

9766362786  
PARTICIPANT ID

BK:2024 PG:32-32  
P2024000030

FILED IN OFFICE  
CLERK OF COURT  
03/07/2024 09:54 AM  
ANGELA ELDER-JOHNSON, CLERK  
SUPERIOR COURT  
OCONEE COUNTY, GA

Angela Elder-Johnson

CLERK OF THE SUPERIOR COURT  
RECORDING INFORMATION

SURVEYOR'S REFERENCES:

1. PLAT BOOK 19, PAGE 32.
2. PLAT BOOK 34, PAGE 149.
3. PLAT BOOK 36, PAGE 338.
4. DEED BOOK 637, PAGE 407.
5. DEED BOOK 637, PAGE 409.
6. DEED BOOK 810, PAGE 102.
7. DEED BOOK 1702, PAGE 272.

OWNERS CERTIFICATION

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.

OWNER OR AGENT:

DATE: 2-27-24

OWNERS CERTIFICATION

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.

OWNER OR AGENT: Leon Miller

DATE: 02/27/2024

SURVEYOR'S CERTIFICATION

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.

GEORGIA REGISTERED LAND SURVEYOR

3346  
NUMBER

REGISTERED P.E. NUMBER

THIS PROPERTY DOES NOT LIE WITHIN A 100  
YEAR FLOODPLAIN.

13219C0045E  
FLOOD INSURANCE RATE MAP #

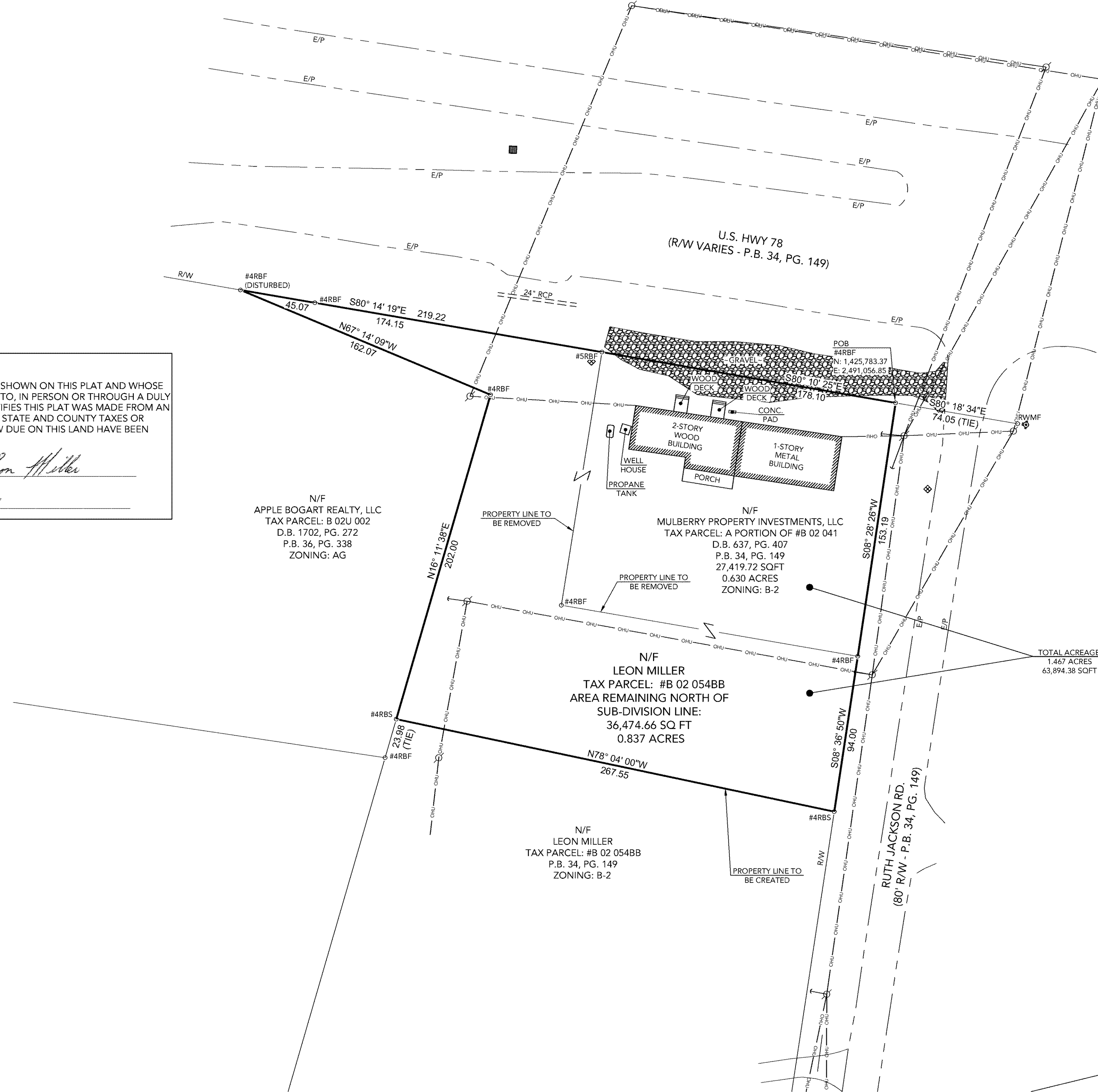
REGISTERED GEORGIA LAND SURVEYOR

3346  
NUMBER



AS REQUIRED BY SUBSECTION (g) OF O.G.C.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS 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.

Leon Miller



SURVEYOR'S NOTES:

1. DISTANCES ON THIS SURVEY ARE HORIZONTAL DISTANCES SHOWN AS "GROUND" DISTANCES AND ARE EXPRESSED IN U.S. SURVEY FEET.
2. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, STATE WATER BUFFERS AND OTHER ENCUMBRANCES. SAID EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, STATE WATER BUFFERS AND OTHER ENCUMBRANCES MAY NOT BE SHOWN HEREON.
3. NO CEMETERIES WERE OBSERVED ON THIS PROPERTY AT THE TIME OF SURVEY.
4. UNDERGROUND FOUNDATIONS AND UTILITIES, IF ANY, HAVE NOT BEEN LOCATED.
5. BEARINGS ARE BASED ON GRID NORTH (GA WEST ZONE) WHICH WAS ESTABLISHED USING RTK GPS ON THE egps NETWORK.
6. THE FIELD WORK WAS COMPLETED ON AUGUST 2, 2023 AND WAS PERFORMED USING A CARLSON BRX7 BASE AND ROVER.
7. THE RELATIVE POSITIONAL ACCURACY DOES NOT EXCEED 0.07 FEET (HORIZONTAL AND VERTICAL) AT THE 95% CONFIDENCE LEVEL.
8. THIS MAP OF SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 426, FEET.
9. THE HORIZONTAL DATUM IS NAD 83 AND THE VERTICAL DATUM IS NAVD 88.
10. SURVEYOR NOT PROVIDED WITH ZONING REPORT, ZONING AND TAX PARCELS SHOWN PER OCONEE COUNTY GIS.
11. CREEKS RUNNING THROUGH THE PROPERTY, IF ANY, ARE CONSIDERED STATE WATERS AND ARE SUBJECT TO BUFFERS.

Stamp #9 STAFF APPROVAL REQUIRED

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

Stamp #11 STAFF APPROVAL REQUIRED

THIS PLAT SERVES TO RECOMBINE PORTIONS OF EXISTING TAX PARCELS AND DOES NOT CREATE A NEW LOT OR TAX PARCEL.

Oconee County Planning Department  
AUTHORIZED FOR RECORDING

Guy Herring

By:

Guy W. Herring  
Planning Director



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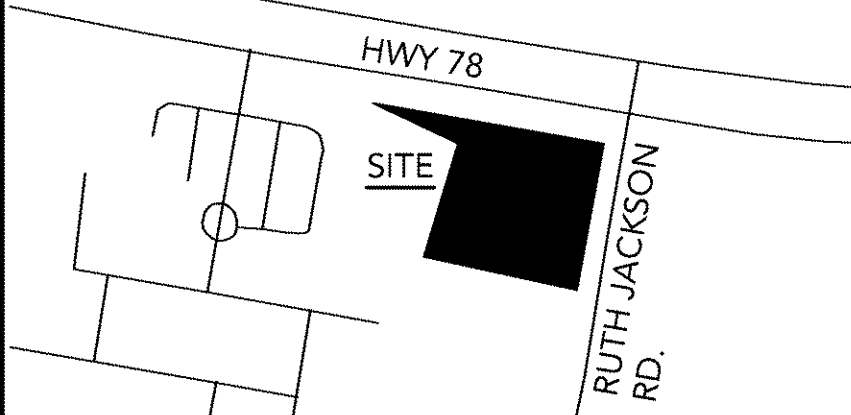
ADMINISTRATIVE RECOMBINATION PLAT  
FOR:

MULBERRY PROPERTY  
INVESTMENTS, LLC

MONROE HWY  
WATKINSVILLE, GEORGIA 30677  
OCONEE COUNTY  
240TH GEORGIA MILITA DISTRICT

TOTAL AREA: 1.467 ACRES  
TAX PARCEL #: B 02 054BB, B 02 041  
EXISTING ZONING: B-2

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LOCATION MAP - NTS

LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS

A	ARC LENGTH	+	BACKFLOW PREVENTER
A/C	AIR CONDITIONER	+	BENCHMARK/CONTROL
BSL	BUILDING SETBACK LINE	+	BOLLARD
C/L	CENTERLINE	+	BURIED CABLE POST
CM	CONCRETE MONUMENT	+	CABLE TV PEDESTAL
CMP	CORRUGATED METAL PIPE	+	CATCH BASIN (SINGLE WING)
CONC	CONCRETE	+	CATCH BASIN (DOUBLE WING)
COV	COVERED	+	CHAIN LINK FENCE
DB	DEED BOOK	+	ELECTRIC BOX
DE	DRAINAGE EASEMENT	+	ELECTRIC MANHOLE
DWCB	DOUBLE WING CATCH BASIN	+	ELECTRIC METER
ENCR	ENCROACHMENT	+	ELECTRIC PEDESTAL
E/P	EDGE OF PAVEMENT	+	FIRE DISCONNECT
ESMT	EASEMENT	+	FIRE HYDRANT
ET	ELECTRIC TRANSFORMER	+	GAS BOX
FES	FLARED END SECTION	+	GAS LINE (BURIED)
FD	FOUND	+	GAS METER
FPE	FINISHED FLOOR ELEVATION	+	GAS POST
INVT	INVERT ELEVATION	+	GAS VALVE
IP	IRON PIPE	+	GAS VENT STACK
IPC	IRON PIPE WITH CAP	+	GATE/WATER VALVE
IR	IRON REBAR	+	GREASE TRAP MH
IRC	IRON REBAR WITH CAP	+	GUY/ANCHOR
M	MEASURED	+	IRRIGATION CONTROL VALVE
MH	MANHOLE	+	METAL LIGHT POLE
N/F	NOW OR FORMERLY	+	OVERHEAD UTILITIES
NTS	NOT TO SCALE	+	PHONE LINE (BURIED)
OFF	OFFSET	+	POWER (BURIED)
P	PLAT	+	POWER POLE
PB	PLAT BOOK	+	SANITARY SEWER CLEAN-OUT
PDI	PEDESTAL DROP INLET	+	SS LINE (BURIED)
PG	PAGE	+	SANITARY SEWER MANHOLE
POB	POINT OF BEGINNING	+	SIGN
POC	POINT OF COMMENCEMENT	+	STORM SEWER MANHOLE
R	RADIAL/RADIUS	+	STORM SEWER LINE (BURIED)
RCP	REINFORCED CONCRETE PIPE	+	STREET/PARKING LIGHT
R/W	RIGHT-OF-WAY	+	STUB (UNKNOWN)
SWB	STATE WATERS BUFFER	+	TELEPHONE PEDESTAL
SWCB	SINGLE WING CATCH BASIN	+	TRAFFIC SIGNAL BOX
SS	SANITARY SEWER	+	WATER LINE (BURIED)
SSMH	SANITARY SEWER MANHOLE	+	WATER METER
TYP	TYPICAL	+	WATER VALVE
UE	UTILITY EASEMENT	+	WOOD FENCE
3/4" OTF	3/4" OPEN TOP PIPE FOUND	+	WOOD LIGHT POLE
#4RBF	1/2" REBAR FOUND	+	
#4RBS	1/2" REBAR SET	+	
PKNF	PK NAIL FOUND	+	
PKNS	PK NAIL SET	+	
CMF	5"X5" R/W MONUMENT FOUND	+	

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THIS SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" ACCORDING TO FEMA (FIA) COMMUNITY NUMBER 130453, MAP NUMBER 13219C0045E, DATED SEPTEMBER 15, 2022.

N GRID NORTH - GA WEST	DATE PREPARED: 08-09-2023	
	PROJECT #: 23001MPIRB	

REVISIONS:	DATE:
ADDRESSED COUNTY COMMENTS	2-26-2024

SHEET #
1

