

BK: 2024 PG: 135-135
 Filed and Recorded
 05-13-2024 05:01 PM
 DOC# P2024-000115

Melba Scoggins
 MELBA SCOGGINS
 CLERK OF SUPERIOR COURT
 BARTOW COUNTY

Participant ID: 8882290181



BARTOW COUNTY COMMUNITY DEVELOPMENT RECEIVED

PLAN NUMBER: EP24-00073

SUBMITTAL: 2nd

DATE: 04/17/2024

BY: MG

COMMENTS: astewart@southlandengineers.com

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LINE TABLE

LINE	BEARING	LENGTH
L1	S61°49'04"W	54.57
L2	S62°59'17"W	49.61
L3	S65°41'45"W	37.49
L4	S70°11'49"W	23.33
L5	N17°26'47"W	10.01
L6	S17°29'20"E	10.01
L7	S74°54'37"W	189.56
L8	S79°00'40"W	122.77
L9	S80°50'36"W	68.52
L10	S82°32'28"W	61.33
L11	S83°48'15"W	33.29
L12	N00°37'15"E	10.07
L13	N88°37'26"W	10.08
L14	N06°02'33"W	43.50
L15	N18°11'26"W	58.57
L16	N27°17'08"W	112.84
L17	N21°47'42"W	40.81
L18	N15°28'52"W	64.84
L19	N11°55'20"W	74.67
L20	N11°12'02"W	187.76
L21	N06°02'33"W	45.87
L22	N18°11'26"W	60.43
L23	N27°17'08"W	54.22
L24	N27°17'08"W	58.43
L25	N21°47'42"W	39.78
L26	N15°28'52"W	63.98

LINE TABLE

LINE	BEARING	LENGTH
L27	N11°55'20"W	6.09
L28	N11°55'20"W	68.21
L29	N11°12'02"W	180.31
L30	N61°48'04"E	47.08
L31	N62°59'17"E	49.26
L32	N65°41'45"E	36.85
L33	N70°11'49"E	22.58
L34	N74°54'37"E	188.78
L35	N79°00'40"E	122.25
L36	N80°50'36"E	9.58
L37	N80°50'36"E	58.63
L38	N82°32'28"E	61.07
L39	N83°48'15"E	31.98



Conformity Statement

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-4-47, 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 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 15-6-57.

12/08/23
 KEVIN COONEY - GA PLS 2980

Surveyor's Acknowledgement

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE BARTOW COUNTY DEVELOPMENT REGULATIONS.

12/08/23
 KEVIN COONEY
 PRINTED NAME

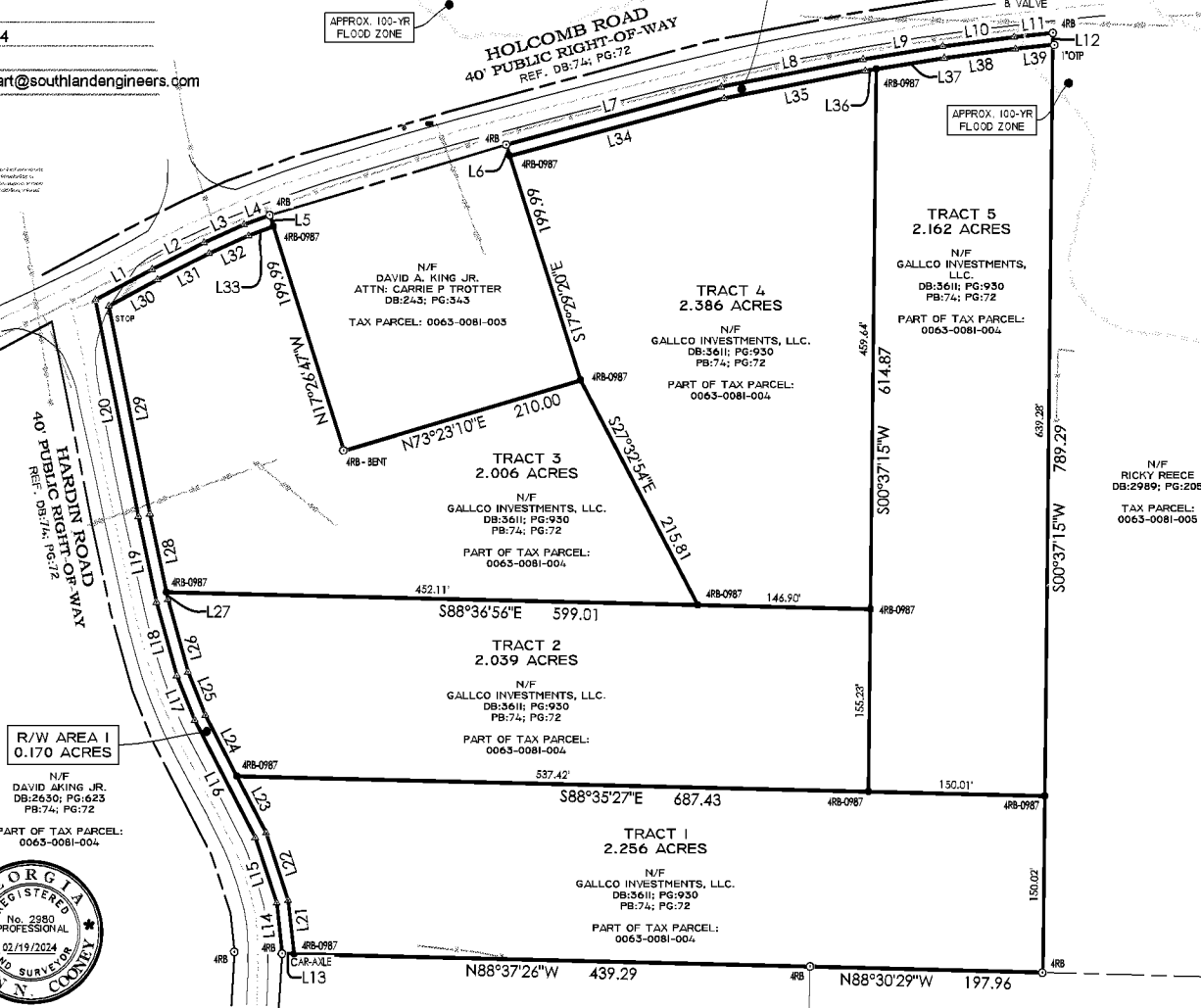


Additional Notes

- RECORDING OF THIS PLAT DOES NOT CONSTITUTE APPROVAL FOR A BUILDING PERMIT. OTHER REQUIREMENTS OR PERMITS MAY BE REQUIRED.
- THE 100-YEAR FLOOD AREAS SHOWN HEREON WERE DETERMINED BY DEWBERRY ENGINEERING CONSULTANTS.
- STORM WATER MUST BE ADDRESSED FOR ALL LOTS UNDER 5 ACRES PRIOR TO ISSUANCE OF LAND CLEARING OR BUILDING PERMITS.
- IT IS THE OWNER/DEVELOPER/BUILDER'S RESPONSIBILITY TO ENSURE THAT RESIDENTIAL LOTS HAVE SUFFICIENT GRADE TO PREVENT FLOODING OF PROPOSED STRUCTURES AND PERTINENT IMPROVEMENTS SUCH AS ONSITE SEPTIC SYSTEMS.
- OWNER/DEVELOPER SHALL NOTIFY BUILDER OF ANY SPECIAL CONDITIONS RELATING TO LOT DRAINAGE AND FLOODING POTENTIAL.

- IRON PIN FOUND
- CONCRETE NON. FOUND
- IRON PIN PLACED
- BREAK POINT
- PHOTO REFERENCE
- EXCEPTIONS
- PARKING BOLLARD
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- JUNCTION BOX
- CURB INLET
- YARD INLET
- DROP INLET
- HEADWALL
- GAS VALVE
- GAS METER
- TELEPHONE MANHOLE
- WATER METER
- TELEPHONE PEDESTAL
- SIGN
- BENCHMARK
- SEWER MANHOLE
- CLEAN OUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- IRRIGATION CONT. VALVE
- WELL
- POWER POLE
- GUY WIRE
- ELECTRIC METER
- TRANSFORMER
- LIGHT POLE
- FLOW ARROW
- MAILBOX

BCWD Note: "No water service is available for Tracts 1 and 2."



MINOR SUB-DIVISION SURVEY FOR:
JUSTIN GALLOWAY
 LOCATED IN LAND LOT 81
 6th DISTRICT, 3rd SECTION
 BARTOW COUNTY, GEORGIA

DATE: 02/16/2024 REV: JOB NO: 23157-4
 DATE OF FIELDWORK: 03/14/24
 DRAWN BY: JPC CHECKED BY: KNC APPROVED BY: KNC

General Notes

- ALL PROPERTY CORNERS ARE 1/2" REBAR, EXCEPT AS SHOWN.
- THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS COLLECTED USING NETWORK ADJUSTED RTK GPS WITH POSITIONAL ACCURACIES OF +/- 0.07 VERTICAL AND +/- 0.05 HORIZONTAL.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 IN 250,992 FEET.
- EQUIPMENT USED: TOPCON 3005W TOTAL STATION, ISGPS 20T BASE AND ROVER, WITH DATA COLLECTOR.
- RIGHTS OF WAY ARE BASED UPON PINS FOUND AND/OR CENTERLINES OF PATHS OF TRAVEL.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.

Bartow County Dev. Cert.

THIS PLAT, HAVING BEEN SUBMITTED TO BARTOW COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE BARTOW COUNTY DEVELOPMENT STANDARDS AND THE BARTOW COUNTY ZONING ORDINANCE, IS PROVIDED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE DEVELOPMENT REGULATIONS AND THE POSTING OF A TWO YEAR MAINTENANCE SECURITY.

BARTOW COUNTY WATER SYSTEM	DATE
<i>Madison Jiron</i>	05/01/2024
ENGINEERING DIVISION	DATE
<i>Richard Osborne</i>	05/01/2024
ZONING DIVISION	DATE

Owner's Acknowledgement

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT (OR A DULY AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HERETO. I ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SURVEY OF WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY CONVEY THE PRIVATE ROADWAYS AND UTILITY EASEMENTS TO THE ASSOCIATION NAMED ON THIS PLAT FOR ITS MAINTENANCE AND UPKEEP AND THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE APPROVAL OF THIS CONSTRUCTION PLAN AND OTHER VALUABLE CONSIDERATIONS, I FURTHER RELEASE AND HOLD HARMLESS BARTOW COUNTY FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON, ON ACCOUNT OF THE ROADS, LACK OF ACCESS, FILLS, EMBANKMENTS, DITCHES, CROSS DRAINS, CULVERTS, WATER MAINS, SEWER LINES, AND BRIDGES WITHIN THE PROPOSED PRIVATE ROADWAYS AND EASEMENTS SHOWN, AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS.

AND FURTHER, I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT BARTOW COUNTY SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS DRAIN EXTENSIONS, DRIVES, STRUCTURES, STREETS, CULVERTS, CURBS, OR SIDEWALKS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS, AND ANY OTHER WATER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND OWNERS AND MYSELF SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

SIGNATURE: *Justin A Galloway* DATE: _____
 Justin A Galloway, Manager for Gallico Investments, LLC
 PRINTED NAME