

Plat Doc: PLAT
Recorded 06/12/2024 03:50PM
Carmie W. Thomas
Clerk Superior Court, JACKSON County,
Ga.
Bk 00088 Pg 0048

Penalty: \$0.00
Interest: \$0.00

Participants: 4792528224

THIS BOX IS RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

EXISTING ZONING PER:
JACKSON COUNTY
ZONE: A2

BUILDING SETBACKS:
FRONT: 50'
SIDE: 40'
REAR: 40'

CERTIFICATE OF MINOR PLAT APPROVAL

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF JACKSON COUNTY AND ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS MINOR PLAT WAS GIVEN FINAL APPROVAL BY THE JACKSON COUNTY DIRECTOR OF PUBLIC DEVELOPMENT OR DESIGNEE AND IT IS ENTITLED TO BE RECORDED IN THE CLERK'S OFFICE, JACKSON COUNTY SUPERIOR COURT.

SIGNATURE: 
DIRECTOR OF PUBLIC DEVELOPMENT OR DESIGNEE DATE: 05/17/2024 4:10:14 PM

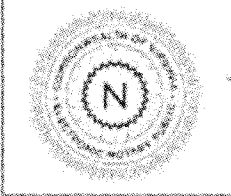
OWNER'S CERTIFICATE

THE OWNER OF THE LAND SHOWN ON THE PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, CERTIFIES THAT HE/SHE IS THE FEE SIMPLE ABSOLUTE OWNER OF THE LAND SHOWN HEREON AND THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

OWNER SIGNED:  Craig Haynie

SEALED AND DELIVERED IN THE PRESENCE OF:


NOTARY PUBLIC



Nurul Bashir

REGISTRATION NUMBER:
7515681

COMMISSION EXPIRES:
July 31, 2024

Notarized remotely online using communication technology via Proof.

OWNER:

MILLWOOD HOLDINGS, LLC
3305 HWY 330
STATHAM, GA, 30686
CRAIG HAYNIE
404-729-6692

FINAL REGISTERED LAND SURVEYOR'S CERTIFICATE

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 USER 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.

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 198,502 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 41,424 FEET, AND CONTAINS A TOTAL OF 53,570 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A GEO MAX ZOOM 90 ROBOTIC TOTAL STATION.

BY: 
DANIEL W. VENABLE REGISTERED GEORGIA LAND SURVEYOR
REG NO 2897, DATE OF EXPIRATION 12/31/2024



05/15/2024
FOR THE FIRM
ON POINT SURVEYING & MAPPING, INC.
NOT VALID WITHOUT
ORIGINAL SIGNATURE

MINOR SUBDIVISION NOTES:

1. EACH LOT MUST BE REVIEWED AND APPROVED BY THE JACKSON COUNTY ENVIRONMENTAL HEALTH DEPARTMENT FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, AS SHOWN HEREON THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1315703285C, WHICH BEARS AN EFFECTIVE DATE OF 12/17/2010 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

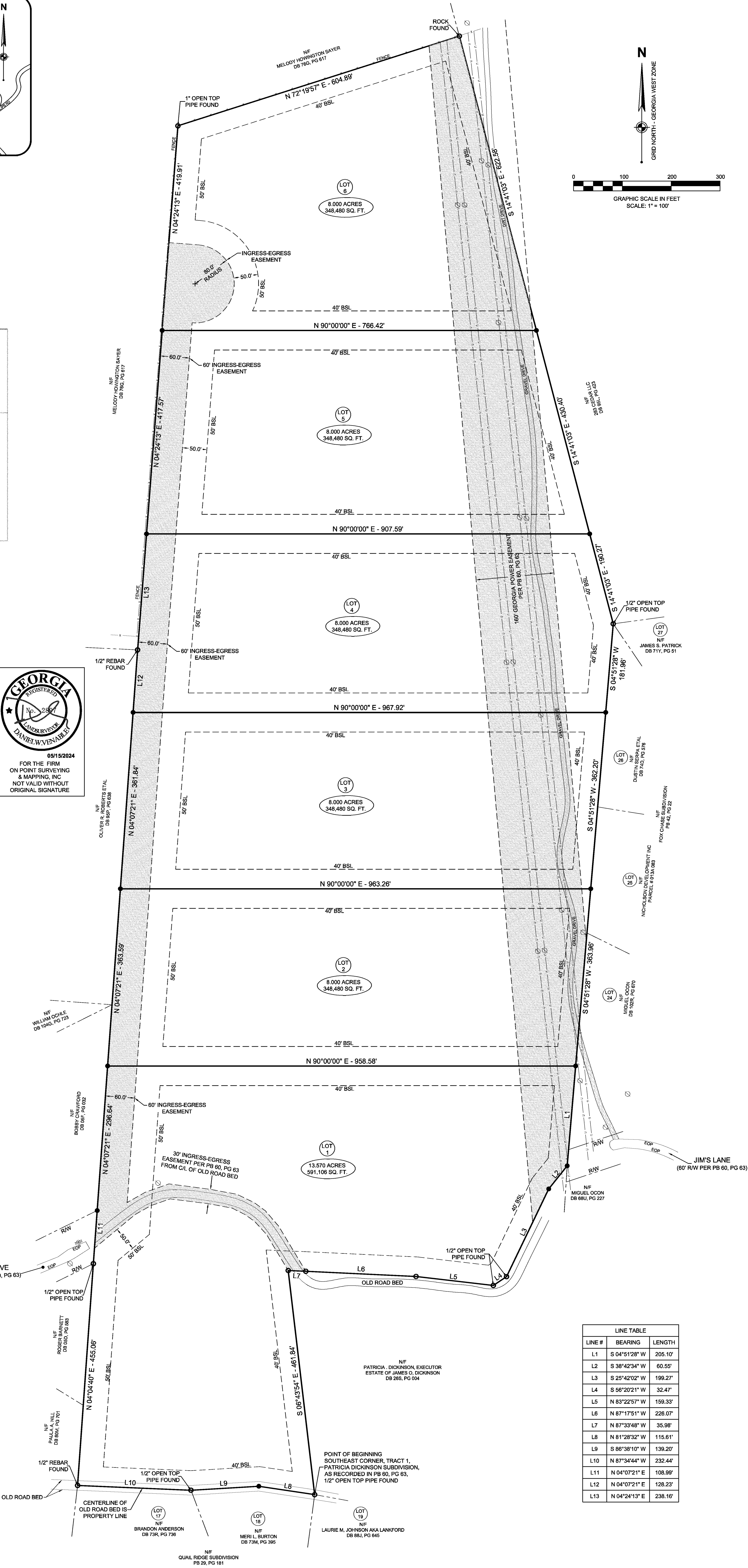
LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR SET
- CALCULATED POINT
- UTILITY POLE
- CUY WIRE
- CABLE BOX
- △ SIGN
- X- FENCE LINE
- BSL BUILDING SETBACK LINE
- CB CATCH BASIN
- CL CENTERLINE
- CONC CONCRETE
- CP CONCRETE PAD
- DB DEED BOOK
- IE INVERT ELEVATION
- LL LAND LOT
- N/F NOW OR FORMERLY
- PB PLAT BOOK
- PG PAGE
- R/W RIGHT-OF-WAY
- SQ. FT. SQUARE FEET

LOT CHART		
LOT	ACRES	SQUARE FEET
1	13.570	591,106
2	8.000	348,480
3	8.000	348,480
4	8.000	348,480
5	8.000	348,480
6	8.000	348,480
TOTAL	53.570	2,333,506

SURVEY NOTES:

- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
- © COPYRIGHT 2024 - ON POINT SURVEYING & MAPPING, INC.
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.
- TOTAL AREA = 53.570 ACRES / 2,333,506 SQUARE FEET.
- BOUNDARY REFERENCES: DEED BOOK 53760, PAGE 109 AND PLAT BOOK 11, PAGE 125.
- LAST DATE OF FIELD WORK PERFORMED ON: 03/18/2024.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 198,502 FEET.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 41,424 FEET, AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
- THE SURVEY WORK COMPLETED WAS PERFORMED WITH A GEO MAX ZOOM 90 ROBOTIC TOTAL STATION.
- THIS SURVEY WAS PERFORMED 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.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
- ELEVATIONS IF SHOWN HEREON ARE BASED UPON NAVD83 DATUM, USING GEOID 2012A. HORIZONTAL DATUM IS BASED UPON NAD83, 2011 ADJUSTMENT, GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE.
- THE EXISTENCE, SIZE AND LOCATION OF EASEMENTS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL MUNICIPALITY.
- PIN NUMBERS AND ZONING INFORMATION SHOWN HEREON AS TAKEN FROM JACKSON COUNTY PUBLIC RECORDS.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 04°51'28" W	205.10'
L2	S 38°42'34" W	60.55'
L3	S 25°42'02" W	199.27'
L4	S 56°20'21" W	32.47'
L5	N 83°22'57" W	159.33'
L6	N 87°17'51" W	225.07'
L7	N 87°33'48" W	35.98'
L8	N 81°28'32" W	115.61'
L9	S 86°38'10" W	139.20'
L10	N 87°34'44" W	232.44'
L11	N 04°07'21" E	108.99'
L12	N 04°07'21" E	128.23'
L13	N 04°24'13" E	238.16'



3372 PEACHTREE ROAD,
STE. #115, ATLANTA, GA 30326
TELEPHONE: 678-541-5650
www.onpoint-surveying.com

MINOR SUBDIVISION PLAT

PREPARED FOR: MILLWOOD HOLDINGS
JACKSON COUNTY PIN: 013 010 E
G.M.D. 253
JACKSON COUNTY, GEORGIA

PROJECT NO:	NO.	REVISION	DATE
24-808	1	LOT RECONFIGURE	05/15/2024
DATE			
04/26/2024			
DRAWING NO.			
24-808-02			
DWG:	JOT		
CHK:	DWV		

ON POINT SURVEYING
NOT VALID WITHOUT
ORIGINAL SIGNATURE

