THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

FINAL SUBDIVISION PLAT
FOR
FULLER STATION TOWNHOMES

LOCATED IN LAND LOTS 185 OF THE 4th DISTRICT

CITY OF LOGANVILLE, WALTON COUNTY, GEORGIA

TAX PARCEL NUMBER LG060129B00

ZONED RM-8 (CITY OF LOGANVILLE REZONING CASE R19-021)

PREPARED BY:

NORTHEAST LAND SURVEYING

A GEORGIA LAND SURVEYING FIRM:
LSF# 1240
P.O. BOX 384
BRASELTON, GEORGIA 30517
PHONE: (678) 776-7494
MR. KEVIN CANN R.L.S.

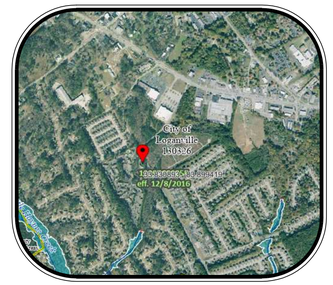
ENGINEER:
ALCOVY CONSULTING ENGINEERING
AND ASSOCIATES, LLC.
485 EDWARDS ROAD
OXFORD, GEORGIA 30054
PHONE: (770) 466-4002
CONTACT: TIP HUYNH, P.E.

OWNER/DEVELOPER:
LOGAN/MIAMI, LLC
145 HOUSE WAY
ROSWELL, GA 30076
PHONE: (678) 575-7041
CONTACT: STEVE ALLEN

HLP – HOUSE LOCATION PLAN

A House Location Plan shall be required to be approved by the Department prior to issuance of a Building Permit on those lots labeled "HLP". A House Location Plan is a scale drawing submitted by the builder at the time of permit. It is not required that this plan be prepared by a land surveyor or professional engineer. The purpose of this plan is to ensure that the house is properly located on the lot. Please refer to the City of Loganville Development Regulations or contact the City of Loganville Department of Planning and Development for further information.

VICINITY MAP



FIRM PANEL NO. 13297C0085E

CITY OF LOGANVILLE NOTES

1) THE CITY OF LOGANVILLE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT OF WAY, OR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.

2) STREAM BUFFER EASEMENTS ARE TO REMAIN IN NATURAL AND UNDISTURBED CONDITION.

3) STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

4) UNLESS NOTED OTHERWISE, 1/2 INCH REBAR ARE SET AT ALL LOT CORNERS NOT ROAD RIGHT OF WAY CHANGES OR MITERS.

5) UNLESS NOTED OTHERWISE, WATER MAINS ARE 8".

6) PROPERTY IS ZONED RM-8 (CITY OF LOGANVILLE REZONING CASE R19-021, APPROVED 7-9-2020).

7) STREET LIGHTS HAVE BEEN INSTALLED.

8) TOTAL AREA 17.82 ACRES.

9) NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13297C0085E DATED 12/8/2016.

10) 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 THE CITY SEWER MAIN.

11) THE STORMWATER SYSTEM SHOWN HEREON IS PRIVATELY OWNED. ALL ASSOCIATED MAINTENANCE AND REPAIRS ARE THE RESPONSIBILITY OF THE OWNER.

REZONING CASE R19-021 CONDITIONS (APPROVED JULY 9, 2020)

1. THE PROPERTY SHALL BE BUILT IN ACCORDANCE WITH THE CONCEPT PLAN DATED JUNE 18, 2020. THIS CONDITION SHALL NOT PREVENT CHANGES TO THE CONCEPT PLAN DURING THE PERMIT PROCESS AND ISSUANCE OF PERMITS IF REQUIRED BY CITY CODE, REGULATIONS, OR ORDINANCES OR UNFORESEEN NATURAL SITE CONDITIONS (E.G. ROCK).

2. THE MAXIMUM NUMBER OF TOWNHOME UNITS SHALL BE 131.

3. THE MINIMUM SQUARE FOOTAGE OF EACH TOWNHOME UNIT SHALL BE 1,600'.

4. EACH TOWNHOME UNIT SHALL HAVE 2 OR 3 BEDROOMS.

5. THE PROPERTY SHALL BE GOVERNED BY A HOMEOWNER'S ASSOCIATION CREATED IN. ACCORDANCE WITH THE GEORGIA PROPERTY OWNER'S ASSOCIATION ACT. THE DECLARATION SHALL INCLUDE COVENANTS PROVIDING THE FOLLOWING:
   A. THE PERCENTAGE OF TOWNHOME UNITS RENTED AT ANY GIVEN TIME NOT EXCEED 20%; AND
   B. THE NUMBER OF TOWNHOME UNITS THAT THE DECLARANT (INCLUDING ANY SUCCESSOR-IN-INTEREST) MAY SELL TO THE SAME PERSON OR ENTITY FOR THE FIRST OCCUPANCY OF THE TOWNHOME UNIT SHALL NOT EXCEED THREE.
   C. AFFIRMATIVE VOTE OF 100% OF HOMEOWNERS REQUIRED IN ORDER TO CHANGE ANY COVENANT REQUIRED BY THIS ZONING CONDITION #5.
   D. NO RESIDENT OR GUEST ON STREET PARKING WILL BE ALLOWED.

6. APPLICANT (INCLUDING ANY SUCCESSOR-IN-INTEREST) SHALL FUND AN UPGRADE TO THE PUBLIC SEWER SYSTEM NECESSARY TO SERVE THE PROPERTY AS DETERMINED BY THE CITY. SUCH UPGRADE SHALL BE FUNDED NO LATER THAN THE ISSUANCE OF THE BUILDING PERMIT.

7. APPLICANT (INCLUDING ANY SUCCESSOR-IN-INTEREST) SHALL INSTALL AN EIGHT-FOOT TALL WOODEN PRIVACY FENCE WITHIN THE SIDE YARD SETBACK AS SHOWN ON THE CONCEPT PLAN ALONG THE ENTIRE SOUTHERN PROPERTY LINE.

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. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

OWNERS ACKNOWLEDGEMENT OF DEDICATION FOR PRIVATE STREETS:

I (WE)_____, THE OWNER OF THE LAND SHOWN ON THE PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND THAT ALL COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID. I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLSH THE MINIMUM BUILDING SETBACKS AND DEDICATE ALL NECESSARY EASEMENTS AS NOTED. THE MAINTENANCE OF THE STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED OUTSIDE OF THE RIGHTS-OF-WAY, COMMON AREAS AND PRIVATE STREET WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. ALL EMERGENCY VEHICLES ARE GRANTED FULL RIGHTS OF INGRESS AND EGRESS INTO THIS SUBDIVISION.

BY: _____
DATE

_____
PRINT NAME

"THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S)

ATTACHED HERETO DATED _____, WHICH HEREBY BECOME PART OF THIS PLAT,

AND WHICH WERE RECORDED _____ AND SIGNED BY THE OWNER.
DEED BOOK & PAGE

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 RESOLUTION, AND THE CITY OF LOGANVILLE DEVELOPMENT REGULATIONS AS AMENDED, AND HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY DEPARTMENTS, AS APPROPRIATE. THE DIRECTOR HEREBY ACCEPTS ON BEHALF OF THE CITY OF LOGANVILLE THE DEDICATION OF THE RIGHT OF WAY OF ALL PUBLIC STREETS, 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 RATIFICATION BY THE MAYOR AND 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

_____
CITY ENGINEER

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. THE FIELD DATA UPON WHICH THIS PLAT OF SURVEY IS BASED WAS COLLECTED USING A TRIMBLE R8 RTK ROVER UTILIZING THE VRS NOW NETWORK. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04' HORIZONTAL AND 0.07' VERTICAL AT THE 95% CONFIDENCE LEVEL GROUND SURVEY. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 182,416 FEET, AND CONTAINS A TOTAL OF 17.82 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS TRIMBLE R8 RTK.

_____
REGISTERED GEORGIA LAND SURVEYOR

REG. NO: 3123 DATE OF EXPIRATION: 12/31/24

GEORGIA REGISTERED NO. 3123 LAND SURVEYOR KEVIN LEE CANN

SURVEYORS CERTIFICATION

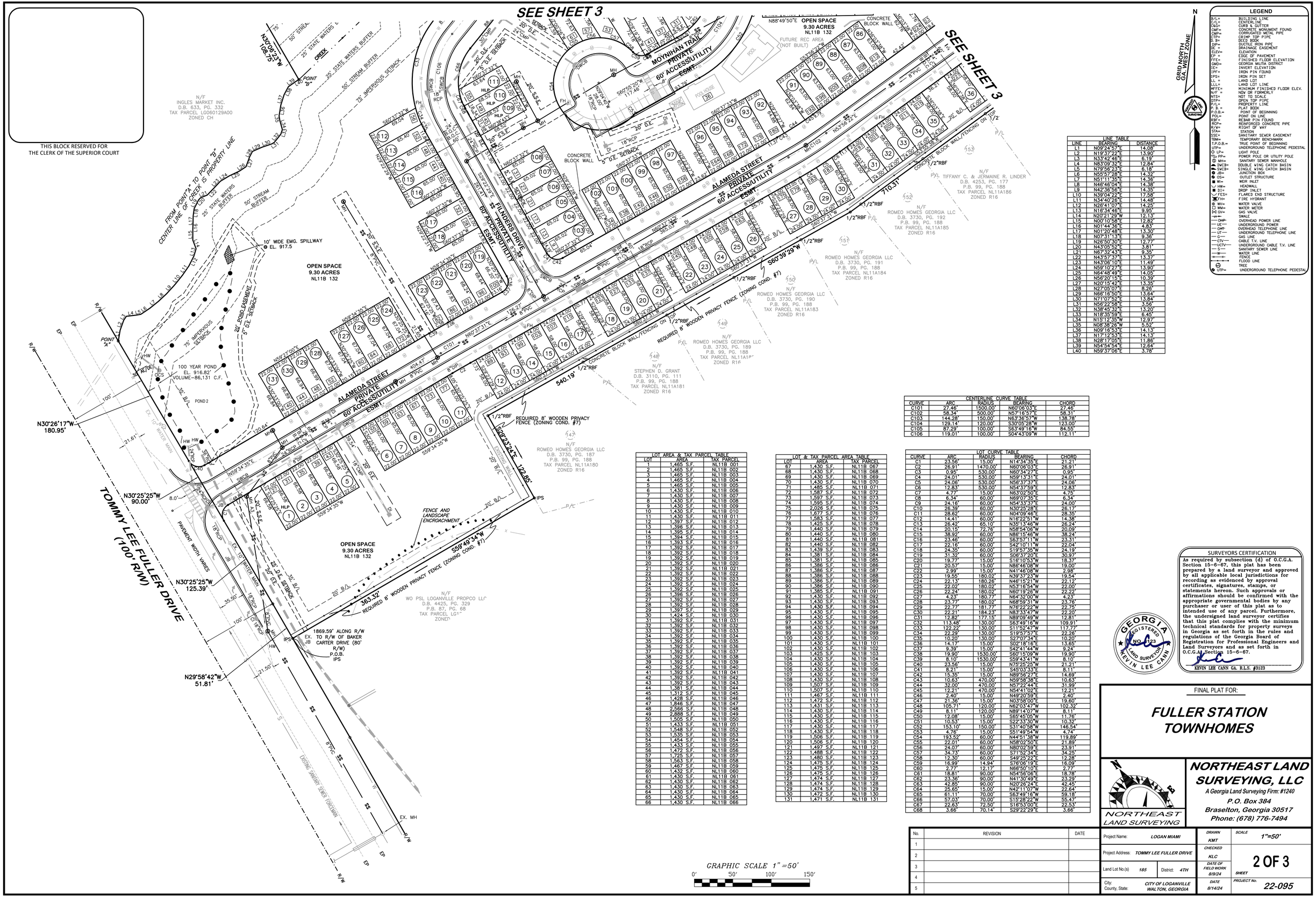
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed 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.

_____
KEVIN LEE CANN GA. R.L.S. #3123

SHEET INDEX:

1.	COVER SHEET
2-3.	FINAL PLAT

No.	REVISION	DATE
1		
2		
3		
4		
5		



LEGEND

B/L=	BUILDING LINE
C/L=	CENTERLINE
C&G=	CURB & GUTTER
CMF=	CONCRETE MONUMENT FOUND
CMP=	CORRUGATED METAL PIPE
CTP=	CRIMP TOP PIPE
D. B=	DEED BOOK
DIP=	DUCTILE IRON PIPE
D. E =	DRAINAGE EASEMENT
ELEV=	ELEVATION
EP =	EDGE OF PAVEMENT
FFE=	FINISHED FLOOR ELEVATION
GMD=	GEORGIA MILITIA DISTRICT
IE=	INVERT ELEVATION
IPF=	IRON PIN FOUND
IPS=	IRON PIN SET
LL =	LAND LOT
LLL=	LAND LOT LINE
MFFE=	MINIMUM FINISHED FLOOR ELEV.
N/F =	NOW OR FORMERLY
NTS=	NOT TO SCALE
OTP=	OPEN TOP PIPE
P/L =	PROPERTY LINE
P. B. =	PLAT BOOK
P.O.B.=	POINT OF BEGINNING
POL=	POINT ON LINE
RBF=	REBAR PIN FOUND
RCP=	REINFORCED CONCRETE PIPE
R/W=	RIGHT OF WAY
STA=	STATION
SSE=	SANITARY SEWER EASEMENT
TBM=	TEMPORARY BENCHMARK
T.P.O.B.=	TRUE POINT OF BEGINNING
UTP=	UNDERGROUND TELEPHONE PEDESTAL
LP=	LIGHT POLE
PP=	POWER POLE OR UTILITY POLE
MH=	SANITARY SEWER MANHOLE
DWCB=	DOUBLE WING CATCH BASIN
SWCB=	SINGLE WING CATCH BASIN
JB=	JUNCTION BOX
OS=	OUTLET STRUCTURE
WI=	WEIR INLET
HW=	HEADWALL
DI=	DROP INLET
FES=	FLARED END STRUCTURE
FH=	FIRE HYDRANT
WV=	WATER VALVE
WM=	WATER METER
GV=	GAS VALVE
	SWALE
OHP	OVERHEAD POWER LINE
UE	UNDERGROUND POWER
OHT	OVERHEAD TELEPHONE LINE
UT	UNDERGROUND TELEPHONE LINE
G	GAS LINE
CTV	CABLE T.V. LINE
UCTV	UNDERGROUND CABLE T.V. LINE
S	SANITARY SEWER LINE
W	WATER LINE
	FENCE
	FLOOD LINE
	TREE
UTP=	UNDERGROUND TELEPHONE PEDESTAL

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N09°24'57"E	14.08'
L2	N19°37'22"E	13.90'
L3	N33°42'46"E	6.19'
L4	N83°09'32"E	12.84'
L5	N79°56'23"E	6.18'
L6	N55°57'28"E	14.32'
L7	N51°11'35"E	14.36'
L8	N46°46'04"E	14.38'
L9	N42°36'56"E	14.30'
L10	N39°04'22"E	17.58'
L11	N34°40'26"E	14.48'
L12	N26°41'07"E	14.25'
L13	N18°34'46"E	9.95'
L14	N20°21'29"W	12.13'
L15	N00°10'58"E	12.82'
L16	N01°44'36"E	4.83'
L17	N01°20'48"E	13.30'
L18	N07°31'13"E	9.36'
L19	N26°50'30"E	12.77'
L20	N43°05'52"E	3.81'
L21	N67°32'43"E	9.35'
L22	N43°57'37"E	13.37'
L23	N43°06'10"E	11.49'
L24	N59°10'27"E	13.90'
L25	N64°48'49"E	14.00'
L26	N56°20'15"E	10.39'
L27	N20°15'42"E	13.35'
L28	N27°05'07"E	8.26'
L29	N66°16'50"E	13.64'
L30	N71°07'52"E	13.84'
L31	N56°22'58"E	3.56'
L32	N38°43'32"E	13.20'
L33	N18°35'59"E	6.45'
L34	N15°12'35"W	12.97'
L35	N08°38'26"W	5.52'
L36	N09°16'53"E	14.13'
L37	N17°12'53"E	14.13'
L38	N28°17'05"E	11.86'
L39	N54°54'54"E	12.64'
L40	N59°37'06"E	3.78'

CENTERLINE CURVE TABLE				
CURVE	ARC	RADIUS	BEARING	CHORD
C101	27.46'	1500.00'	N60°06'03"E	27.46'
C102	58.34'	500.00'	N57°16'57"E	58.31'
C103	144.28'	150.00'	N63°36'57"W	138.78'
C104	129.14'	120.00'	S30°05'28"W	123.00'
C105	87.29'	100.00'	S63°49'16"W	84.55'
C106	119.01'	100.00'	S04°43'09"W	112.11'

LOT AREA & TAX PARCEL TABLE		
LOT	AREA	TAX PARCEL
1	1,465 S.F.	NL11B 001
2	1,465 S.F.	NL11B 002
3	1,465 S.F.	NL11B 003
4	1,465 S.F.	NL11B 004
5	1,465 S.F.	NL11B 005
6	1,430 S.F.	NL11B 006
7	1,430 S.F.	NL11B 007
8	1,430 S.F.	NL11B 008
9	1,430 S.F.	NL11B 009
10	1,430 S.F.	NL11B 010
11	1,430 S.F.	NL11B 011
12	1,397 S.F.	NL11B 012
13	1,396 S.F.	NL11B 013
14	1,395 S.F.	NL11B 014
15	1,394 S.F.	NL11B 015
16	1,393 S.F.	NL11B 016
17	1,392 S.F.	NL11B 017
18	1,392 S.F.	NL11B 018
19	1,392 S.F.	NL11B 019
20	1,392 S.F.	NL11B 020
21	1,392 S.F.	NL11B 021
22	1,392 S.F.	NL11B 022
23	1,392 S.F.	NL11B 023
24	1,392 S.F.	NL11B 024
25	1,392 S.F.	NL11B 025
26	1,396 S.F.	NL11B 026
27	1,392 S.F.	NL11B 027
28	1,392 S.F.	NL11B 028
29	1,397 S.F.	NL11B 029
30	1,424 S.F.	NL11B 030
31	1,392 S.F.	NL11B 031
32	1,392 S.F.	NL11B 032
33	1,392 S.F.	NL11B 033
34	1,392 S.F.	NL11B 034
35	1,392 S.F.	NL11B 035
36	1,392 S.F.	NL11B 036
37	1,392 S.F.	NL11B 037
38	1,392 S.F.	NL11B 038
39	1,392 S.F.	NL11B 039
40	1,392 S.F.	NL11B 040
41	1,392 S.F.	NL11B 041
42	1,392 S.F.	NL11B 042
43	1,392 S.F.	NL11B 043
44	1,381 S.F.	NL11B 044
45	1,312 S.F.	NL11B 045
46	1,428 S.F.	NL11B 046
47	1,846 S.F.	NL11B 047
48	2,566 S.F.	NL11B 048
49	2,888 S.F.	NL11B 049
50	1,505 S.F.	NL11B 050
51	1,433 S.F.	NL11B 051
52	1,548 S.F.	NL11B 052
53	1,535 S.F.	NL11B 053
54	1,454 S.F.	NL11B 054
55	1,433 S.F.	NL11B 055
56	1,472 S.F.	NL11B 056
57	1,725 S.F.	NL11B 057
58	1,563 S.F.	NL11B 058
59	1,467 S.F.	NL11B 059
60	1,432 S.F.	NL11B 060
61	1,430 S.F.	NL11B 061
62	1,430 S.F.	NL11B 062
63	1,430 S.F.	NL11B 063
64	1,430 S.F.	NL11B 064
65	1,430 S.F.	NL11B 065
66	1,430 S.F.	NL11B 066

LOT & TAX PARCEL AREA TABLE		
LOT	AREA	TAX PARCEL
67	1,430 S.F.	NL11B 067
68	1,430 S.F.	NL11B 068
69	1,430 S.F.	NL11B 069
70	1,430 S.F.	NL11B 070
71	1,485 S.F.	NL11B 071
72	1,587 S.F.	NL11B 072
73	1,597 S.F.	NL11B 073
74	1,595 S.F.	NL11B 074
75	2,026 S.F.	NL11B 075
76	1,677 S.F.	NL11B 076
77	1,583 S.F.	NL11B 077
78	1,425 S.F.	NL11B 078
79	1,440 S.F.	NL11B 079
80	1,440 S.F.	NL11B 080
81	1,440 S.F.	NL11B 081
82	1,440 S.F.	NL11B 082
83	1,439 S.F.	NL11B 083
84	1,381 S.F.	NL11B 084
85	1,381 S.F.	NL11B 085
86	1,386 S.F.	NL11B 086
87	1,386 S.F.	NL11B 087
88	1,386 S.F.	NL11B 088
89	1,386 S.F.	NL11B 089
90	1,386 S.F.	NL11B 090
91	1,385 S.F.	NL11B 091
92	1,430 S.F.	NL11B 092
93	1,430 S.F.	NL11B 093
94	1,430 S.F.	NL11B 094
95	1,430 S.F.	NL11B 095
96	1,430 S.F.	NL11B 096
97	1,430 S.F.	NL11B 097
98	1,430 S.F.	NL11B 098
99	1,430 S.F.	NL11B 099
100	1,430 S.F.	NL11B 100
101	1,430 S.F.	NL11B 101
102	1,430 S.F.	NL11B 102
103	1,425 S.F.	NL11B 103
104	1,430 S.F.	NL11B 104
105	1,430 S.F.	NL11B 105
106	1,430 S.F.	NL11B 106
107	1,430 S.F.	NL11B 107
108	1,430 S.F.	NL11B 108
109	1,507 S.F.	NL11B 109
110	1,507 S.F.	NL11B 110
111	1,467 S.F.	NL11B 111
112	1,472 S.F.	NL11B 112
113	1,431 S.F.	NL11B 113
114	1,430 S.F.	NL11B 114
115	1,430 S.F.	NL11B 115
116	1,430 S.F.	NL11B 116
117	1,430 S.F.	NL11B 117
118	1,430 S.F.	NL11B 118
119	1,506 S.F.	NL11B 119
120	1,506 S.F.	NL11B 120
121	1,497 S.F.	NL11B 121
122	1,488 S.F.	NL11B 122
123	1,480 S.F.	NL11B 123
124	1,475 S.F.	NL11B 124
125	1,475 S.F.	NL11B 125
126	1,475 S.F.	NL11B 126
127	1,474 S.F.	NL11B 127
128	1,474 S.F.	NL11B 128
129	1,474 S.F.	NL11B 129
130	1,472 S.F.	NL11B 130
131	1,471 S.F.	NL11B 131

LOT CURVE TABLE			
CURVE	ARC	RADIUS	BEARING	CHORD
C1	23.56'	15.00'	N14°34'35"E	21.21'
C2	26.91'	1470.00'	N60°06'03"E	26.91'
C3	0.95'	530.00'	N60°34'27"E	0.95'
C4	24.01'	530.00'	N59°13'31"E	24.01'
C5	24.06'	530.00'	N56°37'37"E	24.06'
C6	12.83'	530.00'	N54°37'50"E	12.83'
C7	4.77'	15.00'	N63°02'50"E	4.75'
C8	6.34'	60.00'	N69°07'35"E	6.34'
C9	24.16'	60.00'	N54°33'37"E	24.00'
C10	26.39'	60.00'	N30°25'28"E	26.17'
C11	28.62'	60.00'	N04°09'46"E	28.35'
C12	14.41'	60.00'	N16°22'51"W	14.38'
C13	26.42'	65.10'	N35°13'46"W	26.24'
C14	20.15'	72.76'	N58°54'06"W	20.09'
C15	38.92'	60.00'	N86°15'46"W	38.24'
C16	23.46'	60.00'	S63°57'11"W	23.31'
C17	22.16'	60.00'	S42°10'11"W	22.04'
C18	24.35'	60.00'	S19°57'35"W	24.19'
C19	31.32'	60.00'	S06°37'20"E	30.97'
C20	19.77'	15.00'	S16°10'53"W	18.37'
C21	20.57'	15.00'	N86°46'08"W	19.00'
C22	2.99'	15.00'	N41°46'08"W	2.98'
C23	19.55'	180.02'	N39°37'23"W	19.54'
C24	22.13'	180.26'	N46°15'21"W	22.12'
C25	22.02'	180.02'	N53°16'54"W	22.00'
C26	22.24'	180.02'	N60°19'26"W	22.22'
C27	4.23'	180.77'	N64°32'00"W	4.23'
C28	23.77'	180.02'	N68°59'31"W	23.76'
C29	22.77'	181.77'	N76°22'22"W	22.75'
C30	22.21'	184.23'	N83°33'47"W	22.20'
C31	12.82'	177.15'	N89°09'49"W	12.81'
C32	113.48'	130.00'	S63°49'16"W	109.91'
C33	122.22'	130.00'	S11°52'47"W	117.77'
C34	22.29'	130.00'	S19°57'57"E	22.26'
C35	10.20'	130.00'	S27°07'34"E	10.20'
C36	14.17'	15.00'	S02°18'16"E	13.65'
C37	9.39'	15.00'	S42°41'44"W	9.24'
C38	19.90'	1530.00'	S60°15'09"W	19.90'
C39	8.10'	1530.00'	S59°43'41"W	8.10'
C40	23.56'	15.00'	N75°25'25"W	21.21'
C41	8.21'	15.00'	S45°03'33"E	8.11'
C42	15.35'	15.00'	N89°56'27"E	14.69'
C43	10.63'	470.00'	N59°58'38"E	10.63'
C44	32.00'	470.00'	N57°22'44"E	31.99'
C45	12.21'	470.00'	N54°41'02"E	12.21'
C46	2.40'	15.00'	N49°20'59"E	2.40'
C47	21.36'	15.00'	N03°58'00"E	19.60'
C48	105.71'	120.00'	N62°03'47"W	102.32'
C49	8.11'	120.00'	N89°14'07"W	8.11'
C50	12.08'	15.00'	S65°45'05"W	11.76'
C51	10.53'	15.00'	S22°33'30"W	10.32'
C52	153.10'	150.00'	S31°40'58"W	146.54'
C53	4.76'	15.00'	S51°49'54"W	4.74'
C54	193.52'	60.00'	N44°51'38"W	119.89'
C55	22.01'	60.00'	N58°02'50"E	21.89'
C56	24.07'	60.00'	N80°02'59"E	23.91'
C57	34.73'	60.00'	S71°52'34"E	34.25'
C58	12.30'	60.00'	S49°25'49"E	12.28'
C59	16.99'	14.94'	S76°06'19"E	16.09'
C60	2.77'	12.17'	N66°50'10"E	2.77'
C61	18.81'	90.00'	N54°56'06"E	18.78'
C62	23.36'	90.00'	N41°30'49"E	23.29'
C63	42.85'	90.00'	N20°26'24"E	42.45'
C64	25.65'	15.00'	N42°11'07"W	22.84'
C65	61.11'	70.00'	S63°49'16"W	59.18'
C66	57.03'	70.00'	S15°28'22"W	55.47'
C67	22.63'	72.50'	S16°53'00"E	22.53'
C68	3.66'	70.14'	S29°22'29"E	3.66'

SURVEYORS 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.

GEORGIA REGISTERED NO. 3123 LAND SURVEYOR KEVIN LEE CANN

KEVIN LEE CANN GA. R.L.S. #3123

FINAL PLAT FOR:

FULLER STATION TOWNHOMES

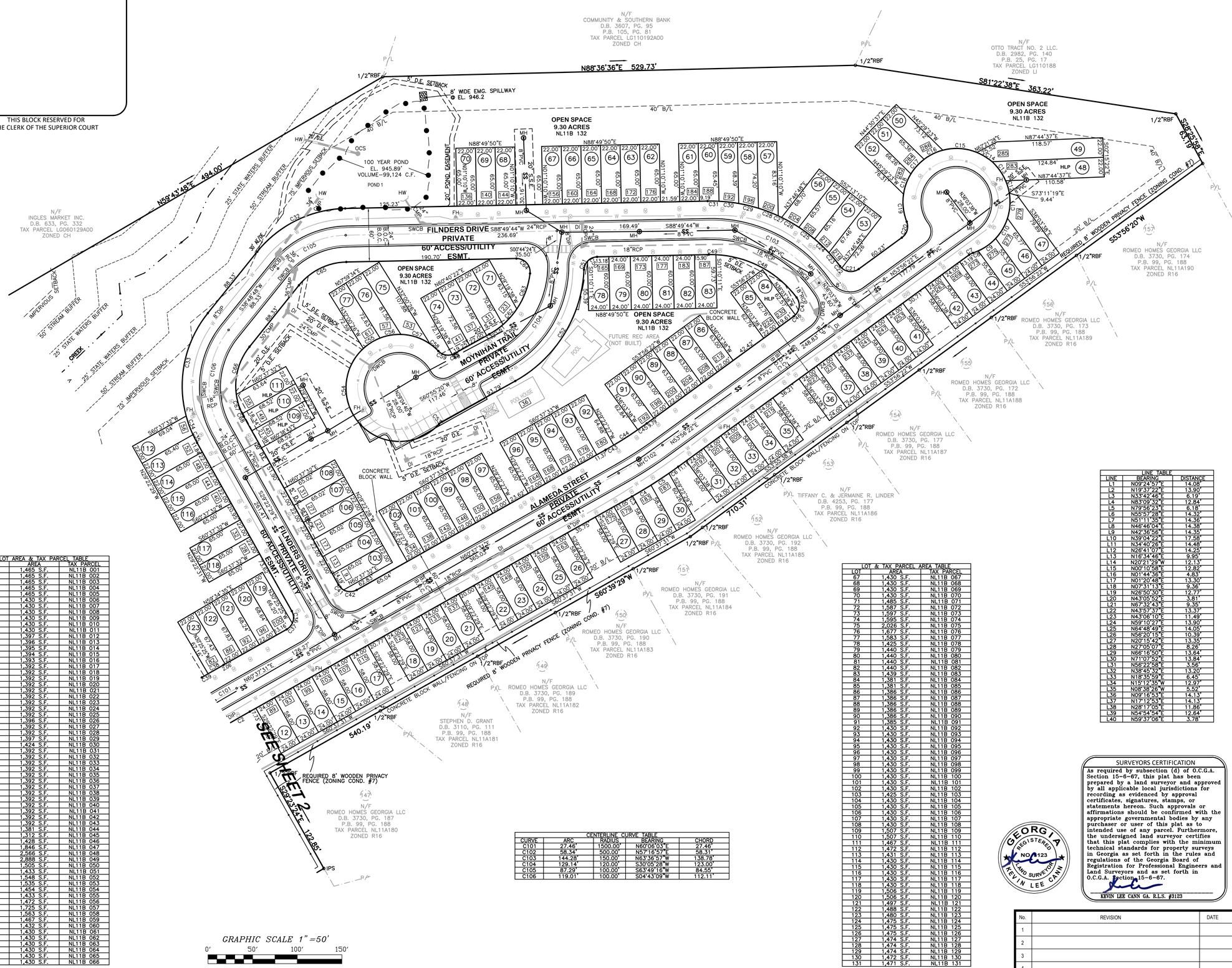
NORTHEAST LAND SURVEYING

NORTHEAST LAND SURVEYING, LLC
A Georgia Land Surveying Firm: #1240
P.O. Box 384
Braselton, Georgia 30517
Phone: (678) 776-7494

No.	REVISION	DATE
1		
2		
3		
4		
5		

Project Name: LOGAN MIAMI		DRAWN KMT	SCALE 1"=50'
Project Address: TOMMY LEE FULLER DRIVE		CHECKED KLC	2 OF 3
Land Lot No.(s) 185	District: 4TH	DATE OF FIELD WORK 8/9/24	SHEET
City: County, State: CITY OF LOGANVILLE WALTON, GEORGIA		DATE 8/14/24	PROJECT No. 22-095

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT



GRID NORTH
GA. WEST ZONE

LEGEND

B/L=	BUILDING LINE
CL=	CENTER LINE
C&G=	CURB & GUTTER
CMF=	CONCRETE MONUMENT FOUND
CMP=	CORRUGATED METAL PIPE
CTP=	CRIMP TOP PIPE
D.B=	DEED BOOK
DIP=	DUCTILE IRON PIPE
DE =	DRAINAGE EASEMENT
ELEV=	ELEVATION
EP =	EDGE OF PAVEMENT
FFE=	FINISHED FLOOR ELEVATION
GMD=	GEORGIA MILITIA DISTRICT
IE=	INVERT ELEVATION
IPF=	IRON PIN FOUND
IPS=	IRON PIN SET
LL =	LAND LOT
LLL=	LAND LOT LINE
MFFE=	MINIMUM FINISHED FLOOR ELEV.
N/F =	NOW OR FORMERLY
NTS=	NOT TO SCALE
OTP=	OPEN TOP PIPE
P/L=	PROPERTY LINE
P. B. =	PLAT BOOK
P.O.B.=	POINT OF BEGINNING
POL=	POINT ON LINE
RBF=	REBAR PIN FOUND
RCP=	REINFORCED CONCRETE PIPE
R/W=	RIGHT OF WAY
STA=	STATION
SSE=	SANITARY SEWER EASEMENT
TBM=	TEMPORARY BENCHMARK
T.P.O.B.=	TRUE POINT OF BEGINNING
UTP=	UNDERGROUND TELEPHONE PEDESTAL
LP=	LIGHT POLE
PP=	POWER POLE OR UTILITY POLE
MH=	SANITARY SEWER MANHOLE
DWCB=	DOUBLE WING CATCH BASIN
SWCB=	SINGLE WING CATCH BASIN
JB=	JUNCTION BOX
OS=	OUTLET STRUCTURE
WI=	WEIR INLET
HW=	HEADWALL
DI=	DROP INLET
FES=	FLARED END STRUCTURE
FH=	FIRE HYDRANT
WV=	WATER VALVE
WM=	WATER METER
GV=	GAS VALVE
	SWALE
OHP	OVERHEAD POWER LINE
UE	UNDERGROUND POWER
OHP	OVERHEAD TELEPHONE LINE
UT	UNDERGROUND TELEPHONE LINE
G	GAS LINE
CTV	CABLE T.V. LINE
UCTV	UNDERGROUND CABLE T.V. LINE
S	SANITARY SEWER LINE
W	WATER LINE
	FENCE
	FLOOD LINE
	TREE
UTP=	UNDERGROUND TELEPHONE PEDESTAL

LOT CURVE TABLE

CURVE	ARC	RADIUS	BEARING	CHORD
C1	23.56'	15.00'	N14°34'35"E	21.21'
C2	26.91'	1470.00'	N60°06'03"E	26.91'
C3	0.95'	530.00'	N60°34'27"E	0.95'
C4	24.01'	530.00'	N59°13'31"E	24.01'
C5	24.06'	530.00'	N56°37'37"E	24.06'
C6	12.83'	530.00'	N54°37'59"E	12.83'
C7	4.77'	15.00'	N63°02'50"E	4.75'
C8	6.34'	60.00'	N69°07'35"E	6.34'
C9	24.16'	60.00'	N54°33'37"E	24.00'
C10	26.39'	60.00'	N30°25'28"E	26.17'
C11	28.62'	60.00'	N04°09'46"E	28.35'
C12	14.41'	60.00'	N16°22'51"W	14.38'
C13	26.42'	65.10'	N35°13'46"W	26.24'
C14	20.15'	72.76'	N58°54'06"W	20.09'
C15	38.92'	60.00'	N86°15'46"W	38.24'
C16	23.46'	60.00'	S63°57'11"W	23.31'
C17	22.16'	60.00'	S42°10'11"W	22.04'
C18	24.35'	60.00'	S19°57'35"W	24.19'
C19	31.32'	60.00'	S06°37'20"E	30.97'
C20	19.77'	15.00'	S16°10'53"W	18.37'
C21	20.57'	15.00'	N86°46'08"W	19.00'
C22	2.99'	15.00'	N41°46'08"W	2.98'
C23	19.55'	180.02'	N39°37'23"W	19.54'
C24	22.13'	180.26'	N46°15'21"W	22.12'
C25	22.02'	180.02'	N53°16'54"W	22.00'
C26	22.24'	180.02'	N60°19'26"W	22.22'
C27	4.23'	180.77'	N64°32'00"W	4.23'
C28	23.77'	180.02'	N68°59'31"W	23.76'
C29	22.77'	181.77'	N76°22'22"W	22.75'
C30	22.21'	184.23'	N83°33'47"W	22.20'
C31	12.82'	177.15'	N89°09'49"W	12.81'
C32	113.48'	130.00'	S63°49'16"W	109.91'
C33	122.22'	130.00'	S11°52'47"W	117.77'
C34	22.29'	130.00'	S19°57'57"E	22.26'
C35	10.20'	130.00'	S27°07'34"E	10.20'
C36	14.17'	15.00'	S02°18'16"E	13.65'
C37	9.39'	15.00'	S42°41'44"W	9.24'
C38	19.90'	1530.00'	S60°15'09"W	19.90'
C39	8.10'	1530.00'	S59°43'41"W	8.10'
C40	23.56'	15.00'	N75°25'25"W	21.21'
C41	8.21'	15.00'	S45°03'33"E	8.11'
C42	15.35'	15.00'	N89°56'27"E	14.69'
C43	10.63'	470.00'	N59°58'38"E	10.63'
C44	32.00'	470.00'	N57°22'44"E	31.99'
C45	12.21'	470.00'	N54°41'02"E	12.21'
C46	2.40'	15.00'	N49°20'59"E	2.40'
C47	21.36'	15.00'	N03°58'00"E	19.60'
C48	105.71'	120.00'	N82°03'47"W	102.32'
C49	8.11'	120.00'	N89°14'07"W	8.11'
C50	12.08'	15.00'	S65°45'05"W	11.76'
C51	10.53'	15.00'	S22°33'30"W	10.32'
C52	153.10'	150.00'	S31°40'58"W	146.54'
C53	4.76'	15.00'	S51°49'54"W	4.74'
C54	193.52'	60.00'	N44°51'38"W	119.89'
C55	22.01'	60.00'	N58°02'50"E	21.89'
C56	24.07'	60.00'	N80°02'59"E	23.91'
C57	34.73'	60.00'	S71°52'34"E	34.25'
C58	12.30'	60.00'	S49°25'22"E	12.28'
C59	16.99'	14.94'	S76°06'19"E	16.09'
C60	2.77'	12.17'	N66°50'10"E	2.77'
C61	18.81'	90.00'	N54°56'06"E	18.78'
C62	23.36'	90.00'	N41°30'49"E	23.29'
C63	42.85'	90.00'	N20°26'24"E	42.45'
C64	25.65'	15.00'	N42°11'07"W	22.64'
C65	61.11'	70.00'	S63°49'16"W	59.18'
C66	57.03'	70.00'	S15°28'22"W	55.47'
C67	22.63'	72.50'	S16°53'00"E	22.53'
C68	3.66'	70.14'	S29°22'29"E	3.66'

LOT AREA & TAX PARCEL TABLE

LOT	AREA	TAX PARCEL
1	1,465 S.F.	NL11B 001
2	1,465 S.F.	NL11B 002
3	1,465 S.F.	NL11B 003
4	1,465 S.F.	NL11B 004
5	1,465 S.F.	NL11B 005
6	1,430 S.F.	NL11B 006
7	1,430 S.F.	NL11B 007
8	1,430 S.F.	NL11B 008
9	1,430 S.F.	NL11B 009
10	1,430 S.F.	NL11B 010
11	1,430 S.F.	NL11B 011
12	1,397 S.F.	NL11B 012
13	1,396 S.F.	NL11B 013
14	1,395 S.F.	NL11B 014
15	1,394 S.F.	NL11B 015
16	1,393 S.F.	NL11B 016
17	1,392 S.F.	NL11B 017
18	1,392 S.F.	NL11B 018
19	1,392 S.F.	NL11B 019
20	1,392 S.F.	NL11B 020
21	1,392 S.F.	NL11B 021
22	1,392 S.F.	NL11B 022
23	1,392 S.F.	NL11B 023
24	1,392 S.F.	NL11B 024
25	1,392 S.F.	NL11B 025
26	1,396 S.F.	NL11B 026
27	1,392 S.F.	NL11B 027
28	1,392 S.F.	NL11B 028
29	1,397 S.F.	NL11B 029
30	1,424 S.F.	NL11B 030
31	1,392 S.F.	NL11B 031
32	1,392 S.F.	NL11B 032
33	1,392 S.F.	NL11B 033
34	1,392 S.F.	NL11B 034
35	1,392 S.F.	NL11B 035
36	1,392 S.F.	NL11B 036
37	1,392 S.F.	NL11B 037
38	1,392 S.F.	NL11B 038
39	1,392 S.F.	NL11B 039
40	1,392 S.F.	NL11B 040
41	1,392 S.F.	NL11B 041
42	1,392 S.F.	NL11B 042
43	1,392 S.F.	NL11B 043
44	1,381 S.F.	NL11B 044
45	1,312 S.F.	NL11B 045
46	1,428 S.F.	NL11B 046
47	1,846 S.F.	NL11B 047
48	2,566 S.F.	NL11B 048
49	2,888 S.F.	NL11B 049
50	1,505 S.F.	NL11B 050
51	1,433 S.F.	NL11B 051
52	1,548 S.F.	NL11B 052
53	1,535 S.F.	NL11B 053
54	1,454 S.F.	NL11B 054
55	1,433 S.F.	NL11B 055
56	1,472 S.F.	NL11B 056
57	1,725 S.F.	NL11B 057
58	1,563 S.F.	NL11B 058
59	1,467 S.F.	NL11B 059
60	1,432 S.F.	NL11B 060
61	1,430 S.F.	NL11B 061
62	1,430 S.F.	NL11B 062
63	1,430 S.F.	NL11B 063
64	1,430 S.F.	NL11B 064
65	1,430 S.F.	NL11B 065
66	1,430 S.F.	NL11B 066

LINE TABLE

LINE	BEARING	DISTANCE
L1	N09°24'57"E	14.08'
L2	N19°37'22"E	13.90'
L3	N33°42'46"E	6.19'
L4	N83°09'32"E	12.84'
L5	N79°56'23"E	6.18'
L6	N55°57'28"E	14.32'
L7	N51°11'35"E	14.36'
L8	N46°46'04"E	14.38'
L9	N42°36'56"E	14.35'
L10	N39°04'22"E	17.58'
L11	N34°40'28"E	14.48'
L12	N26°41'07"E	14.25'
L13	N16°34'46"E	9.95'
L14	N20°21'29"W	12.13'
L15	N00°10'58"E	12.82'
L16	N01°44'36"E	4.83'
L17	N01°20'48"E	13.30'
L18	N07°31'13"E	9.36'
L19	N26°50'30"E	12.77'
L20	N43°05'52"E	3.81'
L21	N67°32'43"E	9.35'
L22	N43°57'37"E	13.37'
L23	N43°06'10"E	11.49'
L24	N59°10'27"E	13.90'
L25	N64°48'49"E	14.05'
L26	N56°20'15"E	10.39'
L27	N20°15'42"E	13.35'
L28	N27°05'07"E	8.26'
L29	N66°16'50"E	13.64'
L30	N71°07'52"E	13.84'
L31	N56°22'58"E	3.56'
L32	N38°45'32"E	13.20'
L33	N18°35'59"E	6.45'
L34	N15°12'35"W	12.97'
L35	N08°38'26"W	5.52'
L36	N09°16'53"E	14.13'
L37	N17°12'53"E	14.13'
L38	N28°17'05"E	11.86'
L39	N54°54'54"E	12.64'
L40	N59°37'06"E	3.78'

LOT & TAX PARCEL AREA TABLE

LOT	AREA	TAX PARCEL
67	1,430 S.F.	NL11B 067
68	1,430 S.F.	NL11B 068
69	1,430 S.F.	NL11B 069
70	1,430 S.F.	NL11B 070
71	1,485 S.F.	NL11B 071
72	1,587 S.F.	NL11B 072
73	1,597 S.F.	NL11B 073
74	1,595 S.F.	NL11B 074
75	2,026 S.F.	NL11B 075
76	1,677 S.F.	NL11B 076
77	1,583 S.F.	NL11B 077
78	1,425 S.F.	NL11B 078
79	1,440 S.F.	NL11B 079
80	1,440 S.F.	NL11B 080
81	1,440 S.F.	NL11B 081
82	1,440 S.F.	NL11B 082
83	1,439 S.F.	NL11B 083
84	1,381 S.F.	NL11B 084
85	1,381 S.F.	NL11B 085
86	1,386 S.F.	NL11B 086
87	1,386 S.F.	NL11B 087
88	1,386 S.F.	NL11B 088
89	1,386 S.F.	NL11B 089
90	1,386 S.F.	NL11B 090
91	1,385 S.F.	NL11B 091
92	1,430 S.F.	NL11B 092
93	1,430 S.F.	NL11B 093
94	1,430 S.F.	NL11B 094
95	1,430 S.F.	NL11B 095
96	1,430 S.F.	NL11B 096
97	1,430 S.F.	NL11B 097
98	1,430 S.F.	NL11B 098
99	1,430 S.F.	NL11B 099
100	1,430 S.F.	NL11B 100
101	1,430 S.F.	NL11B 101
102	1,430 S.F.	NL11B 102
103	1,425 S.F.	NL11B 103
104	1,430 S.F.	NL11B 104
105	1,430 S.F.	NL11B 105
106	1,430 S.F.	NL11B 106
107	1,430 S.F.	NL11B 107
108	1,430 S.F.	NL11B 108
109	1,507 S.F.	NL11B 109
110	1,507 S.F.	NL11B 110
111	1,467 S.F.	NL11B 111
112	1,472 S.F.	NL11B 112
113	1,431 S.F.	NL11B 113
114	1,430 S.F.	NL11B 114
115	1,430 S.F.	NL11B 115
116	1,430 S.F.	NL11B 116
117	1,430 S.F.	NL11B 117
118	1,430 S.F.	NL11B 118
119	1,506 S.F.	NL11B 119
120	1,506 S.F.	NL11B 120
121	1,497 S.F.	NL11B 121
122	1,488 S.F.	NL11B 122
123	1,480 S.F.	NL11B 123
124	1,475 S.F.	NL11B 124
125	1,475 S.F.	NL11B 125
126	1,475 S.F.	NL11B 126
127	1,474 S.F.	NL11B 127
128	1,474 S.F.	NL11B 128
129	1,474 S.F.	NL11B 129
130	1,472 S.F.	NL11B 130
131	1,471 S.F.	NL11B 131

CENTERLINE CURVE TABLE

CURVE	ARC	RADIUS	BEARING	CHORD
C101	27.46'	1500.00'	N60°06'03"E	27.46'
C102	58.34'	500.00'	N57°16'57"E	58.31'
C103	144.28'	150.00'	N63°36'57"W	138.78'
C104	129.14'	120.00'	S30°05'28"W	123.00'
C105	87.29'	100.00'	S63°49'16"W	84.55'
C106	119.01'	100.00'	S04°43'09"W	112.11'

SURVEYORS 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 as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED NO. 3123 LAND SURVEYOR KEVIN LEE CANN

KEVIN LEE CANN GA. R.L.S. #3123

FINAL PLAT FOR:

FULLER STATION TOWNHOMES

NORTHEAST LAND SURVEYING

NORTHEAST LAND SURVEYING, LLC
A Georgia Land Surveying Firm: #1240
P.O. Box 384
Braselton, Georgia 30517
Phone: (678) 776-7494

No.	REVISION	DATE
1		
2		
3		
4		
5		

Project Name: LOGAN MIAMI		DRAWN KMT	SCALE 1"=50'
Project Address: TOMMY LEE FULLER DRIVE		CHECKED KLC	3 OF 3
Land Lot No.(s) 185	District: 4TH	DATE OF FIELD WORK 8/9/24	SHEET
City: CITY OF LOGANVILLE County, State: WALTON, GEORGIA		DATE 8/14/24	PROJECT No. 22-095