILMER COUNTY ATTORNEY

SUBSURFACE SEWAGE DISPOSAL

I HAVE REVIEWED THE FINAL PLAT(S) AND HAVE FOUND THE PLAT(S) IN CONFORMANCE WITH THE GILMER COUNTY HEALTH DEPARTMENT REQUIREMENTS. THIS APPROVAL DOES NOT RELIEVE INDIVIDUAL LOT OWNERS FROM OBTAINING A SEWAGE DISPOSAL PERMIT.

3/26/21
GILMER COUNTY HEALTH DEPARTMENT REPRESENTATIVE DATE
SOME LOTS HAVE RESTRICTIONS. CONTACT ENVIRONMENTAL HEALTH AT 706 635-6026

PROPERTY OWNERS ASSOCIATION

I HAVE REVIEWED THE LEGAL DOCUMENTS CREATING THE PROPERTY OWNERS ASSOCIATION FOR THE GOOD DEVELOPMENT AND FIND THAT THE ASSOCIATION IS FULLY CREATED AND CONTAINS COVENANTS AND RESTRICTIONS ADHERING TO THE PROPERTY APPROVED SUBDIVISION, INCLUDING MAINTENANCE OF COMMON OWNED PROPERTY AND IMPROVEMENTS & THE DEDICATION.

031121
GILMER COUNTY ATTORNEY

PRIVATE ROAD MAINTENANCE REVIEW

I HAVE REVIEWED THE LEGAL DOCUMENTATION THAT WILL OBTAIN THE MAINTENANCE OF THE PRIVATE ROADS WITHIN THIS SUBDIVISION AND FIND IT TO BE ADEQUATE.

031121
GILMER COUNTY ATTORNEY DATE

TAX ASSESSOR

I HAVE REVIEWED THE FINAL PLAT FOR INCORPORATION INTO THE COUNTY TAX DIGEST.

3/11/21
DATE

SHEET INDEX
1 LOTS 30-38, 56-67
2 LOTS 39-55

GREEN SPACE DEVELOPMENT TABLE

Pk 2 Acreage	Common Area	
1522.30	30.14	
Cumulative	Common Area	% Green Space
1552.44	60.19	40.3

~STREET TABLE~

NAME	LENGTH	CLASS
HIGH SUMMIT DRIVE	4640'	D

ALL NEW ROADS IN THIS DEVELOPMENT ARE TO BE PRIVATELY MAINTAINED.

FINAL PLAT NOTES:
1. PROPERTY CONSISTS OF A PORTION OF PARCEL 3101 025.
2. PROPERTY OWNER: HIGH COUNTRY OF YUKON, LLC
1951 OLD HWY 76
BLUE RIDGE, GA 30513
KEVIN DANIEL 770-876-1501
3. PROPERTY IS ZONED A-1 WITHOUT CONDITIONS
4. TOTAL AREA PHASE 2: 102.33 ACRES
5. NUMBER OF LOTS PHASE 2: 38
6. MINIMUM LOT SIZE: 1.50 ACRES NET
7. SEWERAGE IS TO BE BY ON-SITE SEWAGE DISPOSAL SYSTEMS. SEE HEALTH DEPARTMENT APPROVAL.
8. WATER SUPPLY IS TO BE PRIVATE WATER SYSTEM WHICH IS IN DESIGN AND PERMITTING STAGE AT TIME OF FINAL PLAT. EACH LOT IS LARGE ENOUGH AND CONFIGURED SUCH TO PERMIT INDIVIDUAL WELL IF NEEDED PRIOR TO WATER SYSTEM CONSTRUCTION. BEFORE DWELLING ANY INDIVIDUAL WELL, THE SEPTIC SYSTEM MUST BE PERMITTED AND WELL SITE CONFIRMED.
9. EACH LOT IS TO BE GOVERNED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS & EASEMENTS RECORDED IN DEED BOOK ——— pg ——— (AND AS MAY BE SUBSEQUENTLY AMENDED).
10. THIS SUBDIVISION IS SUBJECT TO ALL APPLICABLE RULES AS REGULATED IN GILMER CODE, AND STATE & FEDERAL LAW.

PRIVATE ROAD MAINTENANCE ACKNOWLEDGEMENT

THE NEW STREETS SHOWN IN THIS SUBDIVISION ARE TO BE PRIVATELY MAINTAINED AS FURTHER DESCRIBED & THE ATTACHED OR REFERENCED DOCUMENTATION. THESE STREETS DO NOT MEET THE REQUIREMENTS FOR DEDICATION INTO THE COUNTY ROAD SYSTEM AND WILL NOT BE CONSIDERED BY THE BOARD OF COMMISSIONERS FOR ACCEPTANCE INTO THE COUNTY ROAD SYSTEM UNTIL ALL ROAD DEFICIENCIES ARE CORRECTED & GENERALLY UPGRADED AND THESE STREETS WILL REMAIN PRIVATELY MAINTAINED.

02-24-2021
DEVELOPER DATE

PRIVATE ROAD NOTE:

THE STREETS IN THIS SUBDIVISION ARE PRIVATE STREETS AND ARE NEITHER MAINTAINED BY GILMER COUNTY NOR CONSIDERED PART OF THE ROAD SYSTEM OF GILMER COUNTY. THE RESPONSIBILITY FOR THE OWNERSHIP AND MAINTENANCE OF THE STREETS SHOWN HEREON LIES WITH THE PROPERTY OWNERS AS FURTHER SPECIFIED IN THE PRIVATE ROAD MAINTENANCE AGREEMENT, AND NOT GILMER COUNTY. IN NO CASE SHALL GILMER COUNTY BE RESPONSIBLE FOR FAILING TO PROVIDE ANY EMERGENCY OR REGULAR FIRE, POLICE OR OTHER PUBLIC SERVICE TO THE PROPERTY AND/OR DOCUMENTS WHICH THE FAILURE IS DUE TO INADEQUATE DESIGN OR CONSTRUCTION, INCLUDING OR ACCESS ROUTES, OR ANY OTHER FACTORS OUTSIDE THE CONTROL OF THE COUNTY. IN NO CASE SHALL THE COUNTY MAINTAIN ANY PRIVATE STREET.

FINAL SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS PLAT(S) IS TRUE AND CORRECT AND CONTAINS SUFFICIENT SURVEYING INFORMATION TO PERMIT THE PLAT TO BE DUPLICATED ON THE GROUND. ALL MONUMENTS AND LOT PINS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND TYPE ARE CORRECTLY SHOWN. I FURTHER CERTIFY THAT ALL REQUIREMENTS OF THE GILMER COUNTY LAND DEVELOPMENT ORDINANCE HAVE BEEN

2-24-21
MARK E. CHASTAIN, PLS 2718

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF Feb 2021

GEORGIA SURVEYOR CERTIFICATION

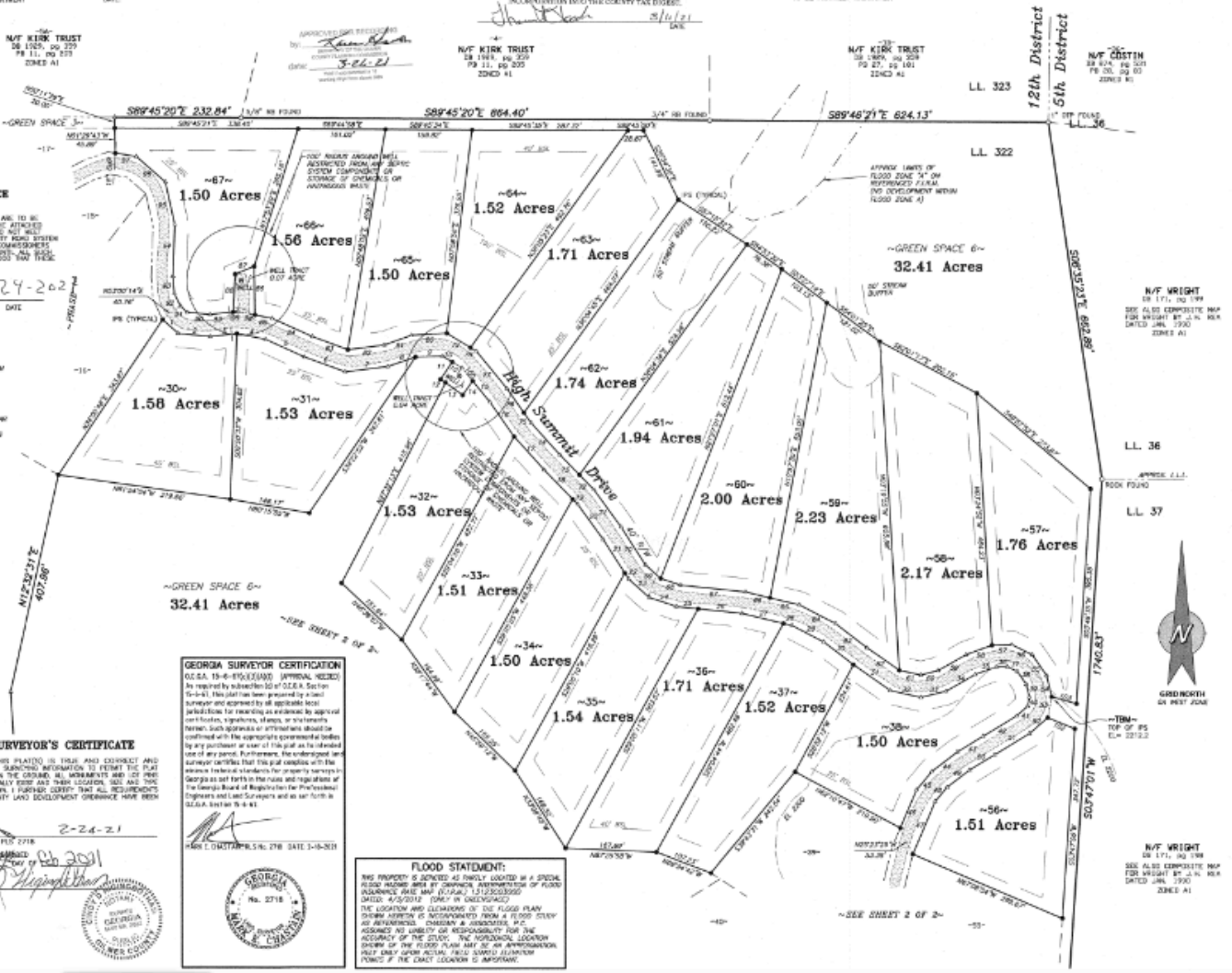
O.C.G.A. 15-6-67(c)(2)(A)(iv) (APPROVAL NEEDED)
As required by subsection (c) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the 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.

MARK E. CHASTAIN PLS 2718 DATE 3-16-2021

GEORGIA No. 2718 MARK E. CHASTAIN

FLOOD STATEMENT:

THIS PROPERTY IS DEPICTED AS FAIRLY LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GRAPHICAL REPRESENTATION OF FLOOD INSURANCE RATE MAP (F.I.R.M.) 13123C0325G DATED 4/3/2012 (ONLY IN GREYSCALE)
THE LOCATION AND CLEARANCE OF THE FLOOD PLAIN SHOWN HEREON IS INCORPORATED FROM A FLOOD STUDY AS REFERENCED. CHASTAIN & ASSOCIATES, P.C. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THE ACCURACY OF THE FLOOD STUDY. THE HORIZONTAL LOCATION SHOWN OF THE FLOOD PLAIN MAY BE AN APPROXIMATION. FIELD VERIFY GROUND ACTUAL FIELD SURVEY ELEVATION POINTS IF THE EXACT LOCATION IS IMPORTANT.



CALL TABLE

Courses	Bearing	Distance
1	S49°37'38"E	38.46'
2	N84°49'29"E	58.94'
3	N83°27'31"E	49.49'
4	S79°47'19"E	5.34'
5	N83°50'14"E	28.77'
6	S70°08'17"E	85.20'
7	N82°18'33"E	78.04'
8	N70°55'34"E	54.78'
9	N80°15'53"E	93.14'
10	S89°17'06"E	23.41'
11	S74°26'54"E	38.84'
12	S87°08'38"E	11.22'
13	S57°49'21"E	38.84'
14	N35°03'25"E	21.99'
15	S30°18'38"E	43.80'
16	S34°58'54"E	75.02'
17	S42°17'38"E	92.51'
18	S44°17'38"E	75.00'
19	S44°17'38"E	12.71'
20	S35°58'38"E	83.58'
21	S32°48'08"E	73.46'
22	S30°49'09"E	13.53'
23	S47°57'53"E	93.44'
24	S72°53'10"E	93.83'
25	S84°23'40"E	43.35'
26	S84°23'40"E	93.38'
27	N74°41'30"E	75.30'
28	N74°41'30"E	15.00'
29	S82°42'26"E	68.10'
30	S32°48'30"E	69.77'
31	S33°02'43"E	93.37'
32	S72°03'11"E	92.74'
33	N73°52'40"E	43.70'
34	N80°27'40"E	93.08'
35	N80°27'40"E	43.03'
36	N80°04'09"E	20.57'
37	S53°51'18"E	21.31'
38	S52°23'26"E	28.84'
39	S72°23'31"E	23.98'
40	S19°43'15"E	15.96'
41	S48°44'10"E	27.00'
42	S86°46'42"E	73.92'
43	S58°35'32"E	88.13'
44	S52°12'36"E	56.02'
45	S39°51'30"W	44.19'
46	S23°53'35"W	29.88'
47	S10°06'36"W	100.28'
48	N39°07'13"E	33.87'
49	N52°33'54"E	52.15'
50	N58°56'43"E	51.93'
51	N49°44'43"E	75.49'
52	N48°44'43"E	44.48'

CALL TABLE

Courses	Bearing	Distance
53	N70°42'18"E	38.24'
54	N13°33'50"W	43.53'
55	N34°38'29"W	49.47'
56	N82°37'19"W	41.13'
57	S88°34'29"W	38.47'
58	S88°51'43"W	58.77'
59	S60°31'45"W	56.80'
60	S75°26'45"W	32.41'
61	N77°32'13"W	42.35'
62	N55°05'24"W	78.13'
63	N52°40'30"W	73.38'
64	N62°49'29"W	74.53'
65	N76°42'30"W	88.77'
66	N76°42'30"W	48.19'
67	N84°37'49"W	120.13'
68	N70°41'10"W	35.67'
69	N47°31'31"W	20.52'
70	N32°49'39"W	82.28'
71	N39°58'39"W	84.87'
72	N44°17'06"W	38.56'
73	N44°17'06"W	51.33'
74	N42°11'06"W	79.28'
75	N34°52'34"W	23.23'
76	N34°52'34"W	53.58'
77	N38°45'35"W	89.00'
78	N46°51'06"W	12.86'
79	N58°27'06"W	51.38'
80	N80°30'19"W	85.52'
81	S70°02'41"W	53.34'
82	S80°52'31"W	62.70'
83	N70°06'17"W	69.24'
84	N62°30'14"W	81.82'
85	N78°47'18"W	32.30'
86	N67°40'06"W	86.68'
87	N67°38'44"W	38.18'
88	S60°31'08"W	49.20'
89	S81°31'23"W	43.25'
90	N84°46'29"W	41.07'
91	N48°04'35"W	12.38'
92	N39°54'24"W	25.59'
93	N24°10'12"W	31.58'
94	N52°13'18"W	85.33'
95	N12°31'38"W	80.34'
96	N40°42'26"W	71.24'
97	N81°58'31"W	38.08'
98	N78°47'18"W	32.30'
99	S83°33'30"W	8.12'
100	N38°05'35"W	30.97'
101	N46°51'06"W	20.87'
102	S13°47'41"E	34.54'
103	N74°21'38"W	68.03'

FINAL PLAT
PREPARED FOR
THE VINEYARD AT YUKON

PHASE TWO

LAND LOT 322
12th DISTRICT, 2nd SECTION
GILMER COUNTY, GEORGIA

DATE: FEBRUARY 18, 2021

REVISIONS:
DATE COMMENT

VICINITY MAP (NOT TO SCALE)

AGRICULTURE NOTICE

GILMER COUNTY HAS AN ACTIVE AGRICULTURAL SECTOR. FARMING AND FORESTRY ACTIVITIES MAY CAUSE NUISANCES AND INCONVENIENCES THAT ARE ASSOCIATED WITH SUCH LARGE ACTIVITIES. (O.C.G.A. 44-1-17)

LEGEND

"Thou shalt not remove thy neighbor's landmark, which they of old time have set." Deuteronomy 19:14 KJV

DISCLOSURE & NOTICE

IN GOD WE TRUST

PREPARED BY
CHASTAIN & ASSOCIATES, P.C.
SURVEYING~PLANNING~CONSULTING
TN NC AL GA SC
Since 1985
"Covering State Like The Dew"
CHASTAINASSOCIATES.COM
(706)276-7529 (770)889-1770
email: INFO@CHASTAINASSOCIATES.COM
284 N. Main St. Ellijay, GA 30540
GEORGIA CERTIFICATE OF AUTH. COA000263
TENNESSEE PROFESSIONAL REG. No. 1937
NORTH CAROLINA LAND SURVEYING FIRM C-2108
ALABAMA LAND SURVEYING FIRM CA-005-LS
SOUTH CAROLINA SURVEYING FIRM COA No. 5005

GRAPHIC SCALE - 1" = 100'

SHEET 1 OF 2
FILE: 220H12-FP1

Screenshot