

Plat Doc: PLAT  
 Recorded 01/14/2019 01:14PM  
 Camie W. Thomas  
 Clerk Superior Court, JACKSON  
 County Ga  
 BK 00071 Pg 0775

Penalty: \$0.00  
 Interest: \$0.00

Participants: 7402370769

This development, as shown has been reviewed and approved in that it meets the requirements of the Jackson County Water & Sewer Authority standard specifications with regard to water supply, sewage disposal and that all utility easements dedicated to Jackson County Water & Sewer Authority are shown on the Final Plat.  
 The Jackson County Water & Sewer Authority is not responsible for the adequacy of the design, which is the sole responsibility of the Engineer of record, who stamped and sealed the plans.

Dated this 11<sup>th</sup> Day of January 2019  
 By: *Joey Leske*  
 Title: Authority Engineer  
 Organization: JWSA

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

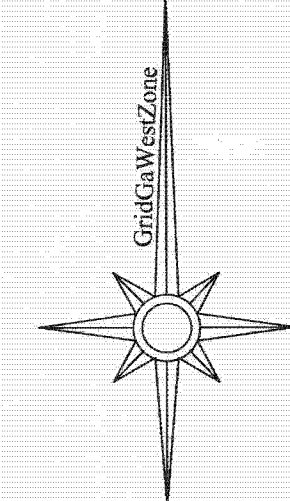
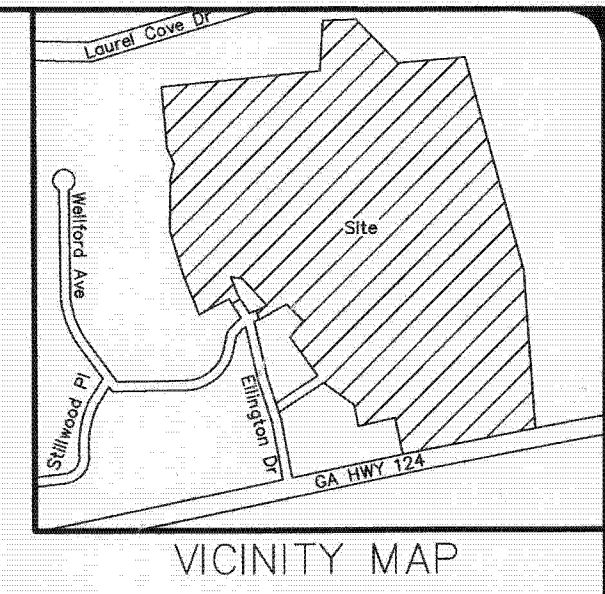
State of Georgia  
 County of Jackson

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 therein or associated therewith meet all applicable requirements and standards of the Jackson County Unified Development Code.

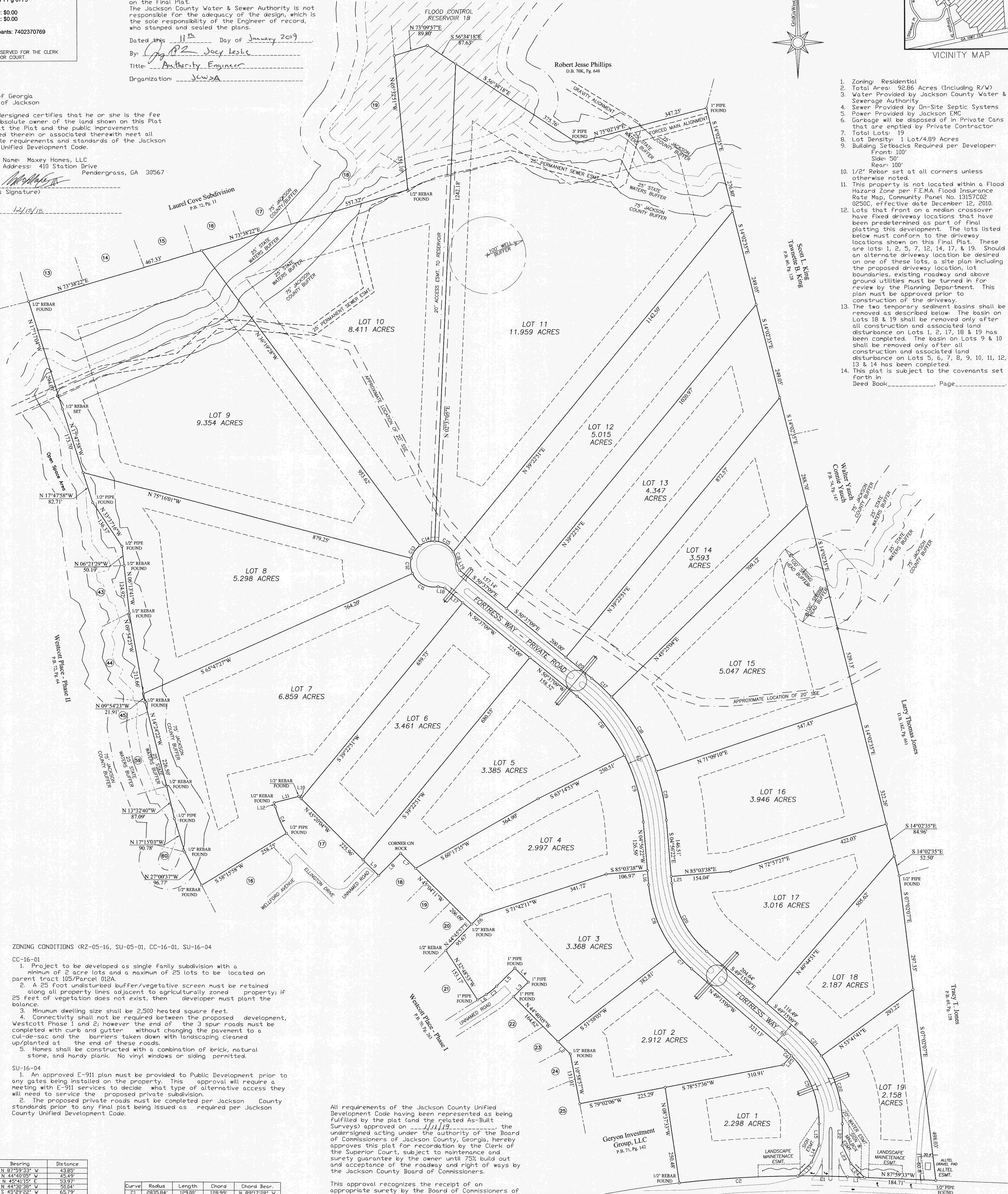
Owner's Name: Maxey Homes, LLC  
 Owner's Address: 410 Station Drive  
 Pendergrass, GA 30567

*Maxey Homes, LLC*  
 (Owner's Signature)

Date: 12/19/18



- Zoning: Residential
- Total Area: 92.86 Acres (Including R/W)
- Water Provided by Jackson County Water & Sewer Authority
- Sewer Provided by On-Site Septic Systems
- Power Provided by Jackson EMC
- Garbage will be disposed of in Private Cans that are emptied by Private Contractor
- Total Lots: 19
- Lot Density: Lot/4.89 Acres
- Building Setbacks Required per Developer:  
 Front: 100'  
 Side: 50'  
 Rear: 100'
- 1/2' Rebar set at all corners unless otherwise noted.
- This property is not located within a Flood Hazard Zone per F.E.M.A. Flood Insurance Rate Map, Community Panel No. 13157C02 0250C, effective date December 12, 2010.
- Lots that front on a median crossover have fixed driveway locations that have been predetermined as part of final platting this development. The lots listed below must conform to the driveway locations shown on this Final Plat. These are lots 1, 2, 3, 7, 12, 14, 17, & 19. Should an alternate driveway location be desired on one of these lots, a site plan including the proposed driveway location, lot boundaries, existing roadway and above ground utilities must be turned in for review by the Planning Department. This plan must be approved prior to construction of the driveway.
- The two temporary sediment basins shall be removed as described below: The basin on Lots 18 & 19 shall be removed only after all construction and associated land disturbance on Lots 1, 2, 17, 18 & 19 has been completed. The basin on Lots 9 & 10 shall be removed only after all construction and associated land disturbance on Lots 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14 has been completed.
- This plat is subject to the covenants set forth in Deed Book \_\_\_\_\_ Page \_\_\_\_\_



- ZONING CONDITIONS (R2-05-16, SU-05-01, CC-16-01, SU-16-04)
- CC-16-01
- Project to be developed as single family subdivision with a minimum of 2 acre lots and a maximum of 25 lots to be located on parent tract 105/Parcel 012A.
  - A 25 foot undisturbed buffer/vegetative screen must be retained along all property lines adjacent to agriculturally zoned property; if 25 feet of vegetation does not exist, then developer must plant the balance.
  - Minimum dwelling size shall be 2,500 heated square feet.
  - Connectivity shall not be required between the proposed development, Westcott Phase 1 and 2; however the end of the 3 spur roads must be completed with curb and gutter without changing the pavement to a cul-de-sac and the barriers taken down with landscaping cleaned up/planted at the end of these roads.
  - Homes shall be constructed with a combination of brick, natural stone, and hardy plank. No vinyl windows or siding permitted.
- SU-16-04
- An approved E-911 plan must be provided to Public Development prior to any gates being installed on the property. This approval will require a meeting with E-911 services to decide what type of alternative access they will need to service the proposed private subdivision.
  - The proposed private roads must be completed per Jackson County standards prior to any final plat being issued as required per Jackson County Unified Development Code.

All requirements of the Jackson County Unified Development Code having been represented as being fulfilled by the plat (and the related As-Built Surveys) approved on 11/1/19, the undersigned acting under the authority of the Board of Commissioners of Jackson County, Georgia, hereby approves this plat for recordation by the Clerk of the Superior Court, subject to maintenance and surety guaranteed by the owner until 75% build out and acceptance of the roadway and right of ways by the Jackson County Board of Commissioners.

This approval recognizes the receipt of an appropriate surety by the Board of Commissioners of Jackson County in the amount of \$125,000 in a cash escrow held by Jackson County Board of Commissioners to assure the maintenance of all streets and drainage facilities appurtenant to this development.

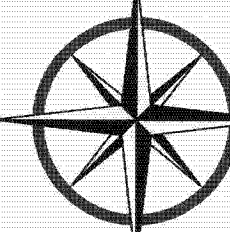
*Christopher J. Carlan*  
 Signature, Public Development Director  
 Dated: 11/1/19  
*Maxey Homes, LLC*  
 (Owner's Signature)  
 Dated: 11/1/19

Course	Bearing	Distance
L1	N 87°59'23" W	43.85'
L2	N 44°40'59" W	45.99'
L3	N 45°41'15" E	53.97'
L4	S 45°29'28" E	65.79'
L5	S 37°14'48" W	26.44'
L6	N 45°04'11" W	54.97'
L7	N 44°49'06" W	80.50'
L8	N 45°20'04" W	57.87'
L9	N 45°20'04" W	57.87'
L10	N 45°20'04" W	57.87'
L11	N 75°26'54" W	65.67'
L12	S 14°29'35" E	11.25'
L13	N 44°31'15" W	47.50'
L14	N 23°26'21" E	48.34'
L15	N 80°21'15" W	35.73'
L16	N 04°56'22" W	37.53'
L17	N 50°27'09" W	60.45'
L18	N 78°13'45" W	17.72'
L19	S 23°00'34" E	17.72'
L20	S 30°27'09" E	86.83'
L21	S 04°36'25" E	17.77'
L22	S 00°21'15" E	55.73'
L23	S 28°24'41" E	52.30'
L24	S 44°57'45" E	50.27'
L25	S 41°39'24" W	32.15'
L26	S 45°02'53" W	33.48'

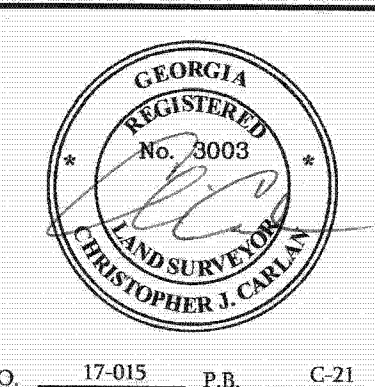
Curve	Radius	Length	Chord	Chord Bear.
C1	2835.84'	129.00'	128.99'	N 89°17'28" W
C2	2835.84'	307.48'	307.33'	S 86°17'38" W
C3	2835.84'	347.79'	347.67'	S 51°10'39" W
C4	2835.84'	374.79'	374.51'	S 23°33'40" E
C5	250.00'	194.88'	189.98'	N 22°23'08" W
C6	250.00'	197.29'	192.79'	N 44°59'05" E
C7	325.00'	63.65'	63.54'	N 43°39'32" E
C8	325.00'	187.71'	185.11'	N 21°29'08" W
C9	475.00'	198.85'	196.44'	N 15°59'44" W
C10	475.00'	197.87'	196.44'	N 98°41'08" W
C11	60.00'	80.68'	74.58'	N 62°38'15" E
C12	60.00'	40.78'	40.00'	N 04°44'17" W
C13	60.00'	40.78'	40.00'	N 34°12'16" E
C14	60.00'	40.78'	40.00'	N 73°28'49" E
C15	60.00'	57.94'	55.71'	S 59°43'07" E
C16	60.00'	33.38'	32.95'	S 16°07'08" E
C17	353.00'	70.44'	70.59'	S 46°58'12" E
C18	353.00'	226.03'	224.25'	S 30°57'02" E
C19	353.00'	169.87'	165.55'	S 11°33'36" E
C20	353.00'	694.95'	199.88'	S 27°03'45" E
C21	310.00'	79.80'	79.58'	S 41°52'39" E
C22	310.00'	166.38'	163.59'	S 17°16'42" E

FINAL PLAT FOR  
**FORTNESS**  
 LOCATED WITHIN  
 G.M.D. 245  
 Jackson County, Georgia  
 Scale: 1" = 100' October 30, 2018

- The field data upon which this plat is based has a closure precision of one foot in 24,113 feet and an angular error of .92" per angle point and was adjusted using the Compass Rule.
  - This plat has been calculated for closure and is found to be accurate within one foot in 472,572 feet.
  - The field equipment used in this survey was a Topcon DTM-520 Total Station.
  - The Field Work was completed 3/31/17.
- 100 0 100 200 300  
 GRAPHIC SCALE - FEET



**CARLAN**  
 LAND SURVEYORS  
 970 SOUTH BROAD STREET  
 COMMERCIA, GA 30529  
 (706)336-5959



GA. HWY. 124 100'R/W

**SURVEYORS 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 and their location, size, type and material are correctly shown.

As required by subsection (f) 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.

*Christopher J. Carlan*  
 Christopher J. Carlan Ga RLS #30003