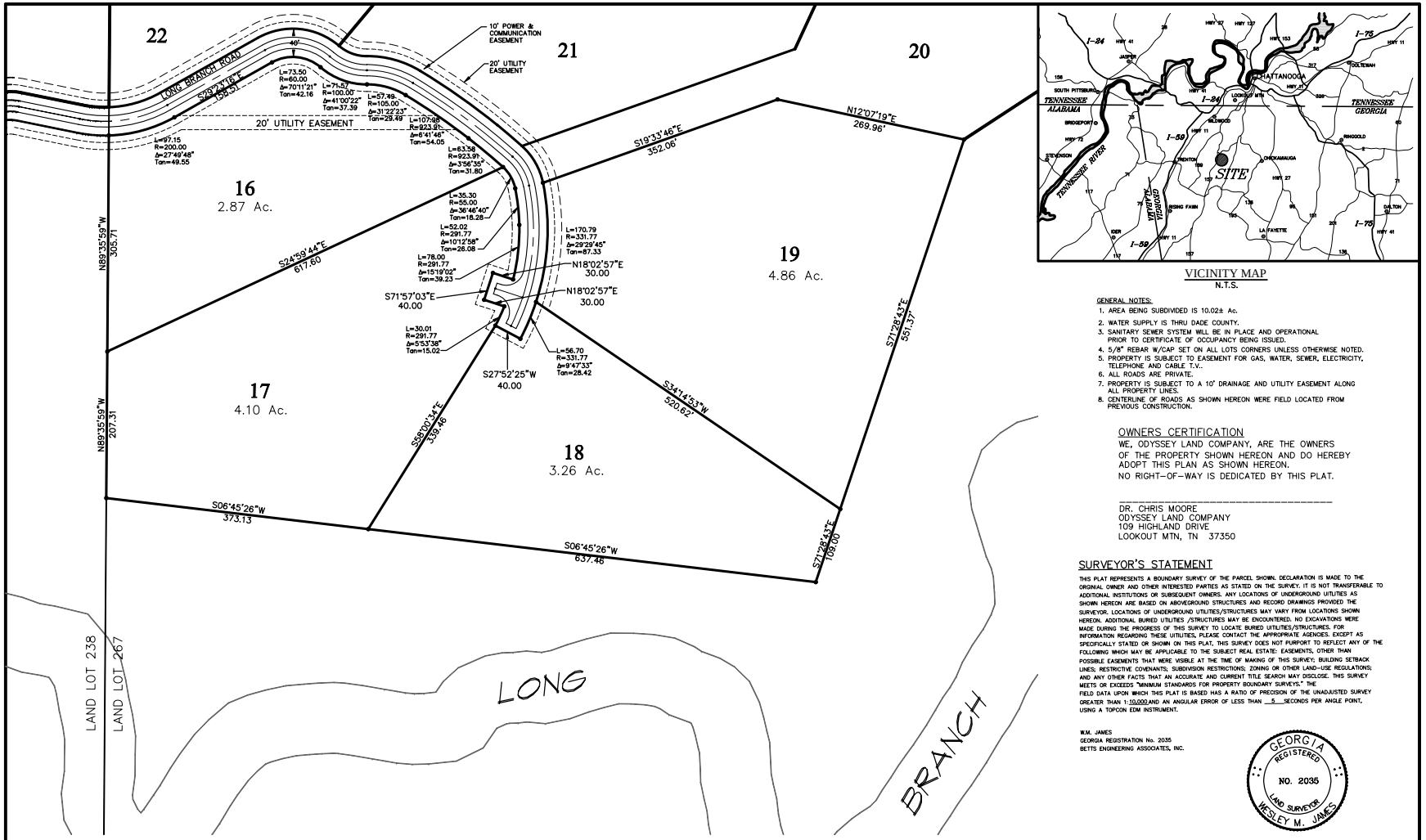

VICINITY MAP
N.T.S.

GENERAL NOTES:

1. AREA BEING SUBDIVIDED IS 10.02± Ac.
2. WATER SUPPLY IS THRU DADE COUNTY.
3. SANITARY SEWER SYSTEM WILL BE IN PLACE AND OPERATIONAL PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED.
4. 5/8" REBAR W/CAP SET ON ALL LOTS CORNERS UNLESS OTHERWISE NOTED.
5. PROPERTY IS SUBJECT TO EASEMENT FOR GAS, WATER, SEWER, ELECTRICITY, TELEPHONE AND CABLE T.V..
6. ALL ROADS ARE PRIVATE.
7. PROPERTY IS SUBJECT TO A 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL PROPERTY LINES.
8. CENTERLINE OF ROADS AS SHOWN HEREON WERE FIELD LOCATED FROM PREVIOUS CONSTRUCTION.

OWNERS CERTIFICATION

WE, ODYSSEY LAND COMPANY, ARE THE OWNERS OF THE PROPERTY SHOWN HEREON AND DO HEREBY ADOPT THIS PLAN AS SHOWN HEREON.
NO RIGHT-OF-WAY IS DEDICATED BY THIS PLAT.

DR. CHRIS MOORE
ODYSSEY LAND COMPANY
109 HIGHLAND DRIVE
LOOKOUT MTN, TN 37350

SURVEYOR'S STATEMENT

THIS PLAT REPRESENTS A BOUNDARY SURVEY OF THE PARCEL SHOWN. DECLARATION IS MADE TO THE ORIGINAL OWNER AND OTHER INTERESTED PARTIES AS STATED ON THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. ANY LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES /STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. FOR INFORMATION REGARDING THESE UTILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY MEETS OR EXCEEDS "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS." THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AND AN ANGULAR ERROR OF LESS THAN 5 SECONDS PER ANGLE POINT, USING A TOPCON EDM INSTRUMENT.

W.M. JAMES
GEORGIA REGISTRATION No. 2035
BETTS ENGINEERING ASSOCIATES, INC.

GEORGIA REGISTERED NO. 2035 LAND SURVEYOR WESLEY M. JAMES

NOTE:
"REQUIRED NOTICE TO ALL SUBSEQUENT PROPERTY OWNERS: THE GRANTEE HEREIN RECOGNIZES THAT ANY AND ALL MEANS OF INGRESS AND EGRESS TO THE PROPERTY CONVEYED HEREBY WHICH IS PROVIDED BY THE GRANTOR OR HIS SUCCESSORS OR ASSIGNS ARE CONSIDERED BY THE WALKER COUNTY PLANNING COMMISSION AND THE GOVERNING BODY OF WALKER COUNTY TO BE PRIVATE WAYS NOT MAINTAINABLE BY SAID GOVERNING BODY. THEREFORE, THE PROPERTY OWNER HEREBY AGREES THAT HE OR SHE WILL BE RESPONSIBLE FOR HIS/HER SHARE OF THE UPKEEP AND MAINTENANCE OF SAID PRIVATE WAY, HOLDING COMPLETELY HARMLESS THE GOVERNING BODY OF WALKER COUNTY OF ANY NECESSITY FOR SUCH UPKEEP AND MAINTENANCE."

NORTH

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LOTS 16-19 FINAL PLAT

REVISIONS	
NO.	DATE

LONG BRANCH

PHASE 1

BEING THE PROPERTY LOCATED IN LAND LOT 267,
10th DISTRICT, 4th SECTION, PART OF DEED BOOK 1264, PAGE 229,
LOOKOUT MOUNTAIN, WALKER COUNTY, GEORGIA.

DRAWN BY: R.D.B.	CHECKED: D.A.W./ W.J.	APPROVED: W.J.
SCALE: 1"= 100'	FIELD:	DATE: SEPT 14, 2005
BETTS ENGINEERING ASSOCIATES, INC.		SHEET NO.: PL-4
419 N. MARKET STREET CHATTANOOGA, TENNESSEE 37405		DWG. NO.: 11222-1-21D
423-756-7777 * FAX 423-756-7796		