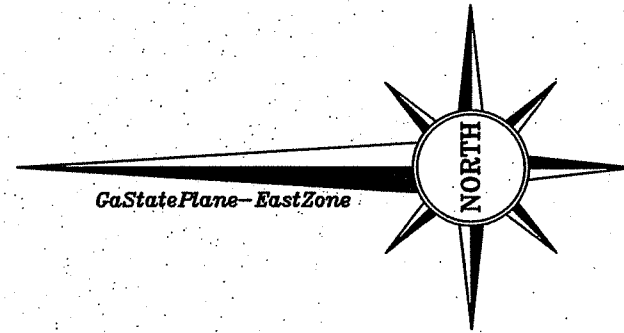


Plat Doc: PLAT
Recorded 03/11/2021 03:37PM

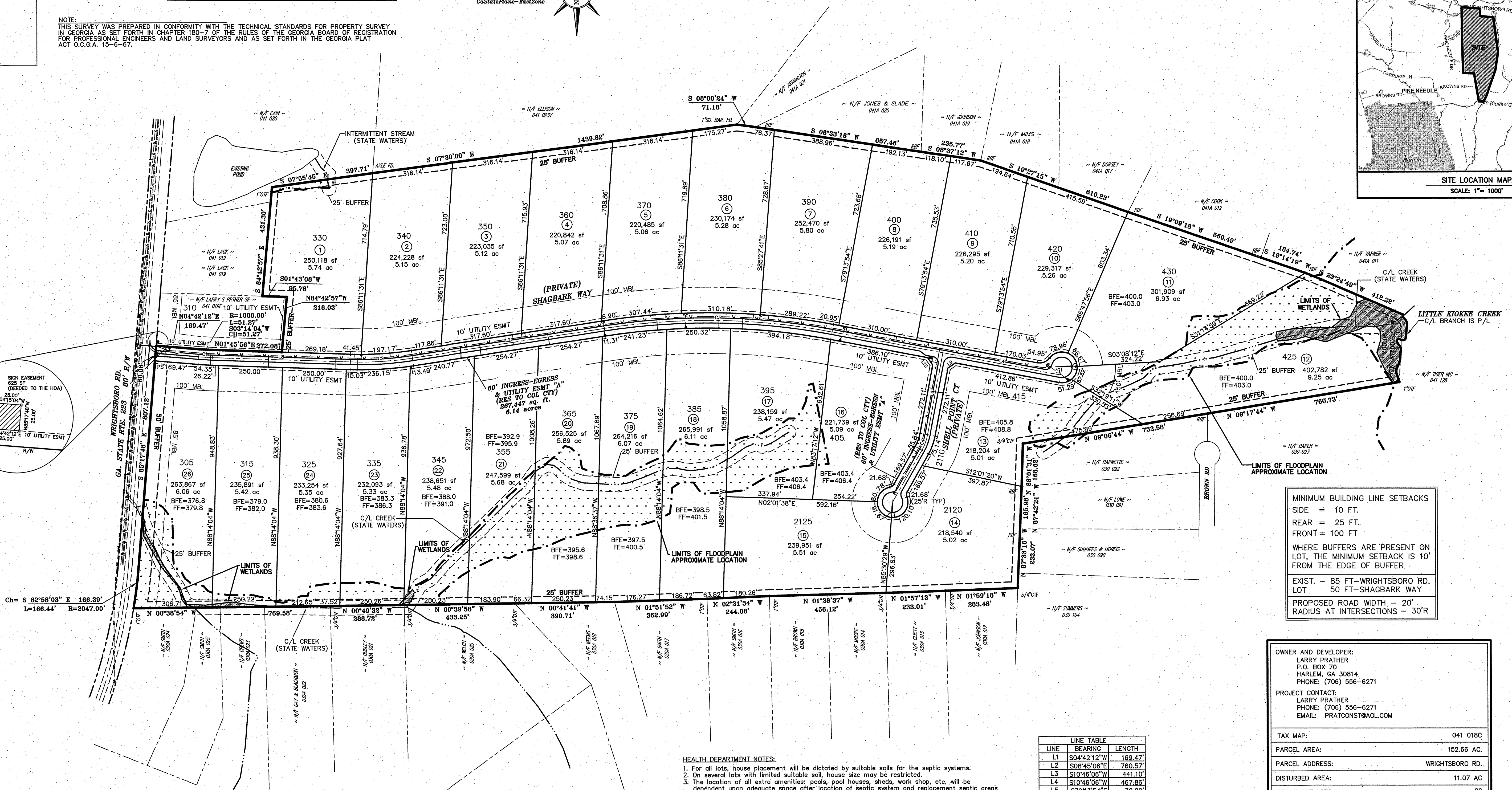
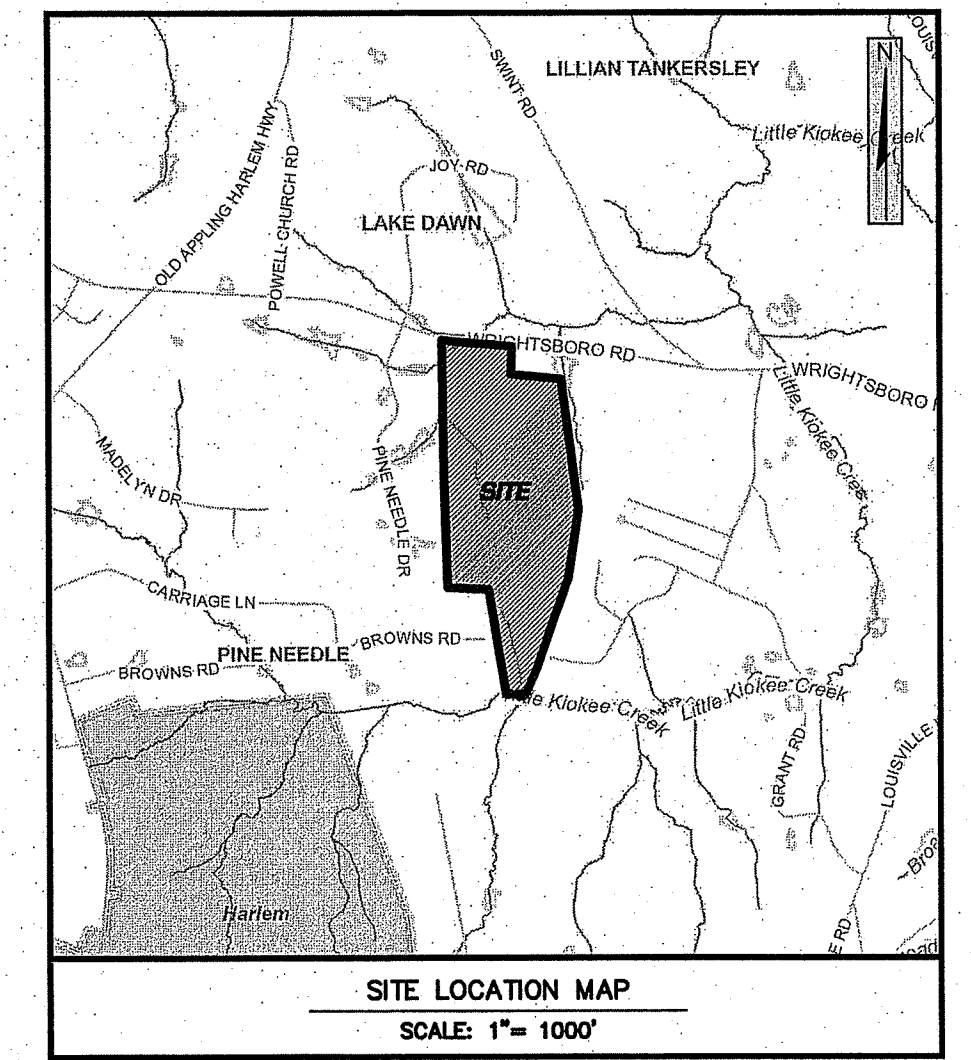
CINDY MASON
Clerk Superior Court, COLUMBIA
County, Ga
Bk E2021 Pg 0085
Penalty: \$0.00
Interest: \$0.00
Participants: 4158728943
\$(PT61)

NOTE:
"WETLANDS SHOWN ON THESE PLANS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS. OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION."

NOTE:
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEY 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.



NOTE: THERE ARE STATE WATERS LOCATED WITHIN 200 FEET OF THIS PROPERTY.



MINIMUM BUILDING LINE SETBACKS
SIDE = 10 FT.
REAR = 25 FT.
FRONT = 100 FT.
WHERE BUFFERS ARE PRESENT ON LOT, THE MINIMUM SETBACK IS 10' FROM THE EDGE OF BUFFER
EXIST. - 85 FT - WRIGHTSBORO RD.
LOT 50 FT - SHAGBARK WAY
PROPOSED ROAD WIDTH - 20'
RADIUS AT INTERSECTIONS - 30'R

OWNER AND DEVELOPER:
LARRY PRATHER
P.O. BOX 70
HARLEM, GA 30914
PHONE: (706) 556-6271

PROJECT CONTACT:
LARRY PRATHER
PHONE: (706) 556-6271
EMAIL: PRATCON@aol.com

TAX MAP: 041 018C
PARCEL AREA: 152.66 AC.
PARCEL ADDRESS: WRIGHTSBORO RD.
DISTURBED AREA: 11.07 AC
NUMBER OF LOTS: 26
MINIMUM LOT SIZE: 5.00 AC.
AVERAGE LOT SIZE: 5.87 AC.
CURRENT ZONING: RA

LINE TABLE

LINE	BEARING	LENGTH
L1	S04°42'12" W	169.47'
L2	S08°45'06" E	760.57'
L3	S10°46'06" W	441.10'
L4	S10°46'06" W	467.86'
L5	S79°13'54" E	302.00'
L6	N79°13'54" W	327.11'
L7	N60°30'48" W	234.38'
L8	S01°45'56" W	541.28'
L9	N34°13'54" W	35.36'
L10	S55°46'06" W	35.36'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1030.00'	52.81'	2°56'16"	S03°14'04" W	52.81'
C2	1330.00'	244.13'	10°31'02"	S03°22'35" E	243.79'
C3	2630.00'	896.01'	19°31'12"	N01°00'30" E	891.68'
C4	200.00'	65.34'	18°43'05"	S69°52'21" E	65.05'

HEALTH DEPARTMENT NOTES:
1. For all lots, house placement will be dictated by suitable soils for the septic systems.
2. On several lots with limited suitable soil, house size may be restricted.
3. The location of all extra amenities: pools, pool houses, sheds, work shop, etc. will be dependent upon adequate space after location of septic system and replacement septic areas determined.
4. Lot 11 and 12 will require a Level IV Soil Survey. These lots have very poor soils, wetlands, and drainage issues that may prevent them from suitability for a septic system, even for an alternative system.
5. Each lot will require an inspection with builder/owner, prior to the issuance of a permit to install a septic system.

NOTES:
1. IRON PINS (#5 REBAR) HAVE BEEN PLACED AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
2. A 100' MIN. BUILDING SETBACK LINE IS RESERVED ALONG ALL FRONTS OF ALL LOTS UNLESS OTHERWISE SHOWN.
3. A 10' EASEMENT IS RESERVED ON ALL SIDE LOT LINES AND A 10' EASEMENT IS RESERVED ON ALL REAR LOT LINES FOR STORM DRAINAGE AND UTILITIES RESERVED TO COLUMBIA COUNTY.
4. A 20' DRAINAGE & UTILITY EASEMENT WILL BE PRIVATE OVER ALL LINES, PIPES, AND SWALES AS SHOWN OR AS BUILT UNLESS OTHERWISE SHOWN.
5. ADDITIONAL RESTRICTIVE COVENANTS MAY BE RECORDED WITH THIS PLAT.
6. THIS SURVEY WAS PERFORMED WITH A 5 SEC. THEODOLITE, AN E.D.M., AND A 200' STEEL TAPE.
7. PORTIONS OF THIS PROPERTY DO LIE WITHIN A DESIGNATED 100 YR. FLOOD PLAIN AS PER THE FLOOD INSURANCE STUDY FOR COLUMBIA COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13073C0210E, DATED 06/07/2019.
8. DATE OF SURVEY: 12/18/2020.
9. FIELD CLOSURE: 1/29,662
ANGULAR ERROR: 1" PER STATION. COMPASS RULE ADJUSTED.
PLAT CLOSURE: EXCEEDS A RELATIVE ERROR OF CLOSURE OF 1 PART IN 100,000.
10. NO MARQUEE, ISLAND OR SPRINKLER SYSTEM LOCATED WITHIN R/W.
11. COLUMBIA COUNTY WILL NOT MAINTAIN SWALES, NATURAL STREAMBEDS, CREEKS, OR WET PONDS.
12. THERE ARE STATE WATERS LOCATED WITHIN THIS PLAT.
13. ALL ROADS ARE PRIVATE UNLESS OTHERWISE SHOWN ON THIS PLAT.
14. THERE IS A 60' WIDE UTILITY EASEMENT CENTERED OF THE PRIVATE ROAD. THIS UTILITY EASEMENT WILL BE RESERVED TO COLUMBIA COUNTY.

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 AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL ENGINEERING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF COLUMBIA COUNTY, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

[Signature]
C.F. #20 SLAUGHTER, GA. R.L.S. #2814

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF COLUMBIA COUNTY, GEORGIA, ALL THE REQUIREMENTS FOR APPROVAL HAVING BEEN FULFILLED, THIS PLAT WAS GIVEN FINAL APPROVAL BY THE COLUMBIA COUNTY PLANNING COMMISSION ON:

February 4, 20 21
THIS APPROVAL CONSTITUTES APPROVAL OF A FINAL PLAT
THIS 5 DAY OF March, 20 21

[Signature]
SECRETARY, COLUMBIA COUNTY PLANNING COMMISSION

OWNER'S CERTIFICATION
"WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, AND THAT WE ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE THE WATER DISTRIBUTION SYSTEM, AND EASEMENTS OR BOND IN LIEU THEREOF TO THE BOARD OF COMMISSIONERS OF COLUMBIA COUNTY, GEORGIA."

[Signature]
AUTHORIZED AGENT

THIS IS TO CERTIFY THAT THE WATER DISTRIBUTION SYSTEM, AND EASEMENTS OR BOND IN LIEU THEREOF HAVE BEEN DESIGNED AND ACCEPTED BY THE BOARD OF COMMISSIONERS OF COLUMBIA COUNTY, GEORGIA.

[Signature] alalal
DEVELOPMENT SERVICES DIVISION DIRECTOR DATE

[Signature] alalal
CLERK, BOARD OF COMMISSIONERS DATE

PLAT FOR
CONNELL FARMS
PROPERTY LOCATED IN THE 128TH G.M.D.
COLUMBIA COUNTY, GEORGIA
SCALE: 1" = 200'
DECEMBER 27, 2020
PREPARED BY:
JAMES G. SWIFT & ASSOCIATES
CONSULTING ENGINEERS
1206 INTERSTATE PARKWAY - AUGUSTA, GA. - 30909
Phone: (706) 868-8803 Fax: (706) 868-5464
TAX MAP: PARCEL NO. 19-167-09PL