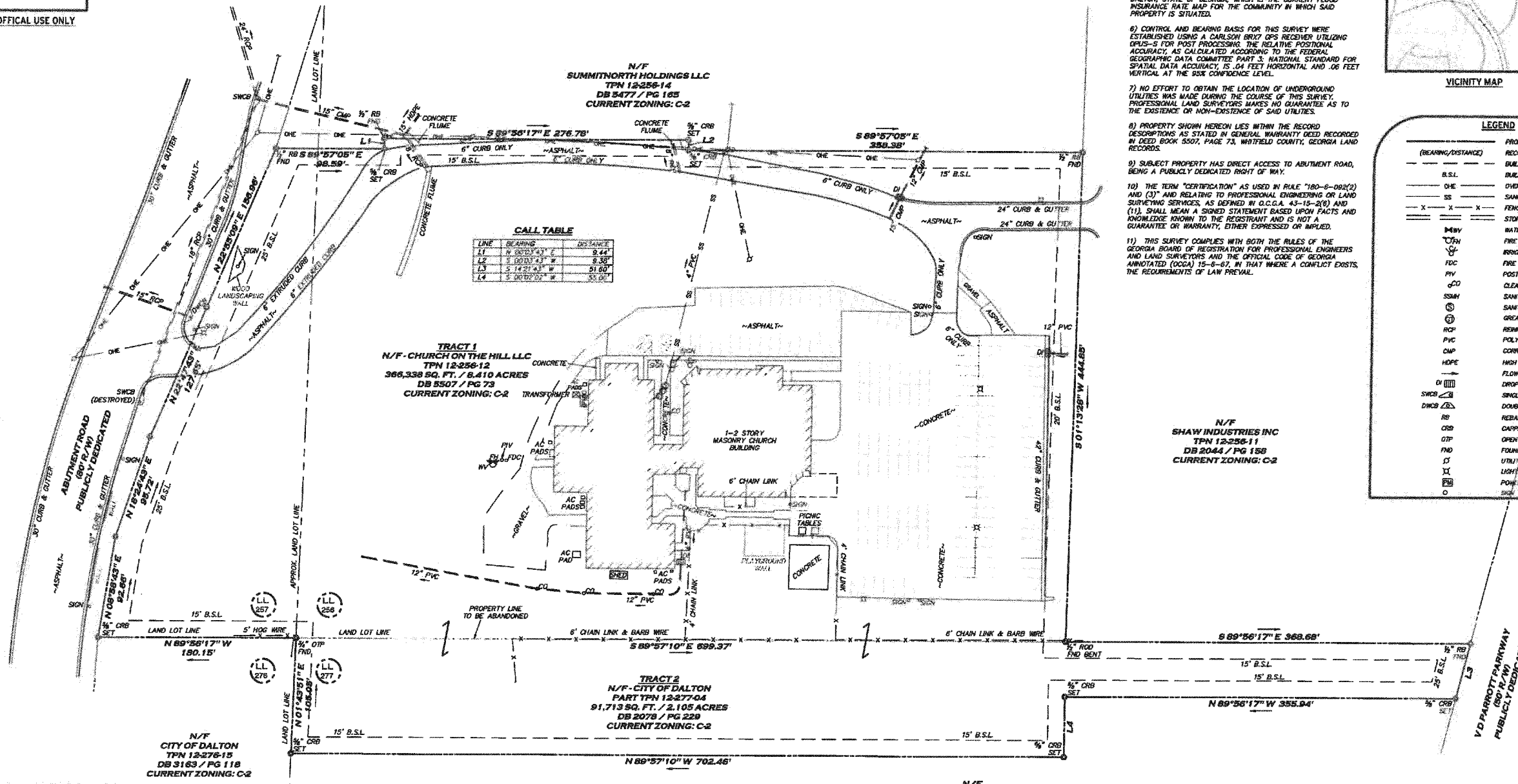
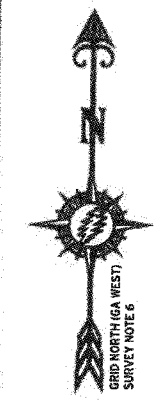


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SCOPE OF WORK
THE PURPOSE OF THIS PROJECT IS TO SUBDIVIDE 2.105 ACRES ± FROM PARCEL 12-277-04 TO BE COMBINED WITH PARCEL 12-256-12.

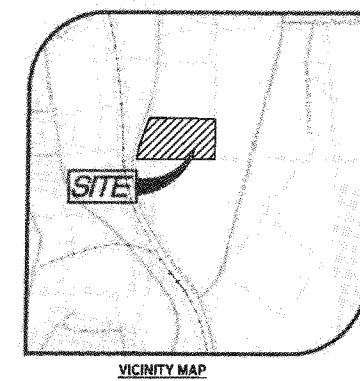
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CALL TABLE

LINE	BEARING	DISTANCE
L1 <td>N 00°13'43" E</td> <td>9.44'</td>	N 00°13'43" E	9.44'
L2 <td>N 00°13'43" W</td> <td>8.38'</td>	N 00°13'43" W	8.38'
L3 <td>S 14°21'03" W</td> <td>51.60'</td>	S 14°21'03" W	51.60'
L4 <td>S 90°02'07" W</td> <td>35.00'</td>	S 90°02'07" W	35.00'

- SURVEY NOTES**
- 1) PROPERTY SHOWN HEREON WAS SURVEYED OCTOBER 15, 2024.
 - 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 37,613' WITH AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
 - 3) A SOKKIA IX SERIES ROBOTIC TOTAL STATION, CARLSON BRX7 GPS RECEIVER, AND SOKKIA SHOROD FIELD CONTROLLER WERE USED FOR FIELD SURVEY MEASUREMENTS.
 - 4) THIS PLAT HAS A MAP CLOSURE OF 1" IN 119,619'.
 - 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 1335003302, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 19, 2007 FOR COMMUNITY NUMBER 130194, IN THE CITY OF DALTON, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
 - 6) CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BRX7 GPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 5: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FEET HORIZONTAL AND .06 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
 - 7) NO EFFORT TO OBTAIN THE LOCATION OF UNDERGROUND UTILITIES WAS MADE DURING THE COURSE OF THIS SURVEY. PROFESSIONAL LAND SURVEYORS MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
 - 8) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTIONS AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 5507, PAGE 73, WHITFIELD COUNTY, GEORGIA LAND RECORDS.
 - 9) SUBJECT PROPERTY HAS DIRECT ACCESS TO ADJUTMENT ROAD, BEING A PUBLICLY DEDICATED RIGHT OF WAY.
 - 10) THE TERM "CERTIFICATION" AS USED IN RULE "180-6-092(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-18-2(B) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
 - 11) 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, IN THAT WHERE A CONFLICT EXISTS, THE REQUIREMENTS OF LAW PREVAIL.



LEGEND

(BEARING/DISTANCE)	PROPERTY LINE
---	RECORD CALLS
---	BUILDING SETBACK LINE
---	BUILDING SETBACK LINE
---	CHDHEAD UTILITY LINE
---	SANITARY SEWER LINE
-X-X-	FENCE LINE
---	STORM DRAIN PIPE
---	WATER VALVE
---	FIRE HYDRANT
---	IRRIGATION CONTROL VALVE
---	FIRE DEPARTMENT CONTROL
---	POST INDICATOR VALVE
---	CLEAN OUT
---	SANITARY SENIOR MANHOLE
---	SANITARY SENIOR MANHOLE
---	GREASE TRAP
---	REINFORCED CONCRETE PIPE
---	POLYVINYL CHLORIDE PIPE
---	CORRUGATED METAL PIPE
---	HIGH DENSITY POLYETHYLENE
---	FLOW DIRECTION
---	DROP INLET
---	SINGLE-RING CATCH BASIN
---	DOUBLE-RING CATCH BASIN
---	REBAR
---	CAPPED REBAR
---	OPEN TOP PIPE
---	FOUND
---	UTILITY POLE
---	UTILITY POLE
---	POWER METER
---	SIGN

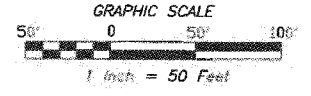
SURVEYOR'S CERTIFICATION
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE COMPILED 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.

DIVISIONAL 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 THAT APPROVAL HEREOF DOES NOT RELIEVE ME OF AN LIABILITY ASSOCIATED WITH INACCURACIES OR IMPROPER DESIGN.

CERTIFICATE OF APPROVAL FOR RECORDING (EXEMPT SUBDIVISION)
THE WHITFIELD COUNTY BUILDING, ZONING, AND DEVELOPMENT DEPARTMENT CERTIFIES THAT THIS PLAT COMPLES WITH THE EXEMPT SUBDIVISION PROVISIONS OF THE CITY OF DALTON 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 SUPERIOR COURT OF WHITFIELD COUNTY, GEORGIA. NO DETERMINATION HAS BEEN MADE WITH REGARD TO THE SUITABILITY OF ANY LOT EITHER FOR USE WITH THE EXISTING ON-SITE/PUBLIC SEWAGE MANAGEMENT OR WATER SUPPLY SYSTEM OR FOR THE INSTALLATION OF A NEW ON-SITE/PUBLIC SEWAGE MANAGEMENT OR WATER SUPPLY SYSTEM.

ZONING
ZONING FOR THIS PROPERTY IS CURRENTLY CLASSIFIED AS "C-2" (GENERAL COMMERCIAL). SETBACKS AND RESTRICTIONS ARE AS FOLLOWS:
FRONT YARD (MAJOR): 25 FEET
FRONT YARD (MINOR): 25 FEET
SIDE YARD: 15 FEET
REAR YARD: 20 FEET
ZONING AND SETBACK INFORMATION PER THE WHITFIELD COUNTY ZONING MAP AND UNITED ZONING ORDINANCE. ALL INFORMATION STATED SHOULD BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

SURVEY REFERENCES
1) PLAT OF PARCEL 10 OF CROWN SHAW, INC. FORMERLY CROWN COTTON MILLS PREPARED BY E. M. SMITH DATED MAY 11, 1977, LAST REVISED MARCH 9, 1978.
2) SURVEY FOR EVANGELICAL METHODIST CHURCH PREPARED BY JOSEPH RUSSELL EVANS DATED MAY 28, 1987 AND RECORDED IN PLAT CABINET C, SLIDE 256, WHITFIELD COUNTY RECORDS.



PROFESSIONAL LAND SURVEYORS, LLC
1020 CHATTANOOGA AVENUE
DALTON, GA 30720
770-334-8186
WWW.PLS.US
INFO@PLS.US
GEORGIA C.O.A.: LSF001390

PREPARED FOR:
CHURCH ON THE HILL LLC
DALTON UTILITIES

FINAL PLAT EXEMPT SUBDIVISION OF:
TAX PARCEL NO. 12-256-12
1035 ADJUTMENT ROAD
DALTON, GA 30721

STATE: GEORGIA
LAND LOT: 256, 257 & 277
DISTRICT: 12
SECTION: 3

REVISIONS

DATE	DESCRIPTION

PROFESSIONAL LAND SURVEYORS
DATE: OCTOBER 28, 2024
JOB #: 245038
SCALE: 1"=40'
DRAWN BY: J.P.B.