

ENGINEER CERTIFICATE
 IT IS HEREBY CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ORIGINAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION. THAT ALL MEASUREMENTS THEREON WERE MADE ACCURATELY AND THAT THE LOCATION, AREA, TYPE AND EXTENT ARE CORRECTLY SHOWN AND THAT THE REQUIREMENTS OF THE HALL COUNTY SUBDIVISION REGULATIONS HAVE BEEN MET.
 BY: Quentin M. Dixon REGISTERED CIVIL ENGINEER NO. 1232
 DATE: 11/16/86

OWNER DEDICATION CERTIFICATE
 THE OWNER OF THE LAND SHOWN ON THIS PLAN AND WHOSE NAME IS SUBMITTED HERETO AND IN PURSUENCE OF THE HALL COUNTY PLANNING COMMISSION HAS HEREBY ACKNOWLEDGED THAT THIS PLAN WAS MADE FROM AN ORIGINAL SURVEY AND DEDICATED TO THE USE OF THE PUBLIC FOR THE LOCATION, AREA, TYPE AND EXTENT AS CORRECTLY SHOWN AND THAT THE REQUIREMENTS OF THE HALL COUNTY SUBDIVISION REGULATIONS HAVE BEEN MET.
 SUBDIVISION: PHOENIX INVESTMENTS OWNER: Phoenix Investments, Inc.
 DATE: 11/16/86

COUNTY ENGINEER APPROVED
 COUNTY ENGINEER: _____ DATE: _____
 HEALTH DEPARTMENT APPROVED: _____ DATE: 1/16/86
 APPROVED BY: _____ DATE: _____

PLANNING COMMISSION
 PURSUANT TO THE HALL COUNTY SUBDIVISION REGULATIONS, THIS PLAN WAS GIVEN APPROVAL BY THE HALL COUNTY PLANNING COMMISSION AT THE SETTING HELD FOR THE PURPOSE OF THE HEARING ON THIS PLAN. THE APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF THE APPROVAL GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS.
 BY: _____ CHAIRMAN, PLANNING COMMISSION
 DATE: _____

BOARD OF COMMISSIONERS
 THE PLAN SHOWN ON THIS PLAN IS APPROVED BY THE BOARD OF COMMISSIONERS OF HALL COUNTY ACCORDING TO THE HALL COUNTY SUBDIVISION REGULATIONS. THE APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF THE APPROVAL GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS.
 BY: _____ CLERK, BOARD OF COMMISSIONERS
 DATE: _____

BOARD OF COMMISSIONERS
 LOCATIONS AND DIMENSIONS OF LAND SHOWN ON THIS PLAN FOR STREETS AND OTHER PUBLIC USES ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY RESOLUTION OF THE BOARD OF COMMISSIONERS OF HALL COUNTY.
 BY: _____ CLERK, BOARD OF COMMISSIONERS
 DATE: _____

PROTECTIVE COVENANTS
 1. LOTS SHOWN SHALL BE USED FOR SINGLE FAMILY RESIDENCE PURPOSES ONLY.
 2. NO LOT SHALL BE SUBDIVIDED INTO MORE THAN ONE HOUSE OR BE ERRECTED ON ANY ONE LOT.
 3. NO HOUSE SHALL BE ERRECTED OR REBUILT ON ANY LOT TO BE USED AS A SECOND HOME OR SECONDARY RESIDENCE.
 4. NO TEMPORARY HOUSE, SHED, TENT, OR TRAILER SHALL BE ERRECTED OR PLACED ON ANY LOT AS A RESIDENCE, SCHOOL, CHURCH, OR RECREATIONAL.
 5. ALL COUNTY ZONING RESTRICTIONS APPLICABLE TO THIS PROPERTY SHALL BE OBSERVED.
 6. THE MINIMUM SQUARE FOOTAGE OF FLOOR SPACE TO BE 700 SQ. FT.
 7. NO HOUSE SHALL BE WIDER A FRONT STREET THAN BUILDING LINE SHOWN ON THIS PLAN FOR REAR AND SIDE YARD SHALL BE 5 FEET, REAR YARD SHALL BE 10 FEET.
 8. THE DEVELOPER SHALL DESIGN AND APPROVE ALL ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
 OWNER: Phoenix Investments, Inc. DATE: 11/16/86

GENERAL NOTES
 1. ZONING: R-1
 2. LOTS SHOWN ARE FOR SINGLE FAMILY USE ONLY.
 3. TOTAL NUMBER OF LOTS IS 6.
 4. LOTS SHALL HAVE 5000 SQUARE FEET OF YARD AREA.
 5. BOUNDARY INFORMATION BASED ON PLAN BY PRECISION PLANNING, INC. 11/16/86.
 6. ALL LOTS TO BE SERVED BY SEWER TANKS.
 7. PAVES PROVIDED BY INDIVIDUAL PLOTS.
 8. FINDER PROVIDED BY JACKSON F.L.P. THE MOUNTAIN HOME TRAIL.
 9. INDIVIDUAL SITE STUDY REQUIRED ON EACH LOT BY HALL COUNTY HEALTH DEPARTMENT. LOTS SUBJECT TO DISAPPROVAL UPON EVALUATION OF THE PLAN IN FIELD.
 10. ROAD PAVES 11' AT 11' WIDE.
 11. LOTS TO BE SERVED BY SEWER TANKS.

CLOSURE STATEMENT
 A TOPCON STATION TOTAL STATION WAS USED TO OBTAIN THE BEARING AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN.
 THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED WAS A CLOSED POLYGON AND WAS ADJUSTED USING THE METHOD OF LEAST SQUARES ADJUSTMENT.
 THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

SCALE CHART
 1" = 100 FEET
 1" = 200 FEET
 1" = 300 FEET
 1" = 400 FEET

LEGEND
 1. BOUNDARY LINE
 2. PROPERTY LINE
 3. UTILITY LINE
 4. POWER LINE
 5. EASEMENT
 6. RIGHT OF WAY
 7. FINDER
 8. PROPERTY CLERK
 9. POWER LINE

SCALE
 100' 50' 0' 100' 200' 300' 400'

THIS PLAN RECORDED IN PLAT BOOK _____ PAGE _____ HALL COUNTY RECORDS

PHOENIX INVESTMENTS
 DEVELOPER
 1000 N. 10TH ST.
 LAWRENCEVILLE, GEORGIA 30045
 (404) 875-1111

PRECISION PLANNING, INC.
 CONSULTING PLANNERS & ENGINEERS
 1000 N. 10TH ST.
 LAWRENCEVILLE, GEORGIA 30045
 (404) 875-1111

FINAL PLAN FOR PHOENIX INVESTMENTS
 FINAL PLAN OF
HERITAGE CROSSING
 UNIT ONE
 GEORGIA MULTI-DISTRICT 1408 HALL COUNTY, GEORGIA

DATE: 11/16/86 SCALE: 1" = 100'

OWNER: Phoenix Investments, Inc. Project No.: P 86-044
DATE: 11/16/86 SHEET No.: 1 OF 1
DRAWN BY: MD FILE No.: _____



RECORDING AND APPEAL OFFICERS
 HALL COUNTY PLANNING COMMISSION
 1000 N. 10TH ST.
 LAWRENCEVILLE, GEORGIA 30045
 (404) 875-1111



Recorded January 8, 1986
 Dwight A. Dixon, Clerk