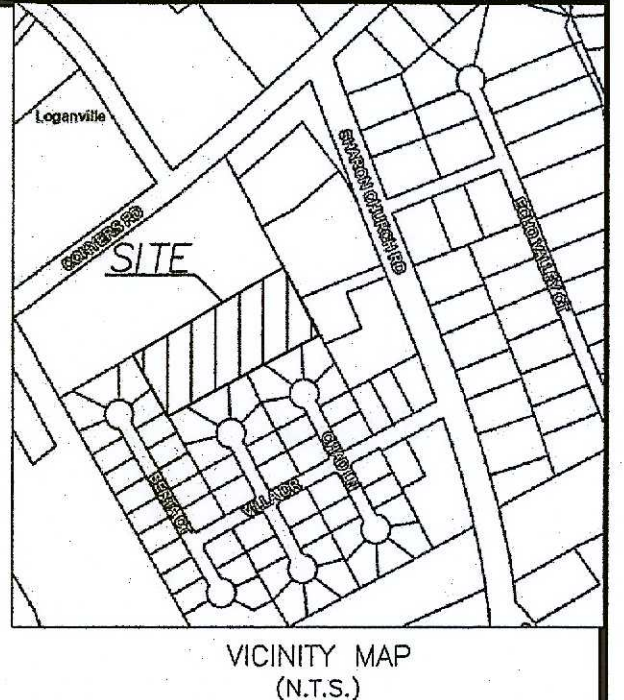


- LEGEND**
- I.P.F. = IRON PIN FOUND
  - O.T.P. = 1/2" REBAR SET
  - R/W = RIGHT OF WAY
  - P.L. = PROPERTY LINE
  - G.M.D. = GEORGIA MILITIA DISTRICT
  - N/F = NOW OR FORMERLY
  - D.B. = DEED BOOK
  - P.B. = PLAT BOOK
  - PAGE = PAGE
  - WATER METER
  - WATER VALVE
  - TELEPHONE POLE
  - TV PEDESTAL
  - CLEAN OUT
  - LIGHT POLE



**FINAL SURVEYOR'S CERTIFICATE:** IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, 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. THERE IS A POSITIONAL TOLERANCE OF LESS THAN 0.1' PER BOUNDARY POINT WHILE OBTAINING FIELD EVIDENCE FOR THE PRODUCTION OF THIS PLAT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 512,992 FEET, AND CONTAINS A TOTAL OF 3,560 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WERE CARLSON BRX7 MULTI-FREQUENCY GPS SYSTEM WITH LEICA SMARTNET RTK NETWORK.

BY: R. Shane Cawson  
 REGISTERED GEORGIA LAND SURVEYOR  
 REG. NO. RS# 3141 DATE OF EXPIRATION: 12/31/24

**LOT AREAS**

LOT 1	2,963 SQ.FT.	LOT 15	2,963 SQ.FT.
LOT 2	2,963 SQ.FT.	LOT 16	2,963 SQ.FT.
LOT 3	2,963 SQ.FT.	LOT 17	2,963 SQ.FT.
LOT 4	2,963 SQ.FT.	LOT 18	2,963 SQ.FT.
LOT 5	2,963 SQ.FT.	LOT 19	2,963 SQ.FT.
LOT 6	2,963 SQ.FT.	LOT 20	2,963 SQ.FT.
LOT 7	2,963 SQ.FT.	LOT 21	2,963 SQ.FT.
LOT 8	2,963 SQ.FT.	LOT 22	2,950 SQ.FT.
LOT 9	2,963 SQ.FT.	LOT 23	2,962 SQ.FT.
LOT 10	2,963 SQ.FT.	LOT 24	2,963 SQ.FT.
LOT 11	2,950 SQ.FT.	LOT 25	2,963 SQ.FT.
LOT 12	2,963 SQ.FT.	LOT 26	2,963 SQ.FT.
LOT 13	2,963 SQ.FT.	LOT 27	2,963 SQ.FT.
LOT 14	2,963 SQ.FT.	LOT 28	2,963 SQ.FT.

**OWNERS ACKNOWLEDGMENT AND DECLARATION:** (STATE OF GEORGIA) (WALTON COUNTY) (CITY OF LOGANVILLE) THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATED BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN, AND TRANSFERS OWNERSHIP OF ALL PUBLIC USE AREAS IN FEE SIMPLE BY DEED, FOR THE PURPOSES THEREIN EXPRESSED.

SUBDIVIDER: \_\_\_\_\_ OWNER: SC  
 PRINTED NAME: Alan Risher PRINTED NAME: Alan Risher  
 DATE: 3-20-24 DATE: 3-20-24

**LOT AREA:**  
 3.560 AC  
 155,064 SQ.FT.

**REZONE & VARIANCE CASES:**  
 1. R07-005 OCT. 11, 2007  
 2. V07-005 OCT. 11, 2007  
 3. V21-001 APR. 8, 2021

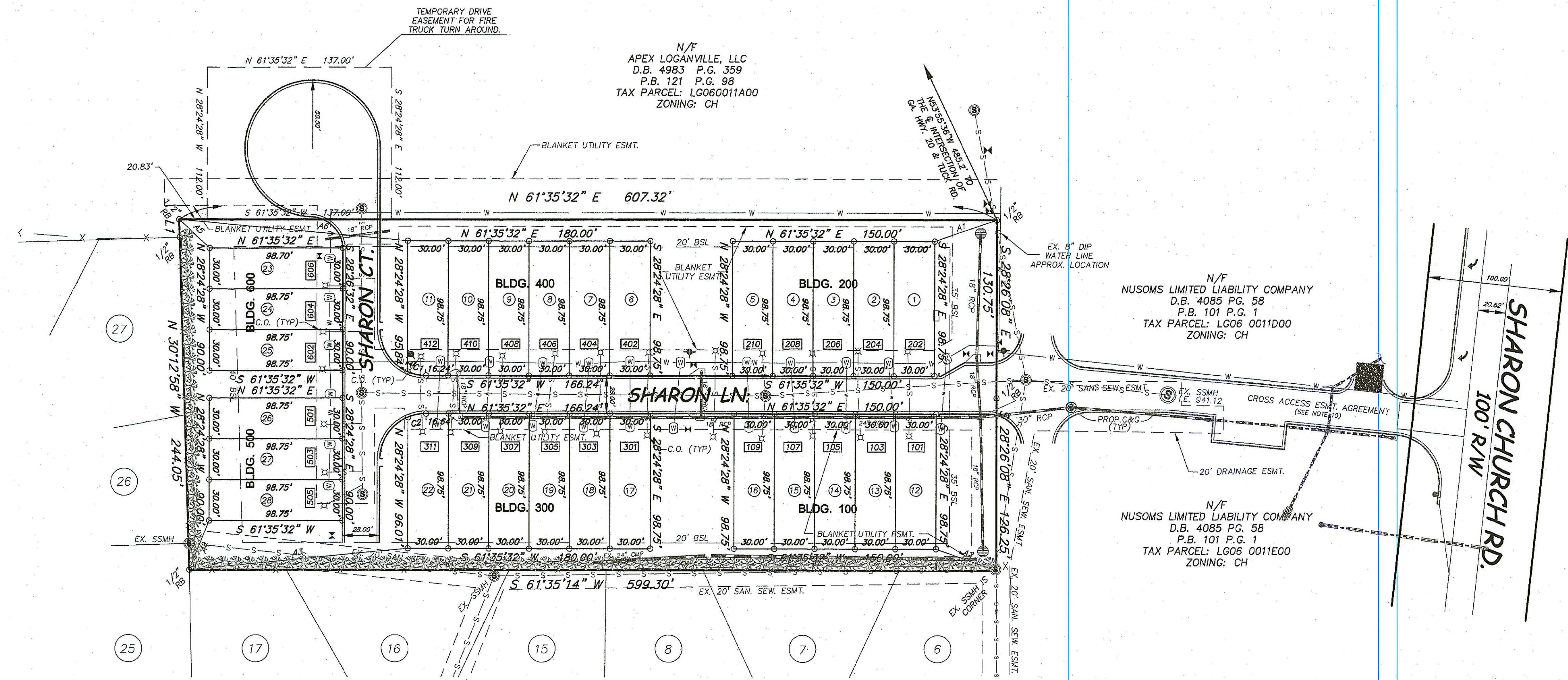
**BUILDING TIES**

LINE	BEARING	DISTANCE
A1	N 42°48'47" E	48.92'
A2	N 80°53'30" E	47.65'
A3	S 56°11'22" W	162.82'
A4	S 06°11'32" E	38.80'
A5	N 78°33'32" W	31.08'
A6	S 66°53'54" W	170.50'

**LINE BEARING DISTANCE**

L1	N 30°12'58" W	13.13'
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**DESIGN PROFESSIONALS:**  
 ENGINEER: CIVIL SOLUTIONS, INC.  
 750 BELMONT RD  
 ATHENS, GA 30605  
 706-255-2443  
 SURVEYOR: STRAIGHT LINE SURVEYING  
 1121 TIMBER RIDGE RD.  
 WATKINSVILLE, GA 30677  
 706-202-4945



- NOTES:**
1. WATER SUPPLY: CITY OF LOGANVILLE
  2. SEWAGE DISPOSAL: CITY OF LOGANVILLE
  3. EXISTING ZONING: RM-8
  4. REQUIRED BUILDING SETBACKS: FRONT: 35' SIDE: 20' REAR: 40'
  5. MINIMUM FLOOR AREA: 1BR-800SF 2BR-1,000SF 3BR-1,200SF
  6. SURVEY DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH
  7. THERE ARE NO CEMETERIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON SITE
  8. THERE ARE NO STATE WATERS ON OR WITHIN 200 FEET OF THE SITE.
  9. OFF STREET PARKING: A SINGLE CAR GARAGE IS PROPOSED FOR EACH UNIT IN THIS DEVELOPMENT ALONG WITH A DRIVEWAY WITH SUFFICIENT SPACE FOR AN ADDITIONAL CAR OUTSIDE THE GARAGE.
  10. ACCESS FOR THIS PROPERTY IS THROUGH A CROSS ACCESS AND STORMWATER DETENTION EASEMENT AGREEMENT RECORDED IN DEED BOOK 3107 PAGE 484, WALTON COUNTY RECORDS, AS AMENDED BY THAT CERTAIN CROSS ACCESS, DRAINAGE, STORMWATER, AND UTILITY EASEMENT AGREEMENT RECORDED IN DEED BOOK 5165, PAGE 95 AFORSAID RECORDS, AS AFFECTED BY THAT CERTAIN CONSENT DECREE RECORDED IN DEED BOOK 5176, PAGE 482, AFORSAID RECORDS, AS FURTHER AFFECTED BY THAT CERTAIN CONSENT AND SUBORDINATION TO EASEMENT RECORDED IN DEED BOOK 5177, PAGE 173, AFORSAID RECORDS.
  11. SHARON LN. AND SHARON CT. ARE TO BE PRIVATE STREETS THAT WILL BE OWNED AND MAINTAINED BY THE ESTABLISHED H.O.A. AND WILL NOT BE DEDICATED TO THE CITY OF LOGANVILLE.

**FINAL PLAT NOTES:**

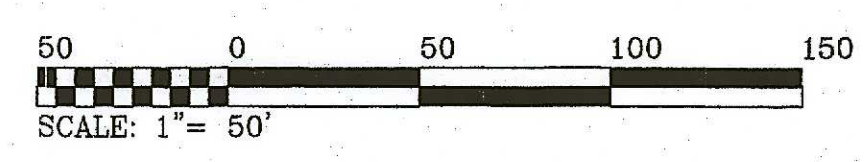
1. THE CITY OF LOGANVILLE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT. THE CITY OF LOGANVILLE DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.
2. STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
3. STRUCTURES ARE NOT ALLOWED IN THE DRAINAGE EASEMENTS.
4. LOT LAYOUT REQUIRED ON EACH LOT TO BE APPROVED BY THE DEPARTMENT PRIOR TO A BUILDING PERMIT BEING ISSUED. THIS LOT LAYOUT PLAN MUST BE DRAWN BY A REGISTERED LAND SURVEYOR, ARCHITECT, OR OTHER PROFESSIONAL, OR MAY BE DRAWN BY THE BUILDER ON A CERTIFIED BOUNDARY SURVEY OF THE LOT. IT MUST SHOW ALL PROPOSED IMPROVEMENTS AND EASEMENTS ON THE LOT, AND MUST ALSO SHOW THE SAME INFORMATION ON ALL ADJOINING LOTS. IT WILL BE THE BUILDERS RESPONSIBILITY TO ENSURE THAT THE HOUSE IS STAKED OUT ON THE SITE TO MATCH THE APPROVED LOT LAYOUT PLAN. PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED, A RECORD DRAWING PREPARED BY A REGISTERED LAND SURVEYOR AND MEETING THE ABOVE REQUIREMENTS MUST BE SUBMITTED FOR APPROVAL.
5. IF THE SEWER CLEANOUT IS LOCATED WITHIN THE DRIVEWAY PAVEMENT, THE PROPERTY OWNER IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE REPAIR AND/OR REPLACEMENT OF THE SEWER LINE FROM THE CLEANOUT TO THE CITY SEWER MAIN, WHICH MAY INCLUDE REPAIR COSTS TO ALL LANDSCAPING, UTILITIES, AND PAVEMENT BETWEEN THE DAMAGED CLEANOUT AND CITY SEWER MAIN.
6. THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO DATED 2/14/24, WHICH HEREBY BECOME PART OF THIS PLAT, AND WHICH WERE RECORDED IN DEED BOOK 5432, PAGE 271-336 AND SIGNED BY THE OWNER.

**FINAL PLAT APPROVAL:** THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT OF THE CITY OF LOGANVILLE, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF LOGANVILLE ZONING ORDINANCE, AND THE CITY OF LOGANVILLE DEVELOPMENT REGULATIONS AS AMENDED, AND HAS BEEN APPROVED BY ALL AFFECTED CITY DEPARTMENTS, AS APPROPRIATE. THE DIRECTOR HEREBY ACCEPTS ON BEHALF OF THE CITY OF LOGANVILLE THE DEDICATION OF DRAINAGE EASEMENTS, PUBLIC WATER, SEWER, DRAINAGE, AND OTHER PUBLIC FACILITIES AND APPURTENANCES SHOWN THEREON; FURTHER, THE DIRECTOR HEREBY ACCEPTS ON BEHALF OF THE CITY OF LOGANVILLE PUBLIC UTILITIES DEPARTMENT ALL WATER AND SANITARY SEWER EASEMENTS; ALL SUBJECT TO THE RATIFICATION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LOGANVILLE. THIS PLAT IS APPROVED, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF LOGANVILLE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

DIRECTOR,  
 DEPARTMENT OF PLANNING AND DEVELOPMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	34.00'	14.17'	14.07'	S 73°31'59" W
C2	34.00'	13.73'	13.64'	N 50°01'06" E



NOT: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13297C0085E DATED DEC. 8, 2016.



FINAL PLAT FOR:  
**SHARON COMMONS**  
 SHARON CHURCH RD.  
 188th L.L. OF THE 4th DISTRICT WALTON COUNTY, GEORGIA  
 SCALE: 1" = 50' DATE: 3/20/24 FIELD WORK: 3/20/23  
**STRAIGHT LINE SURVEYING INC.**  
 1121 TIMBER RIDGE RD.  
 WATKINSVILLE, GA 30677  
 (706) 202-4945