

Plat Doc: PLAT
Recorded 02/07/2023 02:27PM
Carrie W. Thomas
Clerk Superior Court, JACKSON County,
Ga.
BK 00085 Pg 0263

Penalty: \$0.00
Interest: \$0.00

Participants: 4871325928

FINAL SUBDIVISION PLAT FOR: BELMONT HILLS PHASE 2

CITY OF COMMERCE
JACKSON COUNTY, GA.

G.M.D. 255
ZONED R-1

OWNER/DEVELOPER
JACKSON COUNTY LLC
71 FIRST AVENUE
LILBURN, GA. 30047
CONTACT: PAT HUTCHINSON
PHONE: 770-616-8273

CIVIL ENGINEER
REED PLANNING & DESIGN, INC.
100 OLD DAWSON VILLAGE ROAD
DAWSONVILLE, GA. 30534
CONTACT: KEVIN REED
PHONE: 706-531-8428

LAND SURVEYOR
GEORGIA PREMIER LAND SERVICES, INC.
3010 HAMILTON MILL ROAD
BUFORD, GA. 30519
CONTACT: BRIAN SUTHERLAND
PHONE: 404-925-4219

SUMMARY:

SITE AREA - 22.71 ACRES

PROPERTY IS ZONED R-1. PROPOSED USE IS SINGLE FAMILY DETACHED RESIDENTIAL.

ALL UTILITY LINES SHALL BE LOCATED UNDERGROUND.

NO LANDFILLS OR BURY PITS TO BE LOCATED ON SITE.

PROPOSED NUMBER OF LOTS - 37

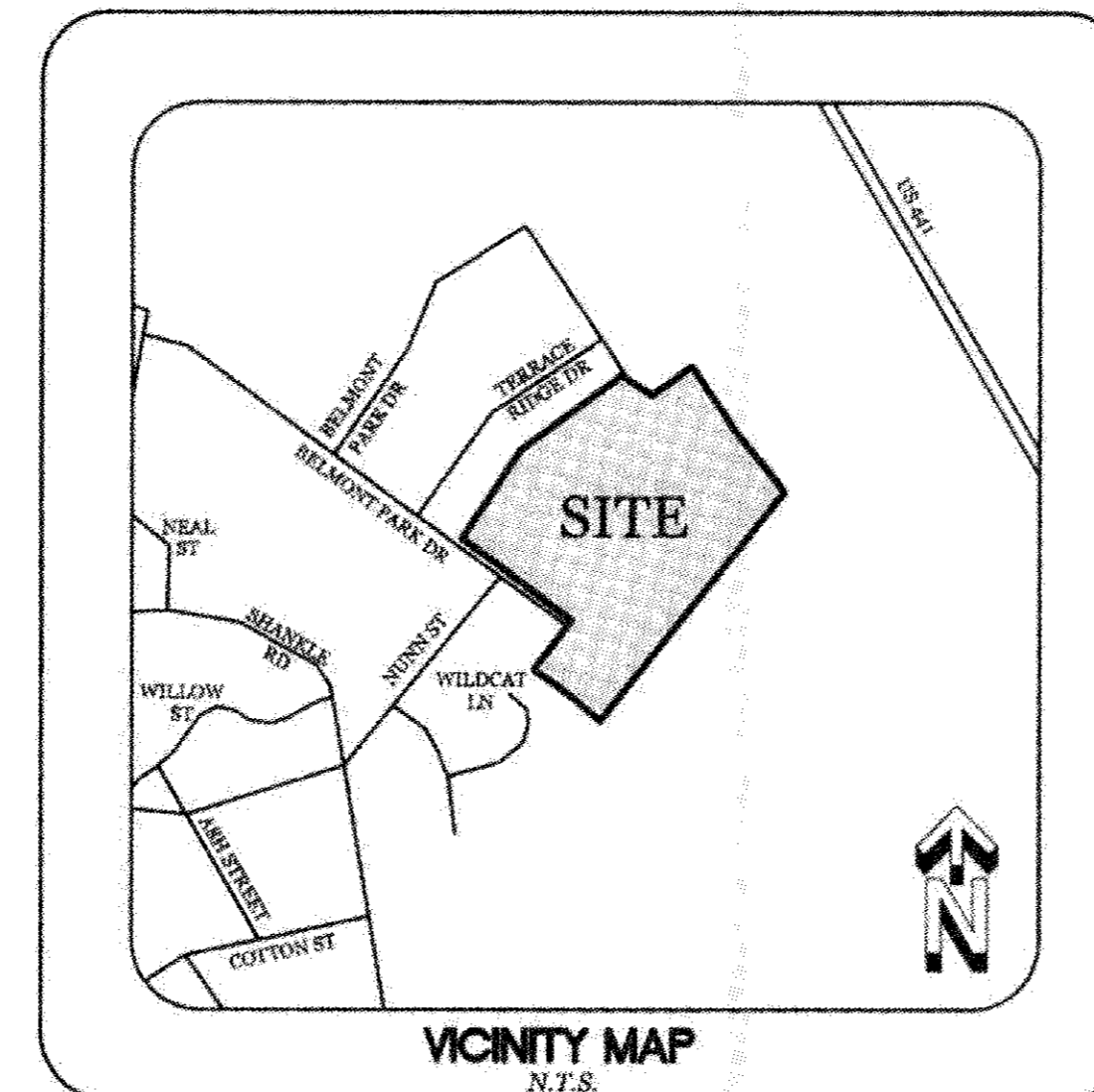
MINIMUM SQUARE FEET PER DWELLING - 2,200 S.F.
MINIMUM HEATED FLOOR AREA - 1,800 S.F.
MINIMUM BUILDING HEIGHT - 35'

FRONT YARD SETBACK - 35'
SIDE YARD SETBACK - 20'
REAR YARD SETBACK - 40'

WATER AND SEWER PROVIDED BY CITY OF COMMERCE

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.I.R.M. PANEL NO. 13157C0155C, DATED DECEMBER 17, 2010

1/2 INCH REBAR WITH CAP (GA PREMIER LSP #1177) SET AT ALL PROPERTY CORNERS.

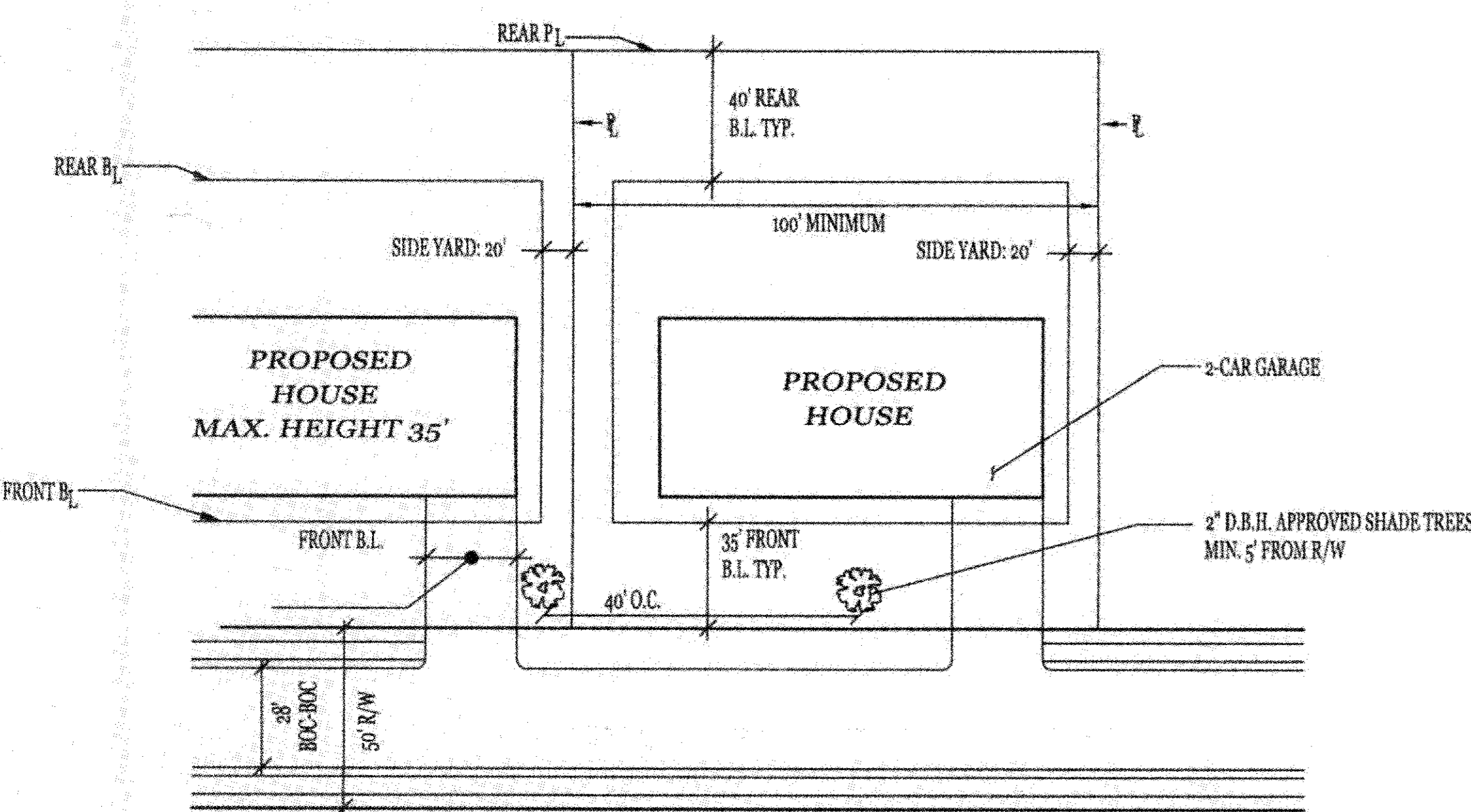


STATE OF GEORGIA
COUNTY OF JACKSON

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 PUBLIC IMPROVEMENTS CONTAINED THEREIN OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE CITY OF COMMERCE UNIFIED DEVELOPMENT CODE.

SIGNATURE OF OWNER _____ DATE SIGNED _____

PRINTED OR TYPED NAME OF OWNER _____



TYPICAL LOT LAYOUT

Final Registered Land Surveyor's Certificate:
It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of 1 foot in 16,134 feet and an angular error of 06" per angle point, and was adjusted using Least Squares rule. This plat has been calculated for closure and is found to be accurate within 1 foot in 462,820 feet, and contains a total of 22.712 acres. The equipment used to obtain the linear and angular measurements herein was Trimble S5 Robotic Total Station.

By: *[Signature]*
REGISTERED GEORGIA LAND SURVEYOR

REG NO 2900 DATE OF EXPIRATION 12/31/22

SURVEYOR CERTIFICATION:

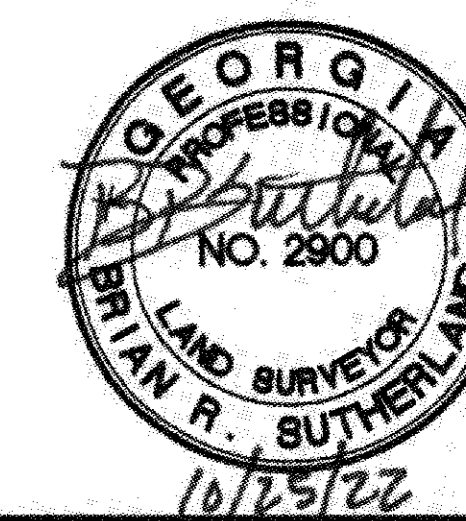
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED 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.

By: *[Signature]*
REGISTERED GEORGIA LAND SURVEYOR
GEORGIA RL8 NO. 2900

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	20.00	31.41	28.28	S10°39'37"W
C2	225.00	32.96	32.93	S51°26'51"W
C3	225.00	30.95	30.93	S43°18'36"W
C4	20.00	17.45	16.90	S64°22'00"W
C5	50.00	35.52	34.78	S69°00'38"W
C6	50.00	54.39	51.75	S17°29'38"W
C7	50.00	52.36	50.00	S43°40'10"E
C8	50.00	52.36	50.00	N76°19'50"E
C9	50.00	49.70	47.68	N17°51'09"E
C10	20.00	17.45	16.90	N14°22'18"E
C11	175.00	49.71	49.54	N47°30'25"E
C12	20.00	31.42	28.28	S79°21'20"E
C13	175.00	164.66	158.65	S07°24'01"E
C14	175.00	60.52	60.22	S29°27'43"W
C15	20.00	31.42	28.28	S84°22'08"W
C16	250.00	9.39	9.39	N51°42'26"W
C17	250.00	10.38	10.38	N53°58'23"W
C18	20.00	17.45	16.90	S25°38'01"E
C19	50.00	36.86	36.03	S21°45'12"E
C20	50.00	49.07	47.13	S70°59'14"E
C21	50.00	47.72	45.93	N53°33'15"E
C22	50.00	32.15	31.60	N07°47'37"E
C23	20.00	17.45	16.90	N14°22'18"E
C24	225.00	75.55	75.19	N29°45'01"E
C25	225.00	81.86	81.40	N09°42'34"E
C26	225.00	89.62	89.03	N12°07'25"W
C27	225.00	42.49	42.43	N28°56'42"W

APPROVED
TO BE RECORDED
CITY OF COMMERCE PLANNING & ZONING
[Signature]
DATE: 1/23/23

FINAL PLAT FOR:
**BELMONT HILLS
PHASE II**
CITY OF COMMERCE
JACKSON COUNTY, GEORGIA
LOCATED IN G.M.D. 255 OF JACKSON COUNTY, GEORGIA
SCALE 1" = 60'



DATE		DESCRIPTION	
8/10/2022	DATE	21120	PROJ. NUMBER
		BS	DRAWN BY
1 of 2			

Plat Doc: PLAT
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 Camie W. Thomas
 Clerk Superior Court, JACKSON County,
 Ga.
 Bk 00085 Pg 0265

Penalty: \$0.00
 Interest: \$0.00

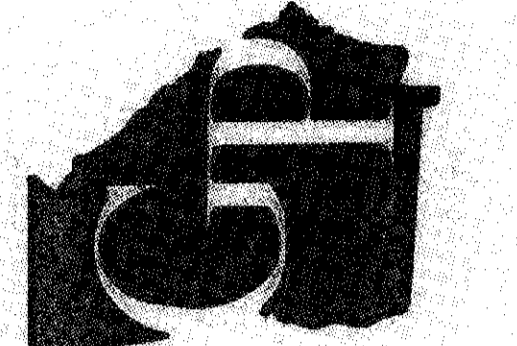
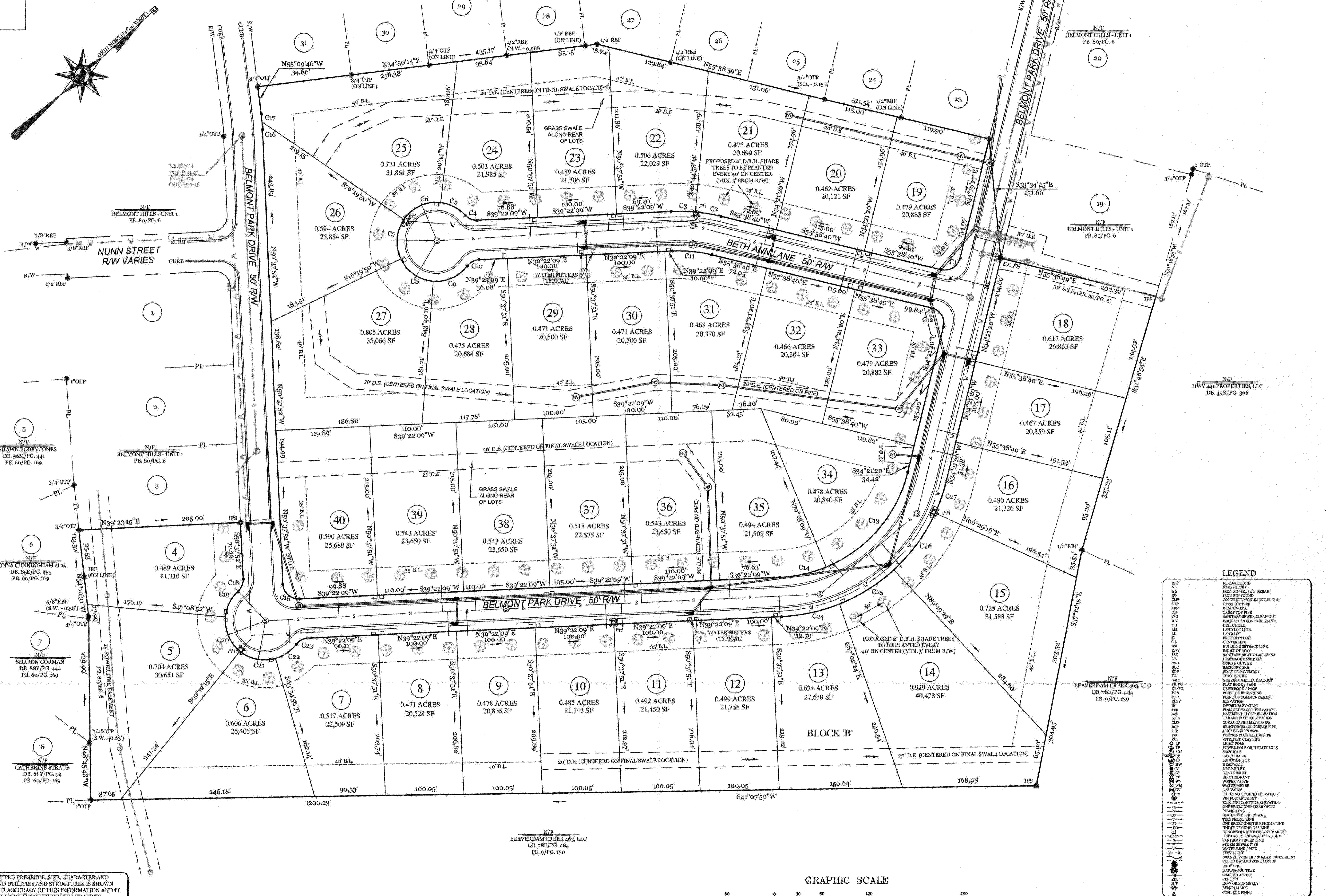
Participants: 4871325928

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.

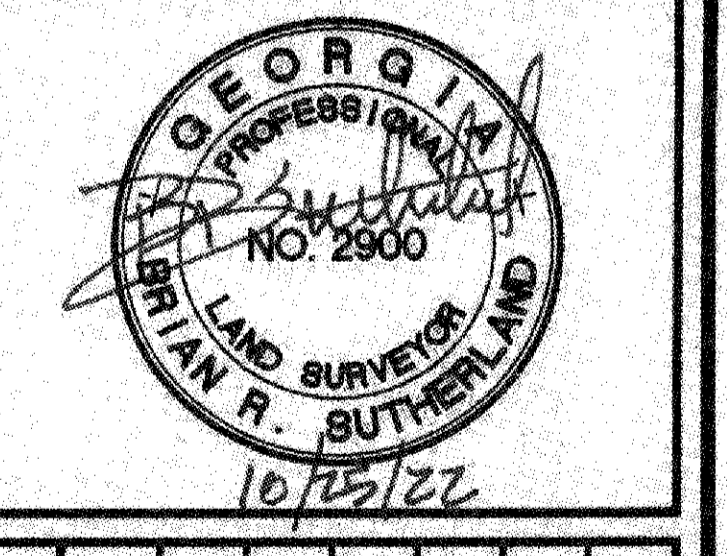
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

THE PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.

GEORGIA PREMIER
 LAND SERVICES, INC.
 PROFESSIONAL LAND SURVEYING
 3010 HAMILTON MILL ROAD
 BUFORD, GEORGIA 30519
 (770) 644-3004 FAX (770) 644-3956
 LAND SURVEYING COA #117

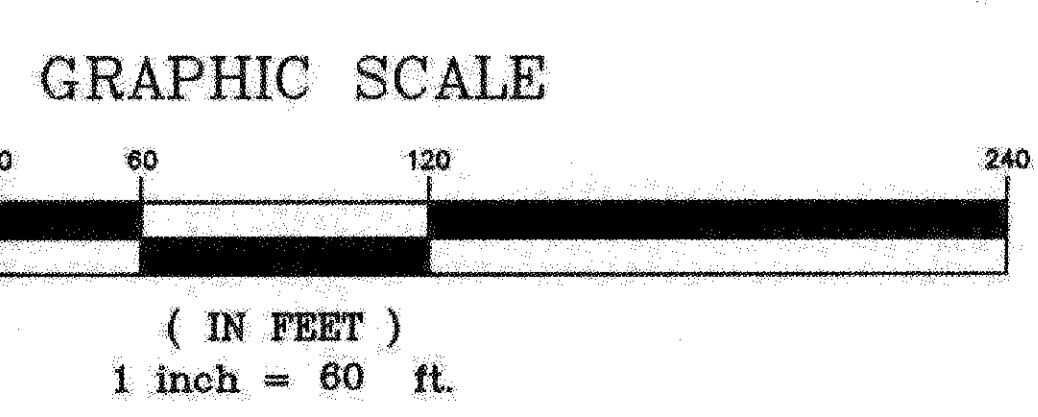
FINAL PLAT FOR:
**BELMONT HILLS
 PHASE II**
 CITY OF COMMERCE
 LOCATED IN G.M.D. 255 OF JACKSON COUNTY, GEORGIA
 SCALE 1"=60'



DATE	NO	DESCRIPTION
8/10/2022		

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. ALSO, UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED, LACKING EXCAVATION. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.