

eFiled & eRecorded  
 DATE: 12/12/2019  
 TIME: 12:49 PM  
 PLAT BOOK: 00064  
 PAGE: 00631  
 RECORDING FEES: \$8.00  
 PARTICIPANT ID: 3182057576  
 CLERK: Regina B. McIntyre  
 Barrow County, GA

OWNER/DEVELOPER:  
 TRIPP REYNOLDS  
 ROXEYWOOD DEVELOPMENT, L.L.C.  
 13 S. CENTER STREET  
 WINDER, GA 30680  
 PH. 770.867.8030

THIS BLOCK IS RESERVED FOR  
 THE CLERK OF SUPERIOR COURT

A TOPCON GTS-2B TOTAL STATION  
 was used to obtain the linear and angular  
 measurements used in the preparation of this plat.

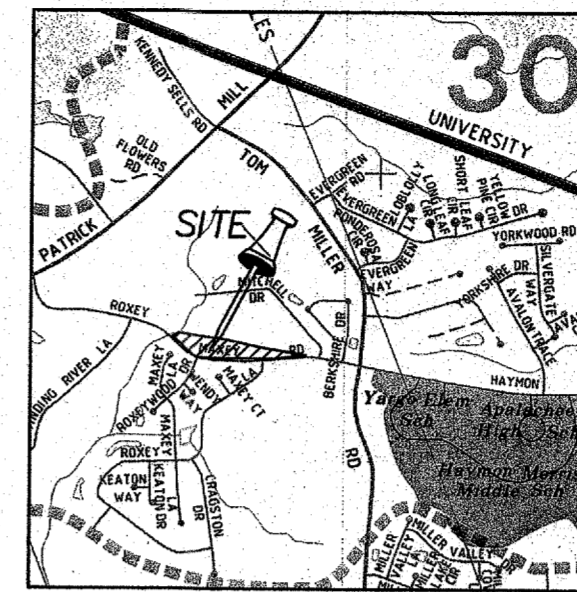
The field data upon which this plat is based has  
 a closure precision of one foot in 26,000 feet  
 and an angular error of 2" per angle point  
 and was adjusted using the compass rule.

This survey has been calculated for closure and  
 is found to be accurate within one foot in  
 >100,000 feet.

THOMAS MACFIE	COUNTY: Barrow County, GA
SOIL SCIENCE, INC.	DATE: 5/28/19
8300 Lower Mill Rd NE	FILE: Roxey Maxey Rd Level 3 Soils
Crawfordville, GA 30631	770-307-7311 cell
	soilsciencainc@hotmail.com
CLIENT: Roxeywood Development, LLC	
ADDRESS: 13 South St, Winder, GA 30680	Phone: 678-873-6288
SITE LOCATION: Roxey Maxey Rd, Barrow County, GA	
SCALE: 1 INCH = 100 FEET	LEVEL: 3 (1 = Reconnaissance, 2 = Preliminary, 3 = High Intensity, 4 = Special Study)
SOIL RECOMMENDATIONS ARE BASED UPON SOILS AS MAPPED ON REPORT DATE	

Map Unit	Series	Slope	Bedrock Depth	Seasonal High H2O Depth	Estimated Percolation Rate	Optimum Percolation Depth	Soil Scientist's Notes	Codes
		percent	inches	inches	min/in	inches		
Atavista		0-15%	>72 in	<30 in	NR	NR	Seasonal High Water Table = Unsuitable	F
Hard Labor 1		2-8%	>72 in	30-55 in	L4	L4	Level 4 required if used	SSI 1
Hard Labor 2		2-8%	>72 in	55-72 in	60	24-30 in	Shallow Conventional	SSI 2
Pacolet		2-8%	>72 in	>72 in	45	24-38 in	Conventional System	A
Pacolet		6-15%	>72 in	>72 in	45	24-38 in	Conventional System	A
Starr		0-8%	>72 in	>30 in	NR	NR	Natural Drainageway	F

LINE	DIST.	BEARING
L1	18.49	S 88°04'34" W
L2	31.00	S 87°02'14" W
L3	31.69	S 84°54'46" W
L4	31.90	S 83°34'58" W
L5	42.41	S 82°17'26" W
L6	67.22	S 82°04'45" W
L7	75.41	S 83°05'29" W
L8	78.03	S 85°18'45" W
L9	77.87	S 87°44'23" W
L10	75.69	S 88°54'16" W
L11	53.92	N 87°11'36" W
L12	58.58	N 85°20'45" W
L13	30.86	N 79°20'11" W
L14	29.31	N 69°49'36" W
L15	21.96	N 60°34'09" W
L16	28.01	N 56°13'26" W
L17	28.35	N 51°57'24" W
L18	48.06	N 49°17'34" W
L19	56.21	N 49°35'12" W
L20	44.28	N 50°11'28" W



SITE LOCATION : NOT TO SCALE

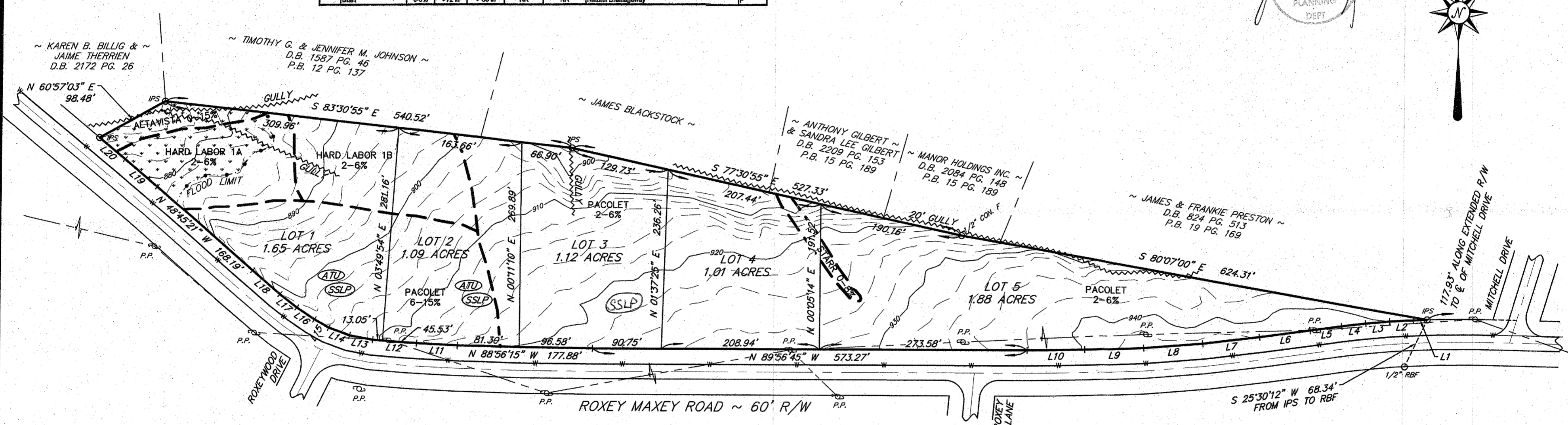
**SURVEYORS CERTIFICATION: (1)**

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 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.

*W.T. Dunahoo*  
 W.T. Dunahoo (GA RLS #1577)  
 12/5/19  
 Date

**GEORGIA REGISTERED**  
 No. 1577  
 PROFESSIONAL  
 SURVEYOR  
 W. T. DUNAHOO

APPROVED FOR RECORDING  
 DEC 10 2019  
 BARROW COUNTY PLANNING DEPT



**HEALTH DEPARTMENT NOTES:**  
 ATU - "Aerobic Treatment Unit" - An aerobic treatment unit or other Class I equivalent system may be required if depth to impervious layer is less than 24 inches.

SSLP - A septic system location plan is required at time of permit application.

This subdivision is reviewed based on three or four bedroom homes with average appurtenances and a footprint of 2400 square feet or less (heater and unheated space). If the home is to be larger, or if excessive grading or filling is required to form home foundation, additional information will be needed and a larger lot size may be required.

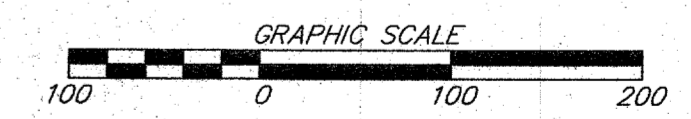
Soil classifier recommendations regarding soil properties are followed for each lot. Some lots may require additional footage of drainlines or special requirements based on these recommendations.

THE LOTS SHOWN HAVE BEEN REVIEWED BY THE BARROW COUNTY HEALTH DEPARTMENT 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 CONSTRUCTION PERMIT.

No wells were observed on property.  
 No buried trash pits were observed on property.  
 Water supplied by City of Winder.

**BUILDING LINES:**  
 Front - 35'  
 Side - 15'  
 Rear - 40'

**REFERENCE:**  
 OUR PLAT FOR SUNRISE DEVELOPMENT OF GEORGIA L.L.C., DATED 7/7/2005



6.75 ACRES TOTAL

~NOTES~  
 WATER SUPPLY CITY OF WINDER  
 SEPTIC SYSTEM SEPTIC TANK  
 TAX MAP PARCEL No. XX043 023  
 ZONED R-2  
 A PORTION OF THIS PROPERTY LIES IN A DESIGNATED FLOOD ZONE PER FEMA FIRM PANEL No. 13013C0110C, EFFECTIVE 12/18/2009

~ LEGEND ~  
 R/W = RIGHT OF WAY  
 IPS = IRON PIN SET (1/2" OPEN TOP)  
 P.P. = POWER POLE  
 -W- = WATER LINE

SIGNING AUTHORITY: *Michelle Huff* DATE 12/6/19  
 TITLE *EH Corp*

NO PORTION OF THIS SUBDIVISION LIES IN A GROUNDWATER RECHARGE AREA. PURSUANT TO RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION. CHAPTER 391-3-16.02. THERE ARE NO PERENNIAL STREAMS WITHIN OR IMPACTED BY THE SUBDIVISION THAT ARE UPSTREAM OF A WATER SUPPLY RESERVOIR. PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION. CHAPTER 391-3-16.01.

MINOR SUBDIVISION FOR STATE OF GEORGIA  
**ROXEYWOOD DEVELOPMENT, L.L.C.**

CITY	GMD	COUNTY	SCALE	DATE
	316	BARROW	1"=100'	11/25/2019

W. T. DUNAHOO AND ASSOCIATES, L.L.C.  
 P.O. BOX 183  
 302 W. MAY ST. WINDER, GEORGIA  
 (770) 867-3911