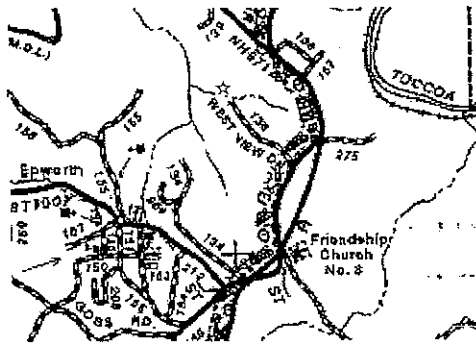


Final Plat  
**Brookwood Views**

Land Lot 76  
 District 8 and Section 2  
 Fannin County, Georgia  
 total acres 11.86  
 October 5, 2006

Doc ID: 200606080001 Tract #17  
 Filed: 04/24/2007 at 10:03:00 AM  
 Fee Amt: Page 1 of 1  
 Fannin Co. Clerk of Superior Court  
 DANA CHRISTIAN Clerk of Court

SK E20 pg 4  
*[Signature]*



E-20/4

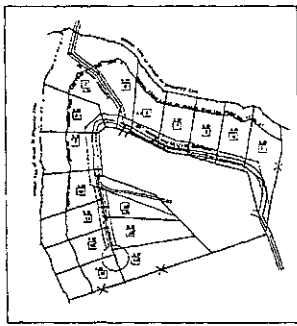
Ref:  
 Fannin County D O T  
 map 1596  
 1:50,000 MAP  
 (not to scale)

GENERAL NOTES

1. All lots to be serviced by City of McGeysville Water System and Sewage System.
2. All roads to be privately owned and maintained with 40' ingress, egress and utility easement.
3. Building setback lines are 25' from road right of way easement lines and 15' from side and rear lot lines.
4. No private road will be accepted into the Fannin County Road system unless it meets all standards for county owned and maintained roads. Any road designated as a class 111 road shall not be eligible for acceptance into the County Road System.

This plat is subject to covenants conditions and restrictions duly recorded in the public records. There will be a 50' vegetative buffer and no land disturbing activities within 50' horizontally of banks of on site streams.

Construction or Disturbance within 50' buffer zone around creeks or streams must require a variance before construction begins.



FINAL PLAT APPROVAL

I hereby certify that the final subdivision plat shown herein has been properly reviewed and approved as evidenced by the signed certificate. I hereby certify that all of the applicable requirements as determined by the undersigned of the Fannin County Subdivision standards have been met and the plat is hereby approved for recording in the office of the Clerk of Court in Fannin County.  
 Date: 4/18/07

Fannin County Land Development Officer *[Signature]*

ROADWAY DATA

All road right of ways inside Brookwood Views are forty feet in width

CERTIFICATE OF APPROVAL OF RESPONSIBILITY FOR ROAD MAINTENANCE:

I hereby certify that I have reviewed the legal document establishing responsibility for the maintenance of the roads and common areas in

Brookwood Views

and have found that the covenants, conditions and restrictions are sufficient to ensure the continued maintenance of the commonly owned property, the roads and improvements in

Brookwood Views

Said documents are recorded in d/c 785 pg 241-244 in the Office of the Clerk of the Superior Court for Fannin County, Georgia.

Fannin County Attorney *[Signature]* Date: 4/18/07

24 HOUR CONTACT  
 owner/developer  
 Daniel Kaylor  
 181 Tammen Drive  
 Blue Ridge, GA 30513  
 706-455-7100

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

Westview Drive is an existing road and does not conform to the Fannin County Subdivision Standards from lot 1 to lot 6. 781.09 ft. Beginning at Lot 7 Brookwood Drive does conform to the standards 642.41 ft.

I hereby certify that all streets and drainage structure have been installed in an acceptable manner and conform to the Fannin County Subdivision standards. I further certify that ownership and maintenance of the streets designated on the plat as private streets are outlined in the attached legal document of the property owners association.  
 Date: 4/18/07

Chairman Fannin County Board of Commissioners *[Signature]*

Subdivision Road Information			
Name	Public or Private	Linear ft.	Lots serviced
Westview Drive	Private Road	781.09 ft.	6
Brookwood Drive	New Private Road	642.41 ft.	10

FINAL ENGINEERING CERTIFICATE

I hereby certify that this plat is true and correct and contains sufficient surveying information to permit the plat to be duplicated on the ground. All monuments shown herein accurately exist and their location size and type are correctly shown. I further certify that surveying requirements of the Fannin County Subdivision Standards have been complied with, road widths and slopes executed. See map certificate.  
 Date: 2-5-07

Richard E. Nutt  
 GA R.L.S. # 3787  
 P.O. Box 100, Morganton, GA 30560



Certificate of the City of McGeysville Water System

The City of McGeysville has reviewed the subdivision herein and has determined that it is reasonable to accept water and sewer service for this subdivision with the City of McGeysville Public Water and Sewer System. The City of McGeysville agrees to accept this water system to serve said lots said subdivision as a part of the McGeysville Water System if the developer complies with all of the requirements of the City of McGeysville, II, II.  
 Date: 3-6-07

Water Superintendent, City of McGeysville: *[Signature]*

POLARIS SURVEYORS LLC

P.O. Box 100  
 Morganton, Georgia 30560  
 706-374-3422



**Legend**

- 1.0.0 Iron pin set
- 0.1.1 open top pipe found
- 1.1.1 Iron pin found
- P-1 Property line
- C-1 center line
- ▲ calculated point
- sewer line
- water line
- telephone line
- fence line
- electric line
- center line
- railroad
- stream
- db dead book
- db plat book
- LL land lot line
- LLC land lot corner
- ooo point of beginning

# Final Plat

**POLARIS SURVEYORS LLC**  
 One 101 Woodson Road  
 File #1: 04/14/2007 at 06:15:00 AM  
 File #2: 04/14/2007 at 06:15:00 AM  
 Fannin Co. Clerk of Superior Court  
 DANA CHRISTIAN, Clerk of Courts  
 E20 p5

**POLARIS SURVEYORS LLC**  
 5586 Old Hwy 78  
 Morganton, GA 30560  
 Mailing Address  
 P.O. Box 100  
 Morganton, GA 30560  
 706-374-3422

the data upon which this survey is based has a relative closure precision of one foot in 10,000 feet, and a relative angular error of 5" per angle point and was adjusted using the compass rule. This plat has been calculated for closure and is found to be accurate within one foot in 295,401 feet.

surveyed with Topcon 097 - 2006 total station for angular and linear measurements

in my opinion this plat is a correct representation of the land platted and has been prepared in accordance with the minimum standards and requirements of law.

*Richard E. Nutt*  
 Richard E. Nutt, Ga. R.L.S. # 1797

E-2016

All matters of title excepted  
 no title check was performed by  
 Polaris Surveyors L.L.C.  
 A USCGS monument was  
 not found within 500 feet

This property is in a 100 year flood hazard area as per Fema Flood Hazard Boundary Map panel number 13111C0035 D dated July 19, 2000

**PROTECTION DISTRICTS**  
 as per information furnished by Fannin County

Year	Information
X	Elizajay River Watershed Water Supply
X	Toccoa River Watershed Water Supply
X	Toccoa River Corridor

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N15°30'15"W	23.09	L43	S49°00'33"E	22.57
L2	N02°39'04"W	18.86	L44	S02°08'18"E	25.47
L3	N27°42'31"W	20.34	L45	S39°42'59"E	22.69
L4	N21°54'19"W	27.65	L46	S45°06'51"E	27.98
L5	N24°28'59"W	23.55	L47	S44°04'14"E	26.29
L6	N28°09'43"W	21.82	L48	S37°13'45"E	27.47
L7	N12°48'39"W	32.23	L49	S19°26'29"E	27.53
L8	N28°12'23"W	22.00	L50	S18°46'29"E	40.15
L9	N26°30'03"W	31.20	L51	S78°36'51"E	34.87
L10	N24°24'14"W	21.85	L52	S02°17'10"E	26.07
L11	N00°50'38"W	69.38	L53	S80°33'33"E	21.50
L12	N00°50'38"W	41.09	L54	S75°15'44"E	24.59
L13	N08°15'29"E	30.69	L55	S59°08'06"E	24.58
L14	N00°18'21"E	28.00	L56	N02°17'18"E	33.89
L15	N18°24'09"E	21.82	L57	S19°13'34"E	20.59
L16	N09°01'12"W	28.77	L58	S31°49'30"E	27.70
L17	N12°30'58"E	21.64	L59	S50°44'42"E	50.34
L18	N18°30'58"E	21.88	L60	S51°09'31"E	26.75
L19	N23°25'41"E	25.24	L61	S27°05'59"E	30.07
L20	N07°45'57"E	29.30	L62	S02°01'44"W	43.01
L21	N02°13'17"W	22.51	L63	S11°25'25"W	60.42
L22	N07°30'08"W	31.52	L64	S12°33'28"W	64.72
L23	N25°23'29"E	32.50	L65	N24°50'41"W	61.78
L24	N07°11'26"E	29.65	L66	N13°39'08"W	160.13
L25	N01°28'49"W	30.44	L67	N74°59'19"W	170.54
L26	N03°28'22"E	29.32	L68	N71°01'12"W	89.48
L27	N13°34'51"E	29.75	L69	N28°17'46"W	55.10
L28	N00°35'49"E	34.32	L70	N25°11'36"W	62.08
L29	N07°06'31"E	29.70	L71	N28°13'39"W	60.70
L30	N11°15'27"E	28.65	L72	N25°28'30"W	53.79
L31	N17°33'27"E	33.25	L73	N28°05'25"W	58.28
L32	N01°31'09"E	31.26	L74	N21°06'14"W	40.10
L33	N13°40'15"E	38.72	L75	S48°01'55"W	33.94
L34	N26°34'05"E	32.32	L76	S04°48'06"E	141.97
L35	N13°30'17"E	37.42	L77	S04°49'06"E	27.11
L36	N12°05'12"E	20.22	L78	S09°50'34"E	213.08
L37	S22°36'21"E	22.62	L79	S42°42'46"E	70.71
L38	S24°21'04"E	34.42	L80	S42°36'42"E	32.01
L39	S75°09'36"E	28.39	L81	S42°39'21"E	21.81
L40	S12°12'02"E	23.65	L82	S02°39'21"E	50.25
L41	S23°38'17"E	20.29	L83	N02°39'02"E	50.29
L42	S28°21'04"E	11.62	L84	N02°39'02"E	49.77
L43	S22°07'16"E	22.78	L85	N02°39'02"E	49.77
L44	S33°05'12"E	22.05	L86	N02°39'02"E	50.03
L45	S21°05'15"E	23.41	L87	N02°39'02"E	51.79



**LOT SIZES**

LOT #	ACRES	SQUARE FEET	USEABLE	CONTR
1	0.30	41,614	20,377	0.31
2	0.62	27,194	14,274	0.35
3	0.32	24,771	14,590	0.33
4	0.62	26,124	14,271	0.33
5	0.64	27,058	14,250	0.32
6	0.64	45,274	23,948	0.34
7	0.52	41,454	23,240	0.33
8	0.78	32,228	20,541	0.32
9	0.82	34,542	19,276	0.34
10	0.78	34,176	16,316	0.39
11	0.65	29,492	13,881	0.46
12	0.52	27,021	10,361	0.43
13	0.52	26,315	14,111	0.33
14	0.81	34,462	34,034	0.76
15	0.68	28,404	27,078	0.62
16	0.71	29,527	12,102	0.39

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L88	N04°18'02"E	31.74	L101	S12°32'34"E	61.68
L89	N12°37'28"E	50.37	L102	S70°50'17"E	35.03
L90	N12°07'36"E	34.52	L103	S12°32'47"E	50.60
L91	N52°17'28"W	111.02	L104	S12°32'47"E	50.60
L92	N12°07'36"E	34.52	L105	S04°03'22"E	21.34
L93	N12°07'36"E	34.52	L106	S08°37'22"E	40.88
L94	N23°07'37"W	191.27	L107	S70°50'17"E	35.17
L95	N51°29'43"W	76.07	L108	S12°32'47"E	50.60
L96	N52°17'28"W	111.02	L109	S12°32'47"E	50.60
L97	N14°02'40"E	66.89	L110	N12°14'56"W	84.50
L98	N16°01'29"W	53.82	L111	N12°14'56"W	84.50
L99	N12°01'23"W	35.44	L112	N12°14'56"W	84.50
L100	N20°05'25"W	50.27	L113	N12°14'56"W	84.50
L101	S24°09'10"W	50.00	L114	N12°14'56"W	84.50
L102	S09°25'50"E	32.41	L115	N12°14'56"W	84.50
L103	S12°32'34"E	61.68	L116	N12°14'56"W	84.50
L104	S70°50'17"E	35.03	L117	N12°14'56"W	84.50
L105	S04°03'22"E	21.34	L118	N12°14'56"W	84.50
L106	S08°37'22"E	40.88	L119	N12°14'56"W	84.50
L107	S70°50'17"E	35.17	L120	N12°14'56"W	84.50
L108	S12°32'47"E	50.60	L121	N12°14'56"W	84.50
L109	S12°32'47"E	50.60	L122	N12°14'56"W	84.50
L110	N12°14'56"W	84.50	L123	N12°14'56"W	84.50
L111	N12°14'56"W	84.50	L124	N12°14'56"W	84.50
L112	N12°14'56"W	84.50	L125	N12°14'56"W	84.50
L113	N12°14'56"W	84.50	L126	N12°14'56"W	84.50
L114	N12°14'56"W	84.50	L127	N12°14'56"W	84.50
L115	N12°14'56"W	84.50	L128	N12°14'56"W	84.50
L116	N12°14'56"W	84.50	L129	N12°14'56"W	84.50
L117	N12°14'56"W	84.50	L130	N12°14'56"W	84.50
L118	N12°14'56"W	84.50	L131	N12°14'56"W	84.50
L119	N12°14'56"W	84.50	L132	N12°14'56"W	84.50
L120	N12°14'56"W	84.50	L133	N12°14'56"W	84.50
L121	N12°14'56"W	84.50	L134	N12°14'56"W	84.50
L122	N12°14'56"W	84.50	L135	N12°14'56"W	84.50
L123	N12°14'56"W	84.50	L136	N12°14'56"W	84.50
L124	N12°14'56"W	84.50	L137	N12°14'56"W	84.50
L125	N12°14'56"W	84.50	L138	N12°14'56"W	84.50
L126	N12°14'56"W	84.50	L139	N12°14'56"W	84.50
L127	N12°14'56"W	84.50	L140	N12°14'56"W	84.50
L128	N12°14'56"W	84.50	L141	N12°14'56"W	84.50
L129	N12°14'56"W	84.50	L142	N12°14'56"W	84.50
L130	N12°14'56"W	84.50	L143	N12°14'56"W	84.50
L131	N12°14'56"W	84.50	L144	N12°14'56"W	84.50
L132	N12°14'56"W	84.50	L145	N12°14'56"W	84.50
L133	N12°14'56"W	84.50	L146	N12°14'56"W	84.50
L134	N12°14'56"W	84.50	L147	N12°14'56"W	84.50
L135	N12°14'56"W	84.50	L148	N12°14'56"W	84.50
L136	N12°14'56"W	84.50	L149	N12°14'56"W	84.50
L137	N12°14'56"W	84.50	L150	N12°14'56"W	84.50
L138	N12°14'56"W	84.50	L151	N12°14'56"W	84.50
L139	N12°14'56"W	84.50	L152	N12°14'56"W	84.50
L140	N12°14'56"W	84.50	L153	N12°14'56"W	84.50
L141	N12°14'56"W	84.50	L154	N12°14'56"W	84.50
L142	N12°14'56"W	84.50	L155	N12°14'56"W	84.50
L143	N12°14'56"W	84.50	L156	N12°14'56"W	84.50
L144	N12°14'56"W	84.50	L157	N12°14'56"W	84.50
L145	N12°14'56"W	84.50	L158	N12°14'56"W	84.50
L146	N12°14'56"W	84.50	L159	N12°14'56"W	84.50
L147	N12°14'56"W	84.50	L160	N12°14'56"W	84.50
L148	N12°14'56"W	84.50	L161	N12°14'56"W	84.50
L149	N12°14'56"W	84.50	L162	N12°14'56"W	84.50
L150	N12°14'56"W	84.50	L163	N12°14'56"W	84.50
L151	N12°14'56"W	84.50	L164	N12°14'56"W	84.50
L152	N12°14'56"W	84.50	L165	N12°14'56"W	84.50
L153	N12°14'56"W	84.50	L166	N12°14'56"W	84.50
L154	N12°14'56"W	84.50	L167	N12°14'56"W	84.50
L155	N12°14'56"W	84.50	L168	N12°14'56"W	84.50
L156	N12°14'56"W	84.50	L169	N12°14'56"W	84.50
L157	N12°14'56"W	84.50	L170	N12°14'56"W	84.50
L158	N12°14'56"W	84.50	L171	N12°14'56"W	84.50
L159	N12°14'56"W	84.50	L172	N12°14'56"W	84.50
L160	N12°14'56"W	84.50	L173	N12°14'56"W	84.50
L161	N12°14'56"W	84.50	L174	N12°14'56"W	84.50
L162	N12°14'56"W	84.50	L175	N12°14'56"W	84.50
L163	N12°14'56"W	84.50	L176	N12°14'56"W	84.50
L164	N12°14'56"W	84.50	L177	N12°14'56"W	84.50
L165	N12°14'56"W	84.50	L178	N12°14'56"W	84.50
L166	N12°14'56"W	84.50	L179	N12°14'56"W	84.50
L167	N12°14'56"W	84.50	L180	N12°14'56"W	84.50
L168	N12°14'56"W	84.50	L181	N12°14'56"W	84.50
L169	N12°14'56"W	84.50	L182	N12°14'56"W	84.50
L170	N12°14'56"W	84.50	L183	N12°14'56"W	84.50
L171	N12°14'56"W	84.50	L184	N12°14'56"W	84.50
L172	N12°14'56"W	84.50	L185	N12°14'56"W	84.50
L173	N12°14'56"W	84.50	L186	N12°14'56"W	84.50
L174	N12°14'56"W	84.50	L187	N12°14'56"W	84.50
L175	N12°14'56"W	84.50	L188	N12°14'56"W	84.50
L176	N12°14'56"W	84.50	L189	N12°14'56"W	84.50
L177	N12°14'56"W	84.50	L190	N12°14'56"W	84.50
L178	N12°14'56"W	84.50	L191	N12°14'56"W	84.50
L179	N12°14'56"W	84.50	L192	N12°14'56"W	84.50
L180	N12°14'56"W	84.50	L193	N12°14'56"W	84.50
L181	N12°14'56"W	84.50	L194	N12°14'56"W	84.50
L182	N12°14'56"W	84.50	L195	N12°14'56"W	84.50
L183	N12°14'56"W	84.50	L196	N12°14'56"W	84.50
L184	N12°14'56"W	84.50	L197	N12°14'56"W	84.50
L185	N12°14'56"W	84.50	L198	N12°14'56"W	84.50
L186	N12°14'56"W	84.50	L199	N12°14'56"W	84.50
L187</					