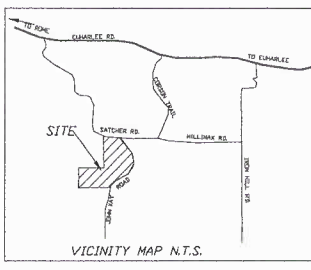


(4) Barlow County Development Certification. This plat, having been submitted to Barlow County and having been found to comply with the Barlow County Development Standards and the Barlow County Zoning Ordinance, is approved subject to the installation and dedication of all streets, utilities, easements and other improvements in accordance with the Development Regulations and the posting of a two year maintenance security.



CALLS ALONG ROADS

Course	Bearing	Distance
L1	S 60°08'40" E	227.79'
L2	Rad: 2218.04'	Arc: 212.76'
	Chd: S 56°51'10" E	212.70'
L3	S 53°38'23" E	156.78'
L4	S 49°20'30" E	204.08'
L5	Rad: 757.67'	Arc: 433.06'
	Chd: S 67°23'33" E	427.19'
L6	S 85°06'53" E	172.38'
L7	S 23°07'07" E	272.59'
L8	S 24°07'49" E	109.32'

****SURVEYOR'S CERTIFICATION****

AS REQUIRED BY SUBSECTION 40 OF O.G.C.A. SECTION 24-2-47 THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND FOR RECORDING AS SUCH THE SPECIAL SURVEYOR'S CERTIFICATION IS NECESSARY FOR APPROVAL, CERTIFICATION, SIGNATURE, STAMPS OR SIGNATURES HEREON.

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL AGENCIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR FURTHER CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINOR 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 ALL SET FORTH IN O.G.C.A. SECTION 24-2-47.

PAUL R. ROGERS
G.S. 2304
G.S. 2305
G.S. 2306
G.S. 2307
G.S. 2308
G.S. 2309
G.S. 2310
G.S. 2311
G.S. 2312
G.S. 2313
G.S. 2314
G.S. 2315
G.S. 2316
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G.S. 2341
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G.S. 2395
G.S. 2396
G.S. 2397
G.S. 2398
G.S. 2399
G.S. 2400

Barlow County Water System

Date: 8/12/2022

Engineering Division

Zoning Division

Date:

FIRE NOTES:
NO NEW FIRE PROTECTION DEVICES OR EQUIPMENTS ARE PROPOSED TO BE INSTALLED ACCORDING TO THIS PLAT.

OWNER/DEVELOPER:
JOHN KAY ROAD LLC
162 W. MAIN STREET SUITE 302
CARTERSVILLE, GA. 30120
Ph. 770-386-8564
CONTACT: JOHN MROZCKO
john@georgia-probate.com

CALLS AROUND WATER TANK

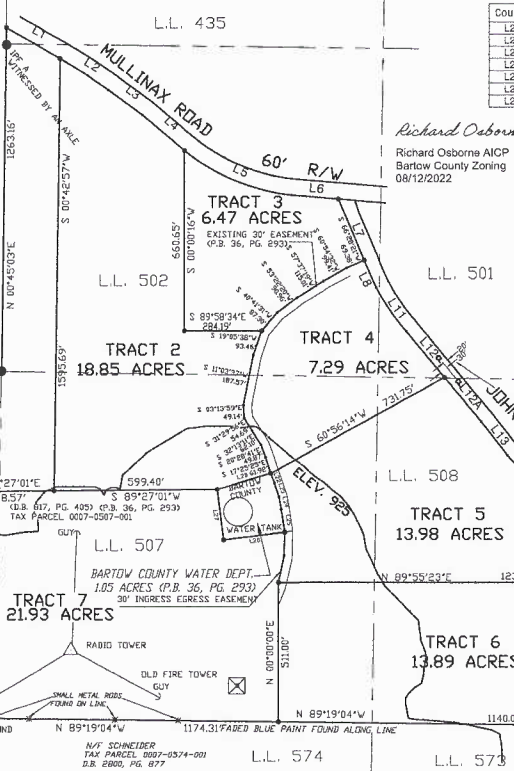
Course	Bearing	Distance
L11	Rad: 779.03'	Arc: 194.78'
	Chd: S 34°36'31" E	194.27'
L12	S 39°48'43" E	220.36'
L12A	S 39°48'43" E	221.40'
L13	S 37°42'34" E	159.33'
L14	Rad: 1538.26'	Arc: 160.70'
	Chd: S 44°41'03" E	160.92'
L15	S 48°00'23" E	159.07'
L16	S 47°33'45" E	159.30'
L17	Rad: 197.78'	Arc: 170.02'
	Chd: S 20°38'40" E	168.84'
L17A	Rad: 197.78'	Arc: 67.78'
	Chd: S 13°47'52" E	57.43'
L18	S 24°33'40" W	102.70'
L18	Rad: 284.43'	Arc: 153.02'
	Chd: S 13°18'13" W	150.89'
L20	S 02°40'33" E	126.80'
L21	Rad: 676.70'	Arc: 94.20'
	Chd: S 04°32'12" W	94.12'

(2) Surveyor's acknowledgment.
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 Barlow County Development Regulations.

Richard Osborne
10/27/2021
Registered Ga. Land Surveyor 2303

CLOSURE STATEMENT
FIELD EQUIPMENT - TOPCON 5 SECOND STATION AND STONEX 3300 A GPS - RTK
TRAVERSE CLOSURE: LINEAR - 1: 15,000 NOT ADJUSTED
PLAT COORDINATE: 1: 100,000

NOTES:
1. ADDITIONAL RIGHT OF WAY HAS PREVIOUSLY BEEN DEDICATED ALONG MULLINAX AND KAY ROAD TO BARTOW COUNTY FOR RIGHT OF WAY. REFERENCE PLAT IN P.B. 2021, PG. 118
2. CURRENT ZONING A-1
MINIMUM LOT FRONTAGE, 200 FEET
MINIMUM LOT AREA: 2 ACRES
FRONT SETBACK FROM RIGHT OF WAY: 40 FEET
SIDE SETBACK: 10 FEET
REAR SETBACK: 25 FEET
3. TOTAL AREA = 153.83 ACRES, TOTAL NO. OF LOTS = 7
4. 1/2" CAPPED REBAR TO BE PLACED AT ALL CORNERS UPON PLAT APPROVAL



Richard Osborne
Richard Osborne AICP
Barlow County Zoning
08/12/2022

Barlow County is an Equal Opportunity Employer. M/F/D/V
PLAT NO. 22030044
COUNTY: BARLOW
DATE: 08/12/2022
BY: RA
EMAIL: rhodesseng@yahoon.com

APPROVED
Barlow County Water Dept.
DATE: 08/11/2022
BY: [Signature]
 as drawn as noted

BARTOW COUNTY NOTES:
RECORDING OF THIS PLAT DOES NOT CONSTITUTE APPROVAL FOR A BUILDING PERMIT. OTHER REQUIREMENTS OR PERMITS MAY BE REQUIRED.

OWNER/DEVELOPER SHALL INDEMNIFY COUNTY AGAINST ALL SUITS BROUGHT ABOUT BECAUSE OF THE EXISTENCE OF THE DETENTION POND.
OWNER/DEVELOPER SHALL TAKE PRECAUTIONARY MEASURES TO DETER CHILDREN AND INDIVIDUALS FROM GOING NEAR THE DETENTION POND. PARENTS SHALL BE WARNED TO KEEP CHILDREN AWAY FROM THE FACILITY AND WARNING SIGNS SHOULD BE POSTED.
OWNER/DEVELOPER SHALL INDEMNIFY THE COUNTY AGAINST ALL SUITS BROUGHT ABOUT BY THE NEGLIGENCE OF OWNER/DEVELOPER

SPECIAL BCWD NOTES:
1. NO FINISHED FLOOR ABOVE 925' IN ELEVATION
2. HOUSE SITE LOCATION MUST BE APPROVED BY BCWD BEFORE BUILDING PERMIT AND/OR WATER TAP WILL BE ISSUED
3. ELEVATION 925' CONTOUR SHOWN HEREON WAS DIGITIZED FROM BARTOW COUNTY TAX MAP. ELEVATIONS OF PROPOSED FINISHED FLOORS SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION.

HOUSE LOCATION PLAN NEEDED PRIOR TO ISSUANCE OF BUILDING PERMIT
** TO BE APPROVED BY BARTOW COUNTY WATER DEPARTMENT **

FLOOD STATEMENT:
I HAVE THIS DATE, EXAMINED THE F.F.M. FLOOD INSURANCE RATE MAP, AND FOUND REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS ACCORDING TO COMMUNITY PANEL NUMBER 1301600220 H, DATED: OCTOBER 05, 2018.

(1) Owner's Acknowledgment
I hereby certify that I am the owner of the land shown on this plat for a duly authorized agent thereof whose name is subscribed hereon. I acknowledge that this plat was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged. I do hereby convey all areas and rights-of-way, detention ponds, water mains and sewer lines shown hereon to the Barlow County and further dedicate to the use of the public forever all alleys, paths, watercourses, drains, easements, and public places hereon shown for the purposes and considerations herein expressed in consideration of the approval of this Commission Plan and other valuable considerations. I further release and hold harmless Barlow County from any and all claims, damages, or demands arising on account of this plat, construction, and maintenance of the property shown hereon, on account of the roads, fire, sinkholes, ditches, pipe drains, culverts, water mains, sewer lines and bridges within the proposed right-of-way 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 Barlow 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 easements, ditches, structures, streets, culverts, curbs, or sidewalks, the changing of courses of streams and rivers, flooding from natural causes and forces, surface waters, and any other matter whatsoever. I further warrant that I have the right to sell and convey this land according to this plat and do hereby bind myself and my heirs and assigns in this to defend by virtue of these presents.

John Mroczko 08/03/2022
SIGNATURE DATE

FINAL PLAT OF MULLINAX ESTATES
LOCATED IN LAND LOTS 435, 501, 502, 505, 507, 575
17 TH DISTRICT, 3 RD SECTION, BARTOW COUNTY, GEORGIA
TAX PARCEL: 0007-0568-001
DATE OF FIELDWORK: FEBRUARY 15-22, 2021, APRIL 2022
DATE OF PLAT: APRIL 21, 2022
REFERENCE: PLAT RECORDED IN P.B. 2021, PG. 118 **JOB NO. 22125**

REVISIONS:

NO.	DATE	DESCRIPTION
1	07/14/22	ADDED BCWD NOTES
2	08/03/22	ADDED BCWD NOTES

RHODES ENGINEERING SERVICES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
645 HENDERSON DRIVE, SUITE 2
CARTERSVILLE, GEORGIA 30120
PHONE: 770-386-7616 FAX: 770-386-7617

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OF