

FINAL PLAT FOR: THE PENINSULA AT JACKSON LAKE JASPER COUNTY, GEORGIA

FOR CLERK'S OFFICE USE

Owner / Developer
Primary Permittee:
 Peninsula at Jackson, LLC
 P.O. Box 661
 Murphy, North Carolina 28906
 Phone (828) 527-2080
24 Hour Contact Person:
 John Snow
 Phone: (828) 527-2080

OWNER'S CERTIFICATION:
 STATE OF GEORGIA, COUNTY OF JASPER
 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, CITY, AND COUNTY
 TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE
 BEEN PAID IN FULL.

BY: _____ DATE: _____
 JOHN SNOW
 PENINSULA AT JACKSON, LLC.

WATER LINE DEDICATION CERTIFICATION:
 STATE OF GEORGIA, COUNTY OF JASPER
 THE WATERLINE EASEMENTS ARE DEDICATED TO THE JASPER
 COUNTY WATER AUTHORITY.

BY: _____ DATE: _____
 JOHN SNOW
 PENINSULA AT JACKSON, LLC.

WATER AUTHORITY CERTIFICATION:
 THE CONSTRUCTION OF THE WATER SYSTEM FOR THIS
 SUBDIVISION HAS BEEN COMPLETED AND IS ELIGIBLE FOR
 ACCEPTANCE BY THE AUTHORITY.

BY: _____ DATE: _____
 JASPER COUNTY WATER AUTHORITY

HEALTH DEPARTMENT CERTIFICATION:
 THIS FINAL PLAT HAS BEEN APPROVED BY THE JASPER COUNTY
 HEALTH DEPARTMENT WITH THE CONDITIONS OF THE NOTES ON
 THIS PAGE.

BY: _____ DATE: _____
 DAVID MERCER
 JASPER COUNTY HEALTH DEPARTMENT

SURVEYOR'S CERTIFICATION:
 AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. 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.
 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. 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 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.

BY: _____ DATE: _____
 ROBERT O. JORDAN, RLS 2902

SURVEY NOTES:
 SUBJECT PROPERTY INFORMATION:
 CURRENT OWNER: PENINSULA AT JACKSON, LLC.
 DEED RECORD: D.B. 968, p. 233-236
 PLAT RECORD: P.B. 114, p. 827
 TAX RECORD: TAX PARCEL #025C 082

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO
 BE ACCURATE WITHIN ONE FOOT IN 754,068 FEET.
 FIELD DATA WAS COLLECTED USING A TOPCON GPT2003W
 ELECTRONIC TOTAL STATION, A LEICA TS12 ROBOTIC TOTAL
 STATION AND A JAVAD TRIUMPH-L5 DUAL-FREQUENCY RTK GLOBAL
 POSITIONING SYSTEM RECEIVER REFERENCE THE eGPS
 STATEWIDE NETWORK AND HAVING A RELATIVE POSITIONAL
 ACCURACY OF LESS THAN 0.04 FEET.
 FIELD SURVEY COMPLETED IN FEBRUARY 2019.

PORTIONS OF THE PROPERTY SHOWN HEREON ARE LOCATED
 WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL
 EMERGENCY MANAGEMENT AGENCY MAP PANEL 13159C 0125D
 FOR JASPER COUNTY, GEORGIA DATED 06/07/2017.

EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT
 SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED.

COORDINATES DEPICTED HEREON REFERENCE THE GEORGIA STATE
 PLANE SYSTEM, WEST ZONE, NAD83(2011), IN US FEET. VERTICAL
 INFORMATION PROVIDED HEREON REFERENCE NAVD83 IN FEET.

A 25-FOOT UNDISTURBED BUFFER IS ESTABLISHED BY THE STATE OF
 GEORGIA FROM THE TOP OF CREEK BANKS ON BOTH SIDES OF
 CREEKS FOR EROSION CONTROL PURPOSES.

PROJECT DEVELOPMENT NOTES:
 CURRENT ZONING CLASSIFICATION FOR THIS SIGHT IS SINGLE-FAMILY
 RESIDENTIAL (R-1) (0.7 AC MIN) AND RESIDENTIAL LAKE LOW-DENSITY
 RESIDENTIAL/RECREATION (RL-3) (1 AC MIN).
 TOTAL PROJECT AREA: 214.45 ACRES
 TOTAL LOTS: 114 LOTS
 MINIMUM DWELLING SQUARE FOOTAGE 1,800 SQ FT
 SINGLE-FAMILY RESIDENTIAL (R-1): 37 LOTS
 MINIMUM LOT WIDTH: 100 FT
 MINIMUM ROAD FRONTAGE: 100 FT
 MINIMUM CUL-DE-SAC FRONTAGE: 60 FT
 MINIMUM FRONT YARD SETBACK: 30 FT
 MINIMUM SIDE YARD SETBACK: 30 FT

RESIDENTIAL LAKE LOW-DENSITY RESIDENTIAL/RECREATION (RL-3): 77 LOTS
 MINIMUM LOT WIDTH: 100 FT
 MINIMUM ROAD FRONTAGE: 100 FT
 MINIMUM CUL-DE-SAC FRONTAGE: 60 FT
 MINIMUM FRONT YARD SETBACK: 30 FT
 MINIMUM SIDE YARD SETBACK: 30 FT
 REAR YARDS THAT ADJOIN JACKSON LAKE WILL BE MEASURED FROM GEORGIA
 POWER EASEMENT: 530 FEET SEA LEVEL PLUS 30 FEET OR 525 FEET SEA LEVEL
 PLUS 50 FEET AS SHOWN ON SURVEY.

CONTOURS SHOWN HEREON WERE GENERATED BY METRO ENGINEERING &
 SURVEYING USING PHOTOGRAMMETRY & REMOTE SENSING LIDAR. THE
 CONTOUR INTERVAL IS 2 FEET.
 DESIGN STREET WIDTH IS 22 FEET (EDGE OF PAVEMENT TO EDGE OF PAVEMENT).
 EDGE OF PAVEMENT & WATER MAIN LOCATIONS SHOWN HEREON ARE FROM
 DESIGN DATA. NO ASBUILT INFORMATION IS DEPICTED.

ALL PRIVATE RIGHTS-OF-WAY ARE FOR THE INSTALLATION & MAINTENANCE OF
 THE ROADS & ALL PUBLIC UTILITIES SERVICING THE LOTS. WITHIN THE ROAD
 RIGHT-OF-WAY THE PENINSULA AT JACKSON, LLC, ASSIGNED DECLARANT OR
 PENINSULA AT JACKSON LAKE POA, INC HAS THE RIGHT TO APPROVE
 EASEMENTS FOR UTILITIES AND INSTALL UTILITIES THAT WILL SERVE THE LOT
 OWNERS OR COMMON AREAS. THE APPROVAL OF EASEMENT DOES NOT
 REQUIRE THE APPROVAL OF INDIVIDUAL LOT OWNERS.

THE ROAD RIGHTS-OF-WAY SHOWN ON THIS PLAT SHALL BE PRIVATE RIGHTS
 NOT OWNED, MAINTAINED OR SUPERVISED BY THE COUNTY, AND WERE NOT
 CONSTRUCTED PURSUANT TO ANY PLAN FOR FUTURE ACCEPTANCE BY THE
 COUNTY.

ROAD RIGHTS-OF-WAY SHOWN UPON THE PLAT SHALL NOT BE ACCEPTED FOR
 MAINTENANCE BY THE COUNTY AT ANY TIME IN THE FUTURE UNLESS
 CONSTRUCTED IN ACCORDANCE WITH ALL ADOPTED COUNTY REGULATIONS.
 SHOULD THE COUNTY EVER DECIDE TO TAKE RESPONSIBILITY FOR THE ROADS,
 THE DEVELOPER OR RESIDENTS MUST BRING THE ROADS UP TO CURRENT
 COUNTY STANDARDS.

ROAD LENGTHS AS FOLLOWS:

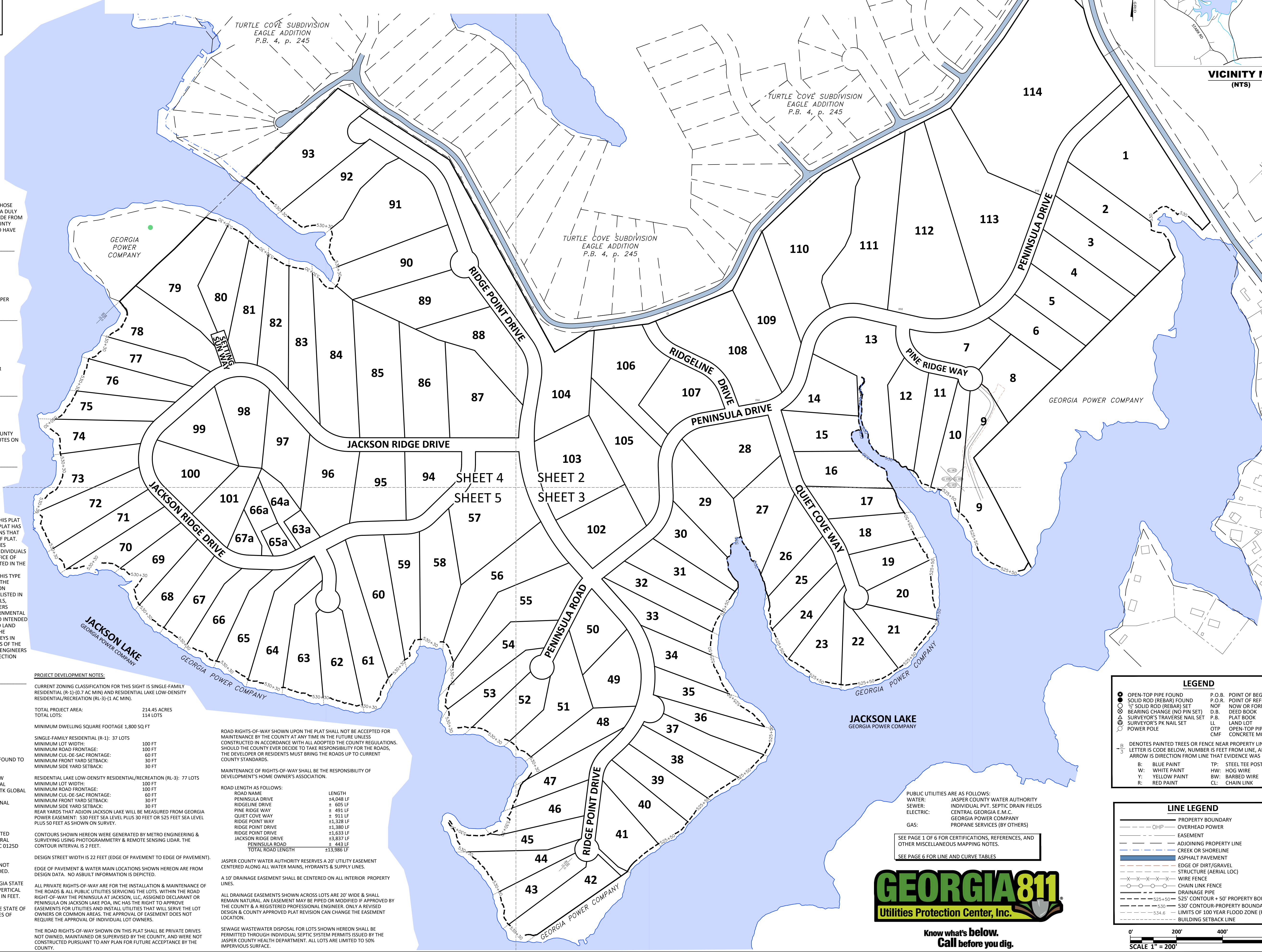
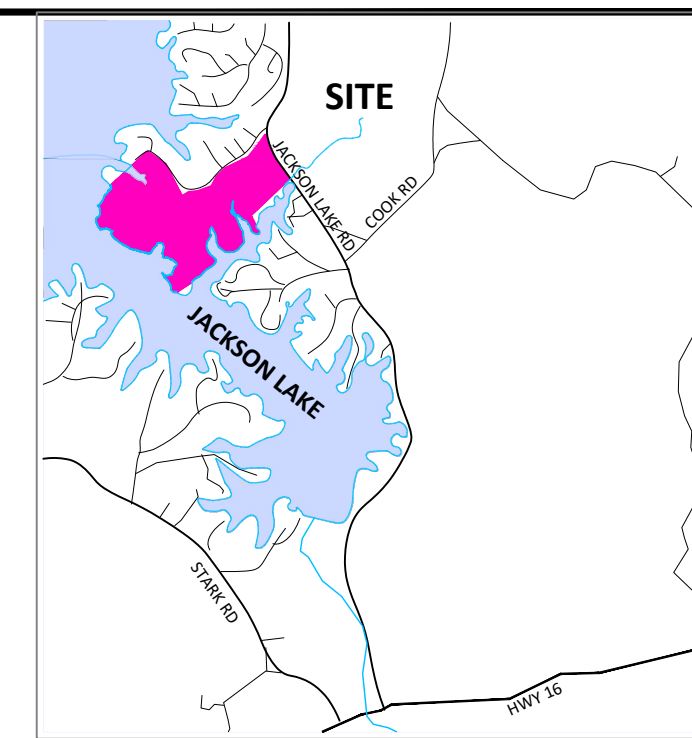
ROAD NAME	LENGTH
PENINSULA DRIVE	4,048 LF
RIDGELINE DRIVE	± 605 LF
PINE RIDGE WAY	± 491 LF
QUIET COVE WAY	± 911 LF
RIDGE POINT WAY	11,328 LF
RIDGE POINT DRIVE	11,380 LF
RIDGE POINT DRIVE	11,633 LF
JACKSON RIDGE DRIVE	± 8,877 LF
PENINSULA ROAD	± 463 LF
TOTAL ROAD LENGTH	213,986 LF

JASPER COUNTY WATER AUTHORITY RESERVES A 20' UTILITY EASEMENT
 CENTERED ALONG ALL WATER MAINS, HYDRANTS & SUPPLY LINES.

A 10' DRAINAGE EASEMENT SHALL BE CENTERED ON ALL INTERIOR PROPERTY
 LINES.

ALL DRAINAGE EASEMENTS SHOWN ACROSS LOTS ARE 20' WIDE & SHALL
 REMAIN NATURAL. AN EASEMENT MAY BE PIPED OR MODIFIED IF APPROVED BY
 THE COUNTY & A REGISTERED PROFESSIONAL ENGINEER. ONLY A REVISED
 DESIGN & COUNTY APPROVED PLAT REVISION CAN CHANGE THE EASEMENT
 LOCATION.

SEWAGE WASTEWATER DISPOSAL FOR LOTS SHOWN HEREON SHALL BE
 PERMITTED THROUGH INDIVIDUAL SEPTIC SYSTEM PERMITS ISSUED BY THE
 JASPER COUNTY HEALTH DEPARTMENT. ALL LOTS ARE LIMITED TO 50%
 IMPERVIOUS SURFACE.



LEGEND

○	OPEN-TOP PIPE FOUND	P.O.B.	POINT OF BEGINNING
●	SOLID ROD (REBAR) FOUND	P.O.R.	POINT OF REFERENCE
○	3" SOLID ROD (REBAR) SET	NCF	NOW OR FORMERLY
○	BEARING CHANGE (NO PIN SET)	D.B.	DEED BOOK
○	SURVEYOR'S TRAVERSE NAIL SET	P.B.	PLAT BOOK
○	SURVEYOR'S PK NAIL SET	LL	LAND LOT
○	POWER POLE	OTF	OPEN-TOP PIPE
		CMF	CONCRETE MON. FD

1 - DENOTES PAINTED TREES OR FENCE NEAR PROPERTY LINE.
 2 - LETTER IS CODE BELOW, NUMBER IS FEET FROM LINE, AND
 3 - ARROW IS DIRECTION FROM LINE THAT EVIDENCE WAS FOUND.

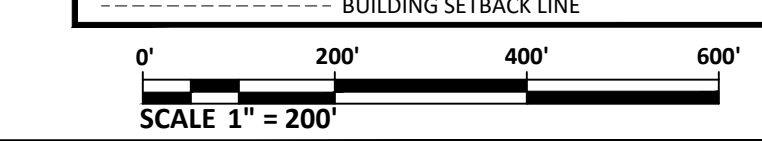
B: BLUE PAINT TP: STEEL TEE POST
 W: WHITE PAINT HW: HOG WIRE
 Y: YELLOW PAINT BW: BARBED WIRE
 R: RED PAINT CL: CHAIN LINE

LINE LEGEND

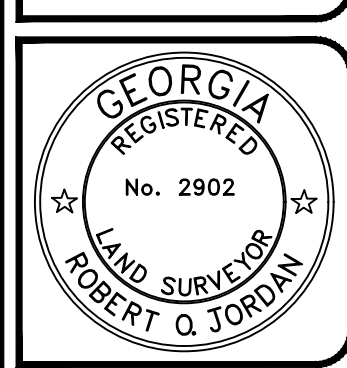
---	PROPERTY BOUNDARY
---	OVERHEAD POWER
---	EASEMENT
---	ADJOINING PROPERTY LINE
---	CREEK OR SHORELINE
---	ASPHALT PAVEMENT
---	EDGE OF DIRT/GRAVEL STRUCTURE (AERIAL LOC)
---	WIRE FENCE
---	CHAIN LINK FENCE
---	DRAINAGE PIPE
---	525 ± 50' - 525' CONTOUR + 50' PROPERTY BOUNDARY
---	530' CONTOUR - PROPERTY BOUNDARY
---	LIMITS OF 100 YEAR FLOOD ZONE (FEMA)
---	BUILDING SETBACK LINE

PUBLIC UTILITIES ARE AS FOLLOWS:
 WATER: JASPER COUNTY WATER AUTHORITY
 SEWER: INDIVIDUAL PVT. SEPTIC DRAIN FIELDS
 ELECTRIC: CENTRAL GEORGIA E.M.C.
 GAS: GEORGIA POWER COMPANY
 PROPANE SERVICES (BY OTHERS)

SEE PAGE 1 OF 6 FOR CERTIFICATIONS, REFERENCES, AND
 OTHER MISCELLANEOUS MAPPING NOTES.
 SEE PAGE 6 FOR LINE AND CURVE TABLES



JORDAN ENGINEERING
 144 N. WARREN ST. MONTICELLO, GA. 31064
 TELEPHONE: (706) 486-8899
 Land Planning & Surveying & Soils Classification



FINAL PLAT
The Peninsula at Jackson Lake
 Land Lots 183, 184, 193, 194 & 195,
 District 18, Georgia Militia District 296
 Jasper County, Georgia

The Peninsula at Jackson Lake
 A Residential Subdivision
 Jasper County, Georgia

Rev	Revision Description	Date
0	Initial Issue	02/08/2018
1	Revised lots to reflect minimum 100' width	07/13/2018
2	Revised lot coverage, road & lake frontage, utilities	09/01/2018
3	Septic lot revs; renumber lots; remove boat storage	05/23/2018
4	Revised lots and Final Plat	07/02/2018
5	Revised lots along Eagle Drive	07/30/2018
6	Final Submittal	04/16/2019

Sheet No.
1/6