

9766382786
PARTICIPANT ID
P202400056
BK:2024 PG:65-65
FILED IN OFFICE
CLERK OF COURT
05/01/2024 11:37 AM
ANGELA ELDER-JOHNSON, CLERK
SUPERIOR COURT
OCONEE COUNTY, GA
Angela Elder-Johnson

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 on 04/29/2024). 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 \$ 1,000,000.00 to assure the completion of all remaining improvements appurtenant to this subdivision.]
Guy Herring
Planning Director
Date _____

CERTIFICATION OF WATER SYSTEM
I hereby certify that the community or public water supply and distribution system installed or to be installed and/or the plans for private water supplies in the subdivision plat attached hereto, meet the requirements of the Oconee County Water Resources Department.
T. A. Lyle
Water Resources Department Director
Date 5/1/24

HEALTH DEPARTMENT SIGNATURE BLOCK
The lots shown have been reviewed by the Oconee County Health Department as noted on each lot of the plat and plat legend. The review was performed based on information submitted by other professionals and any supplementary information provided therein. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a construction permit.
Signing authority: *[Signature]* Date: 3/28/24
Title: EHC/M

HEALTH DEPARTMENT NOTES
3BR - "Possible 3BR house" - This lot may only accommodate a 3 bedroom house.
ATU - "Aerobic Treatment Unit" - An aerobic treatment unit or other class I equivalent system may be required if depth to impervious layer is less than 24 inches.
DRIP - "Drip Emitter System" - A drip emitter system may be required on this lot along with all pertinent information specific to drip systems.
DRIP REPAIR - "Drip Emitter System Repair" - The repair system required for this lot may be a drip emitter system.
LEVEL IV - "Level IV Soil Report" - A Level IV soil report has been performed and is overlaid on this lot.
LAN - "Level IV Soil Report Needed" - A Level IV soil report will be needed prior to issuance of a septic permit for this lot.
SMP - "Site Modification Plan" - A site modification plan, under the direction of a soil classifier, is required prior to applicationsubmittal. Work is to be completed and verification is needed from a Soil Classifier stating verification has been controlled not to adversely affect the septic system.
SPHD - "Site Plan Health Department" - An engineered site plan drawn in compliance with the requirements established by the "Engineered Site Plan Checklist" is required at time of permit application.
SSLP - "Septic System Location Plan" - A septic system location plan drawn in accordance with the requirements given in the "Septic System Location Plan Checklist" is needed for this lot. SSLP's are required due to spatial constraints.

Soil classifier recommendations regarding soil properties are followed for each lot. Some lots may require additional footage of drain lines or special requirements based on these recommendations.
EPD STATEMENTS
1. No portion of subdivision lies in a groundwater recharge area, pursuant to Rules of the Georgia Department of Natural Resources, Environmental Protection Division, Chapter 391-3-15.02. (OR define as low, medium or high susceptibility.)
2. There are no perennial streams within or impacted by the subdivision that are upstream of a water supply reservoir, pursuant to the Rules of the Georgia Department of Natural Resources, Environmental Protection Division, Chapter 391-3-15.01. (OR Required 450 foot buffer is shown if within 7 mile radius or 75 foot buffer if greater than 7 mile radius.)

This subdivision is reviewed based on 3 or 4 bedroom homes with average apartmentage and footprint of 2400 square foot or less. If home is to be larger, or if excessive grading or filling is required to form home foundation, additional information may be needed and a larger lot size may be required. Depending on house size, placement and number of bedrooms, site plan requirements may be waived at the discretion of the health authority.

Abandoned Well Note:
All on-site wells have been capped & filled to meet current Oconee Environmental Health Department standards.
ALL WELLS WITHIN 100 FEET HAVE BEEN LOCATED AND A 100 FOOT SETBACK HAS BEEN SHOWN.

RESPONSIBILITY FOR NOTICE OF AGRICULTURAL ACTIVITIES IN AREA
The seller or lessor of any lot shown on this Final Subdivision Plat shall be responsible to notify any potential buyer or lessee of agricultural activities in the area in accordance with Georgia law, as may be applicable.

NOTE:
THIS PROPERTY IS ZONED R-1
TOTAL AREA PLATTED 4,381,862 Sq. Ft. (99,905 Acres)
TOTAL AREA OF RESIDENTIAL LOTS 3,735,915 Sq. Ft. (85,673 Acres)
TOTAL AREA INSIDE ACCESS/UTILITY EASEMENT 428,567 Sq. Ft. (9,839 Acres)
TOTAL AREA OF OUTLOTS A-1 & A-2 436,245 Sq. Ft. (9,928 Acres)
TOTAL AREA OF AMENITY & SPORT FUTURE STREET 25,103 Sq. Ft. (1,265 Acres)
THIS PLAT REPRESENTS A SUBDIVISION OF TAX MAP B03 008C.
THE CLUBS AND REALTED PARKING & STORAGE WILL BE LOCATED ON THE AMENITY LOT PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY RESIDENTIAL HOME.
ALL PROPERTY CORNERS ARE 1/2" REBAR UNLESS OTHERWISE SPECIFIED.
STORMWATER MANAGEMENT AREAS A-1 & A-2 ARE TO BE MAINTAINED BY THE H.O.A.
THIS PROPERTY WAS SURVEYED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.
THIS PROPERTY IS SUBJECT TO ANY AND ALL DEED RESTRICTIONS, COVENANTS, EASEMENTS AND BUFFERS ON RECORD, SHOWN OR NOT SHOWN.
ALL RESIDENTIAL LOTS ARE TO BE SERVED BY OCONEE COUNTY WATER.
EACH RESIDENTIAL LOT SHALL HAVE IT'S OWN INDIVIDUAL SEPTIC TANK SEWERAGE SYSTEM.
THE 60' FUTURE STREET IS NOT ELIGIBLE FOR ISSUANCE OF A BUILDING PERMIT.

MINIMUM BUILDING SETBACK REQUIREMENTS PER R-1 ZONING:
FRONT YARD - 30 Feet
REAR YARD - 40 Feet
SIDE YARD - 10 Feet
FIELD WORK COMPLETED FEBRUARY 26, 2024

REFERENCES:
1) PLAT BOOK 2023 PAGE 123
2) DEED BOOK 1747 PAGE 360-362
3) PLAT BOOK 2019 PAGE 115
4) PLAT BOOK 30 PAGES 11

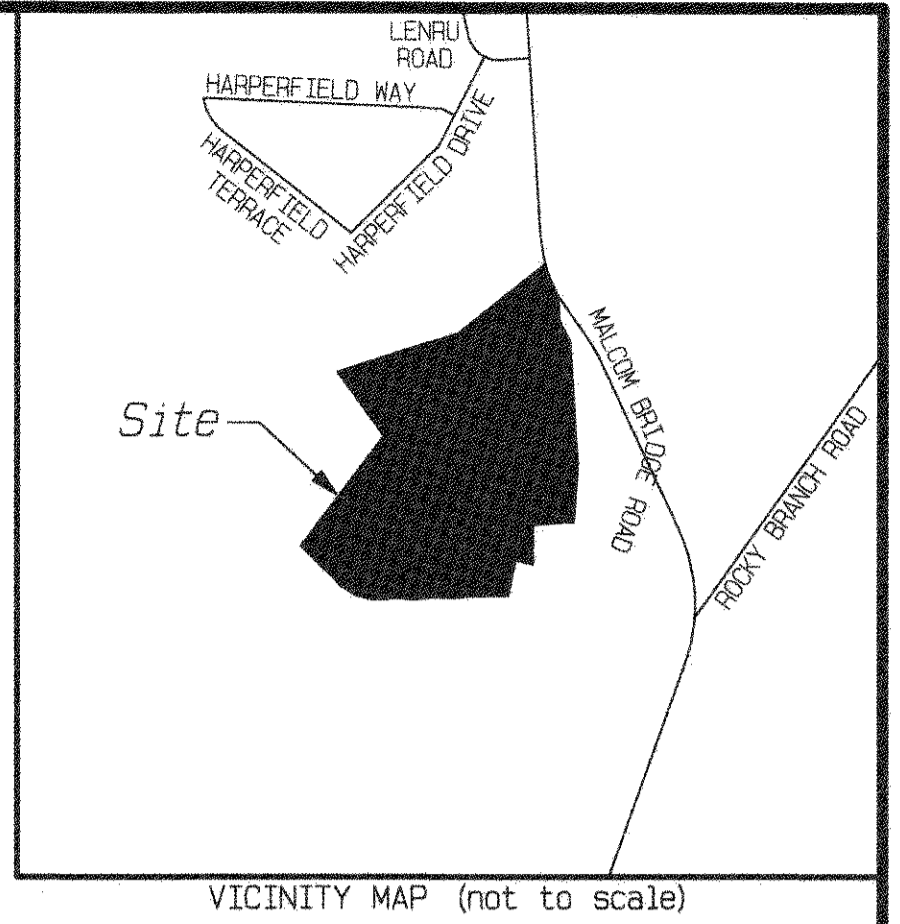
PROPERTY ADDRESS:
2241 MALCOM BRIDGE ROAD
GRAPHIC SCALE 1"=200'
0 200 400 600

Sheet Number 1 of 7
● IFF-Iron Pin Found ○ IPS-Iron Pin Set ☒ Computed Point Only ☑ Concrete Monument

| | | | | | | |
|--|--|---|------------------|------------------|--------------------|--------------------------|
| MATTHEW D. ULMER REGISTERED LAND SURVEYOR #3069 | FINAL PLAT FOR MALCOM BRIDGE ESTATES | NO. 1331 | COUNTY OCONEE | STATE GEORGIA | DATE 03-22-2024 | INSTRUMENT TOPCON GPT |
| DATE OF RECORDABLE UNLESS SAID SURVEYOR'S SIGNATURE IS OVER THE STAMP | DRAWN BY: MKE W. | BASELINE SURVEYING & ENGINEERING, INC. P.O. BOX 269 WATKINSVILLE, GEORGIA 30677 www.bsse1nc.com (706)-765-5610 CDA #1108 | | | | |
| IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW. | PROJECT # D-148 | PLAT CLOSURE 1/687,470 FIELD CLOSURE 1/50,159 ANGLE CLOSURE 2" per Angle | | | | |



A NOTICE OF PRIVATE STREET
The streets designated as "private streets" on this plat are owned and maintained by the Homeowner's Association of this development and are not owned or maintained by Oconee County. No public lines of Oconee County are to be used to build, repair or maintain these private streets. The owner, purchaser, lender, holder, assigns or other parties taking title to or otherwise procuring an interest in any portion of this property are hereby notified of this fact.



OWNER'S CERTIFICATE
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. 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.
Owners name (Print): Malcom Bridge Estates LLC Owner's Address: 1280 Snows Mill Rd Bogart, GA 30622
Owner's Signature: *[Signature]* Date: 4/3/2024
Owners name (Print): _____ Owner's Address: _____
Owner's Signature: _____ Date: _____
PROPERTY OWNERS:
MALCOM BRIDGE ESTATES, LLC
1280 SNOWS MILL ROAD
BOGART, GA 30622
CONTACT:
RUSSELL WILLS (706)-338-3565

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 practices.
Kenneth A. Beall 645
By (name): _____ Professional Registration No. _____
Kenneth A. Beall
Designer's Signature: _____ P.E., R.L.S., L.A. (check one)

AREA INSIDE 100 YEAR FLOOD PLAIN
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 26,500 feet and an angular error of 1" per angle point, and was adjusted using arbitrary rule.
The following type of equipment was used to obtain the linear and angular measurements used in the preparation of this plat: GEOMAX ZOOM 30.
This plat has been calculated for closure and is found to be accurate within one foot in 38,946 feet.
By: MATTHEW ULMER Registered Georgia Land Surveyor No. 3069
Address: 1800 Hog Mountain Rd, Watkinsville, GA 30677 Telephone Number: 706-769-6510
Surveyor's Signature: *[Signature]* Date: 03-22-2024

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 all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations 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.
PER FIRM PANEL NO. 1321900045E, SOME LOTS ON THIS PROPERTY ARE LOCATED IN A 100 YEAR FLOOD PLAIN. (EFFECTIVE DATE: SEPTEMBER 15, 2022)
Matthew D. Ulmer
GEORGIA REGISTERED LAND SURVEYOR NO. 3069
DATE: 07-21-2023

976632766
PARTICIPANT ID
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Angela Elder-Johnson
Reserved for Clerk of Court

| LINE | CHORD BEARING | CHORD | ARC | RADIUS |
|------|---------------|--------|---------|---------|
| C1 | S62°56'47"W | 61.90' | 61.96' | 405.00' |
| C2 | N62°56'47"E | 52.73' | 52.78' | 345.00' |
| C3 | N64°09'00"E | 54.68' | 54.72' | 405.00' |
| C4 | S80°46'37"E | 70.41' | 74.43' | 67.00' |
| C5 | N27°04'31"E | 87.82' | 95.77' | 67.00' |
| C6 | N47°46'52"W | 74.75' | 79.30' | 67.00' |
| C7 | S53°28'03"W | 97.75' | 109.56' | 67.00' |
| C8 | S36°54'06"E | 65.58' | 65.58' | 340.00' |
| C9 | N11°36'27"W | 85.09' | 85.25' | 400.00' |
| C10 | N24°52'53"W | 99.81' | 100.07' | 400.00' |
| C11 | N36°44'31"W | 65.47' | 65.54' | 400.00' |
| C12 | S31°31'30"W | 80.73' | 80.91' | 345.00' |
| C13 | N37°08'51"E | 15.47' | 15.47' | 405.00' |
| C14 | N01°33'48"W | 55.64' | 55.68' | 405.00' |

Abandoned Well Note:
All on-site wells have been capped & filled to meet current Oconee Environmental Health Department standards.

- △ CATCH BASIN (TYPE 1)
- ▽ CATCH BASIN (TYPE 2)
- GRATE INLET

● IPF-Iron Pin Found ○ IPS-Iron Pin Set ☒ Computed Point Only ☑ Concrete Monument

| | | | |
|--|--|--|--|
| MALCOM BRIDGE ESTATES MATTHEW D. ULMER GEORGIA REGISTERED LAND SURVEYOR #3069 | | FINAL PLAT FOR GMD: 1331 COUNTY: OCONEE STATE: GEORGIA DATE: 03-22-2024 INSTRUMENT: TOPCON GPT PLAT CLOSE: 1/38,946 FIELD CLOSE: 1/29,000+ ANGLE CLOSE: 1" per Angle | |
| THIS PLAT IS NOT VALID OR REDURABLE UNLESS SIGNED SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLUE INK OVER THE STAMP. IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH REQUIREMENTS OF GEORGIA LAW. | | DRAWN BY: MIKE W. DNG NAME: MLS Malcom B-180e PROJECT: D-148 | |

Sheet Number 2 of 7

GRAPHIC SCALE 1"=60'
0 60 120 180

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

3BR - "Possible 3BR house" - This lot may only accommodate a 3 bedroom house.
ATU - "Aerobic Treatment Unit" - An aerobic treatment unit or other Class I equivalent system may be required if depth to groundwater is less than 24 inches.
DRIP - "Drip Emitters System" - A drip emitter system may be required on this lot along with all pertinent information specific to drip system.
DRIP REPAIR - "Drip Emitters System Repair" - The repair system required for this lot may be a drip emitter system.
LEVEL IV - "Level IV Soil Report" - A Level IV soil report has been performed and is overlaid on this lot.
L4N - "Level IV Soil Report Needed" - A Level IV soil report will be needed prior to issuance of a septic permit for this lot.
SMP - "Site Modification Plan" - A site modification plan under the direction of a soil classifier, is required prior to applicationsubmittal. Work is to be completed and verification is needed from a Soil Classifier stating drainage has been controlled not to adversely affect the septic system.
SPH - "Site Plan Health Department" - An engineered site plan drawn in compliance with the requirements established by the "Engineered Site Plan Checklist" is required at time of permit application.
SSLP - "Septic System Location Plan" - A septic system location plan drawn in accordance with the requirements given in the "Septic System Location Plan Checklist" is needed for this lot. SSLP's are required due to spatial constraints.

STORMWATER MAINTENANCE AGREEMENT
Deed Book 1747, Pages 533-535

RESPONSIBILITY FOR NOTICE OF AGRICULTURAL ACTIVITIES IN AREA
The seller or lessor of any lot shown on this Final Subdivision Plat shall be responsible to notify any potential buyer or lessee of agricultural activities in the area in accordance with Georgia law, as may be applicable.

COMMENCING at a nail in the centerline intersection of Lenoir Road, having a 60' right of way, and Malcom Bridge Road, having an 80' right of way, thence S 00° 16' 09" W a distance of 404.41' to an iron pin on the westerly right of way of Malcom Bridge Road, thence continuing along said right of way S 05° 12' 00" E a distance of 243.75' to a point thence S 07° 25' 56" E a distance of 210.91' to a pipe, thence leaving said right of way S 76° 54' 32" W a distance of 210.92' to an iron pin, thence S 11° 52' 18" E a distance of 210.00' to an iron pin, thence N 78° 47' 58" E a distance of 212.53' to an iron pin on the westerly right of way of Malcom Bridge Road, said iron pin being the POINT OF BEGINNING.

NOTE:
THIS PROPERTY IS ZONED R-1
THIS PLAT REPRESENTS A SUBDIVISION OF TAX MAP B03 009C.
THE OBU'S AND RELATED PARKING & SIGNAGE WILL BE LOCATED ON THE AMENITY LOT PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY RESIDENTIAL HOME.
THIS PROPERTY IS SERVED BY OCONEE COUNTY WATER.
THERE IS A 1' NO ACCESS EASEMENT ALONG MALCOM BRIDGE ROAD ON LOT 1 AND LOT 40 (AMENITY LOT).
THERE IS A 1' NO ACCESS EASEMENT ALONG WHISTLING CREEK CROSSING ON LOT 17 AND LOT 23.
THE 60' FUTURE STREET IS NOT ELIGIBLE FOR ISSUANCE OF A BUILDING PERMIT.

REFERENCES:
1) PLAT BOOK 2023 PAGE 123
2) DEED BOOK 1747 PAGE 380-382
3) PLAT BOOK 2018 PAGE 115
4) PLAT BOOK 30 PAGES 11

PROPERTY ADDRESS:
2241 MALCOM BRIDGE ROAD

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 25,000+ feet, and an angular error of 1 per angle point, and was adjusted using least squares rules.
The following type of equipment was used to obtain the linear and angular measurements used in the preparation of this plat: GEOMAX ZOOM 90.
This plat has been calculated for closure and is found to be accurate within one foot in 38,946 feet.
By: MATTHEW D. ULMER Registered Georgia Land Surveyor No. 3069
Address: 1800 Hog Mountain Road Watkinsville, GA 30677 Telephone Number: 706-769-6610
Surveyor's Signature: *Matthew D. Ulmer* Date: 03-22-2024

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.
Kenneth A. Beall 645
By (Name): Professional Registration No.
Kenneth A. Beall
Designer's Signature: P.E., R.L.S., L.A. (check one)

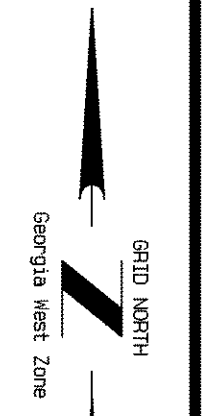
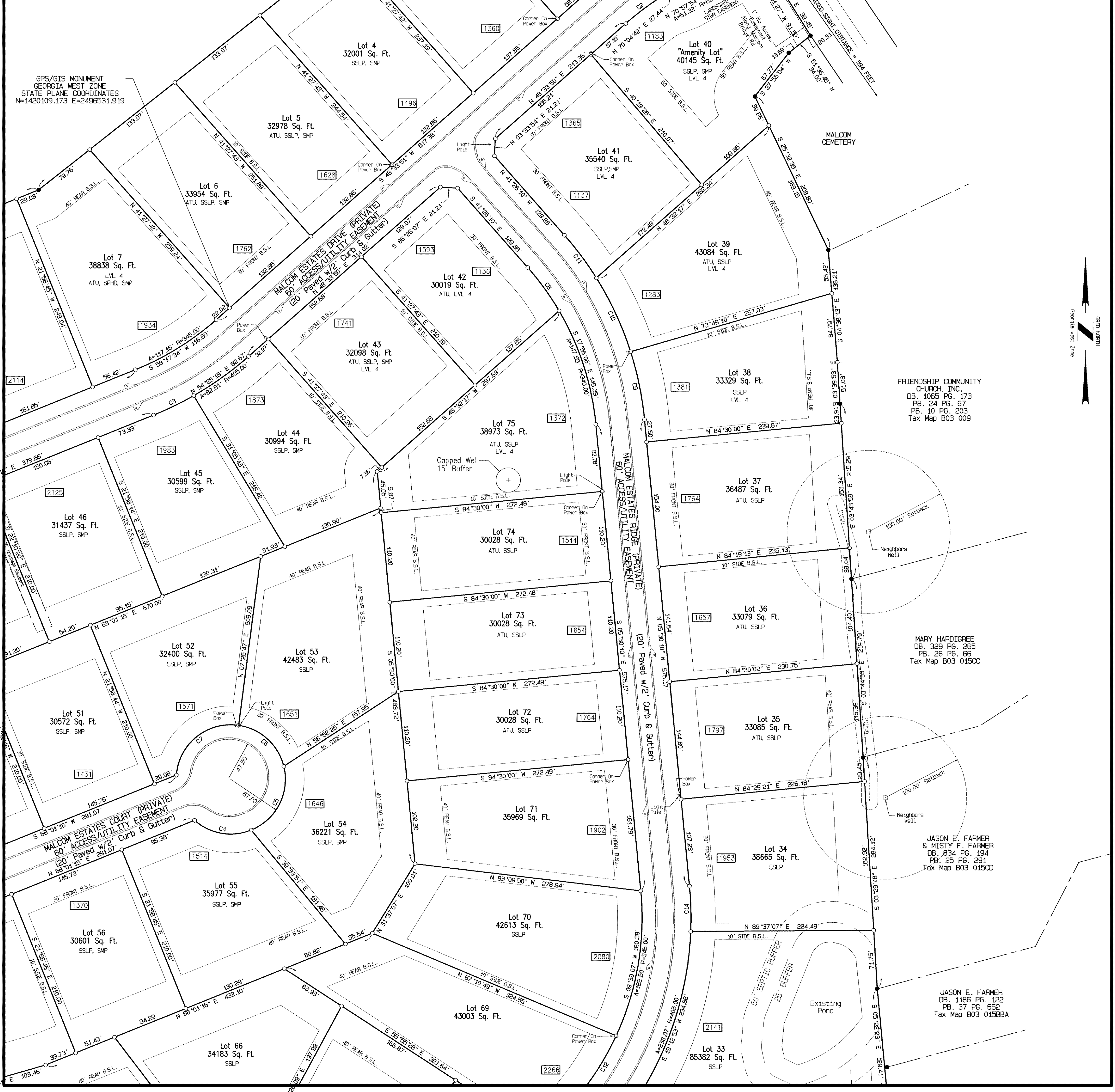
TOWNLEY FAMILY PARTNERSHIP, LLLP
DB. 1748 PG. 378-380
PB. 2023 PG. 123
Tax Map B03 008

GPS/GIS MONUMENT
GEORGIA WEST ZONE
STATE PLANE COORDINATES
N=1420109.173 E=2496531.919

Digitally signed by Guy Herring
DN: cn=Guy Herring, ou=Oconee County, o=Oconee County, email=Guy.Herring@ococountyga.gov, c=US
1046193-0407

Guy Herring

A NOTICE OF PRIVATE STREET
The streets designated as "private streets" on this plat are owned and maintained by the Homeowners' Association of this development and are not owned or maintained by Oconee County. No public funds of Oconee County are to be used to build, repair or maintain these private streets. The owner, purchaser, lender, heirs, assigns or other parties taking title to or otherwise procuring an interest in any portion of this property are hereby notified of this fact.



FRIENDSHIP COMMUNITY CHURCH, INC.
DB. 1065 PG. 173
PB. 24 PG. 67
PB. 10 PG. 203
Tax Map B03 009

MARY HARDIGREE
DB. 329 PG. 265
PB. 26 PG. 66
Tax Map B03 01500

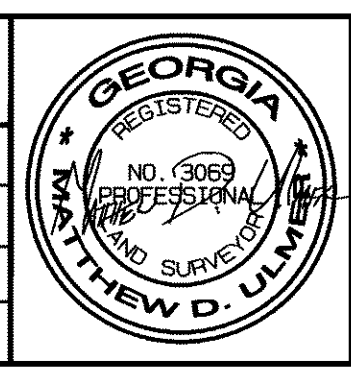
JASON E. FARMER & MISTY F. FARMER
DB. 634 PG. 194
PB. 25 PG. 291
Tax Map B03 01500

JASON E. FARMER
DB. 1186 PG. 122
PB. 37 PG. 652
Tax Map B03 01588A

● IPF-Iron Pin Found ○ IPS-Iron Pin Set ⊗ Computed Point Only ☒ Concrete Monument

MATTHEW D. ULMER
GEORGIA REGISTERED
LAND SURVEYOR #3059

FINAL PLAT FOR
MALCOM BRIDGE ESTATES
SHEET: 1331 COUNTY: OCOBEE STATE: GEORGIA DATE: 03-22-2024
INSTRUMENT: TOPCON GPT
DRAWN BY: MIKE W.
DWG NAME: WLS Malcom Bridge
PROJECT: D-148



△ CATCH BASIN (TYPE 1)
▽ CATCH BASIN (TYPE 2)
- GRATE INLET

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

| LINE | CHORD BEARING | CHORD | ARC | RADIUS |
|------|---------------|--------|---------|---------|
| C1 | S82°56'47"W | 61.90' | 61.96' | 405.00' |
| C2 | N82°56'47"E | 52.73' | 52.78' | 345.00' |
| C3 | N64°09'00"E | 54.68' | 54.72' | 405.00' |
| C4 | S80°16'37"E | 70.41' | 74.13' | 67.00' |
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| C14 | N01°33'48"W | 55.64' | 55.68' | 405.00' |

| LINE | CHORD BEARING | CHORD | ARC | RADIUS |
|------|---------------|--------|--------|---------|
| C15 | S64°38'25"W | 33.04' | 33.06' | 280.00' |
| C16 | S07°29'46"E | 39.56' | 39.59' | 280.00' |
| C17 | S02°23'28"E | 70.01' | 70.31' | 220.00' |
| C18 | N62°00'28"W | 85.40' | 85.73' | 280.00' |
| C19 | N73°14'15"E | 73.64' | 73.74' | 405.00' |
| C20 | S70°29'19"W | 29.71' | 29.72' | 345.00' |
| C21 | S75°42'16"W | 33.08' | 33.09' | 345.00' |

976632786
PARTICIPANT ID

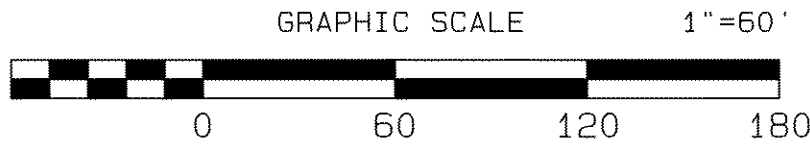
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ANGELA E. DEER-JOHNSON, CLERK
SUPERIOR COURT
OCOBEE COUNTY, GA

Angela E. Deer-Johnson

Reserved for Clerk of Court

Sheet Number 3 of 7



DEVELOPER:
MALCOM BRIDGE ESTATES, LLC
1280 SNOWS MILL ROAD
BOGART, GA 30622

CONTACT:
RUSSELL WILLS (706)-338-3565

NOTE:
THIS PROPERTY IS ZONED R-1
THIS PLAT REPRESENTS A SUBDIVISION OF TAX MAP B03 008C.
THIS PROPERTY IS SERVED BY OCOBEE COUNTY WATER.
THERE IS A 1' NO ACCESS EASEMENT ALONG MALCOM BRIDGE ROAD ON
LOT 1 AND LOT 40 (Assembly Lot).
THERE IS A 1' NO ACCESS EASEMENT ALONG WHISTLING CREEK CROSSING
ON LOT 17 AND LOT 23.
THE 60' FUTURE STREET IS NOT ELIGIBLE FOR ISSUANCE OF A BUILDING PERMIT.

REFERENCES:
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2) DEED BOOK 1747 PAGE 380-382
3) PLAT BOOK 2016 PAGE 115
4) PLAT BOOK 30 PAGES 11

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2241 MALCOM BRIDGE ROAD

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Kenneth A. Beall 645
By (name): Professional Registration No.
Kenneth A. Beall
Designer's Signature: P.E., R.L.S., L.A. (check one)

SURVEYOR'S CERTIFICATION

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The field data upon which this plat is based has a closure precision of one foot in 28,000 feet, and an angular error of 1 per angle point, and was adjusted using arbitrary rule.

The following type of equipment was used to obtain the linear and angular measurements used in the preparation of this plat: GEOMAX ZOOM 50

This plat has been calculated for closure and is found to be accurate within one foot in 38,346 feet.

By: MATTHEW D. ULMER Registered Georgia Land Surveyor No. 3059
Address: 1800 Hog Mountain Road, Wadley, GA 30677 Telephone Number: 706-769-6510
Surveyor's Signature: *Matthew D. Ulmer* Date: 03-22-2024

STORMWATER MAINTENANCE AGREEMENT
Deed Book 1747 Pages 333-335

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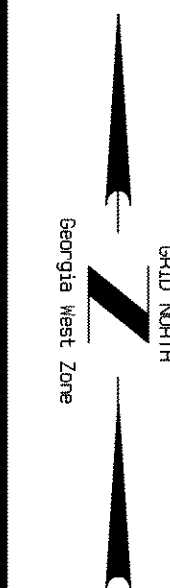
KANDYCE P. WEST
PB. 7 PG. 54
DB. 30 PG. 11
Tax Map B03 008B

3BR - "Possible 3BR house" - This lot may only accommodate a 3 bedroom house.
ATU - "Aerobic Treatment Unit" - An aerobic treatment unit or other Class I equivalent system may be required if depth to impervious layer is less than 24 inches.
DRIP - "Drip Emittor System" - A drip emittor system may be required on this lot along with all pertinent information specific to drip systems.
DRIP REPAIR - "Drip Emittor System Repair" - The repair system required for this lot may be a drip emittor system.
LEVEL IV - "Level IV Soil Report" - A Level IV soil report has been performed and is overlaid on this lot.
L4 - "Level IV Soil Report Reader" - A Level IV soil report will be needed prior to issuance of a septic permit for this lot.
SM - "Site Modification Plan" - A site modification plan, under the direction of a soil classifier, is required prior to applicationsubmittal. Work is to be completed and verification is needed from a Soil Classifier stating drainage has been controlled not to adversely affect the septic system.
SPHD - "Site Plan Health Department" - An engineered site plan drawn in compliance with the requirements established by the "Engineered Site Plan Checklist" is required at time of permit application.
SSLP - "Septic System Location Plan" - A septic system location plan drawn in accordance with the requirements given in the "Septic System Location Plan Checklist" is needed for this lot. SSLP's are required due to spatial constraints.

Digitally signed by Guy Herring
DN: cn=Guy Herring, email=guy.herring@ocobee.ga.us, ou=OCOBEE, o=Guy Herring
Date: 2024.05.01 10:45:22-0400

TOWNLEY FAMILY PARTNERSHIP, LLLP
DB. 1748 PG. 378-380
PB. 2023 PG. 123
Tax Map B03 008

TOWNLEY FAMILY PARTNERSHIP, LLLP
DB. 1748 PG. 378-380
PB. 2023 PG. 123
Tax Map B03 008



● IPF-Iron Pin Found ○ IPS-Iron Pin Set ⊗ Computed Point Only ☒ Concrete Monument

MATTHEW D. ULMER
GEORGIA REGISTERED
LAND SURVEYOR #3069

FINAL PLAT FOR
MALCOM BRIDGE ESTATES

NO. 1331 COUNTY OCONEE STATE GEORGIA DATE 03-22-2024 INSTRUMENT TOPCON GPT

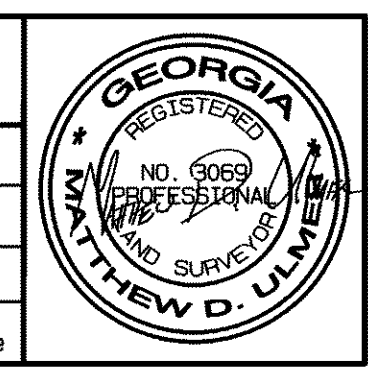
DRAWN BY: MIKE W. PROJECT: MALCOM BRIDGE

DATE: 03-22-2024

PLAT CLOSURE: 1/38,946

FIELD CLOSURE: 1/29,000+

ANGLE CLOSURE: 1" per Angle



- △ CATCH BASIN (TYPE 1)
- ▽ CATCH BASIN (TYPE 2)
- GRATE INLET

| LINE | CHORD BEARING | CHORD | ARC | RADIUS |
|------|---------------|--------|--------|---------|
| C15 | S64°38'25"W | 33.04' | 33.06' | 280.00' |
| C16 | S07°29'46"E | 39.56' | 39.59' | 280.00' |
| C17 | S02°23'28"E | 70.01' | 70.31' | 220.00' |
| C18 | N02°00'28"W | 85.40' | 85.73' | 280.00' |
| C19 | N73°14'45"E | 73.64' | 73.74' | 405.00' |
| C20 | S70°29'49"W | 29.71' | 29.72' | 345.00' |
| C21 | S75°42'16"W | 33.08' | 33.09' | 345.00' |

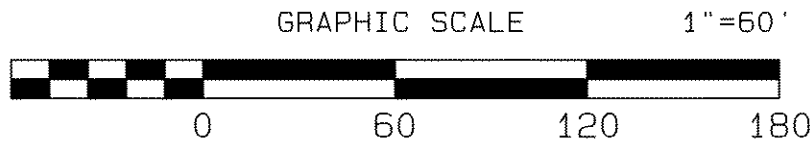
9766382786
PARTICIPANT ID
P202400056
BK:2024 PG:68-68

FILED IN OFFICE
CLERK OF COURT
05/01/2024 11:37 AM
ANGELA ELDER-JOHNSON, CLERK
SUPERIOR COURT
OCONEE COUNTY, GA

Angela Elder-Johnson

Reserved for Clerk of Court

Sheet Number 4 of 7



PLAT ABBREVIATIONS

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

DEVELOPER:
MALCOM BRIDGE ESTATES, LLC
1280 SNOWS HILL ROAD
BOGART, GA 30622

CONTACT:
RUSSELL WILLS (706)-338-3565

STORMWATER MAINTENANCE AGREEMENT
Deed Book 1747 Pages 533-535

RESPONSIBILITY FOR NOTICE OF AGRICULTURAL ACTIVITIES IN AREA

The seller or lessee of any lot shown on this Final Subdivision Plat shall be responsible to notify any potential buyer or lessee of agricultural activities in the area in accordance with Georgia law, as may be applicable.

A NOTICE OF PRIVATE STREET

The streets designated as "private streets" on this plat are owned and maintained by the Homeowner's Association of this development and are not owned or maintained by Oconee County. No public funds of Oconee County are to be used to build, repair or maintain these private streets. The owner, purchaser, lender, heirs, assigns or other parties taking title to or otherwise procuring an interest in any portion of this property are hereby notified of this fact.

NOTE:
THIS PROPERTY IS ZONED R-1
THIS PLAT REPRESENTS A SUBDIVISION OF TAX MAP B03 008C.
THIS PROPERTY IS SERVED BY OCONEE COUNTY WATER.
THERE IS A 1' NO ACCESS EASEMENT ALONG MALCOM BRIDGE ROAD ON LOT 1 AND LOT 40 (Amenity Lot).
THERE IS A 1' NO ACCESS EASEMENT ALONG WHISTLING CREEK CROSSING ON LOT 17 AND LOT 23.
THE 60' FUTURE STREET IS NOT ELIGIBLE FOR ISSUANCE OF A BUILDING PERMIT.

- REFERENCES:
- 1) PLAT BOOK 2023 PAGE 123
 - 2) DEED BOOK 1747 PAGE 300-282
 - 3) PLAT BOOK 2016 PAGE 115
 - 4) PLAT BOOK 30 PAGES 11

PROPERTY ADDRESS:
2241 MALCOM BRIDGE ROAD

Guy Herring

Digitally signed by Guy Herring
DN: cn=Guy Herring, o=Herring & Associates, ou=Herring & Associates, email=guy@herringandassociates.com, c=US

Date: 2024.05.01 10:45:35-04'00'

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.

Kenneth A. Beall 645
By (name): Professional Registration No.
Kenneth A. Beall
Designer's Signature: P.E., R.L.S., L.A. (check one)

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 23,000 feet, and an angular error of 1" per angle point, and was adjusted using arbitrary rule.

The following type of equipment was used to obtain the linear and angular measurements used in the preparation of this plat: GEOMAX ZOOM 30

This plat has been calculated for closure and is found to be accurate within one foot in 30,356 feet.

By: MATTHEW D. ULMER Registered Georgia Land Surveyor No. 3069
Address: 1800 Hog Mountain Road, Watkinsville, GA 30677 Telephone Number: 706-769-6610
Surveyor's Signature: *Matthew D. Ulmer* Date: 03-22-2024



TOWNLEY FAMILY PARTNERSHIP, LLLP
DB. 1748 PG. 378-380
PB. 2023 PG. 123
Tax Map B03 008

TOWNLEY FAMILY PARTNERSHIP, LLLP
DB. 1446 PG. 444
PB. 5 PG. 122
Tax Map B 03 007

SR - "Possible SR House" - This lot may only accommodate a 3 bedroom house.
ATU - "Aerobic Treatment Unit" - An aerobic treatment unit or other Class I equivalent system may be required if depth to impervious layer is less than 24 inches.
DRIP - "Drip Emitters System" - A drip emitter system may be required on this lot along with all pertinent information specific to drip systems.
DRIP REPAIR - "Drip Emitters System Repair" - The repair system required for this lot may be a drip emitter system.
LEVEL IV - "Level IV Soil Report" - A Level IV soil report has been performed and is overlaid on this lot.
L4I - "Level IV Soil Report Needed" - A Level IV soil report will be needed prior to issuance of a septic permit for this lot.
SMP - "Site Modification Plan" - A site modification plan under the direction of a soil classifier, is required prior to application submittal. Work is to be completed and verification is needed from a Soil Classifier stating drainage has been controlled not to adversely affect the septic system.
SPHD - "Site Plan Health Department" - An engineered site plan drawn in compliance with the requirements established by the "Engineered Site Plan Checklist" is required at time of permit application.
SSLP - "Septic System Location Plan" - A septic system location plan drawn in accordance with the requirements given in the "Septic System Location Plan Checklist" is needed for this lot. SSLP's are required due to spatial constraints.

9766382786
PARTICIPANT ID

P2024000056
BK:2024 PG:69-69

FILED IN OFFICE
CLERK OF COURT
05/01/2024 11:37 AM
ANGELA ELDER-JOHNSON, CLERK
SUPERIOR COURT
COOKE COUNTY, GA

Angela Elder-Johnson

Reserved for Clerk of Court

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S45°45'35"E | 28.53 |
| L2 | S33°39'00"E | 31.75 |
| L3 | S23°16'00"E | 41.30 |
| L4 | S19°56'26"E | 59.24 |
| L5 | S06°15'21"E | 18.51 |
| L6 | S10°05'42"E | 32.46 |
| L7 | S13°57'35"W | 68.73 |
| L8 | S15°17'44"E | 50.52 |
| L9 | S15°17'47"E | 42.56 |
| L10 | S20°00'33"E | 47.68 |
| L11 | S02°13'22"E | 31.07 |
| L12 | S15°58'45"E | 31.41 |
| L13 | S64°46'55"W | 25.50 |
| L14 | S05°01'23"E | 23.77 |
| L15 | S05°01'21"E | 33.80 |
| L16 | S01°26'49"W | 76.15 |
| L17 | S43°08'12"E | 57.30 |
| L18 | S22°27'48"W | 21.57 |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L19 | S14°54'22"E | 8.47 |
| L20 | S01°23'49"W | 44.75 |
| L21 | S04°27'25"E | 65.26 |
| L22 | S08°18'39"E | 60.56 |
| L23 | S02°27'01"E | 131.51 |
| L24 | S13°52'40"W | 78.18 |
| L25 | S11°21'38"W | 102.39 |
| L26 | S05°07'49"E | 14.82 |

| LINE | CHORD BEARING | CHORD | ARC | RADIUS |
|------|---------------|-------|-------|--------|
| C15 | S64°38'25"W | 33.04 | 33.06 | 280.00 |
| C16 | S07°29'46"E | 39.56 | 39.59 | 280.00 |
| C17 | S23°23'46"E | 70.01 | 70.31 | 220.00 |
| C18 | N02°00'28"W | 85.40 | 85.73 | 280.00 |
| C19 | N73°14'15"E | 73.64 | 73.74 | 405.00 |
| C20 | S70°29'19"W | 29.71 | 29.72 | 345.00 |
| C21 | S75°42'16"W | 33.08 | 33.09 | 345.00 |

| LINE | CHORD BEARING | CHORD | ARC | RADIUS |
|------|---------------|-------|--------|--------|
| C22 | S00°24'29"W | 74.83 | 74.99 | 338.00 |
| C23 | S08°44'53"E | 33.02 | 33.03 | 338.00 |
| C24 | N06°03'26"W | 53.20 | 53.28 | 278.00 |
| C25 | N03°06'04"E | 35.54 | 35.56 | 278.00 |
| C26 | S11°12'29"E | 57.45 | 57.45 | 67.00 |
| C27 | N74°07'12"E | 99.61 | 112.30 | 67.00 |
| C28 | N20°57'59"E | 11.99 | 12.01 | 67.00 |
| C29 | N55°38'18"W | 42.00 | 42.72 | 67.00 |
| C30 | N07°24'25"W | 85.47 | 95.13 | 60.00 |
| C31 | S84°16'19"W | 81.69 | 89.85 | 60.00 |
| C32 | S05°42'46"E | 67.88 | 68.61 | 60.00 |
| C33 | S77°55'17"E | 50.95 | 52.62 | 60.00 |

TOWNLEY FAMILY PARTNERSHIP, LLLP
DB, 1446 PG, 444
PB, 5 PG, 122
Tax Map B 03 007

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 ATU - "Aerobic Treatment Unit" - An aerobic treatment unit or other Class I equivalent system may be required if depth to impervious layer is less than 24 inches.
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 L4N - "Level IV Soil Report Needed" - A Level IV soil report will be needed prior to issuance of a septic permit for this lot.
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 SSLP - "Septic System Location Plan" - A septic system location plan drawn in accordance with the requirements given in the "Septic System Location Plan Checklist" is needed for this lot. SSLP's are required due to spatial constraints.

Digitally signed by Guy Herring
DN: c=US,
ou=Professional Surveyors,
ou=Basemap, ou=CGBOC,
ou=Guy Herring,
email=guy@basemap.com

Guy Herring

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DEVELOPER:
MALCOM BRIDGE ESTATES, LLC
1280 SNOWS HILL ROAD
BOGART, GA 30622

CONTACT:
RUSSELL WILLS (706)-338-3565

NOTE:
THIS PROPERTY IS ZONED R-1
THIS PLAT REPRESENTS A SUBDIVISION OF TAX MAP B03 008C.
THIS PROPERTY IS SERVED BY COOKE COUNTY WATER.
THERE IS A 1' NO ACCESS EASEMENT ALONG MALCOM BRIDGE ROAD ON LOT 1 AND LOT 23 (Assembly Lot).
THERE IS A 1' NO ACCESS EASEMENT ALONG WHISTLING CREEK CROSSING ON LOT 17 AND LOT 23.
THE 60' FUTURE STREET IS NOT ELIGIBLE FOR ISSUANCE OF A BUILDING PERMIT.

REFERENCES:
1) PLAT BOOK 2023 PAGE 123
2) DEED BOOK 1747 PAGE 380-282
3) PLAT BOOK 2018 PAGE 115
4) PLAT BOOK 30 PAGES 11

PROPERTY ADDRESS:
2241 MALCOM BRIDGE ROAD



Sheet Number 5 of 7

IPF - Iron Pin Found IPS - Iron Pin Set Computed Point Only Concrete Monument

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

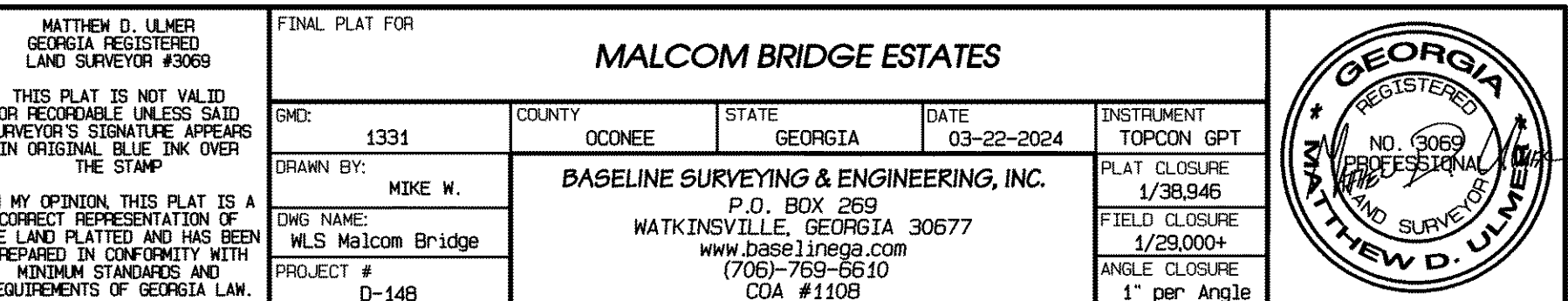
STORMWATER MAINTENANCE AGREEMENT
 Deed Book 1747, Pages 533-535

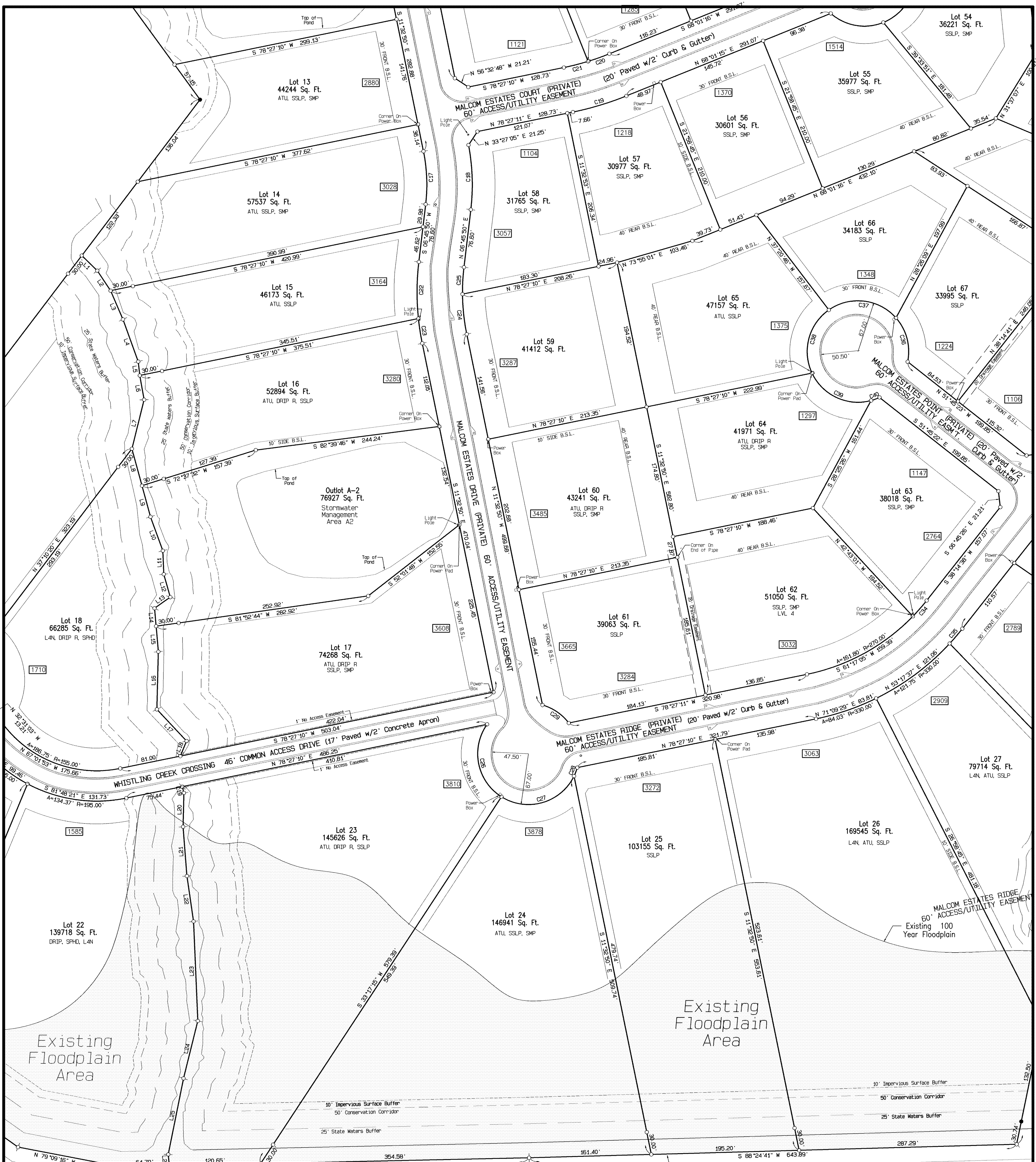
DESIGN AND CONSTRUCTION CERTIFICATION
 I hereby certify that all improvements have been designed and constructed in strict accordance with the approved Development Construction Plans, prepared by me or under my supervision, in full compliance with the Unified Development Code of Cooke County, Georgia, latest edition, and any amendments thereto and/or usual and customary professional practice.

By (name): Kenneth A. Beall 645 Professional Registration No.
 Designer's Signature: Kenneth A. Beall P.E., R.L.S., L.A. (check one)

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 250,000 feet, and an angular error of 1 per angle point, and was adjusted using arbitrary rule.
 The following type of equipment was used to obtain the linear and angular measurements used in the preparation of this plat: GEOMAX ZOOM 90
 This plat has been calculated for closure and is found to be accurate within one foot in 38,946 feet.
 By: Matthew D. Ulmer Registered Georgia Land Surveyor No. 3069
 Address: 1800 Hog Mountain Road, Wadley, GA 30677 Telephone Number: 706-769-6610
 Surveyor's Signature: Matthew D. Ulmer Date: 03-22-2024

FINAL PLAT FOR MALCOM BRIDGE ESTATES
 SHEET: 1331 COUNTY: COOKE STATE: GEORGIA DATE: 03-22-2024
 DRAWN BY: MIKE W. INSTRUMENT: TOPCON GPT
 P.L.O. BOX 263 PLAT CLOSURE: 1/38,946
 WATKINSVILLE, GEORGIA 30677 FIELD CLOSURE: 1/23,000+
 www.base1linega.com ANGLE CLOSURE: 1" 99' Angls
 (706)-769-6610 CDA #1108





3BR - "Possible 3BR house" - This lot may only accommodate a 3 bedroom house.

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L4N - "Level IV Soil Report Needed" - A Level IV soil report will be needed prior to issuance of a septic permit for this lot.

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SSLP - "Septic System Location Plan" - A septic system location plan drawn in accordance with the requirements given in the "Septic System Location Plan Checklist" is needed for this lot. SSLP's are required due to special constraints.

RESOURCES:
 1) PLAT BOOK 2023 PAGE 123
 2) DEED BOOK 1747 PAGE 380-282
 3) PLAT BOOK 2018 PAGE 115
 4) PLAT BOOK 30 PAGES 11

PROPERTY ADDRESS:
 2241 MALCOM BRIDGE ROAD

Sheet Number 6 of 7

GRAPHIC SCALE 1" = 60'

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

LEGEND:
 ● IFF - Iron Pin Found ○ IPS - Iron Pin Set ☒ Computed Point Only ☒ Concrete Monument

REGISTERED LAND SURVEYOR
MATTHEW D. ULMER
 No. 3069

FINAL PLAT FOR
MALCOM BRIDGE ESTATES

BASELINE SURVEYING & ENGINEERING, INC.
 P.O. BOX 263
 WATKINSVILLE, GEORGIA 30677
 www.base1inega.com
 (706)-769-6610
 COA #1106

INSTRUMENT TOPCONI GPT
DATE 03-22-2024
FIELD CLOSURE 1/38,946
FIELD CLOSURE 1/29,000+
ANGLE CLOSURE 1" per Angle

A NOTICE OF PRIVATE STREET

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STORMWATER MAINTENANCE AGREEMENT
 Deed Book 1747, Pages 333-335

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 local and customary professional practices.

Kenneth A. Beal 645
 By (Name): Professional Registration No.
Kenneth A. Beal
 Designer's Signature: P.E., R.L.S., L.A. (check one)

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 25,000+ feet, and an angular error of 1 per angle point, and was adjusted using arbitrary rule.

The following type of equipment was used to obtain the linear and angular measurements used in the preparation of this plat: EDM/TA 200M 90

This plat has been calculated for closure and is found to be accurate within one foot in 38,000+ feet.

By: **MATTHEW D. ULMER** Registered Georgia Land Surveyor No. 3069
 Address: 1800 Hog Mountain Road, Watkinsville, GA 30677 Telephone Number: 706-769-6610
 Surveyor's Signature: *Matthew D. Ulmer* Date: 03-22-2024

Existing Floodplain Area

WHISTLING CREEK CROSSING 46' COMMON ACCESS DRIVE (17' Paved w/2' Concrete Apron)

MALCOM BRIDGE ESTATES COURT (PRIVATE) 60' ACCESS/UTILITY EASEMENT

MALCOM BRIDGE ESTATES DRIVE (PRIVATE) 60' ACCESS/UTILITY EASEMENT

MALCOM BRIDGE ESTATES RIDGE (PRIVATE) 20' Paved w/2' Curb & Gutter 60' ACCESS/UTILITY EASEMENT

MALCOM BRIDGE ESTATES POINT (PRIVATE) 20' Paved w/2' Curb & Gutter 60' ACCESS/UTILITY EASEMENT

Existing 100 Year Floodplain

CENTERLINE OF BARBER'S CREEK IS PROPERTY LINE

| LINE | CHORD BEARING | CHORD | ARC | RADIUS |
|------|---------------|--------|--------|---------|
| C15 | S84°38'25"W | 33.04' | 33.06' | 280.00' |
| C16 | S07°29'46"E | 39.56' | 39.59' | 280.00' |
| C17 | S02°23'28"E | 70.01' | 70.31' | 220.00' |
| C18 | N02°00'28"W | 85.40' | 85.73' | 280.00' |
| C19 | N73°14'15"E | 73.64' | 73.74' | 405.00' |
| C20 | S70°29'19"W | 29.71' | 29.72' | 345.00' |
| C21 | S75°42'16"W | 33.08' | 33.09' | 345.00' |

| LINE | CHORD BEARING | CHORD | ARC | RADIUS |
|------|---------------|--------|---------|---------|
| C22 | S00°24'29"W | 74.83' | 74.99' | 338.00' |
| C23 | S08°44'53"E | 33.02' | 33.03' | 338.00' |
| C24 | N06°03'25"W | 53.20' | 53.28' | 278.00' |
| C25 | N03°06'01"E | 35.54' | 35.56' | 278.00' |
| C26 | S11°42'29"E | 97.45' | 109.11' | 67.00' |
| C27 | N74°07'12"E | 59.61' | 112.30' | 67.00' |
| C28 | N20°57'59"E | 11.99' | 12.01' | 67.00' |
| C29 | N65°38'18"W | 42.00' | 42.72' | 67.00' |
| C30 | N07°24'25"W | 85.47' | 95.13' | 60.00' |
| C31 | S84°16'19"W | 81.69' | 89.85' | 60.00' |
| C32 | S05°42'48"E | 87.88' | 96.61' | 60.00' |
| C33 | S77°55'17"E | 50.95' | 52.62' | 60.00' |

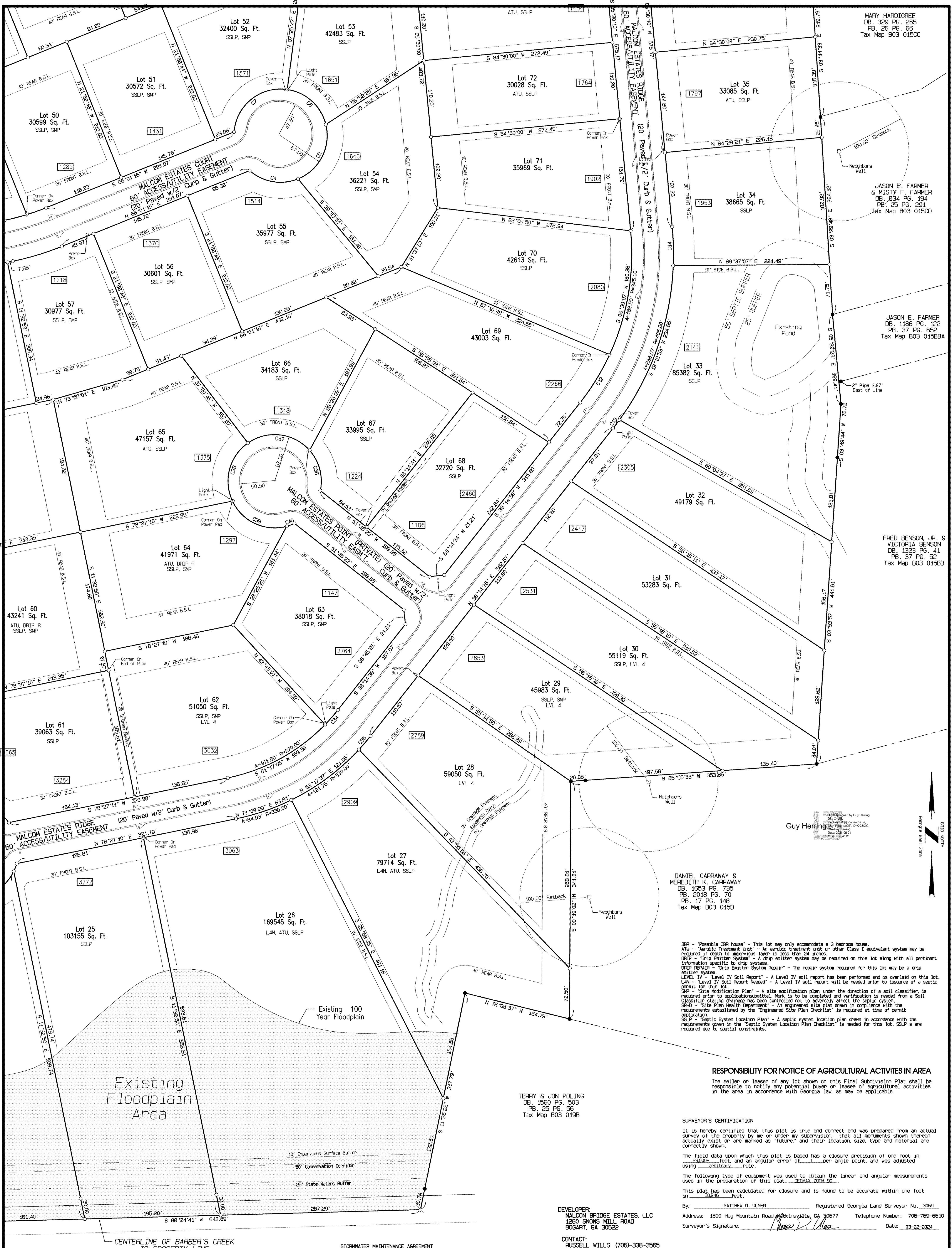
| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S45°45'35"E | 28.53' |
| L2 | S33°39'00"E | 31.75' |
| L3 | S23°16'00"E | 41.30' |
| L4 | S19°56'26"E | 59.24' |
| L5 | S06°15'21"E | 18.51' |
| L6 | S10°05'42"E | 32.46' |
| L7 | S13°57'35"W | 66.73' |
| L8 | S15°17'44"E | 50.52' |
| L9 | S15°17'47"E | 42.56' |
| L10 | S20°00'33"E | 47.68' |
| L11 | S02°13'22"E | 31.07' |
| L12 | S15°58'45"E | 31.41' |
| L13 | S54°46'56"W | 25.50' |
| L14 | S05°01'23"E | 23.77' |
| L15 | S05°01'21"E | 33.80' |
| L16 | S01°26'49"W | 76.15' |
| L17 | S43°08'12"E | 57.30' |
| L18 | S22°27'48"W | 21.57' |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L19 | S14°54'22"E | 8.47' |
| L20 | S01°23'49"W | 44.75' |
| L21 | S04°27'25"E | 65.26' |
| L22 | S08°18'39"E | 60.56' |
| L23 | S02°27'01"E | 131.51' |
| L24 | S13°57'40"W | 78.18' |
| L25 | S11°21'38"W | 102.39' |
| L26 | S05°07'49"E | 14.82' |

RESERVED FOR CLERK OF COURT

9766382786
 PARTICIPANT ID
P202400056
 BK:2024 PG:70-70
 FILED IN OFFICE
 CLERK OF COURT
 05/01/2024 11:37 AM
 ANGELA ELDER-JOHNSON, CLERK
 SUPERIOR COURT
 OCONEE COUNTY, GA

Angela Elder-Johnson



MARY HARDIGREE
DB. 329 PG. 265
PB. 26 PG. 66
Tax Map B03 015CC

JASON E. FARMER
& MISTY E. FARMER
DB. 834 PG. 194
PB. 25 PG. 291
Tax Map B03 015CD

JASON E. FARMER
DB. 1186 PG. 122
PB. 37 PG. 652
Tax Map B03 0156BA

FRED BENSON, JR. &
VICTORIA BENSON
DB. 1323 PG. 41
PB. 37 PG. 52
Tax Map B03 0156B

Guy Herring
SPLS Registered by Guy Herring
DNL CASE
D:\Projects\2024\03-22-2024\03-22-2024
D:\Projects\2024\03-22-2024\03-22-2024
D:\Projects\2024\03-22-2024\03-22-2024

DANIEL CARRAWAY &
MEREDITH K. CARRAWAY
DB. 1653 PG. 735
PB. 2018 PG. 70
PB. 17 PG. 148
Tax Map B03 015D

TERRY & JON POLING
DB. 1450 PG. 503
PB. 23 PG. 115
Tax Map B03 019B

RESPONSIBILITY FOR NOTICE OF AGRICULTURAL ACTIVITIES IN AREA
The seller or lessee of any lot shown on this Final Subdivision Plat shall be responsible to notify any potential buyer or lessee of agricultural activities in the area in accordance with Georgia law, as may be applicable.

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 shown, 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 20,000 feet, and an angular error of 1" per angle of one foot and was adjusted using arbitrary rule.
The following type of equipment was used to obtain the linear and angular measurements used in the preparation of this plat: 2000x2000 2000 50...
This plat has been calculated for closure and is found to be accurate within one foot in 20,000 feet.

By: MATTHEW D. ULMER Registered Georgia Land Surveyor No. 3069
Address: 1800 Hog Mountain Road, Wadleyville, GA 30677 Telephone Number: 706-769-6510
Surveyor's Signature: [Signature] Date: 03-22-2024

A NOTICE OF PRIVATE STREET
The streets designated as "private streets" on this plat are owned and maintained by the Homeowners' Association of this development and are not owned or maintained by Oconee County. No public funds of Oconee County are to be used to build, repair or maintain these private streets. The owner, purchaser, lender, heirs, assigns or other parties taking title to or otherwise procuring an interest in any portion of this property are hereby notified of this fact.

DEVELOPER:
MALCOM BRIDGE ESTATES, LLC
1280 SNOWS MILL ROAD
BOGART, GA 30622

CONTACT:
RUSSELL WILLS (706)-338-3565

NOTE:
THIS PROPERTY IS ZONED R-1
THIS PLAT REPRESENTS A SUBDIVISION OF TAX MAP B03 009C.
THIS PROPERTY IS SERVED BY OCONEE COUNTY WATER.
THERE IS A 1' NO ACCESS EASEMENT ALONG MALCOM BRIDGE ROAD ON LOT 1 AND LOT 40 (AMENITY LOT).
THERE IS A 1' NO ACCESS EASEMENT ALONG WHISTLING CREEK CROSSING ON LOT 17 AND LOT 23.
THE 60' FUTURE STREET IS NOT ELIGIBLE FOR ISSUANCE OF A BUILDING PERMIT.

REFERENCES:
1) PLAT BOOK 2023 PAGE 123
2) DEED BOOK 1747 PAGE 389-392
3) PLAT BOOK 2018 PAGE 115
4) PLAT BOOK 30 PAGES 11

PROPERTY ADDRESS:
2241 MALCOM BRIDGE ROAD

Sheet Number 7 of 7

Existing Floodplain Area

CENTERLINE OF BARBER'S CREEK IS PROPERTY LINE

STORMWATER MAINTENANCE AGREEMENT
Deed Book 1747 Pages 533-535

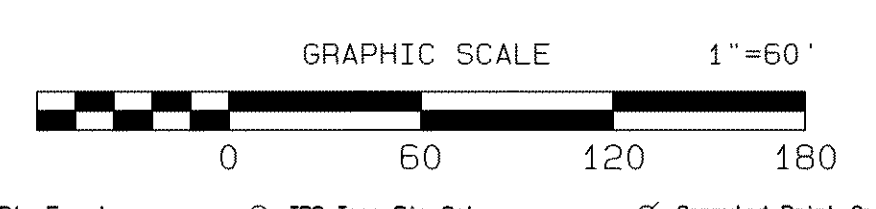
DESIGN AND CONSTRUCTION CERTIFICATION
I hereby certify that all improvements have been designed and constructed in strict accordance with the approved Development Construction Plans prepared by me or under my supervision, in full compliance with the Unified Development Code of Oconee County, Georgia, latest edition, and any amendments thereto and/or usual and customary professional practice.
Kenneth A. Beall 645
By (name): Professional Registration No. _____
Kenneth A. Beall
Designer's Signature: P.E. R.L.S. L.A. (check one)

| LINE | CHORD BEARING | CHORD | ARC | RADIUS |
|------|---------------|-------|--------|---------|
| C1 | S52°56'47"W | 61.90 | 61.96 | 405.00' |
| C2 | N62°19'47"E | 52.73 | 52.78 | 345.00' |
| C3 | N64°09'00"E | 54.68 | 54.72 | 405.00' |
| C4 | S80°16'37"E | 70.41 | 74.13 | 67.00' |
| C5 | N27°04'31"E | 87.82 | 95.77 | 67.00' |
| C6 | N47°46'52"W | 74.75 | 79.30 | 67.00' |
| C7 | S51°29'03"W | 97.75 | 109.56 | 67.00' |
| C8 | S35°54'06"E | 65.58 | 65.68 | 340.00' |
| C9 | N11°36'27"W | 85.09 | 85.25 | 400.00' |
| C10 | N24°52'53"W | 99.81 | 100.07 | 400.00' |
| C11 | N36°44'31"W | 65.47 | 65.54 | 400.00' |
| C12 | S31°31'30"W | 80.73 | 80.91 | 345.00' |
| C13 | S37°08'51"E | 15.47 | 15.47 | 405.00' |
| C14 | N01°33'48"W | 55.64 | 55.68 | 405.00' |

| LINE | CHORD BEARING | CHORD | ARC | RADIUS |
|------|---------------|-------|-------|---------|
| C34 | S41°30'51"W | 27.67 | 27.68 | 270.00' |
| C35 | N40°29'35"E | 25.60 | 25.60 | 330.00' |
| C36 | N14°54'31"W | 59.90 | 62.10 | 67.00' |
| C37 | N83°14'16"W | 89.28 | 97.71 | 67.00' |
| C38 | S14°53'59"W | 86.29 | 93.75 | 67.00' |
| C39 | S65°06'36"E | 86.00 | 93.37 | 67.00' |
| C40 | N69°54'35"E | 11.82 | 11.84 | 67.00' |

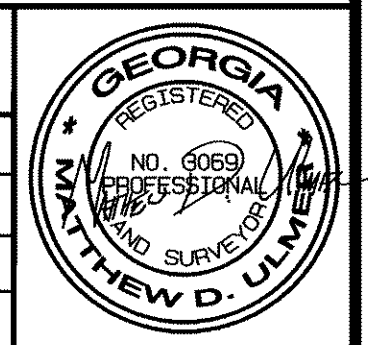
Reserved for Clerk of Court
9766382786
PARTICIPANT ID
P202400056
BK:2024 PG:71-71
FILED IN OFFICE
CLERK OF COURT
05/01/2024 11:37 AM
ANGELA ELDER-JOHNSON, CLERK
SUPERIOR COURT
OCONEE COUNTY, GA

Angela Elder-Johnson



• IPF-Iron Pin Found ○ IPG-Iron Pin Set ⓧ Computed Point Only ☒ Concrete Monument

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



MALCOM BRIDGE ESTATES
GEOGRAPHIC INFORMATION SYSTEM (GIS) DATA
DATE: 03-22-2024
DRAWN BY: MIKE W.
DWS NAME: MLS Malcom Bridge
PROJECT #: 0-148
IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.
MATHIEU D. ULMER
LAND SURVEYOR #3069
THIS PLAT IS NOT VALID OR RECORDED UNLESS SIGNED BY THE SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLUE INK OVER THE STAMP.
COUNTY: OCONEE STATE: GEORGIA DATE: 03-22-2024
INSTRUMENT: TOPCON GPT
PLAT CLOSURE: 1/38,946
FIELD CLOSURE: 1/29,000+
ANGLE CLOSURE: 2" per Angle
WATKINSVILLE, GEORGIA 30677
www.base1inega.com
(706)-769-6510
C/O #1108