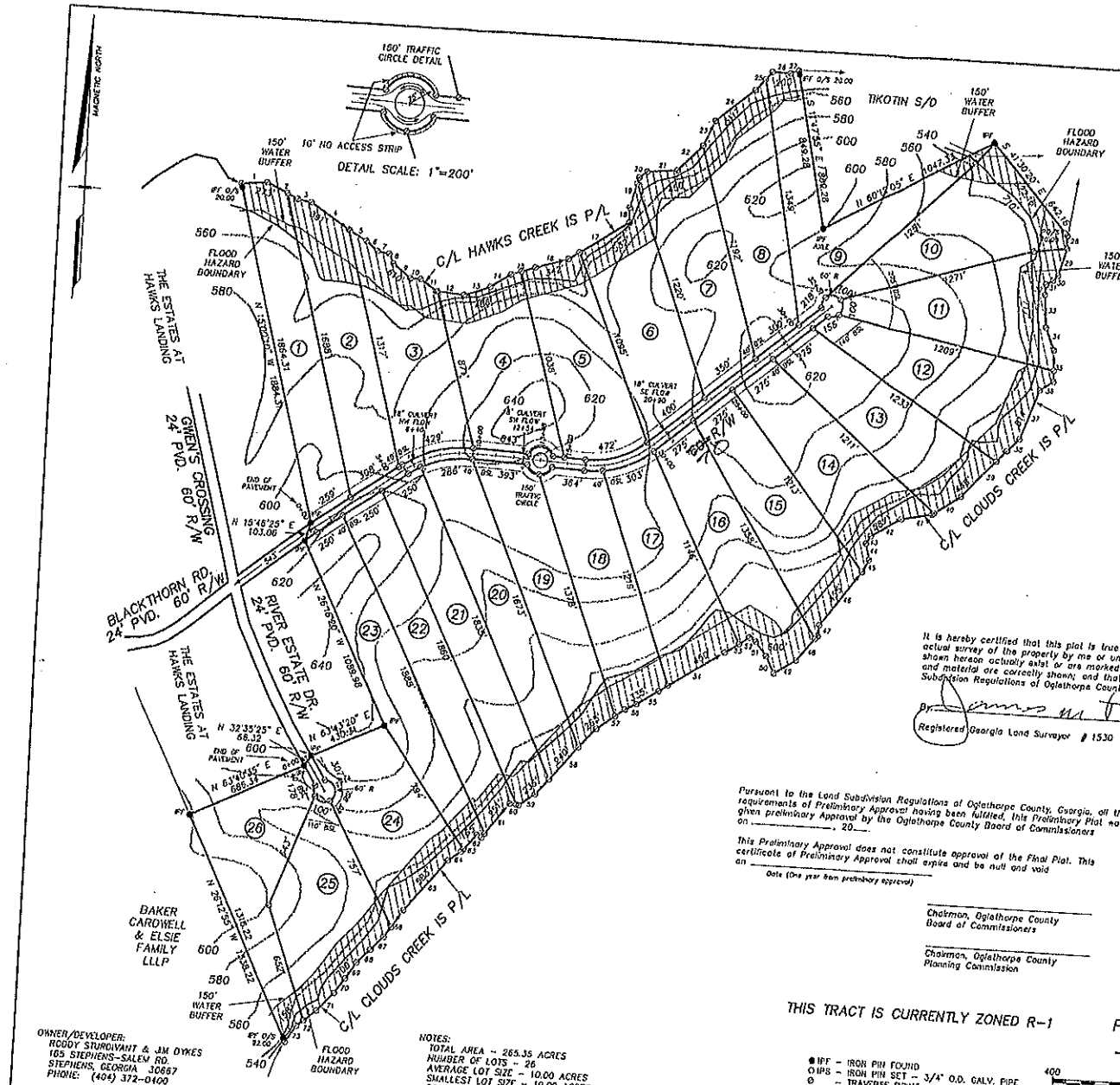


LOT #	ACREAGE
1	10.00
2	10.00
3	10.00
4	10.00
5	10.00
6	10.00
7	10.00
8	10.00
9	10.00
10	10.00
11	10.00
12	10.00
13	10.00
14	10.00
15	10.00
16	10.00
17	10.00
18	10.00
19	10.00
20	10.00
21	10.00
22	10.00
23	10.00
24	~~10.00~~ 9.84
25	~~10.00~~ 9.84
26	~~10.00~~ 9.84
TOTAL	260.03 ACS.
ROAD R/W	5.33 ACS.
TOTAL	265.36 ACS.

LINE	BEARING	DISTANCE
1	N 83°33'50" E	146.31
2	S 64°47'15" E	192.35
3	S 80°00'00" E	75.00
4	S 57°26'00" E	259.26
5	S 60°14'55" E	103.59
6	S 50°23'45" E	80.53
7	S 01°32'10" E	64.61
8	S 26°47'30" E	58.77
9	S 53°15'30" E	122.97
10	S 09°06'10" E	56.37
11	S 55°40'10" E	107.70
12	S 85°32'35" E	148.35
13	N 69°15'30" E	153.68
14	N 56°27'00" E	131.25
15	N 71°04'05" E	141.45
16	N 72°13'20" E	189.51
17	N 55°14'30" E	385.26
18	N 01°49'15" W	81.44
19	N 14°19'30" E	170.23
20	N 51°39'55" E	54.60
21	N 83°21'50" E	167.17
22	N 42°50'10" E	198.09
23	N 23°42'30" E	148.75
24	N 49°12'05" E	276.19
25	N 39°46'45" E	133.94
26	S 89°51'05" E	98.23
27	N 70°10'30" E	47.56
28	S 02°58'10" E	68.22
29	S 18°00'50" W	155.27
30	S 43°40'00" W	39.21
31	S 57°50'55" W	44.44
32	S 02°38'30" W	55.82
33	S 04°53'55" E	179.60
34	S 22°56'00" E	131.62
35	S 02°18'20" E	170.70
36	S 55°39'10" W	80.74
37	S 19°23'05" W	288.95
38	S 43°18'40" W	93.94
39	S 41°35'45" W	351.43
40	S 55°35'30" W	189.17
41	S 76°07'05" W	167.04
42	S 57°59'30" W	108.03
43	S 30°09'10" W	49.35
44	S 14°20'35" E	90.32
45	S 28°28'20" W	74.83
46	S 35°40'20" W	378.75
47	S 04°23'55" W	58.64
48	S 38°32'30" W	179.10
49	S 56°27'35" W	139.87
50	N 27°27'35" W	101.41
51	N 38°27'55" W	94.70
52	N 60°37'35" W	40.65
53	S 55°25'40" W	157.55
54	S 56°49'20" W	420.51
55	S 56°41'35" W	142.58
56	S 59°56'00" W	68.68
57	S 53°02'20" W	189.52
58	S 39°49'10" W	490.31
59	S 54°16'25" W	110.85
60	N 84°17'40" W	50.00
61	S 36°55'35" W	242.20
62	N 59°11'15" W	29.90
63	S 39°28'50" W	127.03
64	S 51°27'30" W	82.05
65	S 38°50'15" W	367.34
66	S 33°46'25" W	182.75
67	S 41°32'15" W	97.86
68	S 42°39'05" W	101.35
69	S 33°03'40" W	105.96
70	S 34°43'50" W	101.41
71	S 41°39'25" W	136.13
72	S 49°40'50" W	130.71
73	S 31°26'00" W	100.47

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 monuments shown hereon actually exist or are marked as "future", and their location, size, type, and material are correctly shown; and that all engineering requirements of the Subdivision Regulations of Oglethorpe County, Georgia, have been fully complied with.

By: James M. Paul

Registered Georgia Land Surveyor # 1530

Pursuant to the Land Subdivision Regulations of Oglethorpe County, Georgia, all the requirements of Preliminary Approval having been fulfilled, this Preliminary Plat was given preliminary Approval by the Oglethorpe County Board of Commissioners on _____, 20__.

This Preliminary Approval does not constitute approval of the Final Plat. This certificate of Preliminary Approval shall expire and be null and void on _____

Date (One year from preliminary approval)

_____
Chairman, Oglethorpe County Board of Commissioners

_____
Chairman, Oglethorpe County Planning Commission

NOTE: No portion of subdivision lies in a groundwater recharge area, pursuant to Rules of the Georgia Department of Natural Resources, Environmental protection Division, Chapter 391-3-16_02.

NOTE: There are no perennial streams within or impacted by the subdivision that are upstream of a water supply reservoir, pursuant to the Rules of the Georgia Department of Natural Resources, Environmental Protection Division, Chapter 391-3-16_01.

THIS TRACT IS CURRENTLY ZONED R-1

PRELIMINARY PLAT
DO NOT RECORD

NOTE: THESE LOTS CAN NOT BE FURTHER SUBDIVIDED.

OWNER/DEVELOPER:
RODDY STURDIVANT & JM DYKES
105 STEPHENS-SALEM RD.
STEPHENS, GEORGIA 30667
PHONE: (404) 372-0400

NOTE: THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA (EXCEPT AS NOTED ON PLAT) AS INDICATED BY FIRM OFFICIAL FLOOD HAZARD MAPS.

NOTES:
TOTAL AREA - 265.35 ACRES
NUMBER OF LOTS - 26
AVERAGE LOT SIZE - 10.00 ACRES
SMALLEST LOT SIZE - 10.00 ACRES
PROPOSED USE OF PROPERTY - SINGLE FAMILY HOUSING
PROPOSED WATER SYSTEM - INDIVIDUAL WELLS
PROPOSED SEWERAGE SYSTEM - INDIVIDUAL SEPTIC TANK SYSTEMS
WELL & SEPTIC SYSTEM SETBACKS SHALL BE A MINIMUM OF 50' FROM P/L
20' DRAINAGE EASEMENT ALONG ALL SIDE AND REAR LOT LINES
SIDE AND REAR BUILDING SETBACKS SHALL BE A MINIMUM OF 20'
TOPOGRAPHIC INFORMATION TAKEN FROM U.S.G.S. QUAD SHEET
TRACT IS TOTALLY WOODED
THIS TRACT IS TAX MAP 70 PARCEL 3

● IPF - IRON PIN FOUND
○ IPS - IRON PIN SET - 3/4" O.D. GALV. PIPE
⊗ - TRAVERSE POINT

400 0 400 800
SCALE: 1"= 400'

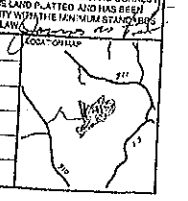
GEORGIA REGISTERED NO. 1530 PROFESSIONAL LAND SURVEYOR JAMES M. PAUL

SURVEY FOR: HAWKS LANDING - PHASE TWO

G.M.D.: 235	COUNTY: OGLETHORPE	STATE: GEORGIA	DATE: 02-27-09
DRAWN BY: J Paul, Jr			
DRAWING NUMBER: H-203-D			
FIELD BOOK: 425, 431			

SURVEYED BY:
JAMES M. PAUL
ENGINEERING & SURVEYING
CRAWFORD, GEORGIA 30630
743-5135 743-5135

TI-TOCOUNTE:	TRION DTM
D-STATION EQUIPMENT:	NIKON DTM
CLOSURE:	1/40,000
ANGLE CLOSURE	< 1"/ANGLE
ADJUSTMENT:	ANGLES
ADJUSTED CLOSURE:	1/100,000+

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

James M. Paul
LOCAL OFFICIAL