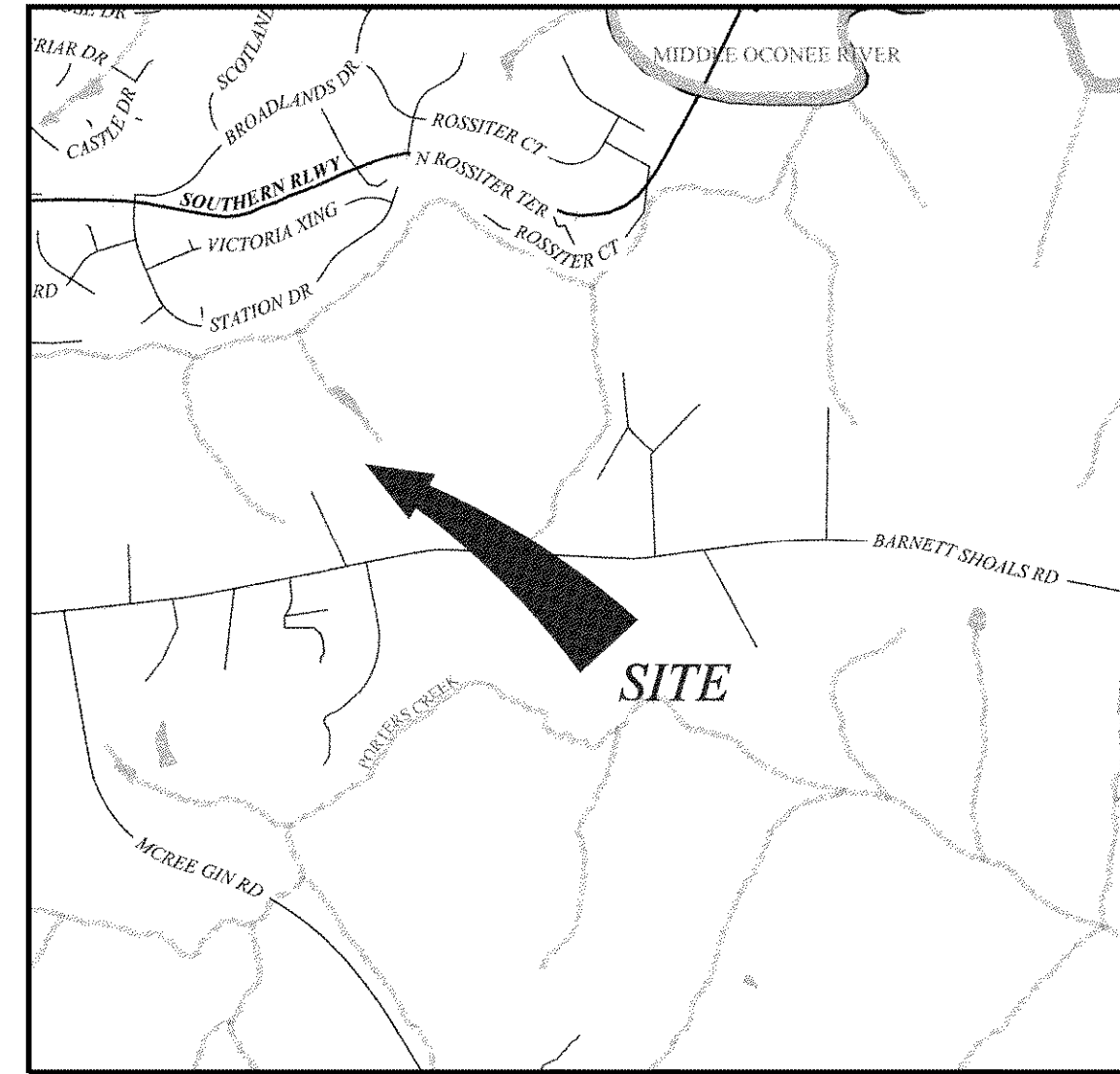


BK:2021 PG:182-182

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 BUILDING IS FOR RECORDING INFORMATIONOconee County Planning Department
AUTHORIZED FOR RECORDINGDigitally signed by Guy
Herring
Date: 2021.12.16
09:07:34-05'00'

By:

Guy W. Herring
Planning DirectorTHE OWNER OF THE LAND ON THIS PLAT
AND WHOSE NAMES IS SUBSCRIBED HERETO, IN PERSON
OR THROUGH A DULY AUTHORIZED
AGENT, CERTIFIES THIS PLAT WAS MADE FROM AN
ACTUAL SURVEY, THAT ALL MONUMENTS
SHOWN HEREON ACTUALLY EXIST OR ARE
MARKED AS "EUTORE" 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.*Mark S. Hurlbutt*
OWNER OR AGENT12/01/2021
DATE*Rita Brannen*
OWNER OR AGENT12/01/2021
DATEIT 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 "EUTORE" 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*
MATTHEW D. ULMER
REGISTERED LAND SURVEYOR #3069
11/05/2021
DATENO 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*
MATTHEW D. ULMER
REGISTERED LAND SURVEYOR #3069AT 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 30667
MAT@BASELINEGA.COM 706-769-6610

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

SURVEYOR CERTIFICATIONS

AS REQUIRED BY SUBSECTION (1) OF O.C.G.A. SECTION 15-6-47, THIS PLAT HAS BEEN
PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL
JURISDICTIONS FOR RECORDATION AND APPROVAL OF THE SURVEYOR'S
SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR
AFFIRMATIONS SHOULD BE COMPLIED WITH THE APPROPRIATE GOVERNMENTAL
BODIES BY ANY FUTURE USER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY
PARCEL, FUTURE MONUMENTS, THE RULES AND REGULATIONS OF THE
GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND
SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-47.*Matthew D. Ulmer*
MATTHEW D. ULMER, GA. RLS#3069

SETRACK 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
WV - WATER VALVE
WM - WATER METER
FH - FIRE HYDRANT
PP - POWER POLE
NP - NOW OR FORMERLY
DB - DEED BOOK
PG - PAGE
OHE - OVERHEAD ELECTRIC
PB - PLAT BOOK
LL - LAND LOT
GCB - GATE CONTROL BOX
TR - TELEPHONE RISER
DWC - DOUBLE WING CATCH BASIN
HW - HEAD WALL
FES - FLARED END SECTION
JB - JUNCTION BOX
DI - DROP INLET
TRAN - TRANSFORMER
OP - OPEN TOP PIPE
EMH - ELECTRIC MANHOLE
GEN - GENERATOR
OCS - OUTLET CONTROL STRUCTURE
PL - PROPERTY LINE
SS - SANITARY SEWER
BSL - BUILDING SETBACK LINE
FIRM - FIRM
CO - CLEAN OUT

SYMBOL LEGEND

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

GRID NORTH

BEARINGS ARE BASED ON
NORTH AMERICAN DATUM OF 1983
GEORGIA STATE PLANE COORDINATE SYSTEM
(WESTERN ZONE)

GRAPHIC SCALE

0' 75' 150' 300' 450'

1 INCH = 150 FEET

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
GTS-3002.THE REMAINDER OF FIELD DATA UPON WHICH THIS
PLAT WAS BASED WAS PERFORMED USING A DUAL
FREQUENCY GPS 2015 GNSS 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.

BASELINE

SURVEYING &
ENGINEERING, INC.P.O. BOX 269
WATKINSVILLE, GA 30667

WWW.BASELINEGA.COM

PHONE: 706-769-6610

CERTIFY TO:

RUTH E. BRANNEN
RITA BRANNEN
CAROLINE BISHOP225th 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

LSF#001108
EXPIRES 12-31-2022

LINE	BEARING	DISTANCE
L1	N 73°24'27" W	35.67'
L2	N 33°42'34" W	103.39'
L3	N 65°23'13" W	49.46'
L4	N 17°34'57" W	115.34'
L5	N 56°33'41" W	100.72'
L6	N 49°54'22" E	28.48'
L7	N 36°30'37" W	61.96'
L8	S 85°41'45" E	34.23'
L9	N 44°18'36" W	223.65'
L10	N 26°09'09" W	82.84'
L11	N 74°02'27" W	83.11'
L12	N 40°18'23" W	120.31'
L13	N 28°36'01" W	80.24'
L14	N 69°57'36" E	13.89'
L15	N 12°55'46" W	84.53'
L16	N 25°13'58" E	30.97'
L17	S 83°36'42" E	31.95'
L18	N 08°07'56" W	101.30'
L19	N 51°45'38" W	101.74'
L20	S 85°23'01" W	42.99'
L21	N 23°54'40" E	27.17'
L22	N 55°51'11" E	90.17'
L23	N 24°53'19" W	47.13'
L24	S 77°41'44" W	33.48'
L25	N 17°28'00" W	22.88'
L26	N 56°12'12" E	35.07'
L27	N 55°14'33" W	58.59'
L28	N 21°15'09" E	297.23'
L29	S 86°11'16" E	82.75'
L30	N 56°34'50" E	29.29'
L31	N 20°35'33" E	75.15'
L32	S 75°32'50" E	100.47'
L33	N 34°53'10" E	54.46'
L34	N 80°16'09" E	38.06'
L35	N 54°35'45" E	65.58'
L36	S 65°11'06" E	12.77'
L37	S 65°11'06" E	24.49'
L38	N 32°20'42" E	52.66'
L39	N 67°24'30" E	131.60'
L40	S 87°37'44" E	122.00'
L41	S 66°51'57" E	27.00'
L42	S 66°51'57" E	11.80'
L43	S 66°51'57" E	16.02'
L44	N 70°18'18" E	112.98'
L45	S 69°26'51" E	88.41'
L46	N 49°36'58" E	80.87'
L47	S 87°01'43" E	51.40'
L48	N 57°05'14" E	165.10'