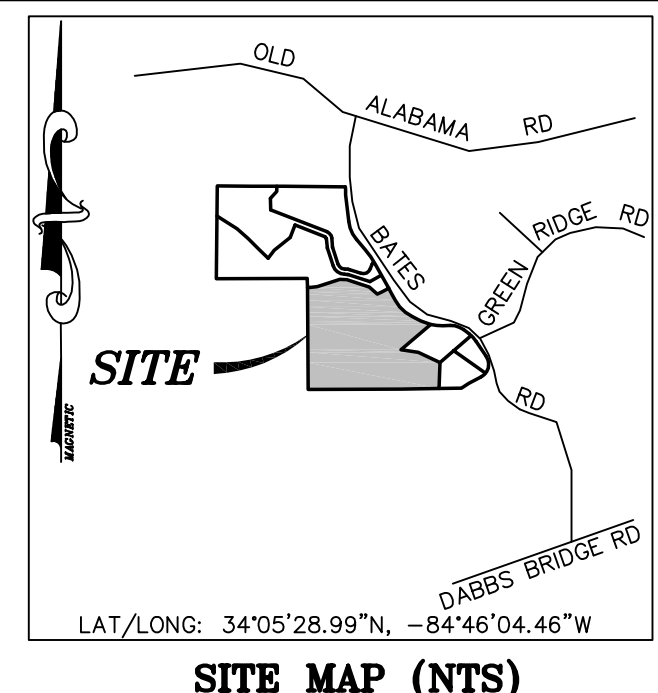


THE PURPOSE OF THIS PLAN IS FOR REZONING FROM SITE PLAN SPECIFIC, CARTER GROVE PUD TO R-20.

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:**
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 - 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, DEED BOOK 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. 284 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

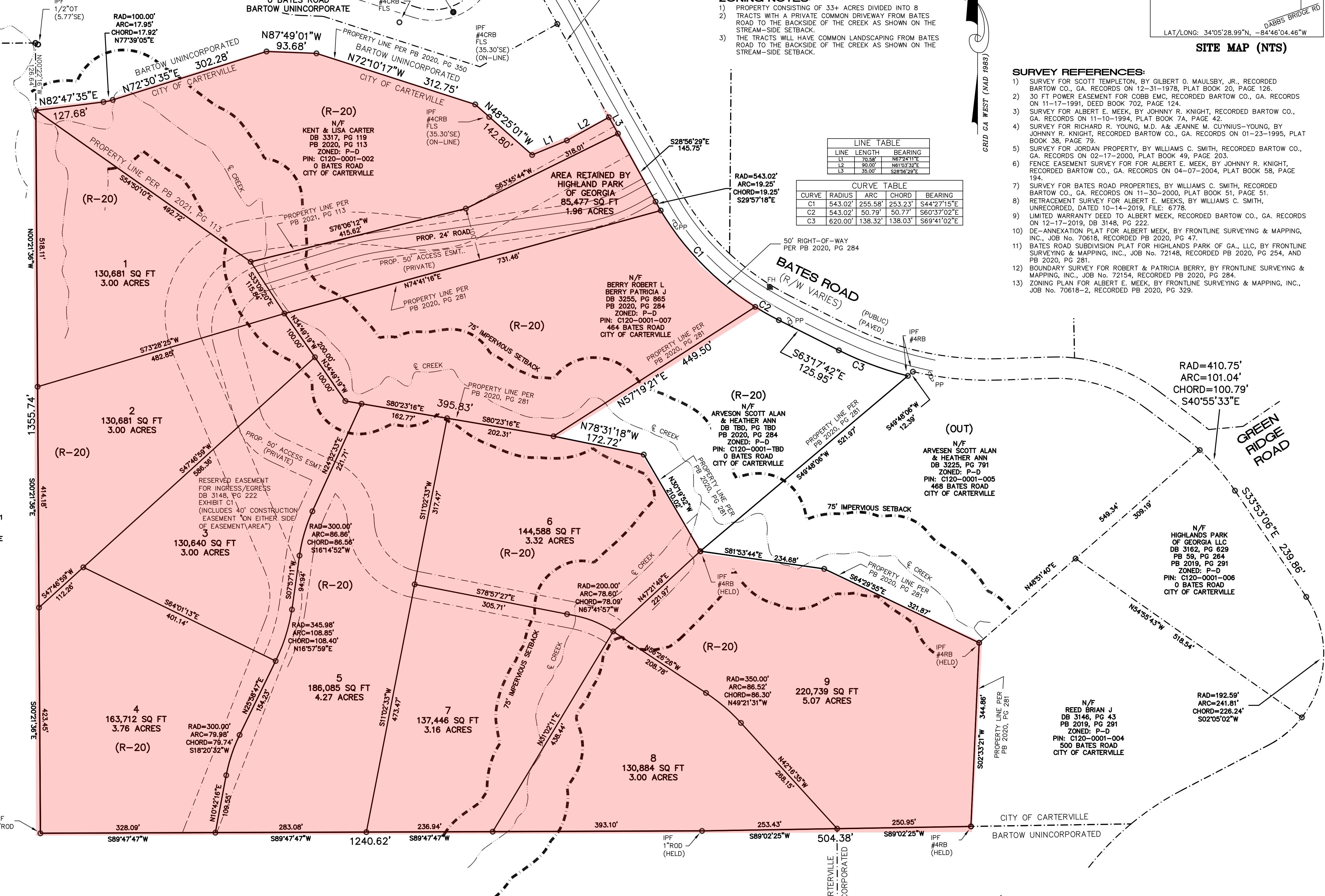
CURVE TABLE

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

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	OVERHEAD UTILITY LINE(S)
CRB	CAPPED RE-BAR	MHT	SANITARY SEWER MAN HOLE
CL	CENTERLINE	JB	CATCH BASIN
R/W	RIGHT-OF-WAY	DI	JUNCTION BOX
LLL	LAND LOT LINE	DW	DROP INLET
L	LINE	HW	HEAD WALL
CONC	CONCRETE	CMP	CORRUGATED METAL PIPE
C	CURVE	CPP	CORRUGATED PLASTIC PIPE
FP	FIRE POLE	RCP	REINFORCED CONCRETE PIPE
GV	GAS VALVE	SSE	SANITARY SEWER EASEMENT
GM	GAS METER	FH	FIRE HYDRANT
LP	LAMP POLE	DE	DRAINAGE EASEMENT
FC	FENCE CORNER	WV	WATER VALVE
X	FENCE	PV	POST INDICATOR VALVE
AE	ACCESS EASEMENT	WM	WATER METER
PROP	PROPOSED	WMC	WATER METER CLEANOUT
AC	AIR-CONDITIONER	POB	POINT OF BEGINNING
PB	POWER BOX	POC	POINT OF COMMENCEMENT
CATV	CABLE TELEVISION JUNCTION BOX	NTS	NOT TO SCALE
TB	TELEPHONE JUNCTION BOX	SWMB	SINGLE WING CATCH BASIN
AP	ABANDONED POWER POLE	UE	UTILITY EASEMENT
		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

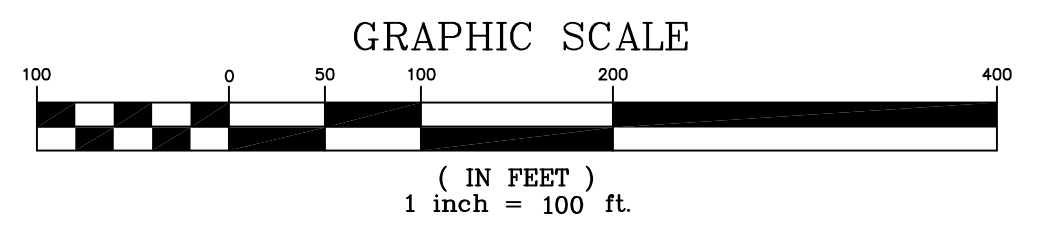


SURVEYOR'S CERTIFICATION:
 AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS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

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 _____

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

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

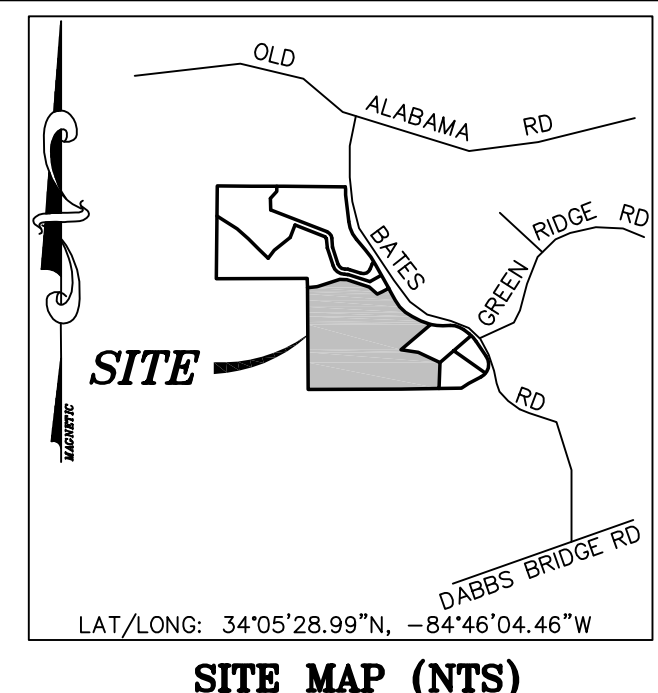
REVISION: _____
 UNIT: _____
 BLOCK: _____
 LOT: _____

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: 1301500360H EFFECTIVE DATE: 10-05-18

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

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.

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LINE TABLE

LINE	LENGTH	BEARING
L1	70.58	N87°24'11\"/>

CURVE TABLE

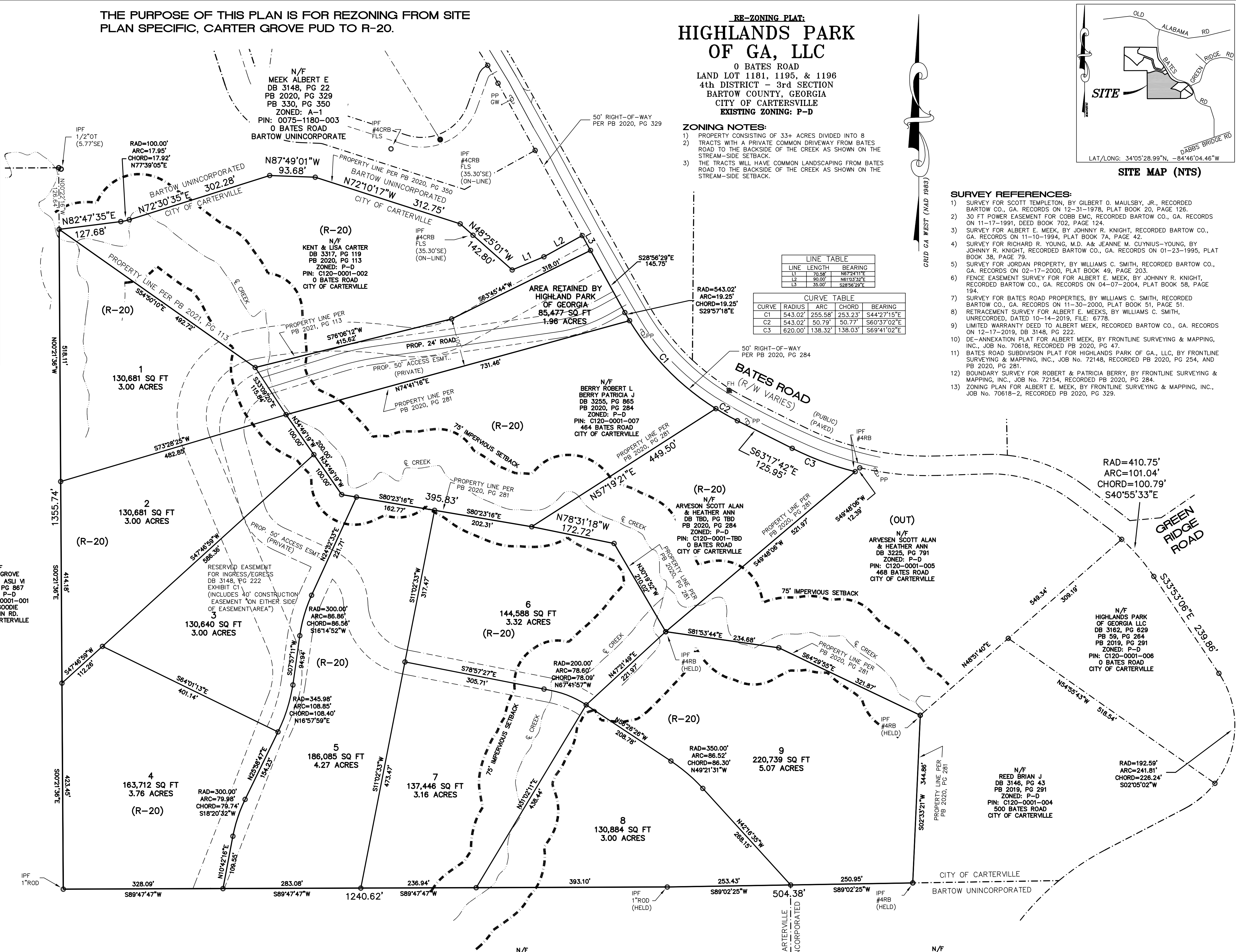
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LEGEND:

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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 BOX	⊕	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).
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- 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 (OCGA) 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.
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- 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

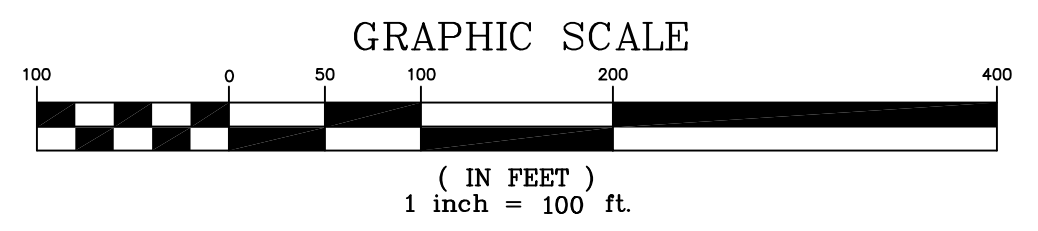


OWNER'S CERTIFICATE:
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREIN, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, THAT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

OWNER _____ DATE _____

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 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:
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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
 0 BATES ROAD
 LAND LOT 1181, 1195, & 1196
 4th DISTRICT - 3rd SECTION
 BARTOW COUNTY, GEORGIA

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

REVISION: _____
 BY: _____
 DATE: _____

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: 1301500360H EFFECTIVE DATE: 10-05-18

PROFESSIONAL LAND SURVEYOR
 No. 2402
 Thomas Edward Peay, Jr.
 10-14-21

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

SHEET 1 OF 1
 JOB # 76233