SPECIAL EXCEPTION VARIANCE NO. P20-0035

APPROVAL OF A SPECIAL EXCEPTION VARIANCE
FROM THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA

TITLE

A Resolution granting approval of a Special Exception Variance based upon the allowances under the Unified Development Code of Oconee County, Georgia, pursuant to Article 13, Section 1303, to grant approval of a Special Exception Variance pursuant to an application requesting approval of a Special Exception Variance on property owned by DGDF Holdings, LLC submitted April 15, 2020.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application requesting Special Exception Variance approval submitted by John Hadden on April 15, 2019, regarding a ±19.28-acre tract of land located west of Cliff Dawson Road in the 221st G.M.D., Oconee County, Georgia, (tax parcel no. C-02-037A), the Board of Commissioners of Oconee County does hereby grant the following:

SECTION 1. A Resolution granting Special Exception Variance approval for the property described above and also described in the attached Exhibit "A" is hereby granted to waive and reduce buffers between agritourism use and single-family residential use.

Said Special Exception Variance is subject to the following conditions: as set forth in "Exhibit A" attached hereto.

SECTION 2. Severability. It is intended that the provisions of this Ordinance be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Ordinance.

SECTION 3. Effective Date. This Resolution shall take effect this date.

Said Special Exception Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by the same at its regular meeting on July 7, 2020.

ADOPTED AND APPROVED, this 7th day of July, 2020.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____
John Daniell, Chairman

_____
Mark Thomas, Member

Chuck Horton (By: Kathy Hayes)
Chuck Horton, Member

_____
Vacant, Member

_____
Mark Saxon, Member

ATTEST:

Kathy Hayes
Clerk, Board of Commissioners

LEGAL NOTICE PUBLISHED: JUNE 18, 2020 – OCONEE ENTERPRISE

Kathy Hayes

From: Chuck Horton
Sent: Monday, July 6, 2020 11:54 AM
To: Kathy Hayes
Subject: Sighting of documents

To whom it might concern. Because of my recent surgery and the inability of going to the courthouse I give permission for the county clerk, Kathy Hayes to sign county documents for me.
Respectfully
Chuck Horton

Sent from my iPad

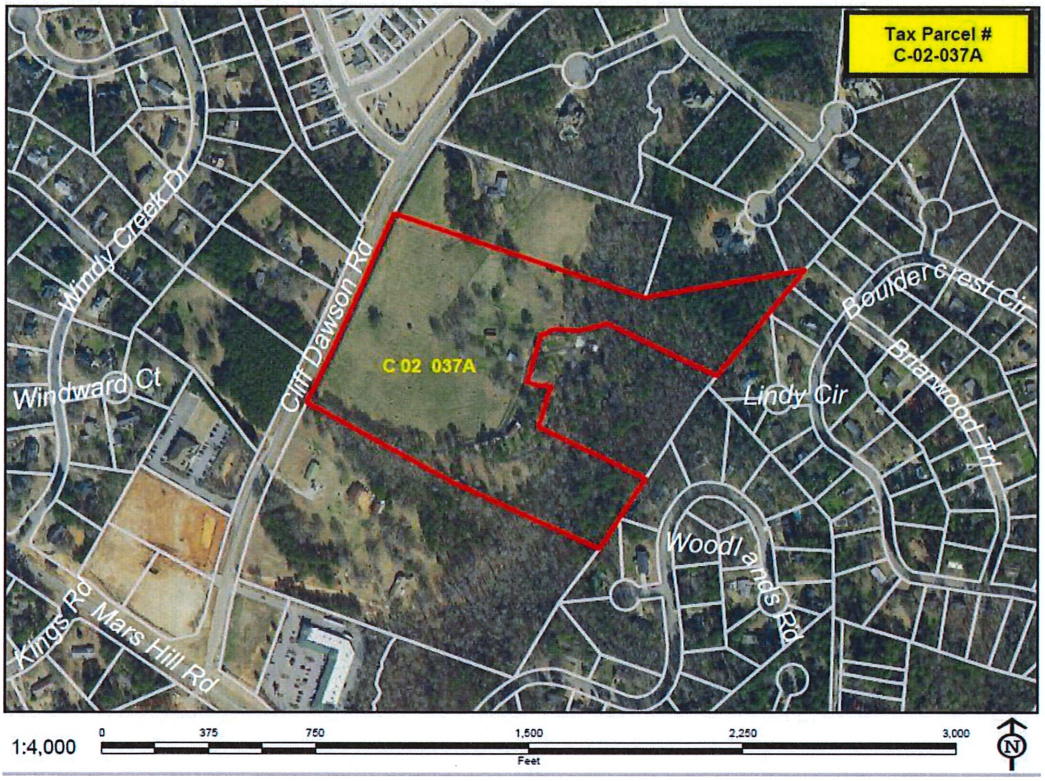
EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE NO. P20-0035

CONDITIONS

1) In addition to the proposed vegetative screening along the northern property line, the submitted alternate variance plan drawn by ABE Consulting Inc. date 06/29/20 shall be installed.

2) All outdoor sound amplification shall not be plainly audible at any property line and shall not violate the Oconee County noise ordinance.

TAX MAP



NARRATIVE

The subject parcel, C 02 037A, is owned by DGDF Holdings, LLC and zoned AG. It currently operates as Damn Good Dawg Farms(DGD Farms), an agritourism operation. The proposed use is still agritourism but brings two areas that don't comply with Article 8 into compliance. The adjacent land to the North (Parcel C 02 037D) is zoned AG and is currently used as a single family residence. The adjacent land to the South (Parcel C 02 037B) is zoned AR and is currently used as a single family residence. There are several adjoining parcels to the east that do not border the area used for agritourism. Those parcels are C 02 AC009 zoned R1, C 02 AC010 zoned R1, C 02A 081 zoned R1, C 02A 082 zoned R1, C 02A 084 zoned R1, C 02F 009A zoned AR, C 02F 007A zoned AR, C 02F 006A zoned AR, and C 02F 005A zoned AR. The total acreage included in the variance request is 19.28 acres.

Per the Oconee County Unified Development Code, Section 315.c for Agritourism uses that can not maintain a minimum distance of 100 feet from a property line must adhere to buffering requirements for commercial uses adjoining incompatible uses as outlined in Article 8 of this development code.

Per the Oconee County Unified Development Code, Section 806, a buffer of 50 feet must be provided between a commercial use and any 1- or 2- Family Residential use zoned AG. We are asking for a reduction to 25 feet for along approximately 80 feet of the Northern property line adjoining Parcel C 02 037D and a waiver for approximately 150 feet of the Southern property line adjoining Parcel C 02 037B.

The 80 foot section adjoining Parcel C 02 037D has an encroaching barn that doesn't allow the 50 foot buffer. The Northern side of the barn adjoining the neighboring parcel has no openings and no public access. Because of the area topography there is very little visibility to the Western barn wall from the neighboring residence. The planted area will extend approximately 80 feet along the property line behind the barn. The proposed 25 foot buffer will add evergreen trees and shrubs to the existing evergreens to provide screen from the neighboring property.

For the 150 foot section adjoining Parcel C 02 037B, the blueberry bushes encroach approximately 15 feet into the 100 foot minimum distance. Because of the limited use by the public, predominantly during a 3-week harvesting period, we are asking for a waiver of the required buffer. There is currently a fence approximately 30 feet from the property line that is a barrier to the public from the neighboring property.

LEGAL DESCRIPTION

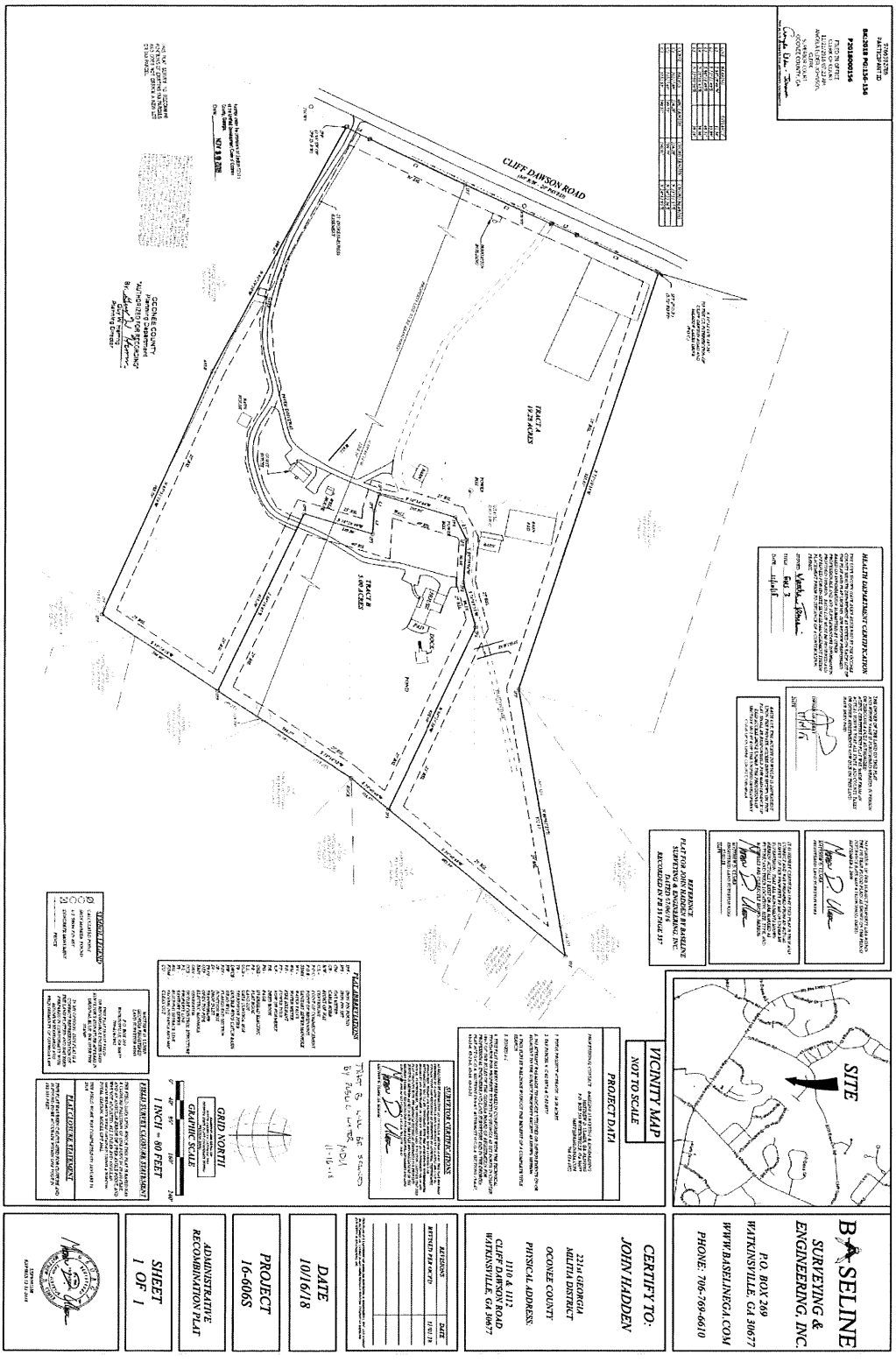
All that tract of land, together with improvements thereon, situate, lying, and being in Oconee County, 221st Georgia Militia District and being more particularly described as follows:

COMMENCE at the centerline intersection of Meadow Lakes Drive and Cliff Dawson Road
thence S 16°52'10" W a distance of 197.36' to an iron pin on the Easterly right of way of Cliff Dawson, said point being the point of beginning;
thence S 71°29'35" E a distance of 925.81'to an iron pin;
thence N 80°02'22" E a distance of 572.17'to an iron pin;
thence S 39°40'48" W a distance of 485.34'to an iron pin;
thence N 64°23'36" W a distance of 426.00'to an iron pin;
thence S 74°45'33" W a distance of 98.16'to an iron pin;
thence N 86°18'04" W a distance of 90.96'to an iron pin;
thence S 63°19'46" W a distance of 52.34'to an iron pin;
thence S 16°34'44" W a distance of 168.86'to an iron pin;
thence S 72°21'49" E a distance of 35.89'to an iron pin;
thence S 86°13'49" E a distance of 49.31'to an iron pin;
thence S 16°26'49" W a distance of 149.86'to an iron pin;
thence S 64°16'45" E a distance of 415.39'to an iron pin;
thence S 33°14'38" W a distance of 294.96'to an iron pin;
thence N 65°31'19" W a distance of 563.78'to an iron pin;
thence N 61°29'30" W a distance of 584.92'to an iron pin on the easterly right of way of Cliff Dawson Road;
thence following said right of way N 26°06'43" E a distance of 56.06'to to a point;
thence with a curve turning to the left with an arc length of 224.28', with a radius of 10527.69', with a chord bearing of N 25°31'57" E, with a chord length of 224.28' to An iron pin;

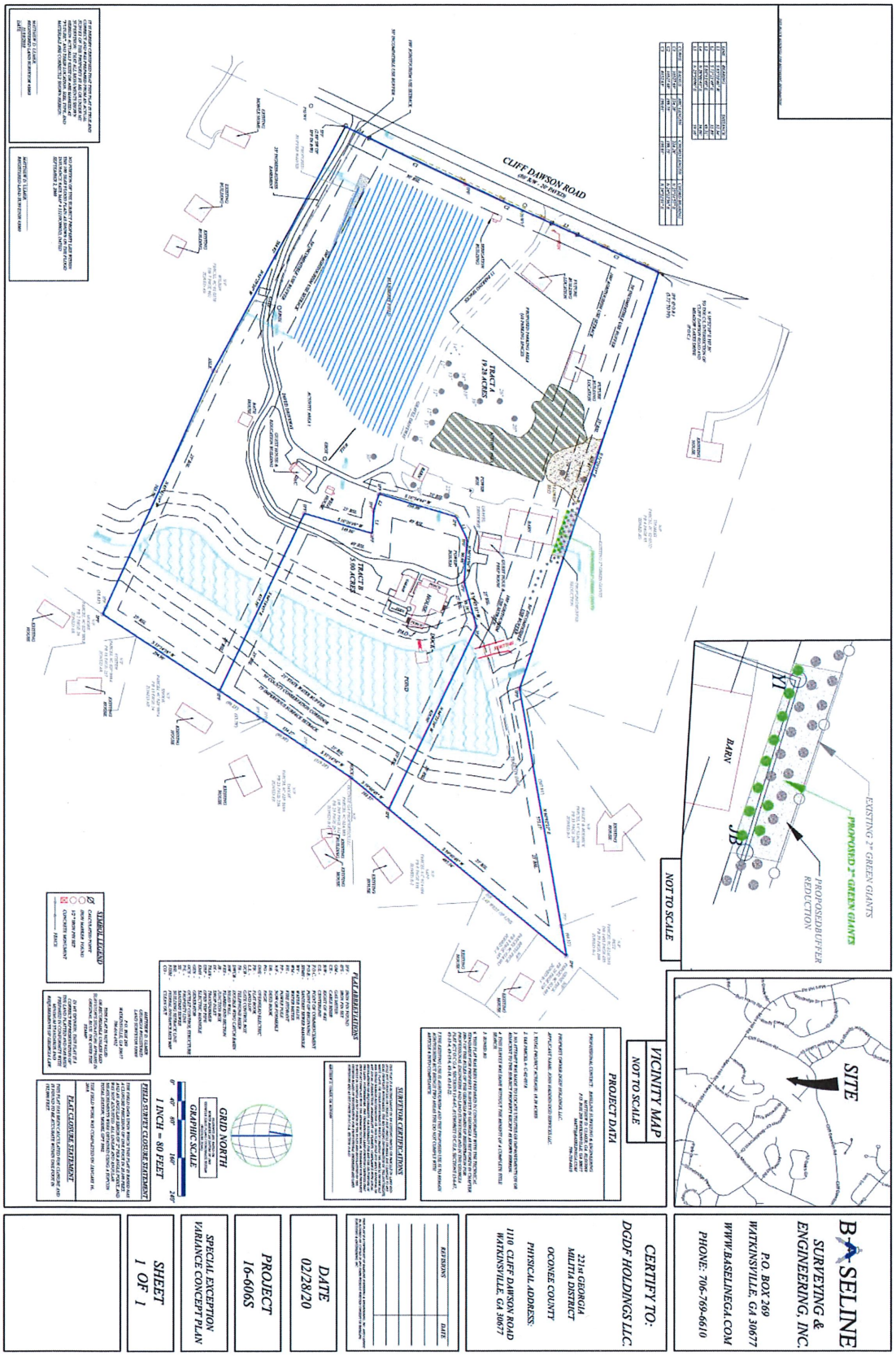
thence with a compound curve turning to the left with an arc length of 199.75', with a radius of 10527.69', with a chord bearing of N 24°22'36" E, with a chord length of 199.75', to a point;
thence N 23°50'06" E a distance of 59.16'to a point;

thence with a curve turning to the left with an arc length of 190.01', with a radius of 8152.65', with a chord bearing of N 24°32'01" E, with a chord length of 190.01'to an iron pin; which is the point of beginning,
said property having an area of 19.28 acres and being more particularly described as "tract a" on a plat of survey by Baseline Surveying and Engineering dated February 28th, 2020.

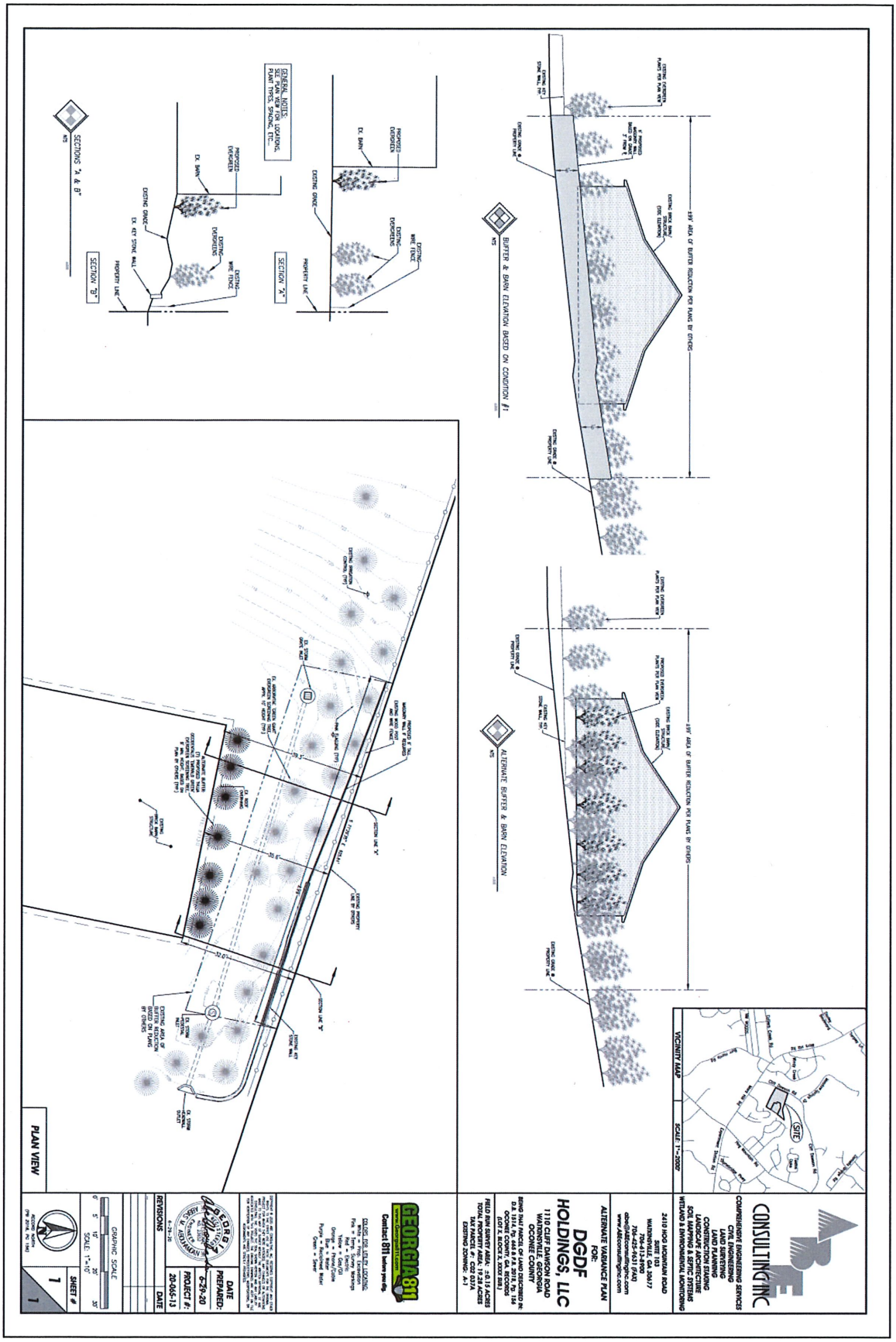
PLAT


CLIFF DAWSON ROAD
TRACT A
10.24 ACRES
TRACT B
3.00 ACRES
SITE
VICINITY MAP
NOT TO SCALE
PROJECT DATA
BASELINE
SURVEYING & ENGINEERING, INC.
P.O. BOX 269
WATKINSVILLE, GA 30677
WWW.BASELINEGA.COM
PHONE: 706-769-6610
CERTIFY TO:
JOHN HADDEN
221st GEORGIA
MILITIA DISTRICT
OCONEE COUNTY
PHYSICAL ADDRESS:
1110 & 1112
CLIFF DAWSON ROAD
WATKINSVILLE, GA 30677
DATE
10/16/18
PROJECT
16-606S
ADMINISTRATIVE
RECOMBINATION PLAT
SHEET
1 OF 1
1 INCH = 80 FEET
GRID NORTH
GRAPHIC SCALE

CONCEPT PLAN



ALTERNATE VARIANCE PLAN



PROPOSED LANDSCAPE RENDERING

Revision #: 01	Scale:	Landscape Plan: DGD-001	Landscape Design by: Christina Shook
Date: 6/1/2020	1" = 30'	DGD Farms	LMA Landscapes

Planning and Code Enforcement Department
Oconee County, Georgia
STAFF REPORT

VARIANCE CASE #: P20-0035

DATE: April 23, 2020

STAFF REPORT BY: Grace B. Tuschak, Senior Planner

APPLICANT NAME: John Hadden

PROPERTY OWNER: DGDF Holdings, LLC

LOCATION: West of Cliff Dawson Road

PARCEL SIZE: ±19.28 acres

EXISTING ZONING: AG (Agricultural)

EXISTING LAND USE: Agritourism

TYPE OF VARIANCE REQUESTED: Special Exception Variance

REQUEST SUMMARY: The applicant is requesting a variance from UDC Section 315.c. and UDC Section 806 to waive a portion of the required buffer along the southern property line and reduce a portion of the required buffer along the northern property line

DATE OF SCHEDULED HEARINGS

BOARD OF COMMISSIONERS: July 7, 2020

ATTACHMENTS:
- Application
- Narrative
- Plat
- Images of Property
- Aerial Imagery
- Zoning Map
- Future Development Map
- Concept Plan

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property has been zoned AG (Agricultural) since the original adoption of the zoning map in 1969
- A single family residence was built on the property in 1974
- A guest house, bath house, and barn were built on the property in 2017

VARIANCE DESCRIPTION

- The owner is requesting a variance from the following two code sections in order to bring an existing agritourism use into compliance with the agritourism ordinance of Oconee County (adopted in May 2019):
  - ***UDC Section 315.c (Agritourism)***
    In lieu of the incompatible-use buffering requirements of Article 8 of this Development Code, structures and/or areas designated for an agritourism use must maintain a minimum distance of one hundred feet from all property lines adjoining a residential use. If such distance cannot be maintained, then the buffering requirements for commercial uses adjoining incompatible uses as outlined in Article 8 of this Development Code must be met prior to commencement of the agritourism use.
  - ***UDC Section 806 – Buffers; where required.***
    A buffer meeting or exceeding the following widths shall be required between any multi-family or nonresidential development project along a side or rear lot line that abuts a less intense land use, as follows:

Table 8.1: Situations Where Buffer Required

	① Provide a buffer on the lot of this use ↓	↓	↓	↓	↓
② Along a side or rear lot line next to this less intense use or zoning ↓	**1- or 2-Family Residence**	**Multi-Family**	**Office or Institutional**	**Commercial**	**Industrial**
AG Agricultural land, or Active Agricultural use in any zoning district	N/A[1]	15 feet [1]	15 feet	15 feet	25 feet
1- or 2-Family Residential[2]	None	25 feet	25 feet	50 feet	100 feet
Multi-Family Residential	None	None	25 feet	25 feet	50 feet
Office, Institutional, Commercial or Industrial	None	None	None	None	None

[1] See separation requirements for certain uses in Article 3.
[2] Includes any land zoned AR-3, AR, R-1 or R-2, and any 1- or 2-Family Residential use zoned AG or R-3.

  - Along the southern property line, an existing blueberry field encroaches within the minimum 100-foot agritourism use setback from the property line required by Section 315.c. In lieu of this distance requirement, a 50-foot incompatible use buffer would be required under Section 806. Along this property line a paved driveway currently exists in the area where the 50-foot buffer would be required. The applicant is requesting to wave this buffer requirement along the southern property line for the area of encroachment of the blueberry field, as shown on the associated concept plan.

- Along the northern property line, an existing barn sits 32 feet from the nearest property line adjoining residential use, satisfying neither the 100-foot agritourism setback requirement nor the alternative 50-foot incompatible use buffer requirement. The applicant is requesting a reduction in the 50-foot incompatible use buffer to 25 feet for the area of the barn's encroachment as shown on the associated concept plan.

PUBLIC FACILITIES

- County services should not be significantly affected by the present request

ENVIRONMENTAL

- No 100-year flood plain or wetlands are known to exist on the property.
- State waters and associated conservation corridors are known to exist on the subject property; no development is proposed within these areas and the present request should not affect these existing environmentally sensitive areas.

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE "STANDARDS FOR SPECIAL EXCEPTION VARIANCE APPROVAL" AS SET FORTH IN SECTION 1303.03 OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE.

Special exception variances may be granted upon findings that if granted, the relief will not cause an occurrence of any of the following:

a. Cause a substantial detriment to the public good:
No significant negative impact to the tax base or to nearby public infrastructure, schools, or environmentally sensitive areas should result from a reduction in buffers associated with an existing agritourism use. Staff holds that approval of the present request should not cause any substantial detriment to the public good.

b. Be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity:
The surrounding area is primarily low-density residential. The existing agritourism use on the property is required to abide by the noise ordinance of Oconee County, which states, "no person shall create or cause to be created an excessively loud and disturbing noise within the unincorporated area of the county between the hours of 11:00 p.m. and 7:00 a.m." (Oconee County Code of Ordinances Section 26-32) and, "the operation of any such machine or device in such a manner as to be plainly audible at a distance of 300 feet from the building, structure or vehicle or, in the case of real property, beyond the property limits in which it is located, whichever is farthest, between the hours of 10:00 p.m. and 7:00 a.m. on weekdays and between the hours of 11:00 p.m. and 7:00 a.m. on weekends shall be prima facie evidence of a violation of this section." (Oconee County Code of Ordinances Section 38-12). Additional conditions have been recommended below to further protect adjoining properties from potential impacts. Other potential negative effects of an agricultural use such as odor, vibration, or light pollution are not expected as part of the existing blueberry farm. As conditioned below, staff holds that a reduction in the required incompatible use buffer should not be injurious to the use and enjoyment of the environment or other property in the immediate vicinity.

c. Diminish and impair property values within the surrounding neighborhood:
The property has been used for agritourism purposes since 2016 and staff holds that it is unlikely that the requested buffer reduction would significantly impair property values in the surrounding area.

d. Impair the purpose and intent of this Development Code:
The intent of UDC Section 315.c (and alternative requirements of Section 806) is to ensure adequate protection for adjacent residential areas from any potential negative impacts of agritourism operations. In addition to the requirements of the Oconee County noise ordinance, the conditions below prohibits outdoor sound amplification and requires enhanced buffering along the northern property line. So conditioned, staff holds that the present request should not impair the purpose and intent of the UDC.

STAFF SUMMARY & CONDITIONAL RECOMMENDATIONS

Based upon the standards and limitations for special exception variance approval, this request **meets all necessary conditions to grant a special exception variance** and if approved, staff recommends it be **subject to the following conditions to be fulfilled at the expense of the owner/developer.**

1. In addition to proposed vegetative screening along the northern property line, a six-foot high masonry wall shall be constructed for the length of the proposed buffer reduction as shown on the associated concept plan. The remainder of the northern property line adjacent to agritourism use shall meet the 50-foot incompatible use buffer requirements of UDC Article 8.
2. All sound amplification shall occur only indoors and shall not violate the Oconee County noise ordinance.

OCONEE COUNTY APPEAL APPLICATION

Type of Appeal Submitted:

☐ Hardship Variance ☐ Appeal of Administrative Decision ☐ Flood Damage Prevention Variance JH 3/16/20

☒ Special Exception for: ~~Article 8~~ Section 806 to meet requirements of Section 315.C

Applicant

Name: John Hadden

Address: 1112 Cliff Dawson Rd
(No P.O. Boxes)

Watkinsville, GA 30677

Telephone: 7063408835

Email: dgdservices@gmail.com

Property Owner

Name: DGDF Holdings, LLC

Address: 1110 Cliff Dawson Rd
(No P.O. Boxes)

Watkinsville, GA 30677

Telephone: 7062551015

Applicant is (check one): ☐ the Property Owner ☒ Not the Property Owner (attach Property Owner's Authorization)

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.

Signature: _____ Date: 2/27/2020 Notarized: _____

ANTHONY D PEARSON NOTARY PUBLIC MY COMMISSION EXPIRES DECEMBER 12, 2020 CLARKE COUNTY, GEORGIA

Property

Location: 1110 Cliff Dawson Rd

Watkinsville, GA 30677

Tax Parcel Number: C 02 037A

Size (Acres): 19.28 Current Zoning: AG

Future Development Map—Character Area Designation: Civic Center

Use

Current Use: Agritourism

Proposed Use: Agritourism

Attachments (check all that apply)

- ☐ Property Owner's Authorization (if applicable)
- ☐ Application Fee
- ☐ Warranty Deed(s), Legal Description, & Plat of Survey
- ☐ Disclosures
- ☐ Maps or Drawings Illustrating Variance Request
- ☐ Narrative Statement Explaining Variance Request
- ☐ Concept Plan

Appeal or Variance Requested

Provide the code section and briefly explain the requested variance

Special Exception Variance -
Section 806 - We are requesting a reduction and a waiver of buffers between Agritourism and single family usage.
Section 315.C JH 3/16/20

For Oconee County Staff Use Only

Application

Date Received: _____ Date Accepted: _____

DRI Transmitted to RDC ☐ Date: _____ ☐ N/A

Review Submitted: _____ Location Map: _____

Posted: _____ Ad: _____ Ad: _____

Application Withdrawn ☐ Date: _____

APPLICATION NUMBER [ ]

Action

Administrative Appeal: Date: _____

☐ Approved ☐ With Conditions ☐ Denied ☐ N/A

Board of Commissioners Date: _____

☐ Approved ☐ With Conditions ☐ Denied ☐ N/A

NARRATIVE

The subject parcel, C 02 037A, is owned by DGDF Holdings, LLC and zoned AG. It currently operates as Damn Good Dawg Farms(DGD Farms), an agritourism operation. The proposed use is still agritourism but brings two areas that don't comply with Article 8 into compliance. The adjacent land to the North (Parcel C 02 037D) is zoned AG and is currently used as a single family residence. The adjacent land to the South (Parcel C 02 037B) is zoned AR and is currently used as a single family residence. There are several adjoining parcels to the east that do not border the area used for agritourism. Those parcels are C 02 AC009 zoned R1, C 02 AC010 zoned R1, C 02A 081 zoned R1, C 02A 082 zoned R1, C 02A 084 zoned R1, C 02F 009A zoned AR, C 02F 007A zoned AR, C 02F 006A zoned AR, and C 02F 005A zoned AR. The total acreage included in the variance request is 19.28 acres.

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The 80 foot section adjoining Parcel C 02 037D has an encroaching barn that doesn't allow the 50 foot buffer. The Northern side of the barn adjoining the neighboring parcel has no openings and no public access. Because of the area topography there is very little visibility to the Western barn wall from the neighboring residence. The planted area will extend approximately 80 feet along the property line behind the barn. The proposed 25 foot buffer will add evergreen trees and shrubs to the existing evergreens to provide screen from the neighboring property.

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Multi-Family Residential	None	None	25 feet	25 feet	50 feet
Office, Institutional, Commercial or Industrial	None	None	None	None	None

[1] See separation requirements for certain uses in Article 3.

[2] Includes any land zoned AR-3, AR, R-1 or R-2, and any 1- or 2-Family Residential use zoned AG or R-3.

Sec. 810. Waiver or reduction for unnecessary buffers.

a. Following a review and recommendation by the Planning Department, the Board of Commissioners may waive a landscape buffer otherwise required by this Section, or reduce its extent to an appropriate dimension, upon a finding that all of the following are met:

(1) The proposed buffers are adequate to protect the health, safety or general welfare of the public;

The proposed Buffer reduction and waiver are adequate to protect the health, safety or general welfare of the public.

(2) All reasonable objections from adjoining property owners have been considered in making such waiver or reduction; and

I met with both adjacent landowners on 2/14/2020 and they did not have an objection to the buffers as proposed at the time.

(3) The comprehensive plan anticipates future development on the adjoining property in a land use category such that a zoning buffer would not be required by this Development Code once the adjoining property is rezoned or developed.

The adjoining property is located in the Civic Center character area in the comprehensive plan. Civic center includes many commercial, office, and civic uses all of which are compatible with a 25 foot buffer.

The addition of 10 Green Giant evergreens to the existing 13 Green Giant evergreens in the 80 ft buffer reduction should be sufficient to create a solid opaque screen and satisfy the minimum required screening of Section 808.03 and the requirements for a structural buffer in 808.04 with the exception of the required width.

Sec. 808.03. **Minimum required screening.**

a. A buffer shall be provided that creates a barrier between differing land uses or adjoining properties which substantially blocks the sight lines, noise transmission, and the transfer of artificial light and reflected light between said differing land uses or adjoining properties including all components of said differing land uses or adjoining properties.

b. A buffer, as defined herein, shall also incorporate optimal placement of the foregoing components on the property and in relationship to the adjoining property, so as to provide the most effective barrier described above. This shall include particular consideration to the vertical relationship, lines of sight and resulting view angles between differing land uses and adjoining properties and may involve the grading design, building heights, architectural styles, and placement of design elements on the property being developed.

9766382786
PARTICIPANT ID

BK:2018 PG:156-156

P2018000156

FILED IN OFFICE
CLERK OF COURT
11/21/2018 07:23 AM
ANGELA ELDER-JOHNSON,
CLERK
SUPERIOR COURT
OCONEE COUNTY, GA
Angela Elder-Johnson
THIS BLOCK RESERVED FOR RECORDING INFORMATION

HEALTH DEPARTMENT CERTIFICATION

THIS LOTS SHOWN HAVE BEEN REVIEWED BY THE OCONEE COUNTY HEALTH DEPARTMENT AS NOTED ON EACH LOT OF THE PLAT AND PLAT LEGEND. THE REVIEW PERFORMED BASED ON INFORMATION SUBMITTED BY OTHER PROFESSIONALS AND ANY SUPPLEMENTARY INFORMATION PROVIDED THEREIN. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT.

SIGNED: Martha Jones

TITLE: EHS 3

DATE: 11/16/18

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

OWNER OR AGENT

DATE

EACH LOT, THE ACCESS TO WHICH IS DEPENDENT UPON THE PRIVATE ACCESS DRIVE SHOWN ON THIS PLAT, SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID ACCESS DRIVE UNDER THE PROVISIONS OF SECTION 1012.07.4 OF THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA

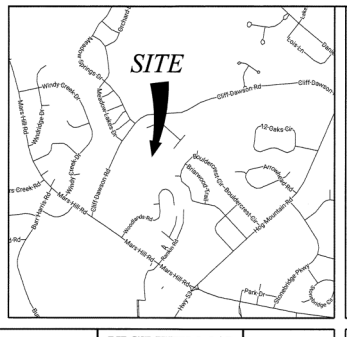
NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP # 13219C0060D, DATED SEPTEMBER 2, 2009

MATTHEW D. ULMER,
REGISTERED LAND SURVEYOR #3069

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

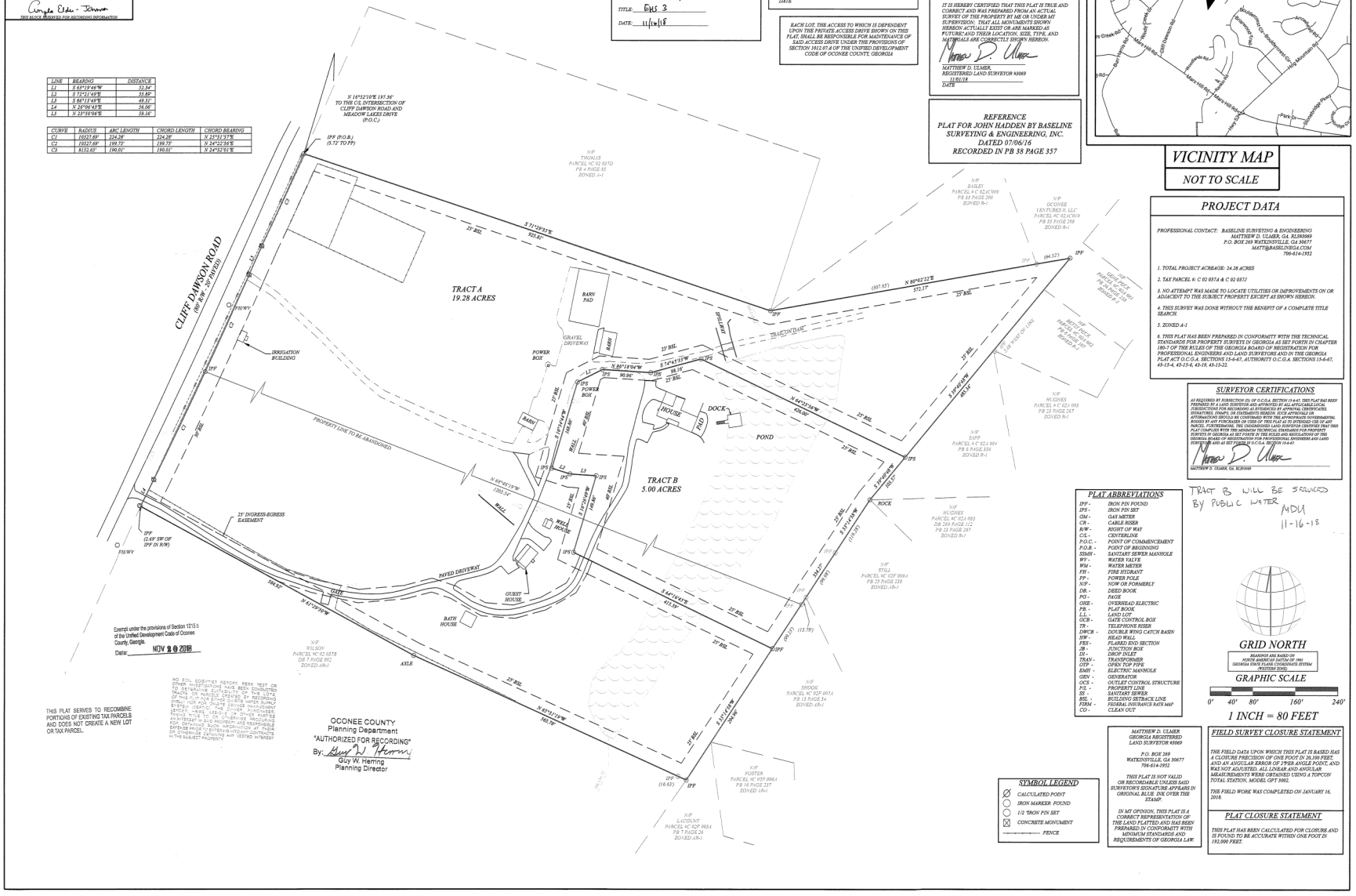
MATTHEW D. ULMER,
REGISTERED LAND SURVEYOR #3069
11/16/18
DATE

REFERENCE
PLAT FOR JOHN HADDEN BY BASELINE SURVEYING & ENGINEERING, INC.
DATED 07/06/16
RECORDED IN PB 38 PAGE 357



VICINITY MAP

NOT TO SCALE



Exempt under the provisions of Section 1215.b of the Unified Development Code of Oconee County, Georgia.
Date: NOV 20 2018

THIS PLAT SERVES TO RECOMBINE PORTIONS OF EXISTING TAX PARCELS AND DOES NOT CREATE A NEW LOT OR TAX PARCEL.

NO EOL SOIL SURVEY REPORT, PERK TEST OR OTHER INVESTIGATIONS HAVE BEEN CONDUCTED TO DETERMINE SUITABILITY OF SOIL FOR USE OF THIS LOT. AS PROVIDED CREATED BY RECORDING PUBLIC NOR FOR ON-SITE WATER SUPPLY WELLS. I CERTIFY THE OWNER HAS PURCHASED LENDER, TITLE, ASSIGN, OR OTHER MORTGAGEE, FRIEND, TITLE, ASSIGN, OR OTHER INSURANCE AN INTEREST IN SUCH PROPERTY AND RESPONSIBLE FOR OBTAINING SUCH PROPERTY AND RESPONSIBLE FOR OTHERWISE TO EXTENDED AND AT THEIR OR OTHERWISE OBTAINING ANY VESTED INTEREST IN THE SUBJECT PROPERTY.

OCONEE COUNTY
Planning Department
"AUTHORIZED FOR RECORDING"
By: Guy W. Herring
Guy W. Herring
Planning Director

LINE	BEARING	DISTANCE
L1	S 63°19'46"W	52.34'
L2	S 72°21'19"E	35.85'
L3	S 86°13'49"E	48.31'
L4	N 24°06'43"E	56.06'
L5	N 23°16'06"E	59.18'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	10527.68'	224.38'	224.28'	N 25°51'27"E
C2	10527.68'	199.75'	199.75'	N 24°22'36"E
C3	8132.63'	190.01'	190.01'	N 24°32'01"E

TRACT B WILL BE SERVICED BY PUBLIC WATER
MDU
11-16-18

PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
MATTHEW D. ULMER, GA. R2588969
P.O. BOX 269 WATKINSVILLE, GA 30677
MATT@BASELINEGA.COM
706-614-1932

1. TOTAL PROJECT ACREAGE: 24.28 ACRES

2. TAX PARCEL #: C 02 037A & C 02 037J

3. NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.

4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.

5. ZONED A-1

6. THIS PLAT HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IN THE GEORGIA PLAT ACT O.C.G.A. SECTIONS 15-6-67. AUTHORITY O.C.G.A. SECTIONS 15-6-67, 43-15-4, 43-15-6, 43-19, 43-15-22.

SURVEYOR CERTIFICATIONS

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 PLANNING BODIES. THE LOCATION OF ALL LAND LOT LINES, DISTRICT LINES, SIGNATURES, STAMPS, OR INSTRUMENTS 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 HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARD FOR 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 REQUIRED BY O.C.G.A. SECTION 15-6-67.

MATTHEW D. ULMER, GA. R2588969

PLAT ABBREVIATIONS

IPF -	IRON PIN FOUND
IPS -	IRON PIN SET
GM -	GAS METER
CR -	CABLE RISER
R/W -	RIGHT OF WAY
C/L -	CENTERLINE
P.O.C. -	POINT OF COMMENCEMENT
P.O.B. -	POINT OF BEGINNING
SSMH -	SANITARY SEWER MANHOLE
WV -	WATER VALVE
WM -	WATER METER
FH -	FIRE HYDRANT
PP -	POWER POLE
N/F -	NOW OR FORMERLY
DB. -	DEED BOOK
PG -	PAGE
OHE -	OVERHEAD ELECTRIC
PB. -	PLAT BOOK
L.L. -	LAND LOT
GCB -	GATE CONTROL BOX
TR -	TELEPHONE RISER
DWCB -	DOUBLE WING CATCH BASIN
HW -	HEAD WALL
FES -	FLARED END SECTION
JB -	JUNCTION BOX
DI -	DROP INLET
TRAN -	TRANSFORMER
OTP -	OPEN TOP PIPE
EMH -	ELECTRIC MANHOLE
GEN -	GENERATOR
OCS -	OUTLET CONTROL STRUCTURE
P/L -	PROPERTY LINE
SS -	SANITARY SEWER
BSL -	BUILDING SETBACK LINE
FIRM -	FEDERAL INSURANCE RATE MAP
CO -	CLEAN OUT

GRID NORTH
BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 GEORGIA STATE PLANE COORDINATE SYSTEM WESTERN ZONE

GRAPHIC SCALE
0' 40' 80' 160' 240'
1 INCH = 80 FEET

SYMBOL LEGEND

- CALCULATED POINT
- IRON MARKER FOUND
- 1/2 "IRON PIN SET
- CONCRETE MONUMENT
- FENCE

MATTHEW D. ULMER
GEORGIA REGISTERED
LAND SURVEYOR #3069

P.O. BOX 269
WATKINSVILLE, GA 30677
706-614-1932

THIS PLAT IS NOT VALID OR RECORDABLE UNLESS SAID SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLUE INK OVER THE STAMP.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.

FIELD SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,100 FEET, AND AN AN ANGULAR ERROR OF 2"PER ANGLE POINT, AND WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON TOTAL STATION, MODEL GPT 3002.

THE FIELD WORK WAS COMPLETED ON JANUARY 16, 2018.

PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 182,000 FEET.

B A SELINE

SURVEYING & ENGINEERING, INC.

P.O. BOX 269
WATKINSVILLE, GA 30677

WWW.BASELINEGA.COM

PHONE: 706-769-6610

CERTIFY TO:

JOHN HADDEN

221st GEORGIA MILITIA DISTRICT

OCONEE COUNTY

PHYSICAL ADDRESS:

1110 & 1112
CLIFF DAWSON ROAD
WATKINSVILLE, GA 30677

REVISIONS	DATE
REVISED PER OCPD	11/01/18

THIS PLAT IS A COPYWRIGHT OF BASELINE SURVEYING & ENGINEERING, INC. AND CANNOT BE ALTERED OR COPIED IN ANY FORM WITHOUT WRITTEN CONSENT OF BASELINE SURVEYING & ENGINEERING, INC.

DATE
10/16/18

PROJECT
16-606S

ADMINISTRATIVE RECOMBINATION PLAT

SHEET
1 OF 1

GEORGIA REGISTERED LAND SURVEYOR MATTHEW D. ULMER

LSF#001108
EXPIRES 12-31-2018

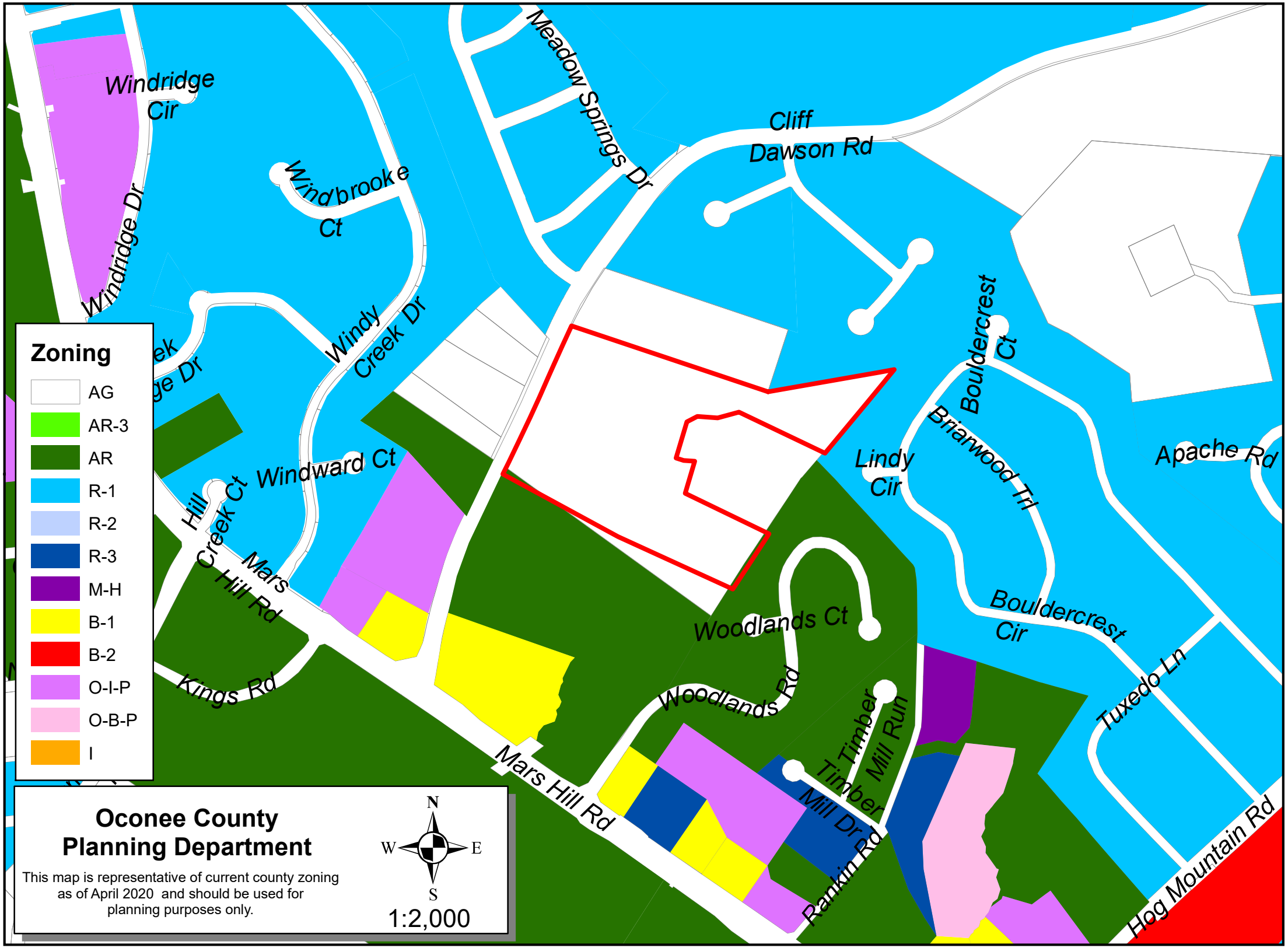
https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=2543839&key1=2018&key2=156&county=108&countyname=OCONEE&userid=134359&ap… 1/1

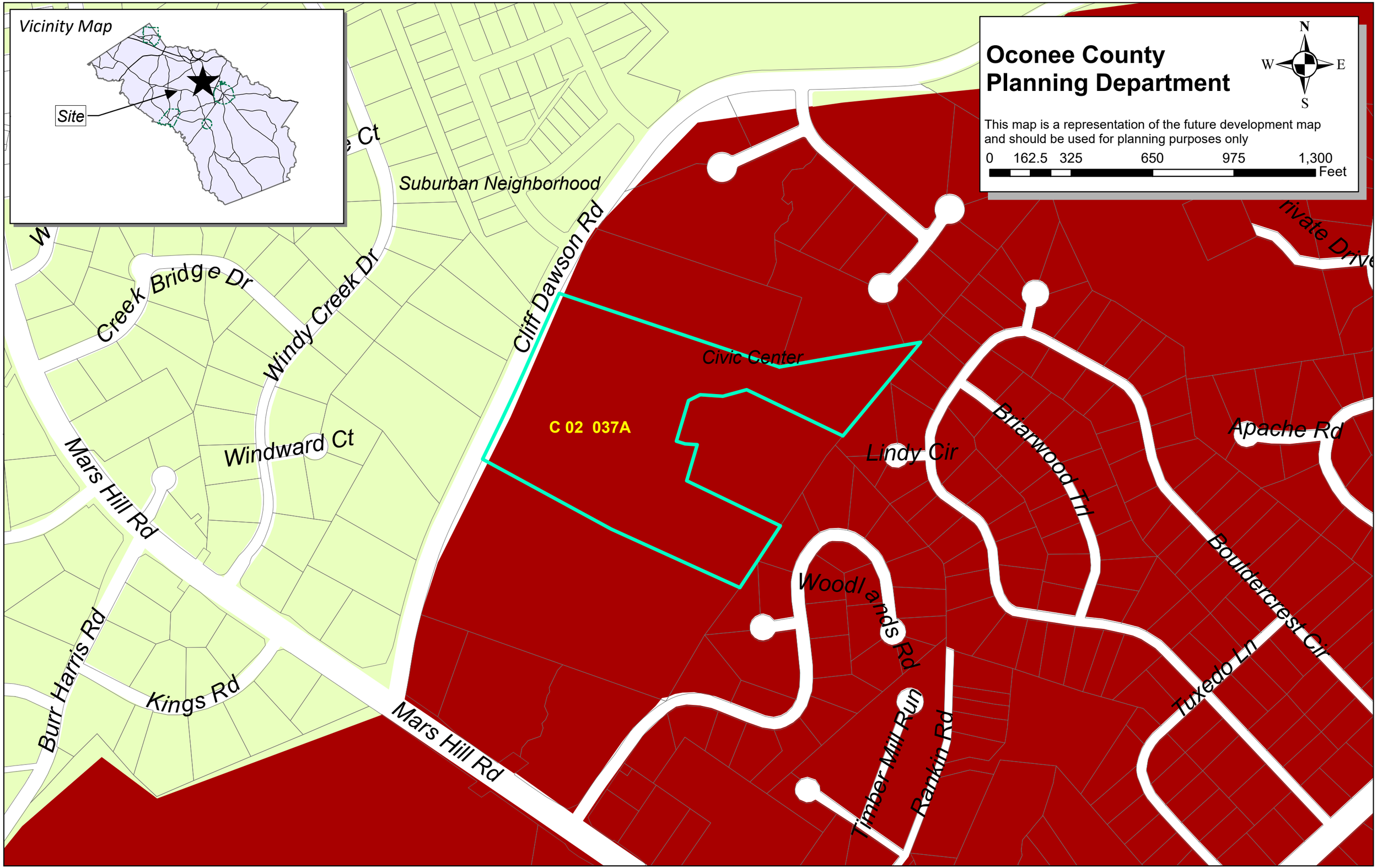
Variance # P20-0035 - Hadden

1:4,000

0 375 750 1,500 2,250 3,000

Feet


Windridge Cir
Windridge Dr
Windbrooke Ct
Meadow Springs Dr
Cliff Dawson Rd
Windy Creek Dr
Windward Ct
Hill Creek Ct
Mars Hill Rd
Kings Rd
Bouldercrest Ct
Briarwood Trl
Lindy Cir
Apache Rd
Bouldercrest Cir
Woodlands Ct
Woodlands Rd
Timber Mill Run
Timber Mill Dr
Rankin Rd
Tuxedo Ln
Hog Mountain Rd
Zoning
AG
AR-3
AR
R-1
R-2
R-3
M-H
B-1
B-2
O-I-P
O-B-P
I
Oconee County
Planning Department
This map is representative of current county zoning as of April 2020 and should be used for planning purposes only.
N
W
E
S
1:2,000


Oconee County
Planning Department
N
W
E
S
This map is a representation of the future development map and should be used for planning purposes only
0 162.5 325 650 975 1,300
Feet
Vicinity Map
Site
Suburban Neighborhood
Creek Bridge Dr
Windy Creek Dr
Windward Ct
Mars Hill Rd
Burr Harris Rd
Kings Rd
Cliff Dawson Rd
Civic Center
C 02 037A
Lindy Cir
Briarwood Trl
Apache Rd
Woodlands Rd
Timber Mill Run
Rankin Rd
Boulder Crest Cir
Tuxedo Ln

THIS BLOCK RESERVED FOR RECORDING INFORMATION

LINE	BEARING	DISTANCE
L1	S 63°19'46" W	52.34'
L2	S 72°21'49" E	35.89'
L3	S 86°13'49" E	49.31'
L4	N 26°06'43" E	56.06'
L5	N 23°50'06" E	59.16'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
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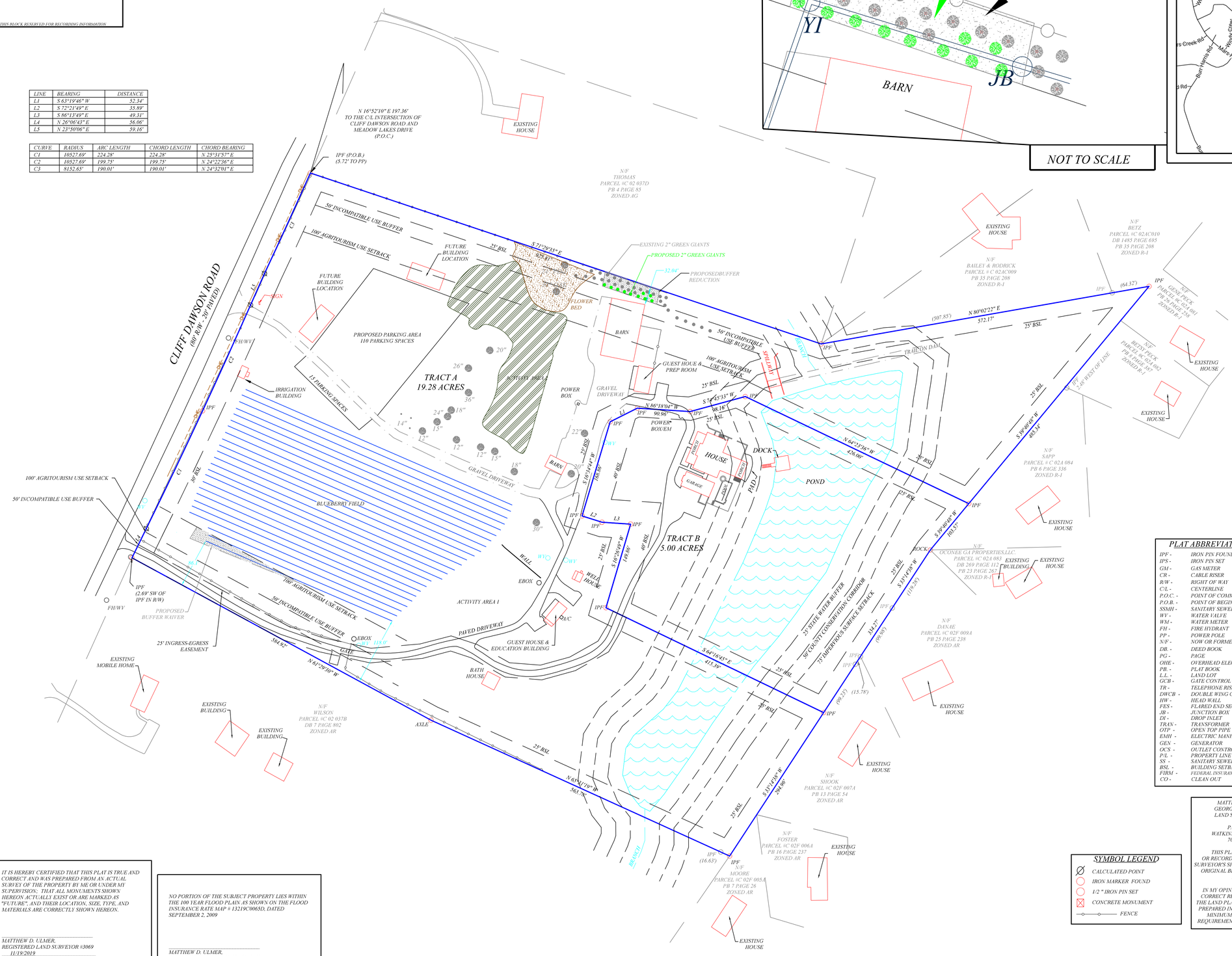
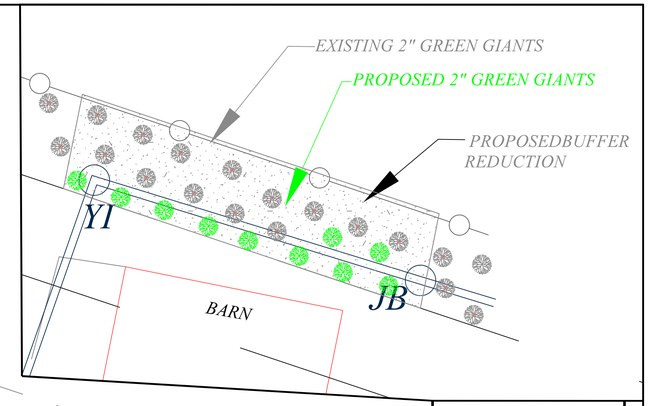
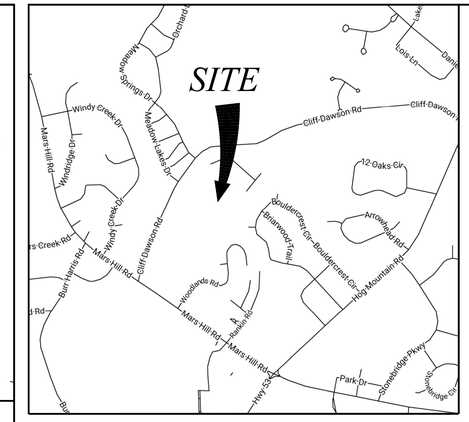
C2	10527.69'	199.75'	199.75'	N 24°22'36" E
C3	8152.65'	190.01'	190.01'	N 24°32'01" E





NOT TO SCALE



VICINITY MAP

NOT TO SCALE

BASELINE
SURVEYING & ENGINEERING, INC.

P.O. BOX 269
WATKINSVILLE, GA 30677

WWW.BASELINEGA.COM

PHONE: 706-769-6610

CERTIFY TO:

DGDF HOLDINGS LLC.

221st GEORGIA MILITIA DISTRICT

OCONEE COUNTY

PHYSICAL ADDRESS:

1110 CLIFF DAWSON ROAD
WATKINSVILLE, GA 30677

PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
MATTHEW D. ULMER, GA. RLS#3069
P.O. BOX 269 WATKINSVILLE, GA 30677
MATT@BASELINEGA.COM
706-769-6610

PROPERTY OWNER:DGDF HOLDINGS, LLC.

APPLICANT NAME: JOHN HADDEN/DGD SERVICES LLC.

1. TOTAL PROJECT ACREAGE: 19.28 ACRES

2. TAX PARCEL #: C-02-037A

3. NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.

4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.

5. ZONED AG

6. THIS PLAT HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IN THE GEORGIA PLAT ACT O.C.G.A. SECTIONS 15-6-67, AUTHORITY O.C.G.A. SECTIONS 15-6-67, 43-15-4, 43-15-6, 43-19, 43-15-22.

7.THE EXISTING USE IS AGRITOURISM AND THE PROPOSED USE IS TO REMAIN AGRITOURISM BUT BRINGS TWO AREAS THE DO NOT COMPLY WITH ARTICLE 8 INTO COMPLIANCE.

SURVEYOR CERTIFICATIONS

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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. SECTION 15-6-67.

MATTHEW D. ULMER, GA. RLS#3069

PLAT ABBREVIATIONS

IPF -	IRON PIN FOUND
IPS -	IRON PIN SET
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P/L -	PROPERTY LINE
SS -	SANITARY SEWER
BSL -	BUILDING SETBACK LINE
FIRM -	FEDERAL INSURANCE RATE MAP
CO -	CLEAN OUT

REVISIONS	DATE

THIS PLAN IS A COPYRIGHT OF BASELINE SURVEYING & ENGINEERING, INC. AND CANNOT BE ALTERED OR COPIED IN ANY FORM WITHOUT WRITTEN CONSENT OF BASELINE SURVEYING & ENGINEERING, INC.

DATE
02/28/20

PROJECT
16-606S

SPECIAL EXCEPTION
VARIANCE CONCEPT PLAN

SHEET
1 OF 1

GRID NORTH

BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 GEORGIA STATE PLANE COORDINATE SYSTEM (WESTERN ZONE).

GRAPHIC SCALE

0' 40' 80' 160' 240'

1 INCH = 80 FEET

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIALS ARE CORRECTLY SHOWN HEREON.

MATTHEW D. ULMER,
REGISTERED LAND SURVEYOR #3069
11/19/2019
DATE

NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP # 13219C0065D, DATED SEPTEMBER 2, 2009

MATTHEW D. ULMER,
REGISTERED LAND SURVEYOR #3069

SYMBOL LEGEND

- CALCULATED POINT
- IRON MARKER FOUND
- 1/2 " IRON PIN SET
- CONCRETE MONUMENT
- FENCE

MATTHEW D. ULMER
GEORGIA REGISTERED
LAND SURVEYOR #3069

P.O. BOX 269
WATKINSVILLE, GA 30677
706-614-1952

THIS PLAT IS NOT VALID OR RECORDABLE UNLESS SAID SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLUE INK OVER THE STAMP.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.

FIELD SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,100 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON TOTAL STATION, MODEL GPT 3002.

THE FIELD WORK WAS COMPLETED ON JANUARY 16, 2018.

PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 192,000 FEET.

All that tract of land, together with improvements thereon, situate, lying, and being in Oconee County, 221st Georgia Militia District and being more particularly described as follows:

COMMENCE at the centerline intersection of Meadow Lakes Drive and Cliff Dawson Road

thence S 16°52'10" W a distance of 197.36’ to an iron pin on the Easterly right of way of Cliff Dawson, said point being the point of beginning;
thence S 71°29'35" E a distance of 925.81'to an iron pin;
thence N 80°02'22" E a distance of 572.17'to an iron pin;
thence S 39°40'48" W a distance of 485.34'to an iron pin;
thence N 64°23'36" W a distance of 426.00'to an iron pin;
thence S 74°45'33" W a distance of 98.16'to an iron pin;
thence N 86°18'04" W a distance of 90.96'to an iron pin;
thence S 63°19'46" W a distance of 52.34'to an iron pin;
thence S 16°34'44" W a distance of 168.86'to an iron pin;
thence S 72°21'49" E a distance of 35.89'to an iron pin;
thence S 86°13'49" E a distance of 49.31'to an iron pin;
thence S 16°26'49" W a distance of 149.86'to an iron pin;
thence S 64°16'45" E a distance of 415.39'to an iron pin;
thence S 33°14'38" W a distance of 294.96'to an iron pin;
thence N 65°31'19" W a distance of 563.78'to an iron pin;
thence N 61°29'30" W a distance of 584.92'to an iron pin on the easterly right of way of Cliff Dawson Road;
thence following said right of way N 26°06'43" E a distance of 56.06'to to a point;
thence with a curve turning to the left with an arc length of 224.28', with a radius of 10527.69', with a chord bearing of N 25°31'57" E, with a chord length of 224.28' to An iron pin;

thence with a compound curve turning to the left with an arc length of 199.75', with a radius of 10527.69', with a chord bearing of N 24°22'36" E, with a chord length of 199.75', to a point;
thence N 23°50'06" E a distance of 59.16'to a point;

thence with a curve turning to the left with an arc length of 190.01', with a radius of 8152.65', with a chord bearing of N 24°32'01" E, with a chord length of 190.01'to an iron pin; which is the point of beginning,
said property having an area of 19.28 acres and being more particularly described as “tract a” on a plat of survey by Baseline Surveying and Engineering dated February 28th, 2020.

QUARTERMAN, HODSON & MORANG, P.C.
Attorneys and Counselors at Law
1671 Meriweather Drive, Suite 103
Watkinsville, Georgia 30677
TEL: (706) 543-7777
FAX: (706) 543-1844
File #160470

DOC# 003583
FILED IN OFFICE
6/22/2016 04:06 PM
BK:1336 PG:576-577
ANGELA ELDER-JOHNSON
CLERK OF SUPERIOR
COURT
OCONEE COUNTY

REAL ESTATE TRANSFER TAX
PAID: $685.00

PT-61 108-2016-000810

STATE OF GEORGIA
OCONEE COUNTY

WARRANTY DEED

THIS INDENTURE, made this 16 day of June in the year Two Thousand Sixteen between **Jennifer Fincher Shull** , as party of the first part, hereinunder called Grantor, and **John Hadden III and Jennifer L. Hadden , as Joint Tenants with Right of Survivorship,** as party of the second part, hereinafter called Grantee, (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor for and in consideration of the sum of TEN AND 00/100 ($10.00) Dollars, and other good and valuable considerations in hand paid at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does bargain, sell, alien, convey and confirm unto the said Grantee,

SEE EXHIBIT "A" ATTACHED

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land with improvements thereon, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Undersigned Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of :

Witness

Notary Public

MARI WRIGHT SEAGRAVES
MY COMMISSION EXPIRES
NOTARY
PUBLIC
02-18-2020
OCONEE COUNTY, GEORGIA

Jennifer Fincher Shull (SEAL)
Jennifer Fincher Shull

EXHIBIT "A"

All those certain tracts or parcels of land, together with all improvements thereon, situate, lying and being in the 221st District, G. M., Oconee County, Georgia, being more particularly shown as "TRACT 1 - 15.000 ACRES" and "TRACT 2 - 9.284 ACRES" according to a plat of survey entitled "Survey for Scott A. and Jennifer F. Shull" dated July 28, 1993, prepared by Ben McLeroy and Associates, Inc., Surveyors, said plat being recorded in Plat Book 19, page 258, Office of the Clerk, Superior Court, Oconee County, Georgia, reference being hereby made to said plat for a more complete description of the property herein conveyed.

This being the same property conveyed to Scott A. Shull and Jennifer F. Shull by Limited Warranty Deed from Trust Company Bank of Northeast Georgia, N.A. dated September 12, 1986, and recorded in Deed Book 80, page 642, and a one-half interest subsequently conveyed from Jennifer F. Shull to Scott A. Shull by Warranty Deed dated April 14, 2011, and recorded in Deed Book 1090, Page 698, said Clerk's Office.

2019 Property Tax Statement

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2019-6697	11/20/2019	$0.00	$3507.58	$0.00	Paid 10/04/2019

JENNIFER T. RIDDLE
Oconee County Tax Commissioner
PO BOX 106
WATKINSVILLE, GA 30677
oconeecountypay.com

MAKE CHECK/MONEY ORDER PAYABLE TO:
Oconee County Tax Commissioner

HADDEN JOHN III &
JENNIFER L
1110 CLIFF DAWSON ROAD
WATKINSVILLE, GA 30677

RETURN THIS PORTION WITH PAYMENT
(Interest will be added per month if not paid by due date)

Map: C 02 037 A
Printed: 02/27/2020
Location: 1110 CLIFF DAWSON RD

Please note that taxes outstanding as of 11/15 (or applicable due date) will be subject to additional interest and penalties set forth by Georgia law.

If property tax remains unpaid, the Office of the Tax Commissioner has the right and responsibility to levy on the property for nonpayment (additional fees apply). This is considered a last resort tax collection and other collection methods are always preferred.

Please visit our website oconeecountypay.com for additional information and to make online payments.

JENNIFER T. RIDDLE
Oconee County Tax Commissioner
PO BOX 106
WATKINSVILLE, GA 30677
oconeecountypay.com

Phone: (706) 769-3917 Fax: (706) 769-3964

Tax Payer: HADDEN JOHN III &
Map Code: C 02 037 A Real
Description: 1336/576 1257/625 (YS)1090/698 80/642 4/195 ;
Location: 1110 CLIFF DAWSON RD
Bill No: 2019-6697
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
366,538.00	375,654.00	19.2800	$742,192.00	11/20/2019			S1 SV

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	$742,192.00	$296,878.00	$145,598.00	$151,280.00	10.826000	$1,637.76	$0.00	$1,637.76
INSURANCE PREMIUM ROLL BAC	$742,192.00	$296,878.00	$145,598.00	$151,280.00	-0.940000	$0.00	-$142.20	$-142.20
SALES TAX ROLLBACK	$742,192.00	$296,878.00	$145,598.00	$151,280.00	-3.200000	$0.00	-$484.10	$-484.10
SCHOOL M&O	$742,192.00	$296,878.00	$145,598.00	$151,280.00	16.500000	$2,496.12	$0.00	$2,496.12
STATE TAX	$742,192.00	$296,878.00	$145,598.00	$151,280.00	0.000000	$0.00	$0.00	$0.00
TOTALS					**23.186000**	**$4,133.88**	**-$626.30**	**$3,507.58**

We accept partial payments. Outstanding balances as of the due date will accrue interest monthly and additional penalties. Payments can be made in person, by mail or online at oconeecountypay.com. We accept cash, check (e-check online-$1.50), money order, and debit/credit cards. There is a service fee to pay with a card in the office or online. Please remit top portion to your mortgage company if applicable. Status of payment received may be verified online at oconeecountypay.com. Mortgage companies usually remit payment the first week of November.

Owner occupied residences may qualify for certain homestead exemptions. PERSONS OVER AGE 65 MAY BE ELIGIBLE FOR ADDITIONAL EXEMPTIONS (age 62 eligibility-net income less than $10,000). The full law relating to each exemption must be referred in order to determine eligibility (details available at oconeecountypay,com or 706-769-3917). Applications for homestead exemptions must be received by April 1, 2020. It is not necessary to refile for exemptions each year, unless there is a change in the property deed.

Current Due	$3,507.58
Discount	$0.00
Penalty	$0.00
Interest	$0.00
Other Fees	$0.00
Previous Payments	$3,507.58
Back Taxes	$0.00
Total Due	**$0.00**
Paid Date	10/04/2019

2018 Property Tax Statement

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2018-6839	11/15/2018	$0.00	$1344.49	$0.00	Paid 10/31/2018

JENNIFER T. RIDDLE
Oconee County Tax Commissioner
PO BOX 106
WATKINSVILLE, GA 30677
oconeecountypay.com

MAKE CHECK/MONEY ORDER PAYABLE TO:
Oconee County Tax Commissioner

HADDEN JOHN, III &
JENNIFER L
1110 CLIFF DAWSON ROAD
WATKINSVILLE, GA 30677

RETURN THIS PORTION WITH PAYMENT
(Interest will be added per month if not paid by due date)

Map: C 02 037 J
Printed: 02/27/2020
Location: 1112 CLIFF DAWSON RD

Please note that taxes outstanding as of 11/15 (or applicable due date) will be subject to additional interest and penalties set forth by Georgia law.

If property tax remains unpaid, the Office of the Tax Commissioner has the right and responsibility to levy on the property for nonpayment (additional fees apply). This is considered a last resort tax collection and other collection methods are always preferred.

Please visit our website oconeecountypay.com for additional information and to make online payments.

JENNIFER T. RIDDLE
Oconee County Tax Commissioner
PO BOX 106
WATKINSVILLE, GA 30677
oconeecountypay.com

Phone: (706) 769-3917 Fax: (706) 769-3964

Tax Payer: HADDEN JOHN, III &
Map Code: C 02 037 J Real
Description: 1336/576 1257/625(YS) 1090/698 80/642 19/258
Location: 1112 CLIFF DAWSON RD
Bill No: 2018-6839
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
133,219.00	231,436.00	9.2800	$364,655.00	11/15/2018			SV

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	$364,655.00	$145,862.00	$89,099.00	$56,763.00	10.776000	$611.68	$0.00	$611.68
INSURANCE PREMIUM ROLL BAC	$364,655.00	$145,862.00	$89,099.00	$56,763.00	-0.960000	$0.00	-$54.49	$-54.49
SALES TAX ROLLBACK	$364,655.00	$145,862.00	$89,099.00	$56,763.00	-3.130000	$0.00	-$177.67	$-177.67
SCHOOL M&O	$364,655.00	$145,862.00	$89,099.00	$56,763.00	17.000000	$964.97	$0.00	$964.97
STATE TAX	$364,655.00	$145,862.00	$89,099.00	$56,763.00	0.000000	$0.00	$0.00	$0.00
TOTALS					**23.686000**	**$1,576.65**	**-$232.16**	**$1,344.49**

We accept partial payments. Outstanding balances as of the due date will accrue interest monthly and additional penalties. Payments can be made in person, by mail or online at oconeecountypay.com. We accept cash, check (e-check online-$1.50), money order, and debit/credit cards. There is a service fee to pay with a card in the office or online. Please remit top portion to your mortgage company if applicable. Status of payment received may be verified online at oconeecountypay.com. Mortgage companies usually remit payment the first week of November.

Owner occupied residences may qualify for certain homestead exemptions. PERSONS OVER AGE 65 MAY BE ELIGIBLE FOR ADDITIONAL EXEMPTIONS (age 62 eligibility-net income less than $10,000). The full law relating to each exemption must be referred in order to determine eligibility (details available at oconeecountypay,com or 706-769-3917). Applications for homestead exemptions must be received by April 1, 2020. It is not necessary to refile for exemptions each year, unless there is a change in the property deed.

Current Due	$1,344.49
Discount	$0.00
Penalty	$0.00
Interest	$0.00
Other Fees	$0.00
Previous Payments	$1,344.49
Back Taxes	$0.00
Total Due	**$0.00**
Paid Date	10/31/2018

9766382786
PARTICIPANT ID

BK:2018 PG:156-156

P2018000156

FILED IN OFFICE
CLERK OF COURT
11/21/2018 07:23 AM
ANGELA ELDER-JOHNSON,
CLERK
SUPERIOR COURT
OCONEE COUNTY, GA
Angela Elder-Johnson
THIS BLOCK PROVIDED FOR RECORDING INFORMATION

HEALTH DEPARTMENT CERTIFICATION

THIS LOTS SHOWN HAVE BEEN REVIEWED BY THE OCONEE COUNTY HEALTH DEPARTMENT AS NOTED ON EACH LOT OF THE PLAT AND PLAT LEGEND. THE REVIEW PERFORMED BASED ON INFORMATION SUBMITTED BY OTHER PROFESSIONALS AND ANY SUPPLEMENTARY INFORMATION PROVIDED THEREIN. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT.

SIGNED: Martha Jones

TITLE: EHS 3

DATE: 11/16/18

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

OWNER OR AGENT

DATE

EACH LOT, THE ACCESS TO WHICH IS DEPENDENT UPON THE PRIVATE ACCESS DRIVE SHOWN ON THIS PLAT, SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID ACCESS DRIVE UNDER THE PROVISIONS OF SECTION 1012.07.4 OF THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA

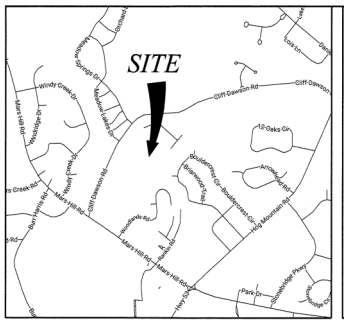
NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP # 13219C0060D, DATED SEPTEMBER 2, 2009

MATTHEW D. ULMER,
REGISTERED LAND SURVEYOR #3069

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

MATTHEW D. ULMER,
REGISTERED LAND SURVEYOR #3069
11/01/18
DATE

REFERENCE
PLAT FOR JOHN HADDEN BY BASELINE SURVEYING & ENGINEERING, INC.
DATED 07/06/16
RECORDED IN PB 38 PAGE 357

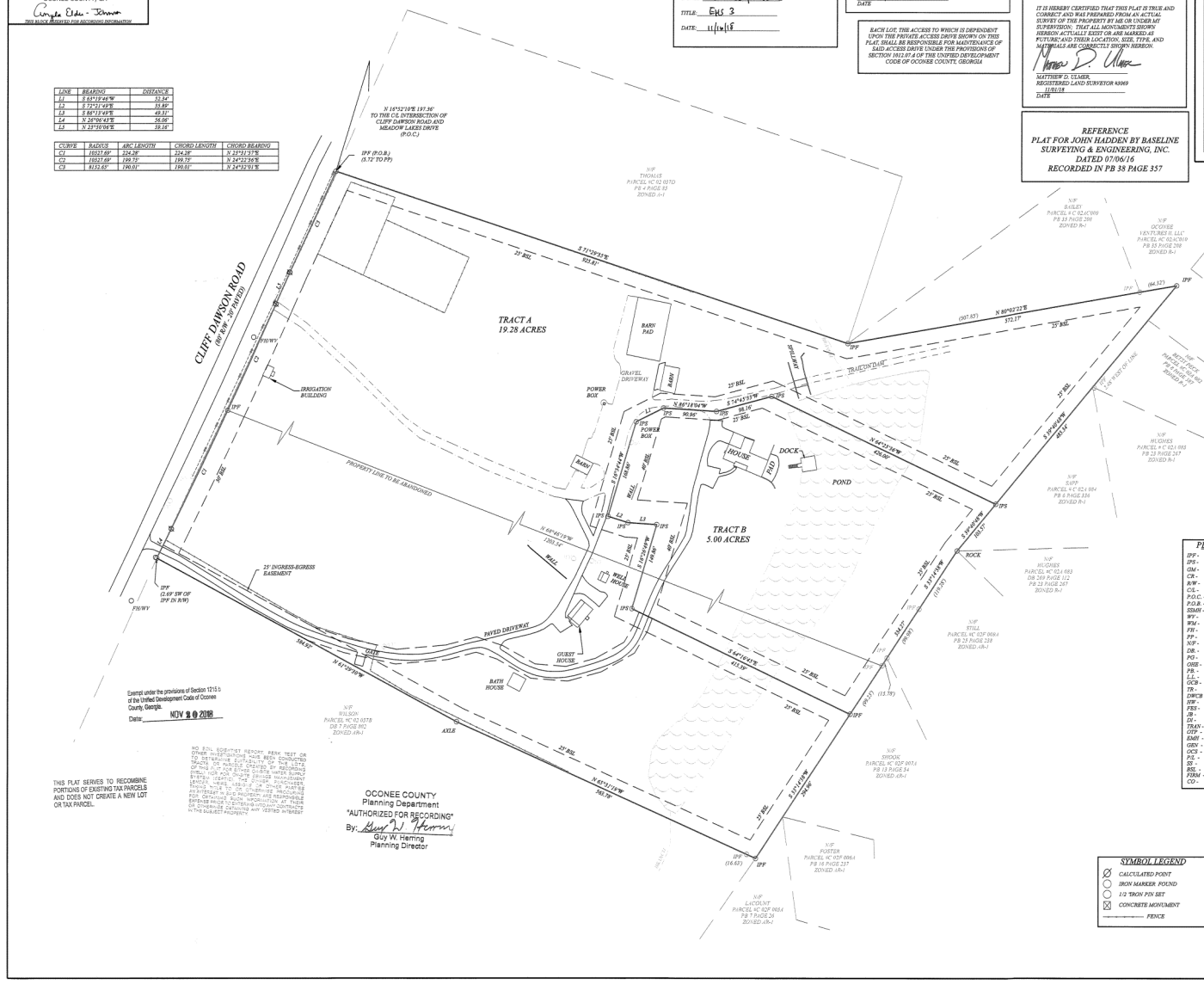


VICINITY MAP

NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S 63°19'46"W	52.34'
L2	S 72°21'19"E	35.85'
L3	S 86°13'49"E	48.31'
L4	N 24°06'43"E	56.06'
L5	N 23°16'06"E	59.18'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	10527.68'	224.28'	224.28'	N 25°51'27"E
C2	10527.68'	199.75'	199.75'	N 24°22'36"E
C3	8132.65'	190.01'	190.01'	N 24°32'01"E



Exempt under the provisions of Section 1215.b of the Unified Development Code of Oconee County, Georgia.
Date: NOV 20 2018

THIS PLAT SERVES TO RECOMBINE PORTIONS OF EXISTING TAX PARCELS AND DOES NOT CREATE A NEW LOT OR TAX PARCEL.

NO EOL SOIL SCIENTIST REPORT, PERK TEST OR OTHER INVESTIGATIONS HAVE BEEN CONDUCTED TO DETERMINE SUITABILITY OF SOIL FOR USE OF THIS LOT. NOR IS IT CERTIFIED BY RECORDING PUBLIC NOR PRIVATE OCONEE WATER SUPPLY SYSTEM. CERTIFICATE OF OCONEE WATER AUTHORITY LENDER, TITLE, ASSIGN, OR OTHER INSTRUMENT TRANSFER TITLE, ASSIGN, OR OTHER INSTRUMENT AN INTEREST IN SUCH PROPERTIES INCLUDING FOR OBTAINING SUCH PERMITS ARE RESPONSIBLE FOR OBTAINING SUCH PERMITS AND RESPONSIBLE FOR OTHERWISE DETERMINING AND ASSURING THEMSELVES OF OBTAINING AND VERIFIED INTEREST IN THE SUBJECT PROPERTY.

OCONEE COUNTY
Planning Department
"AUTHORIZED FOR RECORDING"
By: Guy W. Herring
Guy W. Herring
Planning Director

PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
MATTHEW D. ULMER, GA. RLS#3069
P.O. BOX 269 WATKINSVILLE, GA 30677
MATT@BASELINEGA.COM
706-614-1932

1. TOTAL PROJECT ACREAGE: 24.28 ACRES

2. TAX PARCEL #: C 02 037A & C 02 037J

3. NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.

4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.

5. ZONED A-1

6. THIS PLAT HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IN THE GEORGIA PLAT ACT O.C.G.A. SECTIONS 15-6-67, AUTHORITY O.C.G.A. SECTIONS 15-6-67, 43-15-4, 43-15-6, 43-19, 43-15-22.

SURVEYOR CERTIFICATIONS

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, COUNTY, AND MUNICIPAL OFFICIALS IN ACCORDANCE WITH THE LAWS OF THE STATE. SIGNATURES, STAMPS, OR CERTIFICATES 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 HAS BEEN PREPARED IN CONFORMITY WITH THE 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 REQUIRED BY O.C.G.A. SECTION 15-6-67.

MATTHEW D. ULMER, GA. RLS#3069

TRACT B WILL BE SERVICED BY PUBLIC WATER
MDU
11-16-18

PLAT ABBREVIATIONS

IPF -	IRON PIN FOUND
IPS -	IRON PIN SET
GM -	GAS METER
CR -	CABLE RISER
R/W -	RIGHT OF WAY
C/L -	CENTERLINE
P.O.C. -	POINT OF COMMENCEMENT
P.O.B. -	POINT OF BEGINNING
SSMH -	SANITARY SEWER MANHOLE
WV -	WATER VALVE
WM -	WATER METER
FH -	FIRE HYDRANT
PP -	POWER POLE
N/F -	NOW OR FORMERLY
DB. -	DEED BOOK
PG -	PAGE
OHE -	OVERHEAD ELECTRIC
PB. -	PLAT BOOK
L.L. -	LAND LOT
GCB -	GATE CONTROL BOX
TR -	TELEPHONE RISER
DWCB -	DOUBLE WING CATCH BASIN
HW -	HEAD WALL
FES -	FLARED END SECTION
JB -	JUNCTION BOX
DI -	DROP INLET
TRAN -	TRANSFORMER
OTP -	OPEN TOP PIPE
EMH -	ELECTRIC MANHOLE
GEN -	GENERATOR
OCS -	OUTLET CONTROL STRUCTURE
P/L -	PROPERTY LINE
SS -	SANITARY SEWER
BSL -	BUILDING SETBACK LINE
FIRM -	FEDERAL INSURANCE RATE MAP
CO -	CLEAN OUT

GRID NORTH

BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 GEORGIA STATE PLANE COORDINATE SYSTEM WESTERN ZONE.

GRAPHIC SCALE

0' 40' 80' 160' 240'

1 INCH = 80 FEET

SYMBOL LEGEND

- CALCULATED POINT
- IRON MARKER FOUND
- 1/2 "IRON PIN SET
- CONCRETE MONUMENT
- FENCE

MATTHEW D. ULMER
GEORGIA REGISTERED
LAND SURVEYOR #3069

P.O. BOX 269
WATKINSVILLE, GA 30677
706-614-1932

THIS PLAT IS NOT VALID OR RECORDABLE UNLESS SAID SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLUE INK OVER THE STAMP.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.

FIELD SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,100 FEET, AND AN AN ANGULAR ERROR OF 3"PER ANGLE POINT, AND WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON TOTAL STATION, MODEL GPT 3002.

THE FIELD WORK WAS COMPLETED ON JANUARY 16, 2018.

PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 182,000 FEET.

BASELINE

SURVEYING & ENGINEERING, INC.

P.O. BOX 269
WATKINSVILLE, GA 30677

WWW.BASELINEGA.COM

PHONE: 706-769-6610

CERTIFY TO:

JOHN HADDEN

221st GEORGIA
MILITIA DISTRICT

OCONEE COUNTY

PHYSICAL ADDRESS:

1110 & 1112
CLIFF DAWSON ROAD
WATKINSVILLE, GA 30677

REVISIONS	DATE
REVISED PER OCPD	11/01/18

THIS PLAT IS A COPYWRIGHT OF BASELINE SURVEYING & ENGINEERING, INC. AND CANNOT BE ALTERED OR COPIED IN ANY FORM WITHOUT WRITTEN CONSENT OF BASELINE SURVEYING & ENGINEERING, INC.

DATE
10/16/18

PROJECT
16-606S

ADMINISTRATIVE
RECOMBINATION PLAT

SHEET
1 OF 1

GEORGIA REGISTERED LAND SURVEYOR MATTHEW D. ULMER

LSF#001108
EXPIRES 12-31-2018

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=25438398&key1=2018&key2=156&county=108&countyname=OCONEE&userid=134359&ap… 1/1

OCONEE COUNTY PROPERTY OWNER AUTHORIZATION

FOR APPLICATIONS

I swear that I am the owner of the property located at (Address or Physical Description):

1110 Cliff Dawson Rd
Watkinsville, GA 30677

Tax Parcel #: C02 037 A

Which is the subject matter of the attached application, as shown in the records of Oconee County, Georgia.

I authorize the person identified below to act as applicant or agent in the pursuit of the requested action or consideration of this property.

Name of applicant or agent: John Hudden

Address (No P.O. boxes): 1112 Cliff Dawson Rd

City, State, & Zip Code: Watkinsville, GA 30677

Telephone Number: 706-340-8835

SIGNATURE OF OWNER OR MANAGING MEMBER:

NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT): Jennifer L Hudden

OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE: sole member

DATE: 2/14/2020

NOTARIZATION:

SWORN TO AND SUBSCRIBED BEFORE THIS 14th *DAY OF* February, 20 20

NOTARY SIGNATURE:

DATE: 12/12/2020

SEAL:

ANTHONY D PEARSON II
MY COMMISSION EXPIRES
NOTARY
PUBLIC
DECEMBER 12, 2020
CLARKE COUNTY, GEORGIA