eFiled & eRecorded
DATE: 3/6/2024
TIME: 3:10 PM
PLAT BOOK: 02024
PAGE: 00041
RECORDING FEES: $10.00
PARTICIPANT ID: 8568410216
CLERK: Katie Cross
Madison County, GA

MAP 0058 PARCEL 047

** LEGEND **

IPF = IRON PIN FOUND
IPS = IRON PIN SET
CMF = CONCRETE MONUMENT FOUND
R/W = RIGHT OF WAY
BL = BUILDING LINE
LLL = LAND LOT LINE
L.L. = LAND LOT
N/F = NOW OR FORMERLY
NTS = NOT TO SCALE
℄ = CENTER LINE
TBM = TEMPORARY BENCH MARK
PC = POINT OF CURVATURE
PI = POINT OF INTERSECTION
PT = POINT OF TANGENCY
R = RADIUS
CH = CHORD
IE = INVERT ELEVATION
-T- = TELEPHONE LINE
-w- = WATER LINE
-G- = GAS LINE
-S- = SEWER LINE
-P- = POWER LINE
MH = MAN HOLE
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
CE = CONSTRUCTION EASEMENT
CB = CATCH BASIN
JB = JUNCTION BOX
DI = DROP INLET
HW = HEAD WALL
FH = FIRE HYDRANT
RCP = REINFORCED CONCRETE PIPE

| CURVE | RADIUS | TANGENT | LENGTH | DELTA | DEGREE | CHORD | CH BEARING |
|---|---|---|---|---|---|---|---|
| C-1 | 761.45' | 114.80' | 227.88' | 17°08'48" | 7°31'28" | 227.03' | N 48°23'42"E |
| C-2 | 761.45' | 70.68' | 140.60' | 10°35'14" | 7°31'28" | 140.37' | N 54°18'13"E |
| C-3 | 761.45' | 67.31' | 134.29' | 10°20'22" | 7°31'28" | 134.12' | N 53°53'39"E |
| C-4 | 761.45' | 106.61' | 213.81' | 16°05'47" | 7°31'28" | 213.16' | N 47°03'28"E |
| C-5 | 50.00' | 48.33' | 79.31' | 82°37'08" | 104°10'27" | 72.61' | N 20°08'49"E |
| C-6 | 50.00' | 45.18' | 75.86' | 79°07'06" | 104°10'27" | 70.01' | S 79°00'08"E |
| C-7 | 50.00' | 41.87' | 71.57' | 74°23'31" | 104°10'27" | 66.63' | S 02°11'46"E |
| C-8 | 50.00' | 30.27' | 55.35' | 63°26'17" | 104°10'27" | 53.04' | S 57°41'48"W |
| C-9 | 841.76' | 66.04' | 131.87' | 8°58'11" | 6°48'24" | 131.87' | S 37°31'44"W |
| C-10 | 841.76' | 124.93' | 247.37' | 16°50'02" | 6°48'24" | 246.43' | S 50°33'57"W |
| C-11 | 701.45' | 18.45' | 36.90' | 3°12'35" | 8°10'05" | 36.89' | S 53°56'03"W |
| C-12 | 701.45' | 152.58' | 300.45' | 24°33'38" | 8°10'05" | 298.15' | S 41°00'31"W |

| COURSE | BEARING | DISTANCE |
|---|---|---|
| L-1 | N 28°51'39"E | 41.87' |
| L-2 | N 00°11'47"E | 31.47' |
| L-3 | N 19°44'24"E | 31.47' |
| L-4 | S 30°49'26"E | 88.40' |
| L-5 | S 80°09'53"W | 12.01' |
| L-6 | S 29°19'54"W | 35.00' |

| COURSE | BEARING | DISTANCE |
|---|---|---|
| W-1 | N 84°40'06"W | 20.00' |
| W-2 | N 29°19'54"E | 20.00' |
| W-3 | S 84°40'06"E | 20.00' |
| W-4 | S 29°19'54"W | 20.00' |

A. No portion of the subdivision lies in a groundwater recharge area, pursuant to the Rules of the Georgia Department of Natural Resources, Environmental Protection Division 391-3-16.01 (or defined as low, medium, or high susceptibility).

B. 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 391-3-16.02 (or required 150 foot buffer is shown if within 7 mile radius or 75 foot buffer if greater than 7 mile radius)

This subdivision is reviewed based on three or four bedroom homes with average square footage and a footprint of 2500 square feet or less. If the home is to be larger, or if excessive grading or filling is required to form home foundation, 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. Soil transfer recommendations regarding soil properties are followed for each lot. Some lots may require additional footage of drainfield or special requirements based on these recommendations.

OWNERS CERTIFICATION: STATE OF GEORGIA , COUNTY OF MADISON

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 OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

OWNER'S NAME Capital Resource Mgt. LLC

DATE 3-5-2024

CERTIFICATION OF PLAT APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT REGULATIONS OF MADISON COUNTY , GEORGIA , AND THAT IT HAS BEEN APPROVED BY THE MADISON COUNTY BOARD OF COMMISSIONERS FOR THE RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF MADISON COUNTY , GEORGIA.

3-6-24

CHAIRMAN , MADISON COUNTY BOARD OF COMMISSIONERS DATE

CERTIFICATE OF DEDICATION

(WE) HEREBY CERTIFY THAT WE ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL STREETS AND OPEN SPACES TO PUBLIC USE AS NOTED.

3-5-2024

OWNER DATE

HEALTH DEPARTMENT CERTIFICATION

LOTS HAVE BEEN REVIEWED BY THE MADISON COUNTY HEALTH DEPARTMENT AND ARE APPROVED FOR SUBDIVISION DEVELOPMENT AS NOTED ON EACH LOT OF THE PLAT AND THE PLAT LEGEND. THIS REVIEW WAS PREPARED BASED ON INFORMATION SUBMITTED BY OTHER PROFESSIONALS AND ANY SUPPLEMENTARY INFORMATION PROVIDED THEREIN. EACH LOT MUST BE REVIEWED AND APPROVED FOR AN ON SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.

3-5-24

SIGNED DATE

DEHD

TITLE

GENERAL NOTES

OWNER/DEVELOPER: JAY PRIDGEN
PRIDGEN ENTERPRISES
P.O. BOX 37
COMER , GEORGIA 30629

BOUNDARY INFORMATION REFERENCE SURVEY BY BEN McLEROY DATED 6-02-2005.

SETBACK: FRONT 60' FROM CL
SIDE 15' FROM PL
REAR 20' FROM PL

MAXIMUM BUILDING HEIGHT : 35.00'

TAX PARCEL 0058 047

GENERAL NOTES

1) The field data upon which this plat is based has a closure of one foot in 31,297 feet and an angular error of 03" per angle point and was adjusted using least squares.

2) This plat has been calculated for closure and has an accuracy of one foot in 198,275 feet.

3) Field equipment used for this survey was a Topcon GPT2005.

4) All easements, restrictions, or exceptions to title are shown based on information furnished to INGRAM , LORD AND ASSOCIATES. No Certification as to the completeness or accuracy of any matters of title is made by INGRAM , LORD AND ASSOCIATES.

5) Underground utilities shown on this plat were taken from field observation and then plots by others. The exact location of all utilities should be verified by the respective utility company. INGRAM , LORD AND ASSOCIATES assumes no liability as to the exact location of any underground utility. For verification contact the Utilities Protection Center inc. 1-800-282-7411.

6) This survey is a correct representation of the land platted and has been platted in conformity with the minimum standards of Georgia Law. It does not intend to indicate ownership of any parcel or easement. This information should be verified by an attorney licensed by the state of Georgia.

7) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FIRM 15,000 HAZARD AREA PER PANEL 13195C0240C DATED 9-17-2010.

8) SUBDIVISION TO HAVE ON SITE SEPTIC ON EACH LOT. WATER PROVIDED BY COMMUNITY WELL

9) ALL PINS ARE #4 REBAR UNLESS OTHERWISE NOTED

10) STORM WATER MANAGEMENT WILL BE HANDLED ON SITE UTILIZING A STORMWATER DETENTION FACILITY

11) LOTS 1 AND 8 DO NOT HAVE ANY ACCESS TO DIAMOND HILL COLBERT ROAD

Health Department Notes

3BR - "Possible 3BR house" - This lot may only accommodate a 3 bedroom house.

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.

HPEL - "High Perc. Extra Line" - Soils on this lot have a higher than average percolation rate and will require extra drainline.

LEVEL IV - "Level IV Soil Report" - A Level IV soil report has been performed and is certified on this lot.

LEN - "Level IV Soil Report Needed" - A Level IV soil report will be needed prior to issuance of a septic permit for this lot.

NRD - "No Reduced Drainfield" - Soil conditions and recommendations given on the Level III soils report indicate that no reduced length drainfields will be permitted for this lot. Consult with the soil professional performing the Level III soils report for recommendations.

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.

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.

As required by subsection (d)of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates , signatures,stamps,or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or owner of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL MONUMENTS SHOWN HERE ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE,TYPE AND MATERIAL ARE CORRECTLY SHOWN.

3-05-24

GA RLS NO.2841 DATE

GEORGIA REGISTERED No. 2841 LAND SURVEYOR BARRY D. LORD

3-05-2024

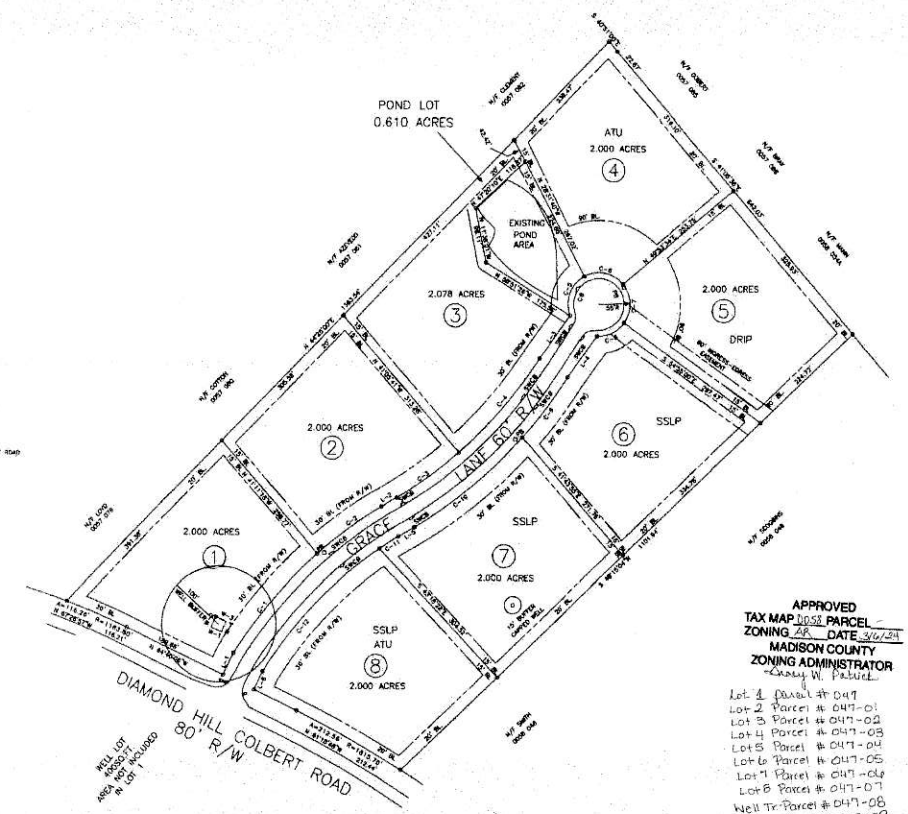
ENGINEER'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT ALL ENGINEERING REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF MADISON COUNTY ,GEORGIA,HAVE BEEN FULLY COMPLIED WITH.

REGISTERED ENGINEER Everything

REG.NO 2641

DATE OF EXPIRATION 3-05-24




APPROVED
TAX MAP 0058 PARCEL -
ZONING AR DATE 3/6/24
MADISON COUNTY
ZONING ADMINISTRATOR
Chaney W. Patrick

Lot 1 Parcel # 047
Lot 2 Parcel # 047-01
Lot 3 Parcel # 047-02
Lot 4 Parcel # 047-03
Lot 5 Parcel # 047-04
Lot 6 Parcel # 047-05
Lot 7 Parcel # 047-06
Lot 8 Parcel # 047-07
Well Tr. Parcel # 047-08
Pond Tr. Parcel # 047-09

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.

SSLP-"SEPTIC SYSTEM LOCATION PLAN"- A SEPTIC SYSTEM LOCATION PLAN DRAWN IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN THE "SEPTIC SYSTEM PLAN CHECKLIST" IS NEEDED FOR THIS LOT. SSLP'S ARE REQUIRED DUE TO SPATIAL CONSTRAINTS.

100 0 100 200 300
GRAPHIC SCALE - FEET

# NANCY'S PLACE

TOTAL ACERAGE 18.110 ACRES
(INCLUDING ROAD R/W OF GRACE LANE)
GMD NO.382
MADISON COUNTY , GEORGIA
SCALE: 1"=100'
DATE: 1-21-2022
DRAWING 3-27-2023
REVISED 4-11-2023


INGRAM,LORD & ASSOCIATES
LAND SURVEYING AND PLANNING
437 SAM BROWN BLVD.
COMMERCE , GEORGIA 30529
706-335-9069


IL4267