

PLAT Book 36
 PAGES 106-112 11/4/05 @ 11:25 AM

TOWNSIDE

SUBDIVISION

TOWN OF BISHOP, GEORGIA

UNINCORPORATED OCONEE COUNTY, GEORGIA

G.MD. 222

PROJECT DATA:

PROPERTY OWNER/DEVELOPER
 P&A VENTURES INC.
 4991 GREENSBORO HWY.
 WATKINSVILLE, GA 30677
 (706) 769-6457

AUTHORIZED AGENT:
 BEALL & COMPANY
 3651 MARS HILL ROAD
 SUITE 1400
 WATKINSVILLE, GA. 30677
 706-543-0907

LOCATION:
 TOWN OF BISHOP
 UNINCORPORATED OCONEE COUNTY

TAX PARCEL NUMBER: A7-33

TOTAL SITE ACREAGE: 82,904 ACRES

PORTION OF SITE IN BISHOP CITY LIMITS:
 53,143 ACRES

PORTION OF SITE IN OCONEE COUNTY:
 29,761 ACRES

TOTAL DEVELOPMENT ACREAGE: 79,633 ACRES

PORTION OF DEVELOPMENT IN TOWN OF BISHOP: 49,872 ACRES

PORTION OF DEVELOPMENT IN OCONEE COUNTY: 29,761 ACRES

EXISTING ZONING: R-1, A-1 (INSIDE CITY LIMITS OF BISHOP)
 AR-1 (OUTSIDE CITY LIMITS OF BISHOP)

PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION

64 SINGLE-FAMILY LOTS (19 IN OCONEE COUNTY, 45 IN TOWN OF BISHOP)

GREENSPACE AREA:
 9.19 ACRES (4.11 ACRES IN OCONEE COUNTY, 5.05 ACRES IN TOWN OF BISHOP)

NUMBER OF LOTS:

LOT ACREAGE:
 72,053 ACRES (27.43 ACRES IN OCONEE COUNTY, 44.62 ACRES IN TOWN OF BISHOP)

RIGHT-OF-WAY ACREAGE:
 7.58 ACRES (2.33 ACRES IN OCONEE COUNTY, 5.25 ACRES IN TOWN OF BISHOP)

STREET AREA:
 2.01 ACRES (0.61 IN OCONEE COUNTY, 1.40 IN TOWN OF BISHOP)

MAX. LOT SIZE:
 6.61 ACRES IN OCONEE COUNTY, 1.21 ACRES IN TOWN OF BISHOP

MIN. LOT SIZE:
 1.02 ACRES IN OCONEE COUNTY, 0.81 IN TOWN OF BISHOP

AVERAGE LOT SIZE:
 1.44 AC. IN OCONEE COUNTY, 0.82 IN TOWN OF BISHOP

TOWN OF BISHOP BUILDING SETBACKS: FRONT - 30'
 (SEE LOT 12) SIDE - 10'
 REAR - 40'

UNLESS INDICATED OTHERWISE ON LOT, THE BUILDING SETBACK LINES ARE AS FOLLOWS FOR THE AR-1 ZONE IN UNINCORPORATED OCONEE COUNTY:
 FRONT - 30'
 SIDE - 15'
 REAR - 40'

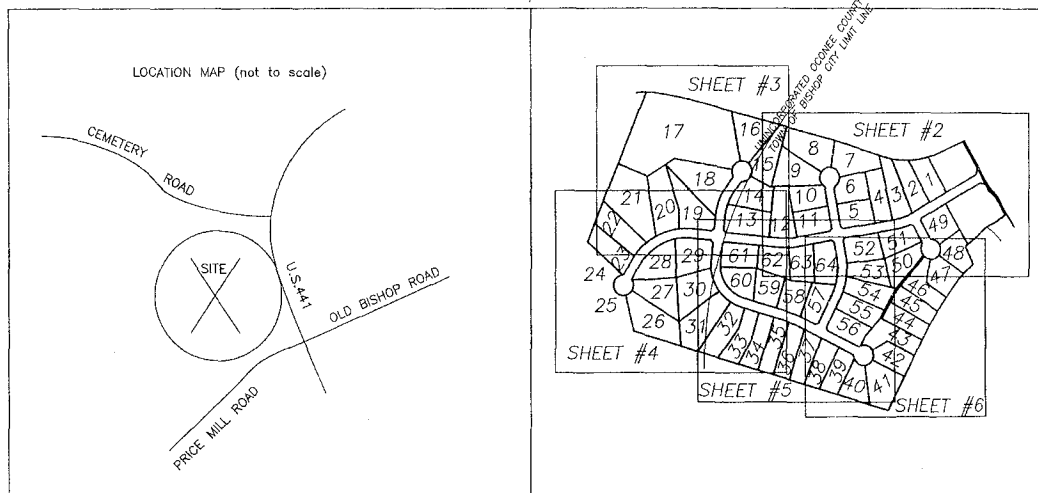
FLOOD PLAIN:
 THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE AS PER FEMA COMMUNITY PANEL NO. 130453-0055-C. DATED APRIL 17, 1995

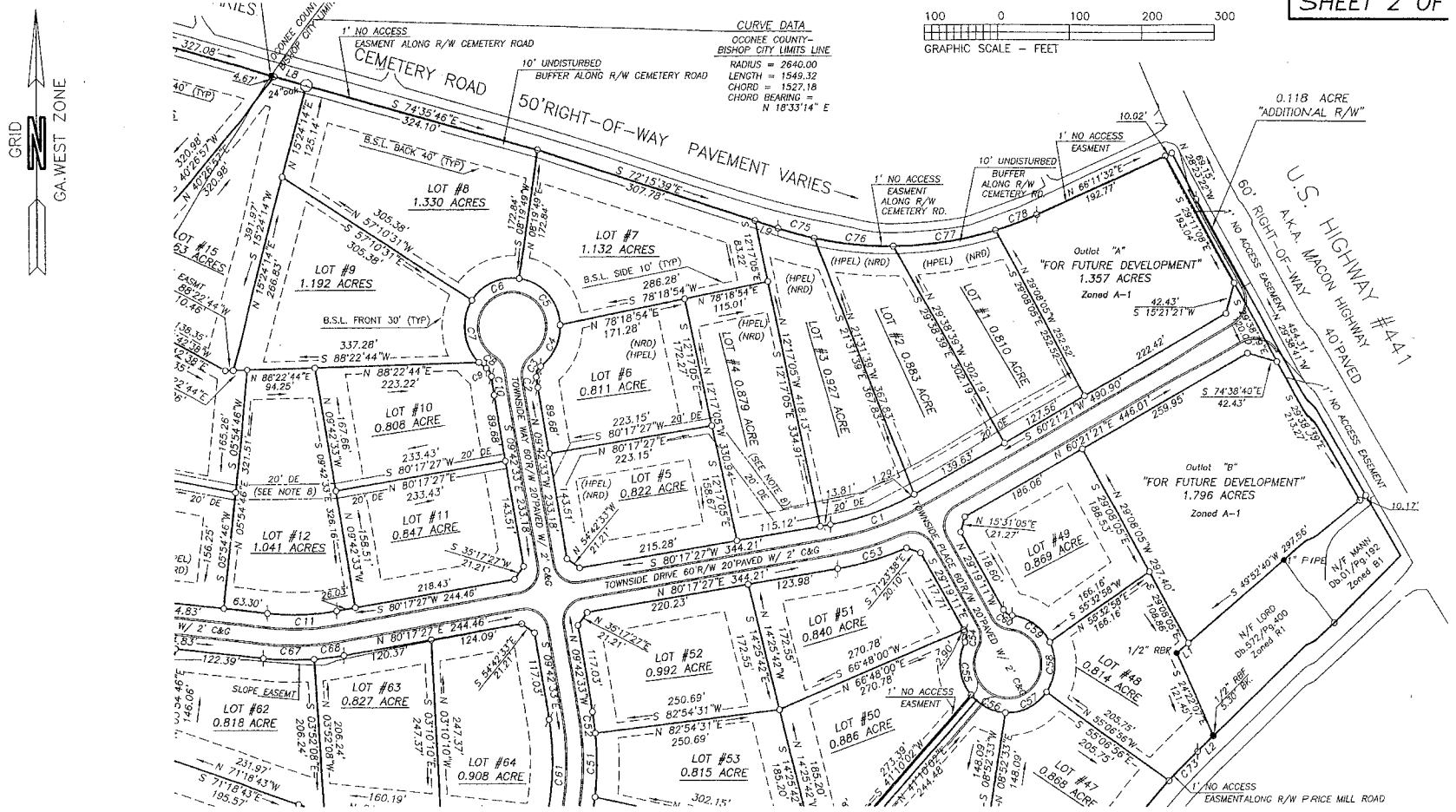
WATER SUPPLY: OCONEE COUNTY UTILITY DEPARTMENT

SEWAGE DISPOSAL:
 INDIVIDUAL SEPTIC TANKS AND DRAIN FIELDS

PROPOSED UTILITIES: POWER, CABLE, AND TELEPHONE

GARBAGE DISPOSAL: PRIVATE CONTRACTOR





In my opinion, this plot is a correct representation of the land surveyed, and has been prepared in conformity with the minimum standards and requirements of law.

Tim Wilkes

Georgia Registered Land Surveyor #2616
 Member Surveying and Mapping Society of Georgia

- SURVEY NOTES:**
- 1) This boundary survey was prepared from a closed, field run traverse. Field traverse was completed on 04/02/03. Traverse closure was one foot in 32460 feet, and adjusted arbitrarily.
 - 2) Boundary closure is one foot in 21880 (MINIMUM) feet.
 - 3) A TOPCON BO2A (serial #180110) was used to collect field data.
 - 4) This boundary represents a resurvey of Oconee County and Town of Bishop Tax Parcel #33, Map A7. Current zoning of this property is R-1 AND A-1 (inside city limits of Bishop) and AR-1 (in unincorporated Oconee County).
 - 5) This property does not lie within a special flood hazard area, as indicated by COMMUNITY-PANEL NUMBER 130453 0055 C, map revised April 17, 1995.
 - 6) Survey reference was Plot Book #24, page #177 (survey for Cathy Hagood Ballard, dated 03/01/1995, by Sadler Land Surveying).
 - 7) Cells are based on Ga. State Plane Coordinate System, Georgia West Zone, NAD83(1984).
 - 8) Drainage easements located on the illustrated lots may be relocated for individual lot construction but must be relocated as to provide continuous stormwater drainage to flow across the illustrated lots from the neighboring uphill lots.

Curve	Radius	Length	Chord	Chord Bear.
C1	345.00'	120.04'	119.43'	S 70°19'24" W
C2	345.00'	14.15'	14.15'	N 08°32'02" W
C3	15.00'	16.06'	13.30'	N 23°18'38" E
C4	65.00'	63.50'	61.00'	N 25°59'38" E
C5	65.00'	90.39'	83.28'	N 41°49'51" W
C6	65.00'	74.31'	70.33'	S 65°34'36" W
C7	65.00'	89.67'	82.73'	S 06°41'45" E
C8	65.00'	12.52'	12.50'	S 51°44'12" E
C9	15.00'	13.38'	12.95'	S 31°41'35" E
C10	405.00'	25.30'	25.30'	S 07°53'10" E
C11	345.00'	94.07'	93.77'	S 88°06'07" W
C51	405.00'	85.33'	85.17'	N 00°21'34" E
C52	405.00'	28.50'	28.50'	N 07°41'34" W
C53	405.00'	97.26'	97.02'	N 73°24'41" E
C54	15.00'	14.60'	14.03'	S 01°26'03" E
C55	65.00'	75.37'	71.22'	S 08°43'57" E
C56	65.00'	53.13'	51.66'	S 67°23'52" E
C57	65.00'	66.14'	63.33'	N 64°02'08" E
C58	65.00'	70.32'	66.94'	N 03°53'28" E
C59	65.00'	65.79'	63.01'	N 56°05'48" W
C60	15.00'	14.60'	14.03'	N 57°12'19" W
C61	345.00'	155.66'	154.34'	S 03°12'58" W

REVISED OCT. 26, 2005 TO ADDRESS OCOONEE COUNTY COMMENTS.

Curve	Radius	Length	Chord	Chord Bear.
C67	405.00'	69.14'	69.06'	S 88°58'41" E
C68	405.00'	41.28'	41.26'	N 83°12'40" E
C73	882.73'	54.83'	54.82'	S 44°42'29" W
C75	495.00'	51.12'	51.10'	S 75°13'10" E
C76	495.00'	107.88'	107.32'	S 84°24'16" E
C77	495.00'	139.45'	138.99'	N 81°17'55" E
C78	495.00'	60.79'	60.75'	N 69°42'37" E

- LEGEND:**
- - 1/2" REBAR FOUND (UNLESS NOTED)
 - - 1/2" PREBAR SET (WITH CAP, RLS 2611)
 - ◇ - TRAVERSE POINT
 - DE - DRAINAGE EASEMENT
 - CLF - CHAIN LINK FENCE

Course	Bearing	Distar
L1	S 49°52'40" W	20.3
L2	S 46°29'19" W	29.9
L8	S 74°35'46" E	44.6
L9	S 72°15'39" E	33.3

SURVEY FOR: TOWNSIDE

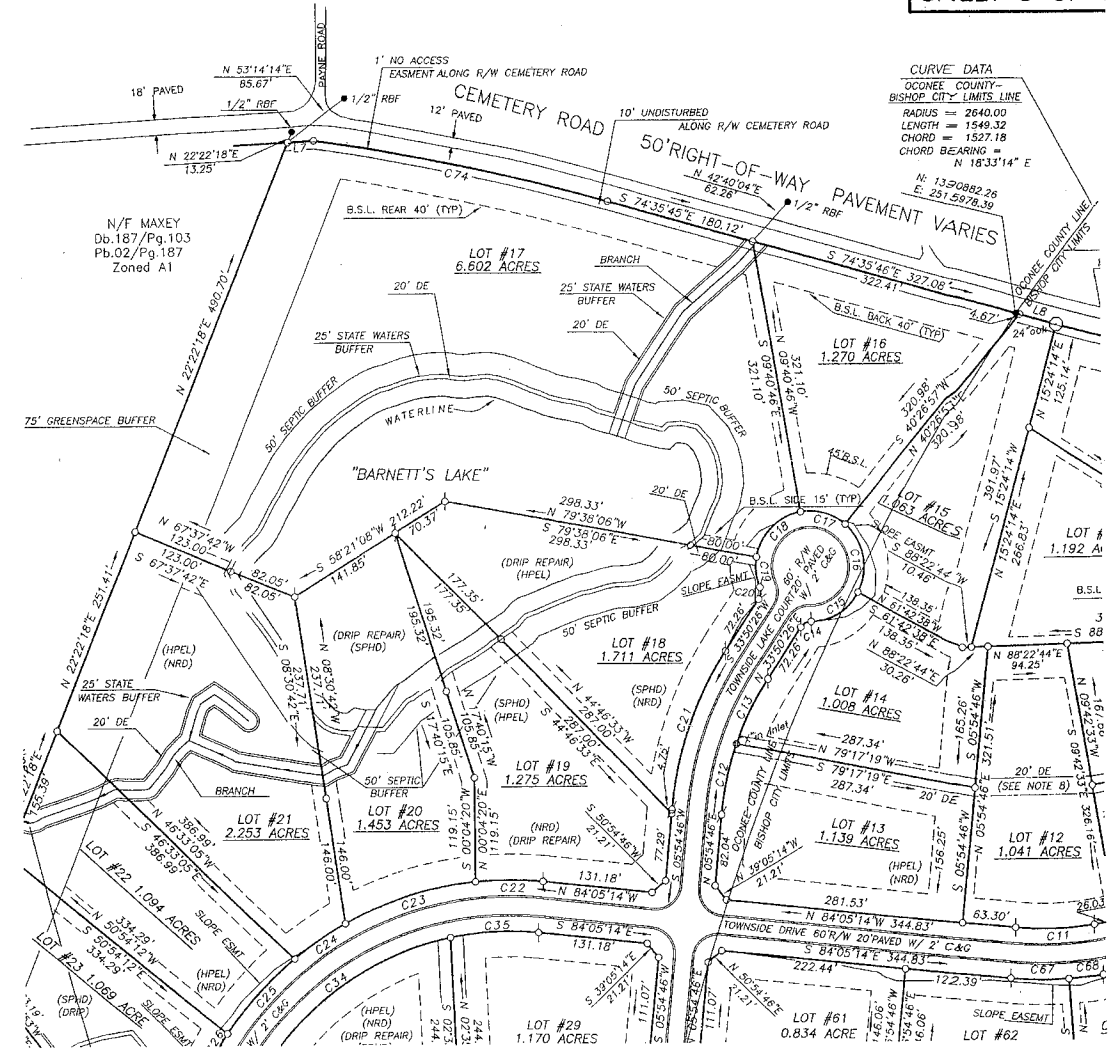
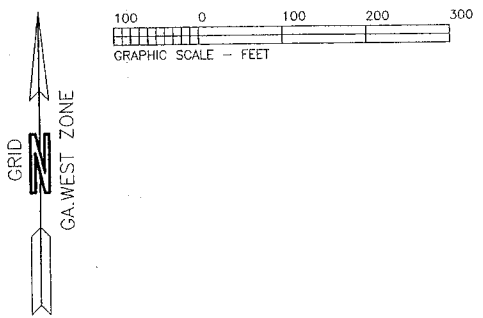
COUNTY: Oconee CITY: Bishop G.M.D.: 222 STATE: GEORGIA

SCALE: 1"=100' DATE: 09/05/05 DWN BY: TW JOB NO: T220

TIM WILKES R.L.S.#2616
 Phone 706-202-9389

TIM WILKES
 Reg. Surveyor
 No. 2616

GEORGIA REGISTERED No. 2616 PROFESSIONAL LAND SURVEYOR TIM WILKES 10/16/05



- LEGEND:
- - 1/2" REBAR FOUND (UNLESS NOTED)
 - - 1/2" REBAR SET (WITH CAP, RLS 2616)
 - ⊕ - TRAVERSE POINT
 - DE - DRAINAGE EASEMENT
 - CLF - CHAIN LINK FENCE

Course	Bearing	Distance
L7	N 87°08'01" E	31.14'
L8	S 74°35'46" E	44.83'

Curve	Radius	Length	Chord	Chord Bear.
C12	345.00'	84.08'	83.87'	N 12°53'41" E
C13	345.00'	84.08'	83.87'	N 26°51'31" E
C14	15.00'	14.60'	14.03'	N 61°43'34" E
C15	65.00'	69.57'	66.29'	N 58°57'02" E
C16	65.00'	88.31'	81.67'	N 10°37'51" W
C17	65.00'	56.87'	55.07'	N 74°36'55" W
C18	65.00'	79.36'	74.52'	S 45°20'34" W
C19	65.00'	36.64'	36.16'	S 05°45'58" E
C20	15.00'	14.60'	14.03'	S 08°57'18" W
C21	405.00'	187.41'	185.46'	S 19°52'36" W
C22	405.00'	81.01'	80.88'	N 89°49'04" W
C23	405.00'	163.53'	162.42'	S 72°53'03" W
C24	405.00'	73.78'	73.67'	S 56°05'52" W
C25	405.00'	120.09'	119.65'	S 42°23'06" W
C74	2671.54'	357.77'	357.53'	S 78°09'54" E

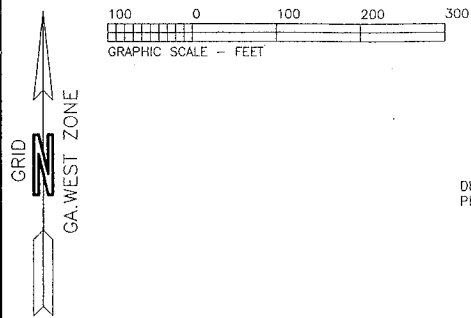
- SURVEY NOTES:
- 1) This boundary survey was prepared from a closed, field run traverse. Field traverse was completed on 04/02/03. Traverse closure was one foot in 32450 feet, and adjusted arbitrarily.
 - 2) Boundary closure is one foot in 71850 (MINIMUM) feet.
 - 3) A TOPCON 802A (serial #Yb0110) was used to collect field data.
 - 4) This boundary represents a resurvey of Oconee County and Town of Bishop Tax Parcel #33, Map A7. Current zoning of this property is R-1 AND A-1 (inside city limits of Bishop) and AR-1 (in unincorporated Oconee County).
 - 5) This property does not lie within a special flood hazard area, as indicated by COMMUNITY-PANEL NUMBER 130453 0055 C, map revised April 17, 1985.
 - 6) Survey reference was Plat Book #24, page #177 (survey for Cathy Hogood Ballard, dated 03/01/1995, by Soder Land Surveying).
 - 7) Cuts are based on Ga. State Plane Coordinate System, Georgia West Zone, NAD83(1984).
 - 8) Drainage easements located on the illustrated lots may be relocated for individual lot construction but must be relocated as to provide continuous stormwater drainage to flow across the illustrated lots from the neighboring uphill lots.

In my opinion, this plot is a correct representation of the land surveyed, and has been prepared in conformity with the minimum standards and requirements of law.

Tim Wilkes
 Georgia Registered Land Surveyor #2616
 Member Surveying and Mapping Society of Georgia

REVISED OCT. 26, 2005 TO ADDRESS OCONEE COUNTY COMMENTS.

SURVEY FOR:				TOWNSIDE				
COUNTY:	Oconee	CITY:	Bishop	G.M.D.:	222	STATE:	GEORGIA	
SCALE:	1"=100'	DATE:	09/05/05	DWN BY:	TW	JOB NO.:	T220	
TIM WILKES R.L.S.#2616						TIM WILKES Reg. Surveyor No. 2616		
Phone 706-202-9389								



- LEGEND:
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 - - 1/2" REBAR SET (WITH CAP, RLS 2616)
 - ◇ - TRAVERSE POINT
 - DE - DRAINAGE EASEMENT
 - CL - CHAIN LINK FENCE

Curve	Radius	Length	Chord	Chord Bear.
C12	345.00'	84.08'	83.87'	N 12°53'41" E
C22	405.00'	81.01'	80.88'	N 89°49'04" W
C23	405.00'	163.53'	162.42'	S 72°53'03" W
C24	405.00'	73.78'	73.67'	S 55°05'52" W
C25	405.00'	120.09'	119.65'	S 42°23'06" W
C26	405.00'	33.40'	33.39'	S 31°31'41" W
C27	15.00'	14.60'	14.03'	S 57°03'05" W
C28	65.00'	118.32'	102.65'	S 32°47'16" W
C29	65.00'	94.79'	86.61'	S 67°08'27" E
C30	65.00'	50.91'	49.82'	N 54°38'27" E
C31	65.00'	66.71'	63.82'	N 02°47'54" E
C32	15.00'	2.17'	2.17'	N 22°27'49" W
C33	15.00'	12.43'	12.08'	N 05°25'19" E
C34	345.00'	296.50'	287.46'	N 53°47'11" E
C35	345.00'	105.41'	105.00'	N 87°09'36" E
C36	280.00'	50.19'	50.12'	S 00°46'59" W
C37	280.00'	156.36'	154.34'	S 20°21'19" E
C38	280.00'	97.66'	97.16'	S 46°20'41" E
C39	280.00'	82.04'	81.75'	S 64°43'50" E
C65	220.00'	268.46'	252.11'	N 38°09'58" W
C66	220.00'	35.02'	34.98'	N 01°21'09" E
C67	405.00'	89.14'	89.06'	S 88°58'41" E

SURVEY NOTES:

- 1) This boundary survey was prepared from a closed, field run traverse. Field traverse was completed on 04/02/03. Traverse closure was one foot in 32460 feet, and adjusted arbitrarily.
- 2) Boundary closure is one foot in 71890 (MINIMUM) feet.
- 3) A TOPCON 802A (serial #100110) was used to collect field data.
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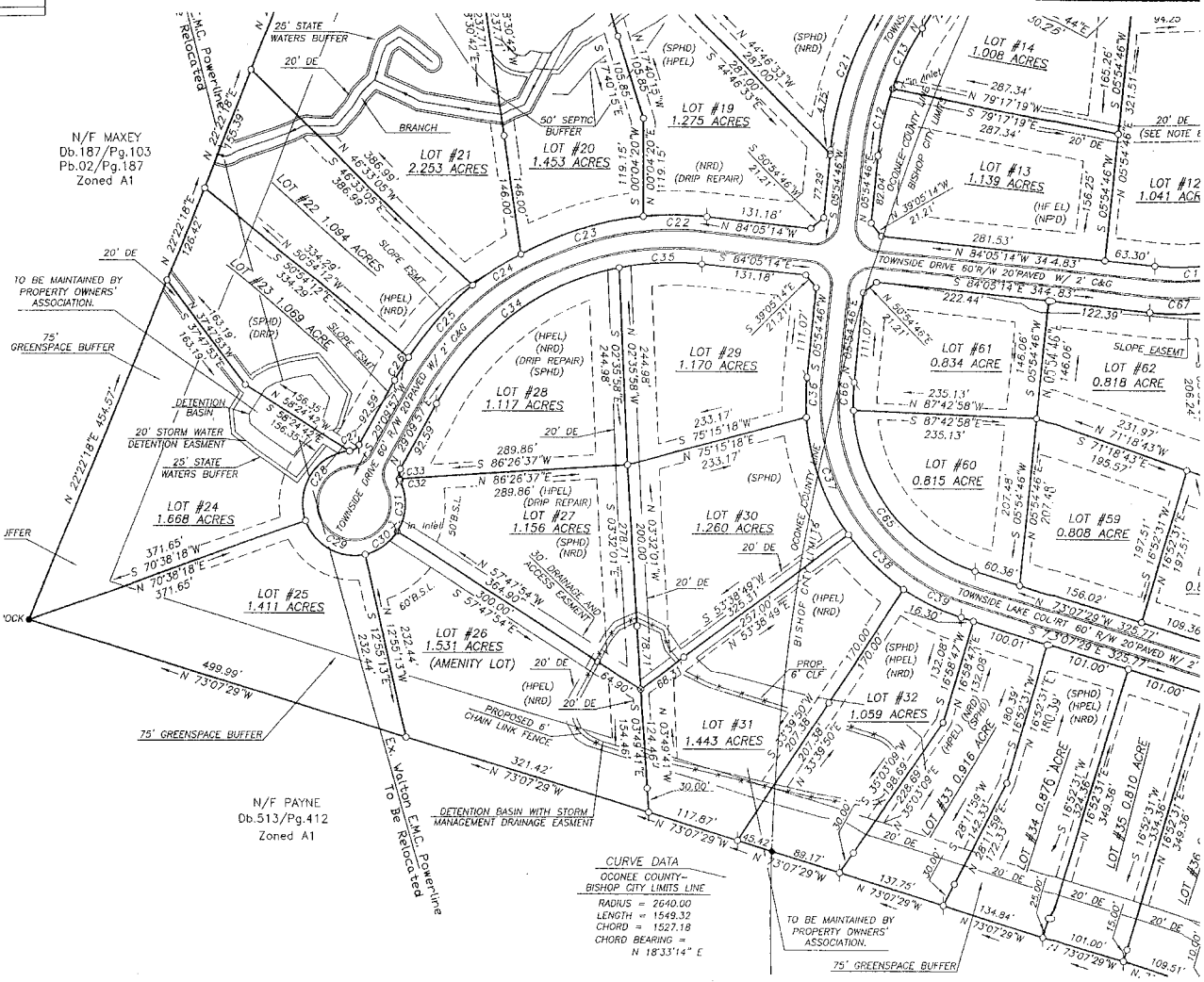
N/F PAYNE
Db.513/Pg.412
Zoned A1

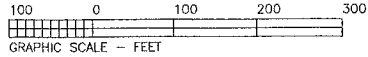
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Member Surveying and Mapping Society of Georgia

REVISED OCT. 26, 2005 TO ADDRESS OCOONEE COUNTY COMMENTS.

SURVEY FOR:		TOWNSIDE		SEAL:
COUNTY: Oconee	CITY: Bishop	G.M.D.: 222	STATE: GEORGIA	
SCALE: 1"=100'	DATE: 09/05/05	DWN BY: TW	JOB NO: T220	
TIM WILKES R.L.S.#2616 Phone 706-202-9389		TIM WILKES Reg. Surveyor No. 2616		



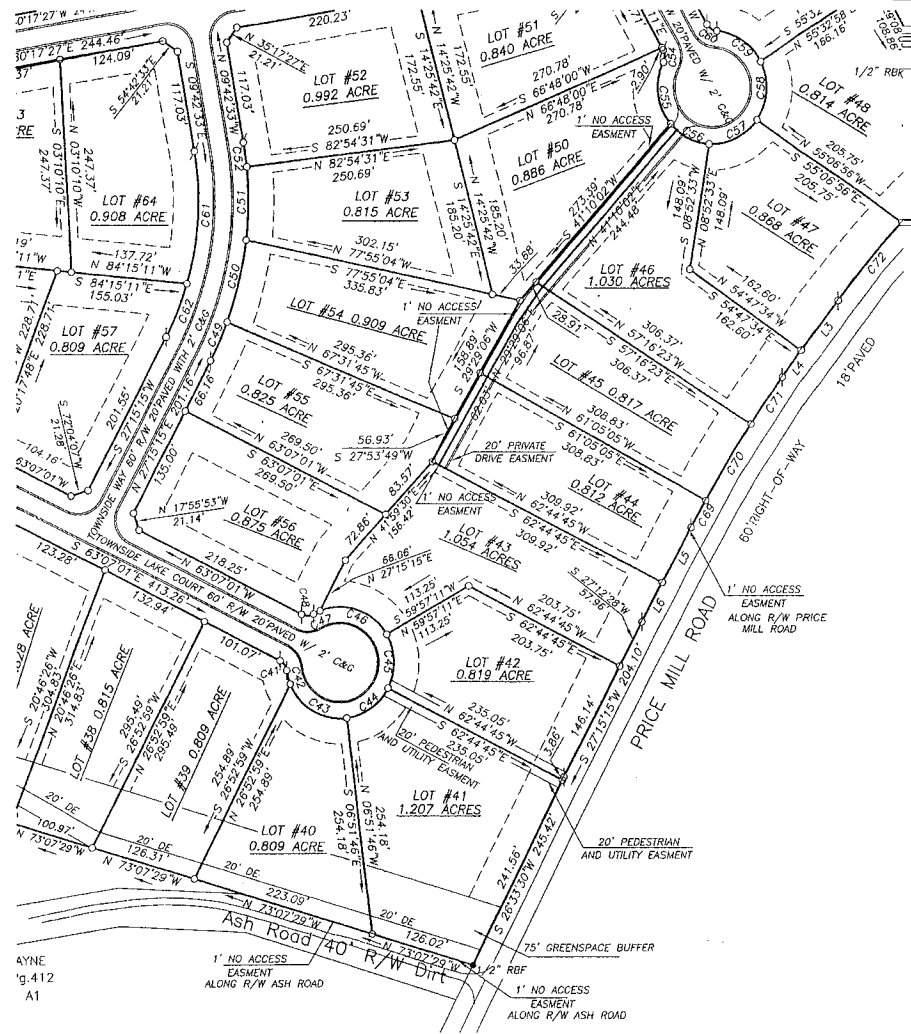


- LEGEND:
- - 1/2" REBAR FOUND (UNLESS NOTED)
 - - 1/2" REBAR SET (WITH CAPS, RLS 2616)
 - - TRAVERSE POINT
 - DE - DRAINAGE EASEMENT
 - CLF - CHAIN LINK FENCE

Curve	Radius	Length	Chord	Chord Bear.
C41	15.00'	14.46'	13.91'	S 35°30'11" E
C42	65.00'	16.47'	16.43'	S 15°08'57" E
C43	65.00'	84.46'	78.65'	S 59°38'10" E
C44	65.00'	63.40'	60.91'	N 55°11'45" E
C45	65.00'	65.01'	62.33'	N 01°23'47" W
C46	65.00'	92.66'	85.01'	N 70°53'02" W
C47	65.00'	8.74'	8.74'	S 64°25'33" W
C48	15.00'	14.74'	14.16'	S 88°43'40" W
C49	405.00'	48.81'	48.79'	N 23°48'03" E
C50	405.00'	98.63'	98.39'	N 13°22'18" E
C51	405.00'	85.33'	85.17'	N 00°21'54" E
C52	405.00'	28.50'	28.50'	N 07°41'34" W
C53	405.00'	97.26'	97.02'	N 73°24'41" E
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C61	345.00'	155.66'	154.34'	S 03°12'59" W
C62	345.00'	66.91'	66.81'	S 21°47'53" W
C69	1652.88'	36.51'	36.51'	S 28°38'05" W
C70	1652.88'	104.84'	104.82'	S 31°04'53" W
C71	1652.88'	66.53'	66.53'	S 34°03'06" W
C72	882.73'	119.00'	118.91'	S 39°04'05" W
C73	882.73'	54.83'	54.82'	S 44°42'29" W

Course	Bearing	Distance
L1	S 49°52'40" W	20.39'
L2	S 46°29'19" W	29.97'
L3	S 35°12'05" W	70.72'
L4	S 35°12'46" W	38.39'
L5	S 27°59'53" W	73.46'
L6	S 28°00'04" W	52.05'

- SURVEY NOTES:
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TIM WILKES R.L.S.#2616 Phone 706-202-9389			TIM WILKES Reg. Surveyor No. 2616		

