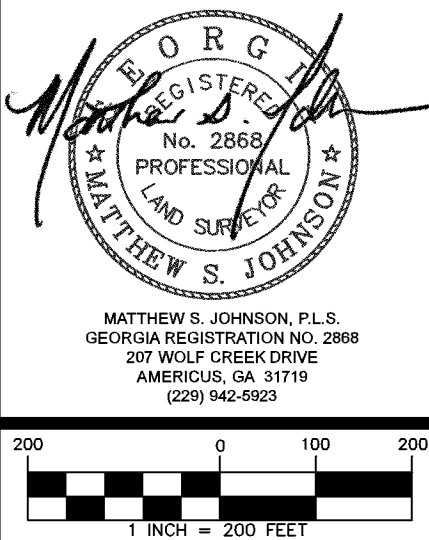


eFiled & eRecorded  
DATE: 2/2/2021  
TIME: 11:39 AM  
PLAT BOOK: 00040  
PAGE: 00150  
RECORDING FEES: \$10.00  
PARTICIPANT ID: 3110638142  
CLERK: Stacy K. Haralson  
Harris County, GA  
NOTE: PLAT



THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

**TRINITY LAND SURVEYING**  
BOUNDARY - SUBDIVISION - ALTA / ACSM - TOPOGRAPHIC

FINAL SUBDIVISION PLAT FOR  
SAWDUST COVE SUBDIVISION  
LOCATED IN LAND LOT 105  
20TH LAND DISTRICT  
HARRIS COUNTY, GEORGIA  
DECEMBER 16, 2020

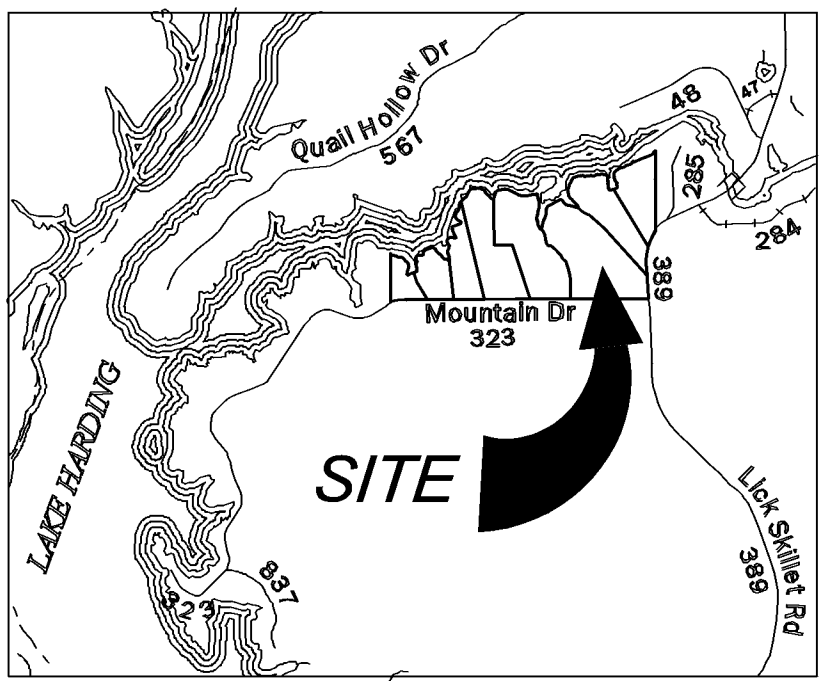
This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67 as amended by HB1004 (2016), in that where a conflict exists between those two sets of specifications, the requirements of law prevail. It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The linear and angular measurements shown on this plat were obtained by using TOPCON HIPER II/V base and rover GPS receivers, in combination with a TOPCON GS-3 ROBOTIC TOTAL STATION. The relative positional accuracy obtained on the points utilized in this survey were less than or equal to 0.02' horizontal at the 95% confidence level. Distances shown hereon are ground distances obtained from grid measurements using a combined scale factor. This plat was calculated for closure and is found to have a minimum plat closure of one foot in 228,639 feet. The field survey was completed on 5/6/2020.

**SURVEYOR'S CERTIFICATION (I)  
JURISDICTIONAL APPROVAL**

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property 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. The following governmental bodies have approved this map, plat, or plan for filing:

This survey and certification given hereon is valid only if recorded in the office of the Clerk of Court in its original form by Matthew S. Johnson as shown by the participant in the Clerk's stamp in the upper left corner of this plat. No other uses are authorized by this surveyor.

*Matthew S. Johnson*  
MATTHEW S. JOHNSON GA RLS #2868



**WATER SYSTEM APPROVAL**  
"I hereby certify that the community or public water supply and distribution system installed or to be installed, and/or the plan for private water supplies in the subdivision plat attached hereto meet the requirements of the Health Department or Water Department."

Date: 1-4-21

Health Officer:

Water Department:

**SEWAGE SYSTEM APPROVAL**  
"I hereby certify that the community or public sewerage collection and disposal system installed or to be installed, and/or the plans for private sewerage disposal system in the subdivision plat attached hereto meet the requirements of the Health Department. Lot Number(s): 1-8 is are not approved for private sewerage disposal systems."

Date: 12-18-20

Health Officer:

**STREETS AND DRAINAGE APPROVAL**  
"I hereby certify that the streets and drainage in this subdivision have been installed in an acceptable manner and meet all the requirements of the Land Subdivision Regulations of Harris County."

Date: 12/18/2020

Director of Public Works:

**Health Department notes:**

Approval of this subdivision is based on soil analysis submitted by Eric Hamilton and reviewed by the Harris County Health Department for the construction of 3 or 4 bedroom homes only and are approved for subdivision development as noted. Each lot must be reviewed and approved for onsite sewage management system placement prior to the issuance of a construction permit. Approval of each lot individually will be based on further work done as each lot is permitted. Lots may require pumps. Square footage of useable soil is noted within each lot shown hereon.

*Sandra Wilson* 12/18/2020  
Harris County Health Dept Date

"I hereby certify that the subdivision plat shown hereon has been found to comply with the Land Subdivision Regulations of Harris County and that it has been approved by the Harris County Planning Commission for recording in the office of the Clerk of Superior Court of Harris County, Georgia."

Date: 12/21/2020

*Richard Wilson*  
Chairman, Harris County Planning Commission

Secretary, Harris County Planning Commission

**CERTIFICATE 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 and other open spaces to public use as noted."

Date: 12/21/2020  
Owner: *Richard Wilson*

**Owner's Certification:**

State of Georgia, Harris County

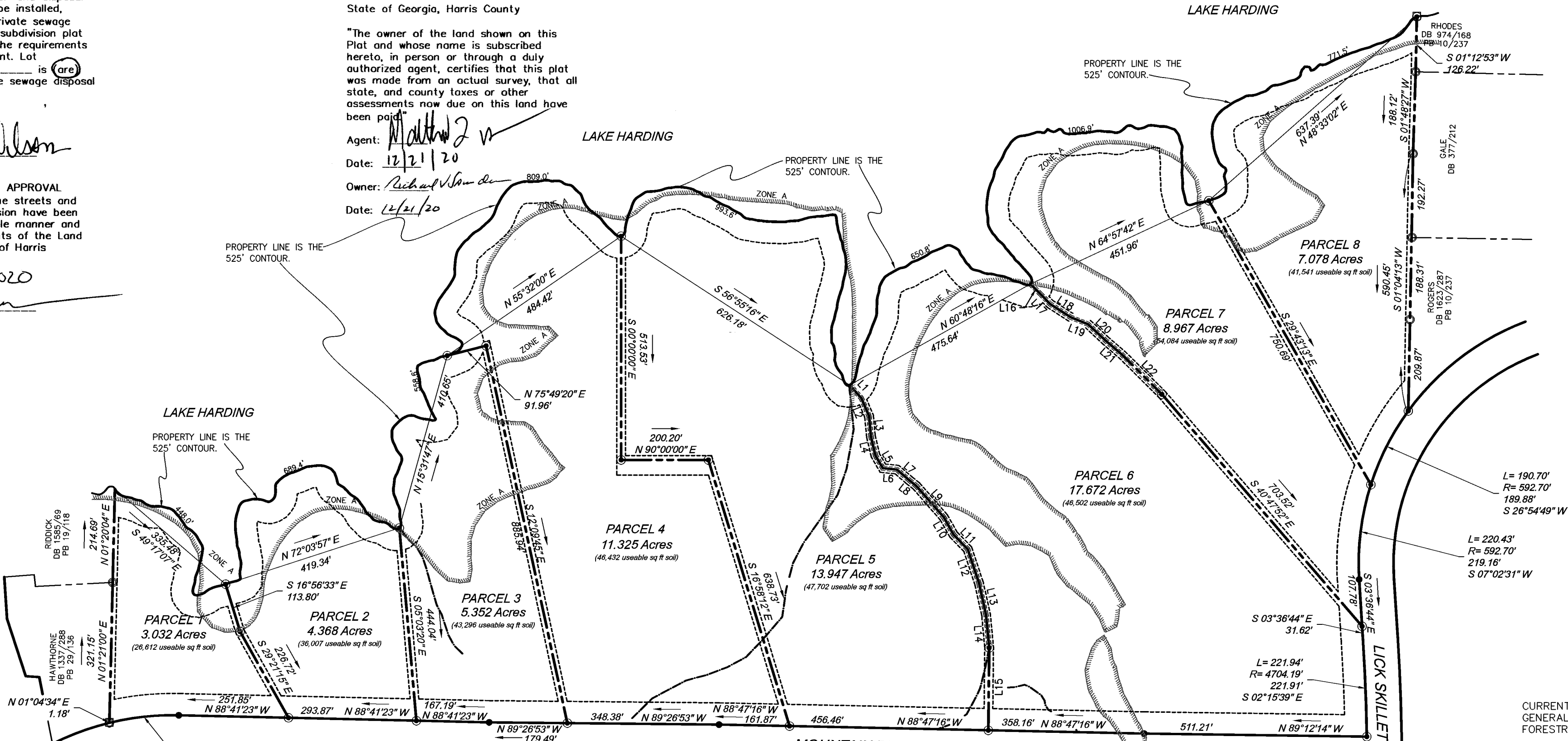
"The owner of the land shown on this Plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, that all state, and county taxes or other assessments now due on this land have been paid."

Agent: *Matthew S. Johnson*

Date: 12/21/20

Owner: *Richard Wilson*

Date: 12/21/20



LINE	BEARING	DISTANCE
L1	S 41°46'15" E	40.35'
L2	S 23°11'55" E	44.40'
L3	S 05°28'39" E	47.51'
L4	S 13°25'52" E	44.62'
L5	S 30°01'06" E	33.67'
L6	S 84°17'22" E	32.55'
L7	S 49°11'06" E	37.66'
L8	S 51°20'25" E	20.74'
L9	S 41°08'58" E	95.49'
L10	S 29°26'44" E	46.12'
L11	S 44°25'58" E	46.27'
L12	S 18°17'34" E	82.55'
L13	S 12°34'59" E	74.34'
L14	S 05°22'16" E	76.13'
L15	S 00°36'51" W	188.97'
L16	S 45°00'00" E	33.90'
L17	S 44°08'42" E	30.69'
L18	S 57°13'30" E	56.24'
L19	S 68°14'19" E	42.65'
L20	S 46°54'08" E	56.45'
L21	S 49°25'32" E	50.46'
L22	S 45°11'16" E	127.01'

NOTE: AREAS SHOWN  
HEREON ARE COMPUTED TO  
THE 525' CONTOUR

CURRENT ZONING IS A-1  
GENERAL AGRICULTURAL AND  
FORESTRY DISTRICT

BUILDING SETBACK LINES SHOWN  
HEREON AS FOLLOWS:

FRONT: 50 FEET  
SIDE: 10 FEET  
SIDE OF DWELLING OF MORE THAN 1  
STORY: 12 FEET  
REAR: 35 FEET