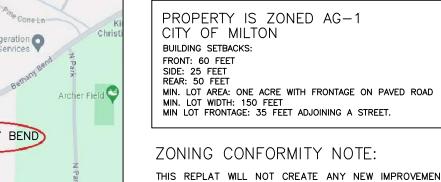


FULTON COUNTY DEPARTMENT OF PUBLIC WORKS "I CERTIFY THAT THIS PROPERTY CAN BE SERVED BY FULTON COUNTY WATER AND/OR SEWER SYSTEM IN ACCORDANCE WITH ALL APPLICABLE, POLICIES ORDINANCES, AND REGULATORY REQUIREMENTS. ALL WATER METERS MUST BE LOCATED INSIDE OF ROW, AND SEWER LATERALS SHALL BE PROVIDED FOR EACH UNIT. IT WILL BE THE RESPONSIBILITY OF THE OWNER TO OBTAIN ANY NEEDED EASEMENTS AND/OR UTILITY PERMITS. APPROVED THIS____DAY OF____, 2024 PRINTED NAME AND TITLE PROOF OF FULTON COUNTY APPROVAL FOR WATER CONNECTION, SEWER CONNECTION OR SEPTIC SYSTEM SHALL BE PROVIDED PRIOR TO ISSUANCE OF



THIS REPLAT WILL NOT CREATE ANY NEW IMPROVEMENTS WHICH WOULD BE NONCONFORMING WITH ZONING LAWS. ANY ISSUES OF NONCONFORMITY ON THE SUBJECT PROPERTIES ARE PRE-EXISTING AS SHOWN HEREON, NOT TO BE INCREASED.

NO WATERS OF THE STATE EXIST WITHIN 200' OF THE PROJECT SITE

1T 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."

SURVEYOR'S NAME: EUGENE STEPANOV

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

SURVEYOR'S NAME __EUGENE STEPANOV

REGISTERED GEORGIA LAND SURVEYOR NUMBER 3197

OWNER'S ACKNOWLEDGEMENT: (STATE OF GEORGIA) (CITY OF MILTON)	
NAME IS SUBSCRIBED THERETO, IN PAGENT, HEREBY ACKNOWLEDGES THA SURVEY, AND DEDICATES TO FULTOI COMPLETE OWNERSHIP AND USE OF	AND SHOWN ON THIS PLAT AND WHOSE PERSON OR THROUGH A DULY AUTHORIZED T THIS PLAT WAS MADE FROM AN ACTUAL OF MILTON THE ALL WATER AND SEWER IMPROVEMENTS TED IN ACCORDANCE WITH THIS PLAT, AND LIC FOREVER THE FOLLOWING:
PUBLIC STREETS 0 PUBLIC SEWER EASEMENTS 0 PUBLIC DRAINAGE EASEMENTS 0 PUBLIC PARKS/OPEN SPACE 0	ACRES ACRES ACRES ACRES
TYPED NAME OF SUBDIVIDER	TYPED NAME OF OWNER OF RECORD
SGNATURE OF SUBDIVIDER	SIGNATURE OF OWNER OF RECORD
DATE	DATE

MINOR SUBDIVISION PLAT APPROVAL 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. DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

FULTON COUNTY BOARD OF HEALTH CERTIFICATION THIS APPROVAL CONSTITUTES GENERAL ACCEPTANCE OF ALL LOTS FOR 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

DATE THIS _____ DAY OF _____ 2024

MANAGEMENT SYSTEM CONSTRUCTION PERMIT.

THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS.

LOT		MINOR PLAT PREPARED FOR:	SHEET 1 OF 2
SUBDIVISION		RYAN GOLDSTEIN	
LAND LOT 894	2ND DISTRICT	WIAN GOLDSTEIN	
FULTON COUNTY, GEORGIA	DB.61827/PG.549	PROPERTY ADDRESS:	E O R G
FIELD WORK DATE JAN 08, 2024	PRINTED/SIGNED JANUARY 25, 2024	2455 BETHANY BEND	GEGISTEREDA

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 100,000+ 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.

PAPER SIZE: 24" x 36"

SURVEY LAND EXPRESS, INC COORD #20232233 DWG <u>#20232233</u> LAND SURVEYING SERVICES

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-094 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM

MILTON, GA 30004



SITE LOCATION FEMA NATIONAL FLOOD INSURANCE PROGRAM FULTON COUNTY, GEORGIA and Incorporated Areas WANEL 56 OF 490 COMMUNITY NUMBER PANEL SUFFIX ALPHARETTA, CITY OF 130084 0056 G MILTON, CITY OF 130673 0056 G VERSION NUMBER 2.4.3.2 MAP NUMBER 13121C0056G MAP REVISED JUNE 19, 2020

GAS LINE MARKED IN THE FIELD

_____CL_ROAD

N FENCE

NOTE A

18.60'(F)-

18.49**'**(D)

N CONC

DRIVEWAY

372.00'(D)

LOT AREA: 45276.07 SF / 1.039 AC

BUILDABLÉ AREA:

18857.<u>19 SF / 0.4</u>33 AC

| #2445 |

372.73' ALONG R/W TO THE WEST LINE OF LAND LOT 894

MH1 1066.61

INV IN 1064.21

RAD= 1496.38'

ARC=149.63' CHD=149.58'-

S89°21'27"E

EP/EP 22.5'±

LOT 150' WIDE AT BUILDING LINE.

BETHANY BEND ~ 60' R/W

APPROX. LOCATION

FLOOD NOTE:

1089.38

WDF

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) OF FULTON

PANEL NUMBER: 13121C0056G

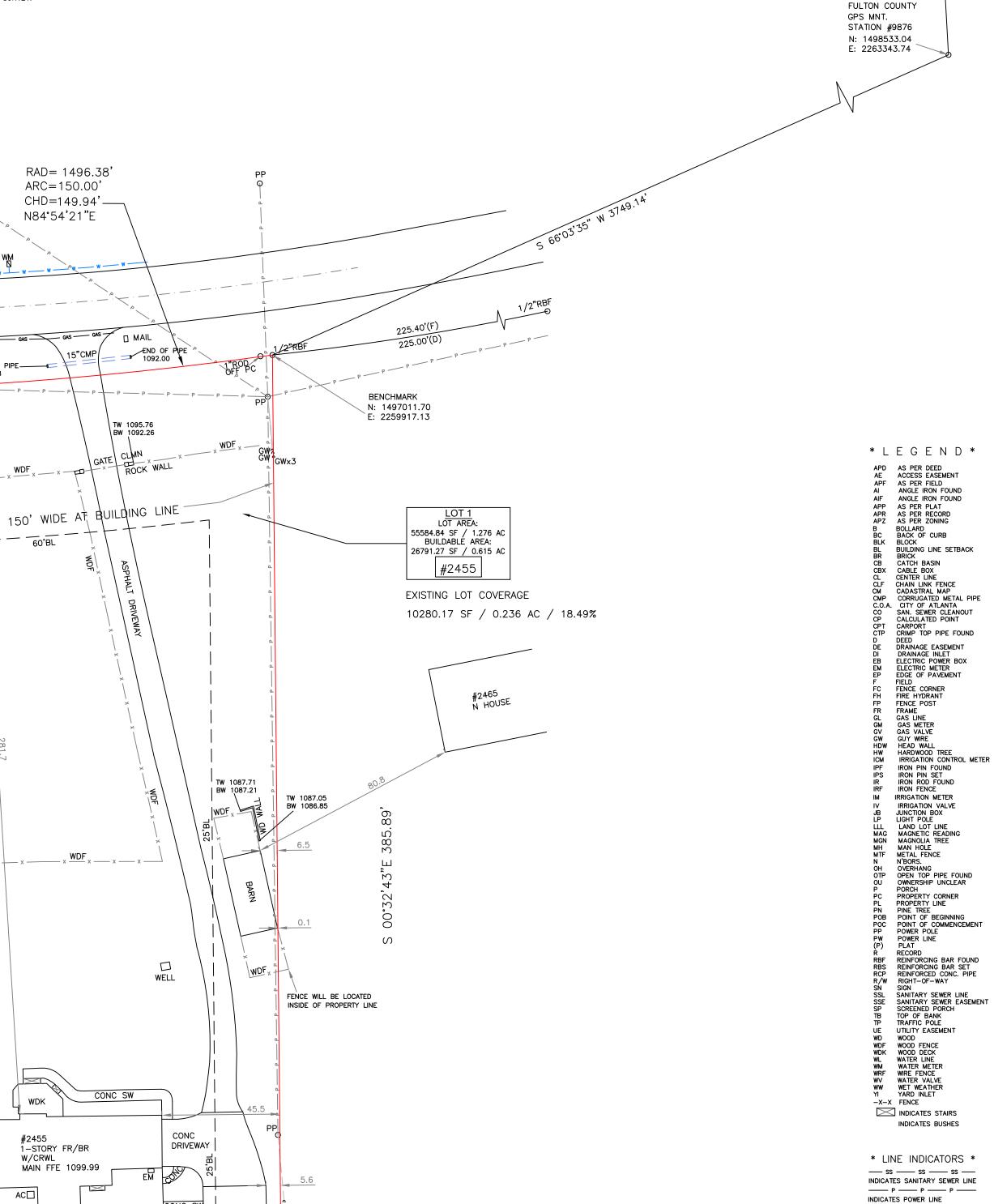
DATED: 6/19/2020 PORTIONS OF THIS PROPERTY DO NOT LIE WITHIN A FLOOD HAZARD AREA.

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 MUNICIPLAITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILTY 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.

VERTICAL DATUM NAVD88

HORIZONTAL DATUM NAVD83



* LINE INDICATORS * — ss — ss — ss — INDICATES SANITARY SEWER LINE —— P —— P —— INDICATES POWER LINE INDICATES WATER LINE —— GAS ——— GAS ——— GAS ——— INDICATES GAS LINE 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

SCALE 1" = 30

1-STORY FR/BR w/crwl MAIN FFE 1099.99 33.07'(F) 33.75'(D) PB.162/PG.89 TW 1102.39 PATIO | FFE 1096.40 W TW 1098.34 IRON F CONC AREA PB.162/PG.89 TW 1103.44 BW 1102.94 PROPERTY OWNER/APPLICANT INFORMATION: .32 06 ROCK WALL WATER PUMP NAME: RYAN GOLDSTEIN 01 36. ADDRESS: 2455 BETHANY BEND TOTAL LAND AREA TW \1104.38 MILTON, GA 30004 100860.91 SF / 2.315 AC 24HR CONTACT: RYAN GOLDSTEIN 81.15 TEL: (404) 819-3929 RYAN.GOLDSTEIN@COMPASS.COM

APD AS PER DEED
AE ACCESS EASEMENT
APF AS PER FIELD
AI ANGLE IRON FOUND
AIF ANGLE IRON FOUND
APP AS PER PLAT
APP AS PER PECCED AS PER RECORD AS PER ZONING AS FER ZONING
BOLLARD
BACK OF CURB
BLOCK
BUILDING LINE SETBACK
BRICK
CATCH BASIN
CABLE BOX
CENTER LINE
CHAIN LINK FENCE
CADASTRAL MAP
CORRUGATED METAL PIPE
A. CITY OF ATLANTA
SAN. SEMER CLEANOUT
CALCULATED POINT
CARPORT
CRIMP TOP PIPE FOUND
DEED
DRAINAGE EASEMENT
DRAINAGE INLET
ELECTRIC POWER BOX
ELECTRIC METER
EDGE OF PAVEMENT
FIELD EP EDGE OF PAVEMENT
F FIELD
FC FENCE CORNER
FH FIRE HYDRANT
FP FENCE POST
FR FRAME
GL GAS LINE
GM GAS METER
GV GAS VALVE
GW GUY MIRE
HDW HEAD WALL
HW HARDWOOD TREE
ICM IRRIGATION CONTROL METER
IPF IRON PIN FOLIND IRON PIN FOUND
IRON PIN SET
IRON ROD FOUND
IRON FENCE IRRIGATION METER IRRIGATION VALVE
JUNCTION BOX
LIGHT POLE
LAND LOT LINE
MAGNETIC READING
MAGNETIC READING
MAGNOLIA TREE
MAN HOLE
METAL FENCE
N'BORS.
OVERHANG
OVERHANG
OWNERSHIP UNCLEAR
PORCH
PROPERTY CORNER
PROPERTY LINE
PINE TREE
POINT OF BEGINNING
POWER POLE
POWER LINE
PLAT
RECORD IRRIGATION VALVE

FULTON COUNTY

N: 1499838.51

E: 2263271.47

GPS MNT. STATION #9877