

Curve	Radius	Tangent	Length	Delta
C1	140.40	137.32	217.43	88°43'40"

The lots shown have been reviewed by the _____ County Health Department as noted on each lot of the plat and plat legend. This review was performed based on information submitted by other professionals and any supplementary information provided therein. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a construction permit.

Title: _____

It is hereby certified that this plot is true and correct, and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon actually exist, and their location, size, type, and material are correctly shown. The field data upon which this plot is based has a closure precision of one foot in 23,500 feet and an angular error of 02" per angle point, and was adjusted using the compass rule. The following type of equipment was used to obtain the linear and angular measurements used in the preparation of this plot: TOPCON GTS 226

This plot has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

BY:(name) _____
REGISTERED GEORGIA LAND SURVEYOR No. 1577.
Address: 302 West May St. P.O.Box 183, Winder, Ga. 30680
Telephone Number: 770-867-3911
Date: 05/18/07

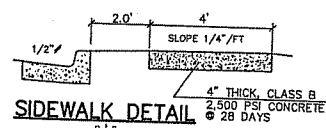
STATE OF GEORGIA
BARROW COUNTY
The undersigned certifies that he or she is the fee simple absolute owner of the land shown on this plat and that the plat and the public improvements contained thereon or associated therewith meet all applicable requirements and standards of the Barrow County Unified Development Code.

Owner's name: _____

Owner's Address: _____

(Owner's signature) Date: _____

- SIDEWALKS SHALL BE LOCATED 24" FROM BACK OF CURB AND GUTTER TO EDGE OF SIDEWALK.
- SIDEWALKS SHALL BE LOCATED ON BOTH SIDES OF THE STREET.
- SIDEWALKS MUST COMPLY WITH ALL REQUIREMENTS OF THE FEDERAL AMERICANS WITH DISABILITIES ACT.
- SIDEWALKS SHALL BE A MINIMUM 4 FEET WIDE AND 4 INCHES THICK.
- CURE TIME FOR CONCRETE SIDEWALKS SHALL BE 2,000 PSI AT 28 DAYS' STRENGTH.
- SLOPE, SIDEWALK SHALL HAVE A ONE-FOURTH INCH PER FOOT SLOPE TOWARD THE STREET ALONG THE LENGTH OF THE SIDEWALK.
- HEIGHT: THE EDGE OF THE SIDEWALK NEAREST THE CURB AND GUTTER SHALL BE ONE-HALF INCH HIGHER THAN THE TOP OF THE CURB AND GUTTER.
- SIDEWALKS TO BE CONSTRUCTED ON A LOT BY LOT BASIS, AND SIDEWALK ALONG OPEN AREAS ARE TO BE CONSTRUCTED BY THE DEVELOPER.



PIPE #	SIZE (NIP)	LENGTH
1	36"	180.00 L.F.
2	30"	182.95 L.F.
2A	18"	60.00 L.F.
3	18"	30.00 L.F.
4	30"	25.00 L.F.
5	24"	200.00 L.F.
6	18"	93.87 L.F.
6A	18"	106.13 L.F.
7	18"	200.00 L.F.
7A	18"	30.00 L.F.
8	18"	20.00 L.F.
9	18"	200.00 L.F.
10	18"	199.07 L.F.
11	18"	30.00 L.F.
12	18"	30.00 L.F.
13	42"	70.00 L.F.
14	60"	70.00 L.F.
15	30"	40.00 L.F.

1. TOTAL AREA 38.31 ACRES. 5.49 ACRES OPEN SPACE 14%
2. MINIMUM LOT AREA 28,500 SQUARE FEET.
3. MINIMUM LOT WIDTH AT BUILDING LINE 100 FEET (CHORD LENGTH AT CUL-DE-SAC TO BE 50 FEET).
4. FLOOD HAZARD EXISTS ON SITE AS PER F.I.R.M. #130497-0025A, DATED 10/16/91.
5. SIDEWALKS TO BE CONSTRUCTED ON A LOT BY LOT BASIS.
6. BOUNDARY SURVEY BY W.T. DUNAHOO AND ASSOCIATES DATED 4/6/08.
7. TAX MAP 026, PARCELS 39 AND 4.
8. THERE ARE NO PREVIOUS OR EXISTING LANDFILLS ON SITE.
9. NO DISPOSAL ON SITE.
10. THERE ARE NO WETLANDS ON SITE PER NATIONAL WETLANDS INVENTORY MAPS AND PER SITE VISIT.
11. ANY PORTION OF A DETENTION FACILITY TO BE CONSIDERED DRAINAGE EASEMENT.
12. THE DETENTION POND AND THE LOT IT IS ON SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION PURSUANT TO BARROW COUNTY REQUIREMENTS.
13. HYDROLOGY ENGINEER: BRIAN WOOD
W.T. DUNAHOO & ASSOC.
P.O. BOX 163
WINNER, GA
PH: 770-867-3911
14. PROPERTY ZONED R1 BARROW COUNTY
15. ALL LINEAR DISTANCES ARE HORIZONTAL.

All requirements of the Barrow County Unified Development Code have been represented as being fulfilled by this plat [and the related as-built surveys approved on _____], the undersigned acting under authority of the Board of Commissioners of Barrow County, Georgia, hereby approves this plat for recordation by the Clerk of the Superior Court [along with the accompanying deeds of dedication of all streets, easements and other public areas and improvements shown thereon], subject to maintenance and guarantee by the owner for one and one-half years from the date of this approval.

This approval recognizes the receipt of appropriate surety by the Board of Commissioners of Barrow County in the amount of \$_____ to assure the completion and maintenance of all streets and drainage facilities appurtenant to this subdivision.

(Signature, Director of Planning)

This plat is subject to the covenants set forth in the separate document(s) attached hereto dated _____, which hereby becomes part of this plat.

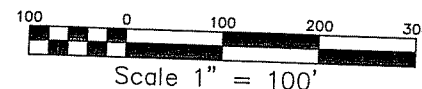
BARROW COUNTY ASSUMES NO RESPONSIBILITY FOR
OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL
DRAINS BEYOND THE EXTENT OF THE STREET
RIGHT-OF-WAY OR FOR THE EXTENSION OF CULVERT
BEYOND THE POINT SHOWN ON THE APPROVED AND
RECORDED SUBMISSION PLAT.

There are wetlands shown on site per the National Wetlands Inventory maps-- Auburn, GA. The wetlands shown represent the existing pond labeled as pubhh in the wetlands maps. This pond is to remain relatively undisturbed. However, the existing outlet structure has failed and the pond has been drained. These plans propose to replace the existing structure with a new one and restore the pond to it's past condition.

LINE TABLE ALONG VICTRON DRIVE		
LINE	LENGTH	BEARING
L1	48.42	N48°45'15"E
L2	49.89	N47°32'10"E
L3	53.56	N41°48'01"E
L4	54.88	N29°31'04"E
L5	22.75	N14°44'57"E
L6	22.67	N14°44'57"E
L7	49.03	N24°59'27"E
L8	46.39	N24°59'27"E
L9	47.31	N03°18'27"E
L10	47.86	N04°13'29"E
L11	46.67	N05°07'23"E
L12	46.44	N07°12'54"E
L13	45.56	N11°01'38"E
L14	46.82	N15°20'37"E
L15	47.77	N16°22'43"E
L16	47.08	N20°20'05"E
L17	53.12	N21°09'07"E
L18	47.76	N22°43'12"E
L19	32.62	N23°58'12"E

1. S.S.L.P. - SEPTIC SYSTEM LOCATION PLAN - A SEPTIC SYSTEM LOCATION PLAN DRAWN IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN THE "SEPTIC SYSTEM LOCATION PLAN CHECKLIST" IS NEEDED FOR THIS LOT. SSLP'S ARE REQUIRED DUE TO SPATIAL CONSTRAINTS.
2. A.T.U. - AN AEROBIC TREATMENT UNIT AND FULL LENGTH DRAINFIELD MAY BE REQUIRED ON THIS LOT- TO BE DETERMINED AT TIME OF PERMIT APPLICATION.
3. LEVEL IV - "LEVEL IV SOIL REPORT" - A LEVEL IV SOIL REPORT HAS BEEN PERFORMED AND IS OVERLAI ON THIS LOT.
4. LEVEL 3 UPDATE - AN UPDATED LEVEL 3 SOIL REPORT IS OVERLAI ON THIS LOT, AND IS ON FILE WITH HEALTH DEPARTMENT
5. LEVEL 4 - A LEVEL 4 SOIL STUDY HAS BEEN PERFORMED ON THIS LOT, AND IS ON FILE WITH THE HEALTH DEPARTMENT.
6. DRIP - A DRIP EMITTER SYSTEM MAY BE REQUIRED ON THIS LOT.
7. BLHD - HOME MUST BE PLACED BACK ON LOT, SO THAT USEABLE SOILS AT FRONT OF LOT CAN BE UTILIZED FOR SEPTIC SYSTEM. SSLP REQUIRED.
8. ALL LOTS REQUIRED SSLP'S. LOTS MAY NOT ACCOMMODATE GREATER THAN 3 BEDROOMS

1. THE DEVELOPER IS NOT AWARE OF ANY BURIED TRASH, GARBAGE, ETC. ON THE PROPERTY.
2. WATER SUPPLY PROVIDED BY BARROW COUNTY WATER & SEWER AUTHORITY
3. SET BACK LINES: 35' FRONT
15' SIDE
40' REAR
4. NO WELLS WITHIN 100 FT. OF LOTS EXCEPT WHERE SHOWN.
5. FUTURE HOMEOWNERS WILL BE MOVING INTO A RURAL AREA CUSTOMARILY USED FOR RAISING HOGS, COWS, CHICKENS, HORSES, AND OTHER FARM ANIMALS, AND CROPS WHICH MAY CAUSE NOISES & ODORS TYPICAL OF A RURAL AREA.
6. NO NGS MONUMENT WITHIN 500' OF SITE.
7. ALL LINEAR DISTANCES ARE HORIZONTAL. BASIS OF CURVE DATA IS GEOMETRICAL COMPUTATIONS.



DEAR MR. WALTERS:

This letter will serve as your official notice that on March 28, 2006 the Barrow County Board of Commissioners approved your request to rezone AG to R-1 with the following conditions:

1) Minimum of 2200 sq. ft. homes 2) 4-sided brick or stucco.

LINE TABLE		
LINE	LENGTH	BEARING
S1	109.99	N48°00'06" W
S2	112.71	N37°17'44" W
S3	66.14	N34°06'26" W
S4	20.99	N29°40'45" W
S5	118.82	N55°05'00" W
S6	59.26	N77°13'45" W
S7	29.07	N33°19'28" W
S8	31.01	S77°03'02" W
S9	32.61	N74°59'55" W
S10	16.13	N44°16'16" W
S11	43.74	N63°30'00" W
S12	64.19	N58°45'26" W
S13	36.46	N58°46'53" W
S14	11.48	N13°29'42" W
S15	42.51	N28°35'21" W
S16	20.71	N46°57'09" W
S17	12.19	N62°15'22" W
S18	28.49	N41°40'54" E
S19	21.60	N48°10'40" W
S20	37.55	S83°30'13" W
S21	23.85	N55°47'42" W
S22	24.91	S32°52'40" W
S23	8.95	S47°40'08" W
S24	8.80	S58°24" W
S25	15.30	S37°52'48" W
S26	12.07	S51°16'05" W
S27	45.99	N25°29'36" W
S28	10.75	S81°43'36" W
S29	24.24	S31°54'18" W
S30	26.91	S27°22'24" W
S31	24.04	S56°23'06" E
S32	19.97	S07°03'06" E
S33	13.17	S79°58'02" E
S34	56.54	S44°31'21" W
S35	14.67	N80°42'46" W
S36	33.85	N59°07'14" W
S37	29.81	N62°22'12" W

OWNER & DEVELOPER
JOEL WALTERS
1082 BEAVERDAM ROAD
HOSCHTON, GEORGIA 30548
PHONE: 678.414.5781
FAX: 770.867.0911

24 HR. CONTACT:
JOEL WALTERS
PHONE: 678.414.5781
FAX: 770.867.0911



1/2" HOLLOW TOP METAL PINS MARK ALL LOT CORNERS

LAKE VICTRON SUBDIVISION

TAX MAP/PARCEL	GMD	COUNTY	SCALE	DATE
026 / 39,41	1744	BARROW	1"=100'	06/08/2001

W. T. DUNAHOO AND ASSOCIATES

P.O. BOX 103