E-Filed By:
Pickens County Clerks Office
Clerk of Courts Jennifer Jordan
04/08/2025 01:54 PM
Plat Book: 02025
Page: 0070
$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 on the plat is hereby approved for recording in the Office of the Clerk of Superior in Pickens County.

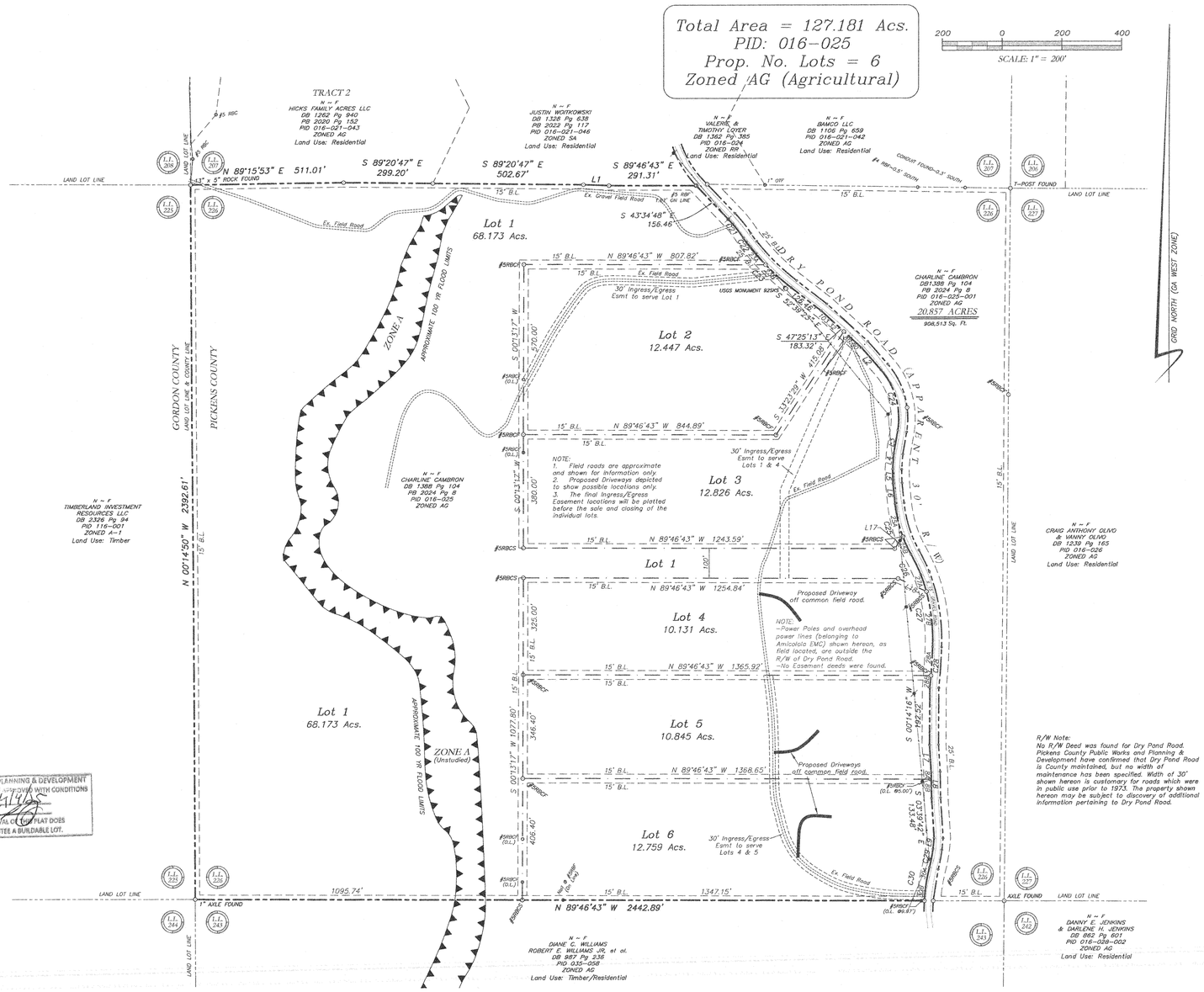
Pickens County Development Officer — Date 4/8/25

Revision #1 (03-31-25):
-This plat supercedes the plat recorded in Plat Book 2025, page 36.
-Changes were made to interior lines of Lots 1, 2, 3, 4 & 6 to better use the exisiting conditions for access to the lots.

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.

PICKENS COUNTY – PLANNING & DEVELOPMENT
APPROVED / DENIED / APPROVAL WITH CONDITIONS
Date: 4/4/25
By:
NOTE: APPROVAL OF THIS PLAT DOES NOT GUARANTEE A BUILDABLE LOT.



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		FIRE HYDRANT
POC	POINT OF COMMENCEMENT		WATER VALVE
RBS	REBAR SET		WATER METER
RBF	REBAR FOUND		GAS METER
RBCS	REBAR w/CAP SET		POWER METER
RBCF	REBAR w/CAP FOUND		ELECTRICAL BOX
MNF	MAG NAIL FOUND		POWER POLE
MNS	MAG NAIL SET		OVERHEAD ELECTRICAL
CRF	CAPPED REBAR FOUND		GUY WIRE
OTF	OPEN TOP PIPE FOUND		ROOF DRAIN
CMF	CONCRETE MONUMENT FOUND		DROP INLET
DI	DROP INLET		JUNCTION BOX
CI	CATCH INLET		SINGLE WING CATCH BASIN
YI	YARD INLET		DOUBLE WING CATCH BASIN
OCS	OUTLET CONTROL STRUCTURE		HEAD WALL
JB	JUNCTION BOX		SAFETY END SECTION
SWCB	SINGLE WING CATCH BASIN		UNDERGROUND GAS LINE
DWCB	DOUBLE WING CATCH BASIN		UNDERGROUND WATER LINE
HW	HEADWALL		UNDERGROUND ELECTRIC LINE
FES	FLARED END SECTION		UNDERGROUND TELECOM
CMP	CORRUGATED METAL PIPE		SANITARY SEWER LINE
RCP	REINFORCED CONCRETE PIPE		SANITARY SEWER MANHOLE
SS	SANITARY SEWER		CLEAN OUT
F.M.E.	FORCE MAIN EASEMENT		GREASE TRAP
S.S.E.	SANITARY SEWER EASEMENT		FENCE
D.E.	DRAINAGE EASEMENT		BOLLARD
W.E.	WATER EASEMENT		SPOT ELEVATION

DRY POND ROAD R/W CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C21	359.49'	79.48'	79.31'	S 38°19'07" E
C22	238.65'	37.69'	37.65'	S 36°30'35" E
C23	783.37'	195.23'	194.73'	S 45°31'01" E
23A	783.37'	79.20'	79.16'	S 41°16'24" E
23B	783.37'	116.03'	115.93'	S 48°24'47" E
C24	245.12'	217.23'	210.19'	S 15°26'22" E
C25	439.36'	178.81'	177.58'	S 17°17'00" E
25A	439.36'	113.92'	113.60'	S 13°03'09" E
25B	439.36'	64.89'	64.83'	S 24°42'41" E
C26	704.14'	76.13'	76.10'	S 25°50'41" E
C27	605.59'	246.27'	244.58'	S 09°09'42" E
27A	605.59'	59.25'	59.23'	S 18°00'31" E
27B	605.59'	187.02'	186.28'	S 06°21'31" E
C28	1884.54'	136.63'	136.60'	S 03°51'33" W
28A	1884.54'	96.64'	96.63'	S 03°15'05" W
28B	1884.54'	39.99'	39.99'	S 05°19'42" W
C29	543.20'	62.31'	62.27'	S 10°48'51" W
C30	614.68'	113.80'	113.64'	S 08°47'48" W
30A	614.68'	53.44'	53.42'	S 11°36'36" W
30B	614.68'	60.36'	60.34'	S 06°18'22" W

DRY POND RD R/W LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°56'03" E	86.41'
L2	S 40°49'39" E	99.33'
L3	S 09°56'54" W	77.37'
L4	S 04°33'52" W	53.24'
L5	S 01°25'56" E	48.83'
L6	S 05°37'28" E	67.94'
L7	S 03°30'00" E	90.31'
L8	S 00°55'56" E	86.81'
8A	S 00°55'56" E	23.94'
8B	S 00°55'56" E	62.87'
L9	S 05°31'45" W	36.95'
L17	S 34°04'48" W	48.10'
L18	N 65°09'45" W	104.32'

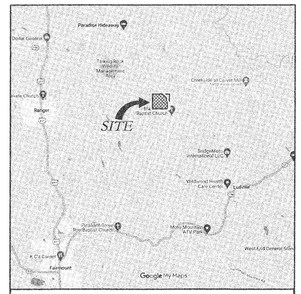
Final Certificate – Owner/Developer
I hereby certify that this plat is true and correct and contains sufficient information to permit the plat to be duplicated on the ground. All monuments shown hereon actually exist and their location, size, and type are correctly shown. I further certify that no grades 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 — 03-31-25 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 — 03-31-25 Date

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



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

IRON PINS TO BE SET AT ALL LOT CORNERS.

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.

A PORTION OF THIS PROPERTY IS LOCATED IN THE UNSTUDIED "ZONE A" OF A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. 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.

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 the Pickens County Subdivision Standards have been complied with.

Donald L. Perryman GA RLS #2133 — 03-31-25 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 (West-10ac tracts) ~ SPI-BLU.ctb

REVISIONS	DATE
See Revision/Superced Note #1	03-31-25

JOB NUMBER	5802
DRAWN BY	JBD/jp
CHECKED BY	DLP
DATE	02-19-25
FIELD DATE	12/08/23
SCALE	1" = 200'

MINOR SUBDIVISION PLAT OF
CAMBRON ESTATES DP-West
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
LSF 000470
ALL TYPES OF SURVEYS PLUS ENGINEERING AND CONSTRUCTION MANAGEMENT

GEORGIA REGISTERED No. 2133 LAND SURVEYOR DONALD L. PERRYMAN