

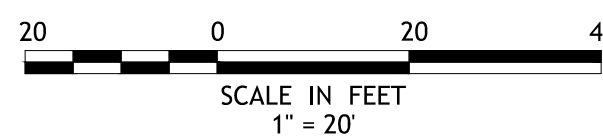
(FOR RECORDING PURPOSES)

### LEGEND

BOUNDARY	---
ADJ. BOUNDARY	---
BUILDING	▨
WALL	---
CENTERLINE OF DITCH	---
FENCE	---
SAN. SEWER LINE	---
LAND LOT LINE	---
STORM SEWER LINE	---
JUNCTION BOX	⊕
SINGLE WING C.B.	⊕
DOUBLE WING C.B.	⊕
DROP INLET	⊕
STORM SEWER MANHOLE	⊕
SAN. SEWER MANHOLE	⊕
CLEAN OUT	⊕
FIRE HYDRANT	⊕
WATER METER	⊕
IRRI. CONTROL VALVE	⊕
WATER VALVE	⊕
FIRE DEPT. CONNECTION	⊕
WATER VAULT	⊕
GAS VALVE	⊕
GAS VALVE	⊕
TELE. PEDESTAL	⊕
ELECTRIC BOX	⊕
ELECTRIC METER	⊕
PULL BOX	⊕
LIGHT POLE	⊕
POWER POLE	⊕
GLY. POLE	⊕
AIR CONDITIONING UNIT	⊕
H/C PARKING	⊕
BOLLARD	⊕
MAIL BOX	⊕
SIGN	⊕
TREE	⊕
RIGHT OF WAY MONUMENT FOUND	⊕
PROPERTY MONUMENT FOUND	⊕
5/8" REBAR SET	⊕
CALCULATED POINT	⊕
POINT OF COMMENCEMENT	⊕
POINT OF BEGINNING	⊕

### AREAS

LOT 1: 862.64 SQ. FT.	LOT 11: 862.64 SQ. FT.
LOT 2: 823.93 SQ. FT.	LOT 12: 823.93 SQ. FT.
LOT 3: 862.64 SQ. FT.	LOT 13: 862.64 SQ. FT.
LOT 4: 823.93 SQ. FT.	LOT 14: 823.93 SQ. FT.
LOT 5: 862.64 SQ. FT.	LOT 15: 862.64 SQ. FT.
LOT 6: 823.93 SQ. FT.	LOT 16: 811.72 SQ. FT.
LOT 7: 862.64 SQ. FT.	
LOT 8: 811.72 SQ. FT.	
LOT 9: 862.64 SQ. FT.	
LOT 10: 823.93 SQ. FT.	



### National Flood Hazard Layer FIRMette



Line	Bearing	Distance
L1	S89°27'29"E	19.65'
L2	S0°19'30"W	1.00'
L3	S89°27'29"E	20.35'
L4	N0°19'26"E	1.00'
L5	S89°27'29"E	20.35'
L6	S0°19'44"W	1.00'
L7	S89°27'29"E	20.35'
L8	N0°19'54"E	1.00'
L9	S89°27'29"E	19.95'
L10	S0°20'07"W	1.00'
L11	S89°27'29"E	20.05'
L12	N0°20'21"E	1.00'
L13	S89°27'29"E	19.65'
L14	S0°20'39"W	1.00'
L15	S89°27'29"E	19.61'
L16	S0°23'35"W	42.13'
L17	S89°27'29"E	19.61'
L18	S0°20'39"W	1.00'
L19	S89°27'29"E	19.65'
L20	N0°20'21"E	1.00'

Line	Bearing	Distance
L21	S89°27'29"E	20.05'
L22	S0°20'07"W	1.00'
L23	S89°27'29"E	19.95'
L24	N0°19'54"E	1.00'
L25	S89°27'29"E	20.35'
L26	S0°19'44"W	1.00'
L27	S89°27'29"E	20.35'
L28	N0°19'26"E	1.00'
L29	S89°27'29"E	20.35'
L30	S0°19'30"W	1.00'
L31	S89°27'29"E	19.65'
L32	S0°21'50"W	42.35'
L33	S0°23'41"W	41.13'
L34	S0°23'41"W	41.13'
L35	S0°23'40"W	41.13'
L36	S0°23'40"W	41.13'
L37	S0°23'40"W	41.13'
L38	S0°23'40"W	41.13'
L39	S0°23'39"W	41.13'
L40	S89°18'46"E	19.81'

Line	Bearing	Distance
L41	S0°34'19"W	1.00'
L42	S89°18'46"E	20.21'
L43	N0°34'19"E	1.00'
L44	S89°18'46"E	19.81'
L45	S0°34'19"W	1.00'
L46	S89°18'46"E	20.21'
L47	N0°34'19"E	1.00'
L48	S89°18'46"E	19.81'
L49	S0°40'51"W	1.00'
L50	S89°18'13"E	20.21'
L51	N0°34'19"E	1.00'
L52	S89°18'46"E	19.81'
L53	S0°34'19"W	1.00'
L54	S89°19'19"E	20.20'
L55	S1°45'48"W	42.40'
L56	S89°15'51"E	20.08'
L57	S0°47'33"W	1.02'
L58	S89°12'27"E	19.70'
L59	N0°47'33"E	1.01'
L60	S89°12'04"E	20.10'

Line	Bearing	Distance
L61	S1°07'04"W	1.01'
L62	S89°12'27"E	19.70'
L63	N0°47'33"E	1.01'
L64	S89°12'04"E	20.10'
L65	S0°47'47"W	1.01'
L66	S89°12'27"E	19.70'
L67	N0°47'33"E	1.00'
L68	S89°12'04"E	20.10'
L69	S0°47'33"W	1.00'
L70	S89°12'27"E	19.70'
L71	S0°34'19"W	42.08'
L72	S0°43'32"W	41.11'
L73	S0°52'47"W	41.15'
L74	S1°01'59"W	41.19'
L75	S1°11'25"W	41.22'
L76	S1°20'11"W	41.26'
L77	S1°29'47"W	41.30'
L78	S1°38'46"W	41.34'

Lot Number	Street Address
Lot 1	433 North Ave
Lot 2	435 North Ave
Lot 3	437 North Ave
Lot 4	439 North Ave
Lot 5	441 North Ave
Lot 6	443 North Ave
Lot 7	445 North Ave
Lot 8	447 North Ave
Lot 9	449 North Ave
Lot 10	451 North Ave
Lot 11	453 North Ave
Lot 12	455 North Ave
Lot 13	457 North Ave
Lot 14	459 North Ave
Lot 15	461 North Ave
Lot 16	463 North Ave

### REFERENCES

\* PLAT BY DIVERSIFIED TECHNICAL GROUP, L.L.C. DATED 12/15/2016 AND PROVIDED AS PART OF THIS SURVEY EFFORT.

### PROPERTY INFO

PID: 13051A A008  
FOREST PARK TOWNHOMES, LLC  
437 NORTH AVENUE  
CITY OF FOREST PARK, GA 30297  
DB-10935 PG-127  
ZONED RM-55

### ZONING

PER EMAIL FROM CITY HUNGATE AT THE PLANNING AND ZONING DEPARTMENT OF THE CITY OF FOREST PARK DATED NOV. 16, 2020.  
PROPERTY IS DUAL ZONED RM-85 FOR RESIDENTIAL AND MULTI-FAMILY DWELLINGS.

### DEVELOPER

ATLANTICA PROPERTIES, LLC.  
541 10TH STREET, SUITE 249  
ATLANTA, GA 30318  
LDP#: G23-01

### SURVEYOR'S NOTES

- PROPERTY IS SUBJECT TO ALL EXISTING ROAD RIGHTS-OF-WAYS, ALL EXISTING UTILITY EASEMENTS AND ALL EXISTING INGRESS AND EGRESS EASEMENTS, RECORDED OR UNRECORDED.
- THE UTILITIES SHOWN ARE FOR THE CLIENT'S CONVENIENCE ONLY - THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN HEREON. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN. ALL DAMAGES MADE TO EXISTING UTILITIES BY THE OWNER OR THE OWNER'S AGENT, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, OR THE OWNER'S AGENT, I.E. UNDERGROUND TANKS, GAS LINES, WATER LINES, SEWER LINES, ETC.
- EASEMENTS ILLUSTRATED ARE FROM CLIENT SUPPLIED TITLE REPORT UNIVERSAL ID # 1139572 DATED MARCH 15, 2021.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF CLAYTON COUNTY, PANEL NUMBER 13063C0057F, DATED 06/07/2017, A PORTION OF THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA.
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY FROM ADJACENT LAND ABUTTING SAID PROPERTY AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.
- 811 WAS CALLED AS PART OF THIS SURVEYING EFFORT AND THE DIG TICKET NUMBER IS 210419-005590. NOT ALL UTILITIES WERE COMPLETELY MARKED AND NO SUBSURFACE LOCATION WAS PERFORMED BY CROY PERSONNEL.
- FIELD WORK FOR THIS PROJECT WAS COMPLETED ON 04/21/2021. THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A JAVAD BASE AND ROVER, POST PROCESSED THROUGH JAVAD'S PROPRIETARY DPO SYSTEM, WITH BOTH GNSS AND DODI SATELLITES BEING IMPLEMENTED IN THE RTK AND POST PROCESS SOLUTIONS. THE POSITIONAL TOLERANCE MEETS OR EXCEEDS 0.048 FT ± 50 PPM AT THE 95 PERCENT CONFIDENCE LEVEL. IMPROVEMENTS LOCATED WITH A TRIMBLE S6 TOTAL STATION WERE BASED ON THE SAME DATUM AS THE JAVAD BASE AND ROVER. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 162,841 FEET. THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON THE ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING BEARINGS AND DISTANCES FROM THE FACE OF THE MAP AND IS NOT A GENERALIZATION. ALL LOTS OR PARCELS SHOWN ON THE MAP HAVE BEEN MAP CHECKED FOR CLOSURE AND AREA. FOR A SUBDIVISION PLAT OR MAP, A SURVEY THAT DEPICTS MORE THAN ONE TRACT, THE CLOSURE PRECISION STATED MAY BE THAT OF THE EXTERIOR LINES AND AN AVERAGE OF THE TRACTS.
- THE BEARINGS SHOWN ON THIS PLAT WERE BASED ON A GRID NORTH GEORGIA STATE PLANE COORDINATE SYSTEM - WEST ZONE NAD83 (U.S. FOOT) AS ESTABLISHED BY CROY-ENGINEERING LLC. DISTANCES AND AREAS SHOWN REFLECT HORIZONTAL GROUND - SURFACE MEASUREMENTS. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FT HORIZONTAL AND .07 FT VERTICAL AT THE 95% CONFIDENCE LEVEL. VERTICAL DATUM IS NAVD 88.
- NO CEMETERIES WERE OBSERVED DURING THE PERFORMANCE OF THIS SURVEY. NO QUALIFIED ARCHEOLOGICAL PROFESSIONAL WAS CONSULTED OR HIRED AND THE SURVEYOR TAKES EXCEPTIONS TO ANY SUCH INFORMATION EXPRESSED OR IMPLIED.
- THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT AS RECORDED IN DEED BOOK 13043, PAGE(S) 426-473, WHICH HEREBY BECOMES A PART OF THIS PLAT.
- THERE APPEARS TO BE AN ENCROACHMENT ACROSS THE SOUTHERN PROPERTY AS EVIDENCED BY THE TWO LIGHT POLES AND EDGE OF PAVEMENT.
- WATER SERVICE PROVIDED BY CLAYTON COUNTY WATER AUTHORITY.
- WASTEWATER SERVICE PROVIDED BY CLAYTON COUNTY WATER AUTHORITY.
- THE PURPOSE OF THIS PLAT IS TO SHOW THE ORIGINAL LOT OF 1.62 ACRES OF LAND AND THE PROPOSED SUBDIVISION OF SIXTEEN LOTS INTENDED TO BE THE BUILDING ENVELOPES OF EACH TOWNHOUSE TO BE CONSTRUCTED.

### APPROVAL OF THE CITY COUNCIL OF FOREST PARK, GA

This plat has been approved by the Planning Commission and subsequent thereto submitted to and considered by the City Council of the City of Forest Park, Georgia, the same is hereby approved subject to the protective covenants shown thereon. By approving this plat the city does not accept for maintenance any street until same has been constructed in accordance with existing rules, regulations and specifications and a warranty deed delivered and accepted by the city nor does the city accept for maintenance purposes any drainage easement not within the right-of-way of a street deemed to the city.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
By \_\_\_\_\_, City Manager

### APPROVAL OF THE FOREST PARK PLANNING COMMISSION

This plat has been submitted to and considered by the Forest Park Planning Commission and is approved by such Commission subject to the approval of the city council.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
THE FOREST PARK PLANNING COMMISSION  
By \_\_\_\_\_, Chairman  
By \_\_\_\_\_, Secretary

### SUBDIVISION PLAT APPROVAL

THE DIRECTOR OF PLANNING, BUILDING & ZONING FOR THE CITY OF FOREST PARK, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF FOREST PARK ZONING ORDINANCE AND THE CITY OF FOREST PARK SUBDIVISION REGULATIONS AS AMENDED.

FOR THE DIRECTOR OF PLANNING, BUILDING & ZONING \_\_\_\_\_ DATE \_\_\_\_\_

### DRAINAGE

THE OWNER OF RECORD, ON BEHALF OF ITSELF AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASES THE CITY OF FOREST PARK FROM ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINAGE OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS, OR DRAINAGE FEATURES. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THESE REGULATIONS. THE CITY OF FOREST PARK MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION FILLING, AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGMENT OF STAFF AND DIRECTOR, IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY OR THE PUBLIC ROAD OR UTILITY SYSTEM.

SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR A COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF FOREST PARK, NOR AN ABROGATION OF THE CITY OF FOREST PARK'S RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER/S OF THE PROPERTY OF THE LANDS THAT GENERATED THE CONDITIONS.

### SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS MINOR SUBDIVISION 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, OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE AND MATERIAL IS CORRECTLY SHOWN.

### SURVEYOR'S CERTIFICATE

(i) 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 of 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. Sections 15-6-67.

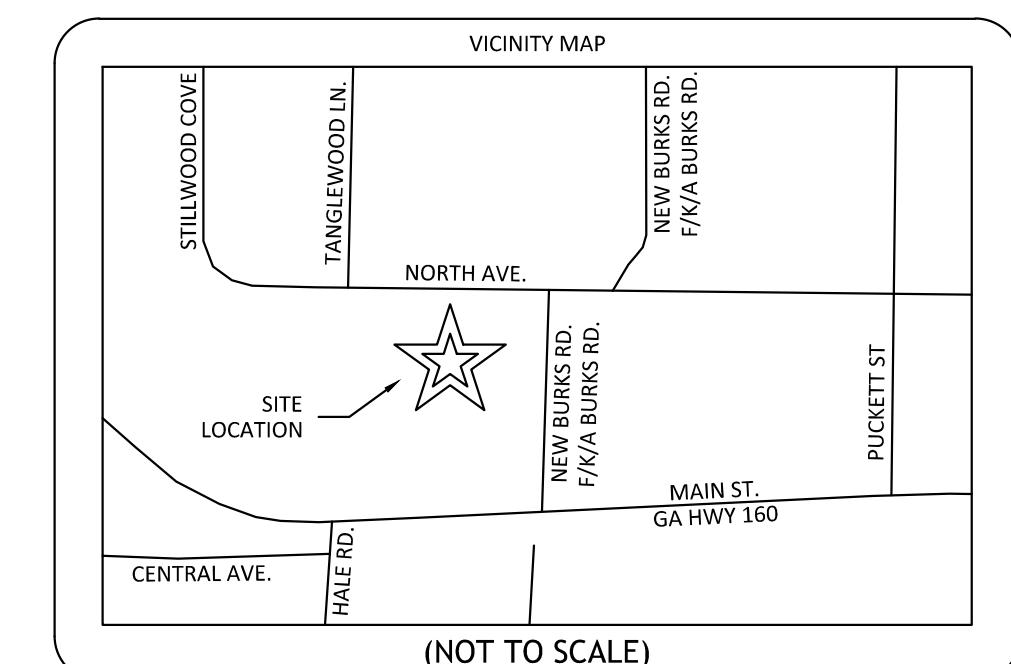
JACOB M. KALOKI  
GEORGIA RLS. NO. 3422  
CERTIFICATE OF AUTHORIZATION NO. LSF000878

1/9/2024  
DATE



### STATEMENT OF SLOPE EASEMENT

I, THIS PLAT IS APPROVED WITH THE UNDERSTANDING THAT THE EASEMENT IS GRANTED THE CITY OF FOREST PARK ALONG ALL ROAD FRONTAGE FOR THE PURPOSE OF SLOPING CUTS AND FILLS AS FOLLOWS:  
i. 0' TO 5' - NOT LESS THAN 3 TO 1 SLOPE  
ii. 5' TO 10' - NOT LESS THAN 2 TO 1 SLOPE



### OWNER'S ACKNOWLEDGEMENT

(CITY OF FOREST PARK, CLAYTON COUNTY, STATE OF GEORGIA)  
THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, DEDICATES TO THE PUBLIC FOR USE FOREVER THOSE WATER AND SEWER IMPROVEMENTS CONSTRUCTED IN ACCORDANCE WITH THIS PLAT THAT ARE SPECIFICALLY LABELED AS DEDICATED TO THE PUBLIC, AND DEDICATES TO THE CITY OF FOREST PARK, THE COMPLETE OWNERSHIP AND USE OF ALL PUBLIC STREETS AND DEDICATED RIGHT-OF-WAY SPECIFICALLY LABELED AS PUBLIC STREETS AND DEDICATED RIGHT-OF-WAY, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING:

PUBLIC STREETS \_\_\_\_\_ ACRES  
PUBLIC SEWER EASEMENTS \_\_\_\_\_ ACRES  
PUBLIC DRAINAGE EASEMENTS \_\_\_\_\_ ACRES  
PUBLIC PARKS/OPEN SPACE \_\_\_\_\_ ACRES

Darion Dunn  
TYPED NAME OF SUBDIVIDER  
SIGNATURE OF SUBDIVIDER  
1-9-2024  
DATE

Forest Park Townhomes, LLC  
TYPED NAME OF OWNER OF RECORD  
SIGNATURE OF OWNER OF RECORD  
1-9-2024  
DATE

SHEET NO.	1	OF	1
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DATE	
REVISION	
No.	

Project No.	2393.002
Field Surveyed:	01/09/2024
Drawn By:	JMB
Checked By:	JMK
Date of Plat:	01/09/2024
Scale:	1" = 30'

FINAL PLAT FOR:  
TOWNE MANOR TOWNHOMES  
LAND LOT 51 OF THE 13TH DISTRICT  
CITY OF FOREST PARK, CLAYTON COUNTY, GEORGIA