

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION; THAT MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED "FUTURE," AND THEIR SIZE, LOCATION, AND TYPE OF MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL REQUIREMENTS OF THE BUTTS COUNTY SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

BY: _____ DATE _____
 ROBERT O. JORDAN, R.L.S. NO. 2902

OWNER'S CERTIFICATION:
 STATE OF GEORGIA, BUTTS COUNTY
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND THAT ALL STATE, CITY, AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON ON THIS LAND HAVE BEEN PAID IN FULL.

BY: _____ DATE _____
 BBC LAND & DEVELOPMENT

DEDICATION CERTIFICATION:
 STATE OF GEORGIA, BUTTS COUNTY
 I CERTIFY THAT THE RIGHT-OF-WAY AND EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO BUTTS COUNTY, STATE OF GEORGIA, FOR PUBLIC USE.

BY: _____ DATE _____
 BBC LAND & DEVELOPMENT

SUBDIVISION REVIEW OFFICER CERTIFICATION:
 I CERTIFY THAT THE OWNER OR HIS AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE LAWS AND SPECIFICATIONS OF BUTTS COUNTY, GEORGIA

BY: _____ DATE _____
 STEVEN LEASE, BUTTS COUNTY
 PLANNING DIRECTOR

WATER AUTHORITY CERTIFICATION:
 I CERTIFY THAT THE LOTS SHOWN HEREON ARE SERVED BY A PUBLIC WATER SYSTEM APPROVED BY THE BUTTS CO. WATER AUTHORITY.

BY: _____ DATE _____
 MARCIE SELEB, BCWSA

HEALTH DEPARTMENT CERTIFICATION:
 I CERTIFY THAT THE LOTS SHOWN HEREON ARE APPROVED BY THE BUTTS COUNTY HEALTH DEPARTMENT FOR INDIVIDUAL SEPTIC SYSTEMS WITH CONDITIONS ON INDIVIDUAL LOTS AS STATED IN NOTES ON SHEET 5.

BY: _____ DATE _____
 ROBERT WAGGONER, BUTTS COUNTY
 HEALTH DEPARTMENT

MISCELLANEOUS NOTES:

- 1) THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEMA MAP PANEL 130518 0100A (NOT PRINTED), FOR BUTTS COUNTY, GA, HOWEVER, AREAS ADJACENT TO CREEKS MAY BE SUBJECT TO PERIODIC FLOODING.
- 2) A 25-FOOT UNDISTURBED BUFFER IS ESTABLISHED BY THE STATE OF GEORGIA FROM THE TOP OF CREEK BANKS ON BOTH SIDES OF CREEKS FOR EROSION CONTROL PURPOSES, EXCEPT WHERE BUTTS CO. RIPARIAN BUFFER SETBACK IS SHOWN AND NOTED.
- 3) THE PROPERTY SHOWN HEREON IS LOCATED IN A RESIDENTIAL (R1-C) ZONING DISTRICT AS INDICATED BY THE BUTTS COUNTY ZONING ORDINANCE MAP.
- 4) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,797 FEET, AND AN ANGULAR ERROR OF .09" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. FIELD SURVEY COMPLETED THE WEEK OF 7/8/2003.
- 5) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 495,096 FEET. FIELD DATA WAS COLLECTED USING NIKON DTM-750 ELECTRONIC TOTAL STATION.
- 6) BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT YARD: 25' INTERIOR SIDE YARD: 15' SIDE YARD SETBACK ADJACENT TO STREET: 25'
 REAR YARD: 30' FROM PERENNIAL CREEK BANKS: 100' (PER COUNTY RIPARIAN BUFFER ORDINANCE)
 MINIMUM LOT WIDTH AT BUILDING LINE SHALL BE 100 FEET.
- 7) A 10' DRAINAGE EASEMENT SHALL BE CENTERED ON ALL INTERIOR PROPERTY LINES.
- 8) PUBLIC UTILITIES ARE AS FOLLOWS:
 POTABLE WATER: BCWSA SEWER: PVT SEPTIC FIELDS ELEC: CENTRAL GEORGIA EMC
- 9) WASTEWATER DISPOSAL FOR LOTS SHOWN HEREON SHALL BE THROUGH INDIVIDUAL SEPTIC SYSTEMS TO BE APPROVED BY THE BUTTS COUNTY HEALTH DEPT.
- 10) DESIGN STREET WIDTH IS 28 FEET (BACK OF CURB TO BACK OF CURB)
- 11) PROJECT AREA, PHASE 2 = 101.29 ACRES
 TOTAL NO. OF LOTS, PHASE 2 = 71
- 12) LENGTH OF NEW STREETS FOR THIS PHASE: 4,939 LF

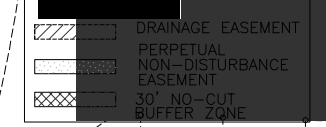
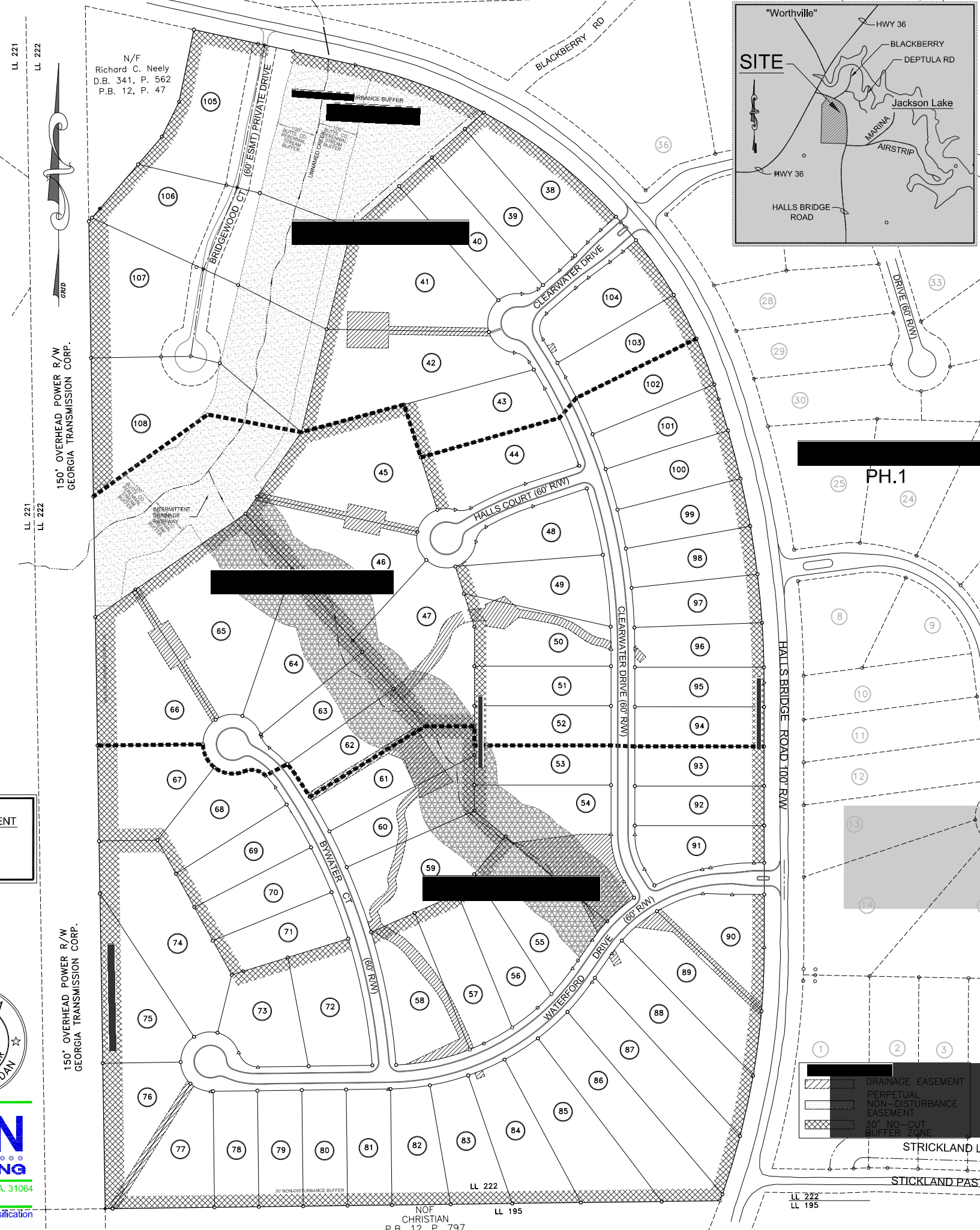
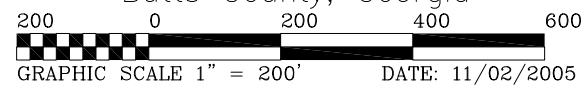
ROAD NAME	LENGTH	ROAD NAME	LENGTH
WATERFORD DRIVE	1,639 LF	CLEARWATER DRIVE	1,922 LF
HALLS COURT	410 LF	BYWATER COURT	964 LF
- 13) BRIDGEWOOD COURT IS A 60' WIDE PVT. ACCESS & PUBLIC UTILITY EASEMENT.
- 14) ALL FRONT YARD DRAINAGE SWALES SHALL BE SODDED AND MAINTAINED BY THE APPLICABLE PROPERTY OWNER.
- 15) ALL CULDESAC RADII ARE 42' TO BACK OF CURB.
- 16) THE 9.5± ACRE OPEN SPACE AREA AS SHOWN ON THE PRELIMINARY PLAT SHALL BE INCORPORATED INTO LOTS 105-108 AS A PERPETUAL NON-DISTURBANCE BUFFER, AND WILL NOT BE ELIGIBLE FOR FUTURE SUBDIVISION OR DEVELOPMENT.
- 17) IRON PINS (1/2" REBAR) SET AT ALL CORNERS.
- 18) THIS PROPERTY WAS REZONED UNDER CASE# 10(4)-2001.
- 19) THE AREA OF DRAINAGE EASEMENTS IS 3.39 ACRES AND THE AREA OF THE NON-DISTURBANCE EASEMENT AND NO-CUT BUFFERS IS 17.55 ACRES.

OWNER/DEVELOPER:
BBC LAND & DEVELOPMENT
 794 McDONOUGH RD.
 STE 107
 JACKSON, GA 30233
 (678-752-9594)

REFERENCES:
 PLAT RECORD: PLAT PREPARED BY GASKINS SURVEYING CO. FOR ROBERT JONES, EXECUTOR DATED: 7/22/99
 DEED RECORD: DB 388, PG 251-252
 TAX RECORD: TAX MAP 58, PARCEL 15B
 RESTRICTIVE COVENANTS: D.B. 469, P. 620
 ELEV DATUM BASED ON MEAN SEA LEVEL.



SHEET 1 OF 5
 FINAL PLAT FOR: PHASE 2
JACKSON BRIDGE SUBDIVISION
 Land Lot 222, 1st District
 Butts County, Georgia



STRICKLAND L
 STICKLAND PAS

NOI CHRISTIAN
 P.B. 12, P. 797