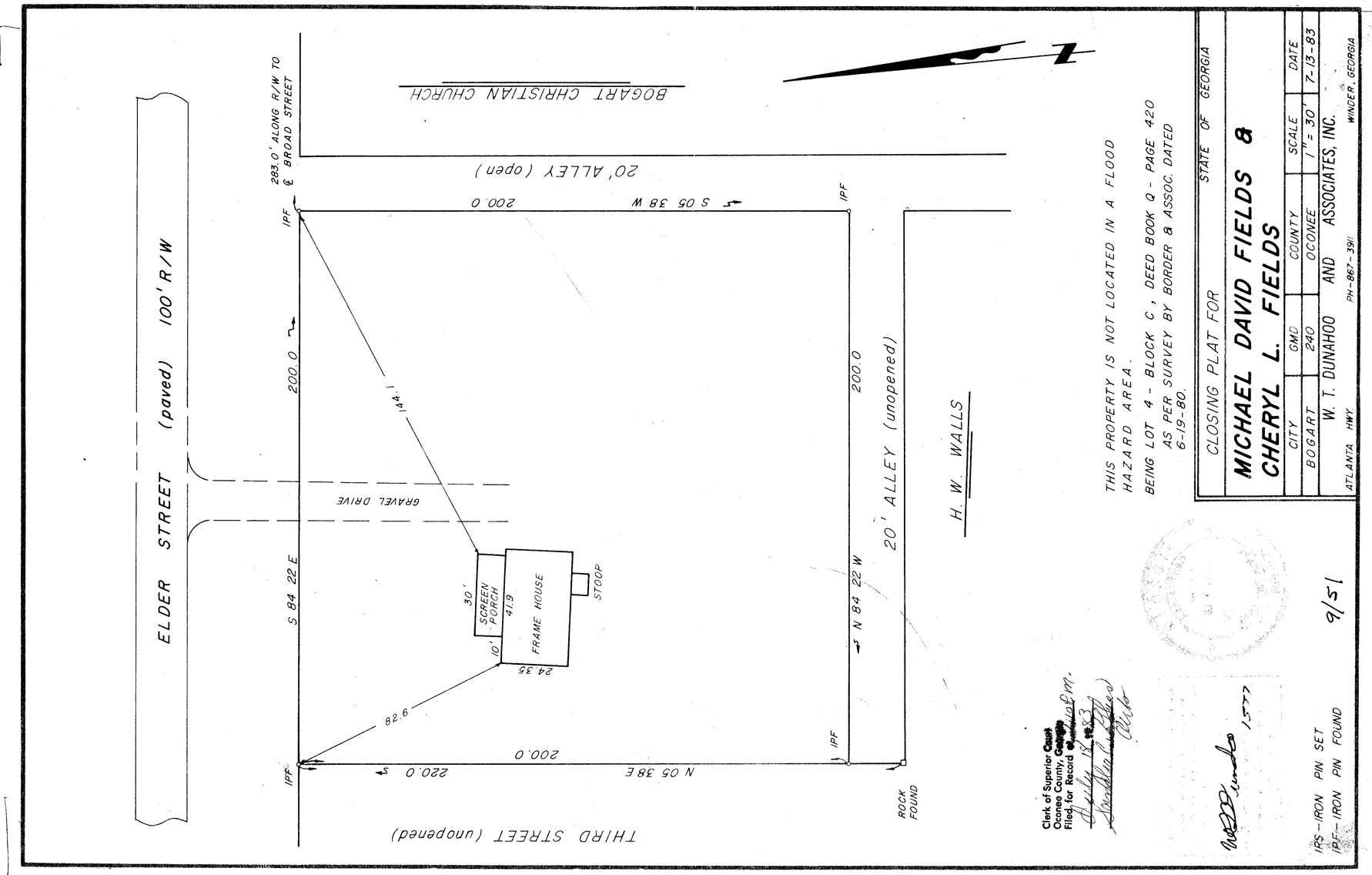


THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.

BEING LOT 4 - BLOCK C, DEED BOOK Q - PAGE 420 AS PER SURVEY BY BORDER & ASSOC. DATED 6-19-80.

Clerk of Superior Court
Oconee County, Georgia
Filed for Record at 9:00 A.M.
July 13, 1983
Sandra T. Ethridge
Clerk

CLOSING PLAT FOR — STATE OF GEORGIA

**MICHAEL DAVID FIELDS & CHERYL L. FIELDS**

| CITY | COUNTY | SCALE | DATE |
|---|---|---|---|
| BOGART | OCONEE | 1" = 30' | 7-13-83 |

W. T. DUNAHOO AND ASSOCIATES, INC.
ATLANTA HWY — PH-867-3911 — WINDER, GEORGIA

IPS - IRON PIN SET
IPF - IRON PIN FOUND

9/51

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I hereby certify that the subdivision plat shown hereon has been found to comply with the land subdivision regulations of Oconee County, Georgia and that it was approved by the Oconee Co. Planning Commission for recording in the office of the Clerk of the Superior Court of Oconee County, Georgia.

Secretary, Oconee County Planning Commission — Date 7-11-83

Chairman, Oconee County Planning Commission — Date 7-11-83

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent certifies that this plat was made from an actual survey, that all state and county taxes or other assessments now due on this land have been paid.

Owner or Agent — Date 7-11-83

I hereby certify that the streets, utilities, and other required improvements in this subdivision have been installed in an acceptable manner and meet all the requirements of the land subdivision regulations of Oconee County, Georgia.

Mayor, City of Watkinsville — Date 7/11/83

I hereby dedicate to the public use all streets, alleys, walks, parks, and other open spaces shown on this plat.

Owner or Agent — Date

I hereby certify that the community or public water supply and distribution system installed or to be installed, and/or the plans for private water supplies in the subdivision plat attached hereto meets the requirements of the Health Department.

Health Officer — Date 7-11-83

I hereby certify that the community or public sewerage collection and disposal system required or to be installed, and/or the plans for private sewerage disposal systems in the subdivision plat attached hereto meets the requirements of the Health Department.

Health Officer — Date 7-11-83

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future", and their location, size, type, and materials are correctly shown; and that all engineering requirements of the land subdivision regulations of Oconee Co. have been fully complied with.

Registered Georgia Land Surveyor — Number — Registered P.E. Number

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

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SURVEY FIELD-CHECKED AND PLAT UPDATED FEB. 21, 1983

N46°30'E 203.2

R. FELTON CHRISTIAN

CEDAR HILLS SUBDIVISION
BLOCK F
(NOT INCLUDED)

| 12 | 11 | 10 | 9 | 8 | 7 | 6 B | 5 L | 4 O | 3 C | 2 K | 1 C |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 96.9 | 100.0 | 100.0 | 105.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 105.0 | 100.0 | 110.0 |

MINIMUM BUILDING SETBACK LINE

N56°44'E 200.0

S56°44'W 200.0

20' — 110.0 — 600'

N33°16'W 615.0

S33°16'E 615.0

60' R/W

V.F.W. DRIVE

HARDEN HILLS (SEE OUR PROPOSED STREET)

HARDEN HILL ROAD

1860.2 TO R/W

N33°16'W 410.0

S33°16'E 410.0

SUBDIVISION SURVEY

CEDAR HILLS SUBDIVISION
BLOCK D
(NOT INCLUDED)

| 22 | 21 | 20 D | 19 O | 18 K | 17 A |
|---|---|---|---|---|---|
| 50.0 | 120.0 | 100.0 | 105.0 | 100.0 | 105.0 |

MINIMUM BUILDING SETBACK LINE

N56°40'E 200.8 — N56°40'E 200.9 — N56°40'E 201.0 — N56°40'E 201.1 — N56°40'E 201.2

S89°04'W

40' — 60' R/W — 40'

50' R/W

BOND DRIVE

CEDAR HILLS SUBDIVISION
BLOCK A

| 17 | 16 | 15 B | 14 L | 13 O | 12 C |
|---|---|---|---|---|---|
| | | 40.7 | 59.3 | 65.7 | 39.3 |
| | | 85.8 | 14.2 | | |

S33°20'E 410.0

MAGNETIC NORTH

SURVEY NOTES:
1. TRANSIT-TAPE SURVEY.
2. ANGULAR ERROR=01', .05" PER STATION, ADJUSTED.
3. LINEAR CLOSURE=1/8000, MIN., ADJUSTED ARBITRARILY.
4. PLAT CHECK=1/27,596, MIN.

REFERENCES:
(1) OUR SURVEY FOR JAMES MARSHALL DATED JAN. 25, 1978.
(2) OUR SURVEY FOR CEDAR HILLS SUBDIVISION DATED APRIL 10, 1981.
(3) OUR SURVEY FOR CEDAR HILLS SUBDIVISION DATED MAY 23, 1978.

Ø Denotes Point Only
● Denotes Iron Pin Found
○ Denotes Iron Pin Set

SURVEY FOR
A PORTION OF SECTION ONE
**HARDEN HILLS SUBDIVISION**
WATKINSVILLE

| COUNTY: OCONEE | GMD: 221 | STATE: GEORGIA |
|---|---|---|
| DATE: APR. 10, 1981 | SCALE: 1" = 100' | DWN. BY: DM6 |
| FIELDBOOK: 376 | SURVEYED BY: BEN MCLEROY AND ASSOCIATES, ENGINEERS & SURVEYORS INC | FILE NO.: 13065- ATHENS, GA. |

13065 J5