

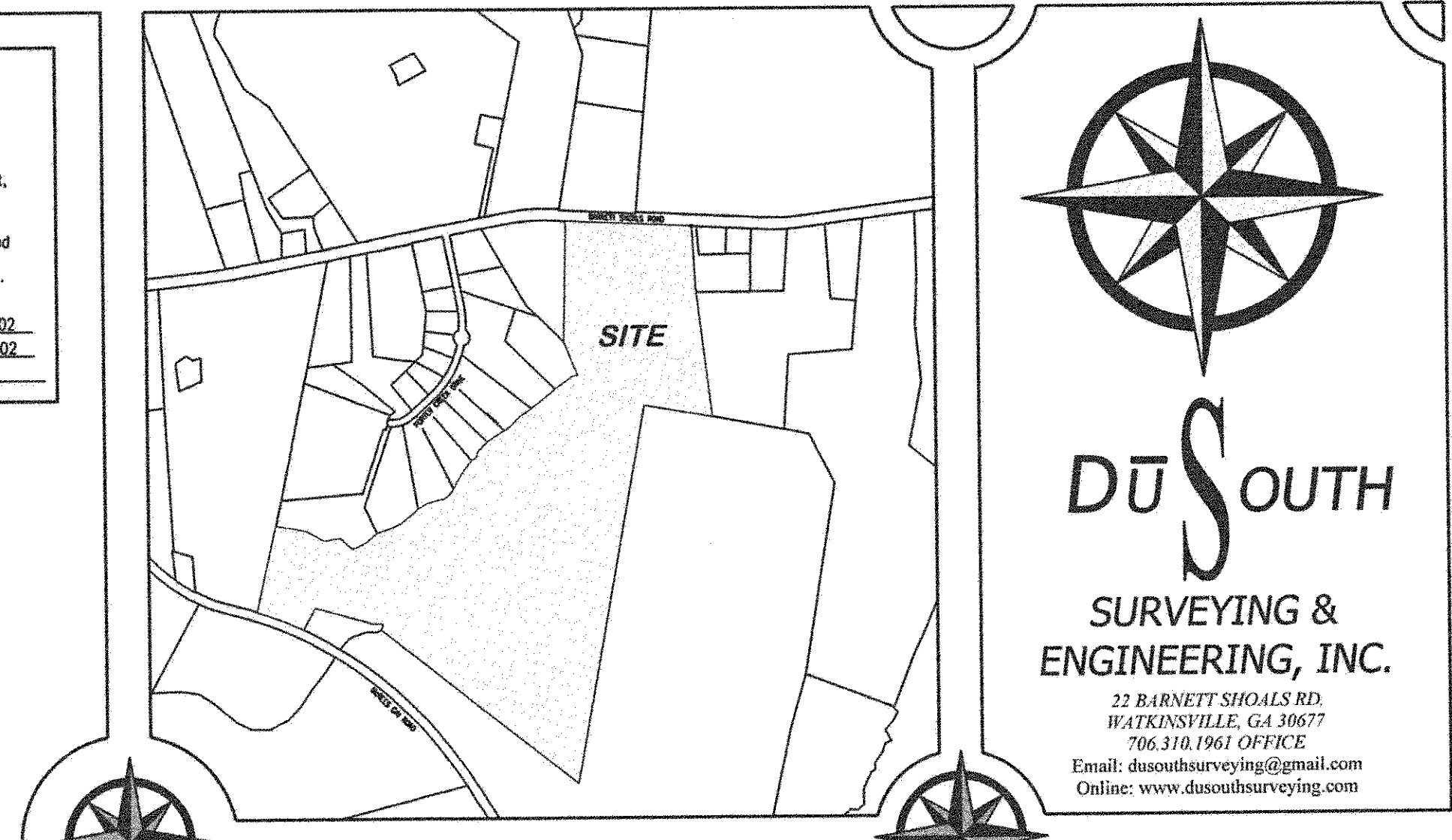
9766382786
PARTICIPANT ID
BK:2021 PG:153-153
P2021000148
FILED IN OFFICE
CLERK OF COURT
10/01/2021 09:41 AM
ANGELA ELDER-JOHNSON, CLERK
SUPERIOR COURT
OCONEE COUNTY, GA
Angela Elder-Johnson
Clerk of Superior Court Filing Information

As required by subsection (c) of O.C.G.A. Section 15-6-67, this map or plat has been prepared and issued for submittal and approval by the local jurisdiction for recording as is evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in 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 15-6-67.
Date *9/15/21*

UPON EXAMINATION OF THE MOST RECENTLY PUBLISHED USDA SOIL SURVEY, AT LEAST 3 ACRES OF EACH LOT, TRACT OR PARCEL RESULTING FROM THE RECORDING OF THIS PLAT ARE ABOVE THE 100 YEAR FLOOD PLAN AS INDICATED ON THE CURRENT FEMA MAPS; IN COMPLIANCE WITH UDC SECTION 1215.e.3.

AT LEAST 3 ACRES OF EACH LOT, TRACT OR PARCEL RESULTING FROM THE RECORDING OF THIS PLAT ARE ABOVE THE 100 YEAR FLOOD PLAN AS INDICATED ON THE CURRENT FEMA MAPS; IN COMPLIANCE WITH UDC SECTION 1215.e.2.

SURVEY CLOSURE STATEMENT
The Field Data upon which this plat is based has a closure precision of one foot in 85,982 feet, and an angular error of 1" per angle point, and was not adjusted.
This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.
Linear Measurement obtained using TOPCON GPT 3002
Angular Measurement obtained using TOPCON GPT 3002
Field Work completed 08/20/21



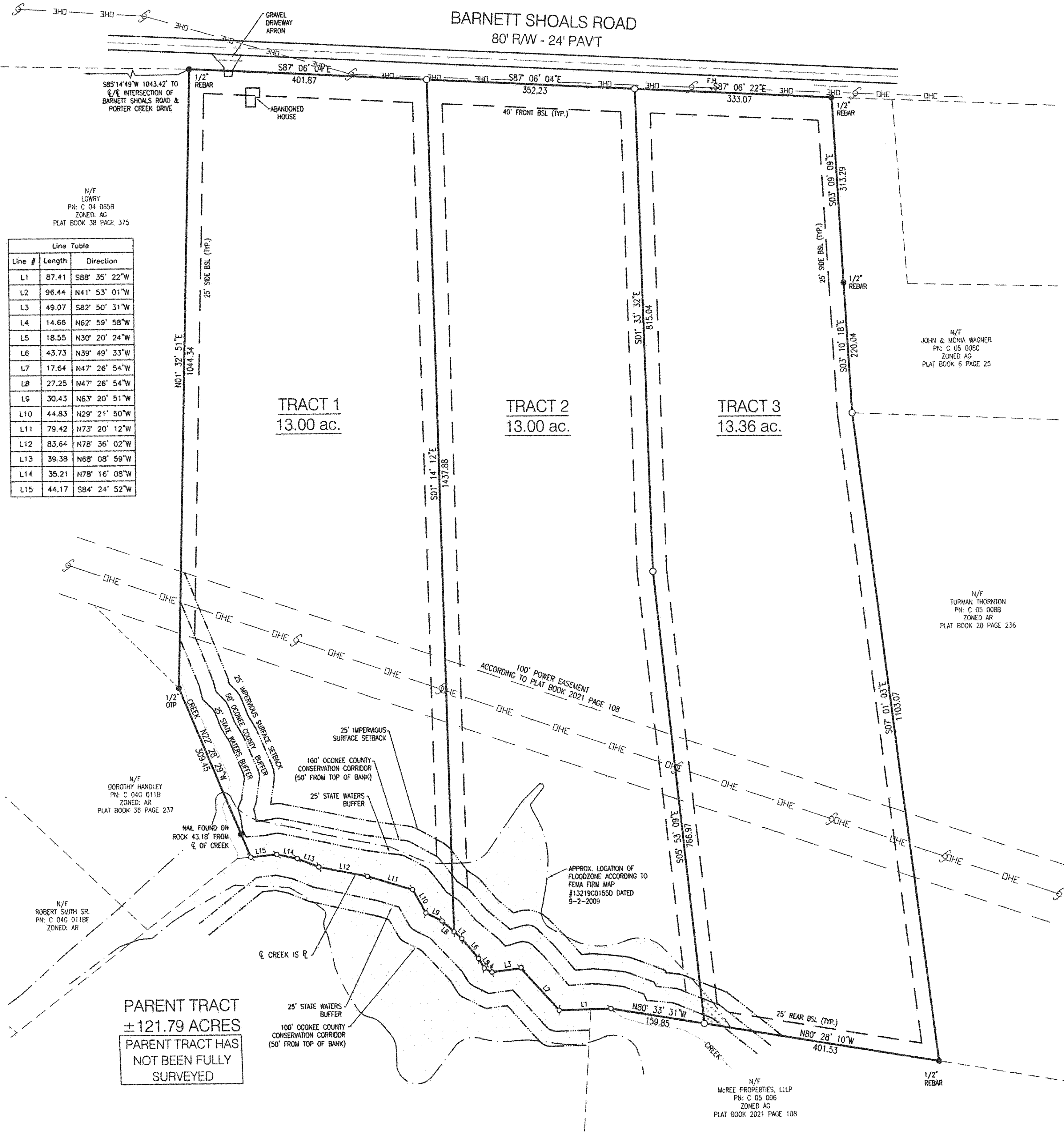
DUSOUTH
SURVEYING & ENGINEERING, INC.
22 BARNETT SHOALS RD.
WATKINSVILLE, GA 30677
706.310.1961 OFFICE
Email: dusouthsurveying@gmail.com
Online: www.dusouthsurveying.com

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 PURSUING 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.

Oconee County Planning Department
AUTHORIZED FOR RECORDING
By: *Guy W. Herring*
Guy W. Herring
Planning Director



N/F LOWRY
PN: C 04 0858
ZONED: AG
PLAT BOOK 38 PAGE 375

Line #	Length	Direction
L1	87.41	S88° 35' 22" W
L2	96.44	N41° 53' 01" W
L3	49.07	S82° 50' 31" W
L4	14.66	N62° 59' 58" W
L5	18.55	N30° 20' 24" W
L6	43.73	N39° 49' 33" W
L7	17.64	N47° 26' 54" W
L8	27.25	N47° 26' 54" W
L9	30.43	N63° 20' 51" W
L10	44.83	N29° 21' 50" W
L11	79.42	N73° 20' 12" W
L12	83.64	N78° 36' 02" W
L13	39.38	N68° 08' 59" W
L14	35.21	N78° 16' 08" W
L15	44.17	S84° 24' 52" W

PLAT ABBREVIATIONS

IPF	IRON PIN FOUND (1/2" REBAR)
IPS	IRON PIN SET (1/2" REBAR)
OTF	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
CMF	CONCRETE MONUMENT FOUND
LLL	LAND LOT LINE
R/W	RIGHT OF WAY
TPOB	TRUE POINT OF BEGINNING
POB	POINT OF BEGINNING
POR	POINT OF REFERENCE
CL	CENTERLINE
PL	PROPERTY LINE
SF	SQUARE FOOT
CONC	CONCRETE
SSMH	SANITARY SEWER MANHOLE
JB	JUNCTION BOX
DI	DROP INLET
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
HW	HEADWALL
PP	POWER POLE
LP	LIGHT POLE
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
TRANS	POWER TRANSFORMER

MONUMENTATION LEGEND

- Depicts Computed Point Only
- Depicts Iron Pin Set
- Depicts Iron Pin Found
- Depicts Monument Set
- ⊗ Depicts Monument Found
- ⊕ Fire Hydrant
- ⊙ Sanitary Sewer
- ⊖ Power Pole
- ⊞ Transformer
- ⊟ Drop Inlet
- ⊠ Light Pole

VICINITY MAP
(NOT TO SCALE)

PROJECT DATA

OWNER: ALLGOOD PROPERTIES, LLC.
4200 HOG MOUNTAIN ROAD
WATKINSVILLE, GA 30677
AUTHORIZED AGENT: DUSOUTH SURVEYING & ENGINEERING, INC.
CONTACT: JERRY D. WOOD, GRIS
22 BARNETT SHOALS ROAD
WATKINSVILLE, GA 30677

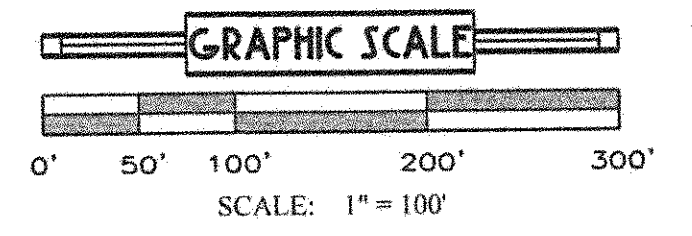
- TOTAL PROJECT ACREAGE: 161.19 ACRES
PARENT TRACT: ±121.83 ACRES
TRACT 1: 13.00 ACRES
TRACT 2: 13.00 ACRES
TRACT 3: 13.36 ACRES
- TAX PARCEL #: C 04 065
- FLOOD PLAN: A PORTION OF THE PROPERTY LIES WITHIN FLOOD ZONE AE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13219C01550, DATED SEPTEMBER 2, 2009.
- WATER SUPPLY: OCONEE COUNTY UTILITY DEPARTMENT
- SEWAGE DISPOSAL: PRIVATE SEPTIC SYSTEM
- EXISTING ZONING: AG
- MAXIMUM BUILDING HEIGHT NOT TO EXCEED 40'.
- REQUIRED BUILDING SETBACKS:
FRONT: 40' FROM MAJOR THOROUGHFARE; 30' FROM MINOR STREET
SIDE: 25'
REAR: 25'
- UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
- PLAT REFERENCES:
PLAT BOOK 2021 PAGE 108 SURVEYED BY BASELINE SURVEYING & ENGINEERING, INC. FOR GRIFFITH-JONES PARTNERS LLP, DATED JUNE 15, 2021.

THE OWNER OF THE LAND SHOWN 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 ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.
Jerry D. Wood
OWNER OR AGENT
9/30/21
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 "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIALS ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA HAVE BEEN FULLY COMPLIED WITH.
Jerry D. Wood
REGISTERED GEORGIA LAND SURVEYOR
2989
REGISTERED P.E. NUMBER
DATE 9/15/21

THE MINIMUM LOT AREA REQUIRED FOR THE APPLICABLE ZONING DISTRICT IS OUTSIDE OF THE 100 YEAR FLOODPLAIN AS SPECIFIED IN SECTION 404.02.
13219C01550
FLOOD INSURANCE RATE MAP #
Jerry D. Wood
REGISTERED GEORGIA LAND SURVEYOR
DATE 9/15/21

GRID NORTH
BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 GEORGIA STATE PLANE COORDINATE SYSTEM (WESTERN ZONE)
ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988



ADMINISTRATIVE SUBDIVISION PLAT FOR:

ALLGOOD PROPERTIES, LLC

225th G.M.D.
OCONEE COUNTY, GEORGIA

CHANGES	DATE
Added Stamps 7&8 from Checklist	9-15-21

THIS PLAN, INCLUDING ALL INFORMATION, DETAILS AND DIMENSIONS IS A COPYRIGHT OF DUSOUTH SURVEYING & ENGINEERING, INC. AND CANNOT BE REPRODUCED, COPIED OR CHANGED IN ANY FORM WITHOUT WRITTEN CONSENT OF DUSOUTH SURVEYING & ENGINEERING, INC.

DATE
08-18-2021

PROJECT
21-182

ADMINISTRATIVE SUBDIVISION PLAT

