



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 USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

HORIZONTAL DATUM NAVD83

FULTON COUNTY
GPS MNT.
STATION #9876
N: 1498533.04
E: 2263343.74

[illegible]

REGISTERED GEORGIA LAND SURVEYOR NUMBER: 3197

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.

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 Lands Surveyors and as set forth in O.C.G.A. section 15-6-67.

EUGENE STEPHENS

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	<u>0</u>	ACRES
PUBLIC SEWER EASEMENTS	<u>0</u>	ACRES
PUBLIC DRAINAGE EASEMENTS	<u>0</u>	ACRES
PUBLIC PARKS/OPEN SPACE	<u>0</u>	ACRES

_____ TYPED NAME OF SUBDIVIDER	_____ TYPED NAME OF OWNER OF RECORD
_____ SIGNATURE OF SUBDIVIDER	_____ SIGNATURE OF OWNER OF RECORD
_____ DATE	_____ DATE

THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF MILTON, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF MILTON ZONING ORDINANCES, CONDITIONS OF ZONING, AND THE CITY OF MILTON SUBDIVISION REGULATIONS AS AMENDED.

THIS APPROVAL CONSTITUTES GENERAL ACCEPTANCE OF ALL LOTS FOR
SUBDIVISION

DEVELOPMENT UTILIZING ONSITE SEWAGE MANAGEMENT SYSTEMS AS NOTED. PRIOR TO THE CONSTRUCTION OF ANY RESIDENCE, BUILDING, OR FACILITY EACH LOT SHALL SUBMIT A COMPLETE APPLICATION DEMONSTRATING FULL COMPLIANCE TO DPH CHAPTER 511-3-1; RULES FOR ONSITE SEWAGE MANAGEMENT SYSTEMS FOR REVIEW AND APPROVAL OF AN ON-SITE SEWAGE MANAGEMENT SYSTEM CONSTRUCTION PERMIT.

DATE THIS _____ DAY OF _____ 2024

BY _____

TITLE _____

THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS.

MINOR PLAT PREPARED FOR: SHEET 1 OF 2

RYAN GOLDSTEIN

PROPERTY ADDRESS: 2455 BETHANY BEND MILTON, GA 30004	
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PROPERTY OWNER/APPLICANT INFORMATION:
NAME: RYAN GOLDSTEIN
ADDRESS: 2455 BETHANY BEND
MILTON, GA 30004
24HR CONTACT: RYAN GOLDSTEIN
TEL: (404) 819-3929
RYAN.GOLDSTEIN@COMPASS.COM

TOTAL LAND AREA
100860.91 SF / 2.315 AC

AP _____ SURVEY LAND EXPRESS, INC
COORD #20232233
DWG #20232233 _____ LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

* L E G E N D *

[illegible]

* LINE INDICATORS *

SS SS SS
 INDICATES SANITARY SEWER LINE
 P P P
 INDICATES POWER LINE
 W W W W
 INDICATES WATER LINE
 GAS GAS GAS GAS
 INDICATES GAS LINE
 X X X X X X X X
 INDICATES FENCE LINE

 INDICATES DRAINAGE LINE

 INDICATES EASEMENT

* SYMBOLS *

- ☐ ELECTRIC PANEL/METER
- ☒ WATER METER
- ☐ AIR CONDITIONER
- ☐ GAS METER
- ☒ WATER VALVE
- ☒ SANITARY SEWER MANHOLE
- ☐ STORM MANHOLE
- ☒ TRAFFIC/INFO SIGN
- ☒ GAS MARKER
- ☒ LAMP POST
- ☒ FIRE HYDRANT
- ☒ DRAINAGE INLET