

eFiled and eRecorded
 DATE: 03/21/2022
 TIME: 1:47 PM
 PLAT BOOK: 65
 PAGE: 381 - 381
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 PART ID: 3182057576
 RECORDED BY: AW
 Janie J. Jones
 Barrow County Clerk of Superior Court

PIPE CHART

PIPE (In.-Out)	SIZE (in.)	LENGTH (ft.)
A8-A7	18	34
A7-A6	18	108
A6-A5	18	84
A5-A4	18	30
A4-A3	18	114
A3-A2	18	183
A2-A1	18	35
A1-A0	24	104
A2-A1	18	30
A2-A1	24	66
B8-B7	18	30
B7-B6	18	130
B6-B5	18	130
B5-B4	18	31
B4-B3	18	195
B3-B2	18	84
B2-B1	18	21
C9-C8	18	30
C8-C7	18	189
C7-C6	18	198
C6-C5	18	50
C5-C4	18	198
C4-C3	18	30
C3-C2	24	159
C2-C1	24	103
D2-D1	48	136
E2-E1	30	48

LOT CURVE TABLE

LC	ARC	RAD.	CHORD	BEARING
LC1	35.97	510.00	35.96	S 63°04'24" W
LC2	95.04	510.00	94.90	S 55°42'52" W
LC3	28.91	510.00	28.91	S 48°45'06" W
LC4	13.83	150.00	13.82	S 44°29'12" W
LC5	42.48	150.00	42.34	S 33°43'59" W
LC6	21.15	90.00	21.10	S 32°21'10" W
LC7	21.61	90.00	21.56	S 45°57'53" W
LC8	41.68	90.00	41.31	S 68°06'45" W
LC9	175.81	205.00	170.47	S 54°48'41" W
LC10	88.31	300.00	87.99	N 68°11'26" W
LC11	79.74	300.00	79.50	N 84°14'16" W
LC12	59.50	150.00	59.11	S 76°47'04" W
LC13	43.94	150.00	43.78	S 57°01'45" W
LC14	78.06	90.00	75.64	S 73°29'04" W
LC15	48.07	60.00	46.79	N 44°37'08" W
LC16	38.96	60.00	38.28	N 66°10'23" W
LC17	53.08	60.00	51.37	S 49°32'45" W
LC18	64.81	60.00	61.71	S 02°24'41" E
LC19	40.00	60.00	39.26	S 56°27'21" E
LC20	69.23	60.00	65.46	N 71°23'19" E
LC21	68.22	150.00	67.63	N 85°18'12" E
LC22	61.88	150.00	61.44	N 60°27'20" E
LC23	62.06	90.00	60.84	N 68°23'32" E
LC24	134.44	240.00	132.69	S 75°48'18" E
LC25	18.05	15.00	16.98	S 64°42'27" W
LC26	151.64	60.00	114.39	S 86°46'05" W
LC27	40.40	60.00	39.64	S 04°55'33" E
LC28	38.51	60.00	37.85	S 42°36'12" E
LC29	83.60	60.00	77.00	N 79°05'26" E
LC30	45.82	60.00	44.71	S 42°42'14" E
LC31	52.86	60.00	51.17	S 89°49'13" E
LC32	46.90	60.00	45.71	N 42°32'55" E
LC33	52.27	60.00	50.63	N 04°48'02" W
LC34	124.36	145.00	120.58	N 54°48'41" E
LC35	57.69	150.00	57.34	N 68°21'44" E
LC36	83.05	150.00	81.89	N 41°28'56" E
LC37	33.78	90.00	33.58	N 36°22'26" E
LC38	141.11	450.00	140.53	N 56°06'38" E

ROAD CURVE TABLE

RC	ARC	RAD.	CHORD	BEARING
RC1	150.51	480.00	149.90	S 56°06'38" W
RC2	45.04	120.00	44.78	S 36°22'26" W
RC3	112.59	120.00	108.51	S 52°30'02" W
RC4	150.08	175.00	145.53	S 54°48'41" W
RC5	151.24	270.00	149.27	N 75°48'18" W
RC6	82.75	120.00	81.12	S 68°23'32" W
RC7	104.08	120.00	100.85	S 73°29'04" W

OWNER/DEVELOPER:
 FINCH LANDING, LLC
 13 SOUTH CENTER ST.
 WINDER, GA 30680
 PH: 770-867-8030
 EMAIL: tripp521@gmail.com

24-HOUR CONTACT:
 TRIPP REYNOLDS
 PH: 770-867-8030

HEALTH DEPARTMENT NOTES

ATU - "Aerobic Treatment Unit" - An aerobic treatment unit or other Class I effluent and full length system may be required on this lot.

SSLP - "Septic System Location Plan" - A septic system location plan drawn in accordance with the requirements in the "septic system location plan checklist" is required for this lot at time of permitting. SSLP's are required due to spatial constraints. Ground run topography may be required on these lots.

DRIP - "Drip Irrigation System" - A drip irrigation system may be required on this lot along with all pertinent information specific to drip systems.

DRIP REPAIR - "Drip Irrigation System Repair" - The repair system required for this lot may be a drip emitter system.

NOTE: This subdivision is reviewed based on three or four bedroom homes with average occupancies and a footprint of 2000 square feet or less (heated and unheated areas). If the home is to be larger, or if excessive grading or filling is required to form home foundation, additional information will be needed and a larger lot size may be required.

Soil classifier recommendations regarding soil properties are followed for each lot. Some lots may require additional footings of drains or special requirements based on these recommendations.

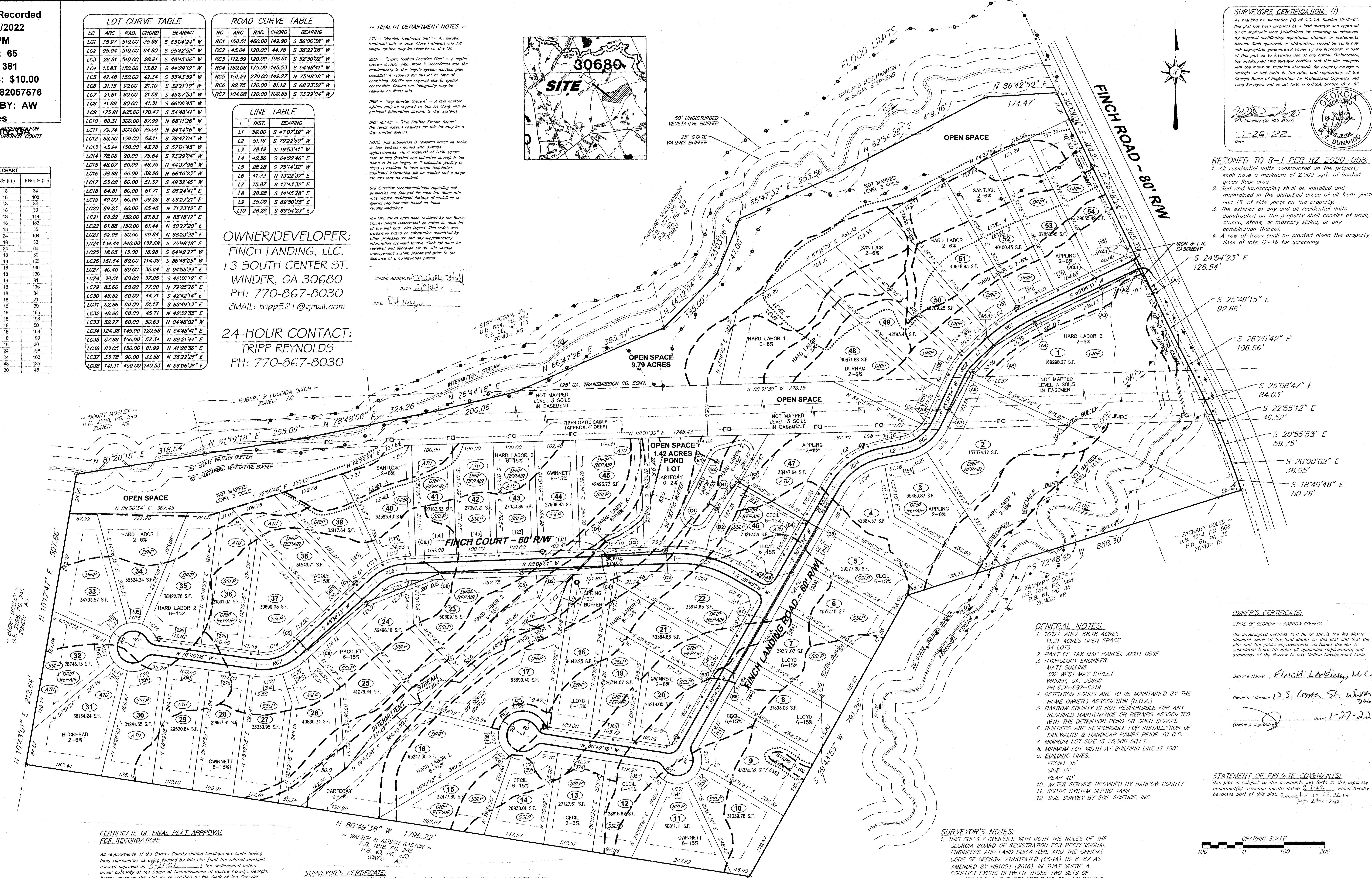
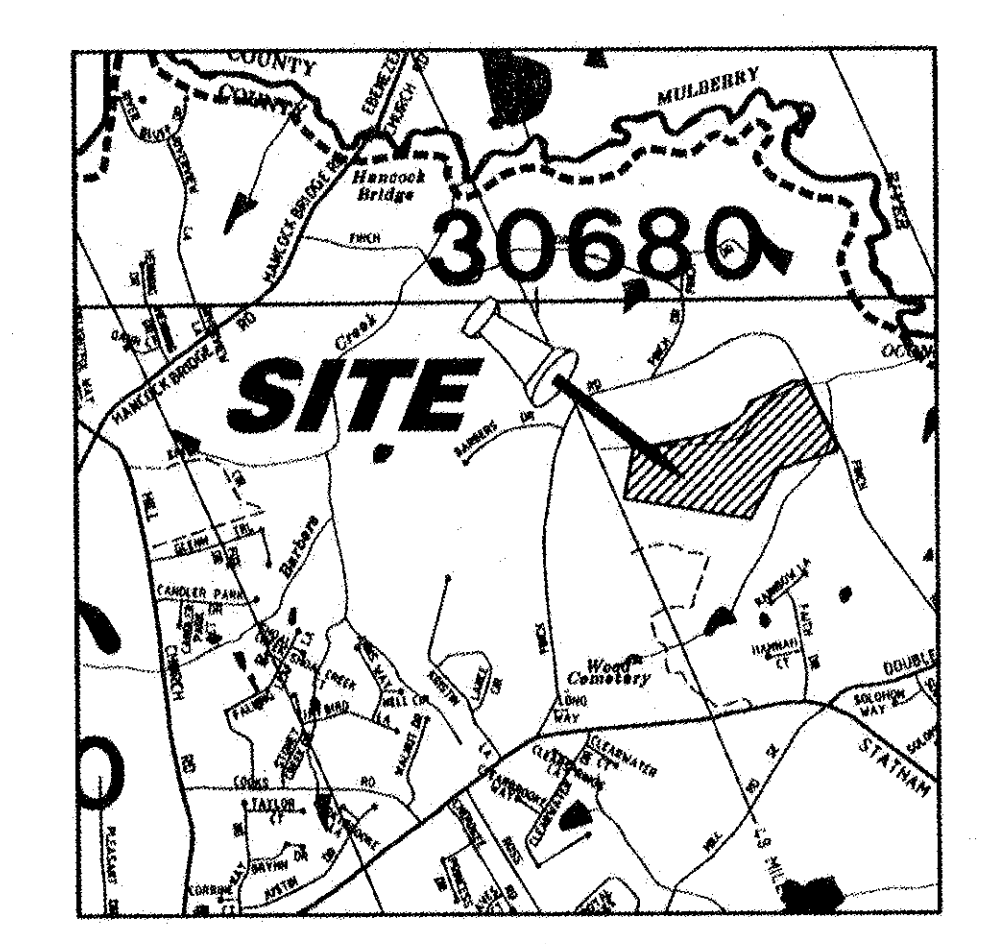
The lots shown have been reviewed by the Barrow County Health Department as noted on each lot of the plat and plat legend. This review was performed based on information submitted by other professionals and any supplementary information provided therein. Each lot must be reviewed and approved for on-site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

SHOWING AUTHORITY: Michelle Huff
 DATE: 2/19/22

FILE: Eth Long

LINE TABLE

L	DIST.	BEARING
L1	50.00	S 47°07'39" W
L2	51.16	S 79°22'50" W
L3	28.19	S 19°53'41" W
L4	42.56	S 64°22'46" E
L5	28.28	S 75°14'32" W
L6	41.33	N 13°22'37" E
L7	75.87	S 17°43'32" E
L8	28.28	S 14°45'29" E
L9	35.00	S 69°50'35" E
L10	28.28	S 69°54'23" E



SURVEYOR'S CERTIFICATION: (1)
 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 an appropriate local jurisdiction for recording as evidenced by approval, certification, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with appropriate governmental bodies by any purchaser or user of this plat as intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for professional 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.

W. T. DUNAHOO (GA R.L.S. #1577)
 1-26-22
 Date

REZONED TO R-1 PER RZ 2020-058:

- All residential units constructed on the property shall have a minimum of 2,000 sqft. of heated gross floor area.
- Sod and landscaping shall be installed and maintained in the disturbed areas of all front yards and 15' of side yards on the property.
- The exterior of any and all residential units constructed on the property shall consist of brick, stucco, stone, or masonry siding, or any combination thereof.
- A row of trees shall be planted along the property lines of lots 12-16 for screening.

OWNER'S CERTIFICATE:

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: Finch Landing, LLC
 Owner's Address: 13 S. Center St. Winder, GA 30680
 Date: 1-27-22

GENERAL NOTES:

- TOTAL AREA 68.18 ACRES
- 11.21 ACRES OPEN SPACE
- 54 LOTS
- PART OF TAX MAP PARCEL XX111 089F
- HYDROLOGY ENGINEER: MATT SULLINS
- 302 WEST MAY STREET WINDER, GA 30680 PH: 678-687-6219
- DETENTION PONDS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.)
- BARROW COUNTY IS NOT RESPONSIBLE FOR ANY REQUIRED MAINTENANCE OR REPAIRS ASSOCIATED WITH THE DETENTION POND OR OPEN SPACES.
- BUILDERS ARE RESPONSIBLE FOR INSTALLATION OF SIDEWALKS & HANDICAP RAMPS PRIOR TO C.O.
- MINIMUM LOT WIDTH AT BUILDING LINE IS 100'
- BUILDING LINES:
FRONT 35'
SIDE 15'
REAR 40'
- WATER SERVICE PROVIDED BY BARROW COUNTY
- SEPTIC SYSTEM SEPTIC TANK
- SOIL SURVEY BY SOIL SCIENCE, INC.

SURVEYOR'S NOTES:

- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- NO NATIONAL GEODETIC SURVEY MONUMENTS FOUND WITHIN 500 FEET OF SUBJECT PROPERTY.
- THE DEVELOPER IS NOT AWARE OF ANY BURIED TRASH, GARBAGE, ETC. ON THE PROPERTY.
- DRINKING WATER TO BE SUPPLIED BY BARROW COUNTY.
- THERE ARE NO CEMETERIES OR OTHER HISTORICAL AREAS ON SITE.
- ALL LINEAR DISTANCES ARE HORIZONTAL. BASIS OF CURVE DATA IS GEOMETRICAL COMPUTATIONS.

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION:

All requirements of the Barrow County Unified Development Code having been represented as being fulfilled by this plat [and the related as-built surveys approved on 3-21-22], 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 \$1,062,000 to assure the completion and maintenance of all streets and drainage facilities appurtenant to this subdivision.

Rebecca Wicks DATE: 3-21-2022
 (SIGNATURE, DIRECTOR OF PLANNING)

1-26-2022
 Date

SURVEYOR'S CERTIFICATE:

I, the undersigned, certify that this plat is true and correct, and was prepared from an actual survey of the property by me or under my supervision. The measurements shown thereon are accurate, and the location, size, type, and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 21,500 feet and an angular error of 2" 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 plat: DISTANCE: GPS-2800; ANGLE: 2000.

This plat has been calculated for closure and is found to be accurate within one foot in 21,500,000 feet.

W. T. DUNAHOO
 Georgia R.L.S. No. 1577

GRAPHIC SCALE
 100 0 100 200

FINAL PLAN FOR STATE OF GEORGIA

FINCH LANDING

CITY	GMD	COUNTY	SCALE	DATE
	246	BARROW	1"=100'	1/26/2022

P.O. BOX 183
 302 W. MAY ST.
 WINDER, GEORGIA
 W. T. DUNAHOO AND ASSOCIATES, L.L.C.
 (770) 867-3911