

FILED  
10:00 AM  
04/03/2001  
OCONEE COUNTY SUPERIOR COURT

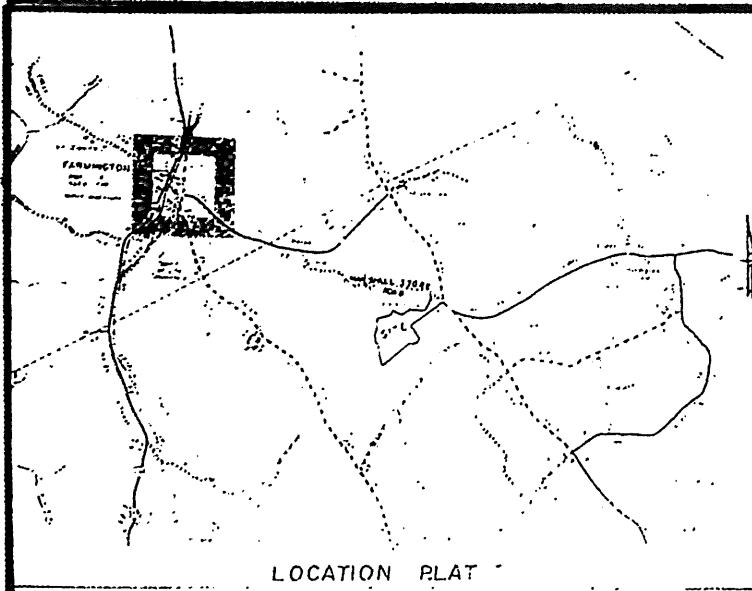
ANGELA ELDER-JOHNSON  
CLERK

BK 32 PG 165

**NOTES**

**GENERAL NOTES:**

- The property is zoned A-1.
- The proposed use is single family residential.
- The total tract contains 133.118 Acres.
- It is proposed to divide the property into two tracts.
- (a) Tract "A" contains 68.072 Acres with a single family home.
- (b) Tract "B" contains 65.046 Acres.
- The property does not lie within a flood zone.
- A portion of the property along Grandwater Creek does lie within a Flood Hazard Zone as shown on Oconee County Community Panel No. 13483-00798 dated July 17, 1980.
- A portion of the property lies above the Oconee County Community Panel No. 13487-00798 dated April 17, 1980. It does not lie within a Flood Hazard Zone.
- Water service shall be from wells.
- There is no proposed well to be drilled on this tract.
- The owner is:  
Wayne Carson Tract "A"  
1170 Dry Drive  
Wayne, Georgia 30682  
PH:(706) 502-3448
- Wayne Carson Tract "B"  
1110 Dornham Road  
Wayne, Georgia 30687  
PH:(706) 786-8603



Exempt under the provisions of section 104.2 of the Land Subdivision Regulations of Oconee County, Georgia.  
Date: 27 2001

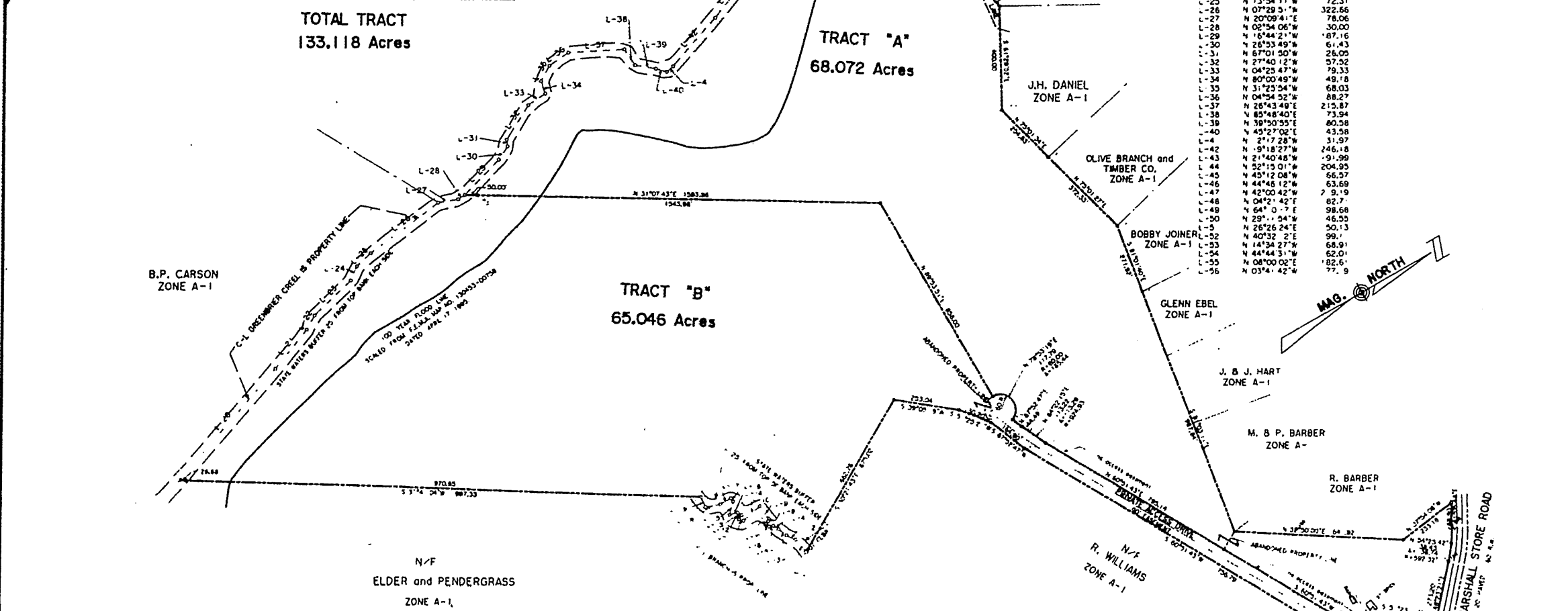
THIS PLAT SERVES TO RECOMBINE PORTIONS OF EXISTING TAX PARCELS AND DOES NOT CREATE A NEW LOT OR TAX PARCEL.

Oconee County Planning Department  
"AUTHORIZED FOR RECORDING"  
By: *Wayne Carson*  
Wayne Carson  
Planning Director

U.S.D.A. FSA ZONE A-1

FILED IN OFFICE  
CLERK OF SUPERIOR COURT  
OCONEE COUNTY, GEORGIA  
01 APR -3 AM 10:00  
REC. BOOK 32 PAGE 165  
DATE 4/3/01

COURSE	BEARING	DISTANCE
L-1	S 79°06'16"W	62.74
L-2	S 04°25'13"W	38.84
L-3	S 67°51'06"W	38.92
L-4	S 62°48'04"W	24.78
L-5	S 19°23'35"W	13.59
L-6	S 89°38'22"W	16.79
L-7	N 18°45'33"W	12.87
L-8	N 45°14'04"W	10.15
L-9	S 83°03'34"W	60.20
L-10	S 12°11'34"E	83.52
L-11	S 47°53'21"W	18.58
L-12	N 25°42'03"W	9.25
L-13	S 62°07'04"W	18.63
L-14	S 13°44'38"W	31.89
L-15	N 45°30'04"W	53.14
L-16	S 86°22'31"W	15.16
L-17	S 00°12'56"E	48.48
L-18	S 18°58'05"W	36.55
L-19	N 85°11'47"W	43.78
L-20	N 19°28'26"W	267.46
L-21	N 21°10'53"W	191.28
L-22	N 32°06'34"W	61.75
L-23	N 14°11'15"W	93.44
L-24	N 36°46'47"W	60.23
L-25	N 13°54'11"W	72.31
L-26	N 07°29'51"W	322.66
L-27	N 20°09'41"E	78.06
L-28	N 02°54'06"W	30.00
L-29	N 16°44'21"W	87.16
L-30	N 26°53'49"W	61.43
L-31	N 67°01'50"W	26.05
L-32	N 27°40'12"W	57.52
L-33	N 04°25'47"W	79.33
L-34	N 80°00'49"W	49.18
L-35	N 31°25'54"W	68.03
L-36	N 04°54'52"W	88.27
L-37	N 26°43'49"E	215.87
L-38	N 85°48'40"E	73.54
L-39	N 39°50'55"E	80.58
L-40	N 45°27'02"E	43.58
L-41	N 2°17'28"W	31.97
L-42	N 5°18'27"W	246.18
L-43	N 21°40'48"W	91.99
L-44	N 52°15'01"W	204.95
L-45	N 45°12'08"W	66.57
L-46	N 44°48'12"W	63.69
L-47	N 42°00'42"W	7.91
L-48	N 04°21'42"E	82.71
L-49	N 64°01'07"E	98.68
L-50	N 29°11'54"W	46.55
L-51	N 26°26'24"E	50.13
L-52	N 40°32'22"E	99.11
L-53	N 14°34'27"W	68.91
L-54	N 44°44'31"W	62.01
L-55	N 08°00'02"E	182.61
L-56	N 03°41'42"W	77.91



"OWNER'S CERTIFICATION" State of Georgia, County of Oconee

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, that all state and county taxes or other assessments now due on this land have been paid.

Agent: *Chris Saye* Date: 3/26/01  
Owner: *Wayne Carson* Date: 3/26/01

"SURVEYOR'S CERTIFICATION"

I hereby certify that this plat and accompanying map was prepared from an actual survey of the property by me or under my supervision and that the boundaries shown hereon actually exist or are marked as 'future' and their location, size, type and material are correctly shown.

By: *J.R. Holland* State and Survey Registration No. 1287

REV. DATE	DESCRIPTION
2/22/01	REV. FROM THREE TRACTS TO TWO TRACTS
1/6/01	TO ADDRESS COMMENTS

REVISIONS



**CHRIS SAYE AND WAYNE CARSON**  
261 G.M. D.  
OCONEE COUNTY, GEORGIA

ADMINISTRATIVE RECOMBINATION PLAT

**LANDMARK ENGINEERING CORPORATION**

J. R. HOLLAND  
P.E. H4490 R.L.S. H1087

472 NEWTON BRIDGE ROAD  
ATHENS, GA 30607  
PH:(706)246-6622 FAX:(706)360-1724  
DRAWN BY: J.R.H.  
CHKD. BY: J.R.H.  
ISSUE DATE: 7-30-99  
JOB NO. C-44928 SHEET NO.