

eFiled & eRecorded
 DATE: 4/5/2023
 TIME: 1:08 PM
 PLAT BOOK: 02023
 PAGE: 00055
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 9040303858
 CLERK: Katie Cross
 Madison County, GA

THIS AREA RESERVED FOR RECORDING INFORMATION

Final Plat Of The Madison Preserve Colbert, Georgia Madison County 382nd G.M.D.

Certification of Dedication
 I (we) hereby certify that I (we) adopt this plan of subdivision and dedicate all new streets, if any, and open space(s) to public use as noted.
[Signature] 3/31/23
 Owner or Agent Date

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 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.
[Signature] 3/31/23
 Owner or Agent Date

Certificate of review by the Planning & Zoning Department:
 I hereby certify that this plat meets all the requirements of the Madison County Subdivision Regulations, Madison County Zoning Ordinance and the Madison County Soil Erosion Sedimentation and Stormwater Control Ordinance.
[Signature] Date

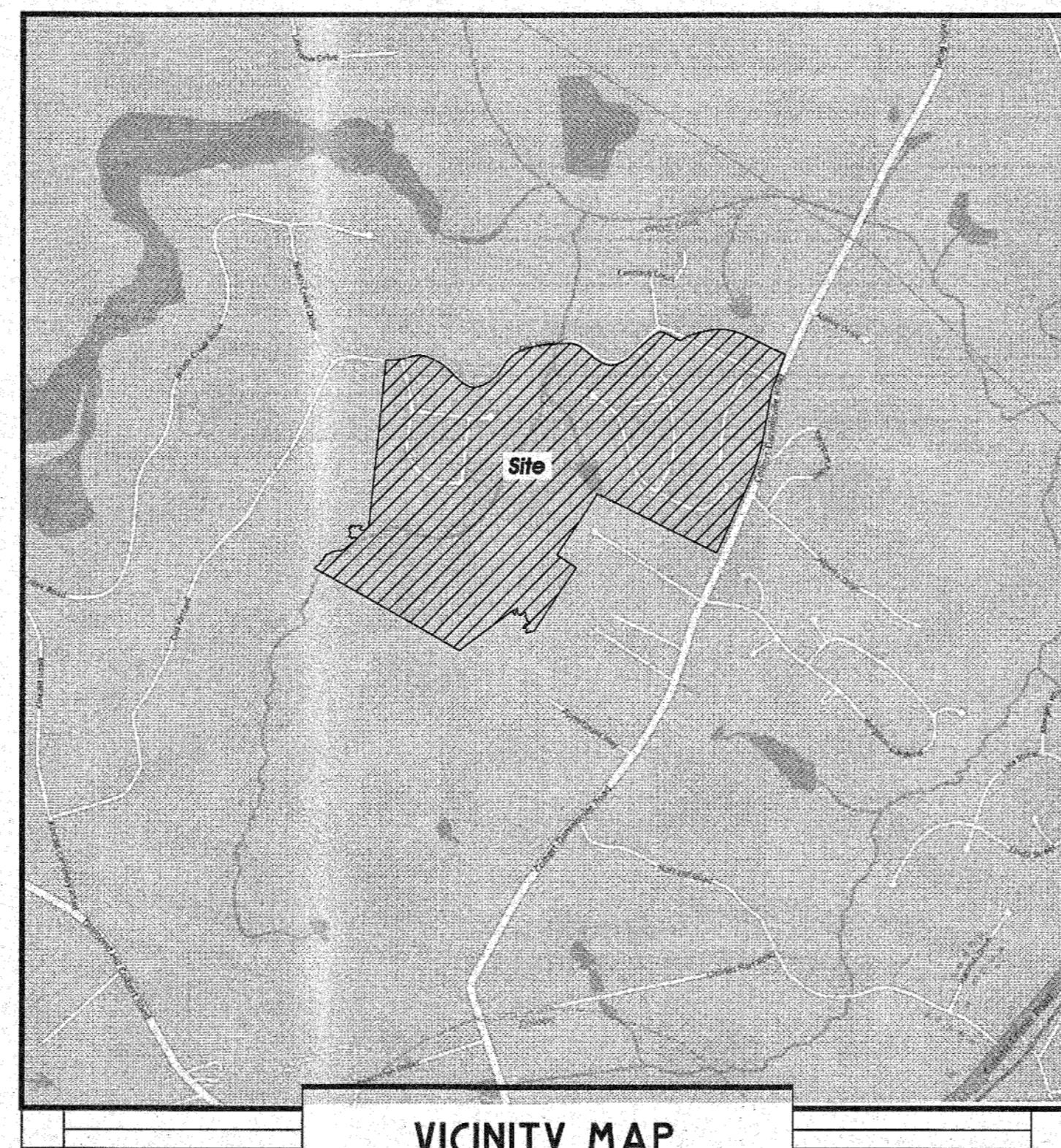
Surveyor's Certificate
 It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type, and materials are correctly shown; and that all surveying requirements found in the Subdivision Regulations of Madison County, Georgia have been fully complied with.
[Signature]
 Stacy C. Carroll, Ga. PLS #2729

HEALTH DEPARTMENT CERTIFICATION
 Lots have been reviewed by the Madison County Health Department and are approved for subdivision development 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 therein. Each lot must be reviewed and approved for on-site sewage management system placement prior to the issuance of a building permit.
 Dated this 31 Day of March 2023
 By *[Signature]*
 Title DEAD

Certificate of Public Water System:
 I hereby certify that the Public Water System in the subdivision plat attached hereto meets the requirements of the Madison County Water Department.
[Signature] 4-3-23
 Madison County Water Department Date

Certificate of Approval for Recording:
 I hereby certify that the subdivision plat shown hereon has been found to comply with the Land Subdivision Regulations of Madison County, Georgia, and that it has been approved by the Madison County Board of Commissioners for recording in the Office of the Clerk of Superior Court of Madison County.
[Signature] Date 4-3-23
 Chairman, Madison County Board of Commissioners

Notice of Agricultural Adjacency Waiver: Agricultural districts include uses of land primarily for active farming activities and may result in odors, noise, dust, and other effects which may not be compatible with adjacent single family development. The owner/developer of this development executes his signature as signed below that he is waiving any objection to those effects and understands that he is required to notify the landowners of said development that no action that the adjacent uses in agricultural district constitute a nuisance.



VICINITY MAP

SHEET INDEX

Cover	1
Overall Project	2
Lot Configurations	3-6
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PROJECT DATA

Owner: Grand View Investment Group, LLC & MRG Investment Group, LLC & Twisted Cedar Ranch, LLC
 Mailing Address: P.O. Box 601 Winterville, GA 30683
 Street Address: 36 Arnoldsville Rd, Suite 7 Crawford, GA 30630
 Contact: Mr. Chad Tracy (706)207-4164 Chad@patriotconstruction.biz

Developer: Patriot Construction, Inc.
 Contact: Mr. Chad Tracy 36 Arnoldsville Rd, Suite 7 Crawford, GA 30630 (706)207-4164 Chad@patriotconstruction.biz

Authorized Agent Engineer: ABE Consulting, Inc.
 Contact: Abe Abouhamdan, PE FASCE 2410 Hog Mountain Rd, Suite 103 Watkinsville GA 30677 ABE@abeconsultinginc.com

Total project acreage: 202.418 Acres (Excluding Roads)
 Tax Parcel #'s: 0057 006, 0057 006 01 & 0057 006 02
 Flood Plain: Portions of this property lie within a Flood Zone according to FEMA
 Community Panel Numbers 13195C 0230C & 13195C 0240C Dated 9-17-2010.
 Water supply: Madison County Industrial Development and Building Authority
 Sewage disposal: Individual septic tanks and drain fields
 Solid waste: Trash will be picked up by private contractor.
 Existing utilities: Power, Water, Telephone
 Power: Jackson EMC 7356 Highway 106, Hull GA 30646 706-548-5362
 Water: Madison County PO Box 381, Danielsville, GA 30633 706-795-3473
 Telephone: Windstream 149 Oak Street, Commerce GA 30530 706-335-0333
 Cable TV: Unknown

Boundary: ABE Consulting, Inc. - 2022 complete boundary to subdivide property
 Contour interval: 1' interval taken from GIS. Ponds were field run.
 Existing Zoning: R-1: (Single Family Residential: 1.5 Ac. Min. Lot Size)
 Total R-1 Area: 118.901 Acres (Lots 1-56)
 A-2: (General Farming: 5 Ac. Min. Lot Size)
 Total A-2 Area: 82.425 Acres (Lots 57-60)
 Open Space: Total open space area: 1.083 Acres
 0.009 Acre in miters

Proposed use: Single family residential
 Required building setbacks: (Based on Article VIII Table)
 Front: 60' From street centerline
 Side: 15'
 Rear: 20'
 Maximum building height: 35'

Lot count: 60 Single Family Residential lots (total), 56 R-1 Lots & 4 A-2 Lots
 Building envelopes: Varies by lot depending on lot size & shape.
 Smallest lot: 1.500 Acres Largest lot: 25.524 Acres.

Total area to be dedicated for public use or R/W: 393 S.F. or 0.009 Acre (Meters)
 Grading and drainage of this site will be performed according to Madison County standards.

Surface drainage proposed: Overland flow combined with swales and ASCMP will be employed to collect and divert surface water to the existing ponds and discharged as shown. Water quality measures to be provided as required via permanent pools in existing storm water management ponds.
 Signage: To be under separate permit by others.
 Existing public roadway network will be utilized for the proposed lot layout.
 No new public roadways are being proposed.
 Proposed subdivision shall conform to all latest rezone conditions as stipulated by Madison County Board of Commissioners.
 All common open space amenities & storm water detention areas shall be owned and maintained by the subdivision homeowners association.
 Land to be used for purposes other than single family dwellings:
 0.009 Acre for R/W miters
 1.083 Acres for outlot green space (non-buildable)
 12.480 Acres to be dedicated to Madison County for use as Public Roads.

Based on maps prepared by the Georgia GIS Data Clearinghouse and made available via the ArcGIS online map viewer.

No portion of the subdivision lies in a groundwater recharge area, pursuant to the Rules of the Georgia Department of Natural Resources, Environmental Protection Division, Chapter 391-3-16.01 (or defined as low, medium or high susceptibility).

There are no perennial streams within or impacted by the subdivision that are upstream of water supply reservoir, pursuant to the rules of the Georgia Department of Natural Resources, Environment Protection Division, Chapter 391-3-16.02 (or required 150 foot buffer is shown if within 7 mile radius or 75 foot buffer if greater than 7 mile radius).

Health Department Notes:
 L4N, ATU, Drip repair- Lots 1, 8, 40, 48, 51, 52
 L4N, ATU, SSLP, Drip repair- Lots 13, 21, 22, 31
 L4N, SSLP- lot 42
 SSLP- Lots 18, 30
 ATU, SSLP- Lot 19, 44, 46, 49
 ATU, Drip repair- Lots 2, 3, 9, 25, 35, 53
 ATU, SSLP, Drip repair- Lots 10, 29, 38, 41, 47
 ATU- Lots 4, 5, 15, 32, 33, 36, 37, 39, 50, 54, 56, 57, 58, 59, 60
 Drip- Lots 6, 11, 12, 26
 SPHD, ATU- Lot 7
 SPHD, ATU, Drip repair- Lots 23, 24, 27, 28, 34, 45
 SPHD Drip repair- Lot 16

An updated soil survey will be required for lots 57 and 58 if the proposed septic system is outside the mapped level III soil survey.

ATU - "Aerobic Treatment Unit" - An aerobic treatment unit or other Class 1 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.

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

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.

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. Needed for alternative septic systems, commercial septic systems, and systems with high waste strength or at discretion of local health authority.

Georgia 811
 www.Georgia811.com
 Contact 811 before you dig.

COLORS FOR UTILITY LOCATING:
 White = Prop. Excavation
 Pink = Temp. Survey Markings
 Red = Electric
 Yellow = Gas/Oil
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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 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.

[Signature] 4/5/23
 Stacy C. Carroll, PLS 2729 Date

DATE PREPARED:
 2-27-23

PROJECT #:
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REGISTERED LAND SURVEYOR
 STACY C. CARROLL
 LSF# 1010

SHEET #
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 & Old Kincaid Road
 Madison County, Georgia
 382nd G.M.D.

Being that parcel of land described in Deed Book 1996 page 257 and depicted on a plat found in Plat Book B152 page 6A Madison County Real Estate Records

Total Project Area: 202.418 Acres
 Tax Parcel #: 0057 006, 0057 006 01 & 0057 006 02
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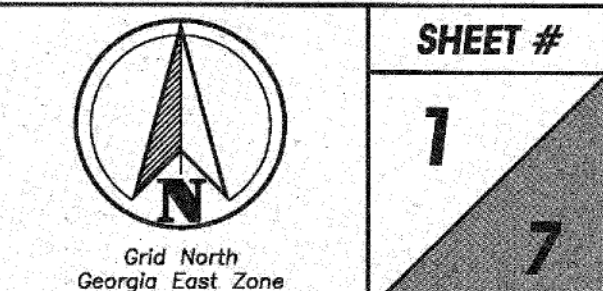
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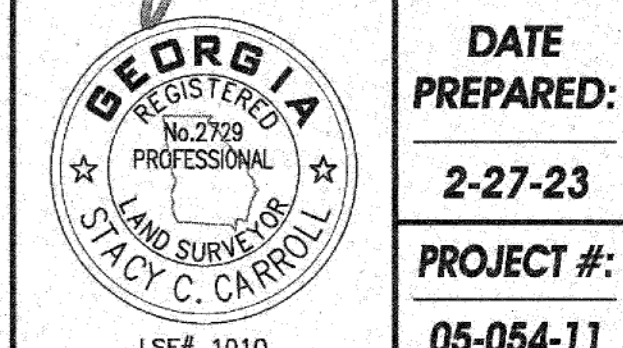


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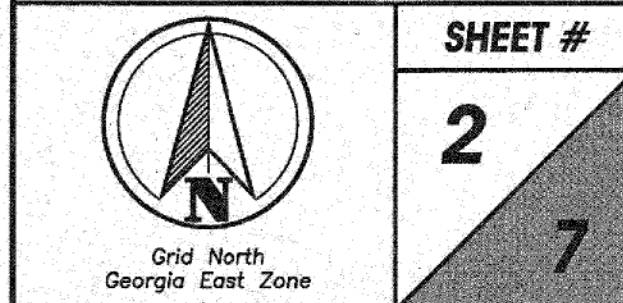
Stacy C. Carroll, PLS 2729 4/5/23



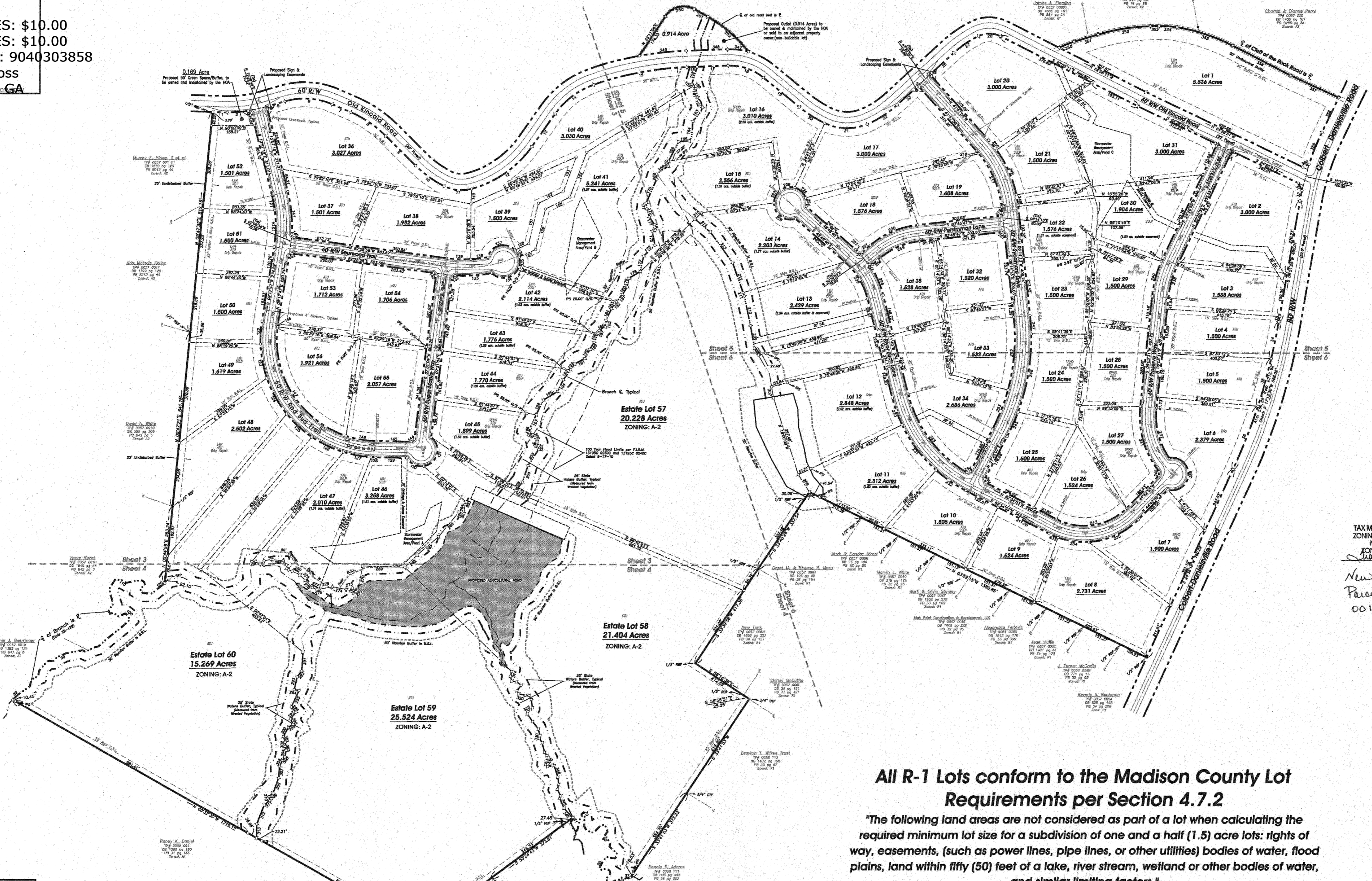
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GRAPHIC SCALE
 0' 100' 200' 400' 600'
 SCALE: 1" = 200'



SHEET #
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All R-1 Lots conform to the Madison County Lot Requirements per Section 4.7.2

"The following land areas are not considered as part of a lot when calculating the required minimum lot size for a subdivision of one and a half (1.5) acre lots: rights of way, easements, (such as power lines, pipe lines, or other utilities) bodies of water, flood plains, land within fifty (50) feet of a lake, river stream, wetland or other bodies of water, and similar limiting factors."

- Surveyor's Notes:
1. This Plat of Survey was prepared without the benefit of a title abstract.
 2. The property shown hereon is subject to easements, restrictions, reservations, rights-of-way and other encumbrances, both public and private.
 3. Underground utilities and foundations, if any, have not been located.
 4. The term "certification" as used in rule "180-6-.09(2) and (3)" and related to Professional Engineering or Professional Land Surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.
 5. Zoning and setback information, if shown, should be verified by the appropriate planning/zoning agency prior to design or construction activities.
 6. See Sheet #7 for Call Tables

Survey Closure Statement
 The field data upon which this plat is based has a closure precision of one foot in 23,869 feet and an angular error of 4 sec. per angle point and was not adjusted.
 A Carlson CR2 Robotic Total Station was used to obtain all linear and angular measurements and the fieldwork was completed on 11-9-2022.
 Bearings and Coordinates shown are based on Grid North, Georgia West Zone derived from GPS observations with a Carlson BRX7 GPS Receiver utilizing the eGPS Network.
 This plat has been calculated for closure and was found to be accurate within one foot in 26,284 feet (Minimum).

LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS

B.S.L.	BUILDING SETBACK LINE
C	CENTERLINE
CMF	CONC. MONUMENT FOUND
CRFB	CAPPED REBAR FOUND
CIF	CRIMP TOP PIPE FOUND
DB	DEED BOOK
DE	DRAINAGE EASEMENT FOUND
FND	FOUND
IPS	1/2" CAPPED REBAR SET STAMPED LSF 1010
OTF	OPEN TOP PIPE FOUND
P	PROPERTY LINE
PB	PLAT BOOK
PKF	PK NAIL FOUND
PKS	PK NAIL SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
RF	REBAR FOUND
SFP	STEEL FENCE POST FND
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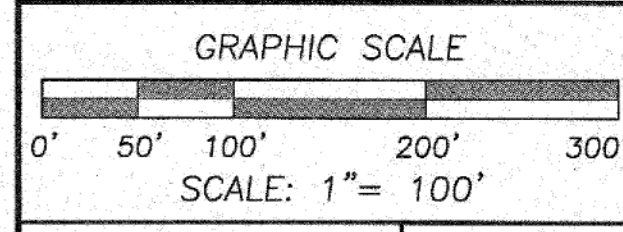
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GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR
 STACY C. CARROLL
 LSF# 1010

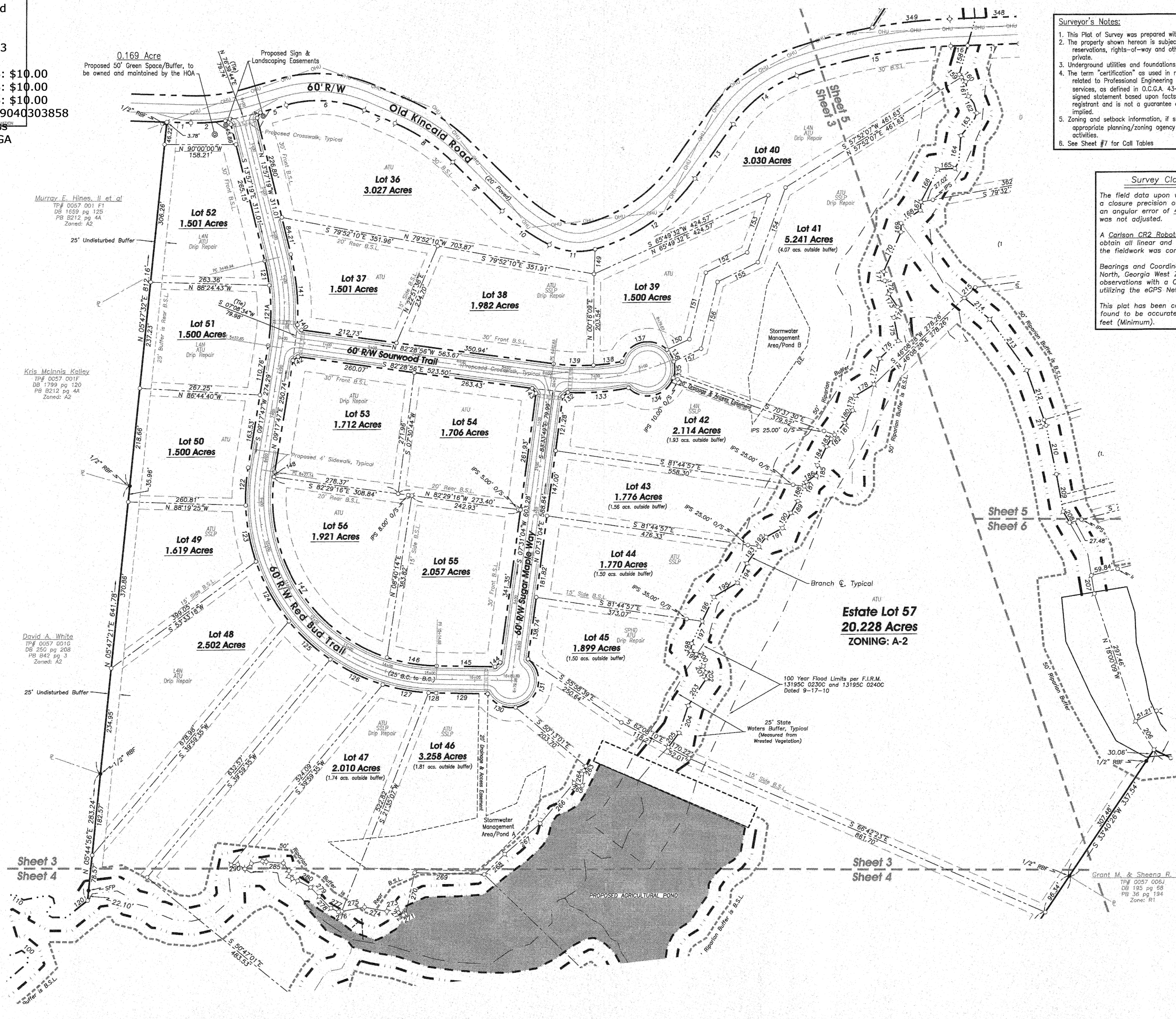
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Murray E. Hines, II et al
 TP# 0057 001 F1
 DB 1659 pg 125
 PB B212 pg 4A
 Zoned: A2

Kris McInnis Kelley
 TP# 0057 001F
 DB 1799 pg 120
 PB B212 pg 4A
 Zoned: A2

David A. White
 TP# 0057 001G
 DB 250 pg 208
 PB B42 pg 3
 Zoned: A2

Grant M. & Sheena R. Moro
 TP# 0057 006J
 DB 195 pg 68
 PB 38 pg 194
 Zoned: R1

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 Tax Parcel #: 0057 006, 0057 006 01 & 0057 006 02
 Existing Zoning: R-1 and A-2



Contact 811 before you dig.

COLORS FOR UTILITY LOCATING:
 White = Prop. Excavation
 Pink = Temp. Survey Markings
 Red = Electric
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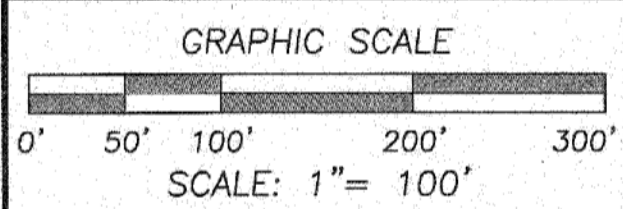
Stacy C. Carroll, PLS 2729
 4/5/23

DATE PREPARED:
2-27-23

PROJECT #:
05-054-11

LSF# 1010

REVISIONS	DATE



Grid North Georgia East Zone

SHEET #
4

7

eFiled & eRecorded
 DATE: 4/5/2023
 TIME: 1:08 PM
 PLAT BOOK: 02023
 PAGE: 00059
 RECORDING FEES: \$10.00
 RECORDING FEES: \$10.00
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 PARTICIPANT ID: 9040303858
 CLERK: Katie Cross
 Madison County, GA



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 706-613-8900
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Final Subdivision Plat for:
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GRAPHIC SCALE
 0' 50' 100' 200' 300'
 SCALE: 1" = 100'

SHEET #
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 7

LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS

B.S.L.	BUILDING SETBACK LINE
CL	CENTERLINE
CMF	CONC MONUMENT FOUND
CRFB	CAPPED REBAR FOUND
CTF	CRIMP TOP PIPE FOUND
DB	DEED BOOK
DE	DRAINAGE EASEMENT
FND	FOUND
IPS	1/2" CAPPED REBAR SET
LSF	STAMPED LSF 1010
OTF	OPEN TOP PIPE FOUND
PL	PLAY BOOK
PKF	PK NAIL FOUND
PKS	PK NAIL SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
RFB	REBAR FOUND
SFP	STEEL FENCE POST FND
SWB	STATE WATERS BUFFER
T	TAX PARCEL NUMBER
OTF	1/2" CAPPED REBAR SET
LSF	STAMPED LSF 1010
(UNLESS OTHERWISE NOTED)	
●	IRON PIN FOUND
(AS DESCRIBED)	
○	CONCRETE MONUMENT FOUND
○	COMPUTED POINT (NO PIN)
○	UTILITY POLE
○	WELL
○	OVERHEAD UTILITIES

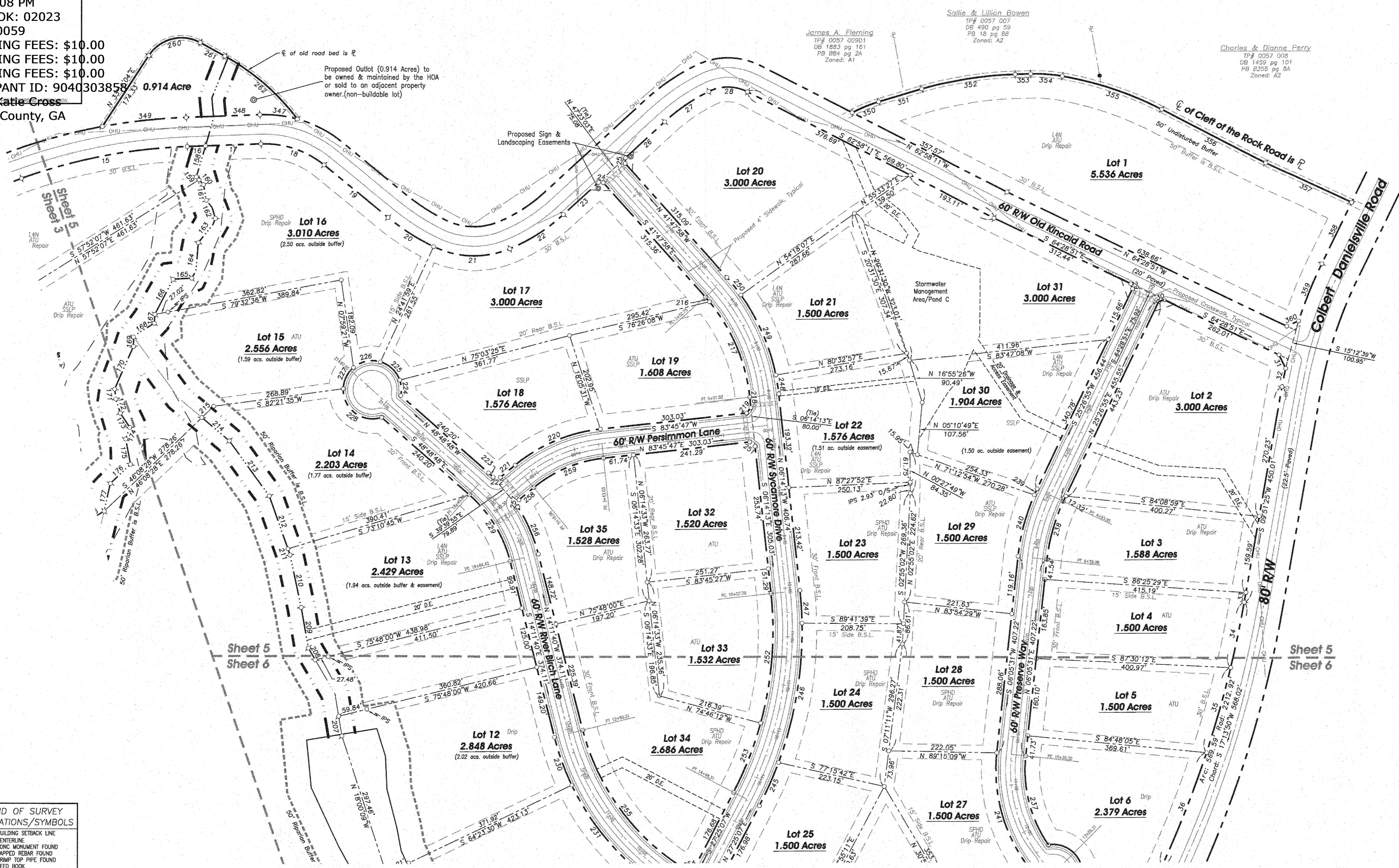
Survey Closure Statement

The field data upon which this plat is based has a closure precision of one foot in 23,869 feet and an angular error of 4 sec. per angle point and was not adjusted.

A Carlson CR2 Robotic Total Station was used to obtain all linear and angular measurements and the fieldwork was completed on 11-9-2022.

Bearings and Coordinates shown are based on Grid North, Georgia West Zone derived from GPS observations with a Carlson BRX7 GPS Receiver utilizing the eGPS Network.

This plat has been calculated for closure and was found to be accurate within one foot in 76,284 feet (Minimum).



Surveyor's Notes:

- This Plat of Survey was prepared without the benefit of a title abstract.
- The property shown hereon is subject to easements, restrictions, reservations, rights-of-way and other encumbrances, both public and private.
- Underground utilities and foundations, if any, have not been located.
- The term "certification" as used in rule "180-6-.09(2) and (3)" and related to Professional Engineering or Professional Land Surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.
- Zoning and setback information, if shown, should be verified by the appropriate planning/zoning agency prior to design or construction activities.
- See Sheet #7 for Call Tables

eFiled & eRecorded
 DATE: 4/5/2023
 TIME: 1:08 PM
 PLAT BOOK: 02023
 PAGE: 00060
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 PARTICIPANT ID: 9040303858
 CLERK: Katie Cross
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CRFB	CAPPED REBAR FOUND
CIF	CRIMP TOP PIPE FOUND
DB	DEED BOOK
DE	DRAINAGE EASEMENT
FND	FOUND
IPS	1/2" CAPPED REBAR SET
LSF	STAMPED LSF 1010
OTF	OPEN TOP PIPE FOUND
PL	PROPERTY LINE
PB	PLAT BOOK
PKF	PK NAIL FOUND
PKS	PK NAIL SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
RFB	REBAR FOUND
SFP	STEEL FENCE POST FND
SMB	STATE WATERS BUFFER
TP	TAX PARCEL NUMBER
LSF	1/2" CAPPED REBAR SET
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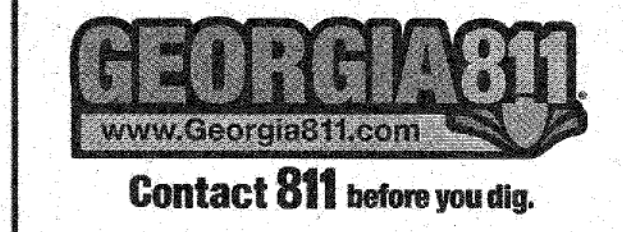
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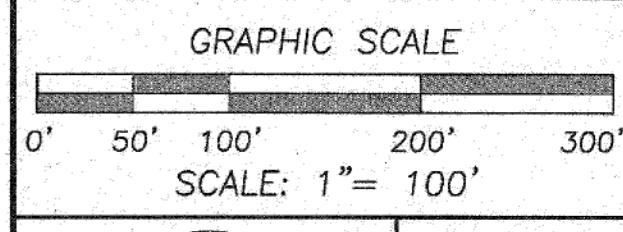
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SHEET #
6

Grid North
Georgia East Zone

