AGENDA REPORT

MEETING DATE:	November 2, 2026	Regular Tracie Wildes Tracie Wildes (Oct 29, 2026 16:14:08 EDT)
DEPARTMENT:	Community Development	Sara Leaders, Community Development and Public Works Director
SECTION OF AGENDA:	Consent Agenda	November 2, 2026
AGENDA ITEM TITLE:	Approval of Subdivision Plats & Revisions - Minor Plat, 2395 Bethany Bend	
STATEMENT OF PURPOSE:	Approval of a Minor Plat for 2395 Bethany Bend to subdivide the existing parcel consisting of 2.012 acres into two parcels consisting of 1.006 acres each.	
FINANCIAL IMPACT:	None	
RECOMMENDED ACTION:	Approve the Minor Plat for 2395 Bethany Bend.	

EXECUTIVE SUMMARY:

The Milton Unified Development Code requires Mayor and City Council approval of all final plats, minor plats, re-recordings, and revisions following review and certification by the Community Development Director.

Staff has reviewed the proposed minor plat and determined that it is consistent with the Unified Development Code and applicable subdivision regulations. The request is subdivide the existing parcel consisting of 2.012 acres into two parcels consisting of 1.006 acres each.

PURPOSE/BACKGROUND:

The proposed minor plat subdivision is summarized below:

Name of Development / Location	Action	Comments /# lots	Total Acres	Density
2395 Bethany Bend LL 893 Dist. 2, Sect. 2	Minor Plat	The purpose of this plat is subdivide the existing parcel consisting of 2.012 acres into two parcels consisting of 1.006 acres each.	**2.012** Acres	**0.99** Lots/Acre

STAFF ANALYSIS:

Staff has reviewed the proposed minor plat and determined that it complies with the Unified Development Code, including all applicable subdivision and zoning requirements.

A review of available City records, including prior permitting and platting history, found no evidence that the existing parcels were previously created through a minor plat subdivision.

FINANCIAL IMPACT:

There is no financial impact associated with this minor plat.

ALTERNATIVES CONSIDERED:

Option 1: Approve the minor plat as presented.
Option 2: Deny the minor plat if found inconsistent with applicable regulations.

LEGAL AND REGULATORY CONSIDERATIONS:

The proposed minor plat has been reviewed for compliance with the Unified Development Code and applicable subdivision regulations.

OPERATIONAL IMPACT:

There is no direct operational impact associated with this minor plat.

COMMUNITY/STAKEHOLDER IMPACT:

The minor plat application was found to be consistent with the Unified Development Code and policies of the City and does not create any immediate concerns with public health, safety, and welfare. It supports implementation of the City's land use and development regulations to ensure orderly subdivision of property.

STRATEGIC ALIGNMENT:

Aligns with Strategic Priority #2: Continue smart land planning to keep Milton unique. This minor plat maintains the character of the Agriculture Districts and the Rural Milton Overlay.

STAFF RECOMMENDATION:

Staff recommends approval of this minor plat.

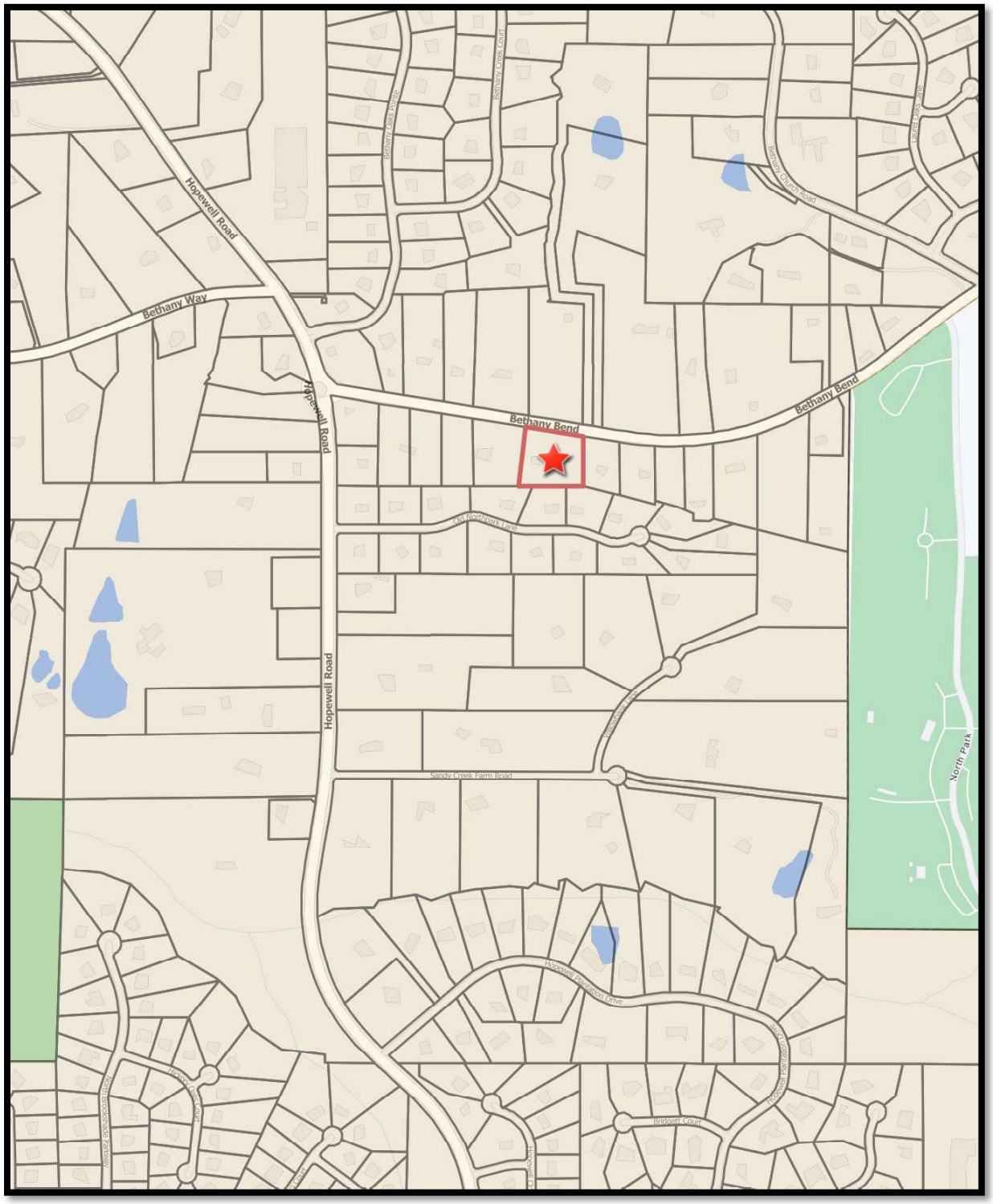
REVIEWS & APPROVALS:

Financial Review: N/A
Legal Review: N/A
Concurrent Review: Steven Krokoff, City Manager Steven Krokoff

ATTACHMENTS:

Location map
Minor Plat

LOCATION MAP – 2395 Bethany Bend



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MINOR PLAT PREPARED FOR:

2395 BETHANY BEND

LAND LOT 893, 2ND DISTRICT, 2ND SECTION

CITY OF MILTON

FULTON COUNTY, GEORGIA

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

FULTON COUNTY BOARD OF HEALTH CERTIFICATION

ALL LOTS SHOWN HAVE BEEN REVIEWED FOR COMPLIANCE TO THE FULTON COUNTY BOARD OF HEALTH'S ADOPTED MINIMUM LOT SIZE AND DPH CHAPTER 511-3-1. RULES FOR ONSITE SEWAGE MANAGEMENT SYSTEMS AND CHAPTER 511-3-3 RULES FOR DRINKING WATER SUPPLY. PRIOR TO THE CONSTRUCTION OF ANY RESIDENCE, BUILDING, OR FACILITY, EACH LOT MUST BE REVIEWED AND APPROVED FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM CONSTRUCTION PERMIT.

TYPE OF WATER SUPPLY: PUBLIC WATER SUPPLY INDIVIDUAL METER(S)

TYPE OF SEWAGE DISPOSAL: INDIVIDUAL ONSITE SEWAGE MANAGEMENT SYSTEMS

DATED THIS 30th DAY OF September, 20 26

BY: _____

TITLE: Environmental Health Specialist II

FULTON COUNTY BOARD OF HEALTH & ENVIRONMENTAL HEALTH
10 PARK PLACE SOUTH SE
SUITE 410
ATLANTA, GA 30303
TEL: 770-520-7482

FULTON COUNTY DEPARTMENT OF PUBLIC WORKS

I CERTIFY THAT THIS PROPERTY CAN BE SERVED BY FULTON COUNTY WATER AND/OR SEWER SYSTEM IN ACCORDANCE WITH ALL APPLICABLE, POLICIES, ORDINANCES, AND REGULATORY REQUIREMENTS. ALL WATER METERS MUST BE LOCATED INSIDE OF ROW, AND SEWER LATERALS SHALL BE PROVIDED FOR EACH UNIT. IT WILL BE THE RESPONSIBILITY OF THE OWNER TO OBTAIN ANY NEEDED EASEMENTS AND/OR UTILITY PERMITS.

APPROVED THIS 24TH DAY OF SEP., 2026

Patrick Walker
SIGNATURE

PATRICK WALKER PE. ENGINEERING ADMINISTRATOR
PRINTED NAME AND TITLE

N/A
REVISION DATE

FULTON COUNTY HEALTH DEPARTMENT

FULTON COUNTY DEPARTMENT OF PUBLIC WORKS WATER SERVICE DIVISION
11575 MAXWELL ROAD
ALPHARETTA, GA 30009
TEL: 770-640-3040 404-613-3421

FULTON COUNTY DEPARTMENT OF PUBLIC WORKS

PROOF OF FULTON COUNTY APPROVAL FOR WATER CONNECTION, SEWER CONNECTION OR SEPTIC SYSTEM SHALL BE PROVIDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

OWNER'S ACKNOWLEDGEMENT:

(STATE OF GEORGIA)
(CITY OF MILTON)

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, AND DEDICATES TO FULTON COUNTY AND/OR CITY OF MILTON THE COMPLETE OWNERSHIP AND USE OF ALL WATER AND SEWER IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT, AND DEDICATED TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING:

PUBLIC STREETS 0 ACRES
PUBLIC SEWER EASEMENTS 0 ACRES
PUBLIC DRAINAGE EASEMENTS 0 ACRES
PUBLIC PARKS/OPEN SPACE 0 ACRES

Jason Welch
TYPED NAME OF SUBDIVIDER

SIGNATURE OF SUBDIVIDER
09/30/2026
DATE

Mario Pereira & Adrienne K Grzeskiewicz
TYPED NAME OF OWNER OF RECORD

SIGNATURE OF OWNER OF RECORD
10/19/2026
DATE

MINOR SUBDIVISION PLAT APPROVAL

THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF MILTON, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF MILTON, GEORGIA AS AMENDED AND ANY APPLICABLE CONDITIONS OF ZONING.

_____ _____
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT DATE

LAND SURVEYOR'S CERTIFICATE

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.

IT IS HEREBY CERTIFIED THAT THIS MINOR 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 SHOW HEREON ACTUALLY EXIST, OR ARE MARKED AS FUTURE, AND THEIR LOCATIONS, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

GEORGIA REGISTERED No. 3197 PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

EUGENE STEPANOV 07/17/2026
SIGNATURE PRINTED NAME DATE
REGISTERED GA. LAND SURVEYOR

ZONING INFORMATION:

PROPERTY IS ZONED AG-1
(AS PER SEC. 3.1.3 OF THE CITY OF MILTON UDC)

BUILDING SETBACKS:
MINIMUM FRONT: 60 FEET
MINIMUM SIDE: 25 FEET
MINIMUM REAR: 50 FEET

MINIMUM LOT AREA: 1.0 ACRE (PAVED ROAD)
MINIMUM HEATED FLOOR AREA: NONE

MINIMUM LOT FRONTAGE: 35 FEET
MINIMUM LOT WIDTH: 150 FEET

MAXIMUM ALLOWABLE LOT COVERAGE: 20% OF TOTAL LOT AREA

MAXIMUM BUILDING HEIGHT PER SEC. 6.3.3.C OF THE CITY OF MILTON UDC:

1) THE MAXIMUM BUILDING HEIGHT IS TWO STORIES WITH A MAXIMUM HEIGHT OF 28 FEET FROM AVERAGE FINISHED GRADE TO THE BOTTOM OF THE ROOF EAVE.

2) NOTWITHSTANDING THE HEIGHT LIMIT IN SUBPARAGRAPH 1 ABOVE, THE MAXIMUM HEIGHT MAY BE INCREASED IN AN AMOUNT BASED ON THE CALCULATIONS SHOWN AS EXAMPLES IN TABLE 6.3.3.B; HOWEVER, IN NO EVENT MAY THE HEIGHT BE INCREASED MORE THAN 8 FEET.

PLAT PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS TO SPLIT EXISTING PARCEL 22 49300893017 INTO TWO SMALLER PARCELS AND BUILD 1 NEW SINGLE FAMILY HOME IN CURRENT ZONING DISTRICT.

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS; WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID 13121C0056G EFFECTIVE DATE: 06/19/2020 ZONE: X

THE FLOOD INFORMATION ON THIS SURVEY HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) OF FULTON COUNTY PANEL NUMBER 13121C0056G, DATED 06/19/2020 THIS PROPERTY OR PORTIONS OF THIS PROPERTY DO NOT LIE WITHIN A FLOOD HAZARD AREA.

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

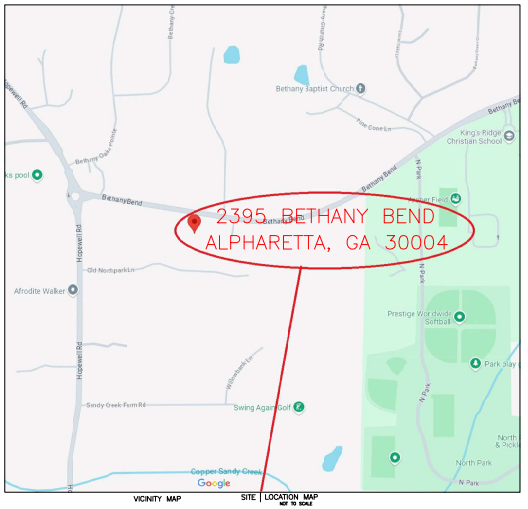
GENERAL NOTES:

1. TOTAL ACREAGE: 87,631 SF = 2.012 AC
   INCLUDED:
   LOT 1 (#2395): 43,816 SF = 1.006 AC
   LOT 2 (#2399): 43,815 SF = 1.006 AC
2. TOTAL NUMBER OF LOTS: 2 LOTS
   LOT NUMBERS: 1 AND 2.
3. CURRENT ZONING: AG-1 (AGRICULTURAL DISTRICT)
4. LOTS SHOWN ARE FOR SINGLE FAMILY USE ONLY.
5. WATER SERVICE PROVIDED BY FULTON COUNTY;
   SANITARY SEWER SERVICE/WASTEWATER: INDIVIDUAL PRIVATE ON-SITE SANITARY SEPTIC TANK SYSTEM FOR EACH LOT;
   GAS SERVICE: FULTON COUNTY
6. THE OWNER OF RECORD, ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASES THE CITY OF MILTON FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS 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 AND THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS. SAID DIRECTOR 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 A MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF MILTON, NOR AN ABROGATION OF THE CITY OF MILTON'S RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER/S OF THE PROPERTY OR THE LANDS THAT GENERATED THE CONDITIONS.
7. THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENTS(S) AS RECORDED IN DEED BOOK _____, PAGES(S) _____, WHICH HEREBY BECOMES A PART OF THIS PLAT
8. PER MILTON UDC SECTION 3.1.10.B, A TWENTY (20)-FOOT NATURAL AREA TEMPORARY CONSTRUCTION SETBACK SHALL BE PROVIDED ALONG THE STREET RIGHT-OF-WAY. A CONSTRUCTION DISTURBANCE AREA NOT TO EXCEED FIFTY (50) FEET IN WIDTH, MEASURED PERPENDICULAR TO THE LOT FRONTAGE, MAY BE PERMITTED WITHIN THE FRONTAGE TO ALLOW ACCESS, GRADING, UTILITY INSTALLATION, AND CONNECTION TO THE BUILDABLE AREA OF THE LOT.
9. THERE ARE EXISTING STRUCTURES THAT WILL REMAIN ON SITE AT THE TIME OF THIS PLAT THAT DO NOT MEET THE CURRENT SETBACK REQUIREMENTS AS PER MILTON UDC 2.2.2.E., THESE NONCONFORMING STRUCTURES SHALL REMAIN AS THEIR CONSTRUCTION PREDATES MILTON CITYHOOD.
10. PER 4-13-26 UDC TEXT AMENDMENT UPDATES FOR MINOR PLATS: HEALTH DEPARTMENT APPROVAL AND REVIEWED PLANS MUST ACCOMPANY THIS MINOR PLAT SUBMISSION.
11. IF LOT COVERAGE EXCEEDS 10%, AN AS-BUILT SURVEY WILL BE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

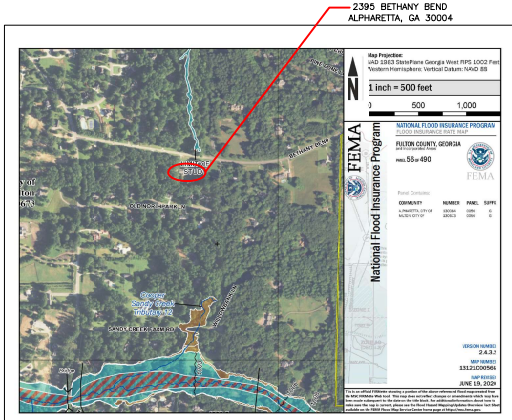
SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDON THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.
7. PRESENCE OF STATE WATERS AND BUFFERS REQUIREMENT ARE SUBJECT TO COUNTY OF CITY DETERMINATION BY ENVIRONMENTAL.
8. ALL REBARS SET ARE 1/2" DIAMETER x 18" LONG REBARS UNLESS OTHERWISE NOTED.
9. ERROR OF CLOSURE: 1: 102,326 FEET
10. BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, GEORGIA WEST ZONE 1002, WITH THE SOUTHERLY LINE OF BETHANY BEND RD HAVING A BEARING OF S 81°06'39" E.



VICINITY MAP | SITE LOCATION MAP
NOT TO SCALE

MAGNETIC



LOCATION MAP
NOT TO SCALE

LOT	BLOCK
SUBDIVISION	UNIT
LAND LOT 893 2ND DISTRICT	2ND SECTION
FULTON COUNTY, GEORGIA	DB.66412/PG.412 & DB.63708/PG.567
FIELD WORK DATE AUGUST 28, 2024	PRINTED/SIGNED JUNE 24, 2026
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 50,000+ FEET, AN ANGULAR ERROR OF 0R SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 1+(UNION) FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

AM & SM
COORD #20220769
DWG #20241409-MINOR PLAT

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0841
TEL 404-352-5747
INFO@SURVEYLANDEXPRESS.COM

GEORGIA REGISTERED No. 3197 PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

E.P. DATE OF FIELD SURVEY OR DATE OF FIELD REVISION OF "AS-BUILT" SURVEY

MINOR PLAT PREPARED FOR:
2395 BETHANY BEND

PROPERTY ADDRESS:
2395 BETHANY BEND
ALPHARETTA, GA 30004

SHEET 1 OF 3

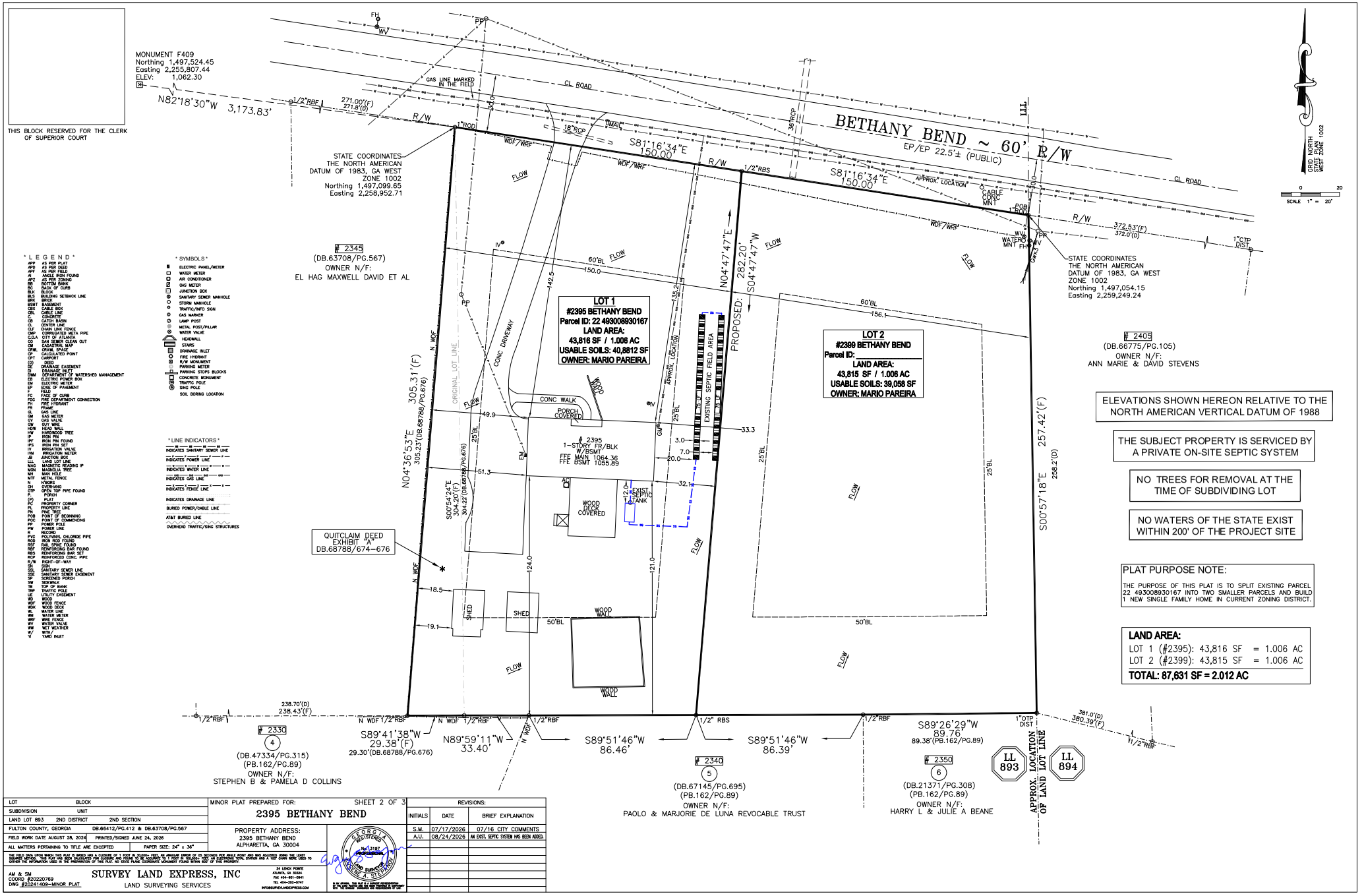
REVISIONS:		
INITIALS	DATE	BRIEF EXPLANATION
S.M.	07/17/2026	07/16 CITY COMMENTS
A.U.	08/24/2026	AN EXIST. SEPTIC SYSTEM HAS BEEN ADDED.

NAME, ADDRESS, AND PHONE NUMBER OF OWNER:
MARIO PAREIRA
2395 BETHANY BEND
ALPHARETTA, GA 30004
CONTACT PERSON: MARIO PAREIRA
PHONE #: (678) 698-7891
EMAIL: MARIOPEREIRAATLANTA@GMAIL.COM

NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER: (IE. THE DEVELOPER AND SEDIMENT CONTROL CONTACT AND PRIMARY PERMITTEE
MARIO PAREIRA
2395 BETHANY BEND
ALPHARETTA, GA 30004
CONTACT PERSON: MARIO PAREIRA
PHONE #: (678) 698-7891
EMAIL: MARIOPEREIRAATLANTA@GMAIL.COM

docusign signature verification :::
Docusign Envelope ID: 93EE2903-2C00-86FA-8257-CC0642711807

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT



* L E G E N D *

APP AS PER PLAT
APD AS PER DEED
APF AS PER FIELD
AI ANGLE IRON FOUND
APZ AS PER ZONING
BB BOTTOM BANK
BC BACK OF CURB
BCK BACK
BLS BUILDING SETBACK LINE
BRK BRICK
BSMT BASEMENT
CBX CABLE BOX
CBL CABLE LINE
C CONCRETE
CB CATCH BASIN
CL CENTER LINE
CLF CHAIN LINK FENCE
CMP CORRUGATED META PIPE
C.O.A CITY OF ATLANTA
CO SAN SEWER CLEAN OUT
CM CADASTRAL MAP
CRWL CRAWL SPACE
CP CALCULATED POINT
CPT CARPORT
(DD) DEED
DE DRAINAGE EASEMENT
DI DRAINAGE INLET
DNRM DEPARTMENT OF WATERSHED MANAGEMENT
EB ELECTRIC POWER BOX
EM ELECTRIC METER
EP EDGE OF PAVEMENT
F FIELD
FC FACE OF CURB
FDC FIRE DEPARTMENT CONNECTION
FH FIRE HYDRANT
GA GUARD
GL GAS LINE
GM GAS METER
GV GAS VALVE
GW GUY WIRE
HDW HEAD WALL
HW HARDWOOD TREE
IP IRON PIN
IPF IRON PIN FOUND
IPS IRON PIN SET
IV IRRIGATION VALVE
IVM IRRIGATION METER
JB JUNCTION BOX
LLL LAND LOT LINE
MAG MAGNETIC READING IP
MGN MAGNOLIA TREE
MH MAN HOLE
MTF METAL FENCE
N N'WORD
OH OVERHANG
OTP OPEN TOP PIPE FOUND
P PLAT
(P) PLAT
PC PROPERTY CORNER
PL PROPERTY LINE
PN PINE TREE
POB POINT OF BEGINNING
POC POINT OF COMMENCING
PP POWER POLE
PW POWER LINE
(R) RECORD
RCP REINFORCED CONC. PIPE
ROD IRON ROD FOUND
RSF RAIL SPIKE FOUND
RBF REINFORCING BAR FOUND
RBS REINFORCING BAR SET
RCP REINFORCED CONC. PIPE
R/W RIGHT-OF-WAY
SN SIGN
SSL SANITARY SEWER LINE
SSE SANITARY SEWER EASEMENT
STP STEPPED PORCH
SW SIDEWALK
TB TOP OF BANK
TRF TRAFFIC POLE
UE UTILITY EASEMENT
WD WOOD
WDF WOOD FENCE
WDK WOOD DECK
WL WATER LINE
WM WATER METER
WMF WIRE FENCE
WV WATER VALVE
WW WET WEATHER
W/ WITH/
YI YARD INLET

* SYMBOLS *

ELECTRIC PANEL/METER
WATER METER
AIR CONDITIONER
GAS METER
JUNCTION BOX
SANITARY SEWER MANHOLE
STORM MANHOLE
TRAFFIC/INFO SIGN
GAS MARKER
LAMP POST
METAL POST/PILLAR
WATER VALVE
HEADWALL
STAIRS
DRAINAGE INLET
FIRE HYDRANT
R/W MONUMENT
PARKING METER
PARKING STOPS BLOCKS
CONCRETE MONUMENT
TRAFFIC POLE
SING POLE
SOIL BORING LOCATION

* LINE INDICATORS *

INDICATES SANITARY SEWER LINE
INDICATES POWER LINE
INDICATES WATER LINE
INDICATES GAS LINE
INDICATES FENCE LINE
INDICATES DRAINAGE LINE
BURIED POWER/CABLE LINE
AT&T BURIED LINE
OVERHEAD TRAFFIC/SING STRUCTURES

LOT	BLOCK
SUBDIVISION	UNIT
LAND LOT 893	2ND DISTRICT 2ND SECTION
FULTON COUNTY, GEORGIA	DB.66412/PG.412 & DB.63708/PG.567
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THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 1X10,000+ FEET. AN ELECTRONIC TOTAL STATION AND A GPS GNSS RTK UNIT WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

AM & SM
COORD #20220769
DWG #20241408-MINOR PLAT

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-293-5747
INFO@SURVEYLANDEXPRESS.COM

MINOR PLAT PREPARED FOR: SHEET 2 OF 3

2395 BETHANY BEND

PROPERTY ADDRESS:
2395 BETHANY BEND
ALPHARETTA, GA 30004

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 3197 ACQUIRE A SITE/SURVEY

REVISIONS:		
INITIALS	DATE	BRIEF EXPLANATION
S.M.	07/17/2026	07/16 CITY COMMENTS
A.U.	08/24/2026	AH DIST. SEPTIC SYSTEM HAS BEEN ADDED.

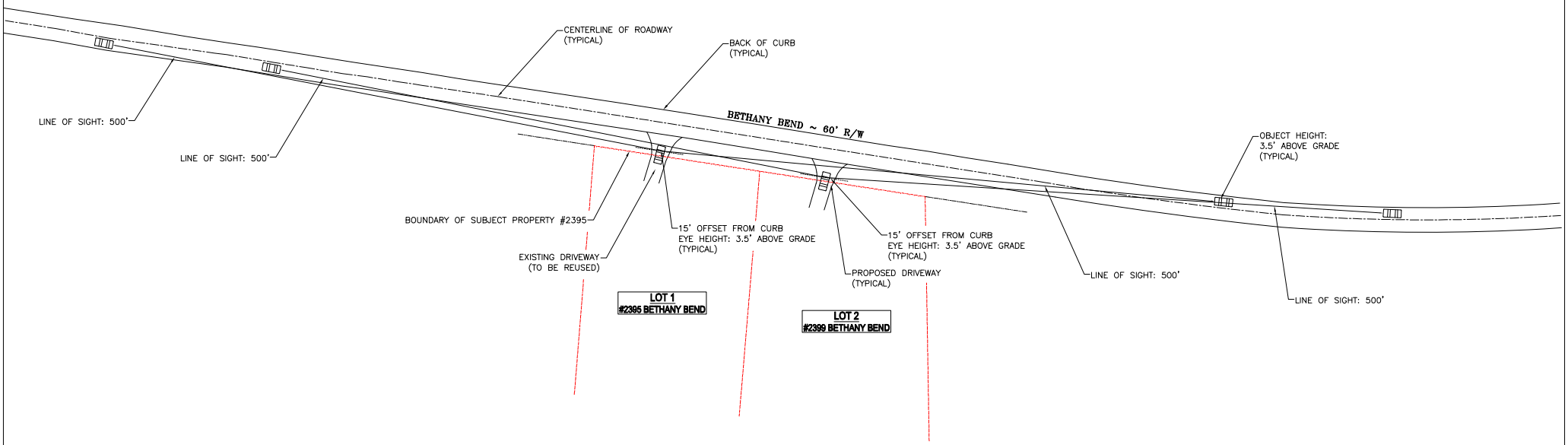
docloop signature verification: dl/p.ua/JOEPh-EOPk-eVeU

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

SIGHT DISTANCE EXHIBIT

GRID NORTH
NAD 83 GA
WEST ZONE 1002

0 40
SCALE 1" = 40'



LOT	BLOCK	MINOR PLAT PREPARED FOR:	SHEET 3 OF 3
SUBDIVISION	UNIT	2395 BETHANY BEND	
LAND LOT 893	2ND DISTRICT 2ND SECTION		
FULTON COUNTY, GEORGIA	DB.66412/PG.412 & DB.63708/PG.567	PROPERTY ADDRESS: 2395 BETHANY BEND ALPHARETTA, GA 30004	
FIELD WORK DATE AUGUST 28, 2024	PRINTED/SIGNED JUNE 24, 2026		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"		

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 314,004+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 1,000,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 1 SEC OWN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

AM & SM
COORD #20220769
DWG #20241409-MINOR PLAT

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

34 LENOX POINTE
ATLANTA, GA. 30324
FAX 404-601-0841
TEL 404-352-0747
INFO@SURVEYLANDEXPRESS.COM

GEORGIA REGISTERED No. 3197 PROFESSIONAL LAND SURVEYOR JEROME A. STEPANEK

REVISIONS:		
INITIALS	DATE	BRIEF EXPLANATION
S.M.&A.M.	07/17/2026	07/16 CITY COMMENTS