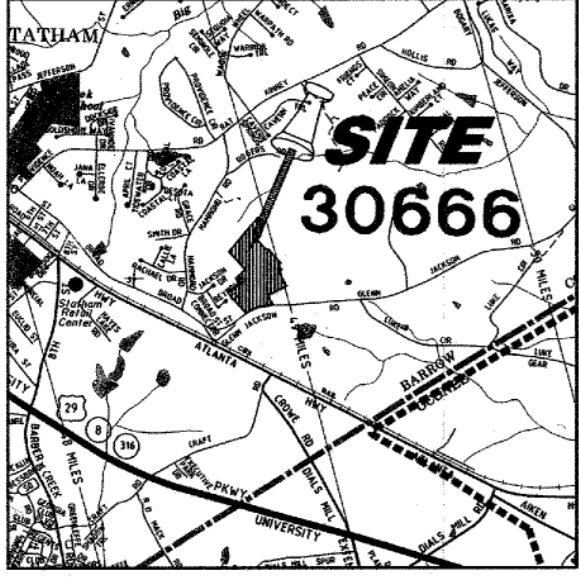


eFiled and eRecorded  
 DATE: 02/25/2021  
 TIME: 1:37 PM  
 PLAT BOOK: 65  
 PAGE: 102 - 102  
 FILING FEES: \$10.00  
 PART ID: 3182057576  
 RECORDED BY: AW  
 Janie J. Jones  
 Barrow County, GA  
 THIS BLOCK IS RESERVED FOR  
 THE CLERK OF SUPERIOR COURT



**CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION.**

All requirements of the Barrow County Unified Development Code having been represented as being fulfilled by this plat [and the related as-built surveys approved on 2-24-21], the undersigned acting under authority of the Board of Commissioners of Barrow County, Georgia, hereby approves this plat for recordation by the Clerk of the Superior Court [along with the accompanying deeds of dedication of all streets, easements and other public areas and improvements shown thereon], subject to maintenance and guarantee by the owner for one and one-half years from the date of this approval. This approval recognizes the receipt of appropriate surety by the Board of Commissioners of Barrow County in the amount of \$10,000.00 to assure the completion and maintenance of all streets and drainage facilities appurtenant to this subdivision.

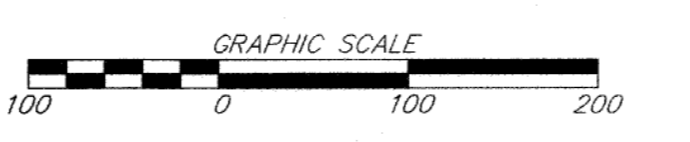
BRANDON L. PEPPERS  
 (SIGNATURE, DIRECTOR OF PLANNING)  
 DATE: 2-24-21

**OWNER/DEVELOPER:**  
 THOMAS F. LEDBETTER  
 1392 HWY. 211 NE  
 WINDER, GA 30680  
 PH: 770-307-7359  
 EMAIL: FLANIGAN.D@COMCAST.NET

**24-HOUR CONTACT:**  
 DARRELL FLANNIGAN  
 PH: 770-307-7359

- GENERAL NOTES:**
- TOTAL AREA 30.08 ACRES WITH 2.97 ACRES OPEN SPACE ~ 31 LOTS
  - PART OF TAX MAP PARCEL XX133 049
  - HYDROLOGY ENGINEER: MATT SULLINS  
 302 WEST MAY STREET  
 WINDER, GA. 30680  
 PH: 678-687-6219
  - THE DETENTION PONDS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.)
  - BARROW COUNTY IS NOT RESPONSIBLE FOR ANY REQUIRED MAINTENANCE OR REPAIRS ASSOCIATED WITH THE DETENTION POND OR OPEN SPACES.
  - BUILDERS ARE RESPONSIBLE FOR INSTALLATION OF SIDEWALKS & HANDICAP RAMPS PRIOR TO C.C.
  - MINIMUM LOT SIZE IS 25,500 SQ.FT.
  - MINIMUM LOT WIDTH AT BUILDING LINE IS 100'
  - BUILDING LINES:  
 FRONT 35'  
 SIDE 15'  
 REAR 40'
  - WATER SERVICE PROVIDED BY CITY OF STATHAM
  - SEPTIC SYSTEM SEPTIC TANK

**FLOOD NOTE**  
 NO FLOOD HAZARD AREA PER FEMA COMMUNITY PANEL No. 13013C0155C DATED 12/19/2009



- SURVEYOR'S NOTES:**
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCA) 15-6-67 AS AMENDED BY HB1004 (2018), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
  - NO NATIONAL GEODETIC SURVEY MONUMENTS FOUND WITHIN 500 FEET OF SUBJECT PROPERTY.
  - THE DEVELOPER IS NOT AWARE OF ANY BURIED TRASH, GARBAGE, ETC. ON THE PROPERTY.
  - NO WELLS OBSERVED ON PROPERTY; WELL ADJACENT TO PROPERTY AS SHOWN.
  - DRINKING WATER TO BE SUPPLIED BY CITY OF STATHAM WATER AND SEWER AUTHORITY.
  - THERE ARE NO CEMETERIES OR OTHER HISTORICAL AREAS ON SITE.
  - ALL LINEAR DISTANCES ARE HORIZONTAL, BASIS OF CURVE DATA IS GEOMETRICAL COMPUTATIONS.

**STATEMENT OF PRIVATE COVENANTS:**  
 This plat is subject to the covenants set forth in the separate document(s) attached hereto dated 1-26-21, which hereby becomes part of this plat.  
 Deed book 244 Pgs 253-260

**OWNER'S CERTIFICATE:**  
 STATE OF GEORGIA ~ BARROW COUNTY  
 The undersigned certifies that he or she is the fee simple absolute owner of the land shown on this plat and that the plat and the public improvements contained thereon or associated therewith meet all applicable requirements and standards of the Barrow County Unified Development Code.  
 Owner's Name: Tommy Ledbetter  
 Date: \_\_\_\_\_  
 (Owner's Signature)

**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, 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 21,500 feet and an angular error of .2" per angle point, and was adjusted using the compass rule. The following type of equipment was used to obtain the linear and angular measurements used in the preparation of this plat: TOPCON GTS-28. This plat has been calculated for closure and is found to be accurate within one foot in >150,000 feet.  
 W. Dunahoo  
 (SIGNATURE)  
 No. 1577  
 Georgia R.L.S. No. \_\_\_\_\_  
 DATE: 2-11-21

**SURVEYOR'S CERTIFICATION: (i)**  
 As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by an applicable local jurisdiction for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with 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.  
 W. Dunahoo (GA RLS #1577)  
 No. 1577  
 PROFESSIONAL  
 SURVEYOR  
 W. DUNAHOO  
 DATE: 2-11-21

**LINE TABLE**

LINE	DIST.	BEARING
L1	28.93	N 64°04'19" W
L2	28.89	S 23°22'15" W
L3	29.85	N 21°18'45" E
L4	30.23	S 76°03'47" E
L5	28.28	N 18°02'08" E
L6	28.28	S 71°57'52" E
L7	28.28	S 87°02'00" E
L8	28.28	S 02°58'00" W

**ROAD CURVE TABLE**

RC	ARC	RAD.	CHORD	BEARING
RC1	98.99	250.00	98.35	N 30°41'23" W
RC2	65.75	250.00	65.56	N 34°29'56" W

**LOT CURVE TABLE**

LC	ARC	RAD.	CHORD	BEARING
LC1	49.42	220.00	49.32	N 26°49'28" W
LC2	33.69	220.00	33.65	N 37°38'49" W
LC3	23.58	280.00	23.57	S 39°37'15" E
LC4	57.86	220.00	57.69	N 34°29'56" W
LC5	62.83	60.00	60.00	N 72°02'00" W
LC6	56.46	60.00	54.40	N 15°04'28" W
LC7	51.57	60.00	50.00	N 36°30'32" E
LC8	51.57	60.00	50.00	N 85°45'27" E
LC9	91.72	60.00	83.05	S 25°49'33" E
LC10	24.17	280.00	24.16	S 39°33'39" E
LC11	48.47	280.00	48.41	S 32°01'35" E

**HEALTH DEPARTMENT NOTES**  
 ATU - "Aerobic Treatment Unit" - An aerobic treatment unit or other Class I effluent and full length system may be required on this lot.  
 SSP - "Septic System Location Plan" - A septic system location plan drawn in accordance with the requirements in the "septic system location plan checklist" is required for this lot at time of permitting. SSP's are required due to spatial constraints. Ground run topography may be required on these lots.  
 NOTE: This subdivision is reviewed based on three or four bedroom homes with average occupancies and a footprint of 2000 square feet or less (heated and unheated space). If the home is to be larger, or if excessive grading or filling is required to form home foundation, additional information will be needed and a larger lot size may be required.  
 Soil classifier recommendations regarding soil properties are followed for each lot. Some lots may require additional footage of drainlines or special requirements based on these recommendations.  
 The lots shown have been reviewed by the Barrow County Health Department as noted on each lot of the plat and plat legend. This review was performed based on information submitted by other professionals and any supplementary information provided thereon. Each lot must be reviewed and approved for on-site sewage management system placement prior to the issuance of a construction permit.

SIGNING AUTHORITY: Michael Hall  
 DATE: 2/12/21  
 TREC: EH Long

RZ 2018-021  
 Rezoned to R-1 Residential for a maximum of 94 single-family lots with the following conditions:  
 1. Houses shall be constructed of brick, stone or masonry siding.  
 2. All front and 15' of side yard shall be sodded.  
 3. Minimum heated square footage of all houses shall be 2000 sq. ft.  
 4. Mandatory HOA

**FINAL PLAN FOR** STATE OF GEORGIA  
**SPRINGSIDE MEADOWS ~ PHASE I**

CITY	GMD	COUNTY	SCALE	DATE
	1742	BARROW	1"=100'	10/22/2020

W. T. DUNAHOO AND ASSOCIATES, L.L.C.  
 P.O. BOX 183  
 302 W. MAY ST.  
 WINDER, GEORGIA  
 (770) 867-3911