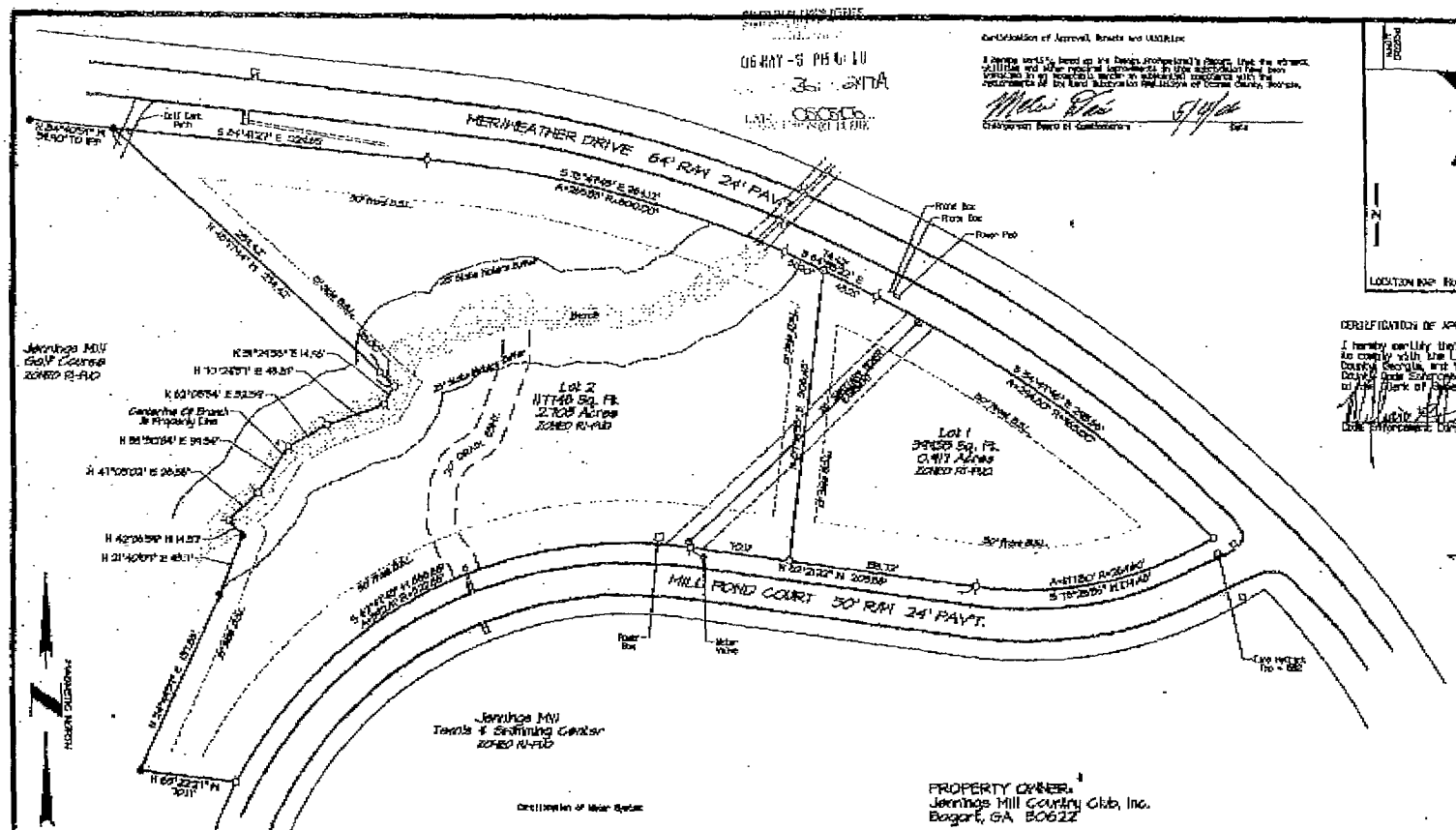
06 MAY -5 PM 4:10

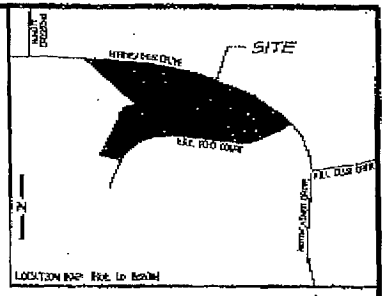
OCONEE CO. CLERK OF COURT

Certification of Approval, Streets and Utilities

I hereby certify, based on the design professional's report, that the streets, utilities and other required improvements in the subdivision have been installed in an acceptable manner and in substantial compliance with the requirements of the land subdivision regulations of Oconee County, Georgia.

Chairman Board of Commissioners — Date





LOCATION MAP Not to Scale

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision shown hereon has been found to comply with the Land Subdivision Regulations of Oconee County, Georgia, and that it has been approved by the Oconee County Code Enforcement Department for recording in the office of the Clerk of Superior Court of Oconee County, Georgia.

Code Enforcement Director — Date 5-2-06

HEALTH DEPARTMENT CERTIFICATION

The lots shown have been reviewed by the Oconee County Health Department and septic for the following lots _____ are noted and approved for subdivision development. Each lot must be reviewed for final septic tank system placement prior to the issuance of a building permit.

Health Department — Date 5-2-06

Health Department Stamp

PROPERTY OWNER:
Jennings Mill Country Club, Inc.
Bogart, GA 30622

AUTHORIZED AGENT:
John Williams
(706)-310-0400

PB 36/247A

According to F.I.R.M. Community Panel No. 130483 0030 B, effective date July 17, 1984 this property is not located in a 100 Year Flood Plain.

R.L.S. — Number 2049

SURVEYOR'S CERTIFICATION

I hereby certify 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 that angular and linear data and acreage are correctly shown.

R.L.S. — Number 2049

Certification of Water System

I hereby certify that the community or public water supply and distribution system installed or to be installed within the plans for approval and/or existing in the subdivision that should hereto meet the requirements of the Oconee Co. Utility Department.

Date 5-1-2006

Department Head OUD

CERTIFICATION OF SEWER SYSTEM

I hereby certify that the community or public sewage collection and disposal system installed or to be installed in the subdivision shown on the plat attached hereto meets the requirements of the Utility Department.

Date _____

Department Head OUD

CERTIFICATION OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I (we) adopt this plan of subdivision, establish the minimum building setback lines and dedicate all streets, alleys, walkways, well lots and other open spaces to public use as noted.

Owner — Date

NOTES:
THIS PROPERTY IS ZONED R1-RID
TOTAL AREA OF PROPERTY BEING SUBDIVIDED: 3.522 Acres
LOT 1 = 0.817 Acres and LOT 2 = 2.705 Acres
THIS PLAT REPRESENTS A SUBDIVISION OF
TAX MAP C 21 OBA
EACH LOT WILL BE REQUIRED TO HAVE ITS OWN INDIVIDUAL SEPTIC TANK AND DRAIN FIELD
LOT ADDRESSES WILL BE ASSIGNED UPON ISSUANCE OF DRIVEWAY PERMIT.

REFERENCE:
PLAT BOOK 24 PAGE 16
DEED BOOK 353 PAGE 137-138

GRAPHIC SCALE 1"=60'

0 60 120 180

● 3/8-Inch Pin Found ○ 3/8-Inch Pin Set ⊗ - Traverse Point ⊠ R/W Monument

OWNER'S CERTIFICATION

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 stake and monuments are as shown on this land have been placed.

Agent — Owner

Date — Date

DESIGN AND CONSTRUCTION CERTIFICATION

I hereby certify that all improvements have been designed and constructed in strict accordance with the approved Construction Plans, prepared by me or under my supervision, in full compliance with the Land Subdivision Regulations of Oconee County, Georgia latest edition and any amendments thereto and/or usual and customary professional practice.

By _____

Professional Registration No. 257
P.E. ___ R.L.S. ___ Other

FINAL PLAT FOR

Jennings Mill Country Club, Inc.

DATE 1998	COUNTY OCONEE	STATE GEORGIA	DATE 03-03-2006
DRAWN BY: Hand N.			
DWG NAME: LOGGER			
FIELD BOOK: P-108			

WOODS & CHARTAIN SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
125 SOUTHOLD ROAD
MONTEREY, P.O. BOX 2014 30650
(706)742-8337

REF. PLANT	LOGGA
PLAT CLOSURE	1/40000+
FIELD CLOSURE	1/10000+
AREA CLOSURE	2' per Acre

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2049 — TY N. WOODS

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2771 — LUKE D. CHARTAIN

2006-21