

9766382786
PARTICIPANT ID

BK:2021 PG:182-182

P2021000177

FILED IN OFFICE
CLERK OF COURT
12/16/2021 02:37 PM
ANGELA ELDER-JOHNSON, CLERK
SUPERIOR COURT
OCONEE COUNTY, GA

Angela Elder-Johnson
THIS AREA IS RESERVED FOR RECORDING INFORMATION

Oconee County Planning Department
AUTHORIZED FOR RECORDING

Digitally signed by Guy W. Herring
Date: 2021.12.16
09:07:34-05'00'

By: *Guy W. Herring*
Guy W. Herring
Planning Director

THE OWNER OF THE LAND ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THIS PLAT WAS MADE FROM AN ACTUAL SURVEY THAT ALLESTATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

Mark S. Hurlbutt
OWNER OR AGENT

12/01/2021
DATE

Rita Brannen
OWNER OR AGENT

12/01/2021
DATE

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 "CALCULATED" AND THEIR LOCATION, SIZE, TYPE, AND MATERIALS ARE CORRECTLY SHOWN, AND THAT ALL APPLICABLE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

Matthew D. Ulmer
REGISTERED LAND SURVEYOR #3069

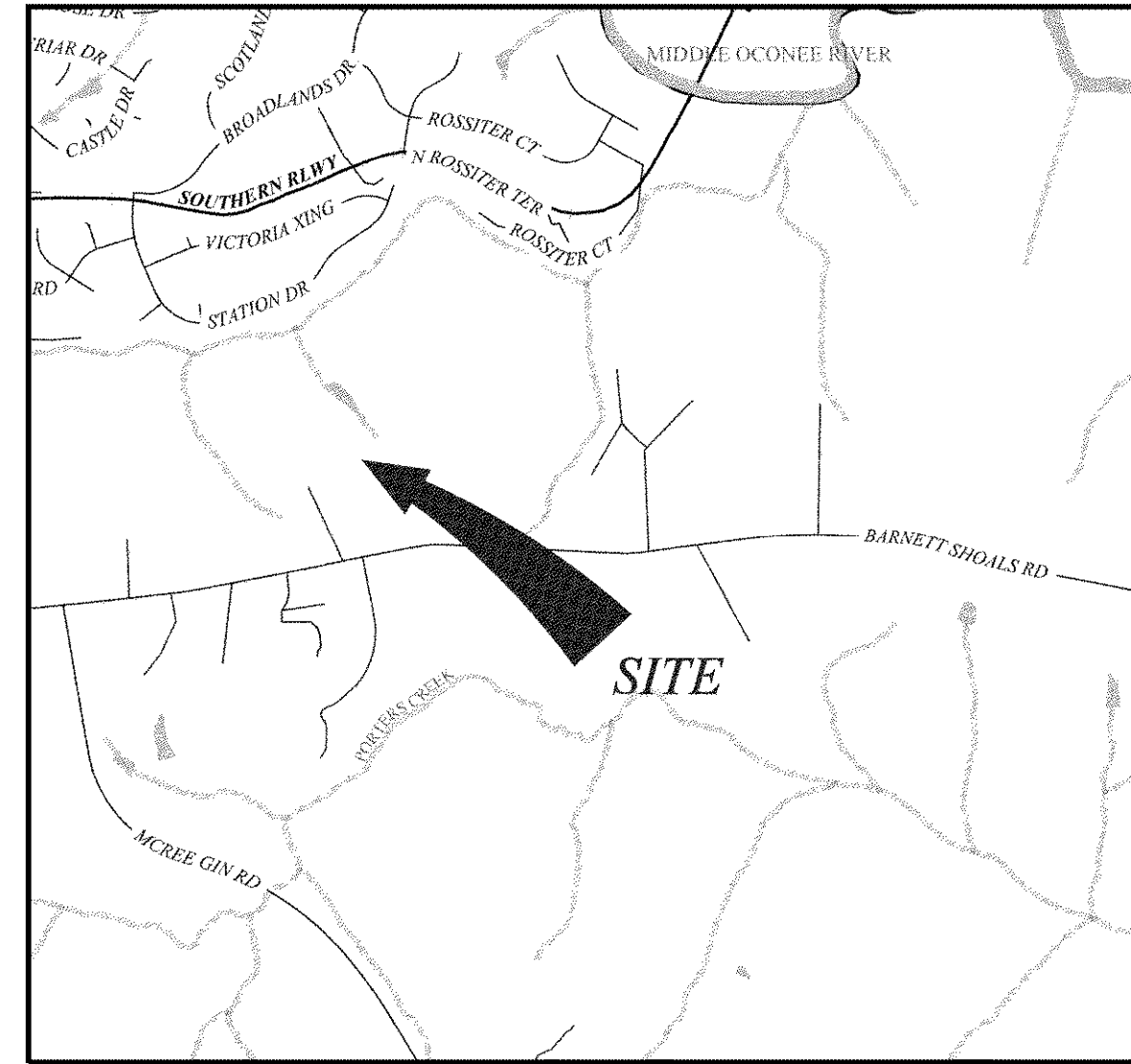
11/05/2021
DATE

NO PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD PLAIN.

FLOOD INSURANCE RATE MAP # 13219C0135D 09/02/2009
13219C0135D 09/02/2009

Matthew D. Ulmer
REGISTERED LAND SURVEYOR #3069

AT LEAST 3 ACRES OF EACH LOT, TRACT OR PARCEL RESULTING FROM THE RECORDING OF THIS PLAT ARE ABOVE THE 100 YEAR FLOOD PLAIN AS INDICATED ON THE CURRENT FEMA MAPS, IN COMPLIANCE WITH UDC, SECTION 1215.2.



VICINITY MAP
NOT TO SCALE

PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
MATTHEW D. ULMER, GA. RLS#3069
P.O. BOX 269 WATKINSVILLE, GA 30677
MAT@BASELINEGA.COM 706-769-6610

- TOTAL PROJECT ACREAGE: 98.95 ACRES
- TAX PARCEL # C 04 038D
- NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.
- ZONED AG
- THIS PROPERTY IS SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD, SHOWN OR NOT SHOWN.
- BRANCHES, CREEKS AND RIVERS MAY BE SUBJECT TO STATE AND OTHER BUFFERS.

BASELINE
SURVEYING & ENGINEERING, INC.

P.O. BOX 269
WATKINSVILLE, GA 30677

WWW.BASELINEGA.COM

PHONE: 706-769-6610

CERTIFY TO:
RUTH E. BRANNEN
RITA BRANNEN
CAROLINE BISHOP

225th GEORGIA MILITIA DISTRICT
OCONEE COUNTY

PHYSICAL ADDRESS:
2153 BARNETT SHOALS ROAD
WATKINSVILLE, GA 30607

REVISIONS	DATE
REVISED PER COUNTY COMMENTS	11/30/21

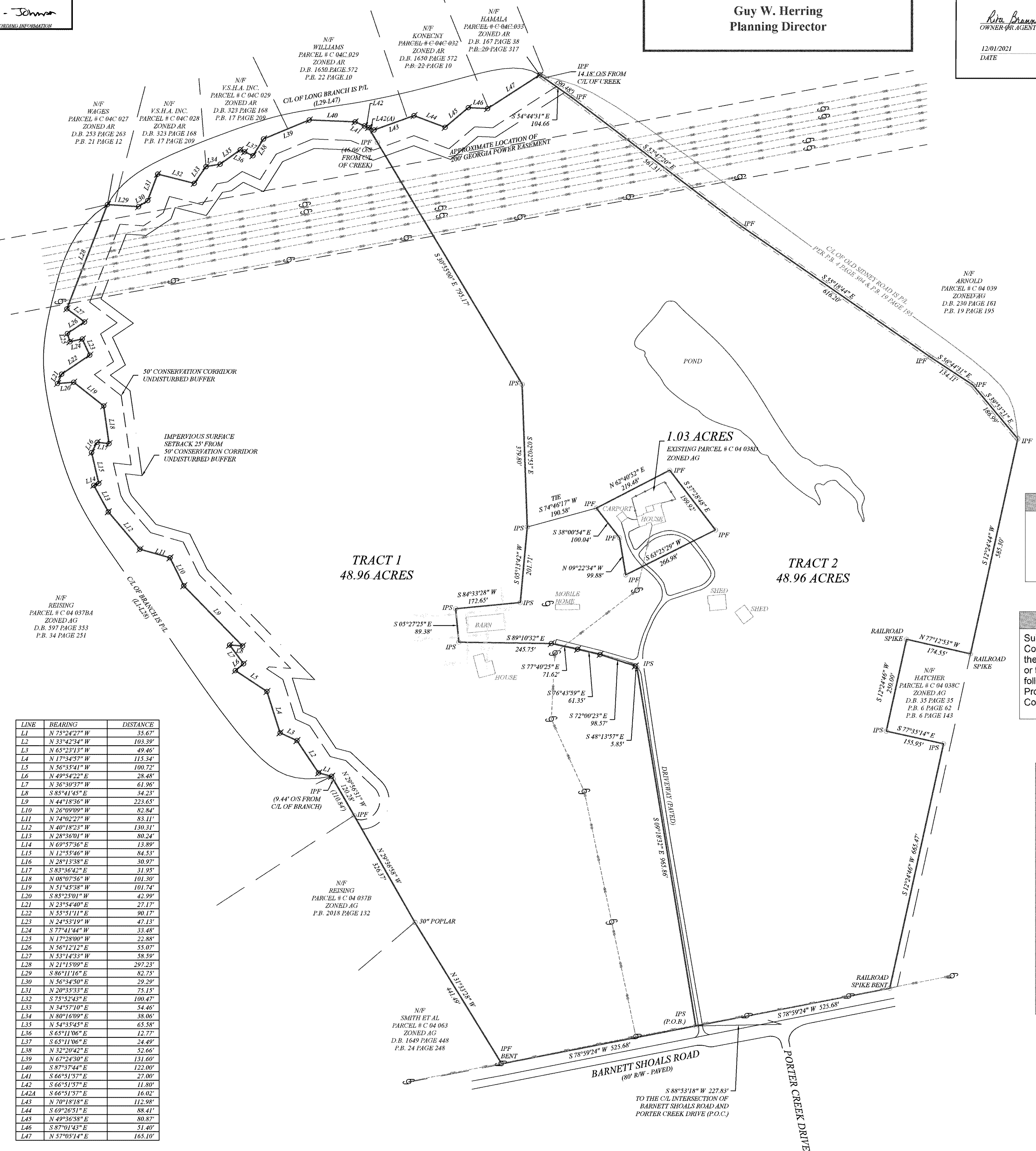
DATE
11/05/2021

PROJECT
21-2375S

ADMINISTRATIVE SUBDIVISION PLAT

SHEET 1 OF 1

REGISTERED LAND SURVEYOR
MATTHEW D. ULMER
LSF#001108
EXPIRES 12-31-2022



Stamp #9 STAFF APPROVAL REQUIRED

Exempt under the provisions of Section 1215.b of the Unified Development Code of Oconee County, Georgia.

Stamp #10 STAFF APPROVAL REQUIRED

Subdivided under the provisions of the Unified Development Code Section 503.01.b and may not be re-subdivided under the provisions of Sec.503.01.b. Any further subdivision of a lot or tract created by recording of this plat must be accomplished following the procedures for a major subdivision in the Procedures and Permits Article of the Unified Development Code.

Stamp #13 STAFF APPROVAL REQUIRED

NO SOIL SCIENTIST REPORT, PERK TEST OR OTHER INVESTIGATIONS HAVE BEEN CONDUCTED TO DETERMINE SUITABILITY OF THE LOTS, TRACTS, OR PARCELS CREATED BY RECORDING OF THIS PLAT FOR EITHER ON-SITE WATER SUPPLY (WELL) NOR FOR ON-SITE SEWAGE MANAGEMENT SYSTEM (SEPTIC). THE OWNER, PURCHASER, LENDER, HEIRS, ASSIGNS OR OTHER PARTIES TAKING TITLE TO OR OTHERWISE PROCURING AN INTEREST IN SAID PROPERTY ARE RESPONSIBLE FOR OBTAINING SUCH INFORMATION AT THEIR EXPENSE PRIOR TO ENTERING INTO ANY CONTRACTS OR OTHERWISE OBTAINING ANY VESTED INTEREST IN THE SUBJECT PROPERTY.

STAKEBACK REQUIREMENTS
FRONT: 40' (FROM MAJOR THOROUGHFARE)
30' (FROM MINOR STREET)
SIDE: 25'
REAR: 25'

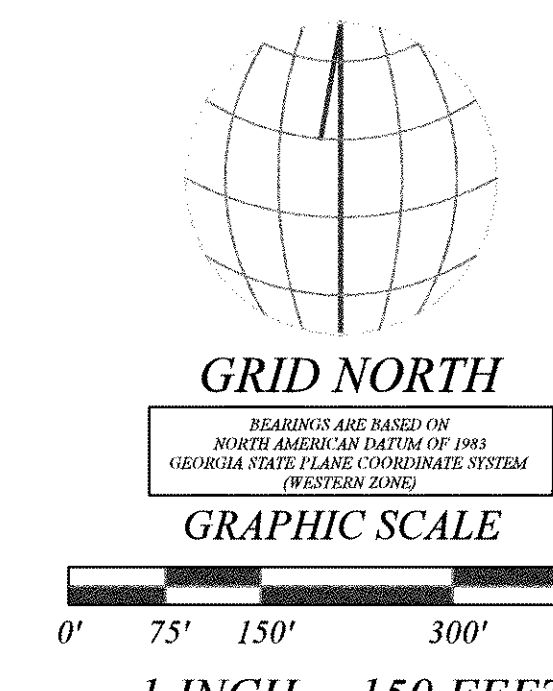
REFERENCES
D.B. 1017 PAGE 605
P.B. 4 PAGE 304

PLAT ABBREVIATIONS

- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- GM - GAS METER
- CR - CABLE RISER
- RW - RIGHT OF WAY
- CL - CENTERLINE
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- SSMH - SANITARY SEWER MANHOLE
- WT - WATER METER
- WM - WATER METER
- FH - FIRE HYDRANT
- FP - POWER POLE
- NF - NOW OR FORMERLY
- DB - DEED BOOK
- PG - PAGE
- OHE - OVERHEAD ELECTRIC
- PB - PLAT BOOK
- LL - LAND LOT
- GCB - GATE CONTROL BOX
- TR - TELEPHONE RISER
- DWCB - DOUBLE WING CATCH BASIN
- HW - HEAD WALL
- FES - FLARED END SECTION
- JB - JUNCTION BOX
- DI - DROP INLET
- TR - TRANSFORMER
- OP - OPEN TOP PIPE
- EMH - ELECTRIC MANHOLE
- GEN - GENERATOR
- OCS - OUTLET CONTROL STRUCTURE
- PS - PROPERTY LINE
- SS - SANITARY SEWER
- BSL - BUILDING SETBACK LINE
- FIRM - FEDERAL INSURANCE RATE MAP
- CO - CLEAN OUT

SYMBOL LEGEND

- CALCULATED POINT
- IRON MARKER FOUND
- 1/2" IRON PIN SET
- ⊠ CONCRETE MONUMENT
- FENCE



FIELD SURVEY CLOSURE STATEMENT

A SUBSTANTIAL PORTION OF THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,290 FEET AND AN ANGULAR ERROR OF 14" PER ANGLE POINT, AND WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON TOTAL STATION, MODEL GPT 3002.

THE REMAINDER OF FIELD DATA UPON WHICH THIS PLAT WAS BASED WAS PERFORMED USING A DUAL FREQUENCY GPS TOTAL STATION RECEIVER. THE DATA WAS COLLECTED USING A REAL TIME KINEMATIC APPLICATION AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.08 FEET AT THE 95% CONFIDENCE LEVEL AND WAS NOT ADJUSTED.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 23, 2021.

PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 296,100 FEET.