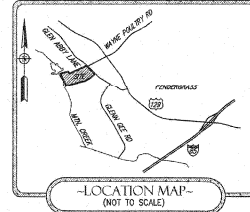


Plat Doc: PLAT
 Recorded 10/30/2020 03:16PM
 Carrie W. Thomas
 Clerk Superior Court, JACKSON County,
 Ga.
 BK 00081 Pg 0481-0496
 Penalty: \$0.00
 Interest: \$0.00
 Participants: 6319847918

FINAL PLAT FOR: WALNUT GROVE

LOCATED IN G.M.D. 248 AND 428
 CITY OF PENDERGRASS
 JACKSON COUNTY, GEORGIA
 103.79 ACRES TOTAL



PREPARED BY
DES DAVIS
 ENGINEERING & SURVEYING
 133 PROMINENCE COURT
 SUITE 210
 DAWSONVILLE, GA 30534
 PHONE: (706) 265-1234
 DAVISENGINEERS.COM

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

CERTIFICATE OF MUNICIPAL APPROVAL

AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-67, I HEREBY CERTIFY THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE APPROVED, IN WRITING, THAT SUCH APPROVAL IS NOT REQUIRED.

[Signature] 10-13-2020 *[Signature]*
 CITY OF PENDERGRASS PLANNING & ZONING DATE APPROVED

OWNER'S CERTIFICATE OF DEDICATION AND ACKNOWLEDGEMENT

I (WE), HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OURS) FREE CONSENT; HEREBY GRANTING A PERPETUAL, NON-EXCLUSIVE EASEMENT APPURTENANT TO MY (OURS) PROPERTY WITHIN ALL ROADWAY RIGHTS-OF-WAYS, AND WATER AND SEWER EASEMENTS AS SHOWN ON THE FINAL PLAT TO THE JACKSON COUNTY WATER AND SEWERAGE AUTHORITY; INCLUDING THE RIGHT OF INGRESS AND EGRESS OVER OTHER LANDS AS MAY BE NECESSARY AND USEFUL TO EXERCISE THE EASEMENT RIGHTS GRANTED HEREIN.

DATED THIS: 13th DAY OF October 2020
[Signature]
 SUBDIVIDER
 OWNER(S)
 Geosam Capital US LP

-LEGEND-

- CALCULATED POSITION
- INDICATES IF UNLESS OTHER WISE LABELED
- MONUMENT
- CENTERLINE
- C/D TOP PIPE
- C/D BOTTOM PIPE
- N/T NOW OR FORMERLY OPEN TOP PIPE
- P/L PLAT BOOK PAGE
- P/L PROPERTY LINE
- RB REAR
- SR SOLID ROD
- TELEPHONE REDESTAL (T.P.)
- FIRE HYDRANT (FH)
- WATER METER (WM)
- WATER VALVE (WV)
- POWER BOX (PB)
- POWER POLE (PP)
- ADJONER
- LAND LOT LINE (L.L.)
- RIGHT OF WAY (R/W)
- FENCE
- OVERHEAD POWER

(ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)

OWNER'S ACKNOWLEDGMENT AND DECLARATION

STATE OF GEORGIA, JACKSON COUNTY, CITY OF PENDERGRASS

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THEREON, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THERON SHOWN, AND TRANSFERS OWNERSHIP OF ALL PUBLIC USE AREAS IN FEE SIMPLE, BY DEED, FOR THE PURPOSE THEREIN EXPRESSED.

[Signature]
 Geosam Capital US LP
 SUBDIVIDER: OWNER:
 10-13-2020 10-13-2020
 DATE: DATE:

-SURVEY NOTES-

FIELD MEASUREMENTS WERE TAKEN WITH A TRIMBLE S5 ROBOTIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 36,834 FEET, AND AN ANGULAR ERROR OF 0 SECOND PER ANGLE.

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 615,145 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: SUBDIVISION

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON: DB 773, pg 696

PROPERTY OWNERS AS OF SURVEY DATE: GEOSAM CAPITAL US(ATLANTA) LP

PARCEL NUMBER: 1020 001

ZONING: R-1

SETBACKS: FRONT-20', SIDES-5', REAR-20'

FINAL SURVEYOR'S CERTIFICATE

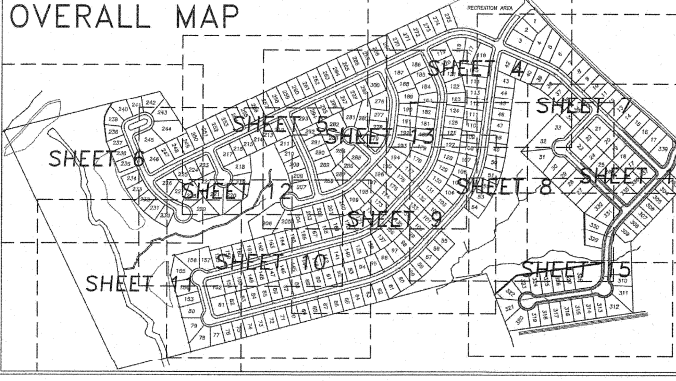
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

[Signature]
 DUSTY L. LOWMAN PLS# 3216

FLOOD NOTE:
 BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 1315700115C, EFFECTIVE DATE 12/17/2010, A PORTION OF THE COMMON AREA IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA ZONE "A", IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

NOTE: CITY OF PENDERGRASS ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT. CITY OF PENDERGRASS DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY OR COUNTY RIGHT-OF-WAY.

STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.



OWNER/DEVELOPER
 GEOSAM CAPITAL US LP
 ATTN: JARED BRODE
 2170 SATELLITE BLVD, SUITE 425
 DULUTH, GA 30097
 PHONE: (470) 440-6500

CONTACT
 MR. JARED BRODE
 PHONE: (470) 440-6683
 jbrode@geosamtl.com

CERTIFICATE OF FINAL PLAT APPROVAL BY THE WATER PROVIDER:
 THIS DEVELOPMENT, AS SHOWN, HAS BEEN REVIEWED AND IS APPROVED; FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF THE JACKSON COUNTY WATER AND SEWERAGE AUTHORITY (JCWSA) STANDARD SPECIFICATIONS WITH REGARD TO WATER SUPPLY, AND THAT ALL EASEMENTS DEDICATED TO JCWSA ARE SHOWN ON THE FINAL PLAT. THE JCWSA IS NOT RESPONSIBLE FOR THE ADEQUACY OF THE DESIGN, WHICH IS THE SOLE RESPONSIBILITY OF THE ENGINEER OF RECORD, WHO STAMPED AND SEALED THE CONSTRUCTION DRAWINGS.

DATED THIS: 30th DAY OF October
[Signature]
 JOEY P. LEZIE, P.E., PLS - AUTHORITY ENGINEER

AS REQUIRED BY SUBSECTION (C) 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 COMPLES 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.

[Signature]
 DUSTY L. LOWMAN PLS# 3216

SURVEYOR CERTIFICATION-

FINAL PLAT FOR:
 WALNUT GROVE
 LOCATED IN G.M.D. 248 AND 428
 CITY OF PENDERGRASS
 JACKSON COUNTY, GEORGIA

DRAWN BY: DL/DS
 FIELD CREW: ET ALL
 PLAT DATE: 2/10/2019
 FIELD DATE: 1/21/2019
 REV. DATE: 10/1/2020
 10/6/2020

SHEET NO.
 1 OF 16

PROJECT NO.
 17-279