9766382786
PARTICIPANT ID

BK:2021 PG:95-95
P2021000096

FILED IN OFFICE
CLERK OF COURT
06/16/2021 07:18 AM
ANGELA ELDER-JOHNSON, CLERK
SUPERIOR COURT
OCONEE COUNTY, GA

Angela Elder-Johnson

RESERVED FOR CLERK OF COURT

NO SOIL SUITABILITY REPORT HAS BEEN FILED 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) WORK FOR ON-SITE SEWAGE MANAGEMENT SYSTEM (SEPTIC). THE OWNER, PURCHASER, LEASEE, LICENSEE, AGENTS, ASSIGNS OR OTHER PARTIES TAKING TITLE TO OR OTHERWISE PROCURING 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

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

Subdivided under the provisions of the Unified Development Code Section 1215.b it does not be re-subdivided under the provisions of Sec.1215.b1 a. 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.

Oconee County Planning Department
AUTHORIZED FOR RECORDING

By: Guy W. Herring

Guy W. Herring
Planning Director

VICINITY MAP (not to scale)

OWNER INFORMATION:
DALE ROWDEN
3161 MACON HIGHWAY
FARMINGTON, GA 30638
(706)-338-8948

OWNER'S 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 that the 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 Dale Rowden Date June 15th 2021

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 Co., Georgia have been fully complied with.

Ray N. Woods 2049
Georgia Registered Land Surveyor Number

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

Ray N. Woods
Georgia Registered Land Surveyor No. 2049

PER F.I.R.M. COMMUNITY PANEL NO. 13219C 0145D DATED SEPTEMBER 02, 2009 THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN.

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 will not lie within any soil type listed in UDC Section 1215.a.3.

As required by subsection (d) of O.C.G.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.

Ray N. Woods 05-28-20
GEORGIA REGISTERED LAND SURVEYOR NUMBER 2049 DATE

NOTES:
THIS PROPERTY IS ZONED AR
TRACTS 1A, 1B, 3, 4, & 5 REPRESENT TAX MAP A09, PARCEL 017A.
TRACT 2 REPRESENTS TAX MAP A09, PARCEL 017AB.
TRACTS 3, 4, & 5 ARE BEING SEPERATED FROM THE CURRENT TAX PARCEL.
TRACT 1A IS SERVED BY WELL WATER AND HAS A SEPTIC TANK SEWERAGE DISPOSAL.
OCONEE COUNTY SANITARY SEWER AND WATER IS NOT AVAILABLE
THIS PROPERTY IS SUBJECT TO ALL DEED RESTRICTIONS, EASEMENTS, OR RIGHT OF WAYS, SHOWN OR NOT SHOWN.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.
ALL SET PINS ARE 1/2" REBAR.

REFERENCES:
1) PLAT BOOK 37 PAGE 473A
2) PLAT BOOK 22 PAGE 173
3) DEED BOOK 330 PAGE 80-81
4) GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJECT STP-002-3(39) DATED FEB. 17, 1992 REVISED JUNE 19, 1992.

STREET ADDRESS:
3161 MACON HIGHWAY

FIELD WORK COMPLETED MAY 20, 2021

PLAT ABBREVIATIONS
PB. - Plat Book
DB. - Deed Book
PG. - Page
R/W - Right of Way

GRAPHIC SCALE 1"=150'
0 150 300 450

● IPF-Iron Pin Found ○ IPS-Iron Pin Set ⊘ Computed Point Only ⊠ Concrete Monument

RAY N. WOODS
GEORGIA REGISTERED
LAND SURVEYOR #2046

THIS PLAT IS NOT VALID OR RECORDABLE UNLESS SAID SURVEYOR'S SIGNATURE APPEARS OVER THE STAMP

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.

ADMINISTRATIVE SUBDIVISION PLAT FOR
DALE ROWDEN

JOB: 222	COUNTY: OCONEE	STATE: GEORGIA	DATE: 05-28-2021	INSTRUMENT: LEICA
DRAWN BY: Mike W.	BASELINE SURVEYING & ENGINEERING, INC. P.O. BOX 269 WATKINSVILLE, GEORGIA 30677 www.baselinesae.com (706)-769-6610 COA #1108			PLAT CLOSURE: 1/173,234
DWG NAME: DaleRowden				FIELD CLOSURE: 1/48,131
FIELD BOOK: 0-146				ANGLE CLOSURE: 2" per Angle

GEORGIA REGISTERED No. 2049 PROFESSIONAL LAND SURVEYOR RAY N. WOODS

PLAT CLOSURE STATEMENT
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 173234 FEET

FIELD CLOSURE STATEMENT
THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,400 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON TOTAL STATION, MODEL GPT 3002.

Job No. 2021-29