eFiled & eRecorded
DATE: 5/1/2023
TIME: 2:48 PM
PLAT BOOK: 00049
PAGE: 00386
RECORDING FEES: $10.00
ADDITIONAL PAGES: $10.00
PARTICIPANT ID: 9651848499
CLERK: JODY M. HIGDON
Morgan County, GA
NOTE: R#189890 ME

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

TEXT LEGEND

C/L =	CENTER LINE
C&G =	CURB & GUTTER
RCP =	REINFORCED CONCRETE PIPE
CMP =	CORRUGATED METAL PIPE
SPOT ELEV =	SPOT ELEVATION
EP =	EDGE OF PAVEMENT
FFE =	FINISHED FLOOR ELEVATION
BFE =	BASEMENT ELEVATION
BC =	REBAR PIN CAPPED
BS =	REBAR PIN SET
N/F =	LAND LOT
PL =	PROPERTY FORMERLY
P.O.B. =	PROPERTY LINE
P.O.C. =	PLAT BOOK
R.O.W. =	POINT OF BEGINNING
JB =	POINT OF COMMENCEMENT
WM =	RIGHT OF WAY
WV =	DROP INLET
FES =	WATER METER
SSMH =	WATER VALVE
GW =	FLARED END STRUCTURE
	SANITARY SEWER MANHOLE
	GUY WIRE

SYMBOL LEGEND

LP =	LIGHT POLE
PP =	POWER POLE
TP =	TRAFFIC POLE
M.H. =	SANITARY SEWER MANHOLE
DWCB =	DOUBLE WING CATCH BASIN
SWCB =	SINGLE WING CATCH BASIN
TRAN =	TRANSFORMER ELECTRIC
=	FENCE LINE
=	TITLE EXCEPTION
JB =	JUNCTION BOX
FH =	FIRE HYDRANT
=	STORM PIPE
WM =	WATER METER

* LOTS 1,2,3,4,5,6,7,8,9,10,11 AND 12 REQUIRE ON SITE DETENTION AND WATER QUALITY FACILITY AND ARE NOT APPROVED TO USE THE POND LOCATED ON THE DETENTION POND LOT. IF THE PROPOSED USE OF THE LOTS ALLOWED TO USE THE EXISTING DETENTION POND EXCEED THE CAPACITY OF THE POND, ADDITIONAL DETENTION AND WATER QUALITY WILL BE REQUIRED.

* ALL LOTS REQUIRE ON SITE SEWER COLLECTION AND HAVE NOT BEEN APPROVED BY THE HEALTH DEPARTMENT FOR PROPER SOILS AT THE TIME THIS PLAT WAS APPROVED.

RIGHT OF WAY DEDICATION CHART

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C89	170.50	36.76	S 51°34'49" E	36.35

LINE	BEARING	DISTANCE
L90	S 29°24'11" E	23.34'
L91	S 53°17'07" W	145.68'
L92	N 36°49'15" W	68.03'
L93	N 56°37'04" E	142.49'

CREEK CHART FOR LOT 7, 8 AND 9

FROM PT A TO PT B

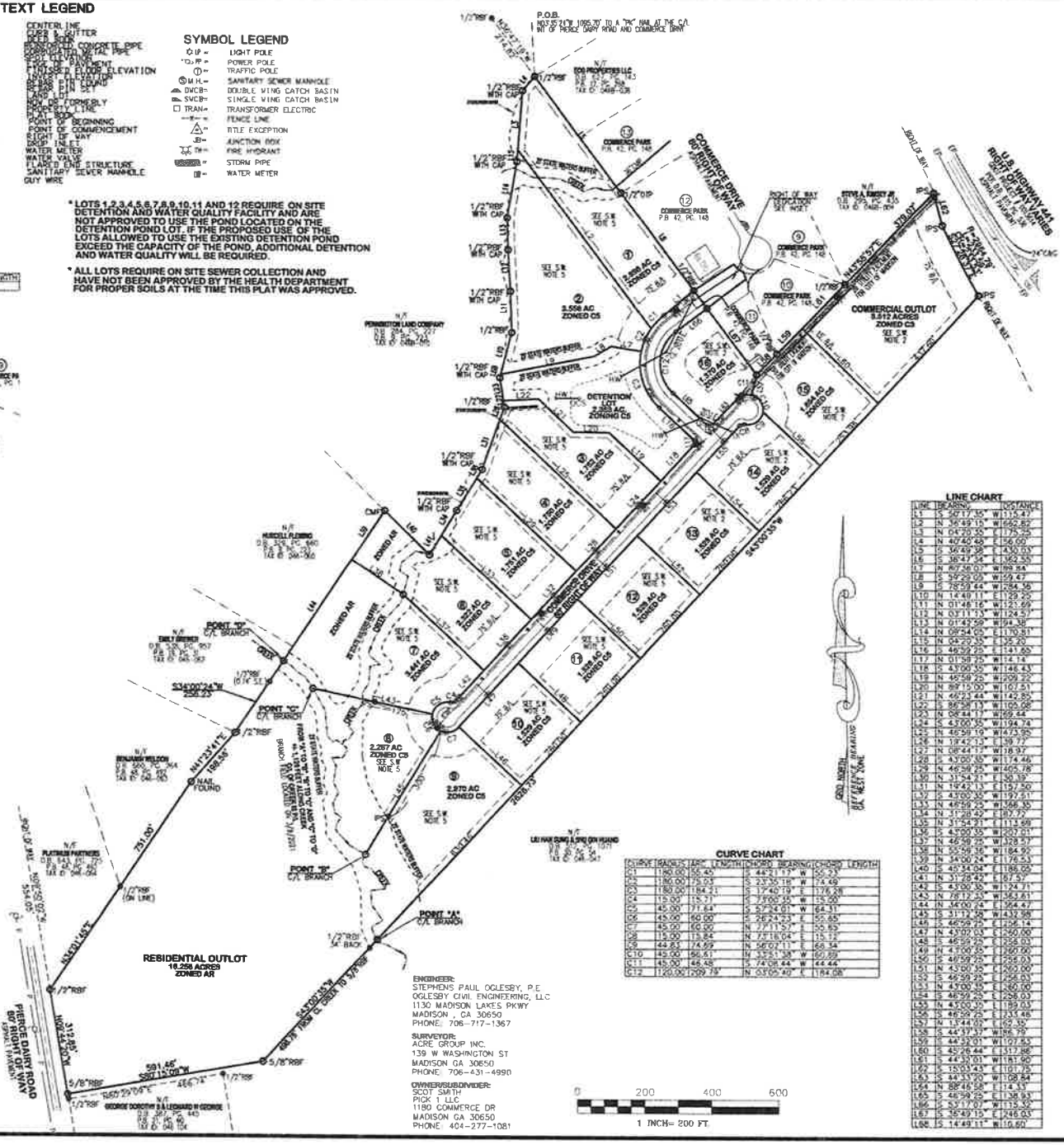
LINE	BEARING	DISTANCE
PT A	N 37°59'11" W	118.86'
	N 19°21'56" W	121.94'
	N 5°52'10" W	33.11'
	N 36°01'20" W	100.29'
	N 03°40'00" W	43.75'
	N 87°39'14" E	45.79'
	N 30°13'51" W	71.37'
	N 70°54'49" W	122.88'
	N 24°55'14" W	116.95'
PT B	N 26°02'55" E	23.12'

FROM PT B TO PT C

LINE	BEARING	DISTANCE
PT B	N 59°53'26" W	51.47'
	N 44°03'30" W	161.51'
	N 03°49'21" E	119.26'
	N 34°20'45" E	175.51'
	N 57°43'54" W	122.74'
	N 09°19'46" W	128.88'
	N 37°46'35" E	113.46'
	N 24°07'29" W	135.31'
	N 08°34'41" E	150.99'
	N 28°43'43" W	126.50'
	N 88°43'54" E	122.10'
	N 29°19'14" E	122.18'
	N 04°35'27" W	111.79'
	N 56°08'16" W	114.70'
	N 52°49'45" W	120.81'
	N 60°03'21" E	112.93'
	N 42°17'28" W	123.52'
	N 04°49'10" W	176.06'
PT C	N 29°19'57" W	175.15'

FROM PT C TO PT D

LINE	BEARING	DISTANCE
PT C	N 34°40'23" W	41.15'
	N 37°28'30" W	130.73'
	N 41°13'02" W	120.73'
PT D	N 57°58'38" W	129.74'



LINE CHART

LINE	BEARING	DISTANCE
L1	S 30°17'35" W	115.47'
L2	N 36°49'15" W	662.82'
L3	N 04°10'35" E	175.35'
L4	N 40°40'48" E	56.00'
L5	S 36°49'38" E	430.03'
L6	S 38°47'54" E	162.35'
L7	N 80°38'07" W	99.54'
L8	S 59°23'00" W	129.47'
L9	S 28°59'44" W	284.38'
L10	N 14°49'11" E	119.25'
L11	N 01°46'16" W	121.69'
L12	N 03°11'13" W	124.51'
L13	N 01°42'59" W	94.38'
L14	N 09°54'05" E	110.81'
L15	N 04°29'35" E	125.20'
L16	S 46°59'25" E	141.50'
L17	N 01°59'25" W	14.14'
L18	S 43°00'35" W	146.43'
L19	N 46°59'25" W	209.22'
L20	N 89°15'00" W	107.51'
L21	N 46°23'44" W	142.80'
L22	S 86°38'13" W	100.08'
L23	N 08°44'11" W	269.44'
L24	S 43°00'35" W	194.74'
L25	N 46°59'19" W	147.35'
L26	N 19°42'13" E	39.77'
L27	N 08°44'13" W	18.97'
L28	S 43°00'35" W	174.46'
L29	S 46°59'25" E	405.78'
L30	N 31°54'21" E	30.33'
L31	N 19°42'13" E	197.50'
L32	S 43°00'35" W	197.51'
L33	N 46°59'25" W	166.35'
L34	N 31°28'42" E	87.77'
L35	N 31°54'21" E	113.68'
L36	S 43°00'35" W	207.01'
L37	N 46°49'25" W	328.27'
L38	N 53°49'35" W	184.92'
L39	N 34°00'24" E	176.53'
L40	S 40°34'04" E	188.02'
L41	N 31°28'42" E	87.57'
L42	S 43°00'35" W	124.71'
L43	N 28°12'24" E	163.61'
L44	N 34°00'24" E	364.47'
L45	S 31°12'38" W	432.98'
L46	S 46°59'25" E	236.14'
L47	N 43°00'35" E	260.00'
L48	S 46°59'25" E	256.03'
L49	N 43°00'35" E	260.00'
L50	S 46°59'25" E	256.03'
L51	N 43°00'35" E	260.00'
L52	S 46°59'25" E	256.03'
L53	N 43°00'35" E	189.03'
L54	S 46°59'25" E	133.46'
L55	N 13°44'05" E	57.35'
L56	S 44°37'37" W	86.79'
L57	S 44°32'01" W	107.53'
L58	S 45°26'44" E	317.86'
L59	S 44°37'01" W	181.90'
L60	S 15°03'43" E	101.75'
L61	S 44°33'20" W	108.84'
L62	N 88°46'58" E	114.53'
L63	S 46°59'25" E	138.93'
L64	S 53°17'07" W	113.52'
L65	S 36°49'15" E	246.03'
L66	S 14°49'11" W	110.60'

CURVE CHART

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	180.00'	56.45'	S 44°21'17" W	56.21'
C2	180.00'	75.03'	S 23°35'16" W	74.49'
C3	180.00'	184.21'	S 17°46'19" E	176.28'
C4	15.00'	15.71'	S 79°00'35" W	15.00'
C5	45.00'	71.64'	S 57°34'01" W	64.31'
C6	45.00'	60.00'	S 26°24'23" E	55.65'
C7	45.00'	60.00'	N 77°11'57" E	55.65'
C8	15.00'	15.84'	N 75°16'04" E	15.12'
C9	44.83'	74.59'	N 56°07'11" E	66.34'
C10	45.00'	56.61'	N 33°51'38" W	52.89'
C11	45.00'	46.48'	S 74°08'44" W	44.44'
C12	120.00'	209.78'	N 53°05'40" E	184.08'

ENGINEER:
STEPHENS PAUL OGLESBY, P.E
OGLESBY CIVIL ENGINEERING, LLC
1130 MADISON LAKES PKWY
MADISON , GA 30650
PHONE: 706-717-1367

SURVEYOR:
ACRE GROUP INC.
139 W WASHINGTON ST
MADISON GA 30650
PHONE: 706-431-4990

OWNER/SUBDIVIDER:
SCOT SMITH
PICK 1 LLC
1180 COMMERCE DR
MADISON GA 30650
PHONE: 404-277-1081

FINAL PLAT FOR:

COMMERCE DRIVE INDUSTRIAL PARK

NO.	DATE:	REVISION:

SURVEY INFORMATION: DISTRICT: 5TH AND 13TH SCALE: 1"=200
DATE: 10/24/2022 LAND LOT: 3,4,7,8,320,329 DRAWN BY: J. BENNETT
CITY: MADISON COUNTY: MORGAN DATE OF FIELD WORK: 3/8/2021 JOB NUMBER: 21-197

PREPARED BY: A Georgia Land Surveying Firm LSFF 000120
acre
PROFESSIONAL SURVEYORS
LAND DEVELOPMENT SURVEYING AND MAPPING
ACRE GROUP, INC.
139 W. WASHINGTON ST. | MADISON | GEORGIA 30650 706.431.4990