



**CERTIFICATE OF APPROVAL OF
STREETS AND DRAINAGE STRUCTURES**

I HEREBY CERTIFY THAT THE STREETS AND DRAINAGE STRUCTURES SHOWN
ON THIS FINAL PLAT LISTED AS FOLLOWS:

_____ HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND DOES NOT
CONFORM TO THE FANNIN COUNTY SUBDIVISION STANDARDS:

DATE: 8/3/07

CHAIRMAN, FANNIN COUNTY
BOARD OF COMMISSIONERS: [Signature]

OWNER/DEVELOPER
MOUNTAIN AIR HOMES L.L.C.
PHONE 1-706-374-3803
PHONE 1-706-455-0399

GENERAL NOTES

CURRENT ZONING - NOT APPLICABLE

ALL LOTS TO BE SERVICED BY INDIVIDUAL WELLS
AND INDIVIDUAL SEPTIC SYSTEMS

ALL ROADS TO BE PRIVATELY OWNED AND MAINTAINED.
BUILDING SETBACK LINES ARE 35' FROM R/W LINES OR
EASEMENTS AND 15' FROM SIDE AND REAR LOT LINES.

NO PRIVATE OR PUBLIC ROAD WILL BE ACCEPTED INTO
THE FANNIN COUNTY ROAD SYSTEM UNLESS IT MEETS ALL
STANDARDS FOR COUNTY OWNED AND MAINTAINED ROADS,
AS OUTLINED IN THIS ORDINANCE.

THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND
RESTRICTIONS DULY RECORDED IN THE PUBLIC RECORDS.

CERTIFICATE OF COUNTY HEALTH DEPARTMENT

This plot has been preliminarily approved By the Fannin County
Health Department for Subsurface Sewage disposal barring any
unseen complications such as rock, steep slopes or underground
Water sources (wet weather springs, high water table, ETC.)
Each lot owner shall apply for A permit and final approval to the
Health Department before beginning construction. THIS SHALL INCLUDE
APPROVAL OF HOUSE (SIZE AND LOCATION) DRIVEWAY, WATER AND GAS
LINES, WELL, AND ANY OTHER CONSTRUCTION THAT COULD AFFECT THE
PLACEMENT OR THE FUNCTION OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM.
CONSTRUCTION SHALL ALSO MEAN ANY DISTURBING OF THE GROUND SURFACE
SUCH AS CUTTING AND FILLING.

EACH LOT SHOWN HEREON , UNLESS OTHERWISE NOTED, IS TENTATIVELY
SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL. BEFORE THE INITIATION
OF CONSTRUCTION , PLANS FOR THE LOCATION OF THE HOUSE OR OTHER
STRUCTURES AND THE SEWAGE DISPOSAL SYSTEM SHALL BE SUBMITTED
TO, AND APPROVED BY, THE FANNIN COUNTY HEALTH DEPARTMENT. THE
SIGNING OF THIS PLAT DOES NOT GUARANTEE APPROVAL OF THE SUB
SURFACE SEWAGE DISPOSAL SYSTEM ON EACH PARCEL.

THIS CERTIFICATE DOES NOT IMPLY A BLANKET APPROVAL FOR EVERY LOT IN THIS S/D

DATE: 7-16-2007

DATE

[Signature]
HEALTH OFFICIAL
FANNIN COUNTY
HEALTH DEPARTMENT

ROADWAY DATA

WHISPER ROAD - 830' +- 18' GRAVEL 40' R/W
CLASS 2 - SERVES 8 LOTS (PRIVATE)

FINAL PLAT APPROVAL

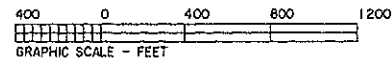
I hereby certify that the final subdivision plat shown
hereon has been properly reviewed and approved as evidenced
by the signed certificates. I hereby certify that all of
the FANNIN County Subdivisions Standards have been met and
the plat is hereby approved for recording in the Office
of the Clerk of Superior Court in FANNIN County.

DATE: 08/14/07

FANNIN County Development Officer: [Signature]

SURVEY BY
TOPCON GTS-213 TOTAL STATION
ANGULAR ERROR PER STATION = 04"
L.E.C. = 1" / 8482'
ADJUSTMENT : NONE

THIS PLAT HAS BEEN
CALCULATED FOR CLOSURE
AND HAS BEEN FOUND TO
BE ACCURATE TO WITHIN
1" PER 90,000'



FINAL ENGINEERING CERTIFICATE
I hereby certify that this plat is true and correct and contains
sufficient engineering information to permit the plat to be duplicated
on the ground. All monuments shown hereon actually exist and their
location, size and type are correctly shown. I further certify that all
engineering requirements of the FANNIN County Subdivision Standards have
been met.

DATE: 7-13-2007

Land Surveyor License Number: GA R.L.S. #2430

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 the named subdivision 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 the named subdivision. Said documents are recorded in Deed Book 808
Page 316-280 in the Office of the Clerk of the Superior Court for Fannin County, Georgia.

DATE: 8/16/07

Fannin County Attorney: [Signature]

Doc ID: 00057450003 Type: PLT
Filed: 06/05/2007 at 04:24:00 PM
Fee Amt: Page 3 of
Fannin Co. Clerk of Superior Court
DANN CHRISTIAN Clerk of Courts
BK E61 PG 1

**FINAL PLAT FOR
WHISPERING WINDS SUBDIVISION
IN
LAND LOT 320, DIST. 8, SECT. 1
FANNIN COUNTY GA.
SCALE 1"= 100'
JULY 18, 2007**

TOTAL AREA = 17.10 ACRES

MOUNTAIN AIR HOMES

C\N CREEK			C\N ROAD		
COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
1	S 27°51'21"W	48.30'	16	S 81°46'34"E	86.33'
2	S 07°26'48"E	44.11'	17	S 05°47'55"W	21.32'
3	S 08°31'49"E	77.84'	18	S 63°57'18"E	48.14'
4	S 62°55'29"W	32.89'	19	S 45°37'39"E	72.89'
5	S 12°12'03"W	51.17'	20	S 56°45'53"E	83.87'
6	S 01°01'18"W	28.64'	21	S 70°49'12"E	61.97'
7	S 59°43'52"E	28.40'	22	N 82°18'13"E	69.36'
8	S 13°44'45"E	30.51'	23	N 55°45'38"E	45.13'
9	S 03°15'24"E	18.93'	24	N 38°09'59"E	66.65'
10	S 03°15'24"E	18.93'	25	N 38°09'59"E	66.65'
11	S 12°11'37"E	48.53'	26	N 41°59'22"E	40.19'
12	S 64°40'36"E	28.55'	27	N 70°55'25"E	22.60'
13	S 64°12'57"E	43.16'	28	N 70°55'25"E	18.92'
14	S 25°11'57"E	46.35'	29	N 83°24'11"E	94.10'
15	S 48°34'52"E	45.73'	30	N 78°50'39"E	31.43'
			31	N 37°04'36"E	64.79'
			32	N 11°44'31"W	50.00'
			33	N 60°08'52"E	50.00'
			34	S 68°02'21"E	50.00'

CHERRYLOG SURVEY CO., INC.
218 SPRING STREET
ELLIHAY, GEORGIA 30540
PHONE 706-535-5577

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Fee Adm: Page 1 of 1
Fannin Co. Clerk of Superior Court
DANA CHASTAIN Clerk of Courts

PK E61 PG 2
J. Parker

RECORD NORTH



SURVEY BY
TOPCON GTS-213 TOTAL STATION
ANGULAR ERROR PER STATION = 03"
L.E.C. = 1" / 49,984'
ADJUSTMENT: ANGLES

THIS PLAT HAS BEEN
CALCULATED FOR CLOSURE
AND HAS BEEN FOUND TO
BE ACCURATE TO WITHIN
1" PER 90,000' ±

NOTE:
THIS PROPERTY IS NOT IN A 100
YEAR FLOOD HAZARD AREA AS PER
FEMA FLOOD HAZARD BOUNDARY MAP
PANEL NUMBER 13111C0205 D
DATED JULY 19, 2000



FINAL PLAT FOR
WHISPERING WINDS SUBDIVISION
IN
L.L. 320 DIST. 8, SECT. 1
FANNIN COUNTY GA.
SCALE 1" = 100'
JULY 18, 2007
REFERENCE PB 9 PG 139
DB 712 PG 618

