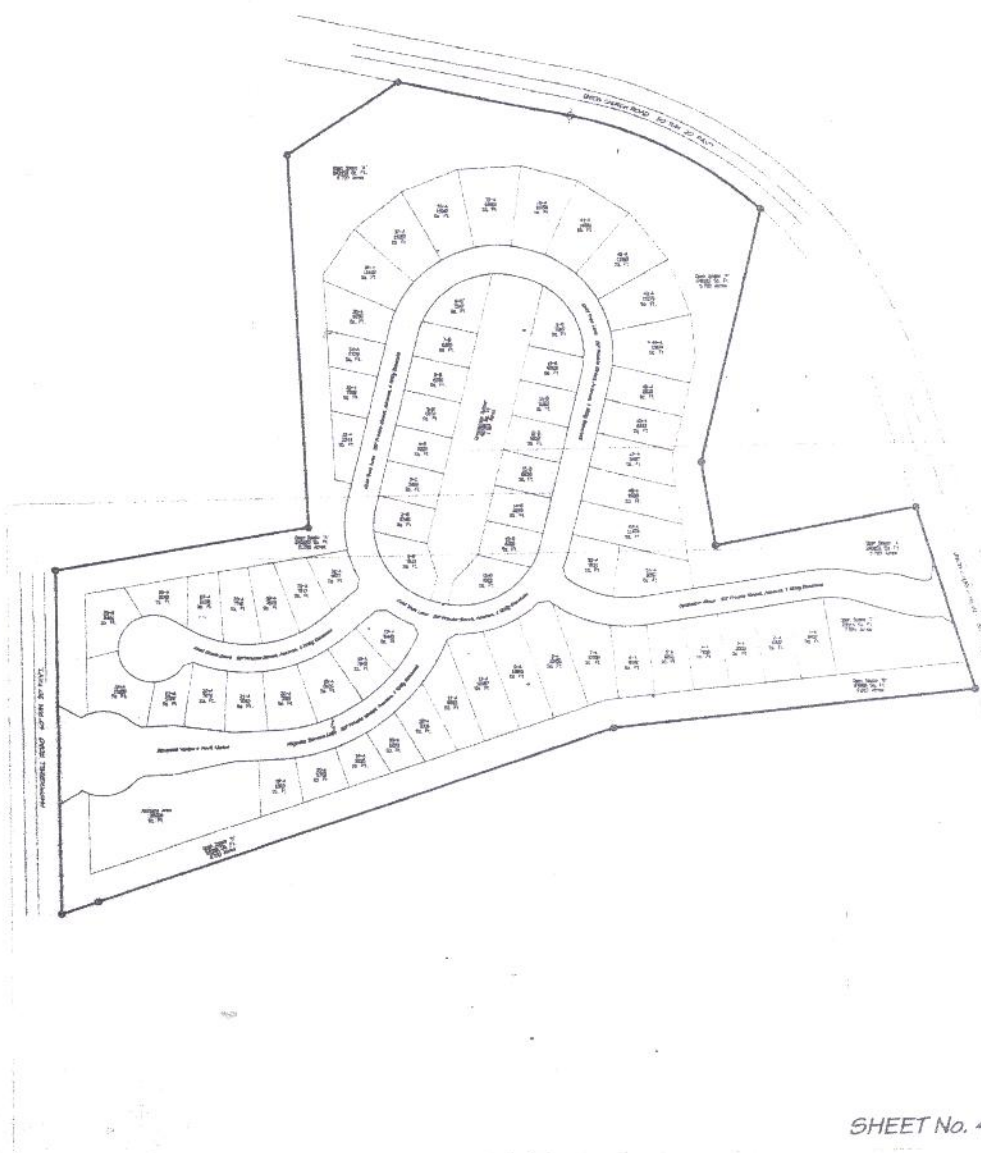


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DATE: 09/14/06
CHECKED BY: CLERK



SHEET No. 2

SHEET No. 4

SHEET No. 1/4



	COLDWATER CREEK PHASE 3				
	NO. 2040 PROFESSIONAL LAND SURVEYOR PHILIP D. WOODS	COUNTY OCOEE	STATE GEORGIA	DATE 07-11-2006	
DRAWN BY S&P CHECKED BY PHILIP D. WOODS FIELD BOOK C-10	WOODS & CHASTAIN SURVEYORS, INC. PROFESSIONAL LAND SURVEYORS 525 SHELBY ROAD WINTERVILLE, GEORGIA 30087 (706)-452-0399				OWNER/DEVELOPER: OCOEE GOLDWATER CREEK, LLC 110 Stonebridge Parkway Watkinsville, GA 30677 24 HOUR CONTACT: RONNI KITTLE (706)-540-4696

06 SEP 14 PM 1:31

30 359

GATE CHUCK

UNION CHRISTIAN CHURCH

UNION CHRISTIAN CHURCH

281 S. Pk. Ave. Oct 25, 1952

Open Space 'A' 249155 Sq. Ft. 5720 Acres

WHIPPOORILL ROAD 60' R/W 20' PAVT.

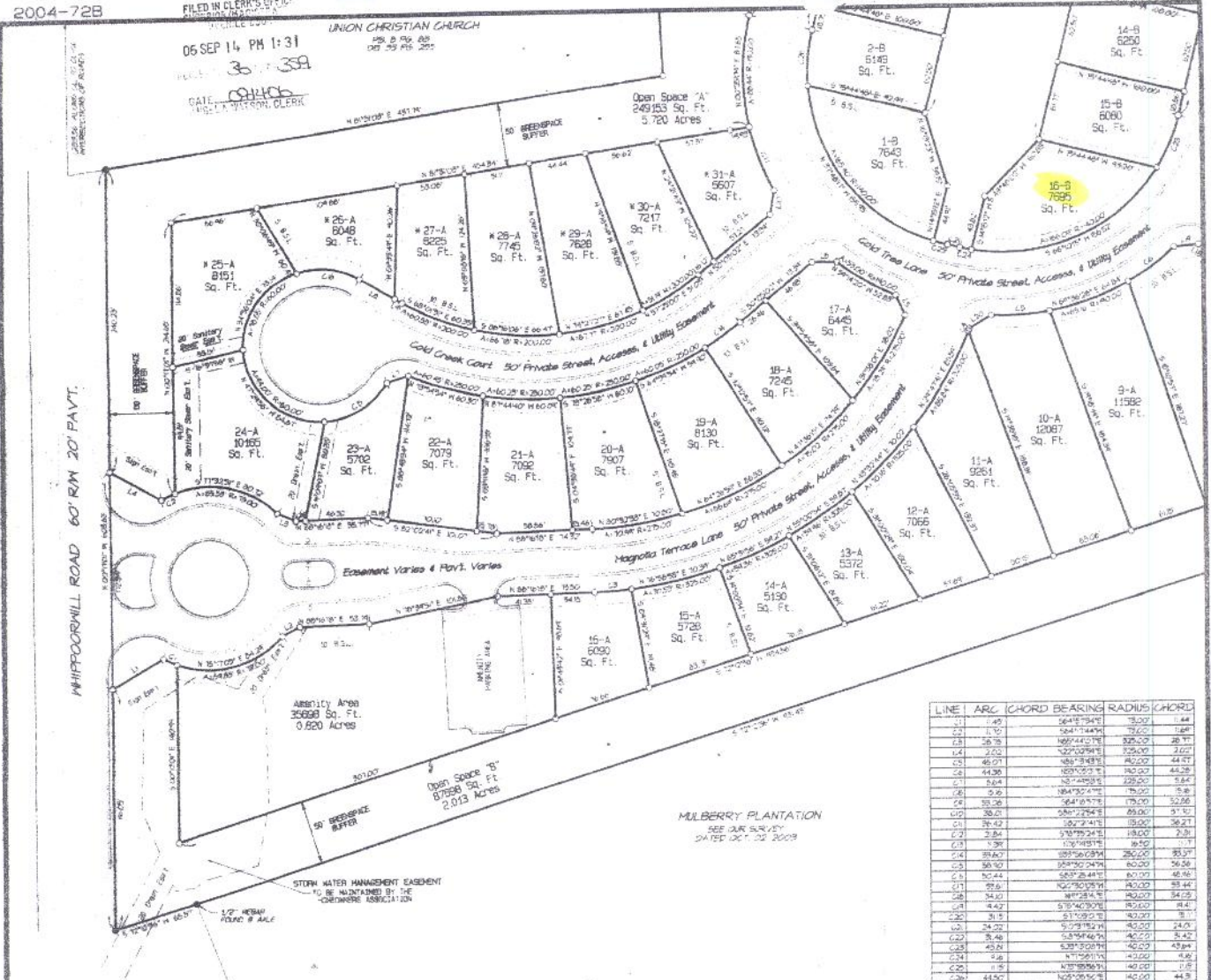


Table with columns: LINE, ARC, CHORD BEARING, RADIUS, CHORD. Contains 31 rows of survey data.

NOTES: THIS PROPERTY IS ZONED R2 MPD. TOTAL AREA OF PROPERTY: 21.88 Acres. TOTAL AREA OF OPEN SPACES: 12.92 Acres. TOTAL NUMBER OF LOTS: 61. TOTAL AREA OF RESIDENTIAL LOTS: 12.346 Acres. AVERAGE LOT SIZE: 0.2023 Acres. TOTAL AREA OF PASSIVE CONSERVATION: 8.940 Acres. AREA INSIDE NEW RIGHT-OF-WAY: 4.821 Acres. WATER SUPPLY: 11. Oconee County Public Utilities. SEWER DISPOSAL: Oconee County Public Utilities. TO MY KNOWLEDGE, THERE ARE NO ENVIRONMENTAL AREAS, LANDFILLS OR ISLANDS ON THIS PROPERTY. MINIMUM BUILDING SETBACK REQUIREMENTS: FRONT - 10 Feet. REAR - 0 Feet. SIDE - 5 Feet. ALL UNITS LOCATED ON LOTS LESS THAN 10,000 SQUARE FEET WILL NEED A MINIMUM 400 SQUARE FEET PRIVATE YARD OR PATIO LOCATED TO SIDE OR REAR OF DWELLING. ALL STORM WATER AND SEWERAGE DRAINAGE ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

REFERENCES: 1) OUR SURVEY FOR GOLDWATER CREEK DATED SEP 27 PAGE 2004. 2) PLAT BOOK 1 PAGE 289. 3) PLAT BOOK 2 PAGE 87.

NOTE: * - DENOTES HOME CONSTRUCTION ON EACH LOT IS TO INCLUDE A INDIVIDUAL STORM WATER DRAINAGE SYSTEM WITH CONNECTION TO THE PROPOSED STORM SEWER SYSTEM. ALL REQUIRED SURVEYOR CERTIFICATIONS FOR OCONEE COUNTY ARE SHOWN ON SHEET NO. 4.

OWNER/DEVELOPER: OCONEE GOLDWATER CREEK, LLC 1110 Stonebridge Parkway Milledgeville, GA 30671

24 Hour Contact: RONNIE KITTLE (706)-540-4666



SHEET No. 2/4



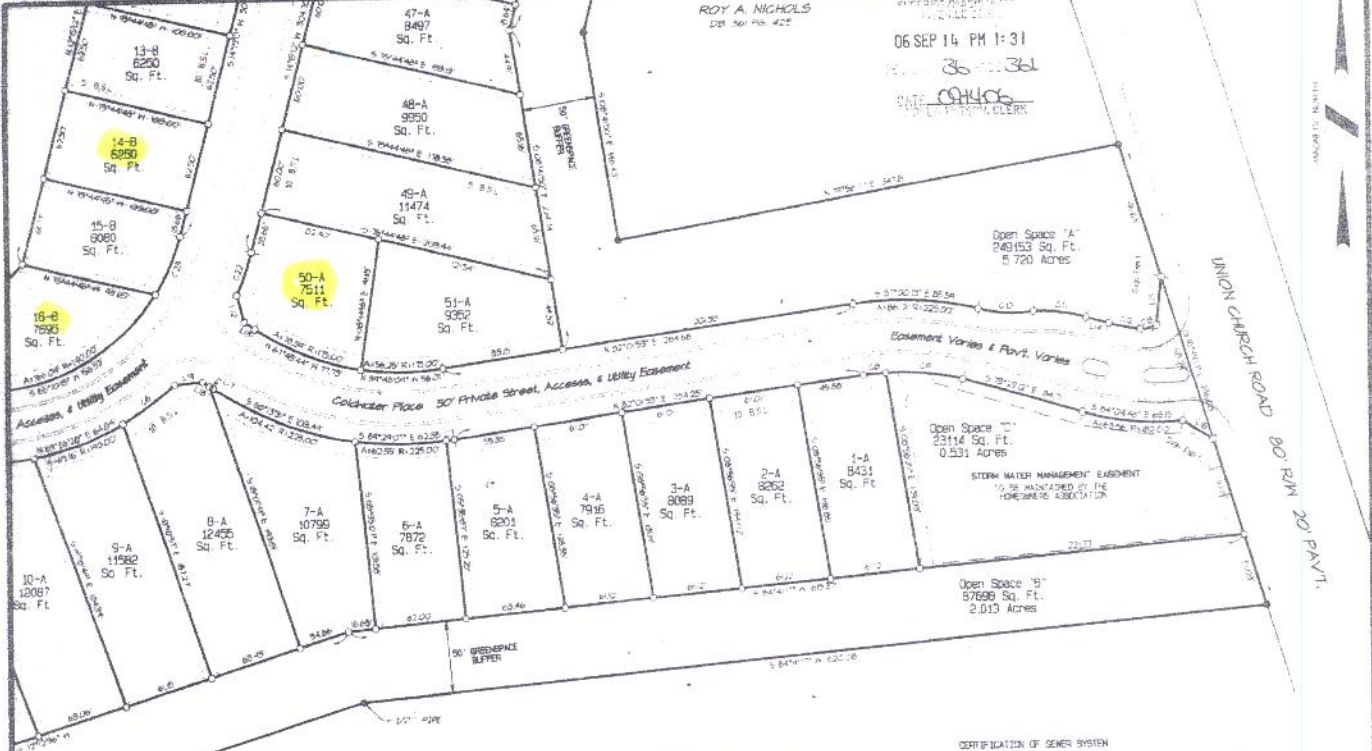
Survey form with fields for: DATE (07-14-2006), INSTRUMENT (LEICA), PLAT (CLOSURE), FIELD (CLOSED), ANGLE (CLOSED), and project name: GOLDWATER CREEK - PHASE 3.



SURVEYOR'S CERTIFICATION: I hereby certify 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 herein actually exist or are marked as 'true' and their location, size, type and material are correctly stated.

Table with columns: LINE, BEARING, DISTANCE. Contains 22 rows of survey data.





FILED IN CLERK'S OFFICE
 06 SEP 14 PM 1:31
 36-361
 DATE 09/13/06
 FILED IN CLERK'S OFFICE

I hereby certify that acceptable security in the amount of \$100,000.00 has been received to assure completion of required street paving in the subdivision plat attached hereto in the event of default by the developer, in accordance with the requirements of the Land Subdivision Regulations of Oconee County, Georgia.

Walter Stearns 9/13/06
 Chairman, Board of Commissioners

OWNER/DEVELOPER:
 OCOONEE COLDWATER CREEK, LLC
 1110 Stonebridge Parkway
 Marietta, GA 30067

24 Hour Contact:
 RONNIE KITTLE
 (706) 540-4646

DESIGN AND CONSTRUCTION CERTIFICATION
 I hereby certify that all improvements have been designed and constructed in strict accordance with the approved Construction Plans, prepared by me or under my supervision, in full compliance with the Land Subdivision Regulations of Oconee County, Georgia, unless addition, and any amendments thereto, and that I am a duly licensed and duly practicing Professional Engineer.

By *Frankie Hill* 9/13/06
 Professional Registration No. 1245
 P.E., R.L.S., L.A., E.I.T. (2226)

SURVEYOR'S CERTIFICATION
 I hereby certify that this plan is true and correct and was prepared from an actual survey of the property by me or under my supervision and that all instruments upon which actual notice is shown are correct and that the location lines and measurements are correctly shown.

Walter Stearns 2271
 R.L.S. No. 2271

CERTIFICATION OF PERFORMANCE BOND WATER, WASTE AND/OR SEWER SYSTEM
 I hereby certify that acceptable security in the amount of \$ has been received to assure completion of required water line and/or sewer system installation and connection to the Oconee County Utility Department system in the event of default by the developer, in accordance with the requirements of the Land Subdivision Regulations of Oconee County, Georgia.

Chairman, Board of Commissioners Date

CERTIFICATION OF OWNERSHIP AND DEDICATION
 I (we) hereby certify that I (we) own this plan of subdivision, establish the minimum building setback lines, and dedicate all streets, alleys, walkways, well, and well lots and other open spaces to public use as noted.

Oconee Coldwater Creek LLC 9-13-06
 Date DATE

OWNER'S CERTIFICATION
 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 and other assessments now due on this land have been paid.

Agent *Ronnie Kittle* Owner *Oconee Coldwater Creek LLC*
 Date 9-13-06 Date 9-13-06

FLOOD CERTIFICATION
 According to F.I.R.M. Community Panel No. 130453 0040 B Dated July 17, 1989 this property is not located in an area having special flood hazards.

Walter Stearns 2271
 Georgia Registered Land Surveyor No. 2771 Date

CERTIFICATION OF SEWER SYSTEM
 I hereby certify that the community or public sewerage collection and disposal system installed or to be installed in the subdivision shown on the plat attached hereto meets the requirements of the Utility Department.

Date 9-13-06
Frankie Hill
 Department Head

Certification of Approval Streets and Utilities
 I hereby certify based on the Design Professional's Report, that the streets, utilities and other required improvements in this subdivision have been installed in an acceptable manner in substantial compliance with the requirements of the Land Subdivision Regulations of Oconee County, Georgia.

Walter Stearns 9/13/06
 Chairman, Board of Commissioners

Certification of Water System
 I hereby certify that the community or public water supply and distribution system installed or to be installed in the subdivision shown on the plat attached hereto meets the requirements of the Oconee County Utility Department.

Date 9-13-06
Frankie Hill
 Department Head

NOTICE OF PRIVATE STREET
 The streets designated as "private streets" on this plat are owned and maintained by the Homeowners 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.

10% MAINTENANCE UTILITIES
 I hereby certify acceptable security in the amount of \$100,000.00 has been received to assure required maintenance for a period of 1 year for the waterline and/or sewer system installed in the subdivision plat attached hereto in the event of default by the developer, in accordance with the requirements of the Land Subdivision Regulations of Oconee County, Georgia.

Walter Stearns 9/13/06
 Chairman, Board of Commissioners

20% MAINTENANCE RIGHT-OF-WAY
 I hereby certify acceptable security in the amount of \$200,000.00 has been received to assure required maintenance for a period of 2 years within the right-of-way of the subdivision plat attached hereto in the event of default by the developer in accordance with the requirements of the Land Subdivision Regulations of Oconee County, Georgia.

Walter Stearns 9/13/06
 Chairman, Board of Commissioners

CERTIFICATION OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision shown hereto has been found to comply with the Land Subdivision Regulations of Oconee County, Georgia, and that it has been approved by the Oconee County Code Enforcement Department for recording in the office of the Clerk of Superior Court of Oconee County, Georgia.

Walter Stearns 9/13/06
 Code Enforcement Director



SHEET No. 4/4



SUBD. PLAT FOR			
COLDWATER CREEK PHASE 3			
DATE	COUNTY	STATE	DATE
2006	OCONEE	GEORGIA	07-14-2006
PREPARED BY	WOODS & CHASTAIN SURVEYORS, INC.		
FIELD NAME	COLDWATER CREEK		
FIELD BOOK	125 SMYTHANIA ROAD WINTERVILLE, GEORGIA 30689 (706) 482-0335		
INSTALLMENT	LEGAL	PLAT CLOSE	12/15/06
FIELD CLOSE	05/20/07	ANGLE CLOSE	2' 00" 00/00

