

9766382786
PARTICIPANT ID

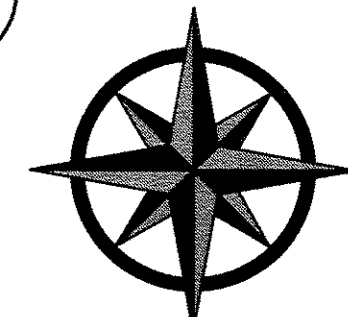
BK:2019 PG:22-22

P2019000022

FILED IN OFFICE
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03/12/2019 07:27 AM
ANGELA ELDER-JOHNSON,
CLERK
SUPERIOR COURT
OCONEE COUNTY, GA

Angela Elder-Johnson
Clerk of Superior Court Filing Information

FINAL PLAT FOR: SPARTAN ESTATES SUBDIVISION



DUSOUTH
SURVEYING &
ENGINEERING, INC.

22 BARNETT SHOALS RD.
WATKINSVILLE, GA 30677
706.310.1961 OFFICE
Email: dusouthsurveying@gmail.com
Online: www.dusouthsurveying.com

FINAL PLAT FOR:

**SPARTAN
ESTATES, LLC**

SPARTAN LANE
G.M.D. 221
OCONEE COUNTY, GEORGIA

STORMWATER MANAGEMENT AND INSPECTION AGREEMENT HAS BEEN RECORDED IN
DEED BOOK 1463 PAGE 791-794 PER UDC 1116.13(c)(1).

OWNER'S CERTIFICATE

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, and that all state and county taxes or other assessments now due on this land have been paid. The undersigned, in person or through a duly authorized agent, certifies that he or she is the fee simple owner of the land shown on this plat; that the plat and the public improvements contained therein or associated therewith meet all applicable requirements and standards of the Oconee County Unified Development Code; and by separate deed or agreements dedicates to the use of the public forever all streets, parks, easements and public grounds shown thereon for the purposes thereof expressed.

Owner's name: Spartan Estates, LLC

Owner's address: P.O. Box 452, Athens, GA 30603

Owner's Signature: *[Signature]* Date: 1/23/19

SURVEYOR'S CERTIFICATE

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 thereon actually exist or are marked as "future," and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 58200 feet, and an angular error of 1" per angle point, and was adjusted using Compass rule. The following type of equipment was used to obtain the linear and angular measurements used in the preparation of this plat: TC-3000. This plat has been calculated for closure and is found to be accurate within one foot in 836,900 feet.

By (name): Jerry D. Wood Registered Georgia Land Surveyor No. 2999

Address: 22 Barnett Shoals Road, Watkinsville, GA 30677 Telephone Number: 706-310-1961

Surveyor's Signature: *[Signature]* Date: 8-31-18

DESIGN AND CONSTRUCTION CERTIFICATE

I hereby certify that all improvements have been designed and constructed in strict accordance with the approved Development Construction Plans, prepared by me or under my supervision, in full compliance with the Unified Development Code of Oconee County, Georgia, latest edition, and any amendments thereto and/or usual and customary professional practice.

By (name): Kenneth A. Peal Professional Registration No. 645

Designer's Signature: Kenneth A. Peal P.E. R.L.S. L.A.

Note: The Design and Construction Certification must be completed by the Design Professional of Record.

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION

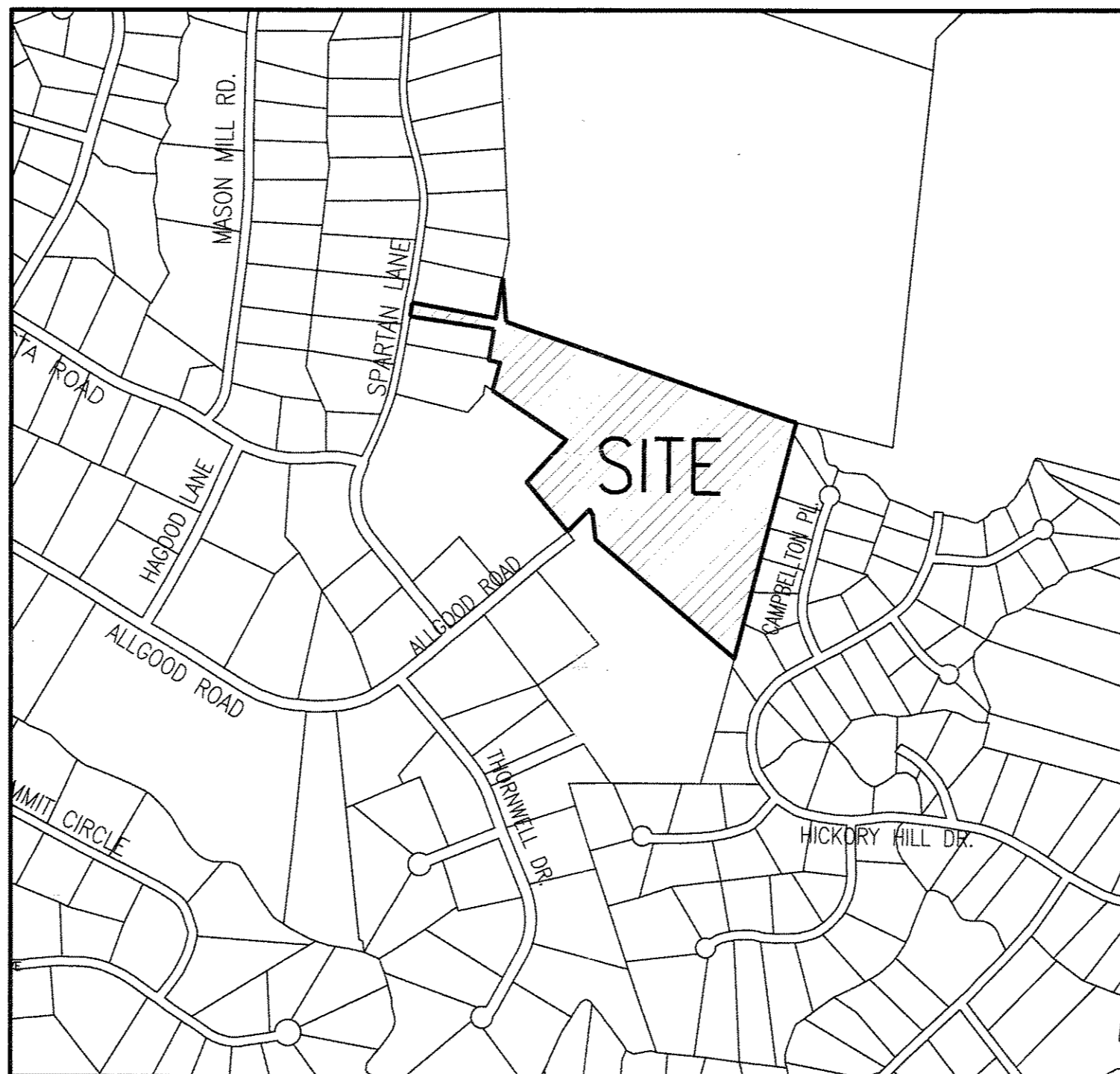
All requirements of the Oconee County Unified Development Code having been represented as being fulfilled by this plat [and the related as-built data approved on 03/12/2019 (date)], this plat is

approved subject to all dedications of land to the public shown thereon being accepted by the Oconee County Board of Commissioners. All of the conditions of approval having been completed, this plat is approved for recordation by the Clerk of the Superior Court of Oconee County, Georgia, subject to maintenance and guarantee under the requirements of the Development Code.

[This approval recognizes the receipt of performance surety by Oconee County in the amount of \$ 790,000 to assure the completion of all remaining improvements appurtenant to this subdivision.]

[Signature]
Planning Director

MAR 11 2019



VICINITY MAP

(NOT TO SCALE)

RESPONSIBILITY FOR NOTICE OF AGRICULTURAL ACTIVITIES IN AREA

The seller or lessee of any lot shown on this Final Subdivision Plat shall be responsible to notify any potential buyer or lessee of agricultural activities in the area in accordance with Georgia law, as may be applicable.

CERTIFICATION OF WATER SYSTEM

I hereby certify that the community or public water supply and distribution system installed or to be installed, and/or the plans for private water supplies in the subdivision plat attached hereto meet the requirements of the Oconee County Utility Department.

[Signature] Date: MAR 11 2019
Utility Department Director

PRIVATE STREETS

The streets designated as "private streets" on this plat are owned and maintained by the homeowner's association of this development and are not owned or maintained by Oconee County. No public funds of Oconee County are to be used to build, repair or maintain these private streets. The owner, purchaser, lender, heirs, assigns or other parties taking title to or otherwise procuring an interest in any portion of this property are hereby notified of this fact.

HEALTH DEPARTMENT SIGNATURE BLOCK

The lots shown have been reviewed by the Oconee County Health Department as noted on each lot of the plat and plat legend. The 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 the issuance of a construction permit.

Signing Authority: *[Signature]* Date: MAR 11 2019

Title: EHS

Private Access & Utility / Drainage or Repair Easement Note:

In the event of required maintenance within a Private Access & Utility Easement or Drainage or Repair Easement, Oconee County is not responsible for replacing trees, shrubs, concrete, asphalt, or any other obstructions that may lie within the easement.

As required by subsection (c) of O.C.G.A. Section 15-6-67, this map or plat has been approved by all applicable local jurisdictions for recording. The names of the individuals signing or approving this map or plat, the agency or office of that individual, and the date of approval is listed in the approval table shown hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the survey or map as to intended use of any parcel. Further, the undersigned land surveyor certifies that this map, plat, or plan complies with the minimum 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 OCGA 15-6-67.

Jerry D. Wood GA RLS# 2999

Date: 1/23/19

Sheet Index:	
Cover Page	1
Final Plat 1	2
Final Plat 2	3
Final Plat Notes	4

CHANGES	DATE
REVISED MATCH LINE	11/26/18
REMOVED LOTS 9-11 FROM FINAL PLAT	11/27/18
REVISED PER COMMENTS	1/10/19

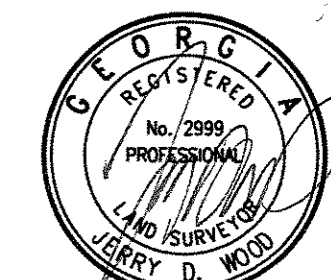
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DATE
08-31-18

PROJECT
17-033

FINAL PLAT

SHEET
1 OF 4



9766382786
 PARTICIPANT ID
BK:2019 PG:23-23
P2019000022

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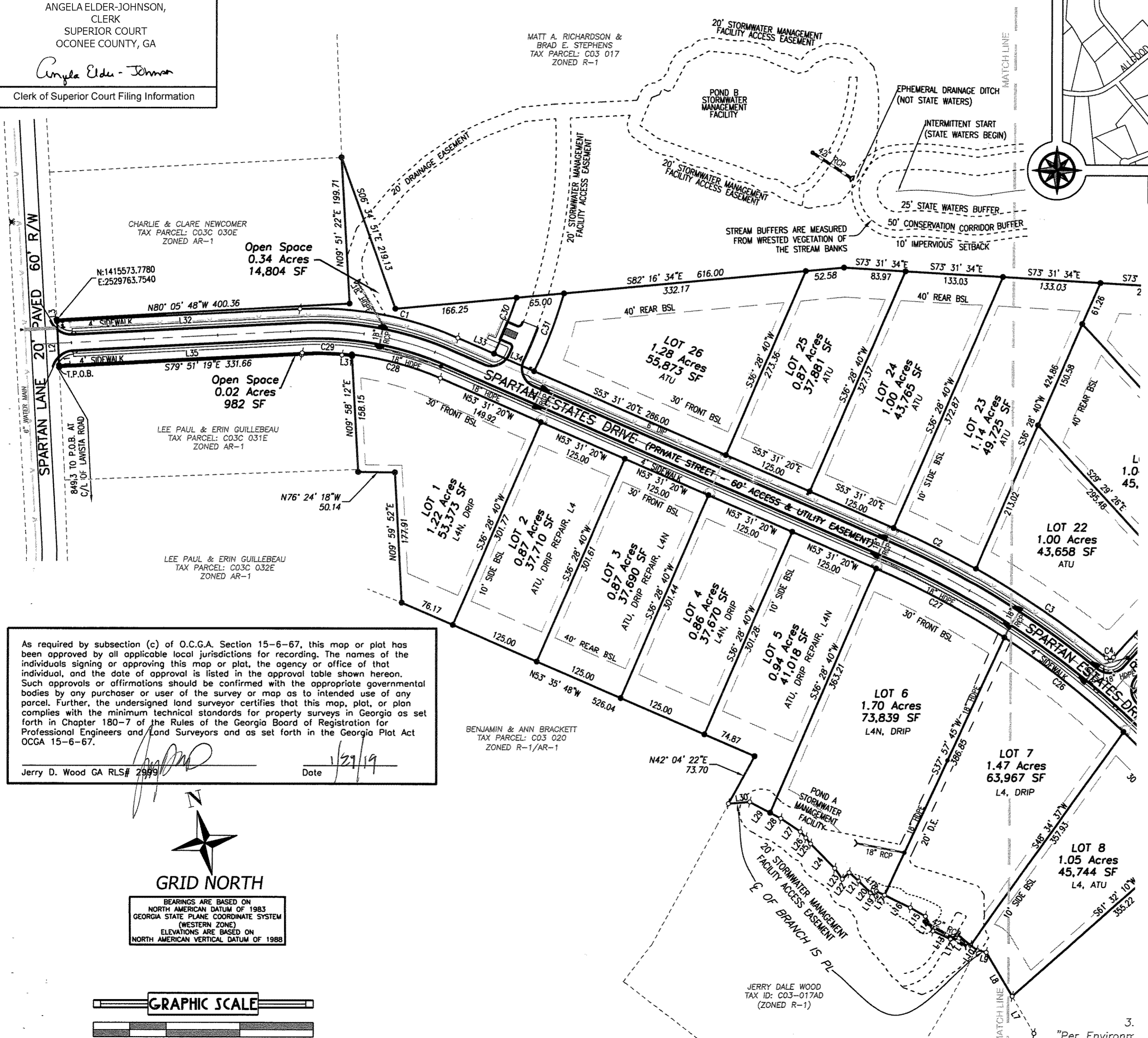
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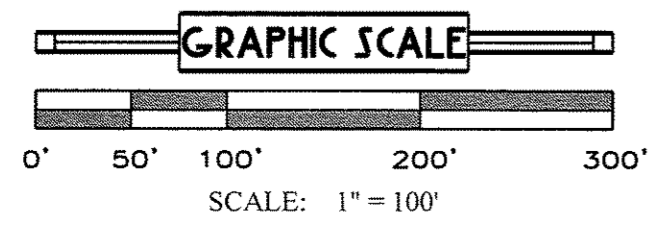
SHEET
 2 OF 4



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Jerry D. Wood GA RLS# 2989 Date 1/29/19

GRID NORTH
 BEARINGS ARE BASED ON
 NORTH AMERICAN DATUM OF 1983
 GEORGIA STATE PLANE COORDINATE SYSTEM
 (WESTERN ZONE)
 ELEVATIONS ARE BASED ON
 NORTH AMERICAN VERTICAL DATUM OF 1988



MONUMENTATION LEGEND

- Depicts Computed Point Only
- Depicts Iron Pin Set
- Depicts Iron Pin Found
- Depicts Monument Set
- ⊠ Depicts Monument Found
- ⊙ Fire Hydrant
- ⊙ Sanitary Sewer
- ⊙ Power Pole
- Transformer
- ⊞ Drop Inlet
- ⊙ Light Pole

PLAT ABBREVIATIONS

- IPF IRON PIN FOUND (1/2" REBAR)
- IPS IRON PIN SET (1/2" REBAR)
- OTP OPEN TOP PIPE
- CIP CRIMP TOP PIPE
- CMF CONCRETE MONUMENT FOUND
- LLL LAND LOT LINE
- R/W RIGHT OF WAY
- TPOB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- POR POINT OF REFERENCE
- CL CENTERLINE
- PL PROPERTY LINE
- SF SQUARE FOOT
- CONC CONCRETE
- SSMH SANITARY SEWER MANHOLE
- JB JUNCTION BOX
- DI DROP INLET
- SWCB SINGLE WING CATCH BASIN
- DWCB DOUBLE WING CATCH BASIN
- HW HEADWALL
- PP POWER POLE
- LP LIGHT POLE
- UP UTILITY POLE
- WM WATER METER
- WV WATER VALVE
- FH FIRE HYDRANT

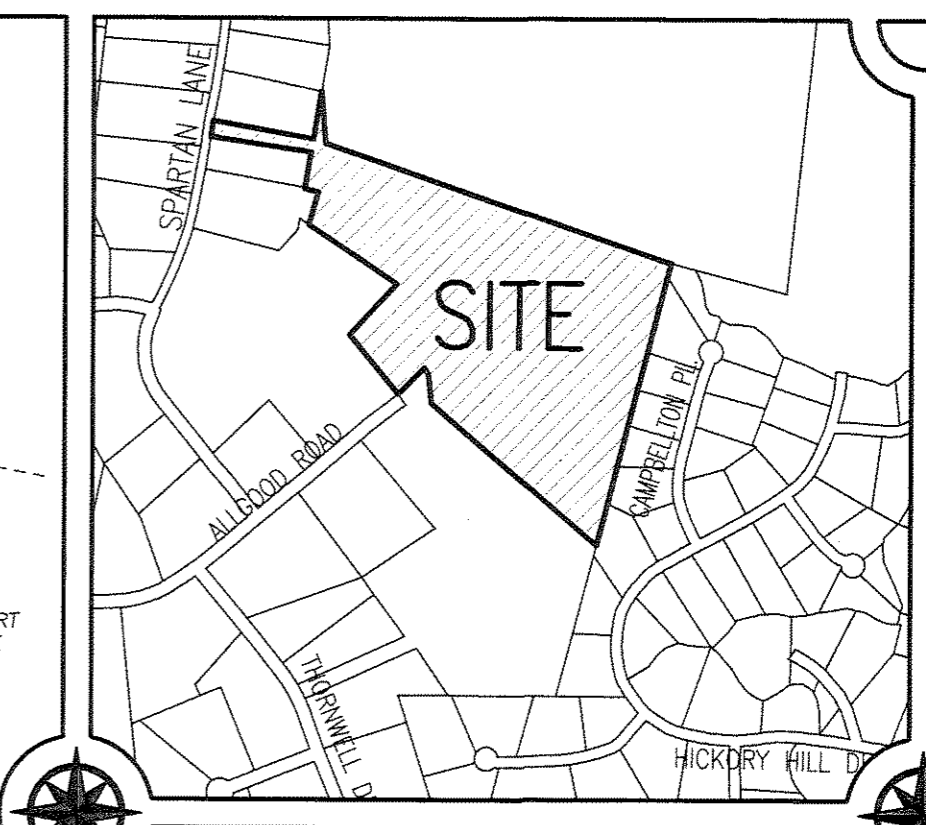
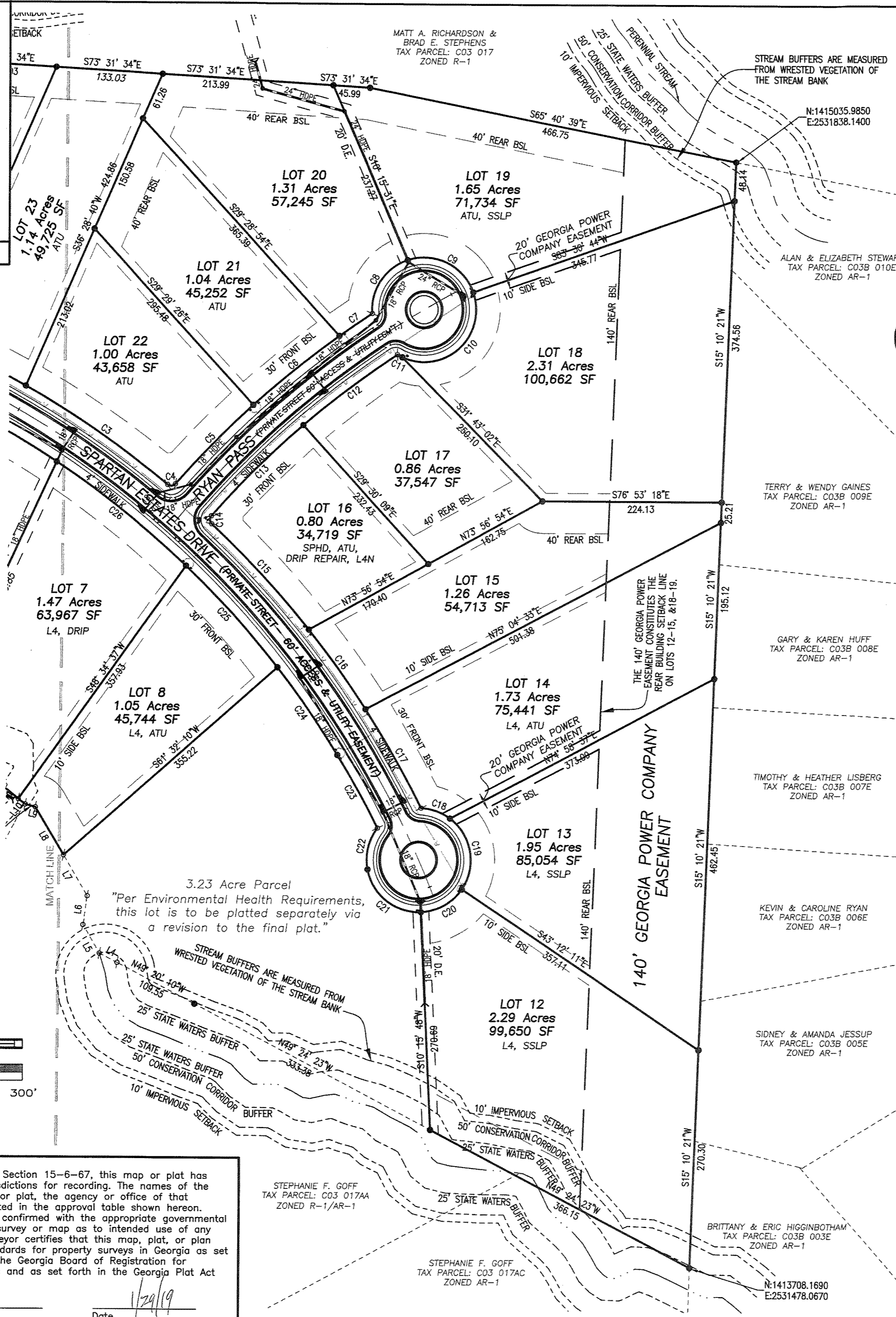
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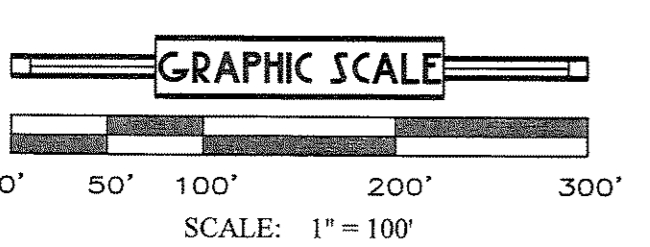
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FINAL PLAT

SHEET
3 OF 4



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SSMH	SANITARY SEWER MANHOLE
JB	JUNCTION BOX
DI	DROP INLET
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
HW	HEADWALL
PP	POWER POLE
LP	LIGHT POLE
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT

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Jerry D. Wood GA RLS# 2999
Date 1/29/19



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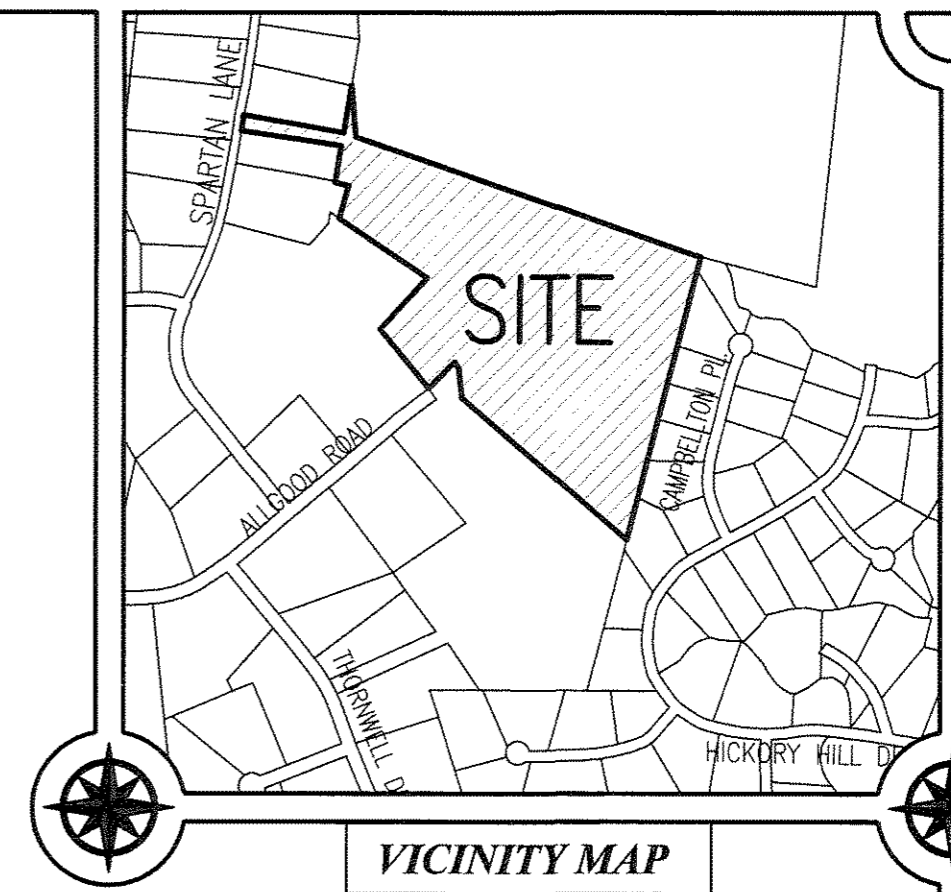
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Jerry D. Wood GA RLS# 2999

Date

PROJECT NOTES

- TOTAL PROJECT ACREAGE: 33.808 ACRES
- ACREAGE IN ROW: 3.83 ACRES
- TAX PARCEL #: C03V 001
- FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13219C0070D, DATED SEPTEMBER 2, 2009.
- EXISTING ZONING: R-1
- REQUIRED BUILDING SETBACKS:
FRONT: 30'
SIDE: 10'
REAR: 40'
- MAXIMUM BUILDING HEIGHT: 40'
- WATER SUPPLY: OCONEE COUNTY UTILITY DEPARTMENT
- SEWAGE DISPOSAL: PRIVATE SEPTIC SYSTEMS
- SOLID WASTE DISPOSAL: PRIVATE CONTRACTOR
- SURVEY DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH
- SOIL CLASSIFIER RECOMMENDATIONS REGARDING SOIL PROPERTIES ARE FOLLOWED FOR EACH LOT. SOME LOTS MAY REQUIRE ADDITIONAL FOOTAGE OF DRAIN LINES OR SPECIAL REQUIREMENTS BASED ON THESE RECOMMENDATIONS.
- THIS SUBDIVISION IS REVIEWED BASED ON THREE OR FOUR BEDROOM HOMES WITH AVERAGE APPURTENANCES AND A FOOTPRINT OF 2400 SQUARE FEET OR LESS. IF THE HOME IS TO BE LARGER, MORE THAN 4 BEDROOMS, OR IF EXCESSIVE GRADING OR FILLING IS REQUIRED TO FORM HOME FOUNDATION, A SITE PLAN WILL BE REQUIRED, 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.
- IF ANY WATER LINE REPAIRS ARE NECESSARY IN THIS PRIVATE DEVELOPMENT OCONEE COUNTY IS NOT RESPONSIBLE FOR REPAIRS TO THE ROAD, CURBING, LANDSCAPING, IRRIGATION ETC.
- THERE ARE NO WELLS LOCATED IN THE SUBDIVISION OR WITHIN 100' OF THE SUBDIVISION.



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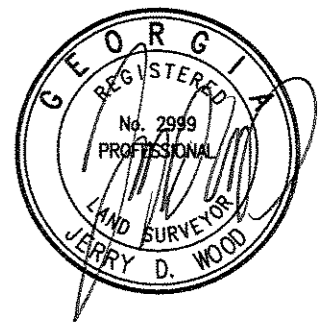
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DATE
08-31-18

PROJECT
17-033

FINAL PLAT
NOTES

SHEET
4 OF 4



Line Table		
Line #	Length	Direction
L1	2.50	N10° 10' 10"E
L2	60.00	N10° 08' 33"E
L3	2.46	N06° 05' 53"E
L4	25.00	S49° 42' 54"E
L5	41.00	N16° 59' 47"W
L6	36.22	N21° 07' 59"E
L7	59.00	N17° 22' 58"W
L8	69.73	N17° 40' 29"W
L9	12.98	N61° 38' 56"W
L10	11.02	N39° 11' 42"W
L11	23.28	N37° 20' 43"W
L12	11.55	S70° 12' 54"W
L13	26.40	N52° 00' 14"W
L14	22.60	N13° 45' 47"W
L15	23.62	N46° 45' 00"W
L16	39.16	N50° 55' 51"W
L17	12.12	N50° 55' 51"W
L18	6.86	S15° 35' 49"W
L19	9.12	N46° 45' 00"W
L20	22.89	N32° 08' 08"W
L21	17.25	N36° 25' 37"W
L22	12.82	S60° 09' 25"W
L23	17.93	N21° 52' 27"W
L24	46.89	N31° 40' 26"W
L25	10.45	N25° 28' 41"W
L26	11.24	N28° 39' 52"W
L27	32.23	N42° 54' 50"W
L28	16.63	N49° 01' 28"W
L29	31.55	N49° 01' 28"W
L30	29.32	N81° 35' 27"W
L31	13.99	N70° 51' 32"W
L32	332.53	N79° 51' 27"W
L33	53.92	S53° 31' 20"E
L34	60.00	S53° 31' 20"E
L35	332.53	S79° 51' 27"E

Curve Table					
Curve #	Arc	Radius	Bearing	Chord	
C1	220.62	480.00	N66° 41' 24"W	218.69	
C2	125.22	1225.88	N50° 33' 19"W	125.17	
C3	215.82	1225.88	N42° 35' 08"W	215.54	
C4	10.78	7.00	S81° 38' 43"E	9.74	
C5	138.29	1207.63	S57° 31' 56"W	138.22	
C6	137.81	1207.63	S64° 04' 55"W	137.73	
C7	49.67	1207.63	S68° 31' 46"W	49.67	
C8	85.93	65.00	S46° 26' 39"W	79.81	
C9	101.19	65.00	N51° 05' 06"W	91.28	
C10	152.12	65.00	N60° 33' 22"E	119.70	
C11	6.78	65.00	S49° 24' 36"E	6.78	
C12	147.08	1147.63	N65° 57' 53"E	146.98	
C13	160.98	1147.63	N58° 16' 30"E	160.85	
C14	10.80	7.00	S10° 04' 37"W	9.76	
C15	179.20	1214.29	N29° 53' 37"W	179.04	
C16	121.83	1187.26	N22° 53' 41"W	121.78	
C17	141.23	1215.89	N16° 44' 43"W	141.16	
C18	39.04	65.00	N57° 22' 52"W	38.46	
C19	98.66	65.00	N03° 18' 42"E	89.46	
C20	60.66	65.00	N73° 31' 48"E	58.48	
C21	93.08	65.00	S38° 42' 43"E	85.33	
C22	54.58	65.00	S26° 22' 01"W	52.99	
C23	104.25	1165.57	S16° 03' 44"E	104.21	
C24	132.12	1165.45	S21° 52' 13"E	132.05	
C25	170.62	1165.70	S29° 18' 33"E	170.47	
C26	207.38	1166.11	S38° 35' 51"E	207.11	
C27	199.14	1166.13	S48° 35' 16"E	198.90	
C28	125.24	420.00	S62° 03' 52"E	124.77	
C29	67.81	420.00	S75° 13' 56"E	67.74	
C30	82.38	665.39	N34° 57' 16"E	82.33	
C31	113.80	724.85	N33° 51' 07"E	113.69	

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. Needed for alternative septic systems, commercial septic systems, and systems with high waste strength or at discretion of local health authority.

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.

EPD STATEMENTS

- No portion of subdivision lies in a groundwater recharge area, pursuant to Rules of the Georgia Department of Natural Resources, Environmental Protection Division, Chapter 391-3-16.02. (OR define as low, medium or high susceptibility.)
- 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 391-3-16.01. (OR Required 150 foot buffer is shown if within 7 mile radius or 75 foot buffer if greater than 7 mile radius.)