

FILED IN CLERK'S OFFICE
SUPERIOR COURSE
JAN 31 AM 12:06
JOHN M. LITTLE
RE. 2 PGS. 77
ZONED AR-1
DATE
OF THE PLAN
A. H. TAYLOR, CLERK

LINE	ARC	BEARING	DISTANCE	COORD.
C1	S	120.50	389.50	120.50
C2	S	71.65	202.50	120.50
C3	S	156.91	282.00	120.50
C4	S	120.50	282.00	120.50
C5	S	156.91	282.00	120.50
C6	S	71.65	202.50	120.50
C7	S	120.50	389.50	120.50
C8	S	120.50	389.50	120.50
C9	S	71.65	202.50	120.50
C10	S	156.91	282.00	120.50
C11	S	120.50	282.00	120.50
C12	S	71.65	202.50	120.50
C13	S	156.91	282.00	120.50
C14	S	120.50	282.00	120.50
C15	S	71.65	202.50	120.50
C16	S	156.91	282.00	120.50
C17	S	120.50	282.00	120.50
C18	S	71.65	202.50	120.50
C19	S	156.91	282.00	120.50
C20	S	120.50	282.00	120.50
C21	S	71.65	202.50	120.50
C22	S	156.91	282.00	120.50

LINE	BEARING	DISTANCE
L1	S 22 1/4° W	32.00
L2	N 62 1/4° W	24.30
L3	N 62 1/4° W	36.30
L4	N 85 1/2° W	25.87
L5	S 88 33 1/8° W	180.50
L6	N 64 1/2° W	26.30
L7	S 16 1/2° W	177.25
L8	S 17 1/2° W	205.51
L9	N 72 1/2° E	112.33
L10	N 1 1/2° E	39.00
L11	S 87 1/2° W	39.00
L12	N 87 1/2° W	112.33
L13	N 1 1/2° E	39.00
L14	N 62 1/4° W	24.30
L15	S 22 1/4° W	32.00
L16	S 22 1/4° W	32.00
L17	N 62 1/4° W	24.30
L18	N 62 1/4° W	24.30
L19	N 85 1/2° W	25.87
L20	S 88 33 1/8° W	180.50
L21	N 64 1/2° W	26.30
L22	S 16 1/2° W	177.25
L23	S 17 1/2° W	205.51
L24	N 72 1/2° E	112.33
L25	N 1 1/2° E	39.00
L26	N 1 1/2° E	39.00
L27	N 87 1/2° W	39.00
L28	N 87 1/2° W	112.33
L29	N 1 1/2° E	39.00
L30	N 62 1/4° W	24.30
L31	S 22 1/4° W	32.00
L32	S 22 1/4° W	32.00
L33	N 62 1/4° W	24.30
L34	N 62 1/4° W	24.30
L35	N 85 1/2° W	25.87
L36	S 88 33 1/8° W	180.50
L37	N 64 1/2° W	26.30
L38	S 16 1/2° W	177.25
L39	S 17 1/2° W	205.51
L40	N 72 1/2° E	112.33
L41	N 1 1/2° E	39.00

LINE	BEARING	DISTANCE
L39	S 88 33 1/8° W	180.50
L40	N 64 1/2° W	26.30
L41	S 16 1/2° W	177.25
L42	S 17 1/2° W	205.51
L43	N 72 1/2° E	112.33
L44	N 1 1/2° E	39.00
L45	N 1 1/2° E	39.00
L46	N 87 1/2° W	39.00
L47	N 87 1/2° W	112.33
L48	N 1 1/2° E	39.00
L49	N 62 1/4° W	24.30
L50	S 22 1/4° W	32.00
L51	S 22 1/4° W	32.00
L52	N 62 1/4° W	24.30
L53	N 62 1/4° W	24.30
L54	N 85 1/2° W	25.87
L55	S 88 33 1/8° W	180.50
L56	N 64 1/2° W	26.30
L57	S 16 1/2° W	177.25
L58	S 17 1/2° W	205.51
L59	N 72 1/2° E	112.33
L60	N 1 1/2° E	39.00
L61	N 1 1/2° E	39.00
L62	N 87 1/2° W	39.00
L63	N 87 1/2° W	112.33
L64	N 1 1/2° E	39.00
L65	N 62 1/4° W	24.30
L66	S 22 1/4° W	32.00
L67	S 22 1/4° W	32.00
L68	N 62 1/4° W	24.30
L69	N 62 1/4° W	24.30
L70	N 85 1/2° W	25.87
L71	S 88 33 1/8° W	180.50
L72	N 64 1/2° W	26.30
L73	S 16 1/2° W	177.25
L74	S 17 1/2° W	205.51
L75	N 72 1/2° E	112.33
L76	N 1 1/2° E	39.00

LINE	BEARING	DISTANCE
L74	N 62 1/4° W	24.30
L75	S 22 1/4° W	32.00
L76	S 22 1/4° W	32.00
L77	N 62 1/4° W	24.30
L78	N 62 1/4° W	24.30
L79	N 85 1/2° W	25.87
L80	S 88 33 1/8° W	180.50
L81	N 64 1/2° W	26.30
L82	S 16 1/2° W	177.25
L83	S 17 1/2° W	205.51
L84	N 72 1/2° E	112.33
L85	N 1 1/2° E	39.00
L86	N 1 1/2° E	39.00
L87	N 87 1/2° W	39.00
L88	N 87 1/2° W	112.33
L89	N 1 1/2° E	39.00
L90	N 62 1/4° W	24.30
L91	S 22 1/4° W	32.00
L92	S 22 1/4° W	32.00
L93	N 62 1/4° W	24.30
L94	N 62 1/4° W	24.30
L95	N 85 1/2° W	25.87
L96	S 88 33 1/8° W	180.50
L97	N 64 1/2° W	26.30
L98	S 16 1/2° W	177.25
L99	S 17 1/2° W	205.51
L100	N 72 1/2° E	112.33
L101	N 1 1/2° E	39.00
L102	N 1 1/2° E	39.00
L103	N 87 1/2° W	39.00
L104	N 87 1/2° W	112.33
L105	N 1 1/2° E	39.00
L106	N 62 1/4° W	24.30
L107	S 22 1/4° W	32.00
L108	S 22 1/4° W	32.00
L109	N 62 1/4° W	24.30
L110	N 62 1/4° W	24.30
L111	N 85 1/2° W	25.87
L112	S 88 33 1/8° W	180.50
L113	N 64 1/2° W	26.30
L114	S 16 1/2° W	177.25
L115	S 17 1/2° W	205.51
L116	N 72 1/2° E	112.33
L117	N 1 1/2° E	39.00
L118	N 1 1/2° E	39.00
L119	N 87 1/2° W	39.00
L120	N 87 1/2° W	112.33
L121	N 1 1/2° E	39.00
L122	N 62 1/4° W	24.30
L123	S 22 1/4° W	32.00
L124	S 22 1/4° W	32.00
L125	N 62 1/4° W	24.30

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 the or under my supervision in full compliance with the Land Subdivision Regulations of the State of Georgia, Georgia, latest edition, and any amendments thereto and/or legal and customary professional practice.
Date: 1/28/05
Signature: *[Signature]*
Professional Registration No. 145
P.E. R.L.S., L.A., V. (Check)

HEALTH CERTIFICATION
The lots shown have been reviewed by the Oconee County Health Department and, except for the following lot, as noted, are approved for subdivision development. Each lot must be reviewed for final septic tank system placement prior to the issuance of a building permit.
DATE: 1-28-05
HEALTH DEPARTMENT NO.: *[Signature]*
FILED 12:06 PM 01/31/2005 OCONEE COUNTY SUPERIOR COURT ANGELA ELDER-JOHNSON CLERK

REGISTERED PROFESSIONAL LAND SURVEYORS
WOODS & CHASTAIN SURVEYORS, INC.
125 SKITHTONIA ROAD
NINTH DISTRICT, GEORGIA 30623
(706)742-6595

SHEET NO. 2/4	FINAL PLAT FOR Pembrook Estates
DWG. NO. 225	COUNTY OCONEE STATE GEORGIA DATE 11-22-2004
DRAWN BY: MOSE H.	DISTRICT 12
DWG. NAME: GRANDD	FIELD OFFICE: 12/22/04
FIELD BOOK: P-102	SCALE: 1" = 40.00'

LINE	BEARING	DISTANCE
1	N 89° 00' 00" W	33.00
2	N 89° 00' 00" W	33.00
3	N 89° 00' 00" W	33.00
4	N 89° 00' 00" W	33.00
5	N 89° 00' 00" W	33.00
6	N 89° 00' 00" W	33.00
7	N 89° 00' 00" W	33.00
8	N 89° 00' 00" W	33.00
9	N 89° 00' 00" W	33.00
10	N 89° 00' 00" W	33.00
11	N 89° 00' 00" W	33.00
12	N 89° 00' 00" W	33.00
13	N 89° 00' 00" W	33.00
14	N 89° 00' 00" W	33.00
15	N 89° 00' 00" W	33.00
16	N 89° 00' 00" W	33.00
17	N 89° 00' 00" W	33.00
18	N 89° 00' 00" W	33.00
19	N 89° 00' 00" W	33.00
20	N 89° 00' 00" W	33.00

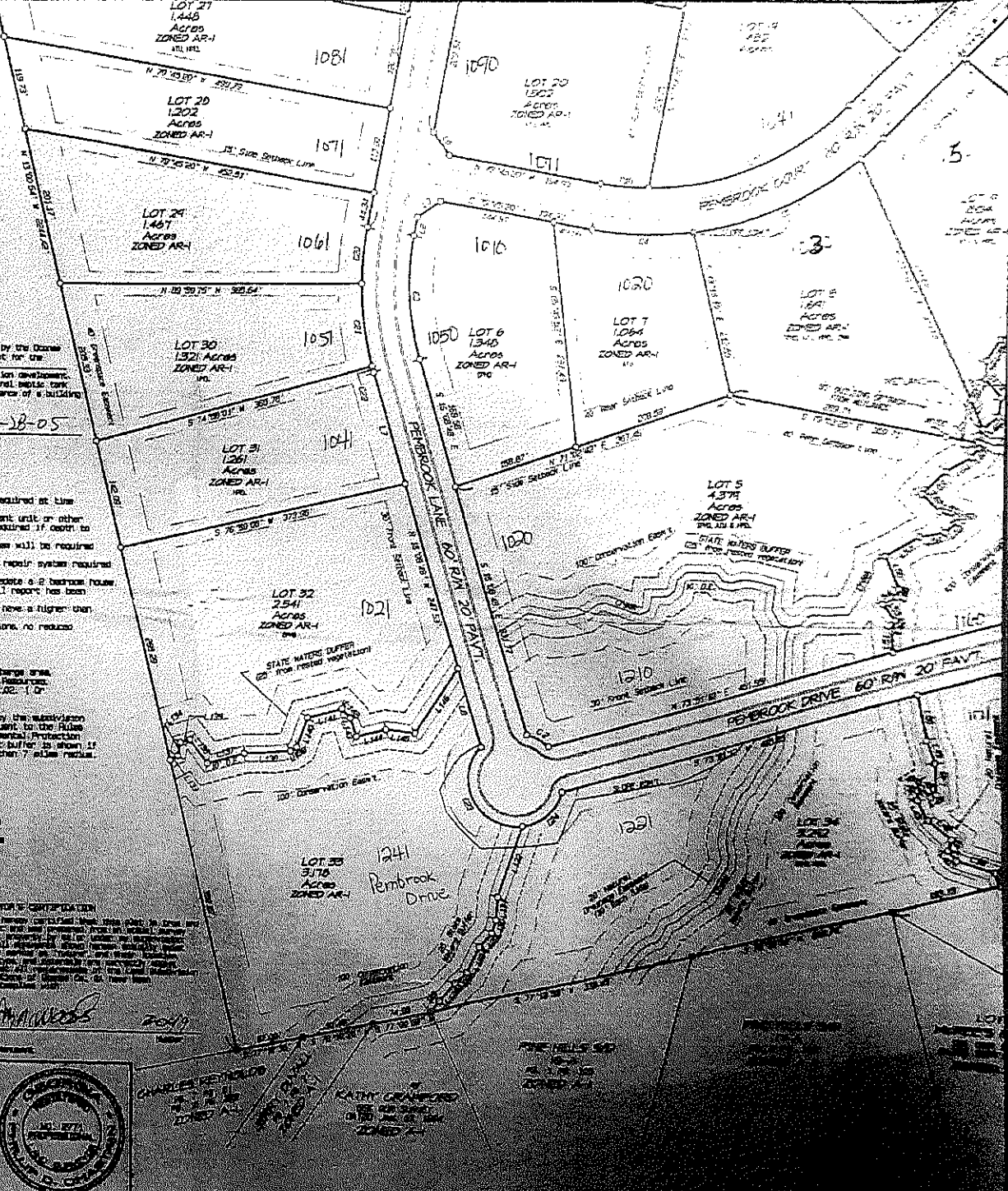
LINE	BEARING	DISTANCE
1	N 89° 00' 00" W	33.00
2	N 89° 00' 00" W	33.00
3	N 89° 00' 00" W	33.00
4	N 89° 00' 00" W	33.00
5	N 89° 00' 00" W	33.00
6	N 89° 00' 00" W	33.00
7	N 89° 00' 00" W	33.00
8	N 89° 00' 00" W	33.00
9	N 89° 00' 00" W	33.00
10	N 89° 00' 00" W	33.00
11	N 89° 00' 00" W	33.00
12	N 89° 00' 00" W	33.00
13	N 89° 00' 00" W	33.00
14	N 89° 00' 00" W	33.00
15	N 89° 00' 00" W	33.00
16	N 89° 00' 00" W	33.00
17	N 89° 00' 00" W	33.00
18	N 89° 00' 00" W	33.00
19	N 89° 00' 00" W	33.00
20	N 89° 00' 00" W	33.00

LINE	BEARING	DISTANCE
1	N 89° 00' 00" W	33.00
2	N 89° 00' 00" W	33.00
3	N 89° 00' 00" W	33.00
4	N 89° 00' 00" W	33.00
5	N 89° 00' 00" W	33.00
6	N 89° 00' 00" W	33.00
7	N 89° 00' 00" W	33.00
8	N 89° 00' 00" W	33.00
9	N 89° 00' 00" W	33.00
10	N 89° 00' 00" W	33.00
11	N 89° 00' 00" W	33.00
12	N 89° 00' 00" W	33.00
13	N 89° 00' 00" W	33.00
14	N 89° 00' 00" W	33.00
15	N 89° 00' 00" W	33.00
16	N 89° 00' 00" W	33.00
17	N 89° 00' 00" W	33.00
18	N 89° 00' 00" W	33.00
19	N 89° 00' 00" W	33.00
20	N 89° 00' 00" W	33.00

LINE	BEARING	DISTANCE
1	N 89° 00' 00" W	33.00
2	N 89° 00' 00" W	33.00
3	N 89° 00' 00" W	33.00
4	N 89° 00' 00" W	33.00
5	N 89° 00' 00" W	33.00
6	N 89° 00' 00" W	33.00
7	N 89° 00' 00" W	33.00
8	N 89° 00' 00" W	33.00
9	N 89° 00' 00" W	33.00
10	N 89° 00' 00" W	33.00
11	N 89° 00' 00" W	33.00
12	N 89° 00' 00" W	33.00
13	N 89° 00' 00" W	33.00
14	N 89° 00' 00" W	33.00
15	N 89° 00' 00" W	33.00
16	N 89° 00' 00" W	33.00
17	N 89° 00' 00" W	33.00
18	N 89° 00' 00" W	33.00
19	N 89° 00' 00" W	33.00
20	N 89° 00' 00" W	33.00

GRAFFITH - JONES PARTNERS, LLP
 ARCHITECTS
 2000 Peachtree Road, Suite 1000
 Atlanta, GA 30309
 Phone: 404.263.3333
 Fax: 404.263.3334
 www.graffith-jones.com

HEALTH CERTIFICATION
 The lots shown have been reviewed by the County Health Department and found to meet the following conditions:
 - All lots are located in a sewer service area.
 - All lots are located in a water service area.
 - All lots are located in a storm water service area.
 - All lots are located in a fire service area.
 - All lots are located in a police service area.



SHEET NO. 3/4

GRAPHIC SCALE 1" = 100'

WOODS & CHASTAIN SURVEYORS, INC.
 PROFESSIONAL LAND SURVEYORS
 1100 BETHUNE ROAD
 NORTLAKE, GEORGIA 30082
 Phone: 404.488.1100



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 89° 27' 47" W	30.00	L101	N 89° 27' 47" E	30.00
L2	N 0° 00' 00" E	24.30	L102	N 0° 00' 00" E	24.30
L3	S 89° 27' 47" W	30.00	L103	N 89° 27' 47" E	30.00
L4	N 0° 00' 00" E	24.30	L104	N 0° 00' 00" E	24.30
L5	S 89° 27' 47" W	30.00	L105	N 89° 27' 47" E	30.00
L6	N 0° 00' 00" E	24.30	L106	N 0° 00' 00" E	24.30
L7	S 89° 27' 47" W	30.00	L107	N 89° 27' 47" E	30.00
L8	N 0° 00' 00" E	24.30	L108	N 0° 00' 00" E	24.30
L9	S 89° 27' 47" W	30.00	L109	N 89° 27' 47" E	30.00
L10	N 0° 00' 00" E	24.30	L110	N 0° 00' 00" E	24.30
L11	S 89° 27' 47" W	30.00	L111	N 89° 27' 47" E	30.00
L12	N 0° 00' 00" E	24.30	L112	N 0° 00' 00" E	24.30
L13	S 89° 27' 47" W	30.00	L113	N 89° 27' 47" E	30.00
L14	N 0° 00' 00" E	24.30	L114	N 0° 00' 00" E	24.30
L15	S 89° 27' 47" W	30.00	L115	N 89° 27' 47" E	30.00
L16	N 0° 00' 00" E	24.30	L116	N 0° 00' 00" E	24.30
L17	S 89° 27' 47" W	30.00	L117	N 89° 27' 47" E	30.00
L18	N 0° 00' 00" E	24.30	L118	N 0° 00' 00" E	24.30
L19	S 89° 27' 47" W	30.00	L119	N 89° 27' 47" E	30.00
L20	N 0° 00' 00" E	24.30	L120	N 0° 00' 00" E	24.30

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L21	S 89° 27' 47" W	30.00	L121	N 89° 27' 47" E	30.00
L22	N 0° 00' 00" E	24.30	L122	N 0° 00' 00" E	24.30
L23	S 89° 27' 47" W	30.00	L123	N 89° 27' 47" E	30.00
L24	N 0° 00' 00" E	24.30	L124	N 0° 00' 00" E	24.30
L25	S 89° 27' 47" W	30.00	L125	N 89° 27' 47" E	30.00
L26	N 0° 00' 00" E	24.30	L126	N 0° 00' 00" E	24.30
L27	S 89° 27' 47" W	30.00	L127	N 89° 27' 47" E	30.00
L28	N 0° 00' 00" E	24.30	L128	N 0° 00' 00" E	24.30
L29	S 89° 27' 47" W	30.00	L129	N 89° 27' 47" E	30.00
L30	N 0° 00' 00" E	24.30	L130	N 0° 00' 00" E	24.30
L31	S 89° 27' 47" W	30.00	L131	N 89° 27' 47" E	30.00
L32	N 0° 00' 00" E	24.30	L132	N 0° 00' 00" E	24.30
L33	S 89° 27' 47" W	30.00	L133	N 89° 27' 47" E	30.00
L34	N 0° 00' 00" E	24.30	L134	N 0° 00' 00" E	24.30
L35	S 89° 27' 47" W	30.00	L135	N 89° 27' 47" E	30.00
L36	N 0° 00' 00" E	24.30	L136	N 0° 00' 00" E	24.30
L37	S 89° 27' 47" W	30.00	L137	N 89° 27' 47" E	30.00
L38	N 0° 00' 00" E	24.30	L138	N 0° 00' 00" E	24.30
L39	S 89° 27' 47" W	30.00	L139	N 89° 27' 47" E	30.00
L40	N 0° 00' 00" E	24.30	L140	N 0° 00' 00" E	24.30

FILED
12:06 PM
01/31/2005
OCONEE COUNTY SUPERIOR COURT
ANGELA ELDER-JOHNSON
CLERK

Owner's Certification: BK 35 PG 198

The search of the land records on this plat and where there is a discrepancy between the same and a duly authorized agent, certifies that this plat was made from an actual survey, and that all lines and corner marks are correctly shown as they exist on the ground.

Certification of Developer and Designer
I do hereby certify that I have seen the plan of subdivision, including the original survey, and the original plat, and that the same are correct and true as shown on the plan of subdivision, and that I have no objection to the same being recorded.

Date: 1/19/05

20% MAINTENANCE RIGHT OF WAY
I hereby certify that acceptable security in the amount of \$100,000.00 has been received to secure the right-of-way for a period of 2 years within required maintenance for the plat attached hereto in the event of default by the developer, in accordance with the requirements of the land subdivision regulations of Oconee County, Georgia.

Signature: [Signature] Date: 1-28-05
Chairman Board of Commissioners

Property Owner/ Developer:
MORRIS MILL PARTNERS
P.O. Box 741
1411 New High Shoals Road
Wadleyville, GA 30677
(706)-202-4607

Authorized Agent:
Boal Johnson & Company
1501 Jennings Mill Road
Building 500 Suite A
Bozart, GA 30622
(706)-543-0407

BURVEYOR'S CERTIFICATION
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 bearings and distances shown are correctly shown, and that all requirements of the Land Subdivision Regulations of Oconee Co., GA have been fully complied with.

Signature: Amy McCreesh
R.L.S. Number: 2049

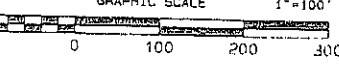


FINAL PLAT FOR
PEMBROOK ESTATES

DISTRICT: 225 COUNTY: OCONEE STATE: GEORGIA DATE: 11-23-2004 DISTRICT: LEGA
DRAWN BY: MRC/PL PLAT: D0006 FIELD: 1471747
DNG NAME: WOODS & CHASTAIN SURVEYORS, INC. PROFESSIONAL LAND SURVEYORS
FIELD BOOK: CRANFORD
FIELD BOOK: D-107

125 SHERWOOD ROAD
MONTICELLO, GEORGIA 30683
(706)742-6596

MADE: 01/23/05
SCALE: 2" = 100'



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, and all other applicable laws and regulations.

Signature: [Signature] Date: 1-28-05
Professional Registration No. 145
R.L.S. Number: [Number]

HEALTH CERTIFICATION
The lots shown have been reviewed by the Oconee County Health Department and, except for the following lots, no other improvements, such as, but not limited to, sewage treatment systems, are shown on this plat, and no other improvements, such as, but not limited to, sewage treatment systems, are shown on this plat, and no other improvements, such as, but not limited to, sewage treatment systems, are shown on this plat.

Signature: [Signature] Date: 1-28-05
Health Officer: [Name]

CERTIFICATION OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown herein has been found to comply with the Land Subdivision Regulations of Oconee County, Georgia, and that it has been approved by the Oconee County Board of Commissioners for recording in the office of the Clerk of Superior Court of Oconee County, Georgia.

Signature: [Signature] Date: 1-28-05
Clerk of Superior Court

