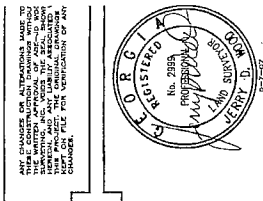


1671 MERIWETHER DR.  
SUITE 201  
BOKSLEY RD  
706.613.8000  
706.415.9631 FAX

FINAL PLAY FOR:  
**LEA HAVEN**  
DANIELS BRIDGE ROAD  
OCONEE COUNTY, GA  
221st G.M.D.

REVISION	DATE	BY	DESCRIPTION

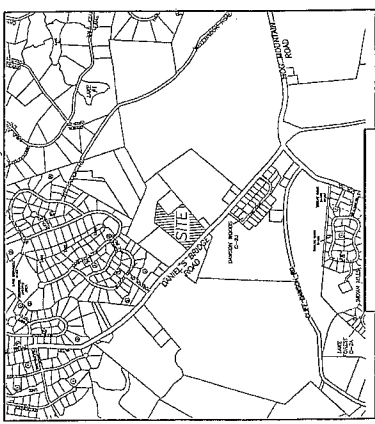


**DATE**  
02/07/07

**PROJECT**  
05-145-015

**FINAL PLAY**

**SHEET**



**VICINITY MAP HTS**

**PROJECT DATA**

OWNER:  
P & A VENTURES  
4951 GREENSWORD HWY.  
WAINSWILLE, GA 30677  
(706)789-6457

AUTORIZED AGENT:  
ASE - J.D. WOOD SURVEYING, INC.  
CONTRACT - JERRY D. WOOD SURV.  
1671 MERIWETHER DR, SUITE 201  
BOKSLEY, GA 30622

- TOTAL PROJECT ACREAGE: 15.72 ACRES
- TAX PARCEL # C-02 041 & C-02 041D
- FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE
- DATE: 02/07/07
- DATE: JULY 17, 1988
- WATER SUPPLY: OCOOEE COUNTY PUBLIC UTILITIES
- SEWER DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS
- SOLID WASTE TRASH WILL BE PICKED UP BY PRIVATE CONTRACTOR
- EXISTING ZONING: R-1
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- MAXIMUM BUILDING HEIGHT NOT TO EXCEED 35'
- ACQUIRED BUILDING SETBACKS:  
FRONT: 30'  
REAR: 40'  
SIDE: 10'
- UTILITIES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND WAY OR MAY NOT BE SHOWN HEREON
- TOTAL NUMBER OF RESIDENTIAL LOTS: 18
- TOTAL NUMBER OF LOTS: 19
- MINIMUM LOT SIZE: 0.69 ACRES
- AVERAGE LOT SIZE: 0.78 ACRES
- THE STORMWATER MANAGEMENT AREA IS A NON-BUILDABLE LOT OF RECORD.

- MONUMENTATION LEGEND**
- Depicts Computed Point Only
  - Depicts Iron Pin Set
  - Depicts Monument Set
  - Depicts Monument Found
- PLAT ABBREVIATIONS**
- IPF - Iron Pin Found
  - IPS - Iron Pin Set
  - OTF - Open Top Pipe
  - CTP - Crimp Top Pipe
  - Conc. - Concrete
  - Alum. - Aluminum
  - R/W - Right of Way
  - C/L - Centerline
  - P.O.C. - Point of Commencement
  - P.O.B. - Point of Beginning

**SURVEY CLOSURE STATEMENT**

The Field Data upon which this plat is based has a closure precision of one foot in 63,250 feet, and an angular error of 1" per angle point, and was not adjusted.

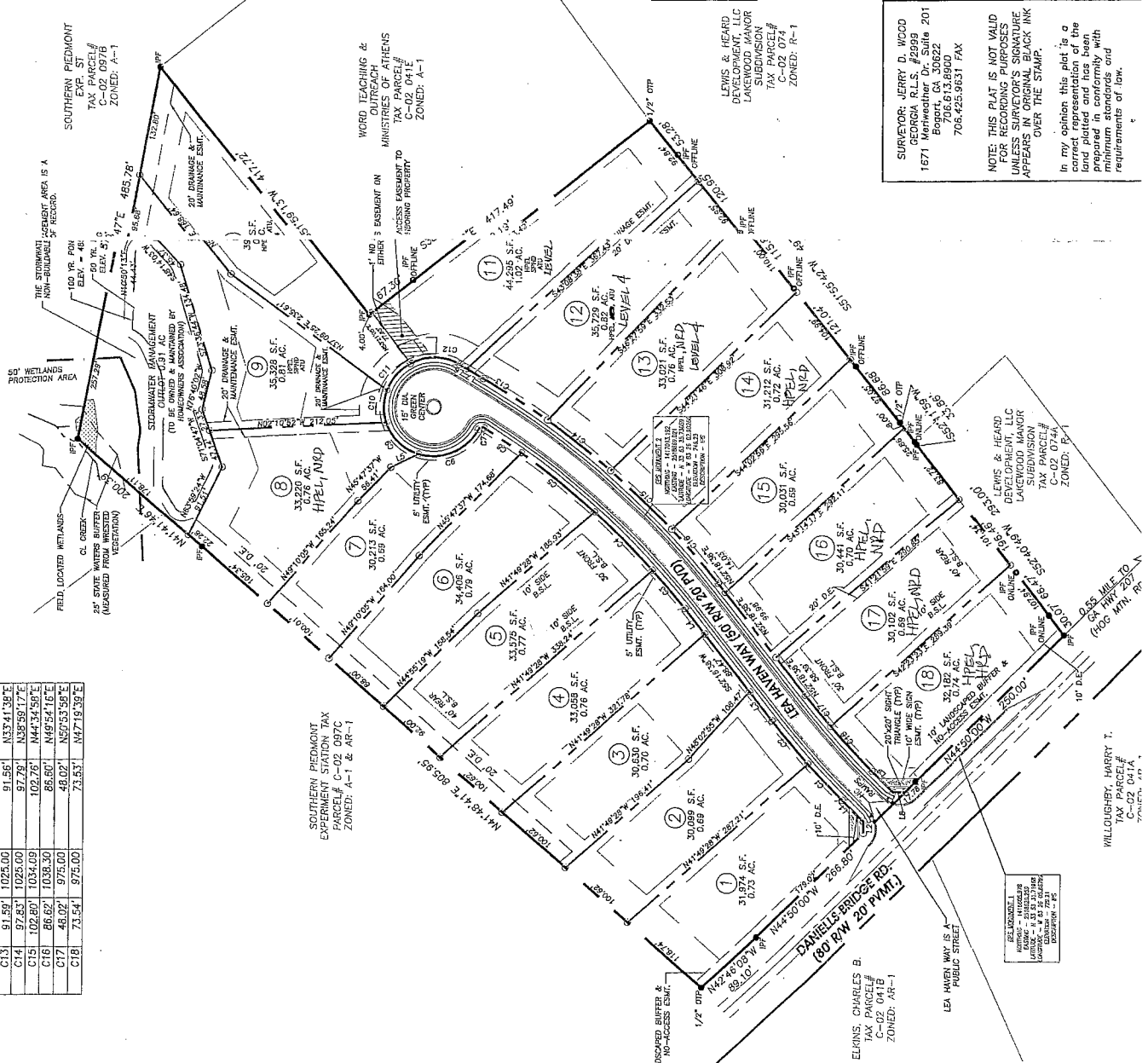
This plat has been calculated for closure and is found to be accurate within one foot in 182,800 feet.

Linear Measurement obtained using GTS 605  
Angular Measurement obtained using GTS 605  
Field Work completed 01-29-07



**GRAPHIC SCALE**

LINE TABLE	LENGTH	BEARING
L1	35.88'	S45°10'00"W
L2	14.14'	N89°50'00"W
L3	44.97'	S52°18'38"W
L4	38.97'	S52°18'38"W
L5	36.64'	N26°11'30"W
L6	8.70'	N31°08'02"E
L7	23.59'	N31°08'02"E
L8	14.14'	N00°10'00"E
L9	35.88'	S45°10'00"E



FILED IN CLERK'S OFFICE  
AT WAINSWILLE, GA  
07 MAY 21 PM 2:15  
DATE  
JERRY D. WOOD SURVEYOR

CURVE	LENGTH	RADIUS	CHORD LENGTH	BEARING
C1	60.83'	1025.00'	546°52'00"W	66.96'
C2	66.97'	1025.00'	580°28'19"W	66.96'
C3	61.15'	975.00'	580°30'45"W	61.15'
C4	100.13'	975.00'	545°46'21"W	100.09'
C5	113.30'	975.00'	539°30'04"W	113.24'
C6	84.40'	60.00'	522°31'33"E	77.81'
C7	8.35'	5.00'	S14°54'46"E	7.42'
C8	54.01'	975.00'	S34°35'05"W	54.44'
C9	40.05'	60.00'	N89°08'51"W	39.32'
C10	43.61'	60.00'	N49°12'05"W	42.85'
C11	62.32'	60.00'	N01°22'37"E	59.56'
C12	91.59'	1025.00'	N33°41'38"E	91.56'
C13	97.83'	1025.00'	N28°59'17"E	97.79'
C14	102.80'	1034.09'	N44°34'58"E	102.75'
C15	86.82'	1038.30'	N49°54'16"E	86.80'
C16	48.02'	975.00'	N50°53'58"E	48.02'
C17	73.54'	975.00'	N47°18'39"E	73.53'
C18	73.54'	975.00'	N47°18'39"E	73.53'

SURVEYOR: JERRY D. WOOD  
GEORGIA P.L.S. #2999  
1671 Meriwether Dr., Suite 201  
BOKSLEY, GA 30622  
706.613.8000  
706.425.9631 FAX

NOTE: THIS PLAT IS NOT VALID FOR RECORDING PURPOSES UNLESS SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLACK INK OVER THE STAMP.

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

WILLOUGHBY, HARRY T.  
TAX PARCEL #  
C-02 041E  
ZONED: AR-1

LEA HAVEN WAY IS A PUBLIC STREET

ELKINS, CHARLES B.  
TAX PARCEL #  
C-02 041F  
ZONED: AR-1