✓ 4-closing in Dubose / Mark separate

87

FINAL PLAT

# THE OAKS PHASE TWO

LAND LOT 163, 5th DISTRICT
CARROLL COUNTY, GEORGIA
SURVEY DATE: MAY 6, 1999
PLAT DATE NOV. 3, 2000

TOTAL AREA = 30.17 ACRES

ZONING = R30

OWNER\DEVELOPER:
OLEM-LOWELL DEVELOPMENT, LLC
2521 HWY 15 SOUTH
CARROLLTON, GEORGIA
30116
PHONE: 770-830-7590

CARROLL COUNTY
PUBLIC WORKS
☐ APPROVED
☐ APPROVED AS NOTED
☐ NOT APPROVED

SIGNED ..... DATE 4/24/01

NOTE: CARROLL COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT

NOTE: MINIMUM BUILDING LINE SETBACK IS 45' FROM THE R/W OF THE SUBDIVISION STREETS. THE SIDE YARD SETBACK IS 15' AND THE REAR YARD SETBACK IS 20' FROM THE R/W OF THE SUBDIVISION STREETS

| LOT | SQ. FT. | ACRES |
|---|---|---|
| 38 | 30,000 | 0.69 |
| 39 | 30,000 | 0.69 |
| 40 | 30,000 | 0.69 |
| 41 | 30,508 | 0.70 |
| 42 | 32,815 | 0.75 |
| 43 | 36,172 | 0.83 |
| 44 | 30,003 | 0.68 |
| 45 | 30,002 | 0.68 |
| 46 | 30,108 | 0.70 |
| 47 | 31,447 | 0.72 |
| 48 | 32,572 | 0.75 |
| 49 | 33,661 | 0.77 |
| 50 | 40,491 | 0.93 |
| 58 | 31,424 | 0.72 |
| 59 | 38,905 | 0.87 |
| 73 | 34,072 | 0.78 |
| 74 | 30,000 | 0.69 |

| LOT | SQ. FT. | ACRES |
|---|---|---|
| 75 | 30,000 | 0.69 |
| 76 | 30,000 | 0.68 |
| 77 | 30,829 | 0.70 |
| 78 | 30,068 | 0.69 |
| 79 | 30,044 | 0.69 |
| 80 | 30,257 | 0.69 |
| 81 | 30,000 | 0.69 |
| 82 | 30,002 | 0.69 |
| 83 | 30,000 | 0.69 |
| 84 | 30,000 | 0.68 |
| 85 | 31,000 | 0.71 |
| 86 | 32,698 | 0.75 |
| 87 | 32,100 | 0.55 |
| 88 | 30,000 | 0.69 |
| 89 | 32,098 | 0.74 |
| 90 | 30,255 | 0.69 |
| 91 | 35,057 | 0.80 |
| 92 | 33,897 | 0.78 |

| CURVE | RADIUS | LENGTH | CHORD | BEARING |
|---|---|---|---|---|
| C1 | 225.00 | 153.85 | 147.93 | S 30°05'13" E |
| C2 | 141.00 | 329.90 | 324.17 | N 53°22'35" W |
| C3 | 490.00 | 161.73 | 164.09 | N 57°41'18" E |
| C4 | 490.00 | 232.88 | 227.64 | S 60°24'27" W |
| C5 | 350.00 | 170.72 | 169.07 | N 68°49'17" W |
| C7 | 170.00 | 168.27 | 161.48 | S 83°07'06" E |
| C8 | 330.00 | 34.40 | 34.38 | S 41°32'19" E |
| C9 | 467.71 | 159.93 | 159.22 | N 64°54'45" W |
| C10 | 300.00 | 48.22 | 48.17 | N 60°48'17" W |
| C11 | 300.00 | 100.47 | 100.00 | N 75°00'13" W |
| C12 | 300.00 | 48.19 | 48.13 | N 89°15'23" W |
| C13 | 240.00 | 57.86 | 55.71 | N 75°53'31" W |
| C14 | 330.00 | 14.95 | 14.95 | N 64°55'38" E |
| C15 | 370.00 | 163.32 | 159.66 | S 71°18'33" W |

| CURVE | RADIUS | LENGTH | CHORD | BEARING |
|---|---|---|---|---|
| C16 | 310.00 | 215.17 | 210.88 | S 86°12'00" W |
| C17 | 310.00 | 55.17 | 55.09 | S 41°13'25" W |
| C18 | 310.00 | 87.50 | 87.20 | S 42°46'32" W |
| C19 | 350.00 | 138.58 | 135.70 | S 14°47'01" E |
| C20 | 330.00 | 129.57 | 128.77 | S 16°15'51" E |
| C21 | 840.00 | 9.35 | 9.35 | S 38°55'58" E |
| C22 | 990.00 | 112.07 | 112.00 | S 37°10'51" E |
| C23 | 840.00 | 140.18 | 140.00 | S 34°01'55" E |
| C24 | 900.00 | 138.47 | 138.31 | S 43°43'13" E |
| C25 | 840.00 | 143.42 | 143.31 | S 43°40'08" E |
| C26 | 840.00 | 133.82 | 133.69 | S 37°48'17" E |
| C27 | 990.00 | 142.16 | 142.02 | S 34°11'01" E |
| C28 | 840.00 | 40.64 | 40.64 | S 40°74'13" E |
| C29 | 990.00 | 48.39 | 48.39 | S 40°14'56" E |
| C30 | 990.00 | 29.60 | 29.60 | N 37°23'52" W |

STATE OF GEORGIA
CARROLL COUNTY

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 EXISTING OR ARE MARKED "FUTURE" AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL ENGINEERING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF CARROLL COUNTY, GEORGIA, HAVE BEEN FULLY COMPLIED WITH.

BY ..... REG. LAND SURVEYOR No. 1134

I THE OWNER OF SAID PROPERTY SURVEYED, DO HEREBY JOIN IN THE FOREGOING STATEMENT AND DO HEREBY CERTIFY THAT IT WAS AND IS MY INTENTION TO DIVIDE SAID LAND INTO LOTS AS SHOWN BY SAID PLAT AND BY EXECUTION OF THIS CERTIFICATE I DO HEREBY DEDICATE AND CONVEY FOR PUBLIC USE SUCH STREETS, ALLEYS AND PUBLIC GROUNDS TO CARROLL COUNTY, GEORGIA, AS IS SHOWN ON THIS PLAT AND DO WARRANT THAT TITLE WAS VESTED IN ME AS OF THE DATE OF THIS DEDICATION.

BY ..... DATE

WITNESS ..... NOTARY PUBLIC

CARROLLTON CITY COUNCIL
DEPARTMENT OF PERMITS AND INSPECTIONS

NOTE A: 25' BUFFER ON BOTH SIDES OF CREEK BANK

NOTE B: VARIANCE FOR 25' BUFFER

Date In 11-20-00 | Date Out 11-27-00

☑ Approved
☐ Approved As Noted
☐ Not Approved

☐ Preliminary
☑ Final
☐ Re Submit

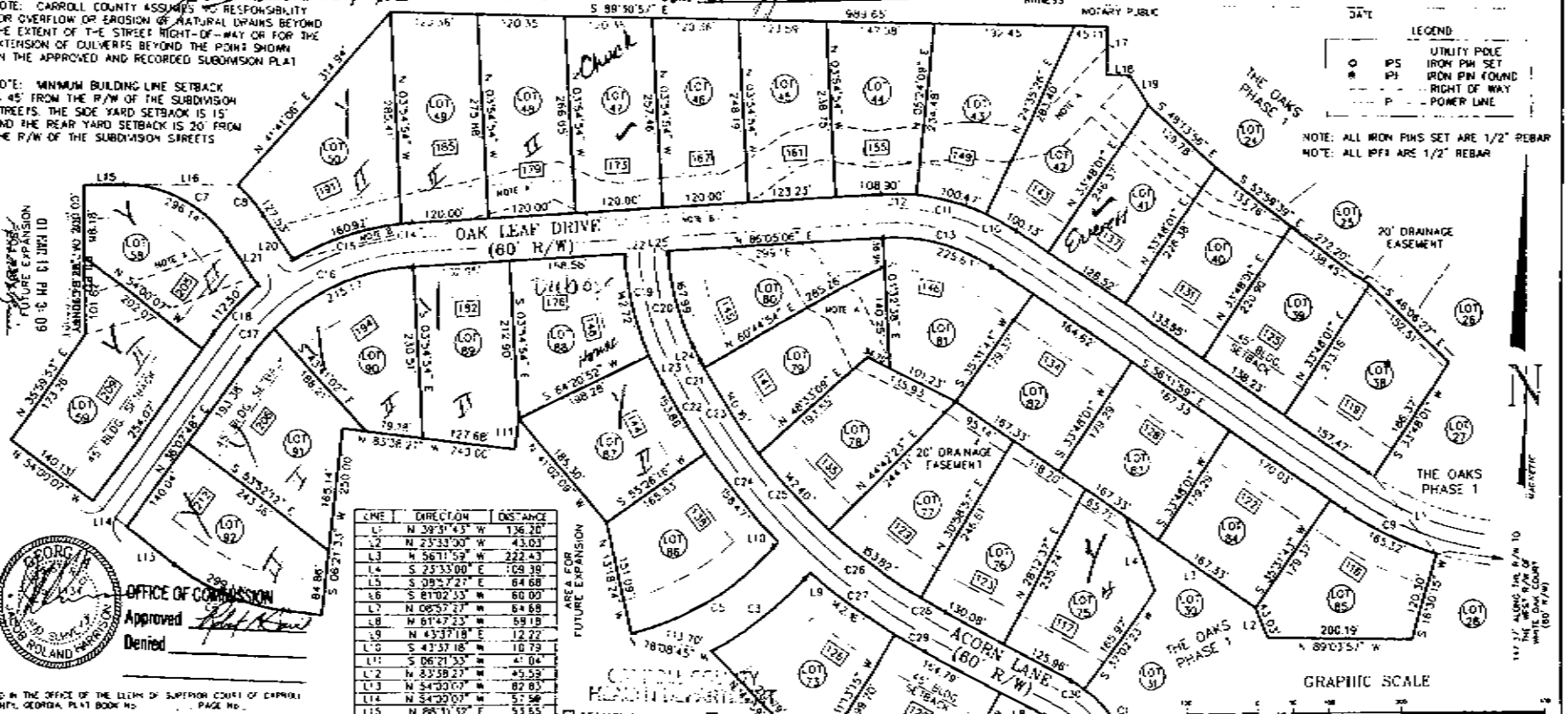
NOW OR FORMERLY
WILTON & FLORA STITCHER
ZONING: R-3

Signed ..... WITNESS

LEGEND

| | | |
|---|---|---|
| o | | UTILITY POLE |
| o | IPS | IRON PIN SET |
| ● | IPF | IRON PIN FOUND |
| - - - - | | RIGHT OF WAY |
| P - - - | | POWER LINE |

NOTE: ALL IRON PINS SET ARE 1/2" REBAR
NOTE: ALL IPF ARE 1/2" REBAR




| LINE | DIRECTION | DISTANCE |
|---|---|---|
| L1 | N 39°31'43" W | 136.20 |
| L2 | N 23°33'00" W | 43.03 |
| L3 | N 56°11'59" W | 222.43 |
| L4 | S 25°33'00" E | 109.39 |
| L5 | S 09°57'27" E | 64.68 |
| L6 | S 81°02'33" W | 60.00 |
| L7 | N 09°57'27" W | 64.68 |
| L8 | N 61°47'23" W | 59.18 |
| L9 | N 43°37'18" E | 12.22 |
| L10 | S 41°37'18" W | 10.79 |
| L11 | S 06°21'33" W | 41.04 |
| L12 | N 83°58'27" W | 45.59 |
| L13 | N 54°00'07" W | 82.83 |
| L14 | N 54°00'07" W | 57.58 |
| L15 | N 88°31'52" E | 53.65 |
| L16 | N 69°20'13" E | 157.54 |
| L17 | S 00°29'03" W | 66.00 |
| L18 | S 89°30'51" E | 33.00 |
| L19 | S 35°52'24" E | 47.75 |
| L20 | S 34°45'44" E | 73.13 |
| L21 | S 34°45'44" E | 14.22 |
| L22 | S 03°54'54" E | 8.14 |
| L23 | S 27°57'16" E | 41.79 |
| L24 | S 28°16'45" E | 23.18 |
| L25 | N 03°54'54" W | 5.14 |

OFFICE OF COMMISSION
Approved
Denied

FILED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF CARROLL COUNTY, GEORGIA, PLAT BOOK No. ..... PAGE No. .....

NOTE: ACCORDING TO THE CARROLL COUNTY FLOOD INSURANCE RATE MAP # 130464 0125 B, THERE IS NO FLOOD PLAIN WITHIN THE LIMITS OF THIS PROPERTY.

THIS SURVEY WAS MADE USING A TOPCON GTS-303 EDM THEODOLITE WHICH READS DISTANCES TO THE NEAREST 0.005 FEET AND WITH DIRECT READING TO 5 SECONDS FOR ANGULAR MEASUREMENTS.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000+ FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARE RULE.

THE INFORMATION ON THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 200,000 FEET.

CARROLLTON CITY COUNCIL
DEPARTMENT OF PERMITS AND INSPECTIONS
☐ APPROVED
☐ NOT APPROVED

SIGNED ..... DATE 2-21-01
ENVIRONMENTAL HEALTH SPECIALIST
see attached

PREPARED BY
PIONEER LAND SURVEYING CO.
951 D SOUTH PARK STREET
CARROLLTON, GEORGIA
(770) 838-1818

JOB # 99300F2

Appraisal Group 770-770-5226 > Tom Pohl ext 111 or Emma