eFiled & eRecorded
DATE: 7/17/2021
TIME: 1:59 PM
PLAT BOOK: 00000F
PAGE: 00216
RECORDING FEES: $10.00
PARTICIPANT ID: 3061396037
CLERK: Babs Bailey
Whitfield County, GA

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

MINOR SUBDIVISION PLAT FOR:

STEVE SKIDMORE

LOCATED IN LAND LOT 190 – 13TH DISTRICT – 3RD SECTION
WHITFIELD COUNTY, GEORGIA

PLAT DATE: JULY 15, 2021

NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL MAY EXIST. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE LOCAL CLERK OF SUPERIOR COURT'S OFFICE.
- SUBJECT AND ADJACENT PROPERTY OWNERS' DEED REFERENCES WERE PROVIDED BY LOCAL TAX RECORDS AND GIS MAPS AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- RIGHTS OF WAY BASED UPON APPARENT MONUMENTS AND EXISTING CENTERLINE. NO DATUM FOR R/W FOUND UNLESS NOTED.
- STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON.
- LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- THE CERTIFICATION AS SHOWN HEREON IS ONLY A STATEMENT OF PROFESSIONAL OPINION BASED ON CLOSE, VISIBLE INFORMATION AND DOES NOT AND SHOULD NOT BE CONSTRUED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1204 (2014), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- THIS PROPERTY MAY CONTAIN WETLANDS. THIS PLAT MAKES NO CERTIFICATION CONCERNING THE EXISTENCE OR NON-EXISTENCE OF WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- THE HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), NETWORK: TRIMBLE RTK.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 13313C0243D WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2007.

SURVEY DATA

FIELD CLOSURE:	1/68,935
ANGULAR ERROR:	04" PER ANGLE POINT
ADJUSTED BY:	COMPASS RULE
EQUIPMENT USED:	DIGITAL THEODOLITE & DISTANCE METER
FIELD WORK COMPLETED:	JULY 14, 2021
PLAT CLOSURE:	1/432,963
TOTAL AREA:	42.702 ACRES
SURVEY AUTHORIZED BY:	STEVE SKIDMORE
CURRENT OWNERS:	BRENDA JOYCE FERRINE & HARRY DONALD BROOK

LEGEND

- IRON PIN
- CONCRETE MARKER
- CALCULATED POINT
- RIGHT OF WAY
- LAND LOT LINE
- LOT LINE
- ORIGINAL LOT LINE
- FENCE
- EASEMENT
- BUILDING SETBACK
- CREEK OR DITCH
- GAS LINE
- OVERHEAD CABLE
- OVERHEAD POWER LINES
- POWER POLE
- LIGHT POLE
- SANITARY SEWER
- SANITARY SEWER MANHOLE
- STORM DRAIN
- STORM DRAIN STRUCTURES
- CMP — CORRUGATED METAL PIPE
- RCP — REINFORCED CONCRETE PIPE
- WATER LINE
- WM — WATER METER
- FIRE HYDRANT
- RBS — REBAR SET WITH CAP
- REF — REBAR FOUND
- CTP — CRIMPED TOP PIPE
- OTP — OPEN TOP PIPE
- P.O.B. — POINT OF BEGINNING
- P.O.C. — POINT OF COMMENCEMENT
- DB — DEED BOOK
- PB — PLAT BOOK
- CONCRETE POLE
- MANHOLE
- TREE

NOTICE

THIS PLAT OF SURVEY IS MADE FOR THE SOLE USE AND BENEFIT OF THE PERSON(S) OF ENTITIES NAMED HEREON. THE SURVEYOR ASSUMES NO LIABILITY TO PERSONS OR ENTITIES NOT NAMED HEREON, AND ANY USE OF THIS PLAT BY UNNAMED PARTIES IS DONE AT THEIR OWN RISK. THE SURVEYOR MAKES NO CLAIM AS TO THE ACCURACY OF THE INFORMATION SHOWN HEREON BEYOND THE LAST FIELD WORK DATE SHOWN. COPIES OF THIS PLAT WITHOUT AN ORIGINAL SIGNATURE, SEAL AND RED INK, BELOW THE SURVEYOR'S CERTIFICATION ARE NOT VALID.

SURVEYOR'S CERTIFICATION

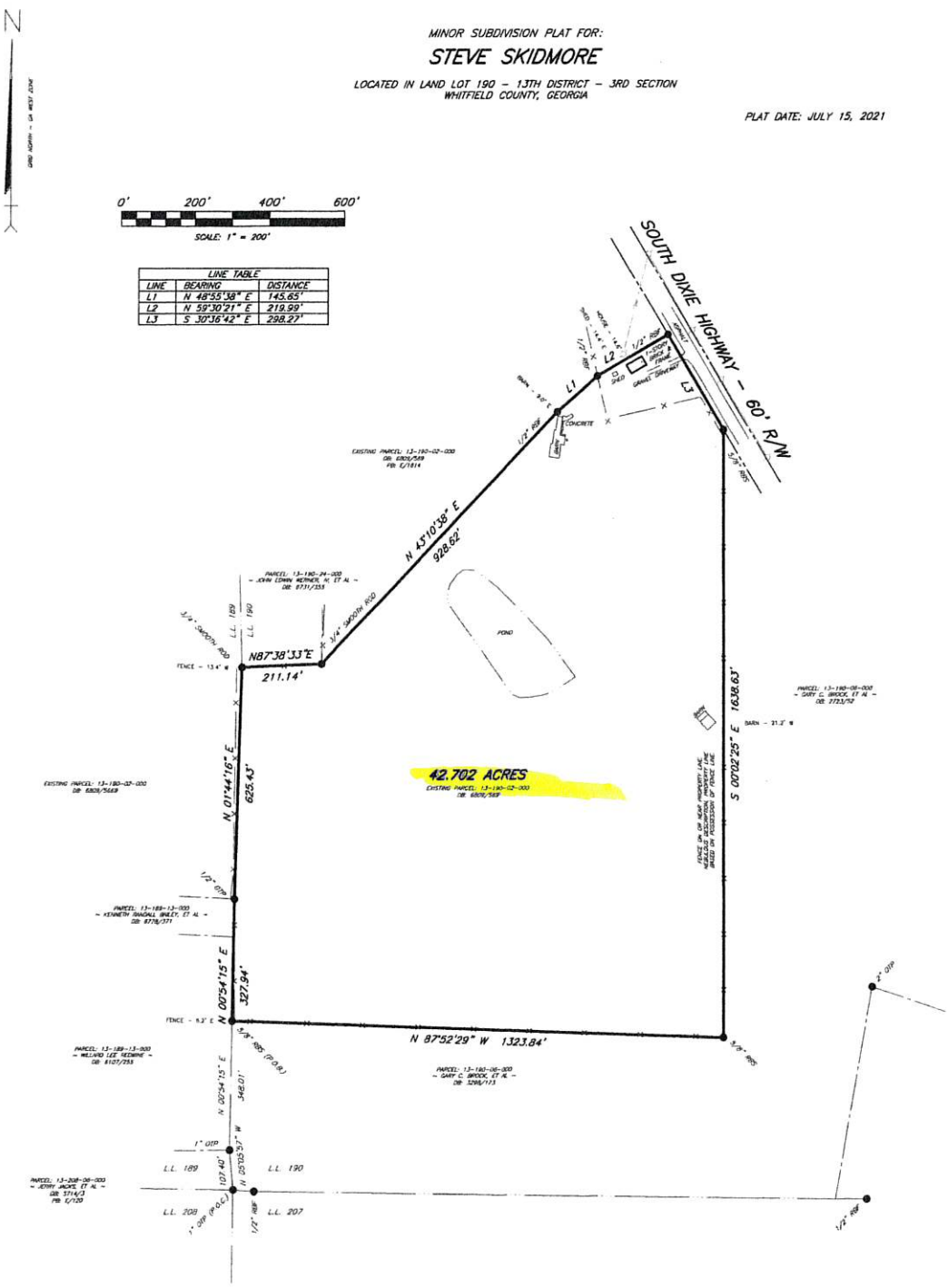
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVAL OR AFFIRMATIONS SHOULD BE CONFIRMED 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 AND 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.

BILLY L. FLOYD, GEORGIA REGISTERED LAND SURVEYOR #3078

LAND SURVEYOR 3078
LAND SURVEYOR FIRM 1358

GEORGIA REGISTERED 3078 LAND SURVEYOR BILLY L. FLOYD



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 48°55'38" E	145.65'
L2	N 59°30'21" E	219.99'
L3	S 30°36'42" E	298.27'

CERTIFICATE OF APPROVAL FOR PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM SERVING THE PUBLIC ROADS ON THIS FINAL PLAT HAS BEEN INSTALLED FOR SUFFICIENT SURETY HAS BEEN PROVIDED TO INSTALL) IN ACCORDANCE WITH THE REQUIREMENTS OF DALTON UTILITIES.

DALTON UTILITIES Michelle Tate DATE 7/16/21

CERTIFICATE OF APPROVAL FOR RECORDING (MINOR SUBDIVISIONS)

THE WHITFIELD COUNTY BUILDING, ZONING AND DEVELOPMENT DEPARTMENT CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINOR SUBDIVISION PROVISIONS OF THE WHITFIELD COUNTY SUBDIVISION REGULATIONS (WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED UPON THE PLAT) AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF WHITFIELD COUNTY, GEORGIA.

7/16/2021 DATE — AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR OFF-SITE SEWAGE MANAGEMENT SYSTEM

EACH LOT SHOWN HEREON IS SUITABLE FOR THE USE OF AN EXISTING SEPTIC SYSTEM OR FOR THE INSTALLATION OF A NEW INDIVIDUAL OFFSITE SEWAGE MANAGEMENT SYSTEM. EACH NEW SYSTEM INSTALLED WILL REQUIRE A PERMIT TO BE ISSUED BEFORE CONSTRUCTION BEGINS, DEPENDENT UPON THE LOCATION OF ANY STRUCTURES AND ANY LIMITATIONS WHICH COULD ADVERSELY AFFECT THE PERFORMANCE OF AN ON-SITE SEWAGE MANAGEMENT SYSTEM. GENERAL APPROVAL IS HEREBY GRANTED FOR ONE DWELLING PER LOT FOR THIS SUBDIVISION SITE (WITH THE EXCEPTION OF LOTS NUMBER _____ _____

7-16-2021 DATE — WHITFIELD COUNTY ENVIRONMENTAL SPECIALIST

CERTIFICATE OF APPROVAL FOR FIRE PROTECTION

I HEREBY CERTIFY THAT FIRE HYDRANTS AND WATER MAINS SERVING THE LOTS ON THIS FINAL PLAT HAVE BEEN INSTALLED AND FLOW REQUIREMENTS FOR THE FIRE HYDRANTS HAVE BEEN MET IN ACCORDANCE WITH THE REQUIREMENTS OF THE WHITFIELD COUNTY BUILDING CODE FOR FIREFIGHTING AND WATER SUPPLY REQUIREMENTS.

WHITFIELD COUNTY FIRE CHIEF DATE 7-16-21

FINAL ACCURACY AND DESIGN CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL REQUIREMENTS OF THE WHITFIELD COUNTY SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH, AND APPROVAL HEREOF DOES NOT RELIEVE ME OF ANY LIABILITY ASSOCIATED WITH INSUFFICIENCIES OR IMPROPER DESIGN.

BY: BILLY L. FLOYD DATE: 7-16-2021
BILLY FLOYD, REGISTERED GEORGIA
LAND SURVEYOR No. 3078

FLOYD–HORNE
LAND SURVEYORS
2510 SHORTER AVENUE
ROME, GEORGIA
(706) 234-5852

21-110; 0 S DIXIE HWY