

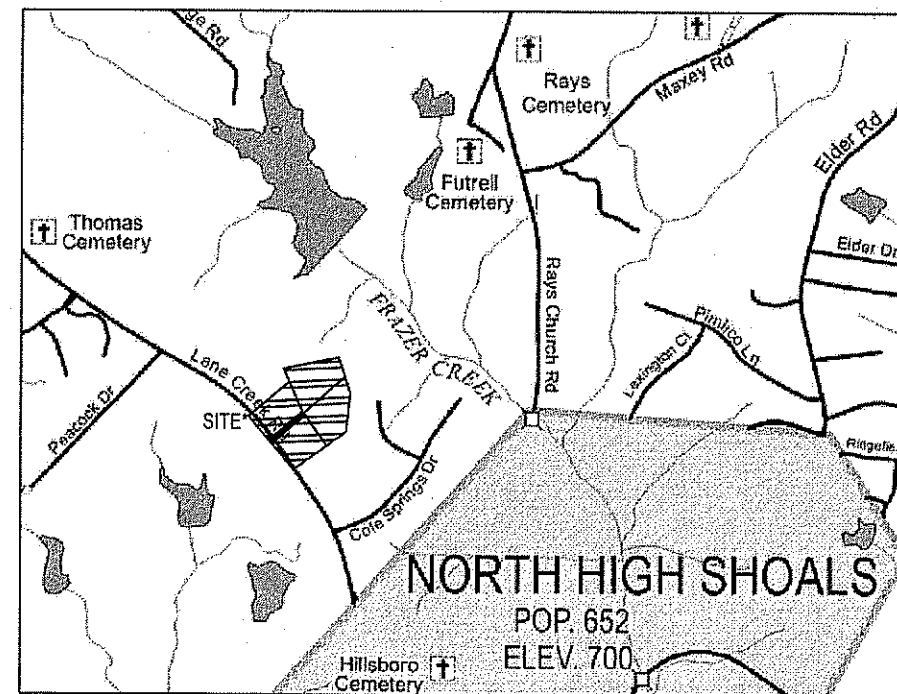
BK: 2025 PG: 85-85
Filed and Recorded
09-09-2025 10:13 AM
DOC# P2025-000075

ANGELA ELDER-JOHNSON
CLERK OF SUPERIOR COURT
OCONEE COUNTY

Oconee County Planning Department
AUTHORIZED FOR RECORDING

By: Guy Herring
Guy W. Herring
Planning Director

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT.

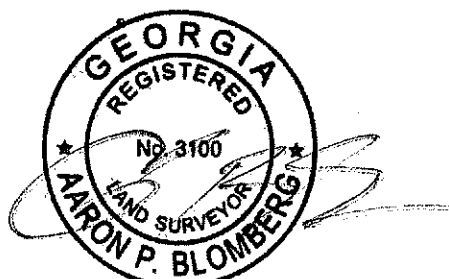


VICINITY MAP
NOT TO SCALE

TOTAL AREA
23.075 ACRES

spg

Seals:



Aaron P.
Blomberg
GA. PLS #3100

Survey For:

Diego and Valeria Coscia

G.M.D.: 239
County: Oconee
State: Georgia

Sheet Data:

Project No.: 25-213

Drawn By: BL

Surveyed By: CW

Survey Date: 05/08/25

Checked By: APB

Scale: 1" = 100'

Date: 05/15/25

REVISIONS:

No. Date Description

NOTE: THIS PLAT IS A RETRACEMENT SURVEY OF PREVIOUSLY
RECORDED PLAT BOOK 36 PAGE 410. THE PURPOSE OF THIS PLAT
IS TO REVISE THE RECORDED PRIVATE DRIVE EASEMENT. NO
PROPERTY LINES OR AREAS ARE CHANGED BY THIS SURVEY.

FLOODPLAIN NOTE

FLOOD STATEMENT: NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD
AREA (A GRAPHICAL INTERPRETATION OF 1974/1976 FLOOD INSURANCE RATE MAP (FIRM)
DATED 08/15/2022 THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT AN
INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR
ELEVATION OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY
BE NEEDED. SMITH PLANNING GROUP ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE
ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

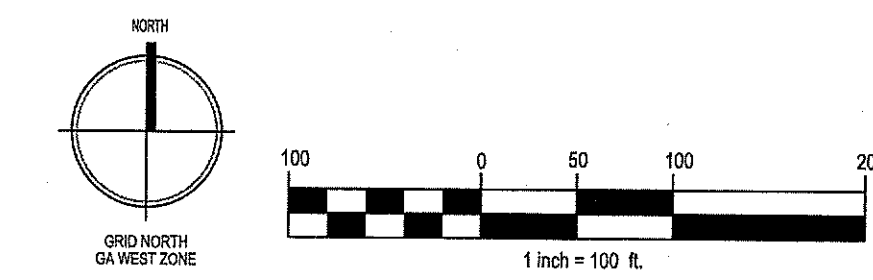
NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN BLUE INK.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
4. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) AS AMENDED BY HB 1004 (2018), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW.
5. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.07 FEET + 50 PPM FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENT HEREIN WAS A CARLSON BR10 BASE & ROVER SYSTEM USING THE EGPS RTK NETWORK.
6. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE FOR LOT 1 WITHIN 1.363,334" FOR LOT 2 WITHIN 1.359,571" FOR LOT 3 WITHIN 1.774,869" AND FOR LOT 4 WITHIN 1.528,592".
7. IN ADDITION TO THOSE OTHERWISE REFERENCED HEREON, THE FOLLOWING DOCUMENTS WERE USED IN THE PREPARATION OF THIS PLAT: DB 1280 PG 33.

SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL, OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDED OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION AVAILABILITY OF PERMITS COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL 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.

AARON P. BLOMBERG GA PLS #3100
09/10/25
DATE



STAMP #2
The center 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 the land have been paid.
OWNER/AGENT
09-03-2025
DATE

STAMP #5
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 or are marked as "future", and that location, size, type, and materials are correctly shown; and that all engineering requirements of the Unified Development Code of Oconee County, Georgia have been fully complied with.
AARON P. BLOMBERG GA PLS #3100
09/10/25
DATE

STAMP #15
This property does not lie within a 100 year floodplain
13219C0109E
Flood Insurance Rate Map #
Registered Georgia Land Surveyor
3100
Number

LEGEND:	
ASBESTOS FINISHED FLOOR ELEVATION	△ = TRAV PK
BASELINE	● = IPF
BUILDING SETBACKLINE	○ = IPS
CHURCH	⊙ = POINT ONLY
CONCRETE MONUMENT FOUND	⊞ = CONCRETE MONUMENT
CORNER	⊙ = BOLLARD
CURB	⊞ = ELECTRIC METER
DEVELOPMENT	⊞ = FIRE HYDRANT
EDGE OF CONCRETE	⊞ = GAS METER
EDGE OF PAVEMENT	⊞ = GUY WIRE
EDGE OF SIDEWALK	⊞ = IRRIGATION CONTROL VALVE
EDGE OF SIDEWALK CONNECTION	⊞ = JUNCTION BOX
FIELD ELEVATION	⊞ = LIGHT POLE
FISHED FLOOR ELEVATION	⊞ = SANITARY SEWER MAN HOLE
FISHED FLOOR ELEVATION	⊞ = SPIGOT
FISHED FLOOR ELEVATION	⊞ = STORM MANHOLE
FISHED FLOOR ELEVATION	⊞ = TELEPHONE MANHOLE
FISHED FLOOR ELEVATION	⊞ = TELEPHONE PEDESTAL
FISHED FLOOR ELEVATION	⊞ = UTILITY POLE
FISHED FLOOR ELEVATION	⊞ = WATER METER
FISHED FLOOR ELEVATION	⊞ = WATER VALVE
FISHED FLOOR ELEVATION	⊞ = BUFFER EASEMENT
FISHED FLOOR ELEVATION	⊞ = CENTER LINE CREEK
FISHED FLOOR ELEVATION	⊞ = FENCELINE
FISHED FLOOR ELEVATION	⊞ = GAS LINE
FISHED FLOOR ELEVATION	⊞ = OVERHEAD POWER
FISHED FLOOR ELEVATION	⊞ = PROPERTY LINE
FISHED FLOOR ELEVATION	⊞ = SANITARY SEWER
FISHED FLOOR ELEVATION	⊞ = STORM SEWER
FISHED FLOOR ELEVATION	⊞ = UNDERGROUND POWER
FISHED FLOOR ELEVATION	⊞ = WATER LINE

Stamp #13: STAFF APPROVAL REQUIRED
NO SOIL SCIENTIST REPORT, PERM TEST OR OTHER INVESTIGATIONS HAVE BEEN CONDUCTED TO DETERMINE SUITABILITY OF THE LOTS, TRACTS, OR PARCELS CREATED BY RECORDING OF THIS PLAT FOR OTHER ON-SITE WATER SUPPLY (WELL), NOR FOR ON-SITE SEWAGE MANAGEMENT SYSTEM (SEPTIC) THE OWNER, PURCHASER, LENDER, HEIRS, ASSIGNS OR OTHER PARTIES TAKING TITLE TO OR OTHERWISE PURCHASING AN INTEREST IN SAID PROPERTY ARE RESPONSIBLE FOR OBTAINING SUCH INFORMATION AT THEIR EXPENSE PRIOR TO ENTERING INTO ANY CONTRACTS OR OTHERWISE OBTAINING ANY VESTED INTEREST IN THE SUBJECT PROPERTY.

Stamp #11: STAFF APPROVAL REQUIRED
THIS PLAT SERVES TO RECOMBINE PORTIONS OF EXISTING TAX PARCELS AND DOES NOT CREATE A NEW LOT OR TAX PARCEL.

Stamp #9: STAFF APPROVAL REQUIRED
Exempt under the provisions of Section 1215.b of the Unified Development Code of Oconee County, Georgia.

*** CALLS ALONG R/W ***		
Course	Bearing	Distance
L1	N 36°29'19" W	25.02'
L2	N 36°24'45" W	24.96'