

ZONING SYNOPSIS

Petition Number(s): Z22-04

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: Highlands Park of Georgia, LLC

Representative: Bill Byrne, Byrne Design Group

Property Owner: Highlands Park of Georgia, LLC

Property Location: Bates Rd. C120-0001-002, C120-0001-006, C120-0001-007, and C120-0001-009

Access to the Property: Bates Rd.

Site Characteristics:

Tract Size: Acres: 46.12 District: 4th Section: 3rd LL(S): 1180 1181 1195 1196
Ward: 2 Council Member: Jayce Stepp

LAND USE INFORMATION

Current Zoning: P-D (Carter Grove Planned Development)

Proposed Zoning: R-20 (Single Family Residential)

Proposed Use: Single Family Residential

Current Zoning of Adjacent Property:

North: County A-1

South: P-D and County A-1

East: County A-1

West: P-D

The Future Development Plan designates the subject property as: Neotraditional Neighborhood

The Future Land Use Map designates the subject property as: Low/Medium Density Residential

ZONING ANALYSIS

Project Summary:

The applicant is requesting the rezoning of four (4) properties located on Bates Rd near Greenridge Rd from P-D (Carter Grove Planned Development) to R-20 (Single Family Residential) in order to remove the Carter Grove P-D development conditions and insure limited access to Bates Rd. This was a request from the Planning and Development staff in order to subdivide the property for the construction of large estate lots.

The development intent of the zoning application is to subdivide the largest remaining parcel, 33.71 acres, into nine (9) lots. The (9) lots will share one private street connection to Bates Rd per the "Bartow County letter". Three tracts of the 50 acre tract were previously subdivided and sold- C120-0001-007(Berry), C120-0001-008(Arveson) and C120-0001-009(Kent)

The (3) remaining lots with P-D zoning will be addressed at a later date.

Access to Bates Rd was approved with conditions by the County Commissioner, Steve Taylor, in 2019 and in conjunction with the 2020 de-annexation of 50+/- acres of the 100 acre Al Meek property (AZ20-02). The driveway cuts specified in the Letter applied to the entire 100ac. tract regardless if any portion of the 100 acres is de-annexed or subdivided. See attached "Bartow County Letter" and AZ20-02 approval letter. The remaining 50 +/- acre tract that was not de-annexed was sold to the applicant for development.

Per the Carter Grove Development Agreement, Bates Rd access from Carter Grove required City and County approval. No access points were ever identified. The rezoning and the Bartow County letter help insure that no access will occur to Carter Grove.

Per the Carter Grove Development Agreement, item 1(c):

- (c) The Developer agrees not to utilize Bates Road as an access point to the Project without prior approval of the City and Bartow County.

The private street serving the proposed nine (9) lot subdivision, the (3) driveways planned for the de-annexed Meek property, and the (3) driveways serving or planned to serve properties C120-0001-007(Berry), C120-0001-008(Arveson) and C120-0001-009(Kent) will exhaust all but one driveway cut allowed per the Bartow County Letter.

City Department Comments

Electric: Takes no exception.

Fibercom: Takes no exception.

Fire: No comments received.

Gas: The above referenced project is outside the service area of the City of Cartersville Gas System.

Public Works: No comments received.

Water and Sewer: Not in service area. Water provided by Bartow County. No sewer service.

City of Cartersville School District: We take no exception to this rezoning request.

Public Comments:

None received as of 8-31-22.

STANDARDS FOR EXERCISE OF ZONING POWERS.

1. *The existing land uses and zoning of nearby property.*
The surrounding properties are zoned for large estate lots or agriculture with the exception of the remaining Carter Grove P-D property. The adjacent land is either undeveloped or developed with single family detached homes on large lots.
2. *The suitability of the subject property for the zoned purposes.*
The property is suitable for the zoned purposes, but has Carter Grove development conditions assigned to it.
3. *The relative gain to the public, as compared to the hardship imposed upon the individual property owner.*
The public gain would be minimal. Rezoning removes the conditions that could affect development and the cost of development.
4. *Whether the subject property has a reasonable economic use as currently zoned.*
The property has a reasonable economic use as currently zoned.
5. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*

The zoning proposal would permit a use that is suitable in view of the use of the adjacent residential use properties.

6. *Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.*

The zoning proposal should not have an adverse effect on adjacent property.

7. *Whether the zoning proposal is in conformity with the current future development plan and community agenda of the comprehensive land use plan as currently adopted or amended in the future.*

The zoning proposal does conform to the Future Development Map and Future Land Use Map.

8. *Whether the zoning proposal will result in a use which will or could adversely affect the environment, including but not limited to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplain, air quality, and water quality and quantity.*

Development of the site would result in a creek crossing that will require additional plan review steps for approval. The creek crossing could also occur if the zoning does not change.

9. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*

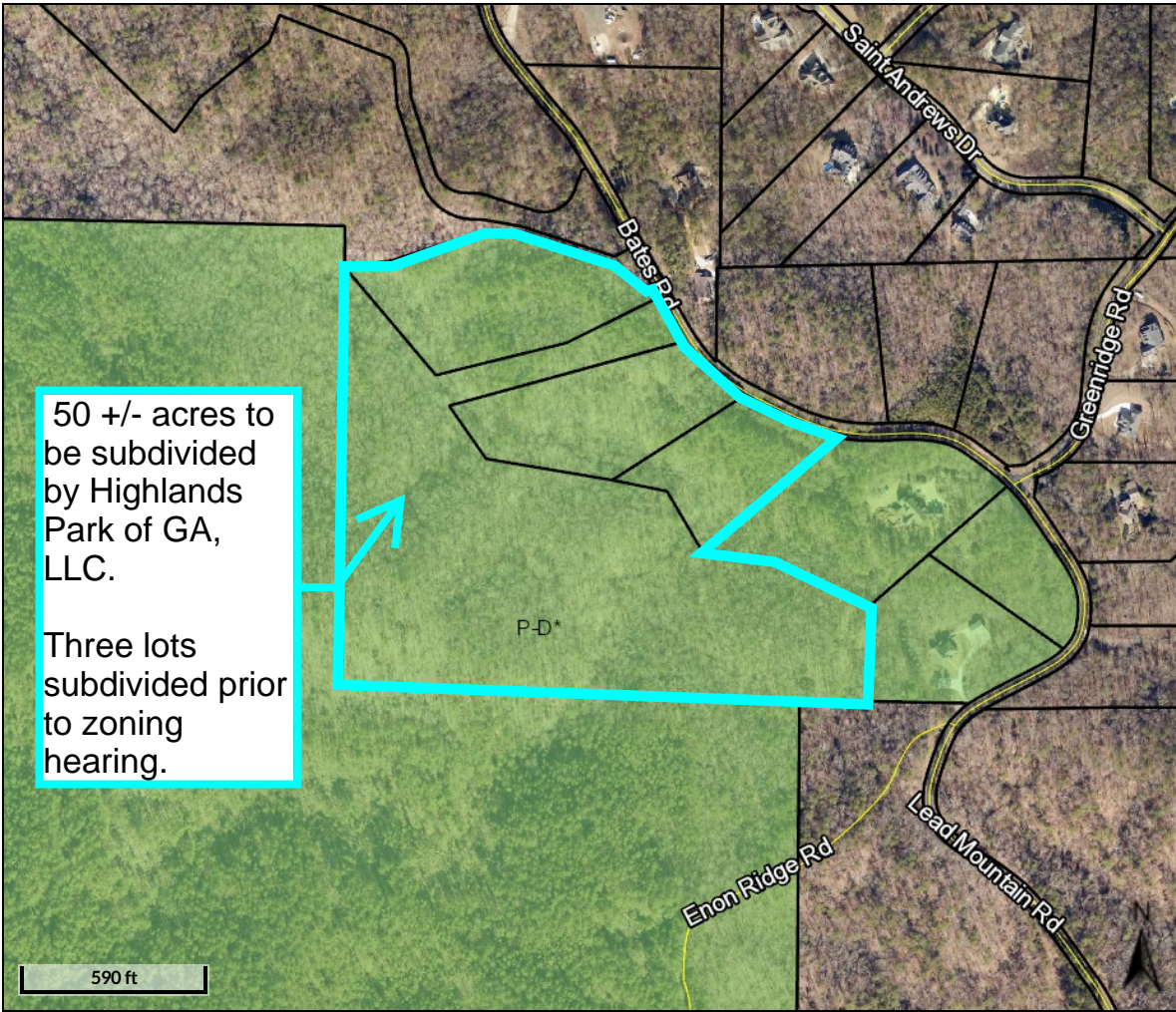
The zoning should not increase the burden to streets, transportation, utilities or schools. The proposed subdivision complies with the County's letter to limit access to Bates Rd.

10. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

There are no known conditions.

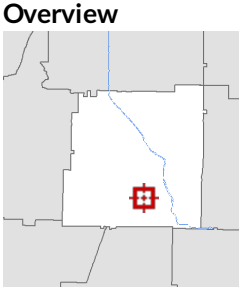
STAFF RECOMMENDATION:

Staff supports the rezoning.



50 +/- acres to be subdivided by Highlands Park of GA, LLC.

Three lots subdivided prior to zoning hearing.



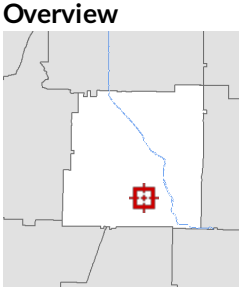
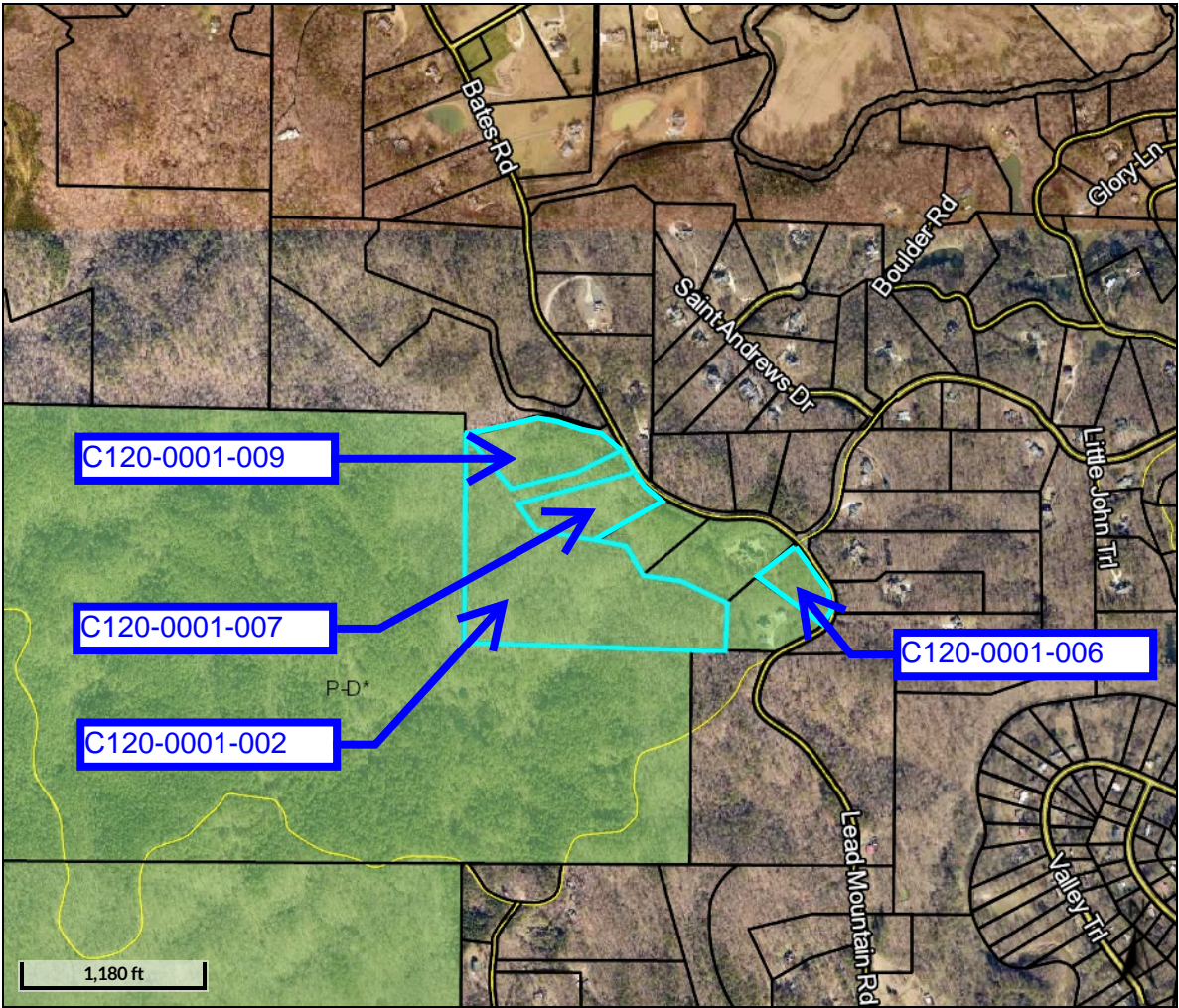
- Legend**
- Parcels
 - Roads
- Cartersville Zoning**
- AG
 - DBD
 - G-C
 - G-C*
 - H-I
 - H-I*
 - L-I
 - L-I*
 - M-U
 - M-U*
 - MF-14
 - MF-14*
 - MN
 - O-C
 - O-C*
 - P-D
 - P-D*
 - P-I
 - P-S
 - P-S*
 - R-10
 - R-10*
 - R-15
 - R-15*
 - R-20
 - R-20*
 - R-7
 - R-7*
 - R-D
 - RA-12
 - RA-12*
 - RSL

Parcel ID 0095-1124-002
 Sec/Twp/Rng n/a

Alternate ID 23096
 Class Residential

Owner Address PRICE JIMMY & CHERYL SUE
 448 BATED RD SE

LOTS TO BE REZONED



- Legend**
- Parcels
 - Roads
- Cartersville Zoning**
- AG
 - DBD
 - G-C
 - G-C*
 - H-I
 - H-I*
 - L-I
 - L-I*
 - M-U
 - M-U*
 - MF-14
 - MF-14*
 - MN
 - O-C
 - O-C*
 - P-D
 - P-D*
 - P-I
 - P-S
 - P-S*
 - R-10
 - R-10*
 - R-15
 - R-15*
 - R-20
 - R-20*
 - R-7
 - R-7*
 - R-D
 - RA-12
 - RA-12*
 - RSL

Parcel ID	C120-0001-002	Alternate ID	38636	Owner Address	HIGHLANDS PARK OF GEORGIA LLC
Sec/Twp/Rng	n/a	Class	Agricultural		905 BLACKWELL RD STE 511

Property Address BATES RD **Acreage** 33.71 MARIETTA, GA 30066
District Cartersville
Brief Tax Description LL1180 1181 1195 1196 D4
(Note: Not to be used on legal documents)

Date created: 8/24/2022
Last Data Uploaded: 8/23/2022 10:20:28 PM

Developed by  Schneider
GEOSPATIAL

Property Address 448 BATES RD **Acreage** 3.2

CARTERSVILLE, GA 30120

District Bartow County

Brief Tax Description LL1124 1125 1180 1181 LD4

(Note: Not to be used on legal documents)

Date created: 9/1/2022

Last Data Uploaded: 8/31/2022 10:35:43 PM

Developed by  Schneider
GEOSPATIAL

Application for Rezoning

City of Cartersville

Case Number: 22204

Date Received: 4/20/22

Public Hearing Dates:

Planning Commission 9/6/22 5:30pm 1st City Council 9/15/22 7:00pm 2nd City Council 10/6/22 7:00pm

Applicant Highlands Park of GA Office Phone 404-643-0505
(printed name)
 Address 18 Green Valley Trail, LLC Mobile/ Other Phone _____
 City Cartersville State GA Zip 30120 Email boblterrell@bellsouth.net
Bob Terrell Phone (Rep) 404-643-0505
 Representative's printed name (if other than applicant) Email (Rep) boblterrell@bellsouth.net
Bob Terrell Applicant Signature
 Representative Signature
 Signed, sealed and delivered in presence of: _____ My commission expires: _____
 Notary Public

* Titleholder Highlands Park of GA, LLC Phone 404-643-0505
(titleholder's printed name)
 Address 18 Green Valley Trail Email boblterrell@bellsouth.net
 Signature Bob Terrell
 Signed, sealed, delivered in presence of: _____ My commission expires: _____
 Notary Public

Present Zoning District Carter Grove PUD Requested Zoning R20
 Acreage 33.46 Land Lot(s) 1181, 1195 District(s) 4th Section(s) 3rd
 Location of Property: 1196 Bates Road
(street address, nearest intersections, etc.)
 Reason for Rezoning Request: To rezone from site plan specific Carter Grove PUD to R20 for 8 tracts for building 8 residential houses.
(attach additional statement as necessary)

* Attach additional notarized signatures as needed on separate application pages.

*400 app
50 adv.*

Application for Rezoning
City of Cartersville

BATES RD.

Case Number: Z22-04
Date Received: 2/17/12

Public Hearing Dates:

Planning Commission _____ 1st City Council _____ 2nd City Council _____
5:30pm 7:00pm 7:00pm

Applicant _____ (printed name)	Office Phone _____
Address _____	Mobile/ Other Phone _____
City _____ State _____ Zip _____	Email _____
Representative's printed name (if other than applicant) _____	Phone (Rep) _____
_____	Email (Rep) _____
Representative Signature _____	Applicant Signature _____
Signed, sealed and delivered in presence of: _____	My commission expires: _____
Notary Public _____	

* Titleholder <u>Kentand Lisa Carter</u> (titleholder's printed name)	Phone <u>678-315-1992</u>
Address <u>460 BATES RD SE</u>	Email <u>KentandLisa1016@gmail.com</u>
Signature <u>[Signature]</u>	
Signed, sealed, delivered in presence of: <u>[Signature]</u>	My commission expires: <u>1/23/23</u>
Notary Public _____	



Present Zoning District _____	Requested Zoning _____
Acreage _____ Land Lot(s) _____	District(s) _____ Section(s) _____
Location of Property: _____ (street address, nearest intersections, etc.)	
Reason for Rezoning Request: _____	
_____ (attach additional statement as necessary)	

*** Attach additional notarized signatures as needed on separate application pages.**



Rwp B-1-22

BILL BYRNE
Landscape Architect
Project Management

**Land Planners
Landscape Architecture**

May 20, 2022

Mr. Brian J. Reed
ETOWAH CONTROLS
Systems and Services
875 Rowland Springs Road
Suite "A"
Cartersville, Georgia 30121



City of Cartersville
PLANNING & DEVELOPMENT

David Hardegree, AICP
City Planner

10 N. Public Square
P.O. Box 1390
Cartersville, GA 30120
Phone (770) 387-5614
Fax (770) 387-5605
dhardegree@cityofcartersville.org

"Providing dependable service while preserving an exceptional quality of life."

Re: Bates Road Residential Development
"Highlands Park of Georgia"
Zoning Request

Dear Mr. Reed:

Mr. David Hardegree, AICP of the City of Cartersville, Planning and Development department has requested that Bob Terrell of Cherokee Properties rezone the above project from Planned Development (PD) to R-20 Residential and Mr. Terrell has agreed to do so.

Mr. Hardegree has requested that adjacent property be included in the zoning request on a voluntary basis and they all have agreed to do so.

On behalf of Cherokee Properties and the City of Cartersville, I am asking you if you would join the re-zoning request on a voluntary basis as requested by the City of Cartersville. Please answer below.

YES I will join the re-zoning request as proposed.

NO I will not join the re-zoning request as proposed.

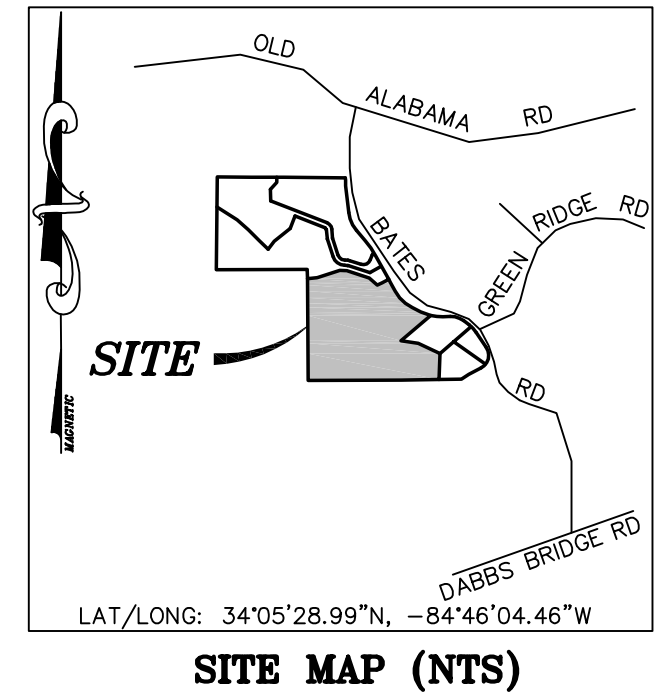
Thank you for your time and consideration.

Sincerely,
BYRNE DESIGN GROUP

William J. Byrne
Project Manager

THE PURPOSE OF THIS PLAN IS FOR REZONING FROM SITE PLAN SPECIFIC, CARTER GROVE PUD TO R-20.

RE-ZONING PLAT:
HIGHLANDS PARK OF GA, LLC
 0 BATES ROAD
 LAND LOT 1181, 1195, & 1196
 4th DISTRICT - 3rd SECTION
 BARTOW COUNTY, GEORGIA
 CITY OF CARTERSVILLE
 EXISTING ZONING: P-D



ZONING NOTES:
 1) PROPERTY CONSISTING OF 33+ ACRES DIVIDED INTO 8 TRACTS WITH A PRIVATE COMMON DRIVEWAY FROM BATES ROAD TO THE BACKSIDE OF THE CREEK AS SHOWN ON THE STREAM-SIDE SETBACK.
 2) THE TRACTS WILL HAVE COMMON LANDSCAPING FROM BATES ROAD TO THE BACKSIDE OF THE CREEK AS SHOWN ON THE STREAM-SIDE SETBACK.

SURVEY REFERENCES:

- 1) SURVEY FOR SCOTT TEMPLETON, BY GILBERT O. MAULSBY, JR., RECORDED BARTOW CO., GA. RECORDS ON 12-31-1978, PLAT BOOK 20, PAGE 126.
- 2) 30 FT POWER EASEMENT FOR COBB EMC, RECORDED BARTOW CO., GA. RECORDS ON 11-17-1991, DEED BOOK 702, PAGE 124.
- 3) SURVEY FOR ALBERT E. MEEK, BY JOHNNY R. KNIGHT, RECORDED BARTOW CO., GA. RECORDS ON 11-10-1994, PLAT BOOK 7A, PAGE 42.
- 4) SURVEY FOR RICHARD R. YOUNG, M.D. & JEANNE M. CUYNUS-YOUNG, BY JOHNNY R. KNIGHT, RECORDED BARTOW CO., GA. RECORDS ON 01-23-1995, PLAT BOOK 36, PAGE 79.
- 5) SURVEY FOR JORDAN PROPERTY, BY WILLIAMS C. SMITH, RECORDED BARTOW CO., GA. RECORDS ON 02-17-2000, PLAT BOOK 49, PAGE 203.
- 6) FENCE EASEMENT SURVEY FOR ALBERT E. MEEK, BY JOHNNY R. KNIGHT, RECORDED BARTOW CO., GA. RECORDS ON 04-07-2004, PLAT BOOK 58, PAGE 194.
- 7) SURVEY FOR BATES ROAD PROPERTIES, BY WILLIAMS C. SMITH, RECORDED BARTOW CO., GA. RECORDS ON 11-30-2000, PLAT BOOK 51, PAGE 51.
- 8) RETRACEMENT SURVEY FOR ALBERT E. MEEKS, BY WILLIAMS C. SMITH, UNRECORDED, DATED 10-14-2019, FILE: 6778.
- 9) LIMITED WARRANTY DEED TO ALBERT MEEK, RECORDED BARTOW CO., GA. RECORDS ON 12-17-2019, DB 3148, PG 222.
- 10) DE-ANNEXATION PLAT FOR ALBERT MEEK, BY FRONTLINE SURVEYING & MAPPING, INC., JOB NO. 70618, RECORDED PB 2020, PG 47.
- 11) BATES ROAD SUBDIVISION PLAT FOR HIGHLANDS PARK OF GA, LLC, BY FRONTLINE SURVEYING & MAPPING, INC., JOB NO. 72154, RECORDED PB 2020, PG 254, AND PB 2020, PG 281.
- 12) BOUNDARY SURVEY FOR ROBERT & PATRICIA BERRY, BY FRONTLINE SURVEYING & MAPPING, INC., JOB NO. 72154, RECORDED PB 2020, PG 284.
- 13) ZONING PLAN FOR ALBERT E. MEEK, BY FRONTLINE SURVEYING & MAPPING, INC., JOB NO. 70618-2, RECORDED PB 2020, PG 329.

LINE TABLE

LINE	LENGTH	BEARING
L1	70.58	N87°21'11"E
L2	80.90	N61°03'32"E
L3	35.00	S82°58'47"E

CURVE TABLE

CURVE	RADIUS	ARC CHORD	BEARING
C1	543.02'	255.58'	253.23' S44°27'15"E
C2	543.02'	50.79'	50.77' S60°37'02"E
C3	620.00'	138.32'	138.03' S69°41'02"E

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

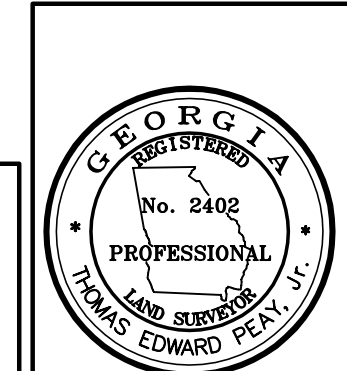
LEGEND:

IPS	IRON PIN SET	BSL	BUILDING SETBACK LINE
OT	OPEN TOP PIN	HC	HAND-UP
CT	CRIMP TOP PIN	CMF	CONCRETE MONUMENT FOUND
RB	RE-BAR	SSMH	SANITARY SEWER MAN HOLE
CRB	CAPPED RE-BAR	MHT	MAN HOLE TELEPHONE
CL	CENTERLINE	CB	CATCH BASIN
R/W	RIGHT-OF-WAY	DI	DRAINAGE INLET
LLL	LAND LOT LINE	HW	HEAD WALL
L	LINE	CMP	CORRUGATED METAL PIPE
CONC	CONCRETE	CPP	CORRUGATED PLASTIC PIPE
C	CURVE	RCP	REINFORCED CONCRETE PIPE
FP	FIRE POLE	SSE	SANITARY SEWER EASEMENT
GV	GAS VALVE	FH	FIRE HYDRANT
GM	GAS METER	DE	DRAINAGE EASEMENT
LP	LAMP POLE	WV	WATER VALVE
FC	FENCE CORNER	PV	POST INDICATOR VALVE
X	FENCE	WM	WATER METER
AE	ACCESS EASEMENT	WMC	WATER METER CLEANOUT
PROP	PROPOSED	POB	POINT OF BEGINNING
AC	AIR-CONDITIONER	POC	POINT OF COMMENCEMENT
PB	POWER BOX	NWB	NORTH WING CATCH BASIN
TA	TELEPHONE JUNCTION BOX	UE	UTILITY EASEMENT
ATV	ABANDONED POWER POLE	PM	POWER METER
		CLF	CHAIN-LINK FENCE
		HCS	HAND-UP CAP SIGN

SURVEY NOTES:

- 1) HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83).
- 2) VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 3) ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF BARTOW COUNTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY OWNERS' DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- 5) STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
- 6) LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- 7) DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES.
- 8) THIS PROPERTY MAY CONTAIN 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 OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- 9) THIS PROPERTY IS/IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 1301500360H; EFFECTIVE DATE: 10-05-2018.
- 10) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- 11) DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
- 12) INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- 13) RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- 14) ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "L.S.F. 631" UNLESS OTHERWISE STATED.
- 15) 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 (O.C.G.A.) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- 16) BOUNDARY FIELD WORK PERFORMED 07-23-2020 BY FRONTLINE SURVEYING & MAPPING, INC.
- 17) EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE S800 GPS RECEIVER UTILIZING CHAMPION GPS/gPGS NETWORK.
- 18) ANGULAR ERROR: 4 SECONDS PER ANGLE.
- 19) RAW FIELD PRECISION: 1:32,673
- 20) ADJUSTED BY LEAST SQUARES.
- 21) PLAT CLOSURE: 1:382,981

N/F
 CARTER GROVE
 (ATLANTA) ASL V
 DB 2452, PG 867
 ZONED: P-D
 PIN: C120-0001-001
 0 OLD GOODE MOUNTAIN RD.
 CITY OF CARTERSVILLE

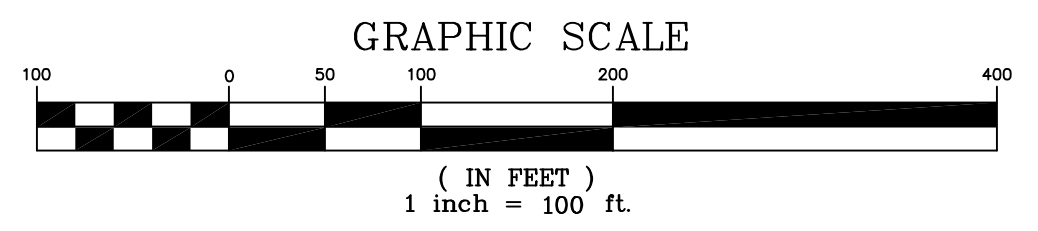


SURVEYOR'S CERTIFICATION:
 AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS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

By: Thomas E. Peay, Jr., Registered Ge. Land Surveyor #2402 Date 10-14-21
 Frontline Surveying & Mapping, Inc.
 3595 Canton Rd.
 Suite 312, PMB-272
 Marietta, Ga. 30066

OWNER'S CERTIFICATE:
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREIN, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, THAT ALL STREETS, WATER SYSTEMS DRAINS AND DRAINAGE EASEMENTS, AND PUBLIC PLACES ARE DEDICATED TO THE USE OF THE PUBLIC FOREVER.

OWNER _____ DATE _____



PRELIMINARY PLAT APPROVAL CERTIFICATE:
 ALL REQUIREMENTS OF THE CITY OF CARTERSVILLE DEVELOPMENT REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A PRELIMINARY PLAT HAVING BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED SUBJECT TO FURTHER PROVISIONS OF SAID REGULATIONS. THIS CERTIFICATE IS EFFECTIVE FOR TWENTY-FOUR (24) MONTHS FROM THE DATE OF SIGNING UNLESS A FINAL PLAT IS RECORDED.

PLANNING COMMISSION CHAIRMAN _____ DATE _____



FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF#000631
 JOB # 76233

HIGHLANDS PARK OF GA, LLC
 0 BATES ROAD
 LAND LOT 1181, 1195, & 1196
 4th DISTRICT - 3rd SECTION
 BARTOW COUNTY, GEORGIA

DATE: 07/15/22
 SCALE: 1" = 100'

REVISION	DATE	BY

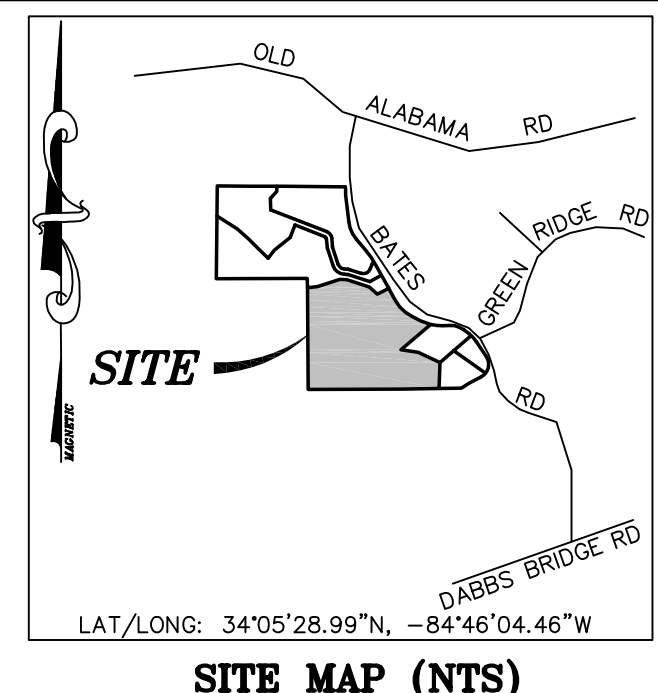
PHASE: PRELIMINARY PLAT
 I HAVE THIS DATE EXAMINED THE "PLAT OFFICIAL FLOOD HAZARD MAP" AND (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
 MAP ID: 1301500360H EFFECTIVE DATE: 10-05-18

3595 Canton Road
 Suite 116, PMB 272
 Marietta, GA 30066
 Ph. (678) 355-9805
 Fax (678) 355-9805
FRONTLINE SURVEYING & MAPPING, INC.
 www.frontlinesurveying.com

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 326,731. AN ANGULAR ERROR OF 4. SECONDS PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES. THIS PLAT HAS BEEN PREPARED BY AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.
 NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE COPIED, REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF FRONTLINE SURVEYING & MAPPING, INC. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

THE PURPOSE OF THIS PLAN IS FOR REZONING FROM SITE PLAN SPECIFIC, CARTER GROVE PUD TO R-20.

RE-ZONING PLAT:
HIGHLANDS PARK OF GA, LLC
 0 BATES ROAD
 LAND LOT 1181, 1195, & 1196
 4th DISTRICT - 3rd SECTION
 BARTOW COUNTY, GEORGIA
 CITY OF CARTERSVILLE
 EXISTING ZONING: P-D



ZONING NOTES:
 1) PROPERTY CONSISTING OF 33+ ACRES DIVIDED INTO 8 TRACTS WITH A PRIVATE COMMON DRIVEWAY FROM BATES ROAD TO THE BACKSIDE OF THE CREEK AS SHOWN ON THE STREAM-SIDE SETBACK.
 2) THE TRACTS WILL HAVE COMMON LANDSCAPING FROM BATES ROAD TO THE BACKSIDE OF THE CREEK AS SHOWN ON THE STREAM-SIDE SETBACK.

SURVEY REFERENCES:

- 1) SURVEY FOR SCOTT TEMPLETON, BY GILBERT O. MAULSBY, JR., RECORDED BARTOW CO., GA. RECORDS ON 12-31-1978, PLAT BOOK 20, PAGE 126.
- 2) 30 FT POWER EASEMENT FOR COBB EMC, RECORDED BARTOW CO., GA. RECORDS ON 11-17-1991, DEED BOOK 702, PAGE 124.
- 3) SURVEY FOR ALBERT E. MEEK, BY JOHNNY R. KNIGHT, RECORDED BARTOW CO., GA. RECORDS ON 11-10-1994, PLAT BOOK 7A, PAGE 42.
- 4) SURVEY FOR RICHARD R. YOUNG, M.D. & JEANNE M. CUYNIUS-YOUNG, BY JOHNNY R. KNIGHT, RECORDED BARTOW CO., GA. RECORDS ON 01-23-1995, PLAT BOOK 36, PAGE 79.
- 5) SURVEY FOR JORDAN PROPERTY, BY WILLIAMS C. SMITH, RECORDED BARTOW CO., GA. RECORDS ON 02-17-2000, PLAT BOOK 49, PAGE 203.
- 6) FENCE EASEMENT SURVEY FOR ALBERT E. MEEK, BY JOHNNY R. KNIGHT, RECORDED BARTOW CO., GA. RECORDS ON 04-07-2004, PLAT BOOK 58, PAGE 194.
- 7) SURVEY FOR BATES ROAD PROPERTIES, BY WILLIAMS C. SMITH, RECORDED BARTOW CO., GA. RECORDS ON 11-30-2000, PLAT BOOK 51, PAGE 51.
- 8) RETRACEMENT SURVEY FOR ALBERT E. MEEKS, BY WILLIAMS C. SMITH, UNRECORDED, DATED 10-14-2019, FILE: 6778.
- 9) LIMITED WARRANTY DEED TO ALBERT MEEK, RECORDED BARTOW CO., GA. RECORDS ON 12-17-2019, DEED BOOK 702, PAGE 222.
- 10) DE-ANNEXATION PLAT FOR ALBERT MEEK, BY FRONTLINE SURVEYING & MAPPING, INC., JOB NO. 70618, RECORDED PB 2020, PG 47.
- 11) BATES ROAD SUBDIVISION PLAT FOR HIGHLANDS PARK OF GA, LLC, BY FRONTLINE SURVEYING & MAPPING, INC., JOB NO. 72154, RECORDED PB 2020, PG 254, AND PB 2020, PG 281.
- 12) BOUNDARY SURVEY FOR ROBERT & PATRICIA BERRY, BY FRONTLINE SURVEYING & MAPPING, INC., JOB NO. 72154, RECORDED PB 2020, PG 284.
- 13) ZONING PLAN FOR ALBERT E. MEEK, BY FRONTLINE SURVEYING & MAPPING, INC., JOB NO. 70618-2, RECORDED PB 2020, PG 329.

LINE TABLE

LINE LENGTH	BEARING
L1	70.58' N87°24'11"E
L2	80.90' N61°03'32"E
L3	35.00' S82°58'47"E

CURVE TABLE

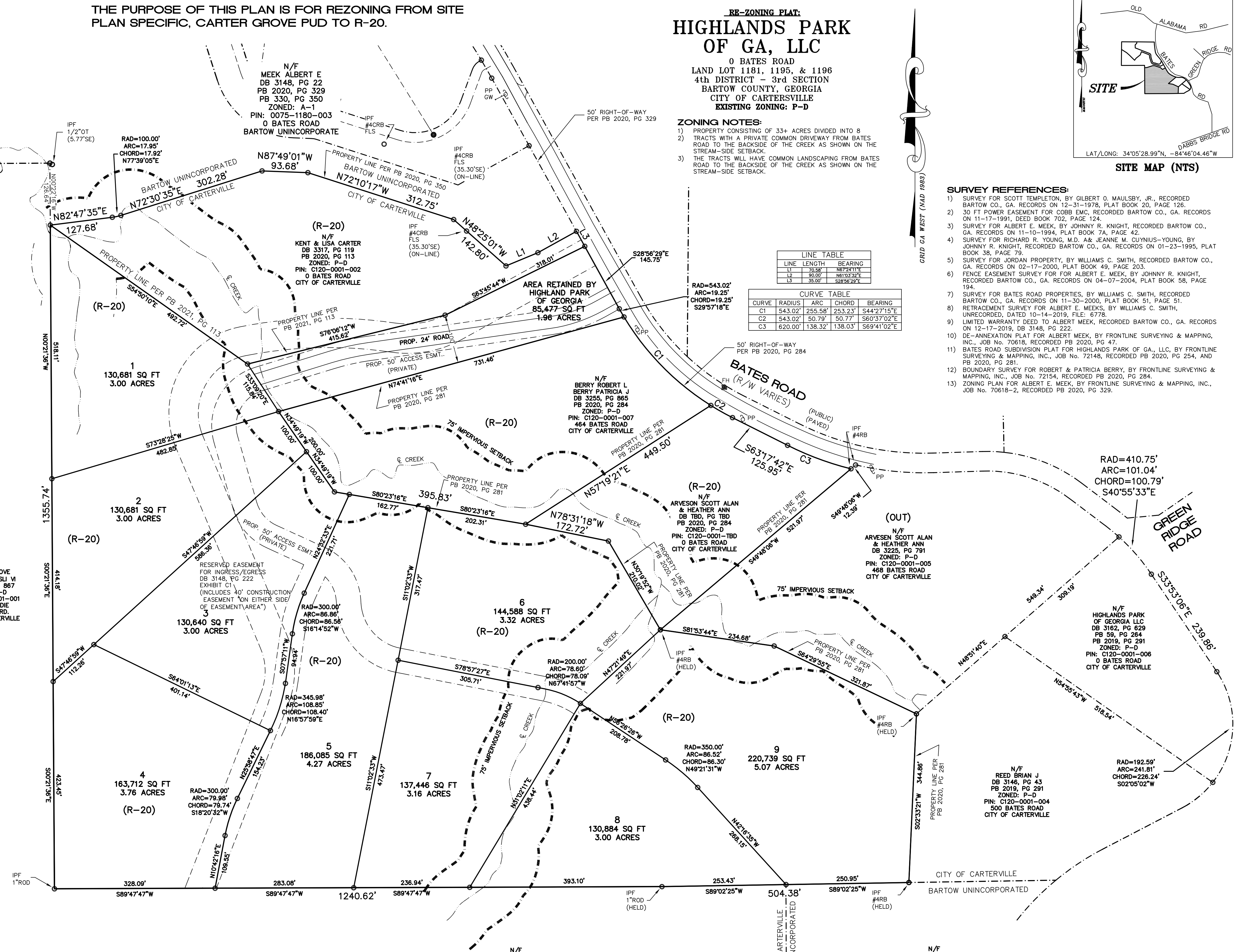
CURVE	RADIUS	ARC CHORD	BEARING
C1	543.02'	255.58'	253.23' S44°27'15"E
C2	543.02'	50.79'	50.77' S60°37'02"E
C3	620.00'	138.32'	138.03' S69°41'02"E

LEGEND:

IPS	IRON PIN SET	BSL	BUILDING SETBACK LINE
OT	OPEN TOP PIN	HC	HANDI-CAP
CT	CRIMP TOP PIN	⊙	BOLLARD
RB	RE-BAR	CMF	CONCRETE MONUMENT FOUND
CRB	CAPPED RE-BAR	SSMH	OVERHEAD UTILITY LINE(S)
CL	CENTERLINE	MHT	SANITARY SEWER MAN HOLE
R/W	RIGHT-OF-WAY	⊕	MAN HOLE TELEPHONE
LLL	LAND LOT LINE	⊕	CATCH BASIN
L	LINE	⊕	JUNCTION BOX
CONC	CONCRETE	⊕	DROP INLET
C	CURVE	⊕	HEAD WALL
FP	FIRE POLE	⊕	CORRUGATED METAL PIPE
GV	GAS VALVE	⊕	CORRUGATED PLASTIC PIPE
GM	GAS METER	⊕	SANITARY SEWER EASEMENT
LP	LAMP POLE	⊕	FIRE HYDRANT
FC	FENCE CORNER	⊕	DRAINAGE EASEMENT
AE	ACCESS EASEMENT	⊕	WATER VALVE
PROP	PROPOSED	⊕	POST INDICATOR VALVE
AC	AIR-CONDITIONER	⊕	WATER METER
PB	POWER MANHOLE	⊕	SANITARY SEWER CLEANOUT
CATV	CABLE TELEVISION JUNCTION BOX	⊕	POINT OF BEGINNING
TB	TELEPHONE JUNCTION BOX	⊕	POINT OF COMMENCEMENT
APP	ABANDONED POWER POLE	⊕	NOT TO SCALE
		⊕	SINGLE WING CATCH BASIN
		⊕	UTILITY EASEMENT
		⊕	POWER METER
		⊕	CLF CHAIN-LINK FENCE
		⊕	HCS HANDI-CAP SIGN

SURVEY NOTES:

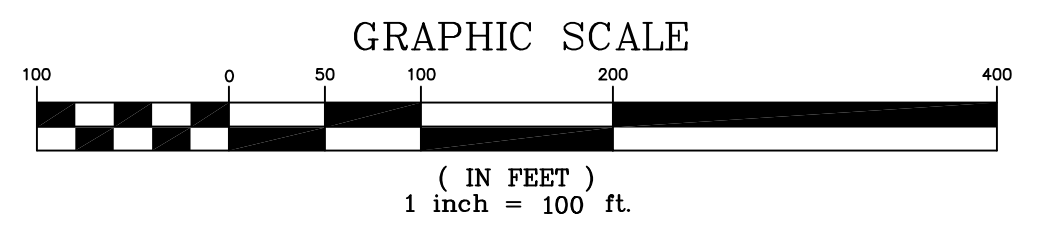
- 1) HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83).
- 2) VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 3) ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF BARTOW COUNTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY OWNERS' DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- 5) STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
- 6) LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- 7) DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES.
- 8) THIS PROPERTY MAY CONTAIN 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 OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- 9) THIS PROPERTY IS/IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 13015C0360H; EFFECTIVE DATE: 10-05-2018.
- 10) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- 11) DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
- 12) INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- 13) RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- 14) ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "L.S.F. CORNER LSF 631" UNLESS OTHERWISE STATED.
- 15) 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 (O.C.G.A.) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- 16) BOUNDARY FIELD WORK PERFORMED 07-23-2020 BY FRONTLINE SURVEYING & MAPPING, INC.
- 17) EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/OPUS NETWORK.
- 18) ANGULAR ERROR: 4 SECONDS PER ANGLE.
- 19) RAW FIELD PRECISION: 1:32,673
- 20) ADJUSTED BY LEAST SQUARES.
- 21) PLAT CLOSURE: 1:382,981



OWNER'S CERTIFICATE:
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREIN, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, THAT ALL STREETS, WATER SYSTEMS DRAINS AND DRAINAGE EASEMENTS, AND PUBLIC PLACES ARE DEDICATED TO THE USE OF THE PUBLIC FOREVER.

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 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 15-6-67.

FOR THE FIRM: **FRONTLINE SURVEYING & MAPPING, INC.** LSF#000631
 By: **Thomas E. Peay, Jr., Registered Ga. Land Surveyor #2402** Date: 10-14-21
 Frontline Surveying & Mapping, Inc.
 3595 Canton Rd.
 Suite 312, PMB-272
 Marietta, GA. 30066



PRELIMINARY PLAT APPROVAL CERTIFICATE:
 ALL REQUIREMENTS OF THE CITY OF CARTERSVILLE DEVELOPMENT REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A PRELIMINARY PLAT HAVING BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED SUBJECT TO FURTHER PROVISIONS OF SAID REGULATIONS. THIS CERTIFICATE IS EFFECTIVE FOR TWENTY-FOUR (24) MONTHS FROM THE DATE OF SIGNING UNLESS A FINAL PLAT IS RECORDED.

PLANNING COMMISSION CHAIRMAN _____ DATE _____

3595 Canton Road
 Suite 116, PMB 272
 Marietta, GA 30066
 Ph. (678) 355-9805
 Fax (678) 355-9805
FRONTLINE SURVEYING & MAPPING, INC.
 www.frontlinesurveying.com

HIGHLANDS PARK OF GA, LLC
 DATE: 07/15/22
 SCALE: 1" = 100'
 0 BATES ROAD
 4th DISTRICT - 3rd SECTION
 BARTOW COUNTY, GEORGIA
 LAND LOT 1181, 1195, & 1196
 4th DISTRICT - 3rd SECTION
 BARTOW COUNTY, GEORGIA
 0 BATES ROAD
 CITY OF CARTERSVILLE

REVISION: _____
 UNIT: _____
 BLOCK: _____
 LOT: _____
 SUBDIVISION: _____
 PHASE: _____
 I HAVE THIS DATE EXAMINED THE "PLAT OFFICIAL FLOOD HAZARD MAP" AND (S) IS (NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
 MAP ID: 13015C0360H EFFECTIVE DATE: 10-05-18

FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF#000631
 JOB # **76233**



City of Cartersville

PLANNING AND DEVELOPMENT

P.O. Box 1390 • 10 North Public Square • Cartersville, Georgia 30120
Telephone: 770-387-5600 • Fax: 770-387-5605 • www.cityofcartersville.org

July 10, 2020

Mr. Albert Meek
412 Bates Rd.
Cartersville, GA 30120

Mr. Meek,

This letter serves as verification of the outcome of the de-annexation application for 55.23 +/- acres of a total of 101.85 acre tract identified as Tax Parcel C120-0001-002 located along Bates Rd. The de-annexation application, AZ20-02, was **APPROVED** by City Council on July 2nd, 2020.

See attached Ordinance No. 17-20 for language specific to the de-annexation case. No further action is required regarding this application.

If you have any questions, please do not hesitate to contact me.

Sincerely,

David Hardegree, AICP
City Planner
O: 770-387-5614
dhardegree@cityofcartersville.org

Cc: RTerrell

Ordinance
of the
City of Cartersville, Georgia

Ordinance No. 17-20

Petition No. AZ20-02

NOW BE IT AND IT IS HEREBY ORDAINED by the Mayor and City Council of the City of Cartersville, Georgia, that all that certain tract of land owned by Albert E Meeks. Property is located on Bates Road. Said property contains 55.23 acres located in the 4th District, 3rd Section, Land Lot(s) 1180,1181,1196 as shown on the attached plat Exhibit "A". De-annexation will be duly noted on the official zoning map of the City of Cartersville, Georgia.

BE IT AND IT IS HEREBY ORDAINED.

First Reading 18th day of June 2020

ADOPTED 2nd day of July 2020 Second Reading.

/s/ 
Matthew J. Santini
Mayor

ATTEST:

/s/ 
Samantha Fincher
Deputy City Clerk

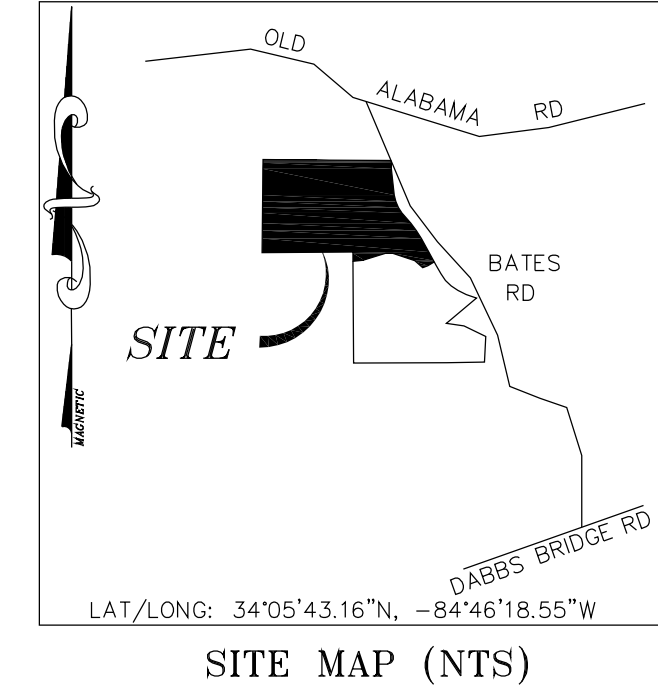


DE-ANNEXATION PLAT FOR:
ALBERT E. MEEK
0 BATES ROAD
LAND LOT 1180, 1181, & 1196
4th DISTRICT - 3rd SECTION
BARTOW COUNTY, GEORGIA
CITY OF CARTERSVILLE
EXISTING ZONING: P-D
PIN: C120-0001-002

THE PURPOSE OF THIS PLAN IS TO SHOW
THE AREA FOR DE-ANNEXATION FROM
THE INCORPORATED CITY OF
CARTERSVILLE TO UNINCORPORATED
BARTOW COUNTY.

EXISTING ZONING: P-D
PROPOSED ZONING: A-1

CURVE	RADIUS	ARC	CHORD	BEARING
C1	594.54'	32.69'	32.69'	S03°01'38"E
C2	444.86'	263.42'	259.59'	S23°22'03"E
C3	1240.43'	204.33'	204.10'	S53°37'12"E
C4	30.00'	21.37'	20.92'	S40°39'12"W



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND:	
IPS	IRON PIN SET
OT	OPEN TOP PIN
CT	CRIMP TOP PIN
RB	REINFORCING BAR
CRB	CAPPED RE-BAR
CL	CENTERLINE
R/W	RIGHT-OF-WAY
LL	LAND LOT LINE
L	LINE
CONC	CONCRETE
C	CURVE
PP	POWER POLE
GV	GAS VALVE
GM	GAS METER
LP	LAMP POLE
FC	SANITARY SEWER
X	FENCE
AE	ACCESS EASEMENT
PROP	PROPOSED
AC	AIR-CONDITIONER
GA	GA POWER MANHOLE
PB	POWER BOX
TB	TELEPHONE JUNCTION BOX
APP	ABANDONED POWER POLE
BSL	BUILDING SETBACK LINE
HC	HANDI-CAP
CMF	CONCRETE MONUMENT FOUND
SSM	OVERHEAD UTILITY LINE(S)
SMH	SANITARY SEWER MAN HOLE
MHT	MAN HOLE TELEPHONE
DWCB	CATCH BASIN
JB	JUNCTION BOX
DI	DROP INLET
HW	HEAD WALL
CMP	CORRUGATED METAL PIPE
CP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
SSE	SANITARY SEWER EASEMENT
FH	FIRE HYDRANT
DE	DRAINAGE EASEMENT
WV	WATER VALVE
PIV	POST INDICATOR VALVE
WM	WATER METER
CS	SANITARY SEWER CLEANOUT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
NTS	NOT TO SCALE
DWCB	SINGLE WING CATCH BASIN
UE	UTILITY EASEMENT
PM	POWER METER
CLF	CHAIN-LINK FENCE
CTW	CTW CROSS-TIE WALL
HCS	HANDI-CAP SIGN

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- TOPOGRAPHIC INFORMATION IS GROUND RUN.
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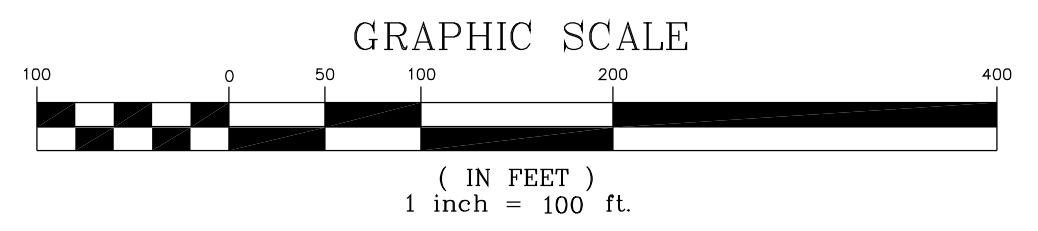
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- LIMITED WARRANTY DEED TO ALBERT MEEK, RECORDED BARTOW CO., GA. RECORDS ON 12-17-2019, DB 3148, PG 222.



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By: *Thomas E. Peay, Jr.* Registered Ga. Land Surveyor #2402 Date 04-27-20
Frontline Surveying & Mapping, Inc. LSF#000631
3595 Canton Rd
Suite 116, PMB-272
Marietta, Ga. 30066



AREA TO BE DE-ANNEXED
2,405,866 SQ FT
55.23 ACRES

AREA REMAINING
IN THE CITY OF CARTERSVILLE
AFTER DE-ANNEXATION
±46.61 ACRES

OWNER'S CERTIFICATE:
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, THAT ALL STREETS, WATER SYSTEMS DRAINS AND DRAINAGE EASEMENTS, AND PUBLIC PLACES ARE DEDICATED TO THE USE OF THE PUBLIC FOREVER.

OWNER _____ DATE _____

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,927. AN ANGULAR ERROR OF 3. SECONDS PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES. THIS PLAT HAS BEEN PREPARED BY AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF FRONTLINE SURVEYING & MAPPING, INC. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805

FRONTLINE SURVEYING & MAPPING, INC.
www.frontlinesurveying.com

DE-ANNEXATION PLAT FOR: **ALBERT E. MEEK**

DATE: 01/25/20 SCALE: 1" = 100'

0 BATES ROAD

3rd SECTION BARTOW COUNTY, GEORGIA

4th DISTRICT

LAND LOT 1180, 1181, & 1196

UNIT: BLOCK

PHASE: FLOOD HAZARD MAP

REVISION: (S) (NOT IN AN AREA HAVING SPECIAL FLOOD HAZARD)

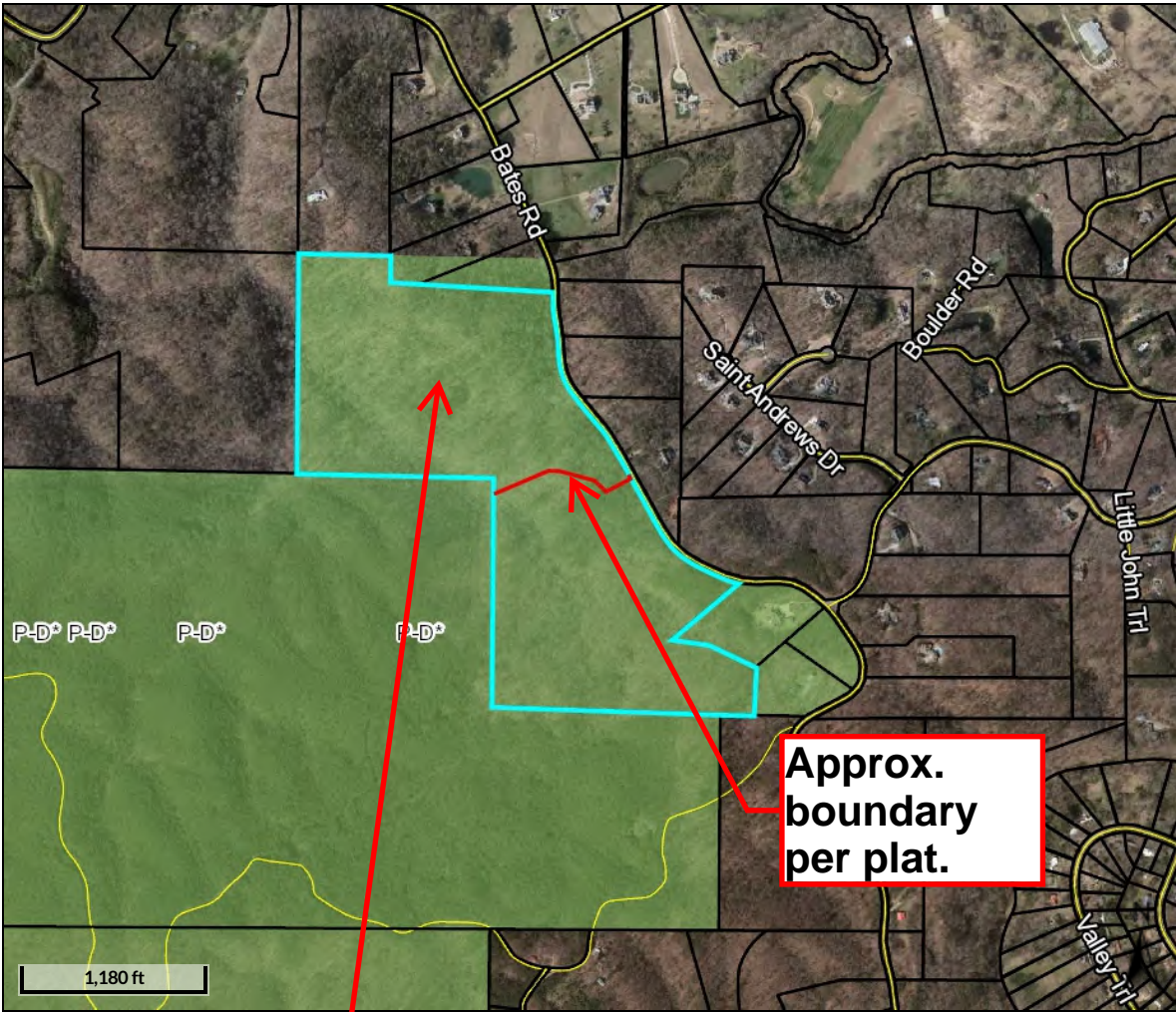
I HAVE THIS DATE EXAMINED THE "FLOOD HAZARD MAP" (S) (NOT IN AN AREA HAVING SPECIAL FLOOD HAZARD)

FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF#000631

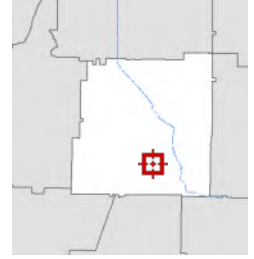
PROFESSIONAL LAND SURVEYOR No. 2402 STATE OF GEORGIA

DATE: 04-27-20

JOB # 70618



Overview



Legend

- Parcels
- Roads
- Cartersville Zoning**
- AG
- DBD
- G-C
- G-C*
- H-I
- H-I*
- L-I
- L-I*
- M-U
- M-U*
- MF-14
- MF-14*
- MN
- O-C
- O-C*
- P-D
- P-D*
- P-I
- P-S
- P-S*
- R-10
- R-10*
- R-15
- R-15*
- R-20
- R-20*
- R-7
- R-7*
- R-D
- RA-12
- RA-12*

**Approx.
boundary
per plat.**

**LOT TO BE
DE-ANNEXED**

Parcel ID C 120-0001-002
 Sec/Twp/Rng n/a
 Property Address BATES RD
 Cartersville

Alternate ID 38636
 Class Agricultural
 Acreage 101.85

Owner Address CARTER GROVE (ATLANTA) ASLI VI
 923 N PENNSYLVANIA AVE
 WINTER PARK FL 32789



BARTOW COUNTY

Steve Taylor, Sole Commissioner

CERTIFIED MAIL # 7006 3450 0001 5974 6687

June 2, 2020

Mr. David Hardegree
Planning Department
City of Cartersville
P.O. Box 1390
Cartersville, GA 30120

RE: Request to de-annex approximately 55.236 acres
located on Bates Road (Tax Parcel # C120-0001-002)

David:

This office has reviewed the above referenced de-annexation request and finds no objection to the application. This tract is adjacent to county property that is currently zoned A-1 (Agriculture) and identified on the County's Future Land Use Map as Agricultural.

Sincerely,

A handwritten signature in black ink that reads "Steve Taylor".

STEVE TAYLOR
Sole Commissioner
Bartow County

CB/kg

- c. Brandon Johnson, Zoning Department
- Joe Sutton, Bartow County Road Department
- Cheryl Billard, Voter Registration
- Jarrod Roberts, Tax Assessor
- Melissa Lasebikan, GIS Department



BARTOW COUNTY

Steve Taylor, Sole Commissioner

October 14, 2019

Mr. Randy Mannino, AICP
P.O. Box 13904
10 N. Public Square
Cartersville, GA 30120

Dear Randy,

Bartow County will allow a development fronting on Bates Road in Land Lots 1180, 1181, 1196 and 1195. Under the following conditions:

1. Only one public or private street into a residential development.
2. Public water to be serviced by Bartow County Water System and will be installed at developer's expense.
3. A total maximum of 7 individual curb cuts in addition to the one street.
4. Minimum lot size of 2 acre with an average lot size of 3 acres.
5. Minimum house size for a single-story house will be 3,000 square feet livable area, plus garage area. Minimum house size for a 2-story house will be 4,500 square feet livable area with a minimum of 2,000 square feet footprint plus garage.
6. Architectural plans to be approved by the developer.
7. Restrictive Covenants to be developed by a committee consisting of Bobby L. Terrell, the City of Cartersville Planning Department and a representative chosen by the neighbors along Bates Road.
8. A restrictive Covenant providing that there will be no road access connection to the present or extended Carter Grove Subdivision so that there can be no future connection between the large lot development and the Carter Grove development which is accessed from Dothit Ferry Road.

Sincerely,

A handwritten signature in blue ink that reads "Steve Taylor".

Steve Taylor
Sole Bartow County Commissioner

Cc: Albert Meek
Cc: Bobby L. Terrell

Images taken 8-18-22

