

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION; THAT MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED "FUTURE," AND THEIR SIZE, LOCATION, AND TYPE OF MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL REQUIREMENTS OF THE MONROE COUNTY SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

DATE:_____

PERSUANT TO THE MONROE COUNTY SUBDIVISION REGULATIONS, ALL
THEIR REQUIREMENTS FOR APPROVAL HAVING BEEN FULFILLED, THIS
FINAL PLAT IS APPROVED BY THE MONROE COUNTY PLANNING
DIRECTOR.

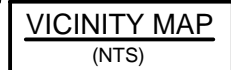
DATE: _____

I CERTIFY THAT THE GENERAL LOT LAYOUT SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE MONROE COUNTY HEALTH DEPARTMENT FOR DEVELOPMENT WITH INDIVIDUAL WATER AND INDIVIDUAL SEWAGE. INDIVIDUAL LOT APPROVAL REQUIRED FOR EACH LOT PRIOR TO CONSTRUCTION.

DATED

STATE OF GEORGIA, COUNTY OF MONROE, 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 AND THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID IN FULL.

DATE:_____

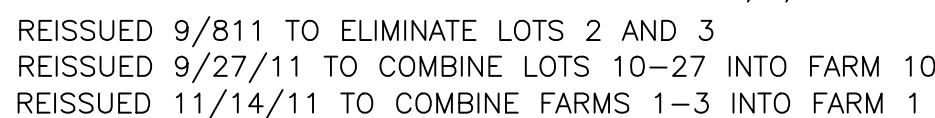


POB = POINT OF BEGINNING
 NOF = NOW OR FORMERLY
 DB/PG = DEED BOOK & PAGE REFERENCE
 PB/PG = PLAT BOOK & PAGE REFERENCE
 BSL = BUILDING SETBACK LINE
 L.L. = LAND LOT LINE
 -O- = POWER POLE
 ————— = PROPERTY BOUNDARY LINES
 — — — — = ADJOINING PROPERTY LINE

| NOTE: MIN. FINISHED FLOOR ELEVATIONS (FFE) REQUIRED: | | |
|---|------------|------------------------|
| FARM | 100 YR | MIN FFE REQ'D |
| NO. | FLOOD ELEV | (2' ABOVE 100 YR ELEV) |
| 1 | 387.49 | 389.49 |
| 2 | 388.00 | 390.00 |
| 3 | 388.42 | 390.42 |
| 4 | 388.68 | 390.68 |
| 5 | 388.90 | 390.90 |
| 6 | 389.04 | 391.04 |
| 7 | 389.19 | 391.19 |
| 8 (N LL 145) | 389.59 | 391.59 |
| 8 (N LL 113) | 392.39 | 394.39 |
| 8 (N LL 114) | 392.83 | 394.83 |

1. THE FARMS AS SHOWN AND NOTED HEREON ARE LOCATED IN AG ZONING DISTRICT FOR MONROE COUNTY.
2. 8 FARMS ARE IN THIS DEVELOPMENT. THE TOTAL AREA OF THE DEVELOPMENT IS 266.33 ACRES. THE PROJECT GROSS DENSITY IS 33.29 ACRES PER HOME SITE.
3. THE MINIMUM FARM SIZE FOR THIS DEVELOPMENT IS 3.00 ACRES.
4. BUILDING SETBACKS: FRONT: 50 FEET SIDE: 20 FEET REAR: 50 FEET
5. MINIMUM FARM WIDTH AT BUILDING LINE IS 150 FEET.
6. A 25' BUFFER SHALL BE ESTABLISHED FROM THE ALL STATE WATERS FOR EROSION CONTROL PROTECTION.
7. UTILITY SERVICE PROVISIONS ARE AS FOLLOWS:
 - WATER: PRIVATE WELLS
 - ELECTRICAL POWER: GEORGIA POWER
 - SEWER: PRIVATE INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL FIELDS PERMITTED THROUGH THE MONROE COUNTY HEALTH DEPT.
8. A 10-FOOT DRAINAGE EASEMENT SHALL BE CENTERED ON ALL INTERIOR PROPERTY LINES AND A 25' WIDE DRAINAGE EASEMENT SHALL BE CENTERED ALONG THE CENTERLINE OF ANY EPHEMERAL OR INTERMITTENT DRAINAGE COURSES. ALL STORM DRAINAGE STRUCTURES AND PIPES SHALL BE DESIGNED IN ACCORDANCE WITH THE MONROE COUNTY DEVELOPMENT ORDINANCE.
9. UNLESS SPECIFIED OTHERWISE, ALL STORM DRAINS SHALL BE PLACED AND CENTERED WITHIN A TWENTY FOOT (20') WIDE EASEMENT.
10. UNLESS SPECIFIED OTHERWISE, ANY OPEN SPACE AREA (IF APPLICABLE) SHALL BE CONSIDERED A DRAINAGE EASEMENT IN ITS ENTIRETY.
11. THERE ARE NO KNOWN HISTORIC BUILDINGS OR STRUCTURES ON THE SUBJECT SITE AND SAID DOES NOT LIE WITHIN ANY KNOWN HISTORIC DISTRICT. THERE ARE NO KNOWN INERT WASTE BURY SITES OR CEMETERIES WITHIN THE BOUNDARY OF THIS PROJECT.
12. THE FOLLOWING VARIANCES HAVE BEEN APPROVED WITH THE APPROVAL OF THE PRELIMINARY PLAT ON FILE WITH MONROE COUNTY:
 - a. ROADWAY CONSTRUCTION WITHIN THE GATED COMMUNITY SHALL BE 20-FOOT WIDE GRAVEL SURFACE IN ACCORDANCE WITH THE SPECIFICATIONS APPROVED BY THE MONROE COUNTY ROAD DEPARTMENT AND MONROE COUNTY COMMISSION.
 - b. THE MINIMUM HOUSE SIZE (HEATED AREA) FOR THIS DEVELOPMENT WILL BE 1,200 SQUARE FEET.

Land Lots 113, 114, 129, 145—14th Dist.
Land Lots 144, 145, 146—5th Dist.
Monroe County, Georgia



144 N. WARREN ST. MONTICELLO, GA. 31064
TELEPHONE: (706) 468-8999
Land Planning • Surveying • Soils Classification



1. DEED RECORD: D.B. 1241, p. 178
2. PLAT RECORD: P.B. 29, pp. 139-141; P.B. 31, pp. 73-77 (PRIOR VERSION)
3. TAX RECORD: TAX MAP 87C, PARCELS 2 THROUGH 31
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 6,257 FEET, AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
5. FIELD DATA WAS COLLECTED USING NIKON DTM-830 ELECTRONIC TOTAL STATION, TRIMBLE GEO XT MAPPING-GRADE GPS RECEIVERS AND ASHTECH LOCUS SINGLE-FREQUENCY GPS DATA RECEIVERS.
6. EXTERIOR BOUNDARY SURVEY COMPLETED IN AUGUST 2007. INTERIOR LOT LINES SURVEYED IN SEPT. 2008.
7. A MAJORITY OF THE FARMS SHOWN HEREON ARE LOCATED WITHIN A FLOOD PLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANELS 130138 075/150 FOR MONROE CO, GEORGIA. THE FLOOD LINE AS SHOWN HEREON IS AS PER THE JULY 1994 FLOOD AND APPROXIMATES THE FEMA MAPPED LINE.
9. EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED.

NOTE: MIN. FINISHED FLOOR ELEVATIONS (FFE) REQUIRED:

FARM 100 YR MIN FFE REQ'D
NO. FLOOD ELEV (2' ABOVE 100 YR ELEV)

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SYMBOL LEGEND:

- = FOUND IRON PIN AS NOTED
- = FOUND IRON PIPE AS NOTED
- = SET 1/2" IRON REBAR
- △ = BEARING CHANGE (NO PIN SET)
- POB = POINT OF BEGINNING
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- = POWER POLE
- = PROPERTY BOUNDARY LINES
- = ADJOINING PROPERTY LINE
- = BLDG SETBACK LINE (BSL)
- OHP— = OVERHEAD POWER LINE
- = ASPHALT PAVEMENT

NOTE:
A 25-FOOT UNDISTURBED BUFFER IS ESTABLISHED BY THE STATE OF GEORGIA FROM THE TOP OF CREEK BANKS ON BOTH SIDES OF CREEKS FOR EROSION CONTROL PURPOSES.

| CURVE TABLE | | | | |
|-------------|----------|---------|---------|-------------|
| CURVE | RADIUS | LENGTH | CHORD | BEARING |
| C1 | 90.00' | 42.16' | 41.78' | N01°19'42"W |
| C2 | NOT USED | | | |
| C3 | 70.52' | 13.92' | 13.89' | N17°34'47"E |
| C4 | 147.47' | 62.12' | 61.66' | N11°11'45"E |
| C5 | 147.47' | 20.24' | 20.22' | N04°48'11"W |
| C6 | 50.00' | 17.94' | 17.84' | N01°32'32"E |
| C7 | 130.00' | 135.41' | 129.37' | N18°01'10"W |
| C8 | 130.00' | 119.68' | 115.50' | N74°13'56"W |
| C9 | 50.00' | 25.44' | 25.17' | N86°01'48"W |
| C10 | 170.00' | 107.83' | 106.03' | N53°16'57"W |
| C11 | 230.00' | 62.16' | 61.97' | N42°51'12"W |
| C12 | 170.00' | 24.30' | 24.28' | N46°30'06"W |
| C13 | 70.00' | 12.29' | 12.27' | N37°22'41"W |
| C14 | 70.00' | 25.71' | 25.56' | N21°49'43"W |
| C15 | 230.00' | 70.62' | 70.34' | N20°06'16"W |
| C100 | 310.00' | 142.90' | 141.64' | S29°12'05"E |
| C101 | 230.00' | 32.87' | 32.84' | S46°30'06"E |
| C102 | 170.00' | 45.94' | 45.81' | S42°51'12"E |
| C103 | 230.00' | 145.89' | 143.46' | S53°16'57"E |
| C104 | 25.00' | 13.27' | 13.11' | S56°14'58"E |
| C105 | 1059.93' | 136.69' | 136.59' | S44°44'21"E |
| C106 | 55.00' | 68.82' | 64.42' | S12°35'07"E |
| C107 | 130.52' | 25.76' | 25.72' | S17°34'47"W |
| C108 | 150.00' | 70.27' | 69.63' | S01°19'42"E |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 60.14' | N79°13'46"E |
| L2 | 54.70' | N12°11'47"E |
| L3 | 177.87' | N13°14'17"E |
| L4 | 66.08' | N13°14'17"E |
| L5 | 8.92' | N11°55'35"E |
| L6 | 44.40' | N11°55'35"E |
| L7 | 60.77' | N23°15'47"E |
| L8 | 49.61' | N71°27'15"W |
| L9 | 111.59' | N35°06'39"W |
| L10 | 50.61' | N35°06'39"W |
| L11 | 59.31' | N50°35'45"W |
| L12 | 82.52' | N11°18'30"W |
| L51 | 50.82' | S42°24'26"E |
| L52 | 59.31' | S50°35'45"E |
| L53 | 60.07' | S71°27'15"E |
| L54 | 64.65' | S23°15'47"W |
| L55 | 52.64' | S11°55'35"W |
| L56 | 55.30' | S12°11'47"W |

FINAL PLAT (SHEET 2 OF 5)

THE PRESERVE AT JULIETTE MILL

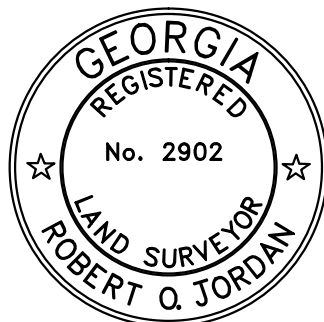
Land Lots 113, 114, 129, 145-14th District
Land Lots 144, 145, 146-5th District
Monroe County, Georgia

200 0 200 400 600
SCALE 1" = 200' ORIGINAL ISSUE 9/5/08

REISSUED 9/8/11 TO ELIMINATE LOTS 2 AND 3
REISSUED 9/27/11 TO COMBINE LOTS 10-27 INTO FARM 10
REISSUED 11/14/11 TO COMBINE FARMS 1-3 INTO FARM 1

JORDAN
ENGINEERING

144 N. WARREN ST. MONTICELLO, GA. 31064
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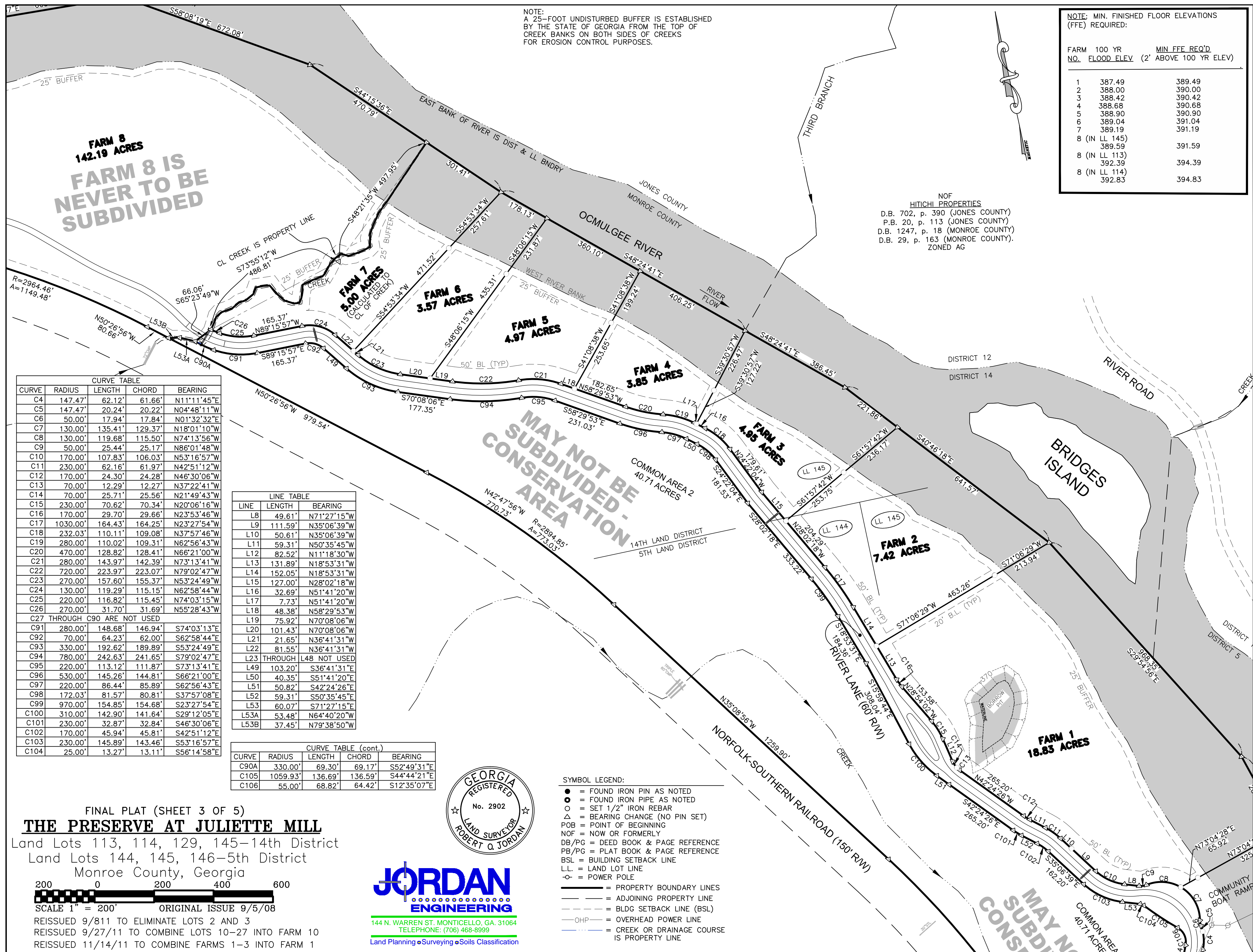


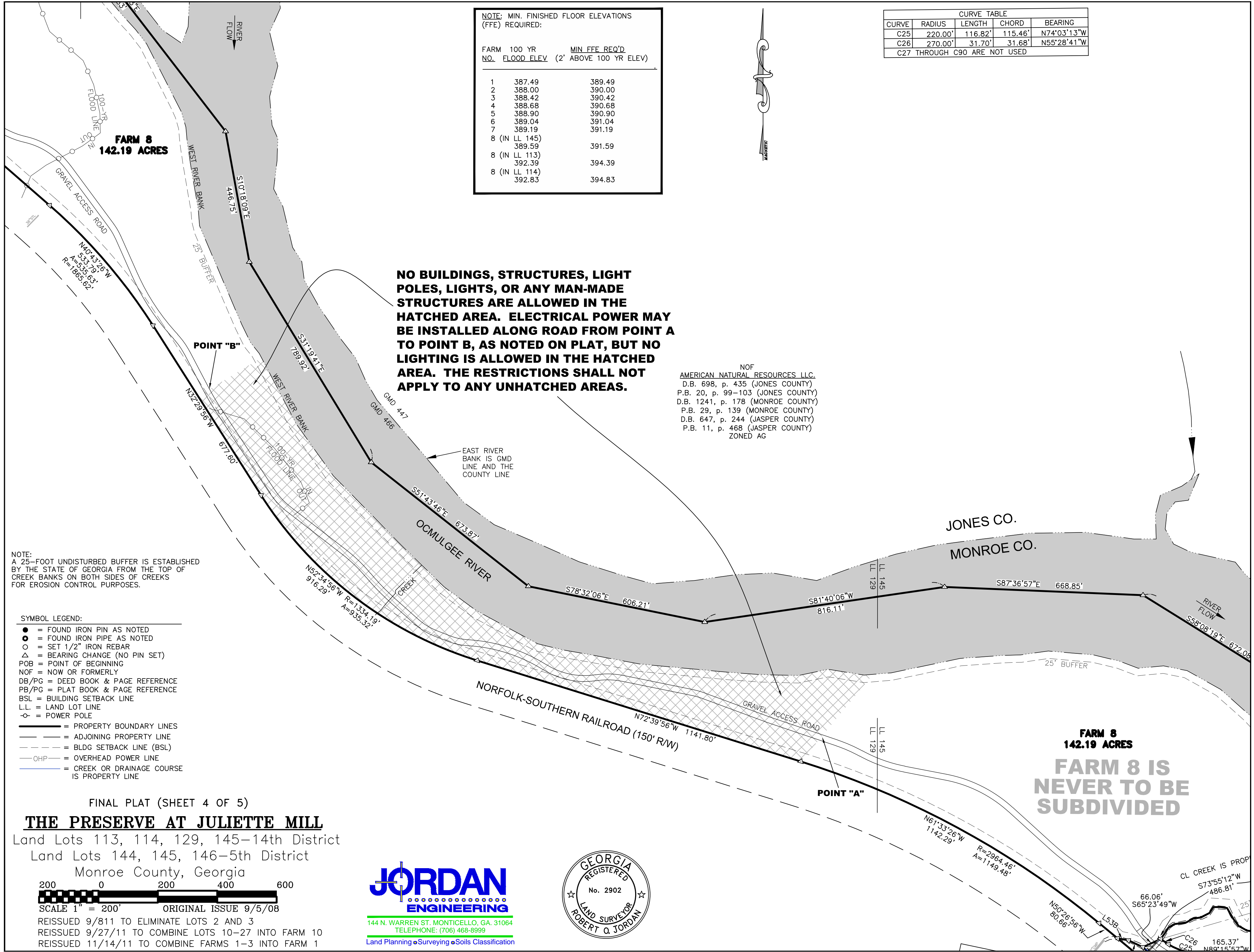
NOF
JONES-SPALDING LLC
D.B. 701, p. 174 (JONES COUNTY)
P.B. 20, p. 115 (JONES COUNTY)
D.B. 1247, P. 15 (MONROE COUNTY)
P.B. 29, P. 165 (MONROE COUNTY)
ZONED AG

JONES CO.
MONROE CO.

NOF
LESLIE G. WHITE
D.B. 673, p. 244
P.B. 18, p. 265

MONROE NOF
D.B. 1285, P. 230
P.B. 29, P. 143
P.B. 29, P. 273





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| C25 | 220.00' | 116.82' | 115.46' | N74°03'13"W |
| C26 | 270.00' | 31.70' | 31.68' | N55°28'41"W |
| C27 THROUGH C90 ARE NOT USED | | | | |

NOF
AMERICAN NATURAL RESOURCES LLC.
D.B. 698, p. 435 (JONES COUNTY)
P.B. 20, p. 99-103 (JONES COUNTY)
D.B. 1241, p. 178 (MONROE COUNTY)
P.B. 29, p. 139 (MONROE COUNTY)
D.B. 647, p. 244 (JASPER COUNTY)
P.B. 11, p. 468 (JASPER COUNTY)
ZONED AG

NO BUILDINGS, STRUCTURES, LIGHT POLES, LIGHTS, OR ANY MAN-MADE STRUCTURES ARE ALLOWED IN THE HATCHED AREA. ELECTRICAL POWER MAY BE INSTALLED ALONG ROAD FROM POINT A TO POINT B, AS NOTED ON PLAT, BUT NO LIGHTING IS ALLOWED IN THE HATCHED AREA. THE RESTRICTIONS SHALL NOT APPLY TO ANY UNHATCHED AREAS.

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