



DUSOUTH
SURVEYORS, INC.
LAND SURVEYORS &
LAND PLANNERS

31 MARKET SQUARE RD.
WAINWRIGHT, GA 30677
706.310.1967 FAX
706.310.1964

FINAL PLAT FOR:
PEBBLE CREEK PHASE I
GREENSBORO HWY - GA HWY 15
OCONEE COUNTY, GA
225th G.M.D.

REVISIONS	DATE
REVISION PER COUNTY COMMENTS	02-22-07
REVISION PER COUNTY COMMENTS	02-22-07
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APPROVED FOR RECORDATION
OCONEE COUNTY, GEORGIA
ANGELA WATSON
FIELD FOR RECORDATION
DATE: 02/16/07



DATE
02/16/07

PROJECT
05-054-045

FINAL PLAT

SHEET
2 OF 4



VICINITY MAP HTS
PROJECT DATA

LAND STAR, LLC
COUNTY ROAD, SITE 205
4511 PEBBLE CREEK RD.
WAINWRIGHT, GA 30677
(878)452-2314

OWNER:
LAND STAR, LLC

AUTHORIZED AGENT:
RICHMOND SURVEYORS, INC.
CONTACT: JERRY D. WOOD, OCS
27 BRANETT SHAWLS ROAD
WAINWRIGHT, GA 30677

TOTAL PROJECT ACRES: 72.83 ACRES
TAX PARCEL #: P-05 14, C-05 17, & PORTION OF 9-08 095C
ACCORDING TO FIRM COMMUNITY PLAN: NUMBER 15045 D05 B.

UTILITIES: WATER, GAS, SANITARY SEWER LINES OR WELLS
MAY OR MAY NOT EXIST AND MAY NOT BE SHOWN HEREON.
REFERENCED SURVEYS BY WOODS & CHRISTIAN LAND SURVEYORS, INC.
DATE OF SURVEY: 1-30-2002

TOTAL NUMBER OF RESIDENTIAL LOTS: 88
1 OPEN SPACE LOT (A NON-BUILDABLE LOT OF REDWOOD)
14. MINIMUM LOT SIZE: 1.01 ACRES
15. AVERAGE LOT SIZE: 1.28 ACRES
16. LOTS 34 & 35 WILL BE LIMITED TO A 3 BEDROOM HOME.

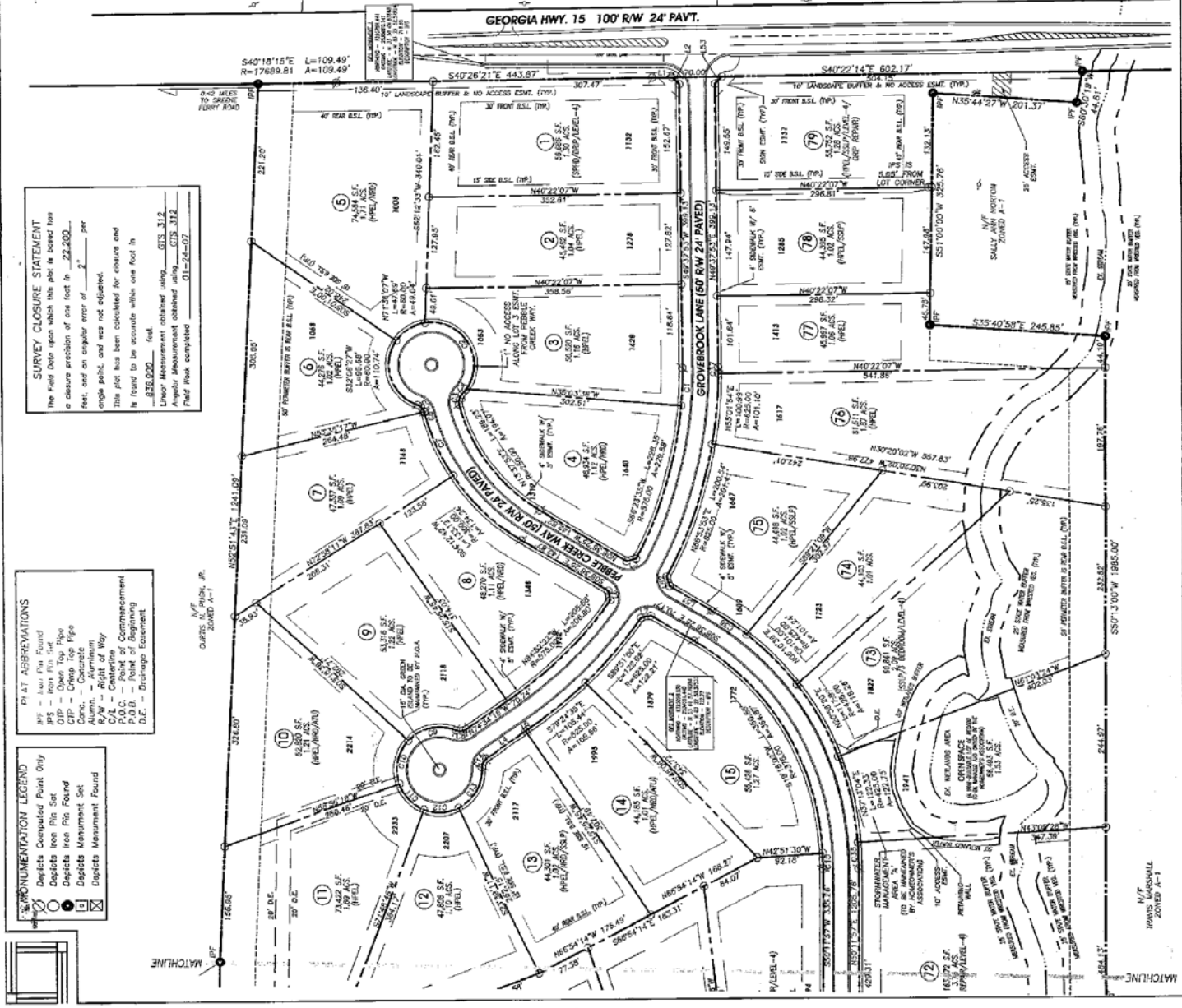
REQUIREMENTS:
1. TOTAL PROJECT ACRES (P: 72.83 ACRES)
2. TAX PARCEL #, P-05 14, C-05 17, & PORTION OF 9-08 095C
3. FLOOD PLAIN (A PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE)
4. UTILITIES: WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY NOT BE SHOWN HEREON.
5. REFERENCED SURVEYS BY WOODS & CHRISTIAN LAND SURVEYORS, INC. DATE OF SURVEY: 1-30-2002
6. TOTAL NUMBER OF RESIDENTIAL LOTS: 88
7. 1 OPEN SPACE LOT (A NON-BUILDABLE LOT OF REDWOOD)
8. MINIMUM LOT SIZE: 1.01 ACRES
9. AVERAGE LOT SIZE: 1.28 ACRES
10. LOTS 34 & 35 WILL BE LIMITED TO A 3 BEDROOM HOME.

NOTE: THIS PLAT IS NOT VALID UNLESS SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLACK INK OVER THE STAMP.
In my opinion this plat is a correct representation of the land platted and has been prepared in conformity with requirements of law.

SURVEYOR: JERRY D. WOOD
OCONEE COUNTY, GEORGIA
27 BRANETT SHAWLS ROAD
WAINWRIGHT, GA 30677
706.310.1961
706.310.1964 FAX

GRID
0' 50' 100' 200' 300'

GRAPHIC SCALE



SURVEY CLOSURE STATEMENT
The field data upon which this plat is based has a closure precision of one foot in 22,200 feet, and an angular error of 2.00 arc seconds per angle point, and was not adjusted.
This plat has been calculated for closure and is found to be accurate within one foot in 83,760,000 feet.
Linear Measurement obtained using: GTS 312
Angular Measurement obtained using: GTS 312
Field Work completed: 01-24-07

PLAT ABBREVIATIONS
BS - Iron Pin Found
PS - Iron Pin Set
CIP - Chain Link Pipe
Cmc - Concrete
Alum - Aluminum
R/W - Right of Way
P.O.C. - Point of Commencement
P.O.B. - Point of Beginning
D.E. - Drainage Easement

MONUMENTATION LEGEND
Depicts Computed Point Only
Depicts Iron Pin Set
Depicts Chain Link Pipe
Depicts Monument Set
Depicts Monument Found

QUARTS, 1/4" RICH, JR.
ZONED A-1

1/4" TOWNS MARKS
ZONED A-1



DU SOUTH
SURVEYORS, INC.
LAND SURVEYORS &
LAND PLANNERS

22 MARKET ST. #100
WATKINSVILLE, GA 30677
706.336.9414 FAX

FINAL PLAT FOR:
PEBBLE CREEK PHASE I

GREENSBORO HWY. - GA HWY 15
OCONEE COUNTY, GA
225th G. M. D.

REVISIONS	DATE
REVISED PER COUNTY COMMENTS	02-16-07
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ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED TO THE CONTRARY. ALL DIMENSIONS ARE TO BE MEASURED FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED TO THE CONTRARY.



DATE
02/16/07

PROJECT
05-054-045

FINAL
PLAT

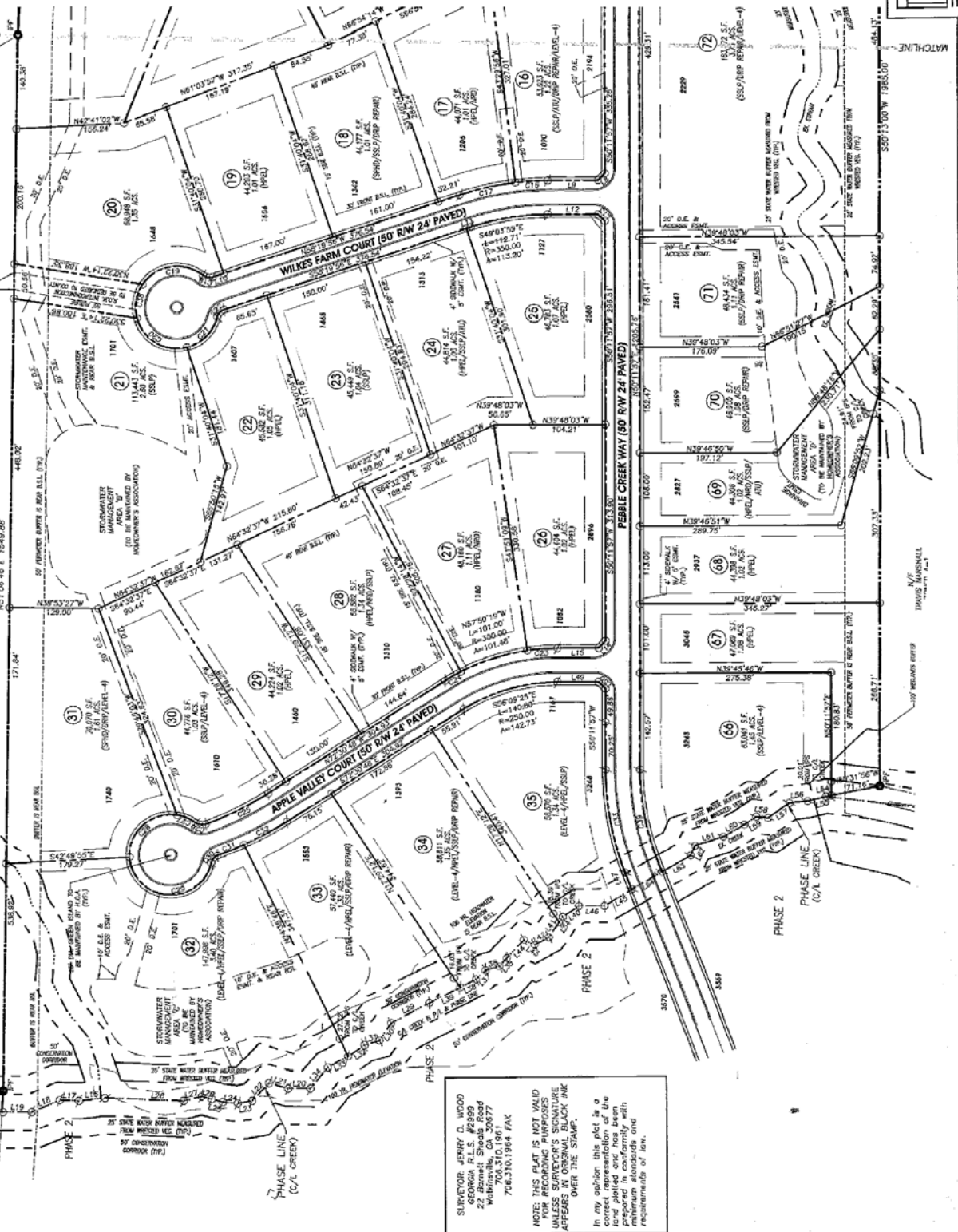
SHEET
3 OF 4



SURVEY CLOSURE STATEMENT
The field data upon which this plat is based has a closure precision of one foot in 22,200 feet, and an angle error of 2" per angle point, and was not adjusted.
This plat has been calculated for closure and is found to be accurate within one foot in 53,600.00 feet.
Linear measurement obtained using GTS 312
Angular measurement obtained using GTS 312
Field work completed 01-24-07

PLAT ABBREVIATIONS
R/F - Iron Pin Found
C/P - Iron Pin Set
C/T - Iron Pin Set
C/C - Concrete
A/Al - Aluminum
C/A - Chalk
P.O.C. - Point of Commencement
B.E. - Boundary Easement
D.E. - Drainage Easement

MONUMENTATION LEGEND
Depicts Computed Point Only
Depicts Iron Pin Set
Depicts Iron Pin Found
Depicts Monument Set
Depicts Monument Found



SURVEYOR: JERRY D. WOOD
22 MARKET ST. #100
WATKINSVILLE, GA 30677
706.336.9414 FAX

NOTE: THIS PLAT IS NOT VALID UNLESS SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLACK INK OVER THE STAMP.

In my opinion this plat is a correct representation of the land plotted and has been prepared in conformity with requirements of law.

RESPONSIBILITY FOR NOTICE OF AGRICULTURAL ACTIVITIES IN AREA

The owner or lessor of any lot shown on this Final Subdivision Plat shall be responsible to notify any potential buyer or lessee of agricultural activities in the area in accordance with Georgia law, as may be applicable.

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 by a duly licensed and qualified surveyor or other person authorized by me to do so. The location, area, and dimensions of the lots shown on this plat are as shown on the plat and as indicated on the plat.

The field notes upon which this plat is based have a closure precision of one foot in 25,000 feet, and an angular error of 2.0 per cent per station, and were not adjusted.

The following type of equipment was used to obtain the linear and angular measurements used in the preparation of this plat: SURVEYING

This plat has been calculated for closure and it found to be accurate within one foot in 25,000 feet.

By (Name) JERRY D. WOOD Registered Georgia Land Surveyor No. 2989
Address: 22 BARNETT SHOALS RD, WATKINSVILLE, GA 30677 Telephone Number: 706-310-1981
Surveyor's Signature: [Signature] Date: 4-15-08

OWNER'S CERTIFICATE

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, and that all state and county laws or other laws, rules, regulations, ordinances, or resolutions of any governmental authority, and that the plat and the improvements, contained therein, meet all applicable requirements and standards of the Occanee County Health Department and all other applicable laws, rules, regulations, ordinances, or resolutions of any governmental authority. The owner certifies that he or she is the fee simple owner of the land shown on this plat; that the plat and the improvements, contained therein, meet all applicable requirements and standards of the Occanee County Health Department and all other applicable laws, rules, regulations, ordinances, or resolutions of any governmental authority. The owner certifies that he or she is the fee simple owner of the land shown on this plat; that the plat and the improvements, contained therein, meet all applicable requirements and standards of the Occanee County Health Department and all other applicable laws, rules, regulations, ordinances, or resolutions of any governmental authority.

Owner's name: LAND STAR, LLC Owner's Address: BETHLEHEM, GA 30602
Owner's Signature: [Signature] Date: 4-15-08
TOP ANTHONY (MEMBER)

DESIGN AND CONSTRUCTION CERTIFICATE

I hereby certify that all improvements have been designed and constructed in strict accordance with the approved and recorded plat and all applicable laws, rules, regulations, ordinances, or resolutions of any governmental authority and all other applicable laws, rules, regulations, ordinances, or resolutions of any governmental authority.

By (Name) BELE ZIMMANN Professional Registration No. 23622
Designer's Signature: [Signature] P.E. R.L.S. LA (Check)
Title: The Design and Construction Certification must be completed by the Design Professionals of Record.

CERTIFICATION OF WATER SYSTEM

I hereby certify that the community or public water supply and distribution system installed or to be installed, and/or the water supply system installed at the subdivision plat attached hereto meet the requirements of the Occanee County Health Department.

City/County Engineer Director: [Signature] Date: 4/24/08

CERTIFICATE OF FINAL PLAT APPROVAL

FOR RECORDATION
All requirements of the Occanee County Unified Development Code having been represented as being fulfilled by this plat, and the required fee has been received, this plat is approved subject to all conditions of land development and subdivision, and the plat is hereby filed for recordation in the Office of the Clerk of the Superior Court of Occanee County, Georgia, subject to maintenance and compliance under the requirements of the Development Code.

This approval recognizes the receipt of performance surety by Occanee County in the amount of \$ _____ to assure the completion of all remaining improvements appurtenant to this subdivision.

Planning Director: _____ Date: _____

HEALTH DEPARTMENT CERTIFICATION

The plat above has been reviewed by the Occanee County Health Department as required by the Georgia Health Department Code, and the plat is hereby approved and recorded on the public records. Each lot must be reviewed and approved for on-site sewage management systems. The plat must be reviewed and approved for on-site sewage management systems prior to issuance of a construction permit.

Signing authority: [Signature] Date: 4-23-08
Title: [Signature]

EPD STATEMENTS

1. NO PORTION OF SUBDIVISION LIES IN UNINCORPORATED RESERVE AREA, PURSUANT TO PROTECTION DIVISION, CHAPTER 391-3-16.02 (OR DEFINE AS LOW, MEDIUM OR HIGH PROTECTION DIVISION).
2. ARE STREAMS OF A WATER SUPPLY RESERVOIR, PURSUANT TO THE RULES OF THE CHAPTER 391-3-16.02 (OR DEFINE AS LOW, MEDIUM OR HIGH PROTECTION DIVISION, MILE BOUND OR 75 FOOT BUFFER IF GREATER THAN 7 MILE BOUND).

LINE	LENGTH	BEARING
L1	28.03	S87°22'32"E
L2	15.16	S72°17'30"W
L3	13.17	S89°18'51"E
L4	16.82	S74°34'15"E
L5	3.92	S74°34'15"E
L6	13.77	S72°17'30"W
L7	14.77	S87°15'30"E
L8	14.77	S87°15'30"E
L9	72.60	N89°40'33"W
L10	16.33	N95°15'06"W
L11	6.67	S88°19'28"E
L12	72.60	S87°45'03"E
L13	14.14	S92°17'30"W
L14	14.14	S92°17'30"W
L15	59.33	N79°40'33"W
L16	32.89	N45°04'10"W
L17	28.03	N87°25'13"W
L18	4.80	N81°45'00"W
L19	32.89	N45°04'10"W
L20	32.89	N45°04'10"W
L21	28.03	N87°25'13"W
L22	35.11	N88°15'00"W
L23	21.31	N85°15'49"W
L24	2.61	N87°15'30"E
L25	18.00	N87°15'30"E
L26	18.00	N87°15'30"E
L27	114.17	N87°28'48"W
L28	52.19	N85°05'30"E
L29	52.19	N85°05'30"E
L30	27.44	N87°45'30"W
L31	27.44	N87°45'30"W
L32	28.02	N75°53'03"E
L33	33.47	N88°15'30"W
L34	30.36	N89°27'15"W
L35	16.82	N87°25'13"W
L36	19.28	N83°44'23"E
L37	19.28	N83°44'23"E
L38	23.22	N85°46'23"W
L39	19.94	N88°46'23"W
L40	24.62	N74°27'12"W
L41	23.22	S83°24'03"E
L42	17.15	N15°46'50"W
L43	32.00	N87°34'00"W
L44	46.35	N72°43'22"E
L45	37.85	N89°20'10"W
L46	46.61	S82°10'30"W
L47	46.61	S82°10'30"W
L48	59.33	S87°40'33"E
L49	14.14	S92°17'30"W
L50	14.14	S92°17'30"W
L51	70.22	N85°05'30"E
L52	14.48	N84°28'32"E
L53	14.48	N84°28'32"E
L54	24.33	N87°15'30"E
L55	21.75	N83°45'00"W
L56	28.27	N88°00'12"W
L57	37.79	N95°21'00"W
L58	20.89	N83°27'30"E
L59	20.89	N83°27'30"E
L60	34.92	N70°13'00"W
L61	63.45	S107°17'54"W
L62	15.85	S107°17'54"W
L63	48.04	N72°43'22"E
L64	50.14	N77°43'22"E

CURVE	ARC LENGTH	CHORD LENGTH	BEARING
C1	15.42	15.42	S87°17'30"W
C2	15.42	15.42	S87°17'30"W
C3	15.42	15.42	S87°17'30"W
C4	10.07	10.08	N87°56'31"E
C5	13.57	13.07	S89°07'48"W
C6	13.57	13.07	S89°07'48"W
C7	13.57	13.07	S89°07'48"W
C8	14.17	14.65	N89°41'17"E
C9	14.17	14.65	N89°41'17"E
C10	73.19	60.00	68.74 N81°44'45"W
C11	51.57	60.00	52.03 S82°11'00"W
C12	51.57	60.00	52.03 S82°11'00"W
C13	51.57	60.00	52.03 S82°11'00"W
C14	20.11	37.50	20.11 S48°00'13"W
C15	48.73	40.00	48.73 N67°30'30"W
C16	48.73	40.00	48.73 N67°30'30"W
C17	48.73	40.00	48.73 N67°30'30"W
C18	32.41	60.00	32.41 N81°17'30"E
C19	32.41	60.00	32.41 N81°17'30"E
C20	32.41	60.00	32.41 N81°17'30"E
C21	55.44	60.00	55.44 S81°45'44"E
C22	15.17	15.00	14.67 S87°15'00"E
C23	5.78	60.00	5.78 N83°58'23"E
C24	5.78	60.00	5.78 N83°58'23"E
C25	101.74	475.40	101.47 N86°22'23"E
C26	25.53	60.00	25.53 N16°24'30"W
C27	106.27	60.00	106.27 N16°24'30"W
C28	106.27	60.00	106.27 N16°24'30"W
C29	178.87	15.00	178.87 S83°23'20"E
C30	178.87	15.00	178.87 S83°23'20"E
C31	41.53	547.14	41.24 S82°22'01"E
C32	71.14	51.27	71.02 S88°30'31"E
C33	155.47	625.00	155.67 S89°30'30"E
C34	155.47	625.00	155.67 S89°30'30"E
C35	155.47	625.00	155.67 S89°30'30"E
C36	59.74	455.00	59.51 N86°27'13"E
C37	6.82	350.18	6.36 N87°17'51"E
C38	51.57	60.00	51.07 S87°17'51"E
C39	156.07	303.42	155.07 S87°17'51"E

HEALTH DEPARTMENT NOTES:
2BR - "POSSIBLE 2BR HOUSE" - THIS LOT MAY ONLY ACCOMMODATE A 2 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 FOR THIS LOT ALONG WITH ALL PERTINENT INFORMATION SPECIFIC TO DRIP SYSTEMS.
DRIP REPAIR - "DRIP EMITTER SYSTEM REPAIR" - THE REPAIR SYSTEM REQUIRED ON THIS LOT MAY BE A DRIP EMITTER SYSTEM.
HVEL - "HIGH PERC. EXTRA LINE" - SOILS ON THIS LOT HAVE A HIGHER THAN AVERAGE PERCENTAGE AND WILL REQUIRE EXTRA DRAINAGE.
LEVEL IV - "LEVEL IV SOIL REPORT" - A LEVEL IV SOIL REPORT HAS BEEN PERFORMED AND IS OVERLAIN ON THIS LOT.
LAN - "LEVEL IV SOIL REPORT NEEDED" - A LEVEL IV SOIL REPORT WILL BE NEEDED PRIOR TO ISSUANCE OF A SEPTIC PERMIT FOR THIS LOT.
NED - "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.
SPRD - "SITE PLAN HEALTH DEPARTMENT" - AN ENGINEERED SITE PLAN DRAWN IN COMPLIANCE WITH THE REQUIREMENTS ESTABLISHED BY THE ENGINEERED SITE PLAN CHECKLIST IS REQUIRED AT THE TIME OF PERMIT APPLICATIONS. FOR ALTERNATIVE SEPTIC SYSTEMS, COMMERCIAL SEPTIC SYSTEMS, AND SYSTEMS WITH HIGH WASTE STRENGTH OR AT DISCRETION OF LOCAL HEALTH AUTHORITY.
SSP - "SEPTIC SYSTEM LOCATION PLAN" - A SEPTIC SYSTEM LOCATION PLAN DRAWN IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN THE ENGINEERED SITE PLAN CHECKLIST IS NEEDED FOR THIS LOT. SSPS ARE REQUIRED DUE TO SPATIAL CONSTRAINTS.



13 BARNETT SHOALS RD.
WATKINSVILLE, GA 30677
706.310.1981 FAX

FINAL PLAT FOR:
PEBBLE CREEK PHASE I
GREENSBORO HWY - GA HWY 15
OCCONEE COUNTY, GA
229th S.E.D.

REVISIONS	DATE
REVISED PER COUNTY COMMENTS	02-28-07
REVISED PER COUNTY COMMENTS	02-28-07
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ALL REVISIONS OF A DRAWING MADE BY THE SURVEYOR OR ARCHITECT SHALL BE MADE ON THE ORIGINAL DRAWING AND THE REVISED DRAWING SHALL BE FILED FOR RECORDATION OF THE PLAT.



DATE
02/16/07

PROJECT
05-054-045

FINAL PLAT

SHEET
4 OF 4

OCCONEE COUNTY, GEORGIA
Map Book No. 100-100
Open Space Land Use
Information System
Map No. 100-100-100