

eFiled & eRecorded
 DATE: 3/13/2024
 TIME: 5:59 PM
 PLAT BOOK: 00050
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 PARTICIPANT ID: 3819765472
 CLERK: JODY M. HIGDON
 Morgan County, GA
 NOTE: PE240040.104 PP PAGES 3-11

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

THIS PLAT CONSTITUTES A FINAL SUBDIVISION PLAT THAT HAS BEEN PREPARED FOR THE PURPOSE OF REVIEW AND APPROVAL. THE PROPERTY IS AN EXISTING TRACT KNOWN AS TAX MAP PARCEL 044 010, MORGAN COUNTY, GEORGIA. THE SOURCE OF TITLE DESCRIPTION IS PER DB 673, PG 670 AND PB 49, PG 428, AFORESAID COUNTY. THE CURRENT OWNER, AS PER THE INDICATED TAX RECORDS IS MLM HOMES, LLC.

SURVEY NOTES:

- THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND THE BASED REFERENCE FRAME ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83).
- THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS' DEED AND PLAT REFERENCES WERE OBTAINED BY GEORGIA CIVIL, INC. AND ARE NOT GUARANTEED AS TO ACCURACY NOR COMPLETENESS.
- ALL DEED AND PLAT BOOK REFERENCES AS SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF MORGAN COUNTY, GEORGIA.
- STRUCTURES VISIBLE ON THE DATE OF THE SURVEY ARE AS SHOWN HEREON. ALL LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- THIS PROPERTY IS LOCATED IN ZONE "X" AND IS NOT SHOWN TO BE LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 13211C0225B; EFFECTIVE DATE: 01/26/2023. THIS STATEMENT IS BASED ON GRAPHICALLY LOCATING THE SUBJECT PROPERTY ON SAID MAP. NO ADDITIONAL FIELD WORK HAS BEEN COMPLETED TO VERIFY THIS INFORMATION.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE. THE TERM "CERTIFICATION" AS USED IN RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE ONLY. THE SURVEYOR DOES NOT WARRANT THE EXACT SIZE, TYPE, LOCATION, ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING THE ABOVE/UNDERGROUND UTILITIES AND STRUCTURES. NO GUARANTEE IS MADE THAT OTHER UTILITIES MAY EXIST ON THE SITE, THAT MAY NOT BE SHOWN.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT A 95% CONFIDENCE LEVEL AND HAS NOT BEEN ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2,297.724 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A GEOMAX ROBOTIC TOTAL STATION AND A CARLSON BRX7 GPS UNIT (MFG#192.168.10.1) IN THE PREPARATION OF THIS PLAT. THE FIELD MEASUREMENTS WERE COMPLETED ON 09/21/2023.
- THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.
- IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
- THIS PLAT HAS BEEN COMPLETED FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH HEREON. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
- ALL CORNERS ARE 1/2" REBAR SET - CAPPED "LSF 001065" - UNLESS OTHERWISE NOTED.
- ALL LINEAR DISTANCES SHOWN ARE HORIZONTAL.
- THE TOPOGRAPHICAL INFORMATION, SHOWN HEREON, IS BASED ON FIELD SURVEYED DATA, ELEVATIONS SHOWN ARE BASED ON NAVD88 (COMPUTED USING GEOID12A).

PRIVATE COVENANTS STATEMENT:
 "THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO DATED _____, WHICH HEREBY BECOMES PART OF THIS PLAT"

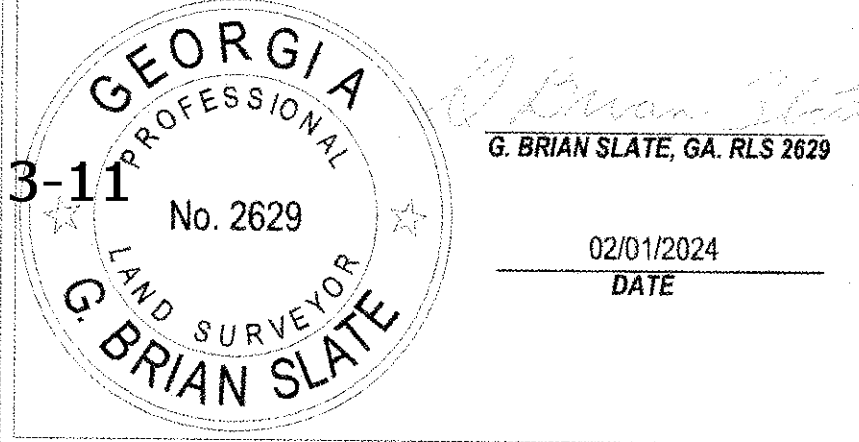
WETLAND NOTE:
 WETLANDS HEREON ARE SHOWN BASED ON THE U.S. FISH AND WILDLIFE ONLINE MAPPING SERVICE AND GRAPHICALLY LOCATING THE SUBJECT PROPERTY ON SAID MAP.

REFERENCES:

- CIVIL DESIGN DRAWINGS BY GEORGIA CIVIL, INC. AND DATED 12/10/2021.
- SURVEY FOR STRANDE ESTATE PREPARED BY R. V. BALDWIN PLS # 2655, PE # 10842, DATED 10/02/2018.

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as 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.



SIDEWALK TO BE INSTALLED BY FUTURE BUILDERS:

- ALL INTERIOR SIDEWALKS SHALL BE INSTALLED 3 FOOT BEHIND THE BACK OF CURB.
- SIDEWALK SHALL BE 5 FOOT IN WIDTH.
- SIDEWALK SHALL HAVE CURB RAMPS INSTALLED AT ALL INTERIOR INTERSECTIONS.

**FINAL PLAT
 MADISON HILLS SUBDIVISION**

LAND SURVEYOR
 G. BRIAN SLATE, RLS# 2629
 311 NORTH MAIN STREET,
 UNIT C, SUITE 101
 MADISON, GA 30650
 PHONE: 706-201-0996

DEVELOPER/OWNER INFORMATION
 MLM HOMES, LLC
 2485 SUGARLOAF CLUB DRIVE
 DULUTH, GA 30097
 PHONE: 770-241-7820
 EMAIL: TOUCANSMIKE@CLOUD.COM

CIVIL ENGINEER

GEORGIA CIVIL, INC
 311 NORTH MAIN STREET,
 UNIT C, SUITE 101
 PHONE: 706-342-1104

RIGHT OF WAY DETICATION:

- 60' R/W MADISON HILLS DRIVE
 - 60' R/W ALAINA AVENUE
 - 60' R/W VIRGINIA AVENUE
 - 60' R/W TARA LYNNE LANE
 - 60' R/W RUBY WAY
- TOTAL = 9.443 ACRES

HEALTH DEPARTMENT NOTES:

- A.) A PORTION OF THE SUBDIVISION LIES WITHIN A GROUNDWATER RECHARGE AREA THAT IS DEFINED AS LOW SUSCEPTIBILITY FOR GROUNDWATER POLLUTION, PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.01
- 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)

DATE 02/01/2024
 (SURVEYOR'S SIGNATURE)

SURVEYOR'S CERTIFICATE:

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 EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT A 95% CONFIDENCE LEVEL AND HAS NOT BEEN ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2,297.724 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A GEOMAX ROBOTIC TOTAL STATION AND A CARLSON BRX7 GPS UNIT (MFG#192.168.10.1) IN THE PREPARATION OF THIS PLAT. THE FIELD MEASUREMENTS WERE COMPLETED ON 09/21/2023.

By G. BRIAN SLATE:
 Registered Georgia Land Surveyor No. 2629
 Address: 311 NORTH MAIN STREET, UNIT C, SUITE 101, MADISON, GA. 30650.
 Telephone: 706-201-0996
 Date: 01/22/2024

HEALTH DEPARTMENT CERTIFICATION:

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

DATED THIS 26th DAY OF February, 2024.

BY Shirley Knight

TITLE E.H.D.

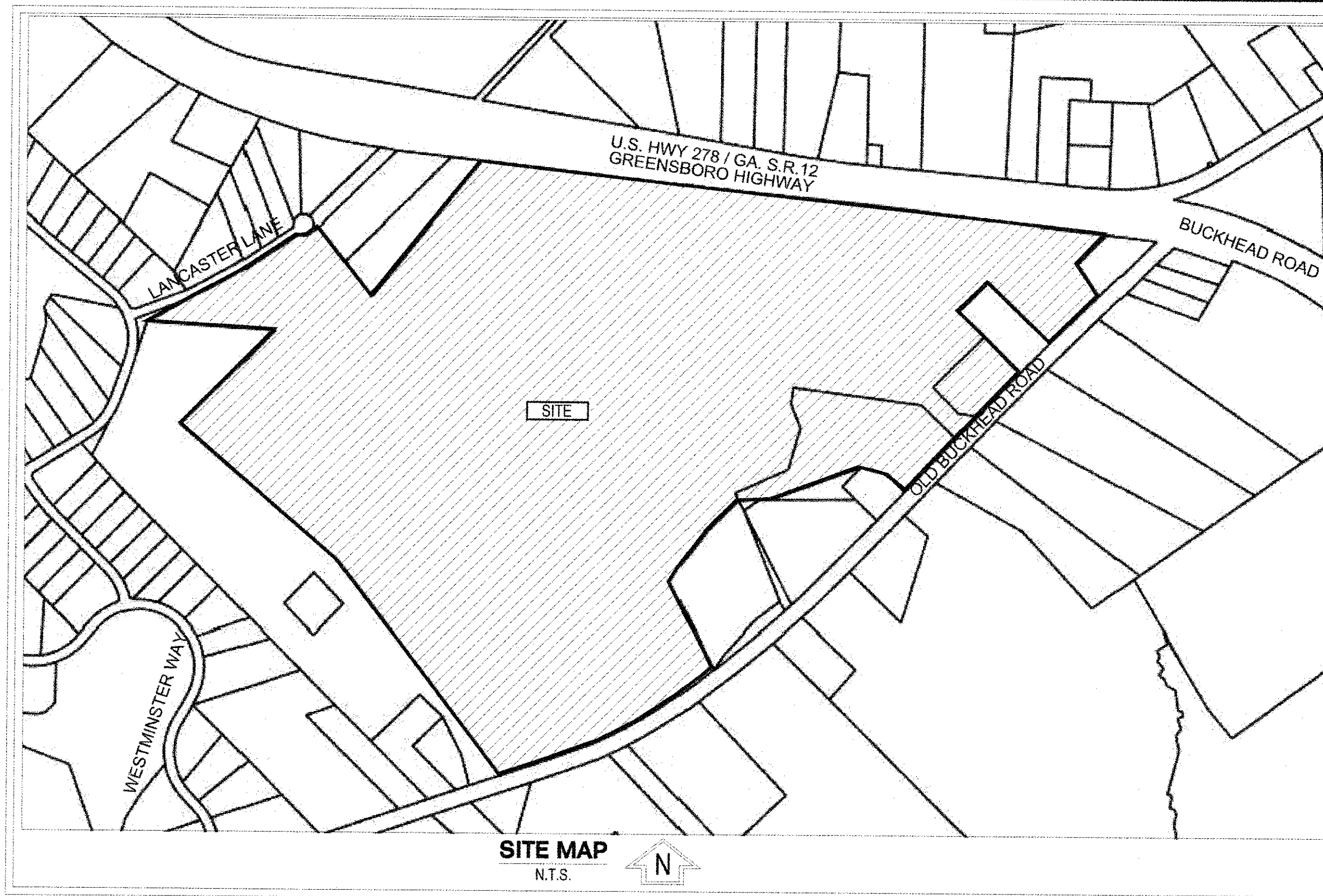
CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION:

ALL REQUIREMENTS OF THE MORGAN COUNTY DEVELOPMENT REGULATIONS HAVING BEEN REPRESENTED AS BEING FULFILLED BY THIS PLAT AND THE RELATED AS-BUILT SURVEYS APPROVED ON March 12, 2024, THE UNDERSIGNED ACTING UNDER AUTHORITY OF THE BOARD OF COMMISSIONERS OF MORGAN COUNTY HEREBY APPROVE THIS PLAT FOR RECORDATION BY THE CLERK OF THE SUPERIOR COURT, ALONG WITH THE ACCOMPANYING DEEDS OF DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PUBLIC AREAS AND IMPROVEMENTS SHOWN THEREON, SUBJECT TO MAINTENANCE AND GUARANTEE BY THE OWNER FOR THREE YEARS FROM THE DATE OF THIS APPROVAL.

THIS APPROVAL RECOGNIZES THE RECEIPT OF APPROPRIATE SURETY BY THE BOARD OF COMMISSIONERS OF MORGAN COUNTY IN THE AMOUNT OF \$ 220,000.00 TO ASSURE THE COMPLETION AND MAINTENANCE OF ALL STREETS AND DRAINAGE FACILITIES APPURTENANT TO THIS SUBDIVISION.

[Signature] for MCRB DATE March 12, 2024
 (SIGNATURE, MORGAN COUNTY ROAD SUPERINTENDENT)

[Signature] DATE March 12, 2024
 (SIGNATURE, MORGAN COUNTY DIRECTOR OF PLANNING AND DEVELOPMENT)



SITE MAP
 N.T.S.

SUBDIVISION REVIEW STATEMENT:

THIS SUBDIVISION IS REVIEWED BASED ON THREE OR FOUR BEDROOM HOMES WITH AVERAGE APPURTENANCES AND A FOOTPRINT OF 2400 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 CLASSIFIER RECOMMENDATIONS REGARDING SOIL PROPERTIES ARE FOLLOWED FOR EACH LOT. SOME LOTS MAY REQUIRE ADDITIONAL FOOTAGE OF DRAINLINES OR SPECIAL REQUIREMENTS BASED ON THESE RECOMMENDATIONS.

SITE INFORMATION

THE TOTAL 158.645 ACRES OF EXISTING PARTIALLY DEVELOPED FARM LAND HAS BEEN RE-DEVELOPED FOR 73 RESIDENTIAL PROPERTIES.

MORGAN COUNTY ZONING -	AR - AGRICULTURAL RESIDENTIAL
PROPERTY AREA	158.645 ACRES
DISTURBED AREA	27.1 ACRES
MINIMUM LOT SIZE	0.75 ACRES CONSERVATION SUBDIVISION
MINIMUM LOT WIDTH	100'
MINIMUM FRONT SETBACK	30'
MINIMUM SIDE SETBACK	10'
MINIMUM REAR SETBACK	20'
MINIMUM OPEN SPACE	30%



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C.O.A.: LSF 001055

Project Information

FINAL SUBDIVISION SURVEY FOR:

MADISON HILLS SUBDIVISION
 IN LAND LOTS 74, 75, 99, & 100 OF
 THE 5th LAND DISTRICT
 IN THE 27th G.M. DISTRICT
 MORGAN COUNTY, GEORGIA

CREW CHIEF: TJ
 SURVEYED: 09/21/2023
 DRAWING DATE: 11/22/2023
 DRAWN BY: GBS
 CHECKED BY: GBS
 PROJECT # 22MLM001

REVISIONS

DATE:	DESCRIPTION:
12/27/2023	COUNTY COMMENTS
02/01/2024	HEALTH DEPT. COMMENT
SCALE: N.T.S.	

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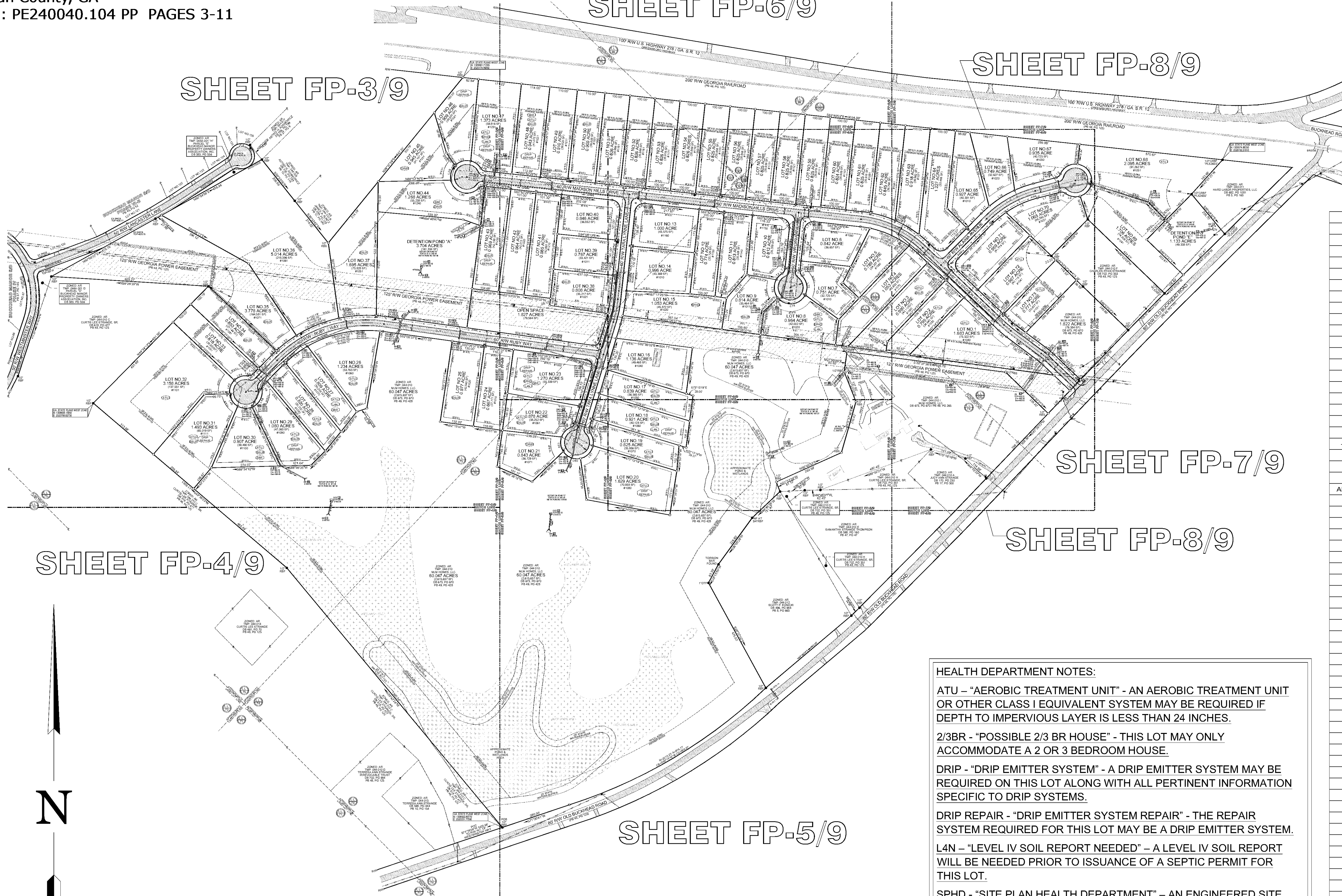
FINAL PLAT

MADISON HILLS SUBDIVISION

SHEET FP-6/9

SHEET FP-8/9

SHEET FP-3/9



LEGEND	
⊗	= COMPUTED POINT
○	= IRON PIN SET (1/2" REBAR)
●	= IRON PIN FOUND
+	= GUY POLE
^	= HEAD WALL
△	= DOUBLE WING CATCH BASIN
▽	= SINGLE WING CATCH BASIN
⊕	= FIRE HYDRANT
⊙	= TELEPHONE PEDESTAL
⊗	= U/G TELEPHONE MARKER
⊙	= ELECTRIC STUB
⊕	= POWER POLE
+	= GUY ANCHOR WIRE
—	= SIGN
⊕	= ELECTRIC TRANSFORMER
⊙	= DRAINAGE MANHOLE
⊕	= WATER METER
⊙	= WATER VALVE
—	= STORM PIPE
--OHP--	= OVERHEAD POWER
--W--	= WATER LINE
--X--	= FENCE LINE
A	= ARC LENGTH
APPROX.	= APPROXIMATE
B.S.L.	= BUILDING SETBACK LINE
C&G	= CURB & GUTTER
⊙	= CENTER LINE
CB	= CHORD BEARING
CD	= CHORD DISTANCE
CA	= CENTRAL ANGLE
CMP	= CORRUGATED METAL PIPE
CRBF	= CAPPED REBAR FOUND
DB	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
DWCB	= DOUBLE WING CATCH BASIN
ELEV.	= ELEVATION
EX.	= EXISTING
FES	= FLARED END STRUCTURE
FH	= FIRE HYDRANT
HDPE	= HIGH DENSITY POLYETHYLENE
HW	= HEADWALL
IE	= INVERT ELEVATION
INV	= INVERT ELEVATION
JB	= JUNCTION BOX
L.L.	= LAND LOT
L.L.L.	= LAND LOT LINE
LF	= LINEAR FEET
NF	= NAIL FOUND
NO.	= NUMBER
NTS	= NOT TO SCALE
OCS	= OUTLET CONTROL STRUCTURE
OHP	= OVER HEAD POWER
OTF	= OPEN TOP FOUND
⊕	= PROPERTY LINE
PB	= PLAT BOOK
PDI	= PEDESTAL DRAIN INLET
PG	= PAGE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PVC	= POLYVINYL CHLORIDE PIPE
R	= RADIUS
R/R	= RAILROAD
RW	= RIGHT OF WAY
RBF	= REBAR FOUND
RBS	= REBAR SET (1/2")
SF	= SQUARE FEET
SWCB	= SINGLE WING CATCH BASIN
T	= TANGENT
TMP	= TAX MAP PARCEL
U.E.	= UTILITY EASEMENT
WV	= WATER VALVE
YR	= YEAR

HEALTH DEPARTMENT NOTES:

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.

2/3BR - "POSSIBLE 2/3 BR HOUSE" - THIS LOT MAY ONLY ACCOMMODATE A 2 OR 3 BEDROOM HOUSE.

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.

L4N – "LEVEL IV SOIL REPORT NEEDED" – A LEVEL IV SOIL REPORT WILL BE NEEDED PRIOR TO ISSUANCE OF A SEPTIC PERMIT FOR THIS LOT.

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. NEEDED FOR ALTERNATIVE SEPTIC SYSTEMS, COMMERCIAL SEPTIC SYSTEMS, AND SYSTEMS WITH HIGH WASTE STRENGTH OR AT DISCRETION OF LOCAL HEALTH AUTHORITY.

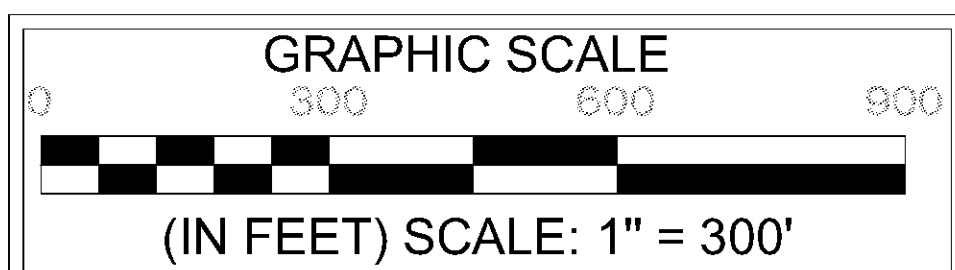
SSLP – "SEPTIC SYSTEM LOCATION PLAN" – A SEPTIC SYSTEM LOCATION PLAN DRAWN IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN THE "SEPTIC SYSTEM LOCATION PLAN CHECKLIST" IS NEEDED FOR THIS LOT. SSLP'S ARE REQUIRED DUE TO SPATIAL CONSTRAINTS.

SHEET FP-4/9

SHEET FP-7/9

SHEET FP-8/9

SHEET FP-5/9



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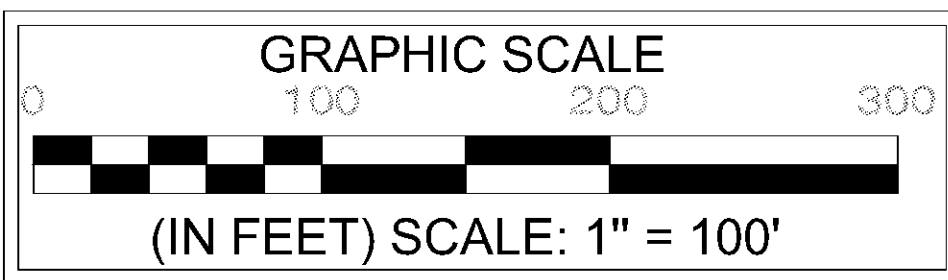
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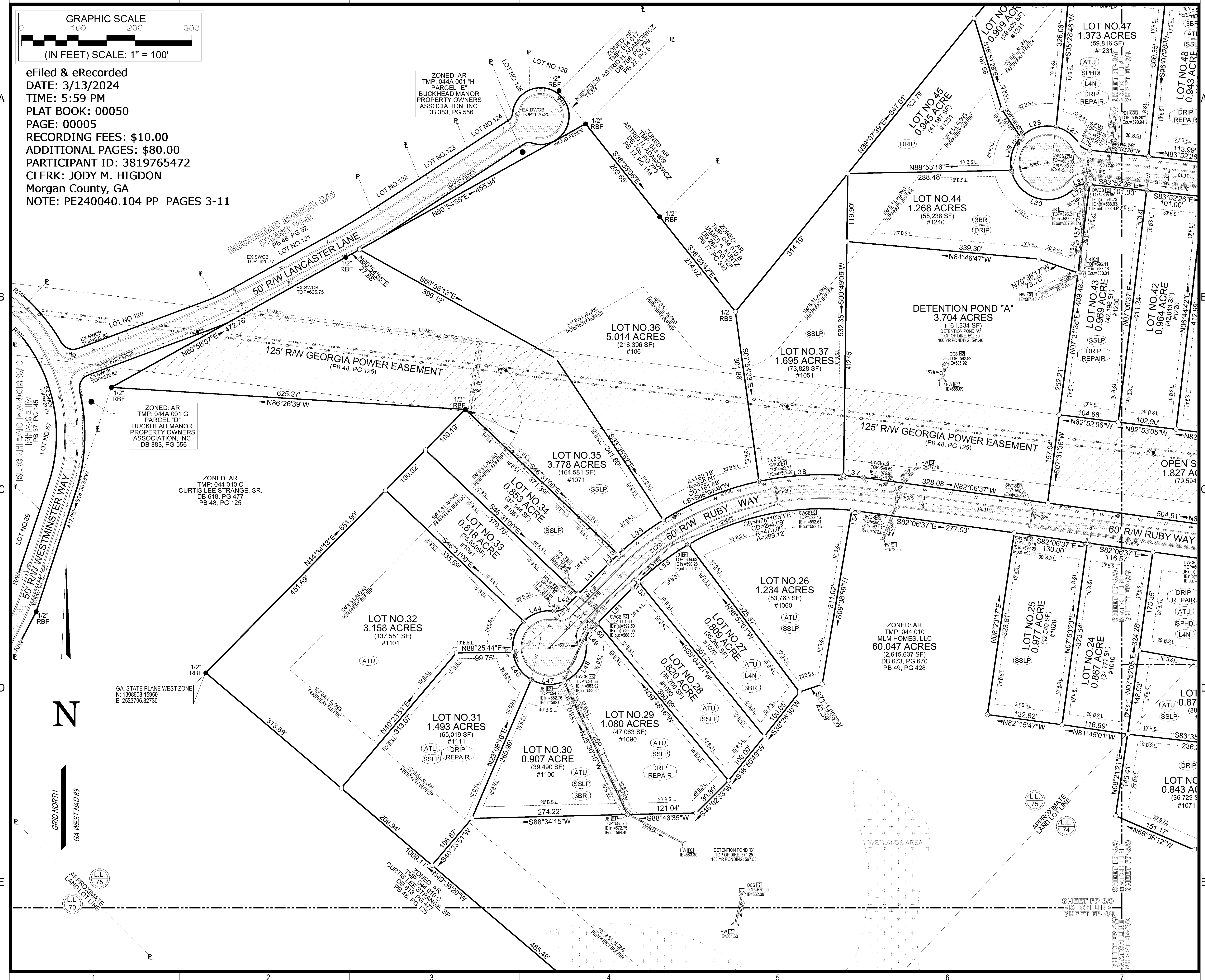
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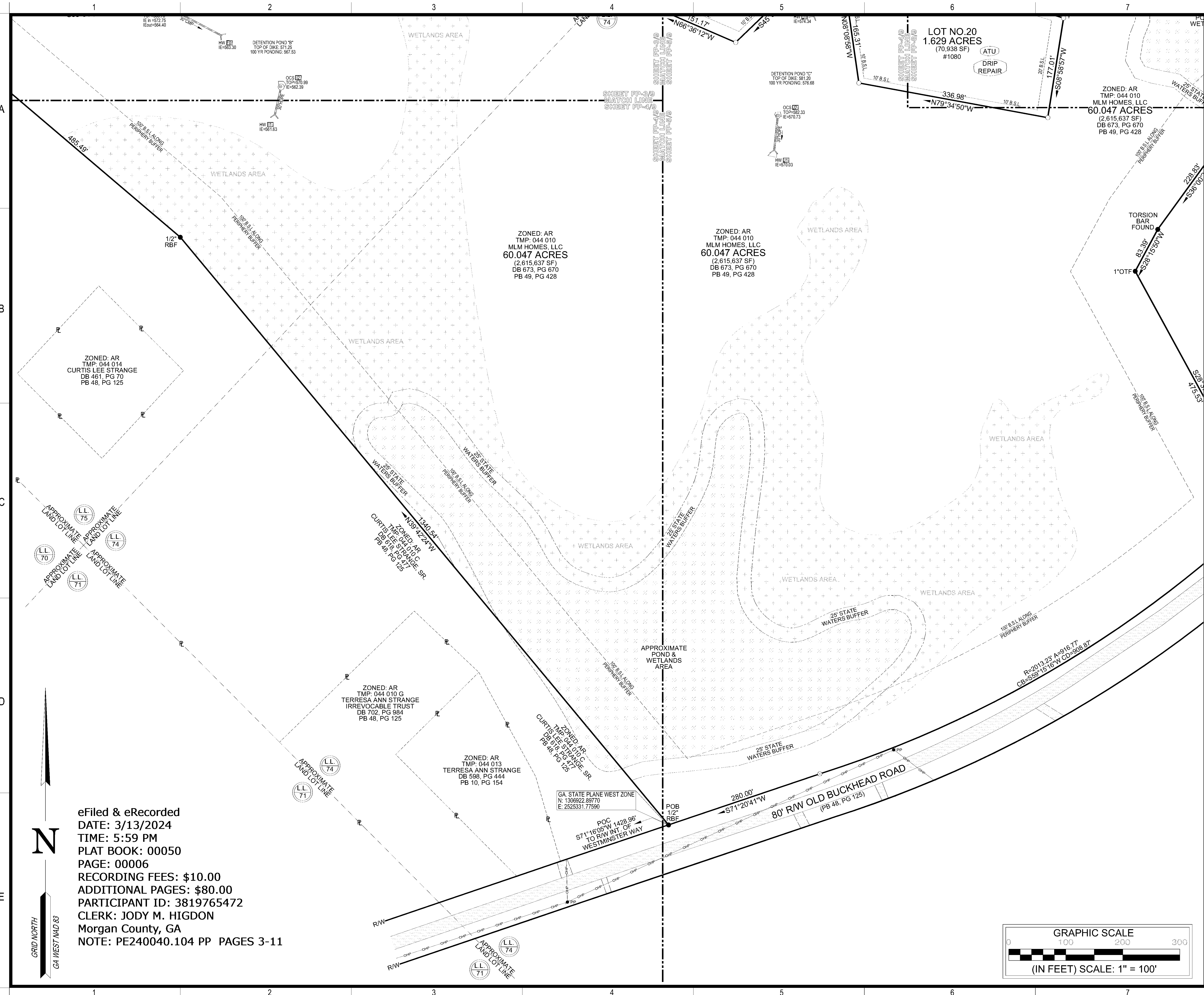
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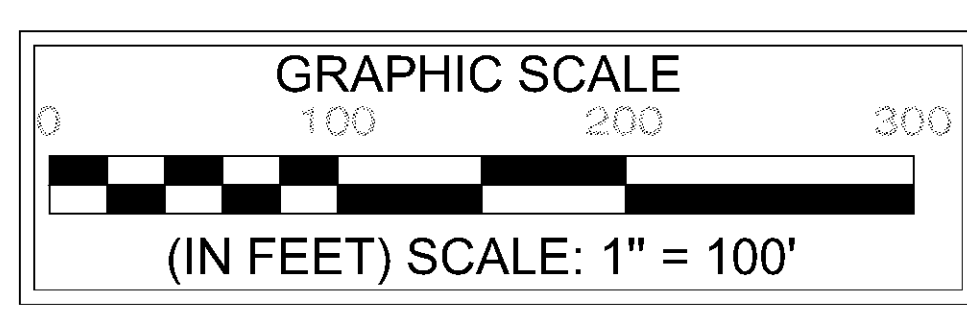
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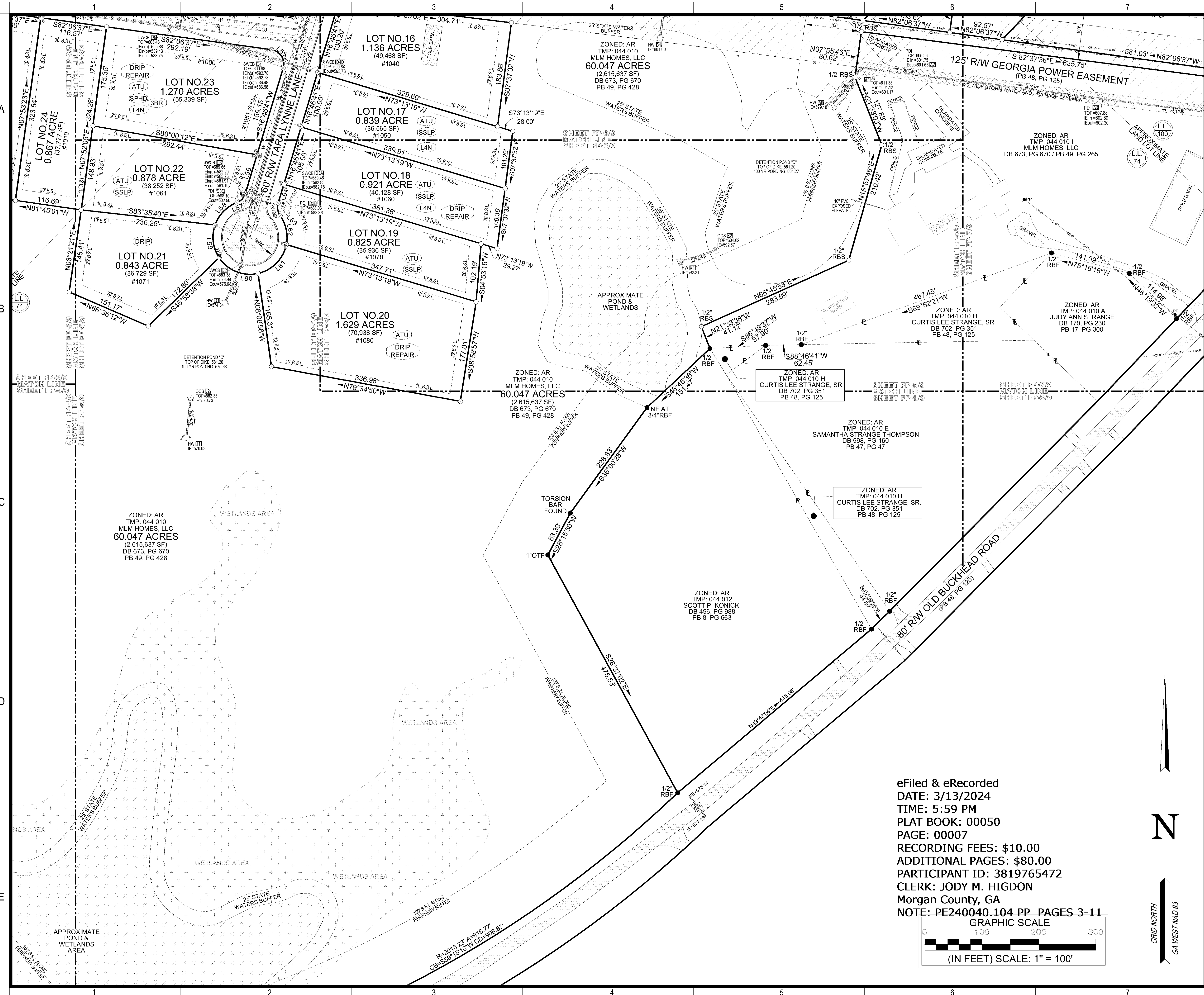
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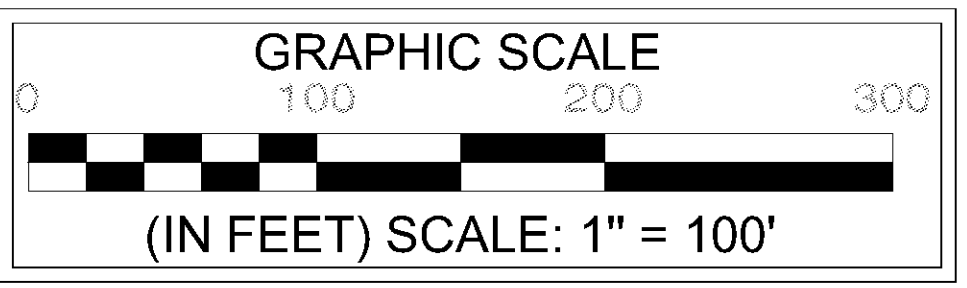
Sheet Title
FINAL SUBDIVISION PLAT
 Sheet Number

FP-5/9

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Project Information

FINAL SUBDIVISION SURVEY FOR:
MADISON HILLS SUBDIVISION
 IN LAND LOTS 74, 75, 99, & 100 OF
 THE 5th LAND DISTRICT
 IN THE 277th G.M. DISTRICT
 MORGAN COUNTY, GEORGIA

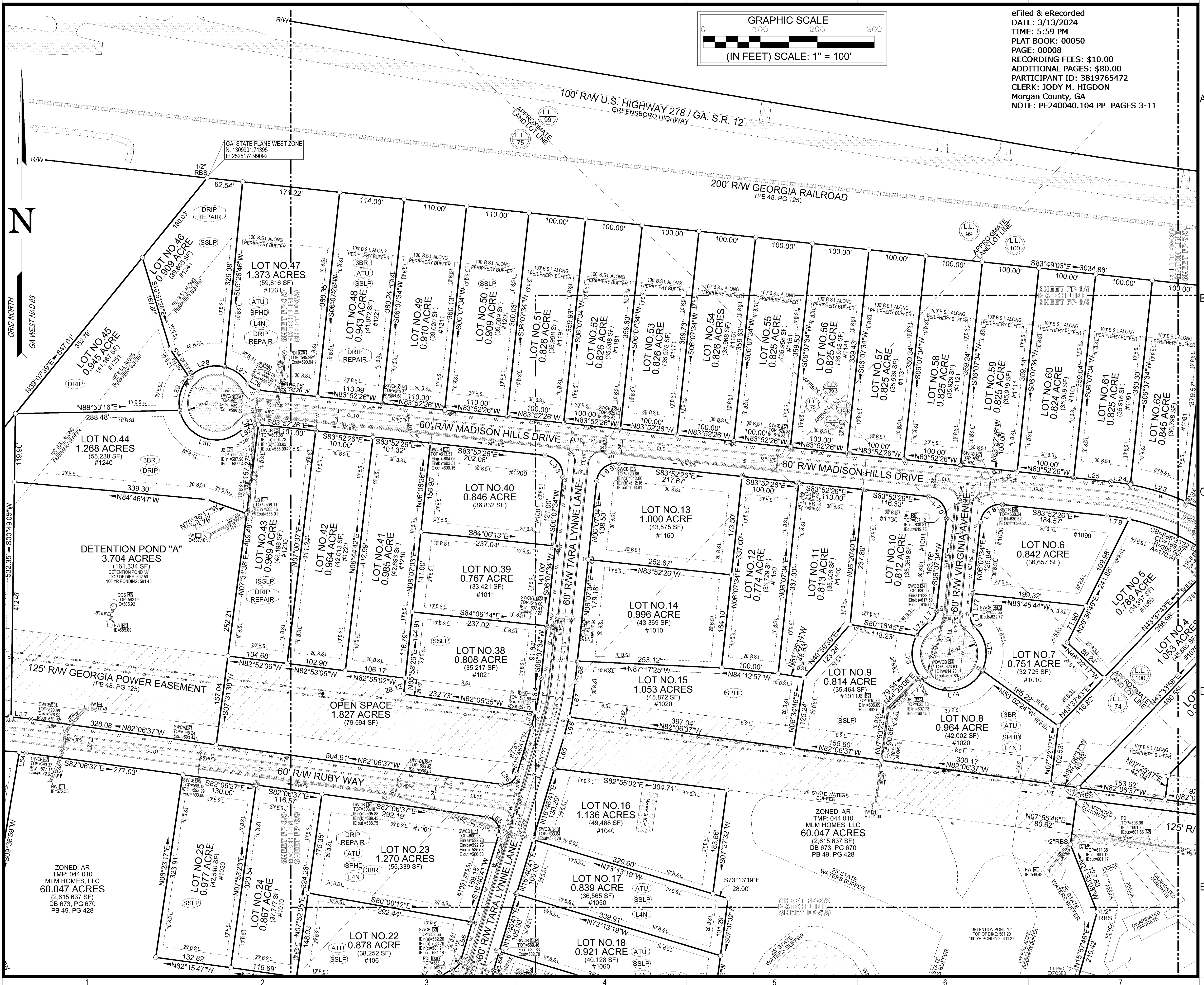
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SURVEYED:	09/21/2023
DRAWING DATE:	11/22/2023
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CHECKED BY:	GBS
PROJECT #	22MLM001

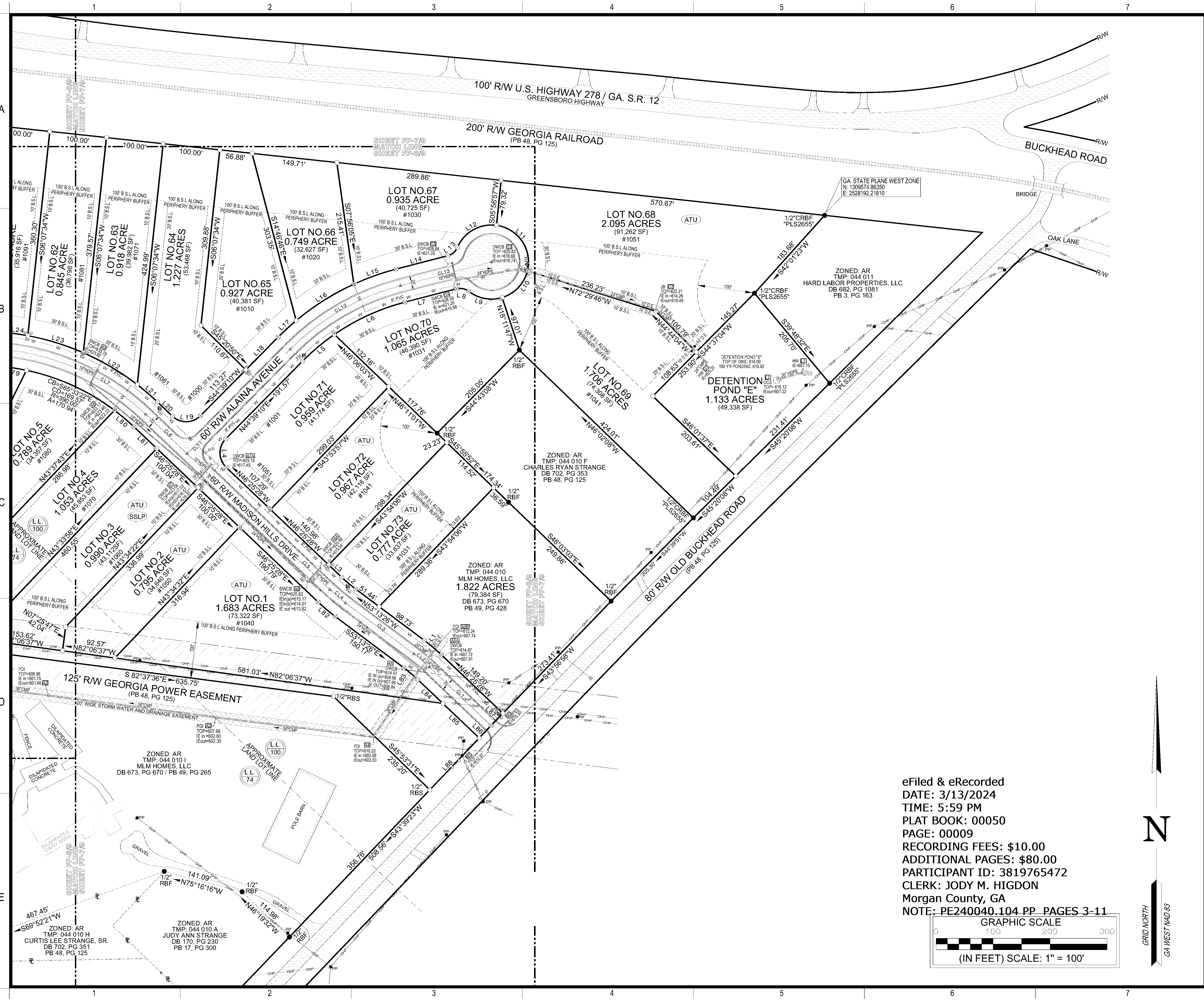
REVISIONS	
DATE:	DESCRIPTION:
12/27/2023	COUNTY COMMENTS
02/01/2024	HEALTH DEPT. COMMENTS
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C.O.A.: LSF 001055
 Project Information

FINAL SUBDIVISION SURVEY FOR:
MADISON HILLS SUBDIVISION
 IN LAND LOTS 74, 75, 99, & 100 OF
 THE 5th LAND DISTRICT
 IN THE 277th G.M. DISTRICT
 MORGAN COUNTY, GEORGIA

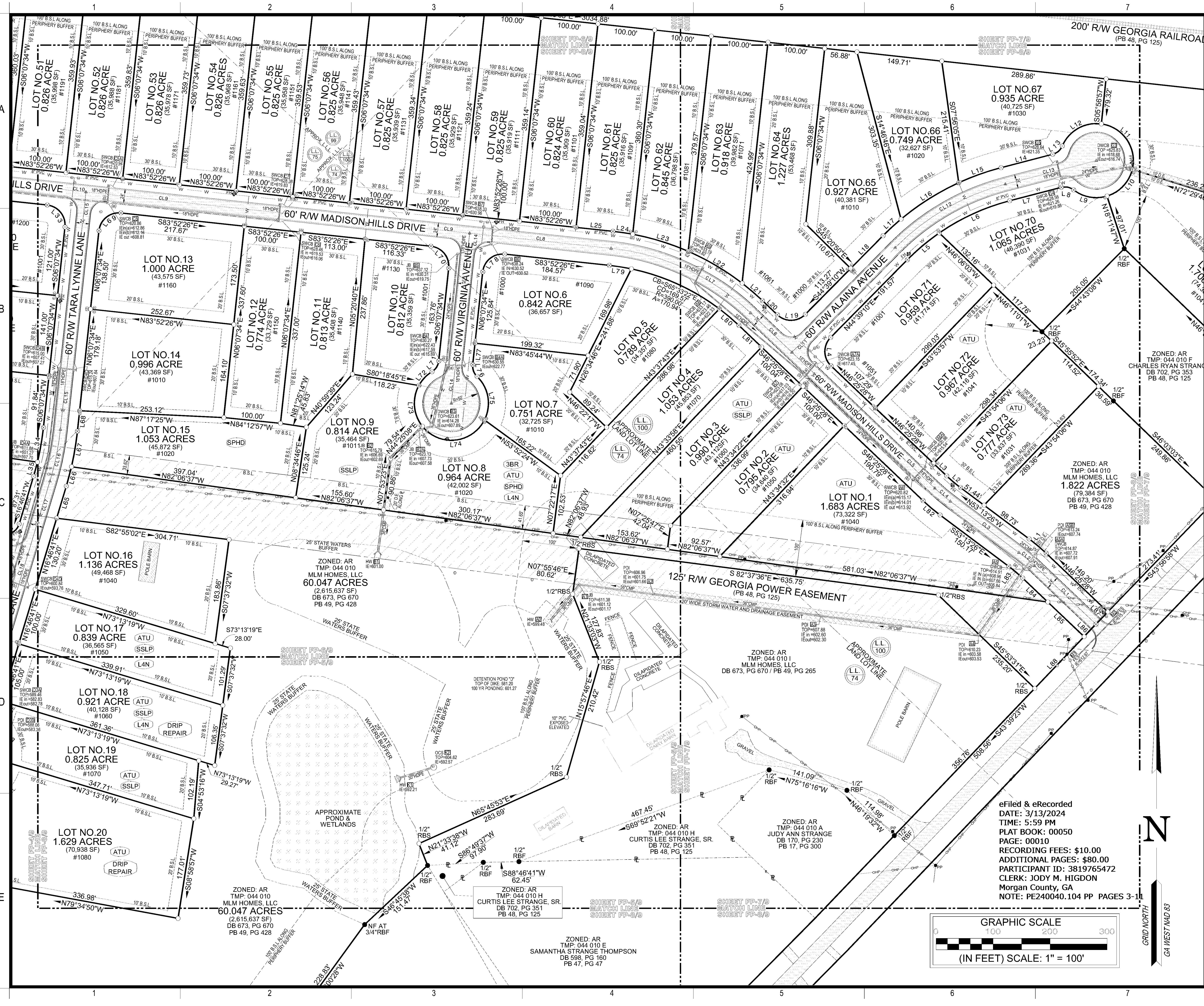
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02/01/2024	HEALTH DEPT. COMMENTS
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C.O.A.: LSF 001055

Project Information

FINAL SUBDIVISION SURVEY FOR:
MADISON HILLS SUBDIVISION
 IN LAND LOTS 74, 75, 99, & 100 OF
 THE 5th LAND DISTRICT
 IN THE 277th G.M. DISTRICT
 MORGAN COUNTY, GEORGIA

CREW CHIEF:	TJ
SURVEYED:	09/21/2023
DRAWING DATE:	11/22/2023
DRAWN BY:	GBS
CHECKED BY:	GBS
PROJECT #	22MLM001

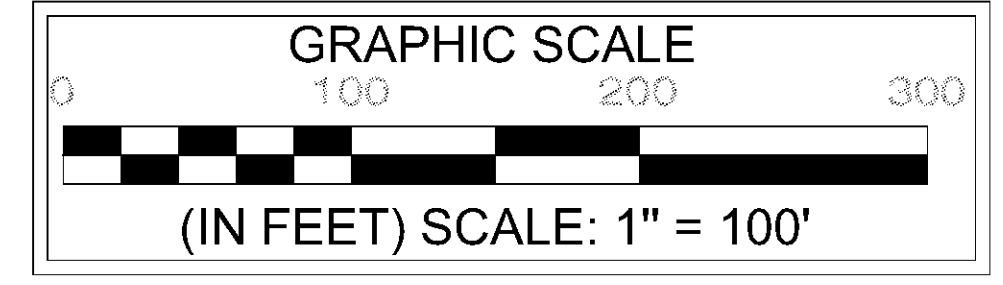
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02/01/2024	HEALTH DEPT. COMMENTS
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FP-8/9

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Project Information

FINAL SUBDIVISION SURVEY FOR:
MADISON HILLS SUBDIVISION
 IN LAND LOTS 74, 75, 99, & 100 OF
 THE 5th LAND DISTRICT
 IN THE 277th G.M. DISTRICT
 MORGAN COUNTY, GEORGIA

CREW CHIEF: TJ
 SURVEYED: 09/21/2023
 DRAWING DATE: 11/22/2023
 DRAWN BY: GBS
 CHECKED BY: GBS
 PROJECT #: 22MLM001

REVISIONS
 DATE: 12/27/2023 DESCRIPTION: COUNTY COMMENTS
 02/01/2024 HEALTH DEPT. COMMENTS
 SCALE: N.T.S.

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Sheet Title
FINAL SUBDIVISION PLAT
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FP-9/9

CALL TABLE		
COURSE	BEARING	DISTANCE
L1	R=330.00' CB=N49°49'27"W	A=39.16' CD=39.14'
L2	R=270.00' CB=N49°49'27"W	A=32.04' CD=32.02'
L3	N46°25'28"W	31.52'
L4	R=35.00' CB=N00°53'09"W	A=55.64' CD=49.96'
L5	R=390.00' CB=N50°01'33"E	A=73.15' CD=73.04'
L6	R=390.00' CB=N65°25'18"E	A=136.45' CD=135.75'
L7	N75°26'40"E	93.61'
L8	R=25.00' CB=S78°23'26"E	A=22.83' CD=22.05'
L9	R=65.00' CB=S79°29'01"E	A=61.85' CD=59.54'
L10	R=65.00' CB=N43°28'00"E	A=67.59' CD=64.59'
L11	R=65.00' CB=N34°16'06"W	A=108.78' CD=96.52'
L12	R=65.00' CB=S60°27'04"W	A=84.71' CD=78.85'
L13	R=25.00' CB=S49°16'46"W	A=22.83' CD=22.05'
L14	S75°26'40"W	93.61'
L15	R=450.00' CB=S70°25'00"W	A=78.98' CD=78.88'
L16	R=450.00' CB=S57°44'57"W	A=120.00' CD=119.64'
L17	R=450.00' CB=S47°22'53"W	A=42.86' CD=42.84'
L18	S44°39'10"W	80.75'
L19	R=35.00' CB=S89°06'51"W	A=54.32' CD=49.03'
L20	N46°25'28"W	36.21'
L21	R=450.00' CB=N49°24'27"W	A=46.86' CD=46.84'
L22	R=450.00' CB=N59°24'10"W	A=110.14' CD=109.87'
L23	R=450.00' CB=N72°54'47"W	A=102.08' CD=101.86'
L24	R=450.00' CB=N81°38'34"W	A=35.05' CD=35.04'
L25	N83°52'26"W	64.99'
L26	R=25.00' CB=N57°42'32"W	A=22.83' CD=22.05'
L27	R=65.00' CB=N54°00'39"W	A=50.98' CD=49.68'

CALL TABLE		
COURSE	BEARING	DISTANCE
L28	R=65.00' CB=S73°30'34"W	A=68.10' CD=65.03'
L29	R=65.00' CB=S15°53'19"W	A=62.64' CD=60.24'
L30	R=65.00' CB=S73°57'42"E	A=141.22' 115.04'
L31	R=25.00' CB=N69°57'40"E	A=22.83' CD=22.05'
L32	S83°52'26"E	6.69'
L33	R=35.00' CB=S38°52'26"E	A=54.98' CD=49.50'
L34	R=470.00' CB=S09°52'13"W	A=61.43' CD=61.38'
L35	R=470.00' CB=S15°11'47"W	A=25.95' CD=25.95'
L36	R=25.00' CB=S57°20'02"W	A=35.39' CD=32.51'
L37	R=530.00' CB=N84°00'01"W	A=34.97' CD=34.96'
L38	R=530.00' CB=S86°00'06"W	A=150.00' CD=149.50'
L39	R=530.00' CB=S52°43'10"W	A=100.15' CD=100.00'
L40	R=530.00' CB=S45°58'14"W	A=24.71' CD=24.71'
L41	S44°38'06"W	75.50'
L42	S44°38'06"W	30.52'
L43	R=25.00' CB=S70°48'00"W	A=22.83' CD=22.05'
L44	R=65.00' CB=S71°15'17"W	A=58.34' CD=56.40'
L45	R=65.00' CB=S19°06'00"W	A=60.00' CD=57.89'
L46	R=65.00' CB=S33°47'18"E	A=60.00' CD=57.89'
L47	R=65.00' CB=S86°40'36"E	A=60.00' CD=57.89'
L48	R=65.00' CB=N29°35'31"E	A=84.60' CD=78.76'
L49	R=25.00' CB=N18°28'12"E	A=22.83' CD=22.05'
L50	N44°38'06"E	18.55'
L51	N44°38'06"E	87.47'
L52	R=470.00' CB=N45°34'59"E	A=15.55' CD=15.55'
L53	R=470.00' CB=N53°14'25"E	A=110.07' CD=109.82'
L54	S82°50'54"E	12.11'

CALL TABLE		
COURSE	BEARING	DISTANCE
L55	R=25.00' CB=S32°39'58"E	A=43.15' CD=37.99'
L56	S16°46'41"W	70.87'
L57	R=25.00' CB=S42°56'35"W	A=22.83' CD=22.05'
L58	R=65.00' CB=S44°15'34"W	A=56.38' CD=54.63'
L59	R=65.00' CB=S07°02'00"E	A=60.00' CD=57.89'
L60	R=65.00' CB=S68°00'59"E	A=78.37' CD=73.71'
L61	R=65.00' CB=N44°24'35"E	A=74.95' CD=70.87'
L62	R=65.00' CB=N12°05'19"W	A=53.24' CD=51.76'
L63	R=25.00' CB=N09°23'13"W	A=22.83' CD=22.05'
L64	N16°46'41"E	34.88'
L65	N16°46'41"E	58.58'
L66	R=530.00' CB=N14°52'01"E	A=35.36' CD=35.35'
L67	R=530.00' CB=N09°32'27"E	A=63.17' CD=63.14'
L68	N06°07'34"E	36.16'
L69	R=35.00' CB=N51°07'34"E	A=54.98' CD=49.50'
L70	R=35.00' CB=S38°52'26"E	A=54.98' CD=49.50'
L71	R=25.00' CB=S32°17'28"W	A=22.83' CD=22.05'
L72	R=65.00' CB=S43°30'43"W	A=33.91' CD=33.52'
L73	R=65.00' CB=S04°56'53"E	A=76.04' CD=71.78'
L74	R=65.00' CB=N84°11'24"E	A=130.11' CD=109.45'
L75	R=65.00' CB=N09°40'48"W	A=82.87' CD=77.37'
L76	R=25.00' CB=N20°02'20"W	A=22.83' CD=22.05'
L77	N06°07'34"E	37.92'
L78	R=35.00' CB=N51°07'34"E	A=54.98' CD=49.50'
L79	R=390.00' CB=S80°59'36"E	A=39.22' CD=39.20'
L80	R=390.00' CB=S49°42'43"E	A=44.76' CD=44.73'
L81	S46°25'28"E	55.19'
L82	R=330.00' CB=S49°49'27"E	A=39.16' CD=39.14'
L83	R=270.00' CB=S49°49'27"E	A=32.04' CD=32.02'
L84	S46°25'28"E	60.99'
L85	S46°25'28"E	87.96'
L86	N43°41'34"E	30.00'
L87	N43°56'58"E	30.00'
L88	S43°39'23"W	125.53'

CALLS ALONG Q MADISON HILLS DRIVE		
COURSE	BEARING	DISTANCE
CL1	N46°25'28"W	149.00'
CL2	R=300.00' T=17.82' CB=N49°49'27"W	A=35.60' CA=6°47'58" CD=35.58'
CL3	N53°13'26"W	150.17'
CL4	R=300.00' T=17.82' CB=N49°49'27"W	A=35.60' CA=6°47'58" CD=35.58'
CL5	N46°25'28"W	346.02'
CL6	N46°25'28"W	100.00'
CL7	R=420.00' T=142.36' CB=N65°08'57"W	A=274.52' CA=37°26'58" CD=269.66'
CL8	N83°52'26"W	249.57'
CL9	N83°52'26"W	677.00'
CL10	N83°52'26"W	648.33'

CALLS ALONG Q VIRGINIA AVENUE		
COURSE	BEARING	DISTANCE
CL11	N44°39'10"E	257.81'
CL12	R=420.00' T=115.65' CB=N60°02'55"E	A=225.71' CA=30°47'30" CD=223.01'
CL13	N75°26'40"E	164.85'

CALLS ALONG Q RUBY ROAD		
COURSE	BEARING	DISTANCE
CL14	S06°07'34"W	300.00'

CALLS ALONG Q TARA LYNNE DRIVE		
COURSE	BEARING	DISTANCE
CL15	S06°07'34"W	418.84'
CL16	R=500.00' T=46.61' CB=S11°27'08"W	A=92.96' CA=10°39'07" CD=92.82'
CL17	S16°46'41"W	134.38'
CL18	S16°46'41"W	365.53'

CALLS ALONG Q OAKLEY LANE		
COURSE	BEARING	DISTANCE
CL19	N82°06'37"W	880.06'
CL20	R=500.00' T=250.68' CB=S71°15'44"W	A=464.73' CA=53°15'17" CD=448.19'
CL21	S 44°38'06" W	177.26'