E-Filed By:
Pickens County Clerks Office
Clerk of Courts Jennifer Jordan
02/26/2025 10:01 AM
Plat Book: 02025
Page: 0035
$10.00 Base Filing Fee

RESERVED FOR COURT CLERK

Certificate of Approval for Private Subsurface Sewage Disposal
I hereby certify that each lot shown hereon, unless otherwise noted, is suitable for subsurface sewage disposal.

Before the initiation of construction, plans for the location of the house of other structures and the sewage disposal system shall be submitted to, and approved by, the Pickens County Health Department.

Pickens County Health Dept. Rep. — Date

Final Plat Approval
I hereby certify that the final subdivision plat shown hereon has been properly reviewed and approved as evidenced by the signed certificates. I hereby certify that all of the requirements of the Pickens County Subdivision Standards have been met an the plat is hereby approved for recording in the Office of the Clerk of Superior in Pickens County.

Pickens County Development Officer — Date 2/21/25

NOTE:
No Lot can be resubdivided without written permission from Planning & Development.

This plat was prepared without the benefit of a current title commitment. Easements, prescriptions or other encumbrances may exist that are not shown on this plat.

GPS NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED:

POSITIONAL ACCURACY: 0.05 FEET HORIZONTAL AND 0.08 FEET VERTICAL

DATES OF SURVEY: 12-04-23

TYPE OF EQUIPMENT: LEICA GS14 NETWORK ROVER, DUAL FREQUENCY

TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATICS NETWORKS

GEOID MODEL: 18

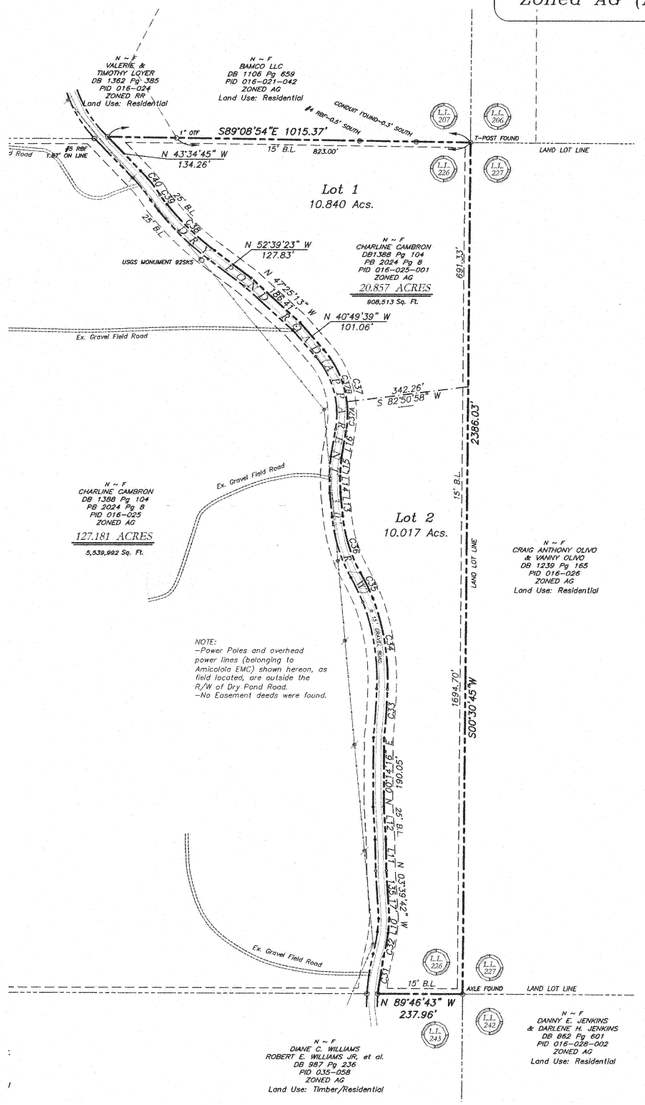
GRID FACTOR: 0.99986209

LEGEND

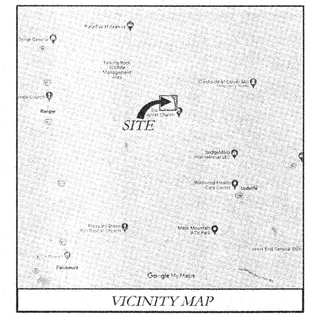
POB	POINT OF BEGINNING	FH	FIRE HYDRANT
POC	POINT OF COMMENCEMENT	WV	WATER VALVE
RBS	REBAR SET	WM	WATER METER
RBF	REBAR FOUND	GM	GAS METER
MNF	MAG NAIL FOUND	PM	POWER METER
MNS	MAG NAIL SET	EB	ELECTRICAL BOX
CRF	CAPPED REBAR FOUND	PP	POWER POLE
OTF	OPEN TOP PIPE FOUND	OHE	OVERHEAD ELECTRICAL
CMF	CONCRETE MONUMENT FOUND	GW	GUY WIRE
DI	DROP INLET	RD	ROOF DRAIN
CI	CATCH INLET	DI	DROP INLET
YI	YARD INLET	JB	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE	SWCB	SINGLE WING CATCH BASIN
JB	JUNCTION BOX	DWCB	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN	HW	HEAD WALL
DWCB	DOUBLE WING CATCH BASIN	SES	SAFETY END SECTION
HW	HEADWALL	UGG	UNDERGROUND GAS LINE
FES	FLARED END SECTION	UGW	UNDERGROUND WATER LINE
CMP	CORRUGATED METAL PIPE	UGE	UNDERGROUND ELECTRIC LINE
RCP	REINFORCED CONCRETE PIPE	UGT	UNDERGROUND TELECOM
SS	SANITARY SEWER	SSL	SANITARY SEWER LINE
F.M.E.	FORCE MAIN EASEMENT	SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY SEWER EASEMENT	CO	CLEAN OUT
D.E.	DRAINAGE EASEMENT	GT	GREASE TRAP
W.E.	WATER EASEMENT	FENCE	FENCE
		BOLLARD	BOLLARD
		+##.#	SPOT ELEVATION

Total Area = 20.857 Acs.
PID: 016-025-001
Prop. No. Lots = 2
Zoned AG (Agricultural)

200 0 200 400
SCALE: 1" = 200'



GRID NORTH (GA WEST ZONE)



VICINITY MAP

GENERAL NOTES

A LEICA TS16 R1000 P3" ROBOTIC TOTAL STATION WITH A DELL TOUGHBOOK DATA COLLECTOR WITH CARLSON SURV PC SOFTWARE WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE HORIZONTAL AND VERTICAL DATUM FOR THIS SURVEY IS BASED ON GPS OBSERVATION WITH A LEICA GS14 GPS RECEIVER ON THE "SMART NET" HARN NETWORK WITH REDUCTION TO GEORGIA STATE PLANE COORDINATES (WESTERN ZONE).

THE HORIZONTAL CLOSURE OF THIS PLAT HAS BEEN CALCULATED TO BE 1:381,487.

GRID TO GROUND REDUCTION SCALE FACTOR: 1.000138003

THIS FOLLOWING SETBACKS APPLY TO PROPERTIES ZONED AG (AGRICULTURAL) PER PICKENS COUNTY ZONING ORDINANCES.

FRONT SETBACK	25 FEET
SIDE SETBACK	15 FEET
REAR SETBACK	15 FEET

VERIFY THIS SETBACK INFORMATION WITH THE APPROPRIATE ZONING AUTHORITIES FOR SAID MUNICIPALITY.

THIS PROPERTY IS LOCATED IN ZONE X, UNSHADED, BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. UNSHADED ZONE X IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD. THE MAP NUMBER FOR THIS AREA IS 13227C0020C AND THE DATE OF SAID MAP IS SEPTEMBER 29, 2010. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ON THIS PLAT ARE BASED ON VISIBLE ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES MAY EXIST IN THIS SITE THAT ARE NOT SHOWN ON THIS SURVEY.

SURVEY REFERENCES

1. REFERENCE A MINOR SUBDIVISION PLAT PREPARED FOR HICKS FAMILY ACRES LLC RECORDED IN PLAT BOOK 2022, PAGE 117.

2. REFERENCE A BOUNDARY SURVEY FOR TED FABINIAK RECORDED IN PLAT BOOK VV, PAGE 139.

3. REFERENCE A RETRACEMENT SURVEY FOR CRAIG OLIVO RECORDED IN PLAT BOOK 2020, PAGE 191.

4. REFERENCE A DIVISION SURVEY PREPARED FOR HICKS FAMILY ACRES LLC PREPARED BY CHASTAIN & ASSOCIATES, P.C. DATED NOVEMBER 29, 2023.

R/W Note:
No R/W Deed was found for Dry Pond Road. Pickens County Public Works and Planning & Development have confirmed that Dry Pond Road is County maintained, but no width of maintenance has been specified. Width of 30' shown hereon is customary for roads which were in public use prior to 1973. The property shown hereon may be subject to discovery of additional information pertaining to Dry Pond Road.

PICKENS COUNTY – PLANNING & DEVELOPMENT
APPROVED / DENIED / APPROVED WITH CONDITIONS
Date: 2/21/25
By:
NOTE: APPROVAL OF THIS PLAT DOES NOT GUARANTEE A BUILDABLE LOT.

DRY POND ROAD R/W CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C31	584.68'	106.53'	106.38'	N 08°52'50" E
C32	573.20'	66.28'	66.24'	N 10°47'16" E
C33	1914.54'	137.12'	137.09'	N 03°50'23" E
C34	635.59'	258.79'	257.01'	N 09°11'34" W
C35	734.14'	79.88'	79.84'	N 25°49'30" W
C36	409.36'	166.60'	165.45'	N 17°17'00" W
C37	275.12'	243.82'	235.92'	N 15°26'22" W
C37A	275.12'	82.11'	81.80'	N 01°23'56" E
C37B	275.12'	161.71'	159.39'	N 23°59'20" W
C38	753.37'	188.47'	187.97'	N 45°29'23" W
C39	208.65'	33.63'	33.59'	N 36°36'11" W
C40	389.49'	85.82'	85.65'	N 38°17'51" W

DRY POND RD R/W LINE TABLE		
LINE	BEARING	DISTANCE
L10	N 05°31'45" E	39.88'
L11	N 00°55'56" W	86.77'
L12	N 03°30'00" W	90.00'
L13	N 05°37'28" W	66.85'
L14	N 01°25'56" W	46.16'
L15	N 04°33'52" E	50.26'
L16	N 09°56'54" E	75.96'

Final Certificate – Owner/Developer
I hereby certify that this plat is true and correct and contains sufficient information to permit the plat to be duplicated on the ground. All monuments shown hereon actually exist and their location, size, and type are correctly shown. I further certify that no grades on streets exceed sixteen (16) percent and that sight distance requirements have been met. I further certify that all requirements of the Pickens County Subdivision Standards have been met.

Charline Cambron – Owner — 11-08-24 Date

Certificate of Easements
All utilities, rights-of-way and all access both private and public have been verified, signed, and recorded in the correct name.

Charline Cambron – Owner — 11-08-24 Date

Owner:
Charline Cambron
114 Addington Lane
Waleska, GA
770-380-3505

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 the 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. 15-6-67.

I hereby certify that this plat is true and correct and contains sufficient engineering information to permit the plat to be duplicated on the ground. All monuments shown hereon actually exist and their location, size and type are correctly shown. I further certify that no grades on streets exceed sixteen (16) percent and that sight distance requirements are in compliance. I further certify that all engineering requirements of the Pickens County Subdivision Standards have been complied with.

Donald L. Perryman GA RLS #2133 — 11-08-24 Date
Surveys Plus, Inc.
3565 South Cobb Drive, SE
Smyrna, GA 30080
770-444-9736

E:PROJ/5802 Near 963 Dry Pond Rd/DWG/5802-2024.dwg (Minor SD-East) ~ SPI-BLU.ctb

REVISIONS	DATE

JOB NUMBER	5802
DRAWN BY	JBO/jp
CHECKED BY	DLP
DATE	11-08-24
FIELD DATE	12/08/23
SCALE	1" = 200'

MINOR SUBDIVISION PLAT OF
CAMBRON ESTATES DP-East
LOCATED IN LAND LOT 226 OF THE 24th DISTRICT
2nd SECTION, PICKENS COUNTY, GEORGIA
PID #016-025
0 DRY POND ROAD, RANGER, GEORGIA 30734

SURVEYS PLUS, INC.
3565 SOUTH COBB DR., S.E.
SMYRNA, GEORGIA 30080
PHONE: (770) 444-9736
www.surveysplusinc.com
"Cobb County Surveyors"

ALL TYPES OF SURVEYS PLUS ENGINEERING AND CONSTRUCTION MANAGEMENT

GEORGIA REGISTERED No. 2133 LAND SURVEYOR DONALD L. PERRYMAN

Sheet 1 of 1