

2021-24

Participant ID: 9766382786

BK: 2024 PG: 163-165
Filed and Recorded
12-12-2024 10:50 AM
DOC# P2024-000141

ANGELA ELDER-JOHNSON
CLERK OF SUPERIOR COURT
OCONEE COUNTY

OWNER'S CERTIFICATION

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 on 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 separate 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: Stewart Jackson Owner's address: 1080 Mass Creek Rd West Knoxville, GA
Owner's Signature: [Signature] Date: 12/11/24

OWNER/DEVELOPER:
JENHILL, LLC
3709 HIDDEN HILL COURT
ALBANY, GA 31724
CONTACT: CHANGE WARREN (706)-224-4215

UNIVERSITY PARKWAY
R/W & PAVEMENT VARIES

LINE	BEARING	DISTANCE
1	S02°07'07"E	29.96
2	S22°09'16"W	37.14
3	S34°42'34"W	19.85
4	S14°16'40"W	21.44
5	S26°54'35"W	42.36
6	S19°08'56"W	46.75
7	S10°02'54"W	48.59
8	S28°24'42"W	30.49
9	S00°50'54"E	10.47
10	S16°06'56"E	19.97
11	S15°29'57"W	26.24
12	S03°56'32"W	28.34
13	S46°54'58"E	14.05
14	S27°20'53"W	22.84
15	S09°13'33"W	19.53
16	S19°08'08"E	26.32
17	S45°10'26"E	15.33
18	S23°02'38"E	12.17
19	S87°58'06"E	13.78
20	N62°37'40"E	24.70
21	S31°18'47"E	7.36
22	S06°08'59"W	15.49
23	S35°22'20"W	19.57
24	S67°18'16"W	43.78
25	N51°42'47"W	14.45
26	N84°38'19"W	10.63
27	S17°19'42"W	40.59
28	S75°27'45"E	30.28
29	S01°49'05"E	24.87
30	S10°16'36"E	23.91
31	S01°11'38"W	48.64
32	S21°56'00"W	10.70
33	S38°12'52"W	40.36
34	S65°52'09"W	14.51
35	S60°41'00"W	19.60
36	S19°10'33"W	28.34
37	S18°38'45"E	19.81
38	N19°44'43"E	17.66
39	N19°43'26"E	28.00
40	S70°19'17"E	38.90
41	S19°44'43"W	28.00
42	N70°15'17"W	18.89

SOUTHEASTERN PVC PIPE
MFG. INC. ETAL
C/O KENNETH ORKIN
Zoned I

SOUTHEASTERN PVC PIPE
MFG. INC. ETAL
C/O KENNETH ORKIN
Zoned I

Lot 3
14.614
Acres

MIKE POWER
PB. 34 PG. 266
Zoned B-2

POWER FAMILY PARTNERSHIP, LLLP
PB. 34 PG. 266
Zoned O-B-P

POWER FAMILY PARTNERSHIP, LLLP
PB. 34 PG. 266
Zoned O-B-P

POWER FAMILY PARTNERSHIP, LLLP
PB. 34 PG. 266
Zoned O-B-P

POWER FAMILY PARTNERSHIP, LLLP
PB. 34 PG. 266
Zoned O-B-P

Lot 1
1.818
Acres

Lot 2
2.987
Acres

JOHNNY L. BAKER, JR.
PB. 34 PG. 63
Zoned B-2

JOHNNY L. BAKER, JR.
PB. 34 PG. 63
Zoned B-2

MOUNTAINPRIZE, INC.
DB. 1189 PG. 136
Zoned B-2

Parcel "A"
0.810
Acres

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 hereon), 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 \$25,000.00 to assure the completion of all remaining improvements appurtenant to this subdivision.]

Guy Herring
Planning Director

NOTE:
SUBJECT PROPERTY IS ZONED B-2.
THIS PROPERTY REPRESENTS TAX MAP 802 059A.
TOTAL AREA OF PROPERTY: 7.556
HIDDEN HILL COURT (0.810 ACRES) IS TO BE DEDICATED AS RIGHT OF WAY.
THIS PROPERTY IS SERVED BY OCONEE COUNTY WATER.
THIS PROPERTY IS SERVED BY OCONEE COUNTY SANITARY SEWER SERVICE.
ALL STORM, WATER & SANITARY EASEMENTS ARE DIMENSIONED ON AS-BUILTS.
THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, BUFFERS, RIGHT OF WAYS, DEED RESTRICTIONS, OR COVENANTS OF RECORD, SHOWN OR NOT SHOWN.
THIS PROPERTY WAS SURVEYED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.
PER FIRM COMMUNITY PANEL NUMBER 132190004E EFFECTIVE SEPT. 15, 2022 THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA.

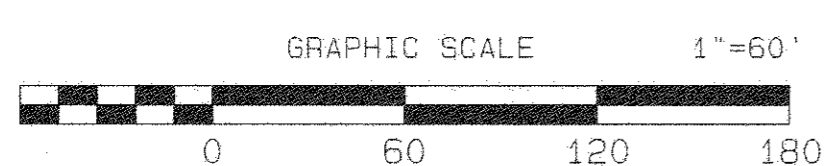
MINIMUM BUILDING SETBACKS PER B-2 ZONING:
FRONT - 20 Feet from Right of Way
SIDE - 10 Feet from Property Line
REAR - 10 Feet from Property Line

EXISTING PROPERTY LINES HAVE A 10FT PARKING SETBACK.
NEW PROPERTY LINES HAVE A 5FT PARKING SETBACK.

REFERENCE:
1) PLAT BOOK 32 PAGE 202
2) DEED BOOK 1580 PAGE 247

STREET ADDRESSES:
4060 MARS HILL ROAD

Sheet No. 1 of 3



PLAT ABBREVIATIONS

P.B.	- Plat Book
D.B.	- Deed Book
P.G.	- Page
R/W	- Right of Way

- ☐ FIRE HYDRANT
- ☉ WATER VALVE
- WATER METER
- ☐ POWER BOX
- * LIGHT POLE
- SANITARY MANHOLE
- CLEANOUT
- STORM MANHOLE
- STORM INLET
- ☐ CATCH BASIN (TYPE 1)
- ☐ CATCH BASIN (TYPE 2)

SURVEYOR'S CERTIFICATION

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 100,000 feet, and an angular error of 2" per angle point, and was adjusted using the least squares rule.

The following type of equipment was used to obtain the linear and angular measurements used in the preparation of this plat: LEICA

This plat has been calculated for closure and is found to be accurate within one foot in 207,266 feet.

By: Ray N. Woods Registered Georgia Land Surveyor No. 2049

Address: 1800 Hog Mountain Road Watkinsville, GA 30677 Telephone Number: 706-769-6510

Surveyor's Signature: [Signature] Date: 11-12-24

DESIGN AND CONSTRUCTION CERTIFICATION

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.

Frank Pittman 29629
Professional Registration No.

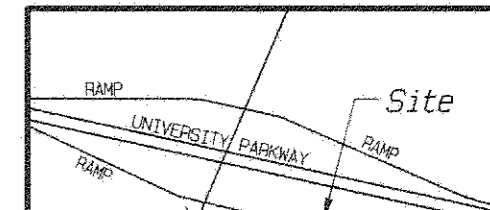
By: [Signature]
Designer's Signature: P.E. R.L.S., L.A. (check one)

I certify the accuracy of this survey and its compliance with the Official Code of Georgia Annotated Section 44-3-33(a).
Ray N. Woods
Georgia Registered Land Surveyor No. 2049

According to Flood Insurance Rate Map Number 13219C 01390 Effective Date: Sept. 02, 2009 no portion of this property lies within a 100 Year Flood Plain.
Ray N. Woods
Georgia Registered Land Surveyor No. 2049

SURVEYOR'S CERTIFICATION
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, and that all engineering requirements of the Unified Development Code of Oconee Co., Georgia have been fully complied with.
Ray N. Woods
Georgia Registered Land Surveyor Number 2049

VICINITY MAP (not to scale)



RAY N. WOODS REGISTERED LAND SURVEYOR		FINAL PLAT FOR HIDDEN HILLS BUSINESS CENTER	
DATE: 240	COUNTY: OCONEE	STATE: GEORGIA	DATE: 03-19-2024
DRAWN BY: MIKE W.		INSTRUMENT: LEICA	
DWG NAME: JENHILL		PLAT CLOSURE: 1/2071666	
FIELD BOOK: B-145		FIELD CLOSURE: 1/103807	
P.O. BOX 269		ANGLE CLOSURE: 1" per Angle	
WATKINSVILLE, GEORGIA 30677			
WWW.BASIS1199.COM			
(706)-769-6510			
COA #1109			

