BK:22 PG:170-170

P2024000037

FILED IN OFFICE
CLERK OF COURT
03/01/2024 03:18 PM
THOMAS W. SIRK, CLERK
SUPERIOR COURT
PIERCE COUNTY, GA

Thomas W. Sirk

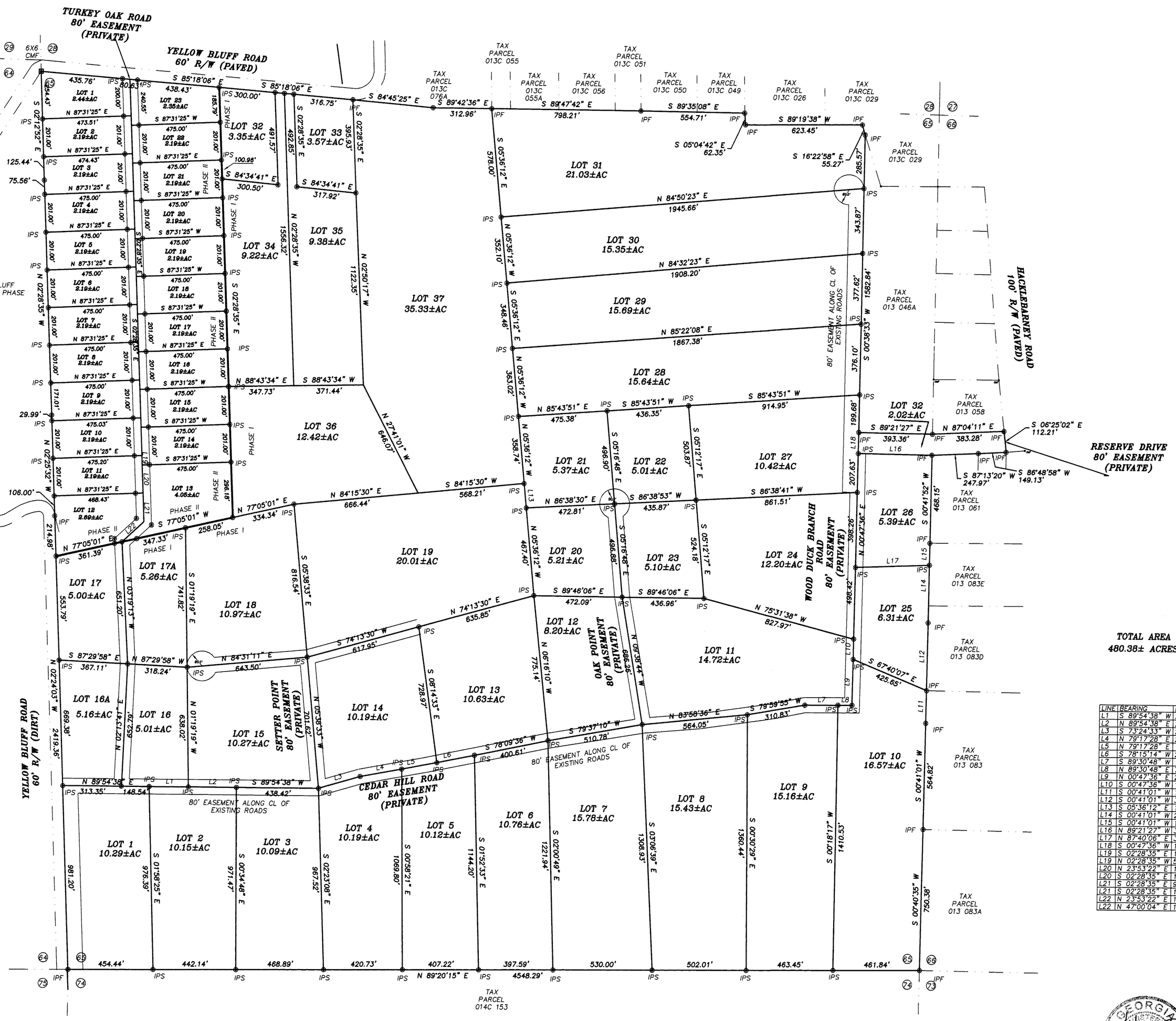
7683788140
PARTICIPANT ID

RESERVED FOR THE CLERK OF SUPERIOR COURT

SURVEY FOR:

# BLUELAKE LLC

A PORTION OF TAX PARCEL 013 046,
IN LAND LOT 65 OF THE 8th DISTRICT,
PIERCE COUNTY, GEORGIA




## GENERAL NOTES:

1. THIS MAP OR PLAT IS BASED UPON RADIAL SURVEY METHODS AND NO ANGULAR ADJUSTMENTS WERE MADE.
2. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 489,117 FEET.
3. THIS SURVEY WAS PERFORMED USING A SOKKIA ROBOTIC TOTAL STATION AND CARLSON RTK GPS SYSTEM.
4. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT.
5. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.
6. THERE MAY EXIST ADDITIONAL EASEMENTS NOT SHOWN HEREON.
7. ALL IMPROVEMENTS NOT SHOWN.
8. THERE EXISTS A 80' INGRESS-EGRESS EASEMENT ALONG THE CENTERLINE OF ALL EXISTING ROADS. THIS EASEMENT IS FOR ACCESS OF LANDOWNERS AND GUESTS ONLY. THESE ROADS ARE PRIVATE AND ARE TO REMAIN PRIVATE. PIERCE COUNTY HAS NO RESPONSIBILITY FOR MAINTENANCE OR IMPROVEMENTS. THIS EASEMENT IS ALSO RESERVED FOR UTILITIES.
9. THERE EXISTS A 30' EASEMENT ALONG ALL PROPERTY LINES SHOWN HEREON. THE PURPOSE OF THIS EASEMENT IS FOR DRAINAGE AND UTILITIES.

## WETLANDS NOTICE:

THE WETLAND LINES SHOWN ON THIS SURVEY WERE TAKEN FROM AERIAL PHOTOGRAPHY AND WERE NOT VERIFIED. EACH LOT OWNER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBING THESE WETLANDS WITHOUT PROPOER AUTHORIZATION.

## ROAD NOTE:

1. IT IS INTENDED THAT ROADS SHOWN HEREON ARE TO REMAIN PRIVATE, AS OF THE DATE OF THIS SURVEY.

## UTILITY NOTES:

1. PROPOSED SEWER WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS.
2. PROPOSED WATER WILL BE PROVIDED BY INDIVIDUAL WELLS.

## FLOOD NOTE:

THIS PROPERTY IS SHOWN TO LIE IN FLOOD HAZARD ZONES X (UNSHADED) ON F.I.R.M. No.13229C0190D, DATED SEPTEMBER 25, 2009.

## BUILDING SETBACKS:

ALL RESIDENTIAL STRUCTURES MUST BE SITUATED NO LESS THAN 50 FEET FROM ANY PROPERTY LINE OR BOUNDARY AND NO LESS THAN 50 FEET FROM ANY BOUNDARY OF ANY PUBLIC/PRIVATE RIGHT-OF-WAY.

## CERTIFICATE OF OWNERSHIP AND DEDICATION:

IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, RIGHTS-OF-WAY, EASEMENTS AND OTHER SITES TO THE USE OF THE PUBLIC FOREVER OR FOR PRIVATE USE AS NOTED.

THIS THE 1 DAY OF March, 2024.

OWNER: _____

## REFERENCES:

1) PLAT BOOK 9, PAGE 24
2) PLAT BOOK 13, PAGE 59
3) PLAT BOOK 18, PAGE 150

TOTAL AREA
480.38± ACRES

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 89°54'38" W | 209.50' |
| L2 | N 89°54'38" E | 256.41' |
| L3 | S 73°24'33" W | 230.87' |
| L4 | N 79°17'28" E | 225.48' |
| L5 | N 79°17'28" E | 108.28' |
| L6 | S 78°15'14" W | 287.52' |
| L7 | S 89°30'48" W | 176.88' |
| L8 | N 89°30'48" E | 74.86' |
| L9 | N 00°47'36" E | 244.49' |
| L10 | S 00°47'36" W | 108.11' |
| L11 | S 00°41'01" W | 173.44' |
| L12 | S 00°41'01" W | 360.36' |
| L13 | S 05°36'12" E | 130.70' |
| L14 | S 00°41'01" W | 216.83' |
| L15 | S 00°41'01" W | 117.23' |
| L16 | N 89°21'27" W | 393.65' |
| L17 | N 87°40'06" E | 395.24' |
| L18 | S 00°47'36" W | 112.22' |
| L19 | S 02°28'35" E | 142.44' |
| L19 | N 02°28'35" W | 50.62' |
| L20 | N 23°53'22" E | 171.05' |
| L20 | S 02°28'35" E | 150.38' |
| L21 | S 02°28'35" E | 91.83' |
| L21 | S 02°28'35" E | 152.62' |
| L22 | N 23°53'22" E | 171.05' |
| L22 | N 47°00'04" E | 158.33' |

## CERTIFICATION:

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.

MATTHEW M JORDAN R.L.S. 3011 — 02/14/2024 DATE

GEORGIA REGISTERED LAND SURVEYOR MATTHEW M. JORDAN

GRAPHIC SCALE

300 0 150 300 600 1200

( IN FEET )
1 inch = 300 ft.

## PLANNING AND ZONING DEPARTMENT OFFICIAL:

THE FOLLOWING GOVERMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING OR HAVE AFFIRMED THAT APPROVAL IS NOT REQUIRED:

BY: _____ DATE: 2/27/24
PLANNING AND ZONING DEPARTMENT OFFICIAL

## LEGEND:

IPF IRON PIN FOUND (1/2" REBAR UNLESS NOTED)
IPS IRON PIN SET (1/2" REBAR)
R/W RIGHT OF WAY
CMF CONCRETE MONUMENT FOUND
CLF CHAIN LINK FENCE
CONC. CONCRETE
POB POINT OF BEGINNING
N/F NOW OR FORMERLY
DB DEED BOOK
PG PAGE
BL SETBACK LINE
(T) TOTAL

CUMBERLAND LAND SURVEYORS
300 CAMDEN AVENUE
WOODBINE, GA 31569
(912) 576-8854 L.S.F. 882

| | |
|---|---|
| DWG. BY: ET | PM: MJ |
| DWG: 01/2024 | SURVEYED: 03/05/2023 |
| JOB: 22073 | 1" = 300' |

** THIS MAP SUPERCEDES MAPS RECORDED IN BOOK 22 PAGE 81, BOOK 22 PAGE 102 AND BOOK 22 PAGE 140 **