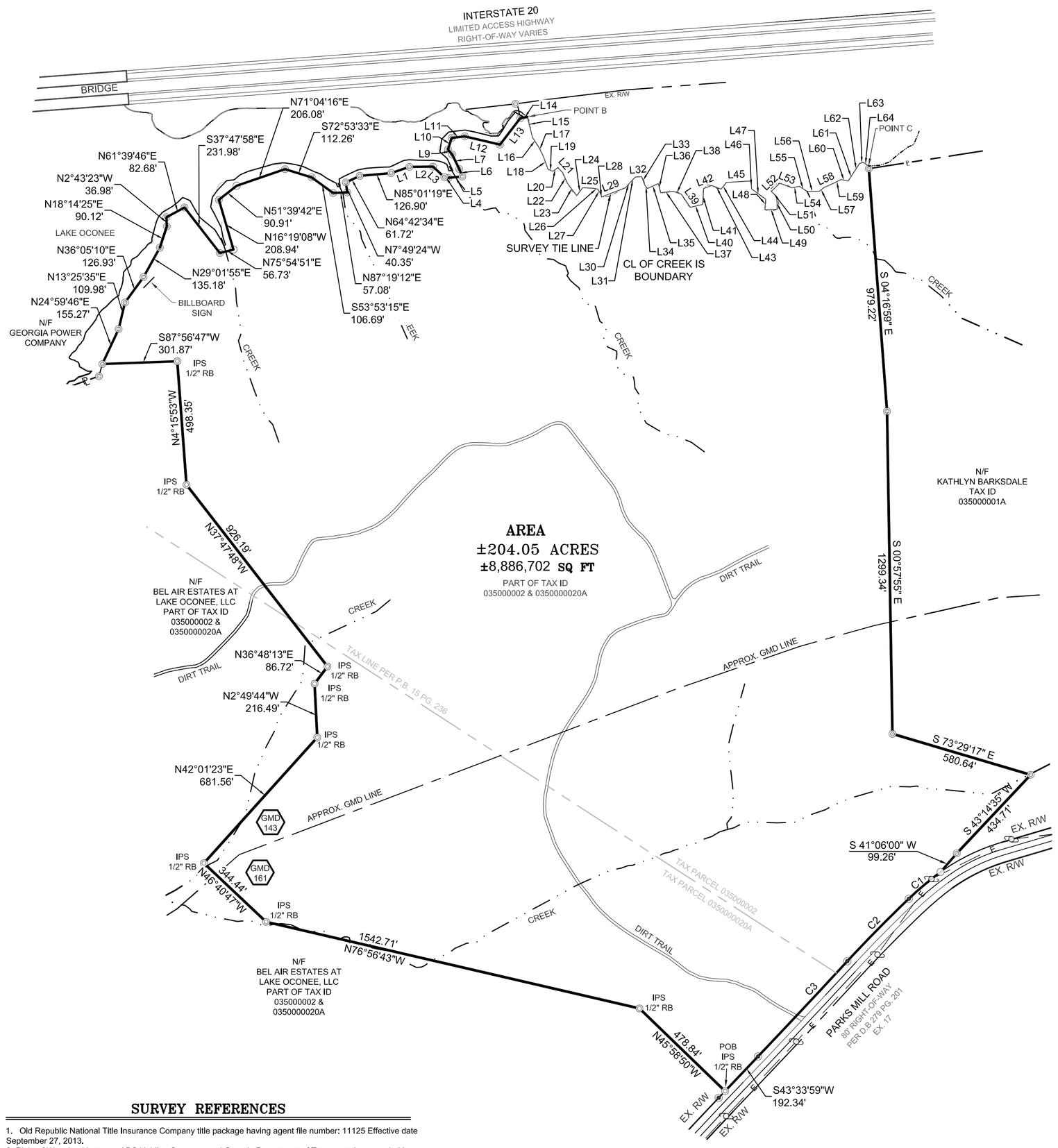
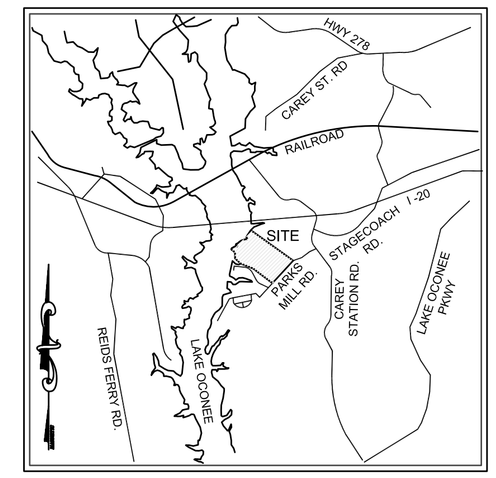
PLAT FOR:
I-20 OCONEE, LLC
GMD DISTRICTS 143 & 161
GREENE COUNTY, GEORGIA

LEGEND

DB	DEED BOOK	L	LINE LABEL
PB	PLAT BOOK	N/F	NOW OR FORMERLY
PG	PAGE	PKS	PK NAIL SET
LL	LAND LOT	SSE	SANITARY SEWER EASEMENT
OTP	OPEN TOP PIPE	UE	UTILITY EASEMENT
RB	REBAR	REF	REFERENCE
IPF	IRON PIN FOUND	C/O	SEWER CLEAN OUT
IPS	IRON PIN SET	SQ. FT.	SQUARE FOOT
CTP	CRIMP TOP PIPE		IRON PIN FOUND
C&G	CURB & GUTTER		IRON PIN SET
R/W	EDGE OF PAVEMENT		CALCULATED POINT
N/F	NOW OR FORMERLY		POWER POLE
-E-	OVERHEAD POWER LINE		FIRE HYDRANT
CMP	CORRUGATED METAL PIPE		WATER VALVE
SWMF	STORMWATER MANAGEMENT FACILITY		WATER METER
TBM	TEMPORARY BENCHMARK		JUNCTION BOX
POB	POINT OF BEGINNING		SANITARY SEWER MANHOLE
POC	POINT OF COMMENCEMENT		DROP INLET
RCP	REINFORCED CONCRETE PIPE		R/W MONUMENT
DIP	DUCTILE IRON PIPE		SINGLE WING CATCH BASIN
PVC	POLYVINYL CHLORIDE PIPE		DOUBLE WING CATCH BASIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CURB INLET
	PROPERTY LINE		HEADWALL
	CENTERLINE		FLARED END SECTION
ID	IDENTIFICATION		GAS METER
B.S.L.	BUILDING SETBACK LINE		GAS VALVE
BOC	BACK OF CURB		ELECTRIC TRANSFORMER
C	CURVE LABEL		TELEPHONE PEDESTAL
CI	CURB INLET		LIGHT POST
DE	DRAINAGE EASEMENT		ASPHALT
EOP	EDGE OF PAVEMENT		
FH	FIRE HYDRANT		CONCRETE





VICINITY MAP
N.T.S.

Line Table			Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	77.59	N71° 01' 16"E	L21	28.69	S42° 29' 47"E	L41	64.32	N4° 00' 13"E	L61	36.12	N33° 24' 33"E
L2	95.06	N89° 22' 48"E	L22	47.48	S24° 32' 02"E	L42	35.02	N69° 38' 25"E	L62	49.05	N33° 17' 32"E
L3	62.11	S47° 06' 04"E	L23	60.87	S37° 05' 47"E	L43	39.99	S68° 28' 38"E	L63	14.72	N73° 10' 37"E
L4	12.95	S76° 07' 37"E	L24	39.56	N36° 48' 31"E	L44	34.08	N38° 13' 50"E	L64	26.25	S57° 03' 40"E
L5	60.06	N84° 51' 37"E	L25	42.71	S87° 33' 11"E	L45	99.68	N86° 22' 17"E			
L6	32.28	N21° 46' 17"W	L26	18.77	S78° 37' 02"E	L46	32.19	S4° 13' 06"E			
L7	65.07	N25° 55' 38"W	L27	25.27	S30° 31' 50"E	L47	69.99	S54° 02' 59"E			
L8	26.87	N39° 43' 23"W	L28	10.20	S15° 03' 25"E	L48	43.15	S3° 48' 18"W			
L9	26.87	N39° 43' 23"W	L29	104.11	N68° 42' 50"E	L49	49.23	N87° 24' 50"E			
L10	48.89	N17° 43' 06"E	L30	27.43	N40° 42' 30"E	L50	51.22	N1° 59' 17"W			
L11	53.37	N83° 12' 52"E	L31	29.56	N43° 43' 10"E	L51	30.05	N46° 58' 42"W			
L12	145.55	S76° 42' 35"E	L32	25.12	N85° 13' 15"E	L52	47.61	N45° 30' 14"E			
L13	134.00	N37° 28' 52"E	L33	38.77	S21° 37' 40"E	L53	51.99	S69° 08' 11"E			
L14	28.91	N79° 03' 57"E	L34	15.62	S41° 10' 00"E	L54	31.79	N79° 28' 29"E			
L15	84.77	S14° 11' 42"E	L35	47.33	N65° 34' 12"E	L55	36.36	S56° 11' 38"E			
L16	46.66	S32° 44' 18"E	L36	38.27	S14° 17' 37"E	L56	48.86	N89° 58' 08"E			
L17	39.57	S26° 46' 15"E	L37	49.03	N82° 19' 45"E	L57	23.78	N51° 17' 08"E			
L18	58.03	S19° 52' 40"E	L38	37.24	S70° 36' 29"E	L58	43.87	N65° 43' 45"E			
L19	20.97	S68° 45' 15"E	L39	63.77	S34° 24' 51"E	L59	32.86	N63° 35' 56"E			
L20	25.00	N53° 42' 03"E	L40	50.30	N76° 44' 47"E	L60	28.90	S77° 26' 39"E			

SURVEY NOTES

NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A ½" REBAR PLACED W/C FDC 00095 UNLESS OTHERWISE NOTED.

THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY, THIS MEDIA SHOULD NOT CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY ROBERT J. DEBIEN IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.

THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.

THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983(1994 ADJUSTMENT) FOR HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 FOR THE VERTICAL DATUM. THE USE OF G.P.S. SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS, THE ORTHIMETRIC HEIGHTS WERE DERIVED USING THE GEOID 2009.

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND, NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,968 FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 243,593 FEET.

LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A SOKKIA SRX ROBOTIC TOTAL STATION & CHAMPION TKO ROVER GPS UNIT. THE FIELDWORK WAS COMPLETED SEPTEMBER 10, 2013 ON THIS PROJECT.

SURVEY REFERENCES

1. Old Republic National Title Insurance Company title package having agent file number: 11125 Effective date September 27, 2013.
2. Right of Way deed between ABC Holding Company and Georgia Department of Transportation recorded in Deed Book 279 Page 201 of the Greene County records.
3. Boundary Survey for ABC Holding Company by G. Sharpe dated June, 21 1988 and recorded in Plat Book 15 Page 236 of the Greene County records.
4. Boundary Survey for Roper Family Partnership, LLP dated February 15, 2005 by Cowherd Land Surveying and recorded in Plat Book 554 Page 10 of the Green County records.

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF GREENE COUNTY, GEORGIA COMMUNITY PANEL NUMBER:13133C0175B EFFECTIVE DATE DECEMBER 17, 2010, PARTS OF THIS PROPERTY ARE LOCATED IN A FEMA FLOOD HAZARD ZONE A.

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	167.32'	1372.97'	S49°52'28"W	167.21'
C2	352.98'	5517.79'	S44°33'02"W	352.92'
C3	525.31'	35481.97'	N43°08'32"E	525.31'
C4	86.71'	12325.15'	N42°40'54"E	86.71'

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

OWNER CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AD THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE ALL STREETS, EASEMENTS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PROVIDE DIRECTLY OR INDIRECTLY FOR MAINTENANCE OF ALL COMMON AREAS OR OUTLETS.

OWNER DATE:

SURVEY CERTIFICATE

IT IS HEREBY CERTIFIED THAT IN MY OPINION, THIS IS A TRUE AND CORRECT REPRESENTATION OF THIS PROPERTY AND WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS 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.AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

ROBERT J. DEBIEN DATE:
REGISTERED LAND SURVEYOR #2964

FALCON DESIGN CONSULTANTS
ENGINEERING PLANNING SURVEYING
COA NO. PEF #00795 COA NO. LSF 000095
2170 DEMERE RETREAT DRIVE
STOCKBRIDGE, GEORGIA 30281
(770) 995-6622 FAX (770) 995-6626
VISIT US ON OUR WEBSITE
www.falcondesign.com

PLAT FOR:
I-20 OCONEE, LLC
GMD DISTRICTS 143 & 161
GREENE COUNTY, GEORGIA

REVISIONS
1.
2.
3.
4.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON AND THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR MAKING SAID PERSON.

DATE:	8-5-2014
SCALE:	1"=300'
FILE NUMBER:	OCONEE.00
DRAWN BY:	WRE
REVIEWED BY:	RDEBIEN

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER
1 OF 1

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P:\Survey Projects\LAKE OCONEE TRACT\dwg\OCONEE-BNDRYsubdvTRACT 2.dwg, PLAT, jkaloki, Aug 06, 2014 - 9:44:24am