CLERK'S FILING STAMP

Plat Doc: PLAT
Recorded 03/05/2019 08:54AM

KATIE CROSS
Clerk Superior Court, MADISON
County, Ga.
Bk 02019 Pg 0029
Penalty: $0.00
Interest: $0.00
Participants: 4685594796

HEALTH DEPARTMENT CERTIFICATION

Lots have been reviewed by the Madison County Health Department and are approved for subdivision development as noted on each lot of the plat and plat legend. This review was performed based on information submitted by other professionals and any supplementary information provided therein. each lot must be reviewed and approved for on-site sewage management system placement prior to issuance of a building permit.

Signed: [signature] 2-5-19
Title: DEHO Date

THIS SUBDIVISION IS REVIEWED BASED ON 3 OR 4 BEDROOM HOMES WITH AVERAGE APPURTENANCES AND A FOOTPRINT OF 2400 SQUARE FEET OR LESS. IF THE HOME IS TO BE LARGER, OR IF EXCESSIVE GRADING OR FILLING IS REQUIRED TO FORM HOME FOUNDATION, ADDITIONAL INFORMATION MAY BE NEEDED AND A LARGER LOT SIZE MAY BE REQUIRED, DEPENDING ON HOUSE SIZE, PLACEMENT AND NUMBER OF BEDROOMS, SITE PLAN REQUIREMENTS MAY BE WAIVED AT THE DISCRETION OF THE HEALTH AUTHORITY.

SOIL CLASSIFIER RECOMMENDATIONS REGARDING SOIL PROPERTIES ARE FOLLOWED FOR EACH LOT. SOME LOTS MAY REQUIRE ADDITIONAL FOOTAGE OF DRAINLINES OR SPECIAL REQUIREMENTS BASED ON THESE RECOMMENDATIONS.

HEALTH DEPARTMENT NOTES

2/3 BR – "Possible 2 or 3 BR house" – This lot may only accommodate a 2 or 3 bedroom house.

ATU -"Aerobic Treatment Unit" – An aerobic treatment unit or other Class I equivalent system may be required if depth to impervious layer is less than 24 inches.

DRIP – "Drip Emitter System" – A drip emitter system may be required on this lot along with all pertinent information specific to drip systems.

DRIP REPAIR – "Drip Emitter System Repair" – The repair system required for this lot may be a drip emitter system.

LEVEL IV – "Level IV Soil Report" – A Level IV soil report has been performed and is overlaid on this lot.

L4N -"Level IV Soil Report Needed" -A Level IV soil report will be needed prior to issuance of a septic permit for this lot.

SPHD – "Site Plan Health Department" -An engineered site plan drawn in compliance with the requirements established by the "Engineered Site Plan Checklist" is required at time of permit application.

SSLP -"Septic System Location Plan" -A septic system location plan drawn in accordance with the requirements given in the "Septic System Location Plan Checklist" is needed for this lot. SSLP's are required due to spatial constraints.

OWNERS CERTIFICATION: STATE OF GEORGIA, COUNTY OF MADISON

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 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'S NAME: [signature]
DATE: 1-21-2019

CERTIFICATION OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT REGULATIONS OF MADISON COUNTY, GEORGIA, AND THAT IT HAS BEEN APPROVED BY THE MADISON COUNTY BOARD OF COMMISSIONERS FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF MADISON COUNTY, GA.

[signature] 3-4-2019
CHAIRMAN, MADISON COUNTY BOARD OF COMMISSIONERS DATE

CERTIFICATE OF DEDICATION

I (WE) HEREBY CERTIFY THAT WE ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL STREETS AND OPEN SPACES TO PUBLIC USE AS NOTED.

[signature] 1-21-2019
OWNER DATE

ENGINEER'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT ALL ENGINEERING REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF MADISON COUNTY, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

[signature]
REGISTERED GEORGIA ENGINEER
REG. NO: 26674
DATE OF EXPIRATION: 12/31/20

CURVE CHART

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	470.00'	108.29'	108.05'	N08°07'46"E
C2	530.00'	122.11'	121.84'	S08°07'46"W
C3	230.00'	51.12'	51.01'	S68°52'00"E
C4	130.00'	5.17'	5.17'	S61°22'02"E
C5	130.00'	63.80'	63.16'	S46°10'11"E
C6	55.00'	96.18'	84.37'	N68°53'37"E
C7	55.00'	60.00'	57.07'	S28°46'04"E
C8	55.00'	125.95'	100.18'	S68°05'25"W
C9	130.00'	76.81'	75.70'	S21°11'59"W
C10	230.00'	87.68'	87.13'	S49°02'48"W
C11	170.00'	72.92'	72.36'	N47°40'37"E
C12	120.00'	23.38'	23.34'	N29°48'31"E
C13	120.00'	17.97'	17.95'	N19°56'19"E
C14	55.00'	67.29'	63.17'	S12°37'59"E
C15	55.00'	60.12'	57.17'	S53°43'47"W
C16	55.00'	63.46'	60.00'	N61°54'07"W
C17	55.00'	62.53'	59.21'	N03°43'21"E
C18	55.00'	28.40'	28.09'	N51°05'08"E
C19	180.00'	34.26'	34.21'	N18°54'47"E
C20	180.00'	34.63'	34.58'	N29°52'40"E
C21	230.00'	98.65'	97.90'	N47°40'37"E
C22	170.00'	44.74'	44.61'	S51°20'34"W
C23	170.00'	20.06'	20.05'	S41°30'27"W
C24	70.00'	122.95'	107.74'	S12°11'21"E
C25	170.00'	37.75'	37.67'	S68°52'00"E
C26	170.00'	18.41'	18.40'	N11°37'39"E
C27	170.00'	52.33'	52.13'	N00°17'41"W
C28	55.00'	52.74'	50.74'	S38°59'23"E
C29	55.00'	69.91'	65.30'	S25°17'33"W
C30	55.00'	73.23'	67.94'	N65°09'04"W
C31	55.00'	63.46'	60.00'	N14°46'28"E
C32	230.00'	29.00'	28.98'	N05°30'07"W
C33	230.00'	66.72'	66.48'	N06°25'12"E
C34	470.00'	15.01'	15.01'	S13°48'54"W
C35	470.00'	93.28'	93.12'	S07°12'52"W
C36	530.00'	120.88'	120.62'	N08°11'47"E
C37	530.00'	1.24'	1.24'	N01°35'45"E
C38	684.72'	11.24'	11.24'	N60°07'12"W
C39	55.00'	22.78'	22.61'	N30°08'40"W

LINE CHART

LINE	BEARING	DISTANCE
L1	N88°37'17"W	19.28'
L2	S90°19'33"E	23.62'
L3	S14°43'49"W	22.12'
L4	S30°16'11"E	15.56'
L5	N66°28'26"W	17.62'
L6	N36°18'23"E	17.46'
L7	S59°43'48"W	15.56'
L8	N45°23'32"W	24.04'

A LEICA TS-12 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 58,945 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,394,890 FEET AND CONTAINS 71.855 ACRES.

OWNER/DEVELOPER
RELIANT HOMES
PO BOX 2655
LOGANVILLE, GA 30052

24 HOUR CONTACT
NED BUTLER
(770) 715-2800

A. No portion of the subdivision lies in a groundwater recharge area, pursuant to the Rules of the Georgia Department of Natural Resources Environmental Protection Division, Chapter 391-3-16.01 (or defined as low, medium, or high susceptibility.)

B. There are no perennial streams within or impacted by the subdivision that are upstream of a water supply reservoir, pursuant to the Rules of the Georgia Department of Natural Resources, Environmental Protection Division, Chapter 391-3-16.02

SITE NOTES:

1. THIS SUBDIVISION CONSISTS OF 65 SINGLE FAMILY RESIDENTIAL LOTS.
2. THE SUBJECT PROPERTY IS ZONED R-1.
3. TOTAL SITE AREA IS +/- 72.17 ACRES. (GROSS & NET, NO FLOODPLAIN)
4. DENSITY = 65 LOTS / 72.17 ACRES = 0.90 LOTS/ACRE.
5. THE MINIMUM LOT SIZE IS 32,670 SF.
6. ALL PROPERTY CORNER MONUMENTS ARE ½" REBAR UNLESS NOTED OTHERWISE HEREON.
7. MINIMUM LOT WIDTH: 100'
8. MINIMUM YARD REQUIREMENTS:
   FRONT: 30'
   SIDE: 15'
   REAR: 20'
   STREET SETBACKS:
   60' FROM CL OF COUNTY ROAD
   70' FROM CL OF DOT ROAD
9. MAXIMUM HEIGHT PER DWELLING IS 35'.
10. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE PER F.E.M.A. FLOOD INSURANCE RATE MAP OF MADISON COUNTY, GEORGIA, FIRM PANEL NO. 13195C 0225C, EFFECTIVE DATE SEPTEMBER 17, 2010.
11. SUBDIVISION TO HAVE ONSITE SEPTIC FOR EACH LOT.
    SANITARY: ONSITE SEPTIC
    PUBLIC WATER: MADISON COUNTY
12. BOUNDARY SURVEY DATED 08/16/17 WAS PROVIDED BY APALACHEE LAND SURVEYING, INC.
13. STORMWATER MANAGEMENT: STORMWATER WILL BE HANDLED ON-SITE UTILIZING A STORMWATER DETENTION FACILITY.
14. WETLAND AREAS IDENTIFIED ON THE SITE WERE DELINEATED BY TALLMAN ENVIRONMENTAL, INC. DATED 9-22-17.
15. ALL OPEN SPACE/AMENITY AREAS AND STORM WATER DETENTION AREAS SHALL BE MAINTAINED BY A MANDATORY HOMEOWNERS ASSOCIATION.
16. DECLARATION OF COVENANTS TO BE RECORDED AT MADISON COUNTY CLERK OF SUPERIOR COURT.
17. THE EXISTING WELL LOCATED ON THE ADJOINING PROPERTY ADJACENT TO LOT 1 WILL BE REQUIRED TO BE ABANDONED AND A LETTER OF ABANDONMENT BY A CERTIFIED WELL COMPANY PROVIDED TO ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO ISSUANCE OF A SEPTIC PERMIT FOR LOT 1.

APPROVED
TAX MAP 50, PARCEL(s) 65
ZONING: R1, DATE: 2-14-19
MADISON COUNTY
ZONING ADMINISTRATOR
[signature]

New map 32-C
Lot # is Parcel #

FINAL SURVEYOR'S CERTIFICATE

I THE UNDERSIGNED CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST OR ARE MARKED AS FUTURE, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECTLY SHOWN. LAST DATE OF FIELD SURVEY: 08/09/17

[signature]
REGISTERED GEORGIA LAND SURVEYOR
REG. NO. 3279 DATE OF EXPIRATION: 12-31-18

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 with the clerk of superior court, but such approval is not guarantee 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.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON AS PROVIDED BY THE OWNER AND/OR OTHER SOURCES OF INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

NO.	DATE:	REVISION:

FINAL PLAT FOR:

WOODBURY

APALACHEE
LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING SERVICES
P.O. BOX 2147
LOGANVILLE, GEORGIA 30052
OFFICE 770-466-7720
www.apalacheelandsurveying.com

DATE: 12/03/18	LAND LOT: DISTRICT: GMD 382
COUNTY: MADISON	SCALE: 1"=100'
DRAWN BY: CDN	CHECKED BY: KC
JOB NUMBER: 17034	DATE OF FIELD WORK: 08/09/17

Sheet No.

SCALE 1"=100'