

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

"I HEREBY CERTIFY THAT THE STREETS AND DRAINAGE
STRUCTURES SHOWN ON THIS FINAL PLAT AND LISTED
AS FOLLOWS:
CARDINAL DRIVE HAS BEEN INSTALLED IN AN ACCEPTABLE
MANNER AND CONFORMS TO THE FANNIN COUNTY SUBDIVISION
STANDARDS."

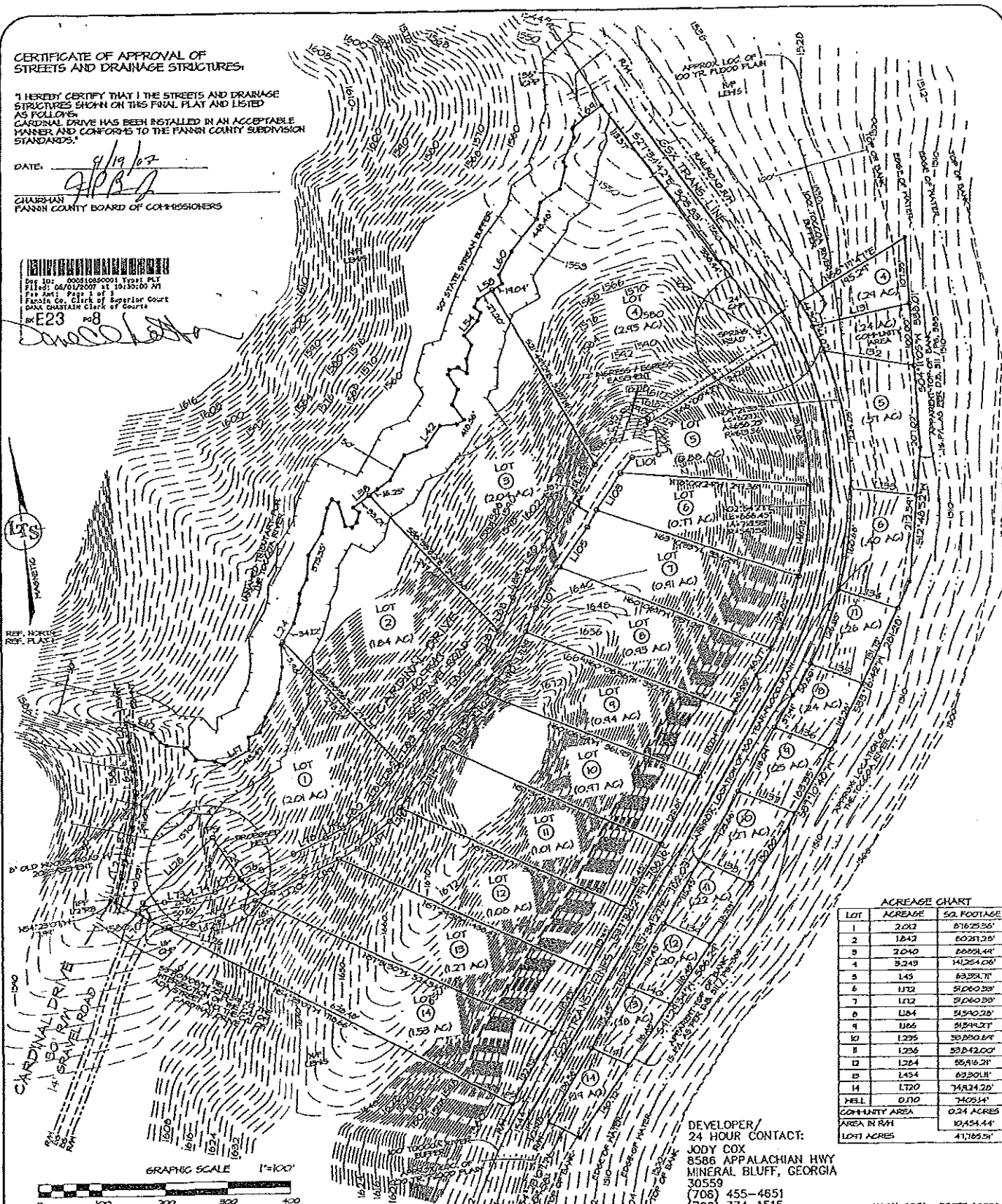
DATE: 9/19/07

CHAIRMAN
FANNIN COUNTY BOARD OF COMMISSIONERS



Doc ID: 0002050001 Type: PLT
Filed: 08/12/2007 at 10:35:00 AM
Page: 1 of 1
Fannin Co. Clerk of Superior Court
DWA CHESTNUT CLERK OF COURT

BY: E23 08



ACREAGE CHART

LOT	ACREAGE	SQ. FOOTAGE
1	2.02	87625.36'
2	1.84	80281.28'
3	2.04	88954.44'
4	3.23	141284.08'
5	1.45	63354.71'
6	1.72	75060.39'
7	1.12	48660.39'
8	1.84	81540.28'
9	1.86	82544.21'
10	1.25	54890.84'
11	1.25	55042.00'
12	1.24	55116.21'
13	1.45	63201.11'
14	1.72	75824.28'
HELL	0.10	4405.14'
COMMUNITY AREA	0.24	10454.44'
HELL ACRES		41785.51'

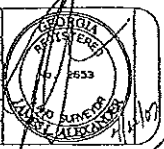
DEVELOPER/
24 HOUR CONTACT:
JODY COX
8586 APPALACHIAN HWY
MINERAL BLUFF, GEORGIA
30559
(706) 455-4851
(706) 374-1515



Landtech SERVICES, INC.
572-C Bell Creek Road
P.O. Box 669
Hiwassee, Georgia 30546
706-896-2000
Knowledge Through Experience

FINAL PLAT FOR
McKENZIE RIDGE OVERLOOK
LOCATED IN
LAND LOT #11, 8th DISTRICT, 2nd SECTION
FANNIN COUNTY, GEORGIA

FIELD DATE	08/08/06	PLAT DATE	10/20/06
SCALE	1" = 100'		
JOB #	25410-06A		
FILE #	2541006A-PRO		
SHEET #	2 OF 2		
DRAWN BY	EMK	CHECKED BY	JLA



11 RIVER LOTS

BOUNDARY LINE CHART

LINE#	BEARING	DISTANCE	LINE#	BEARING	DISTANCE
L1	N23°44'54"E	54.01'	L101	N50°35'42"E	11.93'
L2	N19°47'05"E	30.71'	L102	N63°04'22"E	6.05'
L3	N19°42'01"E	53.84'	L103	N57°04'22"E	31.44'
L4	N6°28'04"E	36.82'	L104	S61°36'40"E	30.66'
L5	N13°12'42"E	14.13'	L105	N52°12'25"E	43.85'
L6	N04°48'52"E	38.24'	L106	N14°51'58"E	46.42'
L7	N01°12'24"E	47.51'	L107	N72°44'03"E	35.54'
L8	N01°52'14"E	30.71'	L108	N71°24'02"E	56.03'
L9	S62°46'36"E	12.96'	L109	N73°08'50"E	58.44'
L10	S56°27'21"E	30.94'	L110	N64°25'41"E	31.44'
L11	S32°38'24"E	14.01'	L111	N50°38'15"E	61.72'
L12	S04°38'06"E	11.63'	L112	N41°30'11"E	40.30'
L13	S75°51'28"E	32.53'	L113	N44°02'21"E	35.71'
L14	S21°57'25"E	24.91'	L114	N44°02'21"E	66.91'
L15	S75°31'02"E	21.84'	L115	N44°30'14"E	58.13'
L16	S63°32'55"E	16.03'	L116	N44°06'18"E	78.28'
L17	N69°15'25"E	45.54'	L117	N44°21'04"E	25.46'
L18	N06°53'26"E	14.83'	L118	N13°12'56"E	33.56'
L19	N73°22'52"E	20.42'	L119	N32°00'31"E	37.44'
L20	N28°19'58"E	26.76'	L120	N36°13'04"E	48.45'
L21	N35°48'26"E	41.41'	L121	N41°25'55"E	46.31'
L22	N16°36'11"E	43.02'	L122	N43°21'52"E	61.25'
L23	N05°30'02"E	34.76'	L123	N37°33'56"E	40.56'
L24	N34°14'25"E	40.11'	L124	N40°33'22"E	44.22'
L25	N23°35'26"E	32.62'	L125	N44°51'46"E	48.71'
L26	N01°37'41"E	15.73'	L126	N26°26'16"E	48.01'
L27	N35°28'48"E	25.07'	L127	S63°33'44"E	40.00'
L28	N13°14'34"E	38.56'	L128	S26°26'16"E	10.56'
L29	N34°54'24"E	40.66'	L129	S26°26'16"E	4.54'
L30	N01°19'25"E	40.22'	L130	S68°15'53"E	18.31'
L31	N35°51'40"E	15.35'	L131	S01°48'05"E	40.00'
L32	S57°02'21"E	11.24'	L132	N68°11'58"E	41.11'
L33	S04°16'37"E	38.49'	L133	S45°16'46"E	30.22'
L34	S70°41'31"E	10.74'	L134	S40°35'02"E	67.03'
L35	N33°08'36"E	11.06'	L135	S31°33'38"E	30.63'
L36	N22°39'01"E	75.78'	L136	S43°00'44"E	75.55'
L37	N44°41'58"E	12.13'	L137	S41°25'55"E	24.86'
L38	N60°43'53"E	44.26'	L138	S36°13'04"E	45.16'
L39	N35°44'04"E	25.10'	L139	S30°34'43"E	41.12'
L40	N38°10'56"E	45.28'	L140	S26°34'37"E	55.62'
L41	N71°16'03"E	37.48'	L141	S44°27'04"E	32.61'
L42	N43°04'03"E	38.83'	L142	S41°06'18"E	24.68'
L43	S68°10'19"E	26.41'	L143	S41°06'18"E	48.62'
L44	N66°16'20"E	13.02'	L144	S44°28'20"E	60.49'
L45	N27°51'02"E	30.93'	L145	S44°02'21"E	94.24'
L46	N21°14'46"E	23.54'	L146	S47°20'11"E	18.04'
L47	N24°18'41"E	28.63'	L147	S47°20'11"E	21.40'
L48	N24°14'51"E	1.65'	L148	S58°38'15"E	64.46'
L49	N33°13'26"E	14.35'	L149	S64°25'41"E	32.57'
L50	S48°04'01"E	16.15'	L150	S72°33'15"E	63.57'
L51	N08°07'21"E	21.87'	L151	S71°24'02"E	53.41'
L52	N27°12'30"E	24.07'	L152	S72°44'03"E	30.58'
L53	N28°22'09"E	14.13'	L153	S72°44'03"E	21.48'
L54	N51°16'09"E	31.81'	L154	S75°52'02"E	34.21'
L55	N24°08'18"E	13.45'	L155	S82°12'25"E	44.63'
L56	N36°45'03"E	13.45'	L156	N07°36'40"E	38.60'
L57	N11°05'52"E	14.51'	L157	S83°04'22"E	6.84'
L58	N67°07'11"E	46.24'	L158	N03°34'56"E	8.64'
L59	N04°54'55"E	15.08'	L159	N55°43'28"E	13.52'
L60	N34°51'04"E	42.73'	L160	S25°46'30"E	74.25'
L61	N45°12'51"E	66.84'	L161	S40°25'16"E	2.73'
L62	N20°04'30"E	26.06'	L162	N05°04'16"E	16.64'
L63	N62°32'07"E	38.85'	L163	S72°15'17"E	44.37'
L64	N21°26'01"E	36.74'	L164	S75°22'45"E	104.01'
L65	N12°47'00"E	8.46'	L165	S63°01'44"E	47.32'
L66	N31°14'42"E	42.74'	L166	S60°06'55"E	66.81'
L67	N02°01'20"E	14.22'	L167	S60°06'55"E	44.42'
L68	N40°52'12"E	2.21'	L168	S60°06'55"E	45.23'
L69	N61°24'47"E	56.58'	L169	S57°30'10"E	88.38'
			L170	S57°30'10"E	80.34'
			L171	S57°30'10"E	72.41'
			L172	S57°30'10"E	64.42'

THE FIELD DATA DATED QUODDIES UPON WHICH THIS PLAN IS BASED HAS A CLOSEST APPROXIMATION OF ONE FOOT IN 300 FEET AND AN ANGULAR ERROR OF 2.22 SECONDS PER ANGLE AND HAS BEEN ADJUSTED USING A LEAST SQUARES ADJUSTMENT. EQUIPMENT USED WAS A TOPCON 225 TOTAL STATION.

THIS PLAN HAS BEEN CALCULATED FOR A CLOSE APPROXIMATION OF ONE FOOT IN 300 FEET. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS PLAN IS FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES, SUCH HEREIN, AND IS NOT INTENDED FOR ANY OTHER THIRD PARTY.

THIS SURVEY IS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS SHOWN OR NOT SHOWN.

A PORTION OF THE PROPERTY SHOWN HEREON DOES LIE WITHIN A FLOOD HAZARD ZONE AS PER FANNIN COUNTY MAP NO. 0210003 D, DATED JULY 14, 2000.

REFERENCE PLATS:
U SURVEY FOR GAY HILL LOTS
PREPARED BY LANE S. BISHOP
DATED 12/16/1990

ROADS ARE CONSIDERED TO MEET FANNIN COUNTY SPECIFICATIONS, HOWEVER THEY SHALL NOT BE ACCEPTED NOR MAINTAINED BY FANNIN COUNTY. ROADS SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

SANITARY SEWERAGE SHALL BE BY INDIVIDUAL LOT SEPTIC SYSTEMS.

ELECTRIC SERVICE SHALL BE SUPPLIED BY TRI-STATE E.I.C.

TELEPHONE SERVICE SHALL BE SUPPLIED BY TDS TELEPHONE.

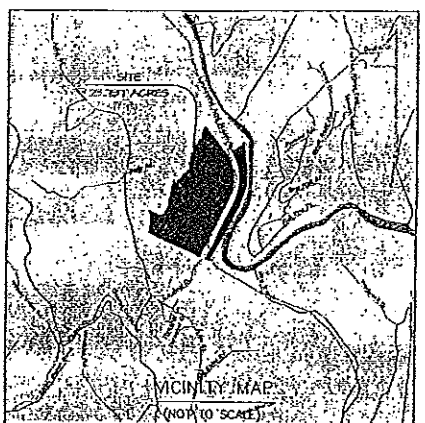
NO LOTS WITHIN THIS DEVELOPMENT ARE LOCATED ABOVE ELEVATION 2200 AND ARE THEREFORE NOT SUBJECT TO THE MOUNTAIN PROTECTION ACT.

WITHIN THIS DEVELOPMENT, ALL LOTS SHALL BE SERVED BY CARDINAL DRIVE.

BUILDING LINE SETBACKS:
FRONT - 25'
SIDE - 5'
REAR - 5'

LEGEND

- BL - BUILDING LINE
- BWF - BARBED WIRE FENCE
- CATV - CABLE TV
- CP - CORRUGATED METAL PIPE
- CLP - CHAIN LINK FENCE
- CFP - CORRUGATED PLASTIC PIPE
- CO - COSECT
- CRFP - CRIMP TOP PIPE
- DR - DEED BOOK, PAGE
- GH - GUY WIRE
- HWF - HOOD WIRE FENCE
- IPS - IRON PIPE SET 1/2" RI
- LP - LUMPY PIPE
- LL - LAND LOT
- LLC - LAND LOT CORNER
- LLL - LAND LOT LINE
- NFP - NON OR FORMERLY OPEN TOP PIPE
- OPB - OPEN TOP PIPE
- POB - POWER TRANSFORMER BOX OVER HEAD POWER
- PL - PROPERTY LINE
- PP - POWER POLE
- PTP - POWER + TELEPHONE POLE
- REBAR - REBAR
- RCP - ROCC CORNER FOUND
- RCFP - REINFORCED CONCRETE PIPE
- RFP - RIGHT-OF-WAY
- SF - SQUARE FEET
- SP - SEPTIC TANK
- TBX - TELEPHONE PEDestal OVER HEAD TO DRIVE
- TP - TELEPHONE POLE
- HL - HOOD LINE
- MF - MOUND FENCE
- WF - WATER FAUCET
- WP - WATER PETER
- WV - WATER VALVE
- UT - UNDERGROUND TELEPHONE
- USP - UNDERGROUND POWER



CERTIFICATE OF COUNTY HEALTH DEPARTMENT

THIS PLAN HAS BEEN PRELIMINARY APPROVED BY THE FANNIN COUNTY HEALTH DEPARTMENT FOR SUBSURFACE SEWAGE DISPOSAL, PROVIDED ANY UNSEEN CONFLICTS SUCH AS ROCK STEEP SLOPES OR UNDERGROUND WATER SOURCES/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 HOUSEBUILT AND LOCATION, DRAINAGE, WATER AND GAS LINES, HELL, AND ANY OTHER CONSTRUCTION THAT COULD AFFECT THE PLACEMENT OR THE FUNCTION OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM. CONSTRUCTION SHALL ALSO BE IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION'S DESIGN STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS.

THIS CERTIFICATE DOES NOT PRELIMINARY APPROVAL FOR EVERY LOT IN THIS SUBDIVISION.

EACH LOT OWNER 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 SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE SUBMITTED TO AND APPROVED BY THE FANNIN COUNTY HEALTH DEPARTMENT. THE SIGNING OF THIS PLAN DOES NOT GUARANTEE APPROVAL OF THE SUB-SURFACE SEWAGE DISPOSAL SYSTEM ON EACH PARCEL.

DATE: 4-17-07
Maura E. Huppel
HEALTH OFFICIAL, FANNIN COUNTY HEALTH DEPARTMENT

FINAL FLAT SURVEY AND DESIGN CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS DATA COMPILED OR VERIFIED THROUGH A SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION. I HEREBY CERTIFY THAT THE DESIGN OF THE PROPOSED STREETS, LOTS AND OTHER PARCELS COMPLY WITH THE 1984 ILM DESIGN STANDARDS FOR FANNIN COUNTY SUBDIVISION STANDARDS.

DATE: 4-17-07
REGISTERED LAND SURVEYOR LICENSE NUMBER: 2653
JAMES L. ALEXANDER
P.O. BOX 664
HELVASSEE, GEORGIA 30044
706-648-2000

CERTIFICATE OF APPROVAL OF PROPERTY OWNER'S ASSOCIATION

I HEREBY CERTIFY THAT I HAVE REVIEWED THE LEGAL DOCUMENT CREATING THE PROPERTY OWNER'S ASSOCIATION FOR: MCKENZIE RIDGE OVERLOOK.

AND I HAVE FOUND THAT THE ASSOCIATION AND/OR THE PROTECTIVE COVENANTS LEGALLY CONSTITUTE AND THAT THE COVENANTS, CONDITIONS AND RESTRICTIONS INCORPORATED IN THE ASSOCIATION ARE SUFFICIENT TO ENSURE THE CONTINUED MAINTENANCE OF THE COMMONLY OWNED PROPERTY AND IMPROVEMENTS IN: MCKENZIE RIDGE OVERLOOK.

SAID DOCUMENTS ARE RECORDED IN DEED BOOK 181, PAGE 70-810 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT FOR FANNIN COUNTY, GEORGIA.

DATE: 4/20/07
FANNIN COUNTY ATTORNEY: [Signature]

CERTIFICATE OF APPROVAL OF WATER SYSTEM

THE CENTRAL WATER SYSTEM IN MCKENZIE RIDGE OVERLOOK IS A PRIVATE SYSTEM WHICH HAS BEEN APPROVED BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION AND HAS BEEN ACCEPTED BY: [Signature]

DATE: 4/16/07
PRIVATE SYSTEM ENGINEER

FINAL FLAT APPROVAL

I HEREBY CERTIFY THAT THE FINAL SUBDIVISION FLAT SHOWN HEREON 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 PLAN IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT IN FANNIN COUNTY.

DATE: 04/20/07
FANNIN COUNTY LAND DEVELOPMENT OFFICER: [Signature]

ROAD NAME APPROVAL

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ROAD NAMES IN: MCKENZIE RIDGE OVERLOOK AND FIND NO CONFLICTS WITH ANY EXISTING ROAD NAMES IN FANNIN COUNTY.

DATE: 4-17-07
EMD DIRECTOR: Rhonda Emley

* ALL ROADS LISTED ON THIS PLAN ARE CONSIDERED PRIVATE AND ARE NOT THE RESPONSIBILITY OF FANNIN COUNTY. AT THE TIME OF THE COMPLETION OF THE FINAL FLAT, ROADS THAT MEET THE REQUIREMENTS FOR LOCAL STREETS IN SUBDIVISION ARE ELIGIBLE TO BE CONSIDERED BY THE FANNIN COUNTY BOARD OF COMMISSIONERS FOR ACCEPTANCE INTO THE COUNTY ROAD SYSTEM ONE (1) YEAR FROM ACCEPTANCE OF THE FINAL FLAT.

ROAD NAME	CLASS	LENGTH	R/W	LOTS SERVED
CARDINAL DRIVE	PRIVATE CLASS II	1005.63'	40' R/W	14

DEVELOPER/24 HOUR CONTACT:

JODY COX
8586 APPALACHIAN HWY
MINERAL BLUFF, GEORGIA
30559
(706) 455-4651
(706) 374-1515

REVISIONS:

- 1) REVISED LOTS 84-104, CHANGED TO COMMUNITY AREA, REVISED ACRESAGE CHART DATED 18 JUNE 2006
- 2) REVISED COMMUNITY AREA REVISED ACRESAGE CHART AND LOT LINES DATED: 22 JUNE 2006

NOTE:

- 1) ORIGINAL DEED PLACES PROPERTY IN LAND LOT 207. TRUE LOCATION OF PROPERTY IS LAND LOT 191, PER FANNIN COUNTY TAX MAP #51, AND U.S.F.S. MAP (CHATTAHOOCHEE NATIONAL FOREST) DATED: 2000

Landtech SERVICES, INC.
372-C Ball Creek Road
P.O. Box 669
Helvassee, Georgia 30056
706-696-2000
"Knowledge Through Experience"



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File Path: Page 1 of 1
From the Clerk of Superior Court
DATA DIVISION, CLERK OF COURT

EX E23 07
[Signature]

FINAL FLAT FOR
MCKENZIE RIDGE OVERLOOK
LOCATED IN
LAND LOT 191, 8th DISTRICT, 2nd SECTION
FANNIN COUNTY, GEORGIA

FIELD DATA 02/25/06
JOB # 25470-004
FILE # 25470-004
SHEET # 1 OF 2
DRAWN BY: SHR CHECKED BY: JLA

FLAT DATE 02/25/06
DATE 11/20/06
JOB # 25470-004
FILE # 25470-004
SHEET # 1 OF 2
DRAWN BY: SHR CHECKED BY: JLA
LAND SURVEYOR
JAMES L. ALEXANDER
2653