

Owner / Developer  
 Primary Permittee:  
**Wade Homes, Inc.**  
 491 N. Bethany Rd  
 McDonough, GA 30252  
 24 Hour Contact Person:  
**Wade Crawford**  
 Phone: (770) 351-7260

FINAL PLAT FOR  
**LAKEVIEW ESTATES**  
 Phase 2  
**LAND LOT 191, DISTRICT 18**  
**GEORGIA MILITIA DISTRICT 296**  
**JASPER COUNTY, GEORGIA**

NOF  
 031A 035  
 GEORGIA POWER COMPANY  
 D.B. 610, p. 80  
 P.B. 11, p. 371  
 GPC DWG NO. M-199  
 Zoned R1

NOF  
 026 001  
 GLENDA C. PEAKE  
 D.B. 549, p. 204  
 P.B. 9, p. 66  
 Zoned AG

**SUBJECT PROPERTY INFORMATION:**

FOR CLERK'S OFFICE USE  
 CURRENT OWNER: WADE HOMES, INC.  
 DEED RECORD: D.B. 974, p. 289  
 PLAT RECORD: P.B. 11, p. 26; P.B. 11, p. 371; P.B. 11, p. 451  
 TAX RECORD: TAX PARCEL 031A 035  
 THIS PLAT CLOSURE ACCURACY IS 1 FOOT IN 738,680 FT.  
 FIELD DATA WAS COLLECTED USING A LEICA TS12 ROBOTIC TOTAL STATION AND A JAVAD TRIUMPH S DUAL-FREQUENCY RTK GLOBAL POSITIONING SYSTEM RECEIVER REFERENCING THE eGPS STATEWIDE NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.04 FEET.  
 THE EXTERIOR BOUNDARY SURVEY WAS COMPLETED IN MARCH 2021. LOT PINS SET IN DECEMBER 2022.  
 THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 13159C 0125C FOR JASPER COUNTY, GEORGIA DATED 6/7/2017.  
 EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED.  
 HORIZONTAL: STATE PLANE, WEST ZONE, NAD83 (2011). VERTICAL DATUM: NAVD88.  
 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 R1 SINGLE-FAMILY RESIDENTIAL, WHICH HAS A MINIMUM LOT SIZE WITH PUBLIC WATER OF 0.7 ACRES. THIS LAYOUT REFLECTS JASPER COUNTY REQUIREMENT FOR GREENSPACE CONSERVATION DESIGN WITH SOME LOTS MADE SMALLER THAN THE ZONING AREA MINIMUM. A HARSHIP EXEMPTION WAS APPROVED TO ALLOW SOME SLOPES >25% TO BE INCLUDED IN BUILDABLE LOTS, HOWEVER AREAS OF SLOPE >25% WITHIN BUILDABLE LOTS ARE OVERLAIN BY A PERPETUAL NON-DISTURBANCE EASEMENT AS DEPICTED HEREON.  
 TOTAL PROJECT AREA: 21.98 ACRES  
 TOTAL LOTS: 10 LOTS  
 CURRENT ZONING CLASSIFICATION FOR THIS SIGHT IS R1, SINGLE-FAMILY RESIDENTIAL. BASED ON THE ORDINANCE IN PLACE AT THE TIME OF THE PRELIMINARY PLAT APPROVAL, THE MINIMUM LOT SIZE WITH PUBLIC WATER WAS 0.7 ACRES. THE CONSERVATION DEVELOPMENT ORDINANCE ALLOWED LOT SIZE, FRONTAGE, AND WIDTH REDUCTIONS TO HEALTH DEPARTMENT MINIMUMS FOR SOME LOTS.  
 MINIMUM DWELLING SQUARE FOOTAGE 1,800 SQ FT  
 SINGLE-FAMILY RESIDENTIAL (R-1): 10 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  
 THE LLOYD STREET RIGHT-OF-WAY SHOWN IS AN EXTENSION OF EXISTING LLOYD STREET, WHICH IS A PUBLIC COUNTY-MAINTAINED ROAD. THIS NEW SECTION SHALL BE PUBLIC AND COUNTY-MAINTAINED ALSO. ASPHALT WIDTH IS 22 FEET.  
 ROAD LENGTH AS FOLLOWS:  
 ROAD NAME LENGTH  
 LLOYD STREET 539 LF  
 TOTAL ROAD LENGTH 539 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.  
 SEWAGE WASTEWATER DISPOSAL FOR LOTS SHOWN HEREON ARE PROPOSED TO BE PERMITTED THROUGH INDIVIDUAL SEPTIC SYSTEM PERMITS ISSUED TO INDIVIDUAL BUILDERS AT THE TIME OF CONSTRUCTION BY THE JASPER COUNTY HEALTH DEPARTMENT. SOME LOTS MAY BE REQUIRED TO PROVIDE SEPTIC SITE PLANS IF REQUESTED BY THE HEALTH DEPARTMENT PRIOR TO PERMITTING. ALL LOTS ARE LIMITED TO 50% IMPERVIOUS SURFACE.  
 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: \_\_\_\_\_  
 WADE CRAWFORD, WADE HOMES, INC.  
 RIGHT-OF-WAY DEDICATION  
 STATE OF GEORGIA, COUNTY OF JASPER:  
 THE EXTENDED SECTION OF LLOYD STREET RIGHT-OF-WAY DEPICTED HEREON IS DEDICATED TO JASPER COUNTY FOR PUBLIC USE.  
 DATE: \_\_\_\_\_  
 WADE CRAWFORD, WADE HOMES, INC.  
 WATER LINE DEDICATION CERTIFICATION:  
 STATE OF GEORGIA, COUNTY OF JASPER  
 THE WATERLINE EASEMENTS ARE DEDICATED TO THE JASPER COUNTY WATER AUTHORITY.  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 WADE CRAWFORD, WADE HOMES, INC.  
 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 PRELIMINARY PLAT IS APPROVED BY THE JASPER COUNTY HEALTH DEPARTMENT PENDING FINAL APPROVAL OF THE DEVELOPMENT FINAL PLAT WITH ASSOCIATED CONDITIONS.  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DAVID MERCER  
 JASPER COUNTY HEALTH DEPARTMENT

**LINE TABLE**

Line	Direction	Length
L1	S87°29'07"E	48.86'
L2	N87°29'07"W	47.90'
L3	N38°40'00"W	60.00'

**CURVE TABLE**

Curve	Chd Brng	Chd Len	Radius	Arc
C1	N84°26'48"E	103.38'	366.86'	103.73'
C2	S63°14'12"E	20.54'	25.00'	21.16'
C3	S60°10'42"E	41.93'	58.00'	42.90'
C4	N74°04'53"E	48.20'	58.00'	49.70'
C5	N15°00'09"E	65.75'	58.00'	69.91'
C6	N43°13'26"W	46.62'	58.00'	47.98'
C7	S78°32'53"W	65.75'	58.00'	69.91'
C8	S67°53'06"W	20.23'	25.00'	20.83'
C9	N89°46'57"W	34.66'	426.82'	34.67'
C10	S86°21'55"W	22.72'	426.82'	22.73'
C11	S76°24'33"W	125.16'	426.82'	125.61'
C12	S59°33'10"W	125.08'	426.82'	125.54'

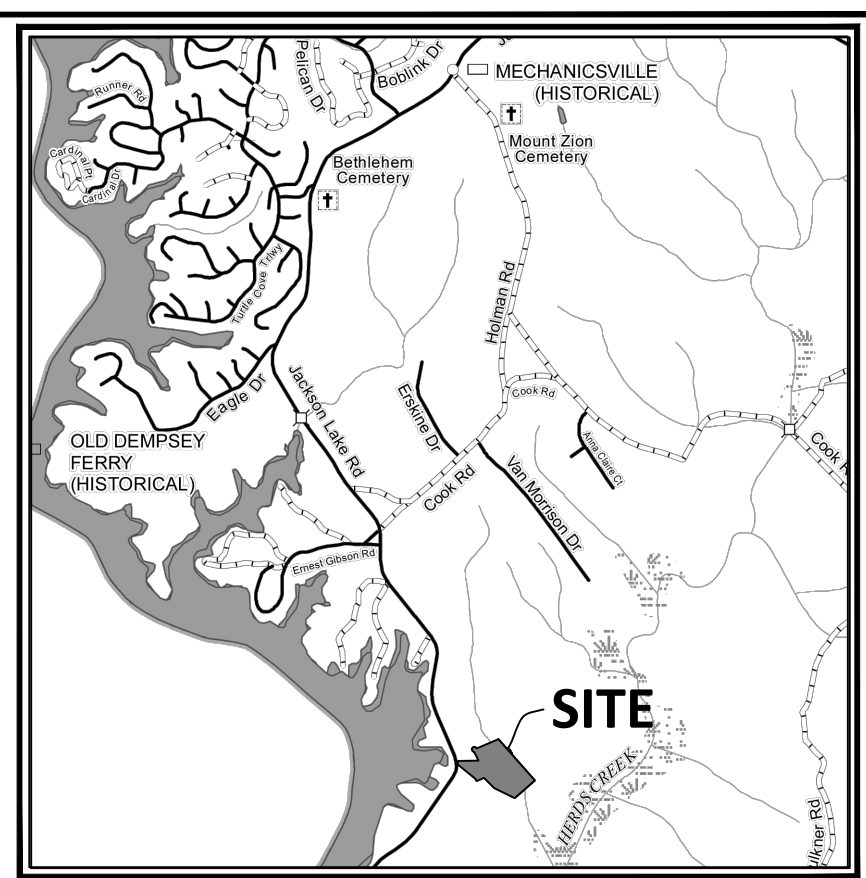
PLANNING COMMISSION CERTIFICATION OF APPROVAL:  
 STATE OF GEORGIA, COUNTY OF JASPER  
 THIS PLAT WAS APPROVED FOR RECORDING BY THE JASPER COUNTY PLANNING COMMISSION ON \_\_\_\_\_ DATE: \_\_\_\_\_

COUNTY COMMISSION CERTIFICATION OF APPROVAL:  
 STATE OF GEORGIA, COUNTY OF JASPER  
 THIS PLAT WAS APPROVED FOR RECORDING BY THE JASPER COUNTY BOARD OF COMMISSIONERS ON \_\_\_\_\_ DATE: \_\_\_\_\_

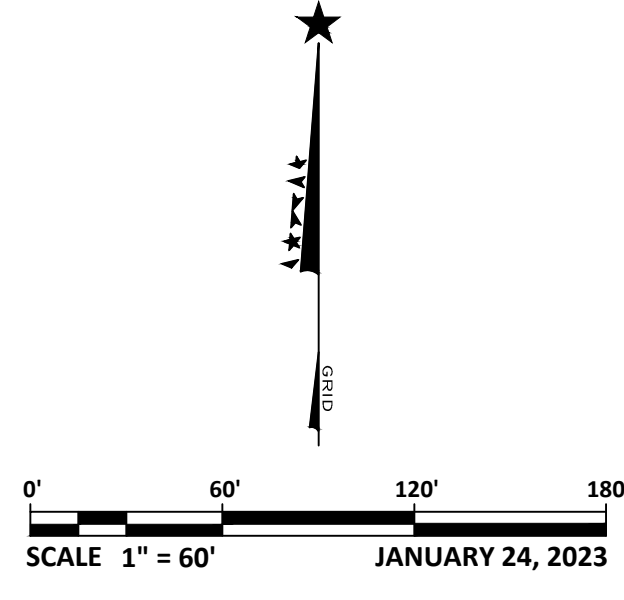
**SURVEYOR'S CERTIFICATION:**

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 ORDINANCES 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: 12/8/22  
 ROBERT O. JORDAN, RLS 2902



**VICINITY MAP**  
 N.T.S.



**LEGEND**

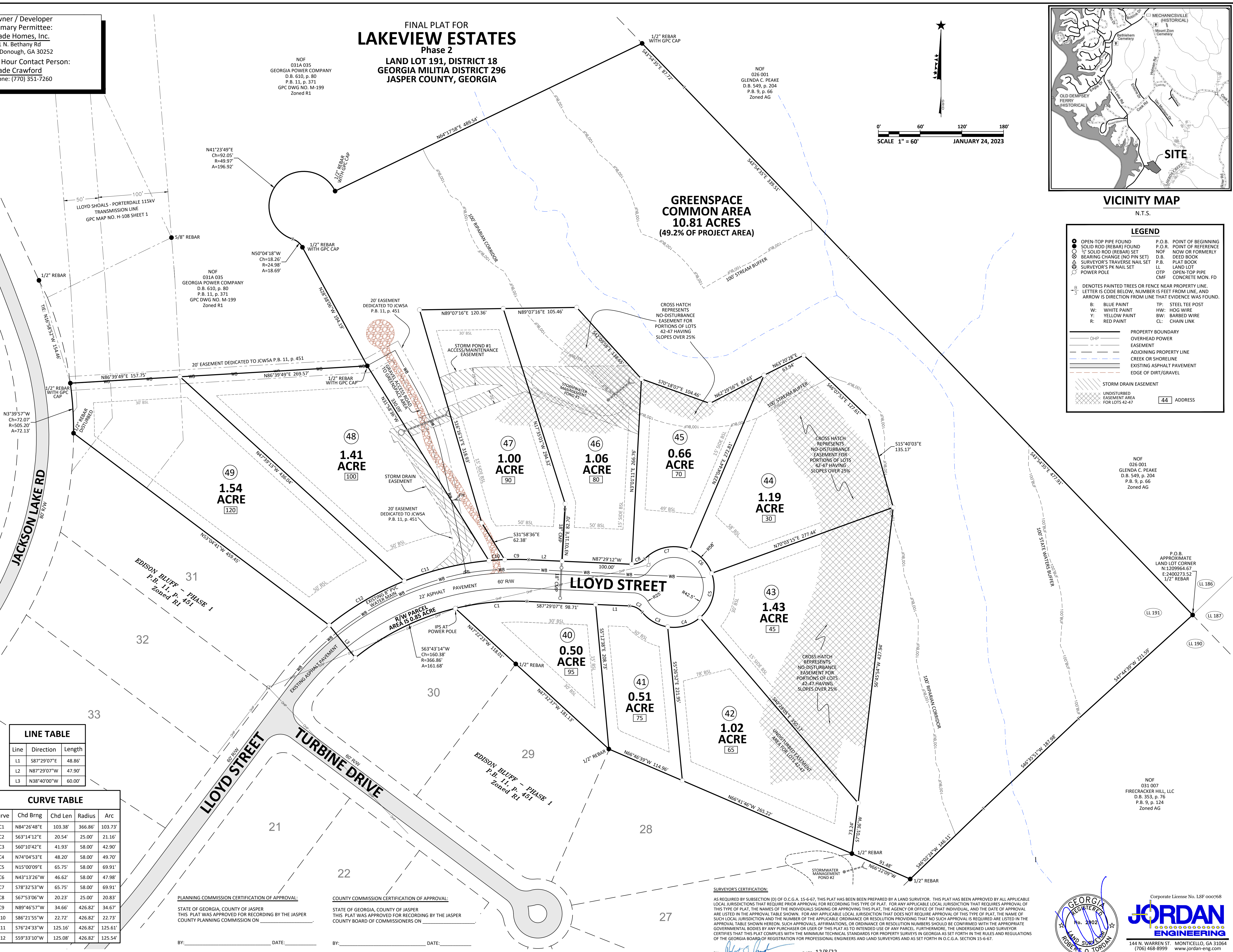
● OPEN-TOPE PIPE FOUND	P.O.B. POINT OF BEGINNING
● SOLID ROD (REBAR) FOUND	P.O.R. POINT OF REFERENCE
○ 1/2" SOLID ROD (REBAR) SET	NOF NOW OR FORMERLY
⊗ BEARING CHANGE (NO PIN SET)	D.B. DEED BOOK
⊙ SURVEYOR'S TRAVERSE NAIL SET	P.B. PLAT BOOK
⊙ SURVEYOR'S PIN NAIL SET	LL LAND LOT
○ POWER POLE	OTP OPEN-TOPE PIPE
	CMF CONCRETE MON. FD

⊕ DENOTES PAINTED TREES OR FENCE NEAR PROPERTY LINE. LETTER IS CODE BELOW, NUMBER IS FEET FROM LINE, AND 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 LINK

— PROPERTY BOUNDARY  
 — OVERHEAD POWER EASEMENT  
 — ADJOINING PROPERTY LINE  
 — CREEK OR SHORELINE  
 — EXISTING ASPHALT PAVEMENT  
 — EDGE OF DIRT/GRAVEL  
 — STORM DRAIN EASEMENT  
 — UNDISTURBED EASEMENT AREA FOR LOTS 42-47

44 ADDRESS



Corporate License No. LSF 000768  
**JORDAN**  
 ENGINEERING  
 144 N. WARREN ST. MONTICELLO, GA 31064  
 (706) 468-8999 www.jordan-eng.com  
 Engineering • Surveying • Soils • UAV Mapping