

**SURVEYOR'S CERTIFICATION:** THAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH AN AGENT, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED IN ACCORDANCE WITH THE SURVEY, AND THAT THE LOCATION, AND TYPE OF MATERIAL, ARE CORRECT AND ACCORDING TO ALL REQUIREMENTS OF THE BUTTS COUNTY SUBDIVISION REGULATIONS, HAVE BEEN FULLY COMPLIED WITH.

BY: Robert D. Jordan DATE: 11-2-05  
 ROBERT D. JORDAN, R.L.S. NO. 2902

**OWNER'S CERTIFICATION:** THAT THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH AN AGENT, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED IN ACCORDANCE WITH THE SURVEY, AND THAT THE LOCATION, AND TYPE OF MATERIAL, ARE CORRECT AND ACCORDING TO ALL REQUIREMENTS OF THE BUTTS COUNTY SUBDIVISION REGULATIONS, HAVE BEEN FULLY COMPLIED WITH.

BY: Robert C. Heery DATE: 11-9-05  
 ROBERT C. HEERY, P.E. NO. 562  
 P.B. 12, P. 47

**PLANNING DIRECTOR:** THAT THE MONUMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE BUTTS COUNTY, GEORGIA, AND THAT THE RIGHT-OF-WAY AND EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE BUTTS COUNTY, GEORGIA, AND THAT THE RIGHT-OF-WAY AND EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE BUTTS COUNTY, GEORGIA, AND THAT THE RIGHT-OF-WAY AND EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE BUTTS COUNTY, GEORGIA.

BY: Steven Leage DATE: 11-8-05  
 STEVEN LEAGE, BUTTS COUNTY PLANNING DIRECTOR

**WATER AUTHORITY CERTIFICATION:** THAT THE LOTS SHOWN HEREON ARE SERVED BY A PUBLIC WATER SYSTEM APPROVED BY THE BUTTS COUNTY, GEORGIA, AND THAT THE RIGHT-OF-WAY AND EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE BUTTS COUNTY, GEORGIA, AND THAT THE RIGHT-OF-WAY AND EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE BUTTS COUNTY, GEORGIA.

BY: Marce S. Bowers DATE: 11/9/05  
 MARCE S. BOWERS

**HEALTH DEPARTMENT CERTIFICATION:** THAT THE LOTS SHOWN HEREON ARE APPROVED BY THE BUTTS COUNTY HEALTH DEPARTMENT FOR INDIVIDUAL SEPTIC SYSTEMS WITH CONDITIONS ON INDIVIDUAL LOTS AS STATED IN NOTES ON SHEET 15, PAGE 7.

BY: Robert Waggoner DATE: 11/18/05  
 ROBERT WAGGONER, BUTTS COUNTY HEALTH DEPARTMENT

**MISCELLANEOUS NOTES:**

- 1) THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FLOODPLAIN MAP AND SHALL BE SUBJECT TO PERIODIC FLOODING.
- 2) A 25-FOOT UNIMPROVED BUFFER IS ESTABLISHED BY THE STATE OF GEORGIA FROM THE TOP OF CREEK BANKS ON BOTH SIDES OF CREEKS AND OPEN CHANNELS, EXCEPT WHERE BUTTS COUNTY ORDINANCES PROVIDE OTHERWISE.
- 3) THE PROPERTY SHOWN HEREON IS LOCATED IN A RESIDENTIAL (R1-C) ZONING DISTRICT AS INDICATED ON THE BUTTS COUNTY ZONING ORDINANCE MAP.
- 4) BY THE FIELD DATA UPON WHICH THIS PLAT IS BASED, THERE IS A CLOSURE PRECISION OF ONE FOOT IN 20,797 FEET, AND AN OPEN FIELD SURVEY COMPLETED THE WEEK OF 7/8/2003.
- 5) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 482,088 FEET. FIELD DATA WAS COLLECTED USING NICON DTM-750 ELECTRONIC TOTAL STATION.
- 6) BUILDING SETBACKS ARE AS FOLLOWS: 15' SIDE YARD SETBACK ADJACENT TO STREET; 25' FRONT YARD SETBACK FROM PERENNIAL CREEK BANKS; 100' (PER COUNTY RIPARIAN BUFFER ORDINANCE).
- 7) A 10' DRAINAGE EASEMENT SHALL BE CENTERED ON ALL INTERIOR PROPERTY LINES.
- 8) PUBLIC UTILITIES EASEMENTS SHALL BE CENTERED ON ALL INTERIOR PROPERTY LINES.
- 9) WASTEWATER DISPOSAL FOR LOTS SHOWN HEREON SHALL BE THROUGH INDIVIDUAL SEPTIC SYSTEMS TO BE APPROVED BY THE BUTTS COUNTY HEALTH DEPARTMENT.
- 10) DESIGN STREET WIDTHS ARE 26' (11.1818 ACRES).
- 11) TOTAL NO. OF LOTS, PHASE 2 = 21
- 12) LENGTH OF NEW STREETS FOR THIS PHASE: 4,839 LF
- 13) BRIDGEWOOD COURT IS A 60' WIDE PAV. ACCESS & PUBLIC UTILITY EASEMENT
- 14) ALL FRONT YARD GRASSMOWS SHALL BE MAINTAINED BY THE OWNER.
- 15) ALL COLLECTOR DRAIN ARE 42" TO BACK OF CURB.
- 16) THE 9.53 ACRE OPEN SPACE AREA AS SHOWN ON THE PRELIMINARY PLAT SHALL BE INCORPORATED INTO LOTS 105-108 AS A PERPETUAL, NON-DISTURBANCE BUFFER, AND WILL NOT BE ELIGIBLE FOR FUTURE DEVELOPMENT AND SET AT ALL CORNERS.
- 17) THIS PROPERTY WAS REZONED UNDER CASE# 1010-2001.
- 18) THE AREA OF DRAINAGE EASEMENTS IS 3.30 ACRES AND THE AREA OF THE NON-DISTURBANCE EASEMENT AND NO-CUT BUFFERS IS 17.50 ACRES.

**REFERENCES:** PLAT PREPARED BY ROBERT C. HEERY, P.E. NO. 562, P.B. 12, P. 47, BUTTS COUNTY, GEORGIA, DATED 7/22/99.

**DEED RECORD:** DB 306, PG 281-282  
 TAX RECORD: 142, MAP 159  
 PLAT RECORD: 142, MAP 159  
 ELEVATION DATUM BASED ON MEAN SEA LEVEL.

**OWNER/DEVELOPER:** BBL LAND & DEVELOPMENT, 7814 S. STATE ST., SUITE 107, JACKSON, GA 30223 (478-782-9884)

**ENGINEER:** JORDAN ENGINEERING, 1414 N. WARENS ST., INDIAN WOOD, GA 31614 (770-246-6658)

**SHEET 1 OF 5**

**FINAL PLAT FOR: PHASE 2**

**JACKSON BRIDGE SUBDIVISION**

Land Lot 222, 1st District

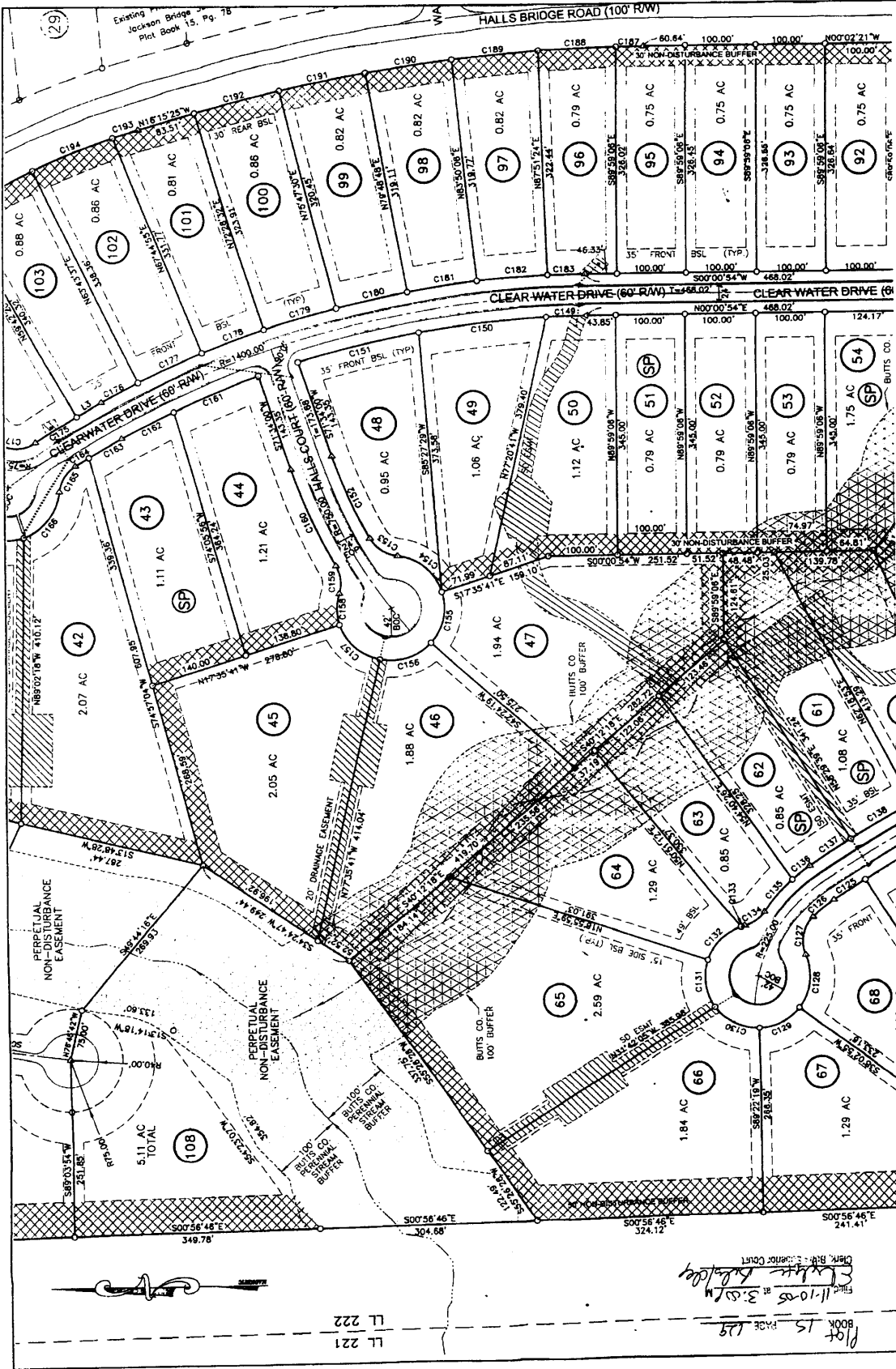
Butts County, Georgia

200 400 600

GRAPHIC SCALES 1" = 200'

DATE: 11/02/2005





**SYMBOL LEGEND**

○	IRON PIPE FOUND	P.O.B.	POINT OF BEGINNING
○	SOLID ROD (REBAR) FOUND	D.B.	DEED BOOK
○	1/2" SOLID ROD (REBAR) SET	P.B.	PLAT BOOK
△	BEARING CHANGE (NO PIN SET)	L.L.	LAND LOT
—	ADJOINING PROPERTY LINE	—	NON-DISTURBANCE EASE.
—	BLDG SETBACK LINE (BSL)	—	30' "NO-CUT" BUFFER ZONE
—	UTILITY EASEMENT (AS NOTED)	—	DRAINAGE EASEMENT
—	TANGENT	R	RIGHT OF WAY
—	—	SP	SEWER SYSTEM SITE PLAN REQUIRED

NOTE: SEE SHEET 1 OF 5 FOR VICINITY MAP, REQUIRED CERTIFICATES, AND MISC. MAPPING NOTES.  
 SEE SHEETS 2 THRU 4 FOR LOT DIMENSIONS (OTHER THAN CURVE DATA), AREAS AND OTHER APPLICABLE DATA. REFER TO SHEET 5 OF 5 FOR ALL CURVE DATA AND HEALTH DEPARTMENT NOTES.

**JORDAN ENGINEERING**  
 LAND PLANNING & SURVEYING • SOILS CLASSIFICATION  
 1110 S. W. 11th St., Suite 100  
 Jackson, GA 30233  
 (770) 732-8844

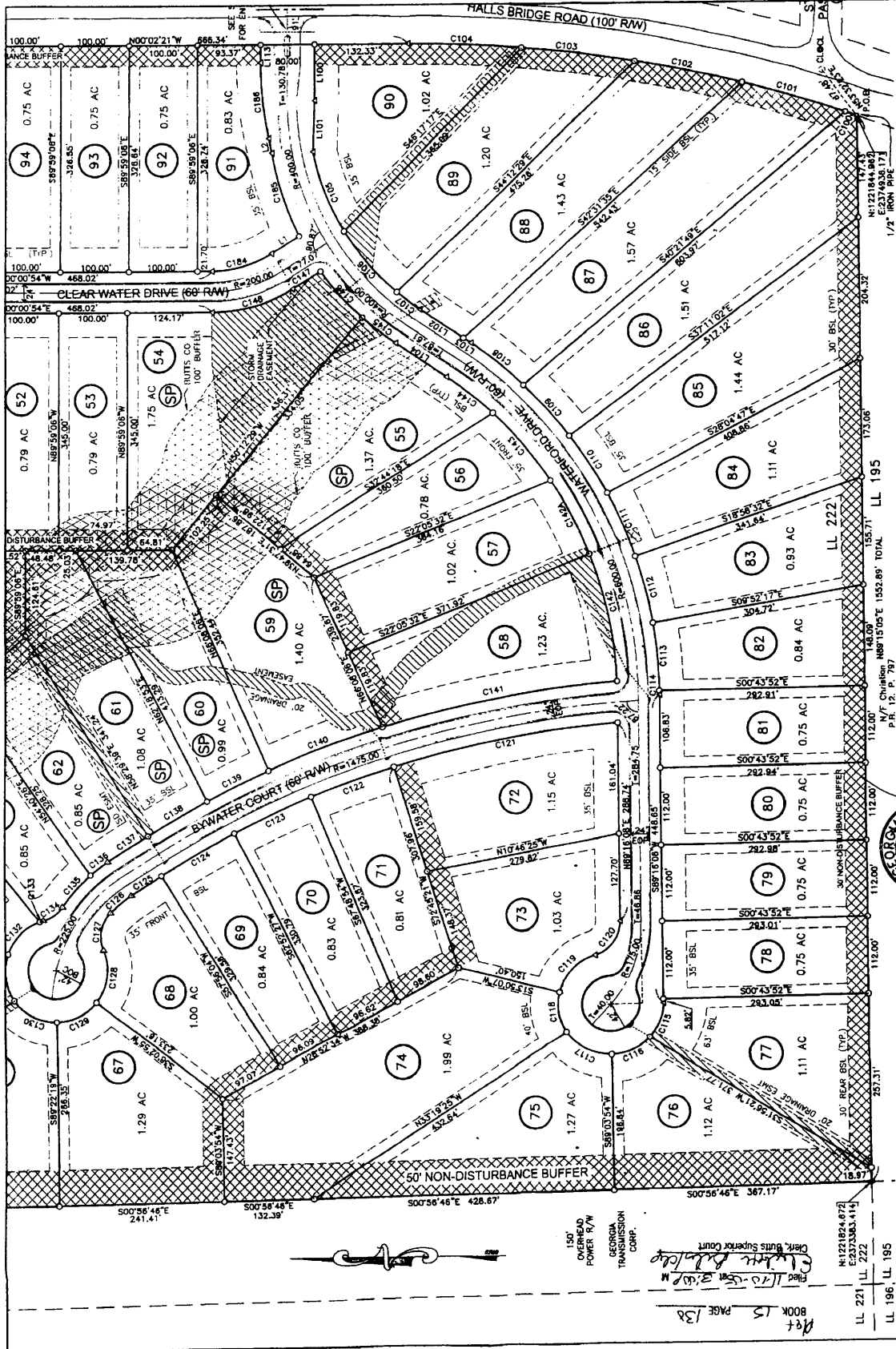
SHEET 3 OF 5  
**FINAL PLAT FOR: PHASE 2**  
**JACKSON BRIDGE SUBDIVISION**  
 Land Lot 222, 1st District  
 Butts County, Georgia

SEE SHEET 4 OF 5

DATE: 11/02/2006  
 GRAPHIC SCALE 1" = 100'  
 0 100 200 300

Plat Book 15 Page 129  
 Filed 11-10-06 at 3:58 PM  
 Clerk, Butts County Superior Court

LL 221  
 LL 222



**SYMBOL LEGEND:**

○	IRON PIPE FOUND	P.O.B.	POINT OF BEGINNING
●	SOLID ROD (REBAR) FOUND	D.B.	DEED BOOK
○	1/2" SOLID ROD (REBAR) SET	P.B.	PLAT BOOK
△	BEARING CHANGE (NO PH SET)	L.L.	LAND LOT
---	ADJOINING PROPERTY LINE	---	NON-DISTURBANCE EASE
---	BUILD SETBACK LINE (BSL)	---	30' "NO-CUT" BUFFER ZONE
---	UTILITY EASEMENT (AS NOTED)	---	IRREVERSIBLE BUFFER ZONE
---	DRAINAGE EASEMENT	R	RAILROAD
T	TANGENT	H	HEALTH DEPT. SITE PLAN REQUIRED

**OWNER/DEVELOPER:**  
 B&C LAND DEVELOPMENT  
 714 HARRISON BLVD.  
 JACKSONVILLE, GA 32203  
 (910) 752-8944

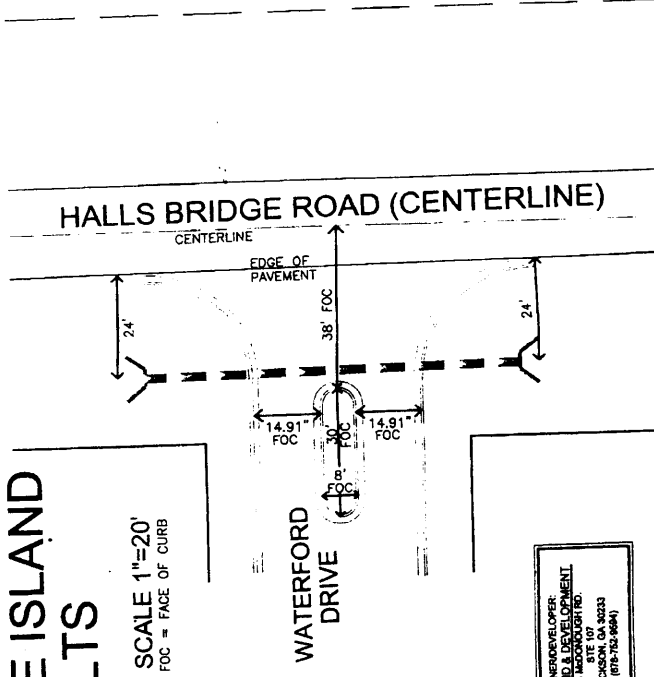
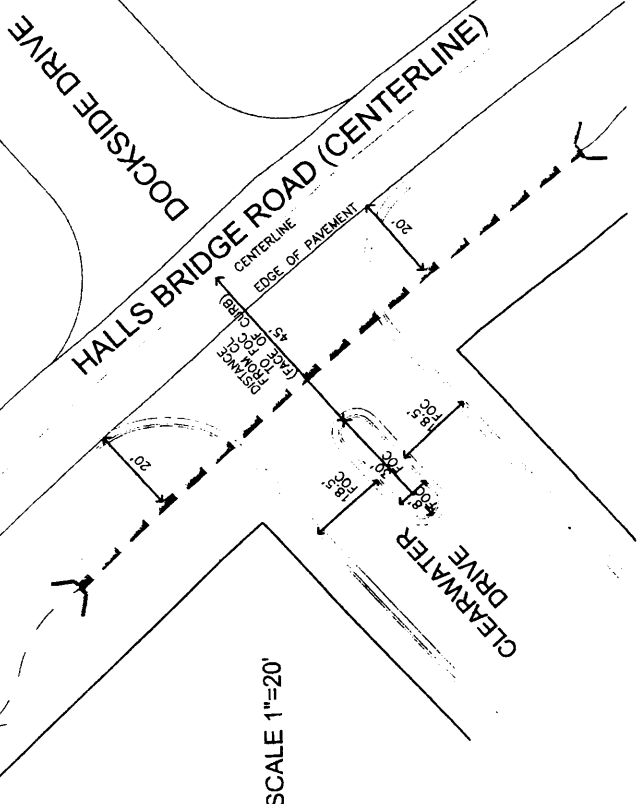
**NOTE: SEE SHEET 1 OF 5 FOR VICINITY MAP, REQUIRED CERTIFICATES, AND MISC. MAPPING NOTES. SEE SHEETS 2 THRU 4 FOR LOT DIMENSIONS (OTHER THAN CURVE DATA), AREAS AND OTHER APPLICABLE DATA. REFER TO SHEET 5 OF 5 FOR ALL CURVE DATA AND HEALTH DEPARTMENT NOTES.**

**JORDAN ENGINEERING**  
 144 N. MARKET ST. MARTINELLI, GA 31401  
 TELEPHONE: 706-368-9955  
 Land Planning • Surveying • Soil Classification

**SHEET 4 OF 5**  
**PHASE TWO FINAL PLAT FOR:**  
**JACKSON BRIDGE SUBDIVISION**  
 Lot 222, 1st District  
 Butts County, Georgia

GRAPHIC SCALE 1" = 100'  
 0 100 200 300  
 DATE: 11/02/2005

BOOK 15 PAGE 138  
 Plat  
 Filed 11/02/05  
 Clerk, Butts Superior Court  
 GEORGIA TRANSMISSION CORP.



# ENTRANCE ISLAND AS-BUILTS

SCALE 1"=20'  
FOC = FACE OF CURB

**CURVE TABLE**

No.	Radius	Length	Chord	Bearing	Distance
C167	75.00	85.78	510.93	113.70	83.70
C168	75.00	85.78	510.93	113.70	83.70
C169	75.00	85.78	510.93	113.70	83.70
C170	75.00	85.78	510.93	113.70	83.70
C171	75.00	85.78	510.93	113.70	83.70
C172	75.00	85.78	510.93	113.70	83.70
C173	75.00	85.78	510.93	113.70	83.70
C174	75.00	85.78	510.93	113.70	83.70
C175	75.00	85.78	510.93	113.70	83.70
C176	75.00	85.78	510.93	113.70	83.70
C177	75.00	85.78	510.93	113.70	83.70
C178	75.00	85.78	510.93	113.70	83.70
C179	75.00	85.78	510.93	113.70	83.70
C180	75.00	85.78	510.93	113.70	83.70
C181	75.00	85.78	510.93	113.70	83.70
C182	75.00	85.78	510.93	113.70	83.70
C183	75.00	85.78	510.93	113.70	83.70
C184	75.00	85.78	510.93	113.70	83.70
C185	75.00	85.78	510.93	113.70	83.70
C186	75.00	85.78	510.93	113.70	83.70
C187	75.00	85.78	510.93	113.70	83.70
C188	75.00	85.78	510.93	113.70	83.70
C189	75.00	85.78	510.93	113.70	83.70
C190	75.00	85.78	510.93	113.70	83.70
C191	75.00	85.78	510.93	113.70	83.70
C192	75.00	85.78	510.93	113.70	83.70
C193	75.00	85.78	510.93	113.70	83.70
C194	75.00	85.78	510.93	113.70	83.70
C195	75.00	85.78	510.93	113.70	83.70
C196	75.00	85.78	510.93	113.70	83.70
C197	75.00	85.78	510.93	113.70	83.70
C198	75.00	85.78	510.93	113.70	83.70
C199	75.00	85.78	510.93	113.70	83.70
C200	75.00	85.78	510.93	113.70	83.70

**LINE TABLE**

LINE	LENGTH	BEARING
L1	48.12	S31°11.13'E
L2	21.49	N77°28.26'E
L3	40.75	S88°28.52'E
L4	76.13	N84°47.22'E
L5	12.45	N34°47.22'E
L6	87.61	NOT USED
L7	15.86	N48°56.42'E
L8	56.20	N48°56.42'E
L9	46.03	N43°48.02'E
L10	51.28	N48°56.42'E
L11	14.17	S41°03.18'E
L12	44.07	N48°56.42'E
L13	25.80	S87°59.04'E

**APPROVAL NOTES:**  
 BUTTS COUNTY HEALTH DEPT. APPROVAL. APPROVAL NOTES:  
 BASED ON SOIL INFORMATION FURNISHED BY JORDAN ENGINEERING AND TOPOGRAPHY  
 AND SURVEY INFORMATION FURNISHED BY IN CONNECTION WITH THE PRESENT REVIEW.  
 THE SUBMITTER ASSUMES RESPONSIBILITY FOR THE ACCURACY AND UTILIZATION OF  
 THE INFORMATION AND MANAGEMENT SYSTEMS ON ASST. LOTS. THE EXCEPTIONS ARE LISTED  
 BELOW BY LOT NUMBER(S) AND REASON(S) FOUND TO BE QUESTIONABLE:  
 THE SOIL (ROCK) ON LOT 100 MAY BE A LIMITATION ON THE SETTING LAYOUT. FURTHER  
 INVESTIGATION SHOULD BE CONDUCTED TO DETERMINE THE EXACT LOCATION OF THE  
 SUFFICIENT WHEN APPLYING FOR THE SEPTIC PERMIT. LOT 54 HAS A LIMITATION OF  
 WET SOIL, AND POSSIBLY NOT ENOUGH USABLE FOR A SECONDARY SYSTEM. LOT 55  
 HAS A LIMITATION OF A DRAINAGE LOT 80, 81, AND BE HAVE A SPACE LIMITATION ON  
 WHERE THE HOUSE WANTS TO GO DUE TO LIMITED SOIL CONDITIONS. LOT 51 MIGHT HAVE  
 TO BE FURTHER STUDIED WITH SOME BACK HOLE HOLES ONCE THE HOUSE SITES ARE  
 MARKED (ROCK). OTHERWISE MOST OF THE EXISTING LOTS HAVE A FAVORABLE SOIL  
 FOR SEPTIC SYSTEMS, PERFORMING HOUSE LAYOUT.  
 EACH OF THE SITES WILL BE EVALUATED INDIVIDUALLY WHEN PERMITS APPLICATIONS ARE  
 SUBMITTED, LONG TERM MONITORING AND MAINTENANCE APPROVALS.  
 WILL BE BASED ON THESE INDIVIDUAL EVALUATIONS.



**JORDAN ENGINEERING**  
 144 N. GARDNER STREET, SUITE 100  
 BUTTS COUNTY, GEORGIA 30511  
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 E-mail: jordan@jordaneng.com  
 www.jordaneng.com

Land Planning & Surveying • Soils • Construction

**CURVE TABLE**

No.	Radius	Length	Chord	Bearing	Distance
C100	1800.85	17.44	N19°30'44"E	17.44	17.44
C101	1800.85	13.23	N19°30'44"E	13.23	13.23
C102	1800.85	15.64	N17°35'51"E	15.64	15.64
C103	1702.32	15.52	N17°35'51"E	15.52	15.52
C104	1868.40	15.42	N17°35'51"E	15.42	15.42
C105	370.00	124.72	S88°47'20"W	124.72	124.72
C106	370.00	40.98	S37°52'51"W	40.98	40.98
C107	630.00	96.09	N39°12'02"E	96.09	96.09
C108	630.00	100.11	N48°15'31"E	100.11	100.11
C109	630.00	100.11	N57°42'08"E	100.11	100.11
C110	630.00	100.11	N75°34'54"E	100.11	100.11
C111	630.00	100.11	N84°41'20"E	100.11	100.11
C112	630.00	100.11	N88°18'07"E	100.11	100.11
C113	233.56	5.17	N88°18'07"E	5.17	5.17
C114	75.00	61.73	S82°34'32"E	61.73	61.73
C115	75.00	61.73	S82°34'32"E	61.73	61.73
C116	75.00	61.73	S82°34'32"E	61.73	61.73
C117	75.00	61.73	S82°34'32"E	61.73	61.73
C118	75.00	61.73	S82°34'32"E	61.73	61.73
C119	75.00	61.73	S82°34'32"E	61.73	61.73
C120	75.00	61.73	S82°34'32"E	61.73	61.73
C121	1444.80	396.37	N10°48'52"E	396.37	396.37
C122	1444.80	124.81	N19°42'52"W	124.81	124.81
C123	1444.80	124.81	N24°39'19"W	124.81	124.81
C124	1444.80	124.81	N33°35'44"W	124.81	124.81
C125	398.42	57.94	N33°35'44"W	57.94	57.94
C126	398.42	57.94	N33°35'44"W	57.94	57.94
C127	398.42	57.94	N33°35'44"W	57.94	57.94
C128	75.00	75.00	N70°23'30"W	75.00	75.00
C129	75.00	75.00	S26°16'17"E	75.00	75.00
C130	75.00	75.00	S27°13'52"E	75.00	75.00
C131	75.00	75.00	S81°58'28"W	75.00	75.00
C132	75.00	75.00	N44°50'22"E	75.00	75.00
C133	75.00	75.00	S15°20'35"E	75.00	75.00
C134	255.00	81.81	N37°40'11"W	81.81	81.81
C135	255.00	81.81	N37°40'11"W	81.81	81.81
C136	255.00	81.81	N37°40'11"W	81.81	81.81
C137	1505.00	68.87	N32°43'00"W	68.87	68.87
C138	1505.00	100.35	N48°35'44"W	100.35	100.35
C139	1505.00	100.35	N23°46'31"W	100.35	100.35
C140	1505.00	175.48	N70°23'30"W	175.48	175.48
C141	1505.00	175.48	N70°23'30"W	175.48	175.48
C142	1505.00	175.48	N70°23'30"W	175.48	175.48
C143	570.00	120.55	N82°28'23"E	120.55	120.55
C144	570.00	120.55	N48°48'10"E	120.55	120.55
C145	570.00	84.24	N38°30'28"E	84.24	84.24
C146	430.00	95.81	S38°43'38"W	95.81	95.81
C147	430.00	95.81	S38°43'38"W	95.81	95.81
C148	230.00	75.59	S31°11'13"E	75.59	75.59
C149	1370.00	56.18	N10°58'34"W	56.18	56.18
C150	1370.00	182.51	N68°39'01"W	182.51	182.51
C151	1370.00	172.45	N12°54'22"W	172.45	172.45
C152	720.00	129.57	S65°24'59"W	129.57	129.57
C153	50.00	47.30	S43°39'17"W	47.30	47.30
C154	75.00	75.00	S17°34'46"E	75.00	75.00
C155	75.00	75.00	S17°34'46"E	75.00	75.00
C156	75.00	75.00	S17°34'46"E	75.00	75.00
C157	75.00	75.00	S42°23'10"W	75.00	75.00
C158	75.00	45.70	S88°37'39"W	45.70	45.70
C159	50.00	40.85	N83°32'10"E	40.85	40.85
C160	780.00	151.12	S68°38'58"W	151.12	151.12
C161	1370.00	131.14	N22°26'59"W	131.14	131.14
C162	1370.00	83.43	N28°35'02"W	83.43	83.43
C163	1370.00	22.84	N31°25'44"W	22.84	22.84
C164	50.00	45.81	N58°01'55"W	45.81	45.81
C165	75.00	67.39	S50°17'04"E	67.39	67.39

Plot 15 PAGE 131  
 Filed 11/05/05 3:30 PM  
 Elyse D. Dyer  
 Civil Rights Superior Court

SHEET 5 OF 5  
**PHASE TWO FINAL PLAT FOR:**  
**JACKSON BRIDGE SUBDIVISION**  
 Land Lot 222, 1st District  
 Butts County, Georgia  
 GRAPHIC SCALE 1" = 20' DATE: 11/02/2005

