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PARTICIPANT ID: 9822841399
CLERK: Jennifer Jordan
Pickens County, GA

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

LINE LEGEND

	OVERHEAD POWER
	FENCE
	PROPERTY LINE
	CREEK CENTERLINE
	ADJOINING LOT LINE
	LAND LOT LINE
	RIGHT OF WAY

ABBREVIATION LEGEND

RBF	REBAR FOUND
OTF	OPEN TOP PIPE FOUND
CMF	CORRUGATED METAL PIPE
NF	NOW OR FORMERLY
P.O.B.	POINT OF BEGINNING

SYMBOL LEGEND

	FIRE HYDRANT
	IRON PIN FOUND (TYPE NOTED)
	TELEPHONE PEDESTAL
	VALVE
(2)	LOT NUMBER

SITE SPECIFIC NOTES

1. THE BOUNDARY LINE ALONG THE CREEK IS DEFINED BY RECORD INSTRUMENTS AS THE CENTERLINE OF CREEK. THE APPROXIMATE CENTERLINE OF CREEK MEANDER LINE SHOWN IS AN ESTIMATED AVERAGE OF THE MIDDLE OF THE CREEK CHANNEL AT THE TIME OF THE SURVEY AND IS SHOWN FOR THE PURPOSE OF CALCULATING MATHEMATICAL CLOSURES AND APPROXIMATE AREAS AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMIT OF TITLE. THE BOUNDARY LINE EXTENDS TO THE THREAD OF THE MAIN CURRENT OF THE WATER OR TO THE ORIGINAL CHANNEL IF APPLICABLE, AND IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES. SEE THE OFFICIAL CODE OF GEORGIA ANNOTATED, TITLE 44, CHAPTER 8, FOR A MORE DETAILED DESCRIPTION OF RIPARIAN RIGHTS. OTHER LAWS OR RULINGS MAY APPLY.
2. THE STREAM BUFFERS SHOWN ARE APPROXIMATE AND BASED ON AN OFFSET FROM THE TOP OF CREEK EMBANKMENT OR WRESTED VEGETATION LINE (IF MARKED BY OTHERS), WHICH IS A MEANDER LINE THAT COULD BE SUBJECT TO CHANGE OR INTERPRETATION. OTHER BUFFERS MAY EXIST AS REQUIRED BY LOCAL AND STATE AUTHORITIES.
3. THE SURVEYOR WAS UNABLE TO DETERMINE WETLANDS. NO WETLANDS WERE DELINEATED AND NO WETLANDS INFORMATION WAS PROVIDED.
4. SUBJECT PROPERTY HAS DIRECT ACCESS TO PUBLIC ROAD RIGHT OF WAY AS SHOWN HEREON.
5. NO GAPS OR GORES WERE APPARENT BASED ON EVIDENCE IN THE FIELD. INFORMATION PROVIDED BY CLIENT AND AVAILABLE RESEARCH.

SURVEY NOTES

A. THE FIELD SURVEY WAS PERFORMED ON SEPTEMBER 28, 2023. ISSUE OR REVISION DATES ARE BASED ON FIELD OBSERVATIONS MADE AT THAT TIME. ANY CHANGES IN SITE CONDITIONS AFTER THE DATE OF THE FIELD SURVEY ARE NOT REFLECTED HEREON.

B. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 37,288 FEET. AN ANGULAR ERROR OF 1" SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. GROUND MEASUREMENTS WERE OBTAINED USING A TRIMBLE.

C. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 546,564 FEET.

D. THE VERTICAL DATUM IS BASED ON NAVD 88. THE HORIZONTAL DATUM IS BASED ON GRID NORTH, NAD 83, GEORGIA COORDINATE SYSTEM OF 1983, WEST ZONE, AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING eGPS GNSS REAL TIME NETWORK.

E. ALL DISTANCES SHOWN ARE HORIZONTAL. (GROUND DISTANCES/ GRID DISTANCES WITH ELEVATION AND COMBINED SCALE FACTOR.

F. THE SOURCE OF TITLE IS JERUSALEM CHURCH FARMS, LLC - DEED BOOK 1385, PAGE 451, PLAT BOOK 2023, PAGE 298.

GENERAL NOTES

A. PROPERTY ADDRESS: JERUSALEM CHURCH ROAD, JASPER, GA 30143 (NO STREET NUMBER ASSIGNED AT THIS TIME PER iPublic.net)

B. TAX PARCEL ID: PORTION OF 038 078 001

C. CURRENT ZONING: ER

D. SETBACKS:

MINIMUM FRONT SETBACK = 35
MINIMUM SIDE SETBACK = 15
MINIMUM REAR SETBACK = 15
MAXIMUM BUILDING HEIGHT = 35
MINIMUM LOT WIDTH = 200'
(SOURCE OF INFORMATION IS PICKENS COUNTY, GA LAND USE REQUIREMENTS)

E. THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ACCORDING TO F.E.M.A FLOOD INFORMATION RATE MAP COMMUNITY NUMBER 130104, MAP NUMBER # 13227 C 0130 C DATED SEPTEMBER 29, 2010.

F. ALL CORNER MONUMENTS SET ARE 1/2-INCH REBAR WITH PLASTIC CAP UNLESS OTHERWISE NOTED.

G. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE, VISIBLE EVIDENCE ONLY.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	604.01'	626.10'	S57°53'21"W	598.44'
C2	751.75'	500.33'	N75°27'58"W	491.15'
C3	1653.06'	556.45'	N42°01'08"E	553.83'
C4	684.01'	575.18'	N52°16'47"E	558.39'
C5	831.75'	277.88'	S65°58'13"E	276.58'
C6	1753.06'	636.27'	S41°17'35"W	632.78'

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	472.00	S78°53'00"E	L21	18.01	N73°21'47"E
L2	164.44	S78°50'52"E	L22	13.19	S61°20'20"E
L3	14.86	S31°40'11"E	L23	5.17	S66°37'27"E
L4	18.17	S81°44'42"E	L24	866.60	S0°07'48"W
L5	22.37	S34°34'08"E	L25	156.73	S28°49'57"W
L6	67.55	S85°10'35"E	L26	1223.22	S88°56'18"W
L7	42.01	N89°15'44"E	L27	28.11	N57°54'16"W
L8	39.88	S83°55'08"E	L28	272.17	N32°52'08"E
L9	33.72	S76°48'58"E	L29	328.23	S57°20'27"E
L10	27.61	N72°57'03"E	L30	285.04	N32°29'18"E
L11	29.43	N84°16'08"E	L31	327.94	N57°23'10"W
L12	8.32	N12°21'49"E	L32	474.94	N50°18'02"E
L13	39.08	S85°08'09"E	L33	388.31	S1°39'44"W
L14	36.97	S50°23'47"E	L34	431.61	N67°48'17"W
L15	45.10	S86°33'43"E	L35	113.48	S80°05'01"W
L16	65.94	S75°27'57"E	L36	250.20	S87°37'04"W
L17	112.87	N84°54'20"E	L37	164.63	N32°38'55"E
L18	30.91	N58°25'48"E	L38	25.97	S57°57'54"E
L19	29.85	N31°17'51"E			
L20	31.41	S88°55'25"E			

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND DEPICTED HEREON AND THAT ALL REQUIREMENTS OF THE PICKENS COUNTY LAND DEVELOPMENT STANDARDS HAVE BEEN MET.

DATE: 4/16/24

DEVELOPER: Jerusalem Church Farms LLC
With Grant Bailey "Will" Bailey

I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN PROPERLY REVIEWED AND APPROVED AS EVIDENCED BY THE SIGNED CERTIFICATES. I HEREBY CERTIFY THAT ALL OF THE REQUIREMENTS OF THE PICKENS COUNTY SUBDIVISION STANDARDS HAVE BEEN MET AND THE PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT IN PICKENS COUNTY.

DATE: 4-16-2024

PICKENS COUNTY DEVELOPMENT OFFICER:

I HEREBY CERTIFY THAT EACH LOT SHOWN HREON, UNLESS OTHERWISE NOTED, IS SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL. BEFORE THE INITIATION OF CONSTRUCTIONS, PLANS FOR THE LOCATION OF THE HOUSE OR OTHER STRUCTURES AND THE SEWAGE DISPOSAL SYSTEM SHALL BE SUBMITTED TO, AND APPROVED BY, THE PICKENS COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

DATE: 4/16/24

PICKENS COUNTY HEALTH DEPARTMENT REPRESENTATIVE: Denise Y. Cox

THE CENTRAL WATER SYSTEM IN BRYANT FARM ESTATES IS A PUBLIC SYSTEM WHICH HAS BEEN APPROVED BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION AND HAS BEEN ACCEPTED BY THE PICKENS COUNTY WATER AUTHORITY.

DATE: 4-16-24

UTILITY SYSTEM ENGINEER: Phillip Rice
with the exception of lot 6. Don't have water on Hill City Rd

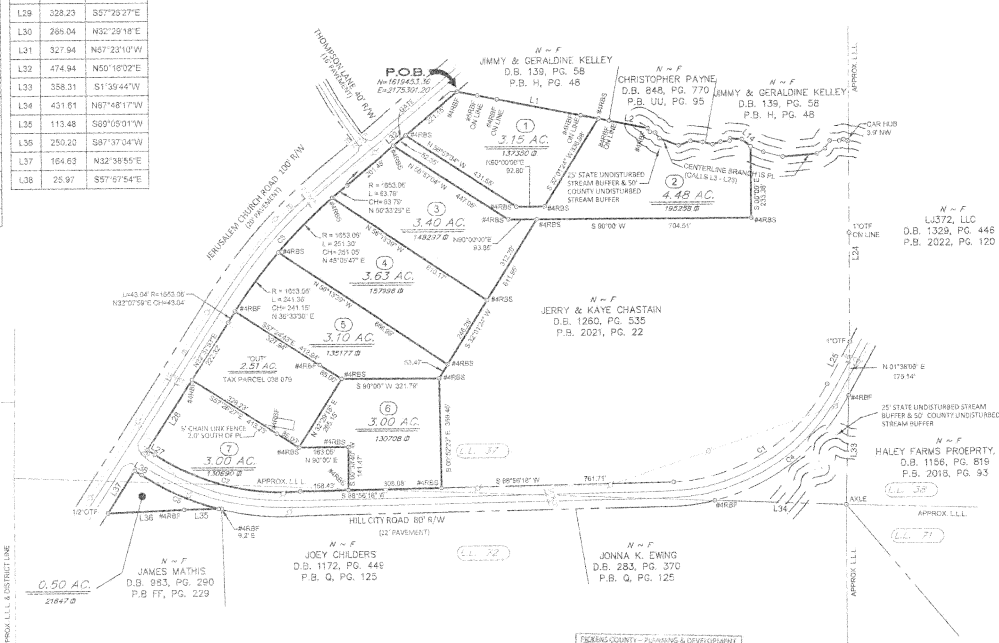
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND CONTAINS SUFFICIENT ENGINEERING INFORMATION TO PERMIT THE PLAT TO BE DUPLICATED ON THE GROUND. ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND TYPE ARE CORRECTLY SHOWN. I FURTHER CERTIFY THAT NO GRADES ON STREETS EXCEED SIXTEEN (16) PERCENT AND THAT SIGHT DISTANCE REQUIREMENTS ARE IN COMPLIANCE. I FURTHER CERTIFY ALL ENGINEERING REQUIREMENTS OF THE PICKENS COUNTY SUBDIVISION STANDARDS HAVE BEEN COMPLIED WITH.

DATE: NOVEMBER 30, 2023

PROFESSIONAL LAND SURVEYOR NO: 3471

GEORGIA PROFESSIONAL LAND SURVEYOR 3471 CLINTON R. COULTER

TOTAL AREA = 23.77 AC.


P.O.B.
N= 1619453.16
E= 2175301.20
JIMMY & GERALDINE KELLEY
D.B. 139, PG. 58
P.B. H, PG. 48
CHRISTOPHER PAYNE
D.B. 848, PG. 770
P.B. UU, PG. 95
JIMMY & GERALDINE KELLEY
D.B. 139, PG. 58
P.B. H, PG. 48
1 3.15 AC.
137330 ∅
2 4.48 AC.
195298 ∅
3 3.40 AC.
148237 ∅
4 3.63 AC.
157938 ∅
5 3.10 AC.
135177 ∅
6 3.00 AC.
130708 ∅
7 3.00 AC.
130680 ∅
"OUT" 2.51 AC.
TAX PARCEL 038 079
25' STATE UNDISTURBED STREAM BUFFER & 50' COUNTY UNDISTURBED STREAM BUFFER
CENTERLINE BRANCH (CALLS L3 - L29)
JERUSALEM CHURCH ROAD 100' R/W (50' PAVEMENT)
JERRY & KAYE CHASTAIN
D.B. 1280, PG. 535
P.B. 2021, PG. 22
LJ372, LLC
D.B. 1329, PG. 446
P.B. 2022, PG. 120
HALEY FARMS PROEPRTY, LLC
D.B. 1156, PG. 819
P.B. 2018, PG. 93
HILL CITY ROAD 80' R/W (22' PAVEMENT)
JAMES MATHIS
D.B. 983, PG. 290
P.B FF, PG. 229
JOEY CHILDERS
D.B. 1172, PG. 449
P.B. Q, PG. 125
JONNA K. EWING
D.B. 283, PG. 370
P.B. Q, PG. 125
0.50 AC.
21647 ∅
APPROX. L.L.L. & DISTRICT LINE
APPROX. L.L.L.
1'OTF ON LINE
1/2" OTF
AXLE
CAR HUB 3.9' NW
N 01°38'00" E 179.14'
25' STATE UNDISTURBED STREAM BUFFER & 50' COUNTY UNDISTURBED STREAM BUFFER
6' CHAIN LINK FENCE 2.0' SOUTH OF PL
S 89°58'18" W 761.71'
S 89°58'18" W 308.08'
S 89°58'18" W 168.49'
S 90°00'00" W 221.79'
S 90°00'00" W 394.40'
S 90°00'00" W 53.47'
S 90°00'00" W 704.51'
S 90°00'00" W 233.38'
S 90°00'00" W 93.98'
S 90°00'00" W 66.00'
S 90°00'00" W 66.00'
S 90°00'00" W 66.00