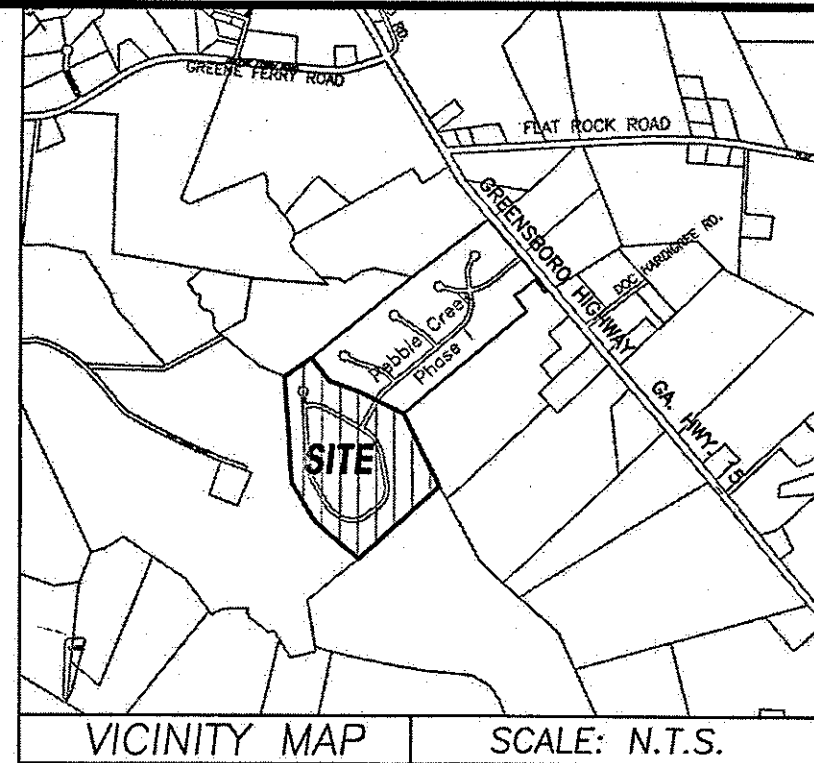


OCONEE COUNTY
 ANGELA ELDER-JOHNSON, CLERK
 FILED FOR RECORD 2-23 AM/PM
 AND RECORDED
 IN BOOK # 33 PAGE # 142
 ON February 23, 2013
 Angela Elder-Johnson, CLERK SC



VICINITY MAP SCALE: N.T.S.



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2410 HOG MOUNTAIN ROAD, SUITE 103
 WATKINSVILLE, GA 30677
 706-613-8900 ■ 706-425-9631 (FAX)
 abe@ABEconsultinginc.com
 www.ABEconsultinginc.com

FINAL PLAT FOR:
PEBBLE CREEK
PHASE II
 3570 PEBBLE CREEK WAY
 WATKINSVILLE, GEORGIA
 OCONEE COUNTY
 225th G.M.D.

BEING THAT PARCEL OF LAND DESCRIBED IN
 D.B. 1215, Pg. 669-670, OCONEE COUNTY, GA

TOTAL PROJECT AREA: 65.58 ACRES
 TAX PARCEL #: C05D 001FD
 EXISTING ZONING: AR-1/46 LOTS

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I HEREBY CERTIFY THAT THIS SURVEY 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 ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



DATE PREPARED:

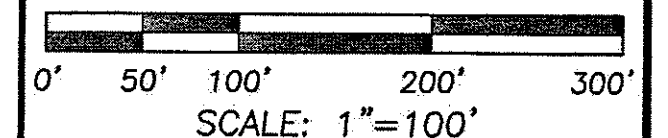
10-10-14

PROJECT #:

05-054-04

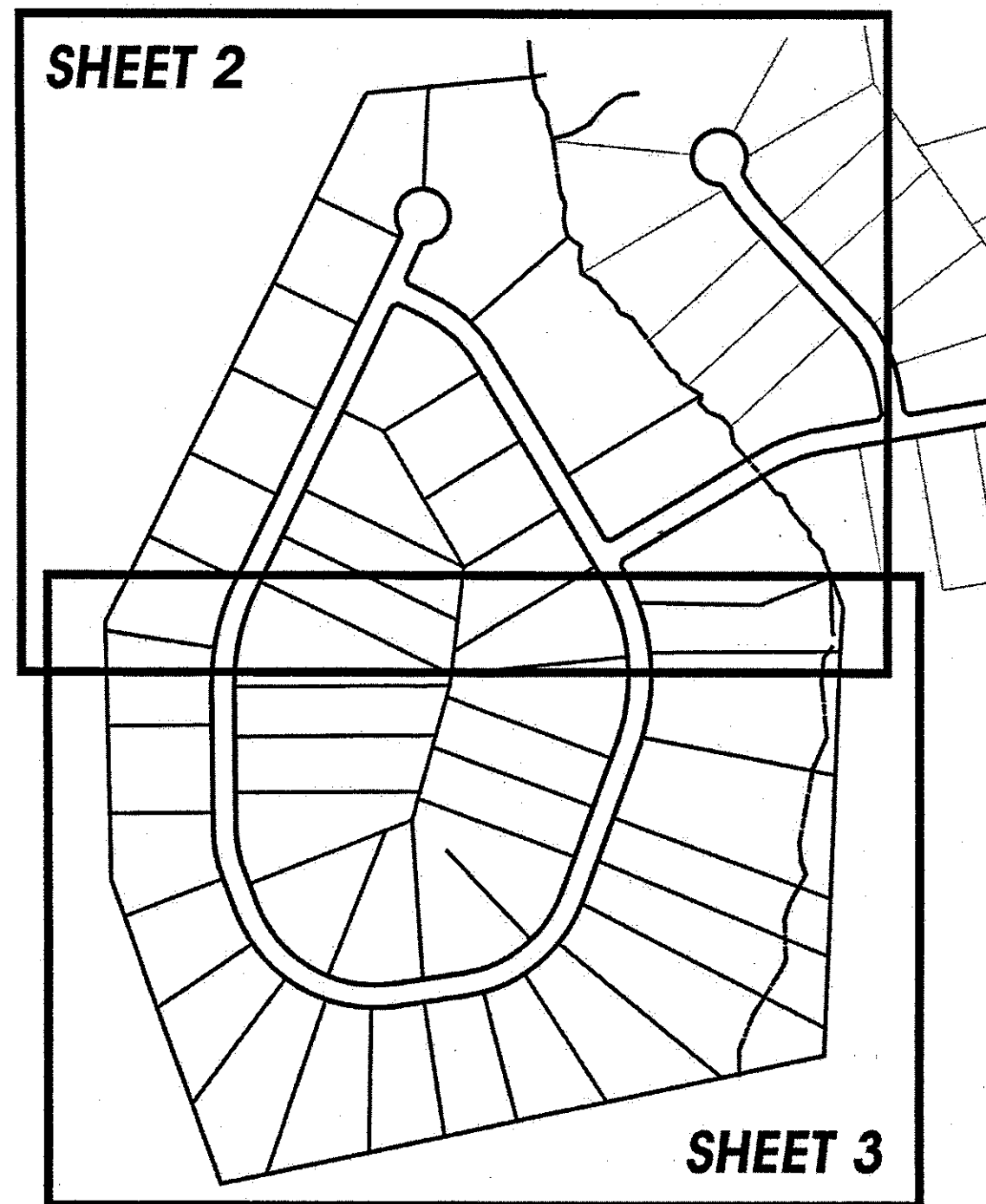
REVISIONS	DATE
REVISED PER OC	2-5-15

GRAPHIC SCALE



RECORD NORTH (PB 36, Pg 29)	SHEET #
	1
	4

FINAL PLAT FOR PEBBLE CREEK PHASE II



SURVEYOR'S NOTES:

1. THIS MAP OF SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND OTHER ENCUMBRANCES, BOTH PUBLIC AND PRIVATE.
3. UNDERGROUND UTILITIES AND FOUNDATIONS, IF ANY, HAVE NOT BEEN LOCATED.
4. THIS MAP OF SURVEY IS NOT VALID UNLESS IT BEARS THE REGISTRANT'S ORIGINAL SIGNATURE, IN RED INK, PLACED ACROSS THE REGISTRANT'S SEAL.

THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP # 13219C0135D DATED SEPTEMBER 2, 2009

THERE ARE RESTRICTIVE COVENANTS ASSOCIATED AND RECORDED WITH THIS SUBDIVISION.

STORMWATER MAINTINANCE AGREEMENT ASSOCIATED WITH THIS SUBDIVISION IS RECORDED IN D.B. 1271 Pg. 335-337

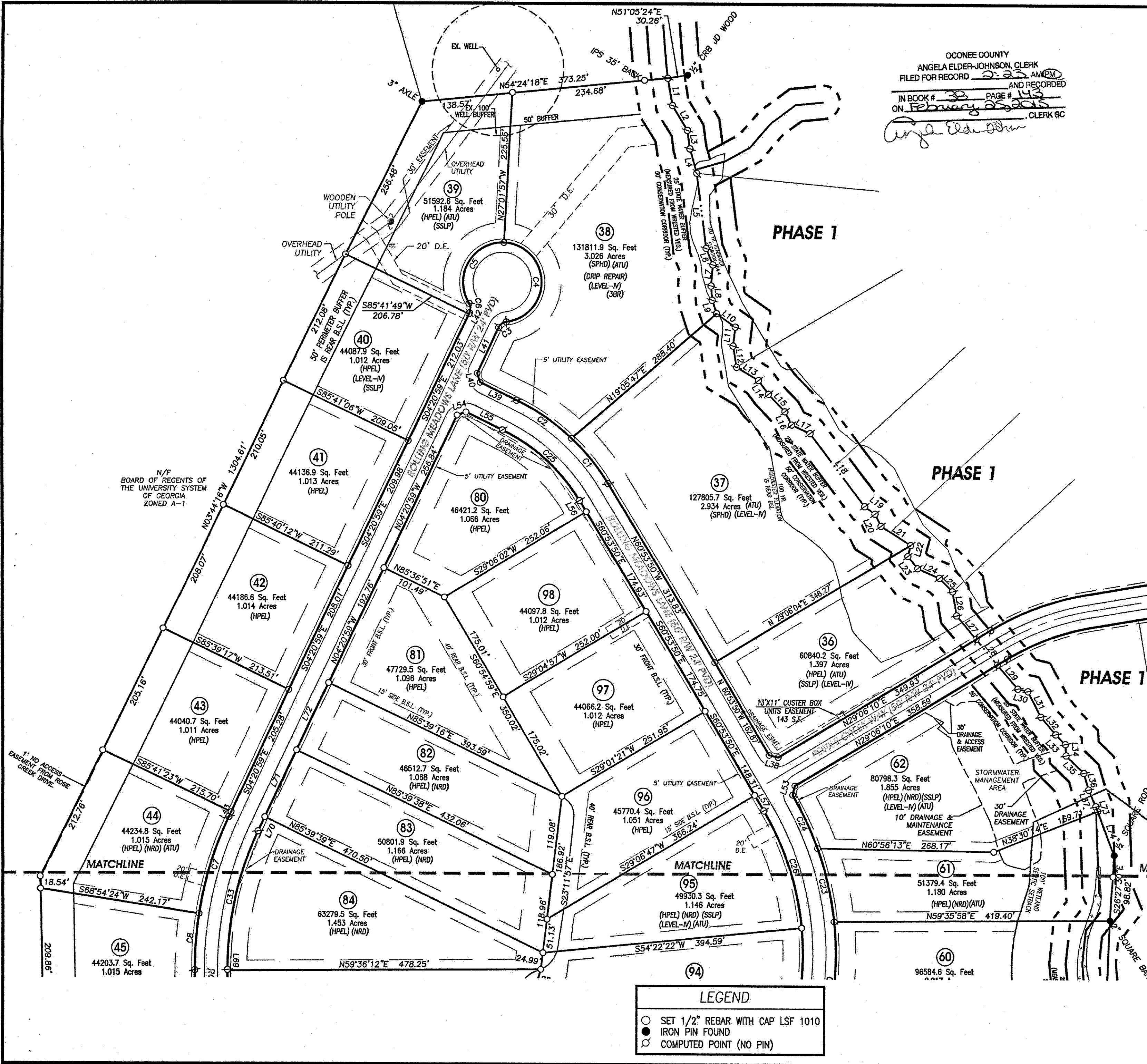
LEGEND	
○	SET 1/2" REBAR WITH CAP LSF 1010
●	IRON PIN FOUND
○	COMPUTED POINT (NO PIN)

GPS MONUMENT 1	GPS MONUMENT 2
NORTHING - 1395794.441	NORTHING - 1395098.938
EASTING - 2535080.141	EASTING - 2534591.440
LATITUDE - N 33 50 04.63648	LATITUDE - N 33 49 57.79296
LONGITUDE - W 83 22 52.51924	LONGITUDE - W 83 22 58.37533
ELEVATION - 741.65	ELEVATION - 722.77
DESCRIPTION - IPS	DESCRIPTION - IPS

NOTE: GPS MONUMENTS LISTED WERE SET IN PHASE I OF PEBBLE CREEK SUBDIVISION

OWNER / DEVELOPER:
P44, LLC. C/O MATT RICHARDSON
1100 SUMMIT DR
WATKINSVILLE, GA 30677

Index to Sheets	
Sheet 1	Cover sheet
Sheet 2	Plan View of North Section
Sheet 3	Plan View of South Section
Sheet 4	Call Table, Signature Blocks & General Notes



OCONEE COUNTY
 ANGELA ELDER-JOHNSON, CLERK
 FILED FOR RECORD 2-23 AM 2014
 IN BOOK # 38 PAGE # 143
 ON February 23, 2014
 Clerk SC



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 ■ WETLAND & ENVIRONMENTAL MONITORING

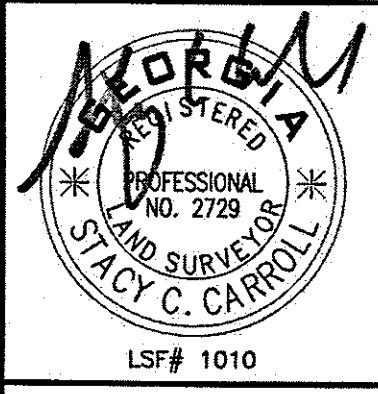
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**FINAL PLAT FOR:
 PEBBLE CREEK
 PHASE II**
 3570 PEBBLE CREEK WAY
 WATKINSVILLE, GEORGIA
 OCONEE COUNTY
 225th G.M.D.
 BEING THAT PARCEL OF LAND DESCRIBED IN
 D.B. 1215, Pg. 669-670, OCONEE COUNTY, GA

TOTAL PROJECT AREA: 65.58 ACRES
 TAX PARCEL #: C05D 001FD
 EXISTING ZONING: AR-1/46 LOTS

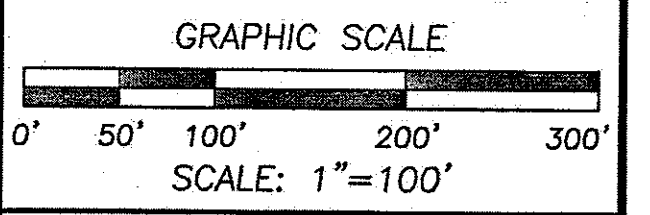
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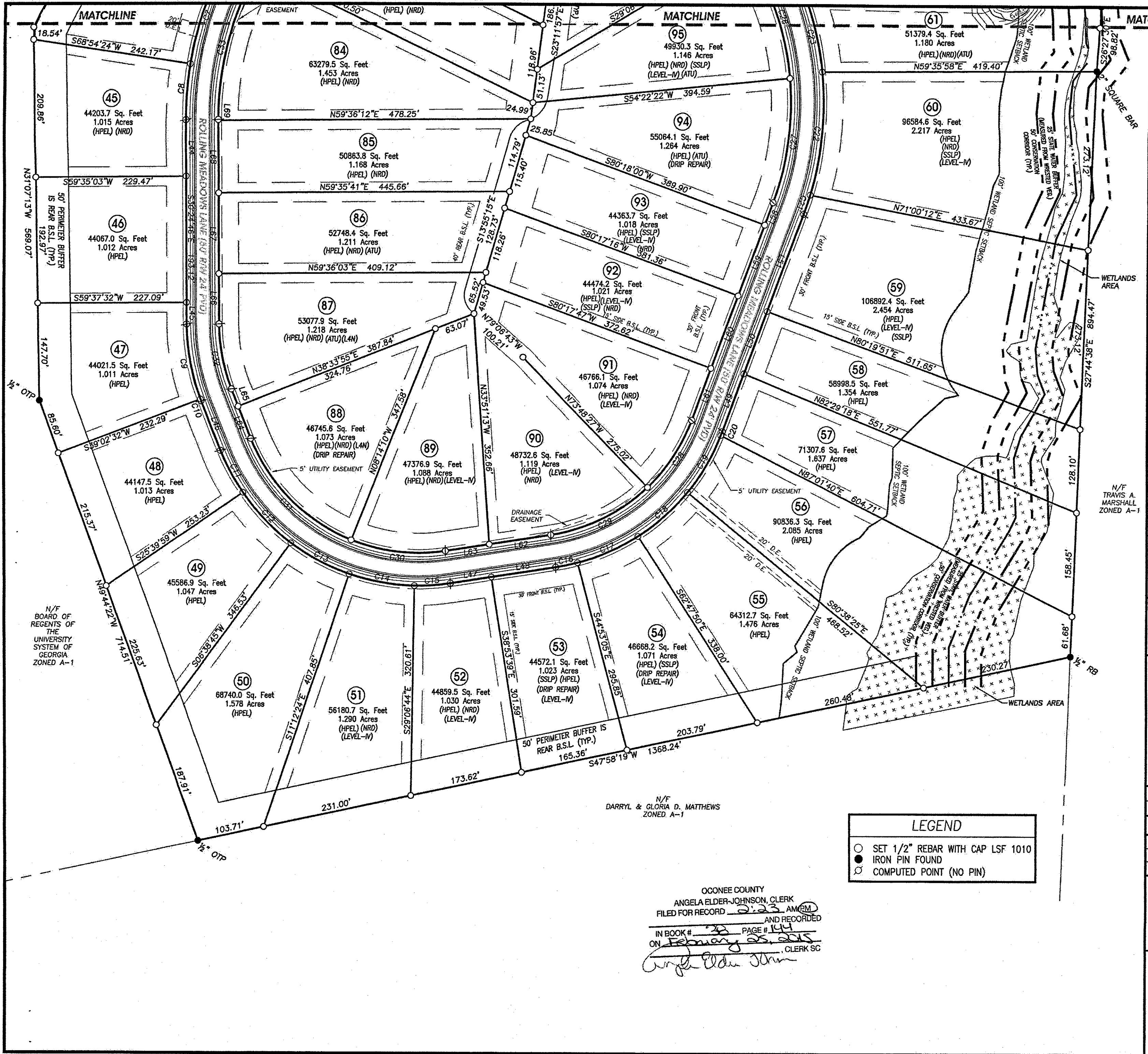
DATE PREPARED:
 10-10-14
PROJECT #:
 05-054-04

REVISIONS	DATE
REVISED PER OC	2-5-15



RECORD NORTH (PB 36, Pg 29)

SHEET #
 2
 4



COMPREHENSIVE ENGINEERING SERVICES:
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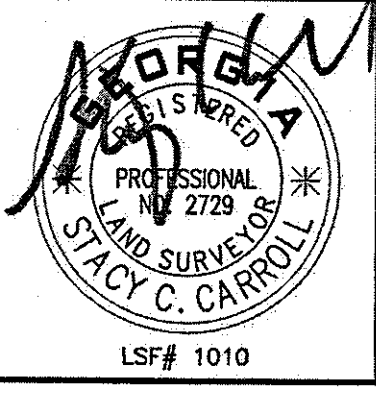
FINAL PLAT FOR:
PEBBLE CREEK
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 WATKINSVILLE, GEORGIA
 OCONEE COUNTY
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BEING THAT PARCEL OF LAND DESCRIBED IN
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TAX PARCEL #: C05D 001FD
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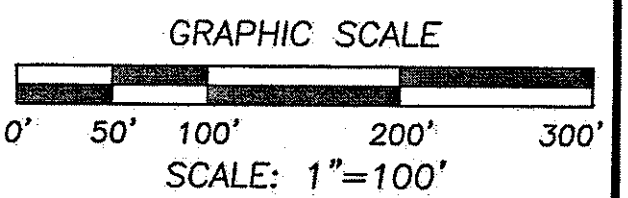


DATE PREPARED:
 10-10-14
PROJECT #:
 05-054-04

LEGEND	
○	SET 1/2" REBAR WITH CAP LSF 1010
●	IRON PIN FOUND
○	COMPUTED POINT (NO PIN)

OCONEE COUNTY
 ANGELA ELDER-JOHNSON, CLERK
 FILED FOR RECORD 2:23 AM PM
 AND RECORDED
 IN BOOK # 38 PAGE # 144
 ON February 25, 2015
 Angela Elder Johnson, CLERK SC

REVISIONS	DATE
REVISED PER OC	2-5-15



SHEET #
 3
 4

OCONEE COUNTY
ANGELA ELDER-JOHNSON, CLERK
FILED FOR RECORD 2:23 AM
AND RECORDED
IN BOOK # 3 PAGE # 145
ON February 25, 2015
Clerk SC

RESPONSIBILITY FOR NOTICE OF AGRICULTURAL ACTIVITIES IN AREA
The seller or leaser 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 under my supervision; that all monuments shown thereon actually exist or are marked as "future," and their location, size, type and material are correctly shown.
The field data upon which this plat is based has a closure precision of one foot in 31,250 feet, and an angular error of 2" per angle point, and was not adjusted.
The following type of equipment was used to obtain the linear and angular measurements used in the preparation of this plat: GPT-2005.
This plat has been calculated for closure and is found to be accurate within one foot in 100,000± feet.
By (name): Stacy C Carroll, RLS Registered Georgia Land Surveyor No. 2729
Address: 2410 Hog Mountain Rd. Suite #03, Watkinsville, GA. 30677 Telephone Number: 706-613-8900
Surveyor's Signature: [Signature] Date: 6-11-14



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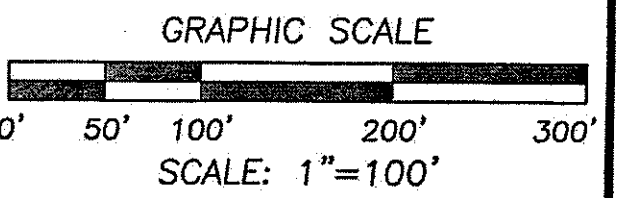
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DATE PREPARED:
10-10-14
PROJECT #:
05-054-04

LSF# 1010

REVISIONS	DATE
REVISED PER OC	2-5-15



SHEET #
4
4

RECORD NORTH
(PB 36, Pg 29)

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 taxes or other assessments now due on this land have been paid. The undersigned, in person or through a duly authorized agent, certifies that he or she is the fee simple owner of the land shown on this plat; that the plat and the public improvements contained therein or associated therewith meet all applicable requirements and standards of the Oconee County Unified Development Code; and by separated deed or agreements dedicates to the use of the public forever all streets, parks, easements and public grounds shown thereon for the purposes thereof expressed.
Owner's name: Matt Richardson Owner's Address: 1100 Summit Dr
Owner's Signature: [Signature] Date: 2/24/15

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 plans for private water supplies in the subdivision plat attached hereto meet the requirements of the Oconee County Utility Department.
[Signature] Date 2/24/15
Utility Department Director

HEALTH DEPARTMENT CERTIFICATION
The lots shown have been reviewed by the Oconee County Health Department as noted on each lot of the plat and plat legend. The 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 construction permit.
By: [Signature] Title: E.H.S.T.V.
Date: 2/24/15

HEALTH DEPARTMENT NOTES
2BR - "POSSIBLE 2BR HOUSE" - THIS LOT MAY ONLY ACCOMMODATE A 2-BEDROOM HOUSE.
3BR - "POSSIBLE 3BR HOUSE" - THIS LOT MAY ONLY ACCOMMODATE A 3-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 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.
HPLE - "HIGH PERC. EXTRA LINE" - SOILS ON THIS LOT HAVE HIGHER THAN AVERAGE PERCOLATION RATE AND WILL REQUIRE EXTRA DRAINLINE.
LEVEL IV - "LEVEL IV SOIL REPORT" - A LEVEL IV SOIL REPORT HAS BEEN PERFORMED AND IS OVERLAID ON THIS LOT.
L4N - "LEVEL IV SOIL REPORT NEEDED" - A LEVEL IV SOIL REPORT WILL BE NEEDED PRIOR TO ISSUANCE OF A SEPTIC PERMIT FOR THIS LOT.
NRD - "NO REDUCED DRAINFIELD" - SOIL CONDITIONS AND RECOMMENDATIONS GIVEN ON 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.
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 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.
EPD STATEMENTS:
1. NO PORTION OF THIS SUBDIVISION LIES IN A GROUNDWATER RECHARGE AREA, PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.02. ACCORDING TO HYDROLOGY MAP PUBLISHED BY OCONEE COUNTY. (OR DEFINED AS LOW, MEDIUM OR HIGH SUSCEPTIBILITY.)
2. 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 391-3-16.01. (OR A REQUIRED 150 FOOT BUFFER IS SHOWN IF WITHIN 7 MILE RADIUS OR A 75 FOOT BUFFER IF GREATER THAN 7 MILE RADIUS.)

COURSE	BEARING	DISTANCE	CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
L1	S40°32'00"E	41.80'	C1	88.17'	325.00'	87.90'	N68°40'07"W
L2	S61°45'06"E	44.00'	C2	101.59'	325.00'	101.17'	N85°23'42"W
L3	S37°35'21"E	28.03'	C3	15.12'	15.00'	14.49'	N24°32'05"E
L4	S45°42'18"E	37.89'	C4	178.99'	60.00'	119.82'	N32°02'35"W
L5	S37°32'48"E	114.17'	C5	130.50'	60.00'	106.25'	N00°11'17"E
L6	S52°53'05"E	26.77'	C6	15.12'	15.00'	14.49'	N33°14'04"W
L7	S25°19'52"E	31.98'	C7	153.51'	525.00'	152.96'	N12°43'35"W
L8	S35°13'55"E	21.61'	C8	85.31'	525.00'	85.21'	N25°45'28"W
L9	S48°31'54"E	21.09'	C9	116.28'	325.00'	115.66'	N40°39'47"W
L10	S85°02'48"E	35.29'	C10	3.05'	325.00'	3.05'	N51°10'53"W
L11	S23°25'37"E	28.69'	C11	72.97'	325.00'	72.82'	N57°52'56"W
L12	S39°40'24"E	32.36'	C12	107.35'	325.00'	106.86'	N73°46'36"W
L13	S89°29'14"E	38.78'	C13	101.56'	325.00'	101.14'	S87°48'33"W
L14	S66°34'10"E	25.89'	C14	101.43'	325.00'	101.02'	S69°55'00"W
L15	S73°53'02"E	36.44'	C15	55.70'	325.00'	55.64'	S56°03'56"W
L16	S57°04'12"E	22.47'	C16	34.20'	325.00'	34.19'	S48°08'26"W
L17	N84°46'59"E	30.48'	C17	101.20'	325.00'	100.80'	S36°12'16"W
L18	S66°46'25"E	137.83'	C18	101.62'	325.00'	101.21'	S18°19'33"W
L19	S83°46'22"E	19.28'	C19	101.62'	325.00'	101.21'	S00°24'38"W
L20	S56°12'51"E	20.52'	C20	6.43'	325.00'	6.42'	S09°06'48"E
L21	S87°34'46"E	53.32'	C21	30.67'	475.00'	30.67'	N11°31'46"W
L22	S14°44'36"E	17.25'	C22	189.23'	475.00'	187.98'	N24°47'31"W
L23	S69°22'21"E	23.74'	C23	113.56'	475.00'	113.29'	N43°03'13"W
L24	N83°24'40"E	36.24'	C24	89.62'	475.00'	89.49'	S55°18'29"E
L25	S74°52'12"E	28.60'	C25	160.56'	275.00'	158.29'	N77°37'24"W
L26	S39°46'00"E	37.06'	C26	187.46'	425.00'	185.94'	N48°15'40"W
L27	S70°43'22"E	46.38'	C27	192.46'	425.00'	190.82'	N22°39'09"W
L28	S70°43'22"E	50.74'	C28	124.44'	275.00'	123.38'	N03°17'03"E
L29	S70°43'22"E	48.04'	C29	167.54'	275.00'	164.97'	N33°42'06"E
L30	N73°20'37"E	15.88'	C30	147.00'	275.00'	145.26'	N66°28'10"E
L31	S57°47'35"E	43.26'	C31	224.46'	275.00'	218.28'	S74°49'59"E
L32	S70°19'07"E	34.92'	C32	100.97'	275.00'	100.40'	S40°55'53"E
L33	S74°34'01"E	20.64'	C33	216.07'	475.00'	214.21'	S17°22'53"E
L34	S33°37'43"E	17.08'					
L35	S75°23'46"E	37.79'					
L36	S46°06'17"E	26.27'					
L37	S53°46'05"E	27.75'					
L38	S74°06'10"W	14.14'					
L39	S85°39'01"W	62.33'					
L40	N49°20'59"W	14.14'					
L41	N04°20'59"W	76.51'					
L42	N04°20'59"W	1.79'					
L43	N04°20'59"W	8.06'					
L44	N30°24'46"W	85.68'					
L45	N30°24'46"W	32.98'					
L46	N51°27'00"W	81.41'					
L47	S51°09'20"W	63.46'					
L48	S51°09'20"W	100.09'					
L49	S09°40'47"E	94.45'					
L50	S09°40'47"E	101.00'					
L51	S09°40'47"E	158.71'					
L53	S15°53'24"E	14.14'					
L54	N40°39'01"E	14.14'					
L55	N85°39'01"E	62.33'					
L56	S60°53'50"E	19.78'					
L57	S60°53'50"E	27.40'					
L58	S09°40'47"E	36.64'					
L59	S09°40'47"E	115.00'					
L60	S09°40'47"E	118.00'					
L61	S09°40'47"E	84.53'					
L62	S51°09'20"W	95.68'					
L63	S51°09'20"W	67.87'					
L64	N51°27'00"W	53.08'					
L65	N51°27'00"W	28.32'					
L66	N30°24'46"W	76.89'					
L67	N30°24'46"W	123.40'					
L68	N30°24'46"W	110.14'					
L69	N30°24'46"W	1.35'					
L70	N04°20'59"W	23.83'					
L71	N04°20'59"W	112.57'					
L72	N04°20'59"W	112.65'					
L73	N50°26'24"W	7.53'					
L74	N50°36'45"W	71.16'					

NOTES PER OCONEE COUNTY ENVIRONMENTAL HEALTH:
1. THESE COMMENTS ARE BASED ON A TYPICAL 3 TO 4 BEDROOM HOME WITH BASIC APPURTENANCES. LARGER HOMES MAY REQUIRE ADDITIONAL INFORMATION.
2. SLAB HOMES MAY REQUIRE ADDITIONAL INFORMATION AND/OR LARGER LOT SIZE.
3. HOUSE PLANS THAT REQUIRE EXTENSIVE GRADING WILL REQUIRE A SITE PLAN.
4. OCONEE COUNTY PUBLIC WORKS (OCPW) HAS GIVEN APPROVAL FOR CROSSING THE 30' DRAINAGE EASEMENT(D.E.) ON LOT# 38 WITH A SOLID 4" PVC PIPE, GRAVITY OR FORCED LINE, AS REQUIRED FOR THE SEPTIC DRAINFIELD PIPING. THIS PIPING, MUST BE SLEEVED WITHIN A 6" DIA. PVC PIPE WITHIN THE DRAINAGE EASEMENT. WRITTEN NOTICE WILL BE REQUIRED TO BE PROVIDED TO OCPW FOR PIPE INSTALLATION WITHIN THE D.E. THE NOTICE SHALL INCLUDE A DRAWING SHOWING THE LOCATION OF THE CROSSING LINE, MATERIALS & INSTALLED DEPTH. IN THE EVENT THESE LINES WERE DAMAGED DURING MAINTENANCE ACTIVITIES CONDUCTED BY OCPW THE OWNER OF THE PROPERTY WILL BE RESPONSIBLE FOR REPAIRS OR REPLACEMENT OF ANY DAMAGED PIPES OR LINES.

DESIGN AND CONSTRUCTION CERTIFICATE
I hereby certify that all improvements have been designed and constructed in strict accordance with the approved Development Construction Plans, prepared by me or under my supervision, in full compliance with the Unified Development Code of Oconee County, Georgia, latest edition, and any amendments thereto and/or usual and customary professional practice.
By (name): ABE ABUJAMDA Professional Registration No. 23652
Designer's Signature: [Signature] P.E. R.L.S. L.A. (Check)
Note: The Design and Construction Certification must be completed by the Design Professional of Record.

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION
All requirements of the Oconee County Unified Development Code having been represented as being fulfilled by this plat [and the related as-built data approved on 2/25/15], this plat is approved subject to all dedications of land to the public shown thereon being accepted by the Oconee County Board of Commissioners. All of the conditions of approval having been completed, this plat is approved for recordation by the Clerk of the Superior Court of Oconee County, Georgia, subject to maintenance and guarantee under the requirements of the Development Code.
[This approval recognizes the receipt of performance surety by Oconee County in the amount of \$5,346 to assure the completion of all remaining improvements appurtenant to this subdivision.]
[Signature] Date 2/25/15
Planning Director

BUILDING SETBACKS:
30' FRONT
15' SIDE
40' REAR
(BASED ON AR-1 ZONING STANDARDS)