AF 36659

NOTE: THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIRM OFFICIAL FLOOD HAZARD MAPS.

MAGNETIC NORTH

FILED IN OFFICE
2003 MAR 19 AM 10:37
CLERK, SUPERIOR CT.

Recorded
Book 270 Page 8
Date 3-19-03
Geneva G. Stamey, Clerk
Oglethorpe, County, GA

HOUSER

State of Georgia, County of Oglethorpe.
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, county, and city taxes or other assessments now due on this land have been paid.

Agent _____ Date _____

Owner Mel Wilson Date 2-5-03

I hereby certify that I adopt this plan of subdivision and dedicate all streets, alleys, walkways, and other open spaces to public use as noted.

Date 2-19, 20 03

Owner Mel Wilson

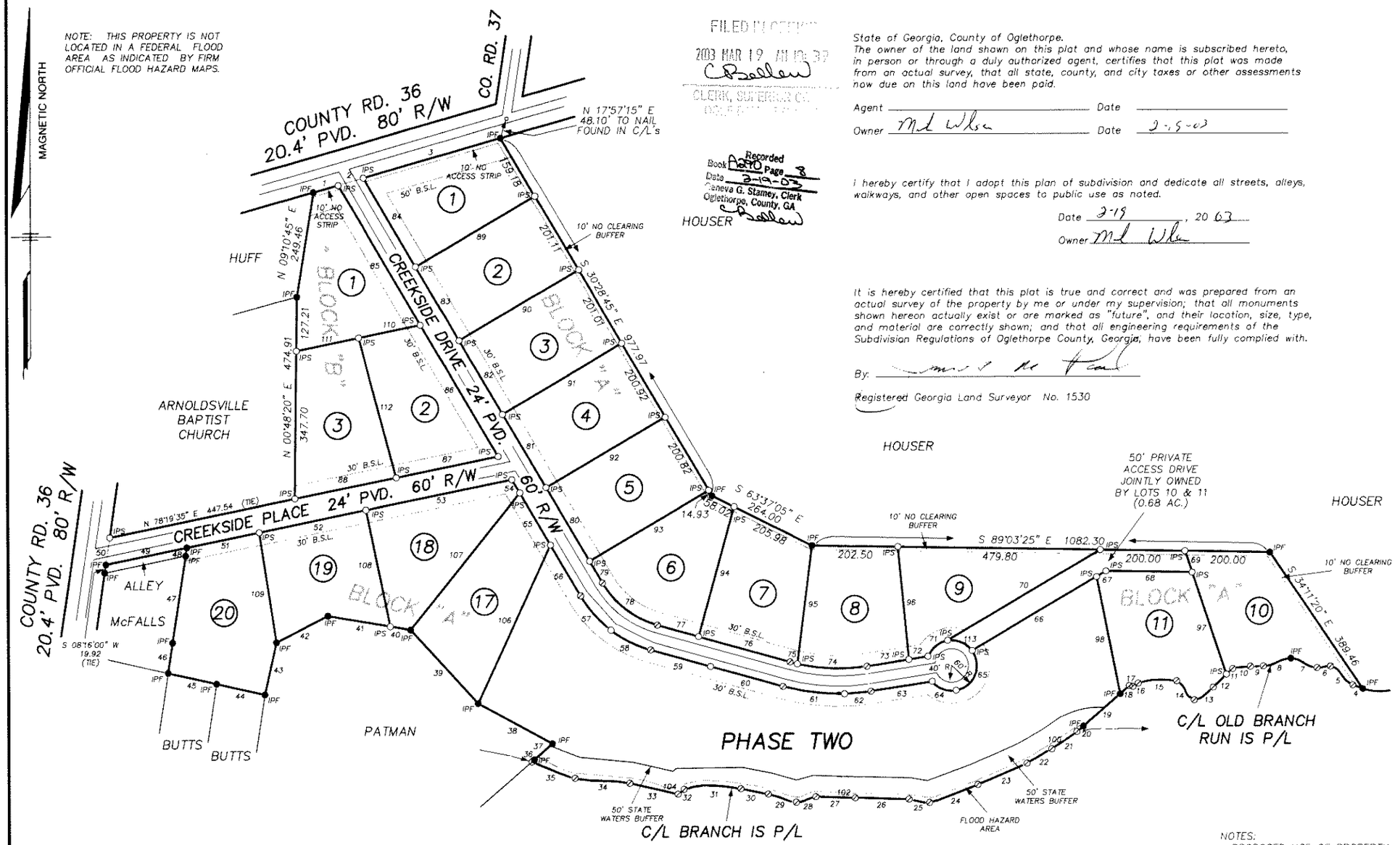
It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future", and their location, size, type, and material are correctly shown; and that all engineering requirements of the Subdivision Regulations of Oglethorpe County, Georgia, have been fully complied with.

By: _____

Registered Georgia Land Surveyor No. 1530

LOT	ACRES
BLOCK "A"	
1	1.51
2	1.51
3	1.51
4	1.51
5	1.51
6	1.51
7	1.51
8	1.51
9	1.50
10	1.54
11	1.52
17	1.65
18	1.51
19	1.51
20	1.70
BLOCK "B"	
1	1.54
2	1.54
3	1.54
LOT TOTAL	27.63
ROAD R/W	4.29
P.A. DRIVE	0.68
TOTAL	32.60

APPROVED
Jaarden S. Matthews 03-19-03
OGLETHORPE COUNTY LAND USE & DEVELOPMENT INSP.



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE			LINE	BEARING	DISTANCE		
1	N 73°59'10" E	60.93	39	N 42°23'20" W	235.29			76	N 74°27'45" W	223.86		
2	N 73°59'10" E	61.95 (TIE)	40	N 80°22'35" W	48.44			77	N 74°27'45" W	101.14	ARC	RADIUS
3	N 73°59'10" E	337.50	41	N 80°22'35" W	149.21			78	N 52°26'55" W	162.93	167.01	217.33
4	N 69°00'00" W	25.00	42	S 63°04'10" W	137.59			79	N 30°26'05" W	60.12		
5	N 49°40'40" W	69.10	43	S 12°39'35" W	125.99			80	N 30°26'05" W	200.82		
6	S 83°28'00" W	32.42	44	N 77°21'40" W	117.15			81	N 30°26'05" W	200.92		
7	N 70°06'20" W	65.75	45	N 77°21'40" W	117.19			82	N 30°26'05" W	201.01		
8	S 74°07'20" W	67.26	46	N 08°40'35" E	72.06			83	N 30°26'05" W	201.11		
9	S 88°59'20" W	31.02	47	N 08°40'35" E	207.01			84	N 30°26'05" W	243.23		
10	S 83°27'35" W	42.40	48	N 08°40'35" E	19.97			85	S 30°26'05" E	382.24		
11	S 46°00'05" W	20.00	49	S 78°17'30" W	195.17 (TIE)			86	S 30°26'05" E	358.53		
12	S 46°00'05" W	44.04	50	N 08°20'45" E	63.98 (TIE)			87	S 78°19'35" W	245.21		
13	S 56°11'15" W	53.07	51	N 78°19'35" E	175.00			88	S 78°19'35" W	245.21		
14	N 42°51'15" W	61.45	52	N 78°19'35" E	258.24			89	N 59°33'55" E	326.99		
15	S 86°25'40" W	90.40	53	N 78°19'35" E	351.83			90	N 59°33'55" E	327.14		
16	S 60°00'00" W	15.00	54	S 30°26'05" E	36.75			91	N 59°33'55" E	327.30		
17	N 79°44'05" W	8.56	55	S 30°26'05" E	142.30			92	N 59°33'55" E	327.45		
18	S 49°00'00" W	29.00	56	S 30°26'05" E	139.45	ARC	RADIUS	93	N 59°33'55" E	327.61		
19	S 49°08'35" W	115.84	57	S 41°38'05" E	107.74	108.43	277.33	94	N 15°32'15" E	317.12		
20	S 49°08'35" W	20.00	58	S 63°38'55" E	104.07	104.69	277.33	95	N 07°23'55" E	280.81		
21	S 55°59'15" W	72.11	59	S 74°27'45" E	147.00			96	N 05°20'50" W	266.36		
22	S 60°20'50" W	67.52	60	S 74°27'45" E	178.00			97	S 18°22'05" E	253.39		
23	S 66°54'40" W	127.45	61	S 83°04'00" E	146.20	146.76	488.65	98	S 11°16'15" E	281.63		
24	S 69°49'50" W	121.57	62	N 84°38'00" E	63.00	63.04	488.65	99	S 58°38'40" E	252.22		
25	N 81°05'30" W	49.00	63	N 80°56'15" E	146.06			100	S 58°38'40" E	13.41		
26	N 88°23'30" W	127.00	64	S 69°03'45" E	60.00	62.83	60.00	101	S 05°42'00" E	233.07		
27	N 88°23'30" W	93.49	65	N 22°28'35" E	102.27	122.44	60.00	102	S 05°42'00" E	13.06		
28	S 74°19'10" W	47.47	66	N 59°40'30" E	342.00			103	S 14°30'15" W	291.10		
29	N 73°54'10" W	69.59	67	N 59°40'30" E	26.41			104	S 14°30'15" W	20.00		
30	N 79°01'25" W	66.08	68	S 89°03'25" E	203.53			105	S 27°30'15" W	301.41		
31	S 89°27'25" W	134.14	69	N 18°22'05" W	52.98			106	S 24°47'10" W	410.78		
32	S 50°53'30" W	18.00	70	S 59°40'30" W	420.35			107	S 38°47'45" W	412.97		
33	N 76°56'45" W	116.65	71	S 50°56'15" W	60.00	62.83	60.00	108	S 11°40'25" E	280.05		
34	N 84°45'00" W	129.83	72	S 80°56'15" W	46.06			109	S 08°43'10" E	262.41		
35	N 69°05'45" W	109.17	73	S 80°56'15" W	100.00			110	S 78°19'35" W	149.99		
36	N 49°05'35" E	7.56	74	N 87°58'45" W	164.80	165.84	428.65	111	S 78°19'35" W	149.99		
37	N 49°05'35" E	56.94	75	N 75°40'45" W	18.20	18.20	428.65	112	N 15°03'35" W	340.08	ARC	RADIUS
38	N 61°29'45" W	199.40						113	N 67°31'25" W	62.77	66.06	60.00

The lots shown have been reviewed by the Oglethorpe County Health Department and are approved for subdivision development as noted. Each lot must be reviewed and approved for on-site sewage management system placement prior to the issuance of a construction permit.

Dated this 21 day of February 2003

By Kelli Hin

Title EHSIII

Notes: Lot 6 will require a level four soil survey and scaled site plan. Depending on location of proposed drainfield, an alternative drip system may be required with an engineered site plan.

Lot 9 will require a scaled site plan. A level four survey may be required depending on the location of the proposed drainfield.

Lot 17 will require a level four soil survey, engineered site plan, and alternative drip system.

NOTES:
PROPOSED USE OF PROPERTY – SINGLE FAMILY HOUSING
PROPOSED WATER SYSTEM – ARNOLDSVILLE MUNICIPAL WATER SYSTEM
PROPOSED SEWERAGE SYSTEM – INDIVIDUAL SEPTIC TANK SYSTEMS
SEPTIC SYSTEM SETBACKS SHALL BE A MINUMUM OF 10' FROM P/L
20' DRAINAGE EASEMENT ALONG ALL SIDE AND REAR LOT LINES
SIDE AND REAR BUILDING SETBACKS SHALL BE A MINUMUM OF 20'
NO WELLS WERE FOUND TO BE LOCATED WITHIN 100' OF THIS PROPERTY

I certify that the subdivision plat shown hereon has been found to comply with the Land Subdivision Regulations of Oglethorpe County, Georgia and that it has been approved by the ~~Oglethorpe County Board of Commissioners~~ for recording in the Office of the Clerk of Superior Court of Oglethorpe County.

Arnoldsville City Council

Date 3-18, 2003

Mayor of ~~Chairman, Oglethorpe County Board of Commissioners~~ Arnoldsville

Chairman, Oglethorpe County Planning Commission 2/27/03

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

● IPF – IRON PIN FOUND
○ IPS – IRON PIN SET
⊘ – TRAVERSE POINT
3/4" O.D. GALV. PIPE

200 0 200 400
SCALE: 1" = 200'

GEORGIA REGISTERED NO. 1530 PROFESSIONAL LAND SURVEYOR JAMES M. PAUL

SURVEY FOR:
CREEKSIDE SUBDIVISION–PHASE ONE

GMD: 1303	COUNTY: OGLETHORPE	STATE: GEORGIA	DATE: 02-12-03
DRAWN BY: CW & JP	SURVEYED BY: JAMES M. PAUL ENGINEERING & SURVEYING CRAWFORD, GEORGIA 30630 783-5125 743-5125		
DRAWING NO.: C-169-B			
FIELD BOOK: 469/1-30			

THEODOLITE: NIKON DTM A20LG
DISTANCE EQUIP.: NIKON DTM A20LG
CLOSURE: 1/40,000
ANGLE CLOSURE: < 1"/ANGLE
ADJUSTMENT: ANGLES
ADJ. CLOSURE: 1/100,000+

LOCATION MAP: