

EK: 2024 Pg: 135-135
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 05-13-2024 05:01 PM
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Melba Scoogins
 MELBA SCOOGINS
 CLERK OF SUPERIOR COURT
 BARTOW COUNTY
 Participant ID: 8882290181



BY: MG
 DATE: 04/17/2024
 COMMENTS: aelew@southlandengineers.com

15' - General Utility Easement to be reserved before closing

LINE	BEARING	LENGTH
L1	S61°42'04"W	54.87
L2	S65°51'17"W	49.81
L3	S48°41'49"W	37.49
L4	S70°11'49"W	23.33
L5	N17°26'47"W	10.01
L6	S17°22'22"E	12.01
L7	S74°54'57"W	189.36
L8	S73°02'47"W	122.77
L9	S89°52'38"W	68.32
L10	S82°42'28"W	61.33
L11	S89°49'19"W	33.29
L12	N0°39'15"E	10.07
L13	N88°39'24"W	10.68
L14	N66°02'38"W	43.50
L15	N18°11'28"W	38.57
L16	N27°10'08"W	112.54
L17	N21°42'42"W	42.81
L18	N12°28'52"W	44.84
L19	N11°52'20"W	74.47
L20	N11°14'52"W	181.76
L21	N66°02'38"W	45.87
L22	N18°11'28"W	40.43
L23	N27°10'08"W	54.22
L24	N27°10'08"W	38.43
L25	N21°42'42"W	39.78
L26	N12°28'52"W	43.99

LINE	BEARING	LENGTH
L27	N15°55'20"W	6.09
L28	N11°52'20"W	48.81
L29	N11°20'22"W	183.31
L30	N61°49'49"E	47.26
L31	N62°30'17"E	49.26
L32	N63°41'45"E	34.85
L33	N79°01'49"E	22.53
L34	N74°54'57"E	188.78
L35	N75°00'00"E	122.25
L36	N60°30'56"E	9.58
L37	N60°30'56"E	38.43
L38	N62°42'28"E	61.07
L39	N63°48'15"E	31.98



Conformity Statement
 AS REQUIRED BY SUBSECTION O1 OF O.C.G.A. SECTION 15-4-47, THIS PLAT HAS BEEN PREPARED BY A LICENSED SURVEYOR AND APPROVED BY AN APPLICABLE LOCAL GOVERNMENT. CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR APPROVATIONS SHOULD BE CONSIDERED WITH THE APPROPRIATE GOVERNMENTAL BODIES OF ANY JURISDICTION UNDER THE PLAT. THIS PLAT IS A PROFESSIONAL SURVEYOR'S CERTIFICATE THAT THE PLAT COMPLETES WITH THE GENERAL TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN THE STATE OF GEORGIA AND THE RULES AND REGULATIONS OF THE SURVEYING AND MAPPING BOARD OF THE STATE OF GEORGIA, O.C.G.A. SECTION 15-4-77.

DAVID JAMES JR.
 DB25240 PG-623
 0685-588-934

Surveyor's Acknowledgement
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE BASIS OF A FIELD SURVEY AND THE PLAT IS A PROFESSIONAL SURVEYOR'S CERTIFICATE THAT THE PLAT COMPLETES WITH THE GENERAL TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN THE STATE OF GEORGIA AND THE RULES AND REGULATIONS OF THE SURVEYING AND MAPPING BOARD OF THE STATE OF GEORGIA, O.C.G.A. SECTION 15-4-77.

REGISTERED LAND SURVEYOR
 JENNIFER COONEY
 DATE: 12/08/23

Additional Notes
 1. RECORDING OF THIS PLAT DOES NOT CONSTITUTE APPROVAL FOR A BUILDING PERMIT. OTHER REQUIREMENTS OR PERMITS MAY BE REQUIRED.
 2. THE TOOL-BEARING TO BE USED SHALL BE A STATIONING INSTRUMENT.
 3. STORM WATER MUST BE ADDED FOR ALL LOT BUILDERS ASSES PRIOR TO ISSUANCE OF LAND CLEARING OR BUILDING PERMITS.
 4. THE OWNER/DEVELOPER/BUILDER'S RESPONSIBILITY TO PREVENT FLOODING OF PROPOSED STRUCTURES AND PERMITMENT WORK/DEVELOPMENT SHALL INCLUDE BUT NOT BE LIMITED TO: 5. CONSIDERATIONS RELATING TO LOT DRAINAGE AND FLOODING POTENTIAL.

R/W AREA 1
 0.170 ACRES

R/W AREA 2
 0.109 ACRES

General Notes
 1. ALL PROPERTY CORNERS ARE 1/2" BENCH, EXCEPT AS NOTED.
 2. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS COLLECTED USING NETWORK ADJUSTED RTK GPS WITH POSITIONAL ACCURACIES OF +/- 0.07 VERTICAL AND +/- 0.02 HORIZONTAL.
 3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN +/- 1/100,000 FEET.
 4. EQUIPMENT USED: TOPCON 3030V TOTAL STATION, E985 2010 DISTO AND ROVER, WITH DINK COLLECTION.
 5. CENTERLINES OF PAVES OR TRAILS ARE SHOWN AND/OR CENTERLINES OF PAVES OR TRAILS ARE SHOWN AND/OR THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT THEREON. THEREFORE, THE PRESENCE OF ANY ENCUMBRANCES OR INTERESTS NOT SHOWN HEREON IS NOT SHOWN HEREON.

Owner's Acknowledgement
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT FOR A FULL UNHINDERED AND UNENCUMBERED INTEREST. THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED, DO HEREBY CONVEY THE PRIVATE ROADWAYS AND TRAIL EXHIBITED TO THE ASSOCIATED HOMEOWNERS AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE APPROVAL OF THIS CONSTRUCTION PLAN AND OTHER VALUABLE CONSIDERATIONS, I HEREBY RELEASE AND HOLD DAMAGED, OR DAMAGES ARISING, ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON, MYSELF, MY HEIRS, ASSIGNS, AGENTS, ATTORNEYS, PRIVATE ROADWAYS AND EASEMENTS SHOWN, AND ANY ACCOUNT OF BACKLASH, THE COLLECTION OF COURSES OF SURVEY, OR THE CHANGING OF COURSES OF SURVEY.

AND FURTHER, I WARRANT THAT ON THE DATE THIS TITLE TO THE PROPERTY SHOWN HEREON, I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT FOR A FULL UNHINDERED AND UNENCUMBERED INTEREST. THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED, DO HEREBY CONVEY THE PRIVATE ROADWAYS AND TRAIL EXHIBITED TO THE ASSOCIATED HOMEOWNERS AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE APPROVAL OF THIS CONSTRUCTION PLAN AND OTHER VALUABLE CONSIDERATIONS, I HEREBY RELEASE AND HOLD DAMAGED, OR DAMAGES ARISING, ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON, MYSELF, MY HEIRS, ASSIGNS, AGENTS, ATTORNEYS, PRIVATE ROADWAYS AND EASEMENTS SHOWN, AND ANY ACCOUNT OF BACKLASH, THE COLLECTION OF COURSES OF SURVEY, OR THE CHANGING OF COURSES OF SURVEY.

DATE: 05/01/2024
 SIGNATURE: *Richard Osborne*
 DATE: 05/01/2024

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Legend

- IRON PIN FOUND
- CONCRETE MON. FOUND
- △ IRON PIN PLACED
- ▲ BREAK POINT
- ▽ PHOTO REFERENCE
- ◇ SPENDING DECLARED
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- JUNCTION BOX
- PHOTO REFERENCE
- YARD INLET
- CURB INLET
- RECYCLING
- GAS METER
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE FEDERAL
- BRUSHMARK
- SEWER MANHOLE
- CLEAN OUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- BRASS/IRON CORR. VALVE
- GUY WIRE
- ELECTRIC METER
- TRANSFORMER
- LIGHT POLE
- TOWER (TOWER)
- WELLS
- COMM. LINE
- UNDERGROUND PIPE

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Exhibit "A" - Tract 3 = 2.006 Acres

SOUTHLAND ENGINEERING
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 11400 MILBURN, CAMDEN, NJ 08105
 PH: 732-666-1210 FAX: 732-666-1215

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

DATE: 02/16/2024 REV: 108-N023157-4
 DATE OF FIELDWORK: 03/14/24
 DRAWN BY: RJC CHECKED BY: RJC APPROVED BY: KMC