

the COLLABORATIVE, INC.
PLANNING DESIGN ENGINEERING
1372 Peachtree Street, N.E.,
Atlanta, Georgia 30309
(404) 797-1807

MAJOR SUBDIVISION PLAT
3443 PANOLA ROAD

JOHN B. CASTLE
3443 Panola Road
Onecrest, Georgia 30038
(404) 606-7171
Email: jbcq17q@ yahoo.com

DRAWING NO.	SHEET	DATE: 2/18/2021		REVISONS	
		Q	1	NO.	DESCRIPTION
124219-000-001-000-1	1	SCALE: 1" = 30'		DATE	
		DRAWN: G.E.O.			
		DESIGNED: G.E.O.			
		CHECKED: G.E.O.			
		LAND LOT: 21			
		16TH LAND DISTRICT			

As required by subsection (d) of G.C.O.A. Section 15-6-07, this plat has been prepared by a land surveyor and approved by all applicable jurisdictions for recording as evidenced by approval certificates. All applicable laws, rules and regulations and all other instructions should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to the intended use of any parcel. The aforementioned land surveyor certifies that this plat complies with the minimum technical standards for property survey 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

Gilbert E. Guinonen, P.L.S.
Georgia R.L.S. # 2810

[illegible]

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 that he or she has no claim or interest in the land shown hereon other than as owner thereof, and that the same is constructed or to be constructed in accordance with this plat, and dedicates to the use of the public forever all rights therein.

Public Street Right-of-Way	0.00 Acres
Drainage Easement	0.00 Acres
Public Access / Pedestrian Easements	0.00 Acres
Public Water / Sewer Easements	0.00 Acres
Default County	0.00 Acres

To witness whereof, I have hereunto set my hand this _____ day of February, 2021.

Owner: _____
Witness: _____
Notary Public: _____

This plat has been submitted to and accepted by the mayor and city council of the City of Stonecrest, Georgia, and has been approved as required by state law and city codes as meeting all conditions precedent to recording in the superior court of this circuit.

Dated this day of _____, August, 2022.

Mayor, City of Stonecrest

This plat has been submitted to and accepted by the Community Development Department for the City of Stonecrest GA and has been approved as required by state law and city codes as meeting all conditions precedent to recording in the superior court of this circuit

Director, Department of Community Development Date

In my opinion, this plat, drawn by me or under my supervision, was made from an actual survey, and is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Gilbert L. Quinones, Ga. B.L.S. # 2010

I certify that the developer has complied with the potable water requirements and the sanitary sewer requirements of the County.

This _____ day of february, 2021.

This _____ day of february, 2021.

The Special Flood Hazard Areas (SFHA) shown herein were determined by the Professional Engineer whose stamp and signature are affixed hereto. The City of Stonecrest does not, by approving this plat, warrant that the SFHA shown herein are not in error, nor does it warrant that the SFHA shown herein are not subject to flooding or flood damage. Further, the City of Stonecrest does not, by approving this plat, accept the responsibility for the design, construction, maintenance, operation and repair of the flood control system and the flood control system's watercourses. Maintenance shall remain the responsibility of the owner(s) of the land upon which they exist. The owner of a lot or parcel that contains a flood hazard area is not required to construct flood control facilities on the lot or parcel. The City of Stonecrest does not, by approving this plat, include the location and elevation of the SFHA within the lot or parcel and the existing and proposed improvements. The City of Stonecrest does not, by approving this plat, assume any liability for any damages that may be incurred.

The owner of record on behalf of himself (itself) and all successors in interest specifically releases the City of Stoneham from any and all liability and responsibility for flooding and erosion from storm drains or from any other drainage structure, including but not limited to, any and all drainage structures, whether or not established for the sole purpose of providing for the emergency protection of the free flow of surface waters, and from any and all liability and responsibility for any and all damage to any and all property and operations within this watershed where emergency conditions exist. Emergency maintenance shall be the responsibility of the owner of record of the property and/or the drainage structure, and not the City of Stoneham. The City of Stoneham, its employees, agents, and contractors, shall not be liable for any and all damage to any and all property and operations within this watershed 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 by the City of Stoneham shall not constitute an assumption of ownership of the property and/or the drainage structure, and shall not constitute an assumption of the City of Stoneham's right to seek reimbursement for expenses from the owner(s) of the property (ies) or the lands and/or structures so damaged. The City of Stoneham does not intend to be construed as a contract.

NOTE: Stream buffers are to remain in a natural and undisturbed condition. Stream structures, drainage easements, drainage structures, and drainage easements shall be maintained in accordance with the City of Stoneham's standards and specifications.

NOTE: Stream buffers are to remain in a natural and undisturbed condition.
NOTE: Structures, other than approved storm structures, are not allowed in drainage easements.

[illegible]

According to the F.I.R.M. of DeKalb County, parcel number [900900166], dated May 16, 2015, no portion of this property is located in a Special Flood Hazard Area.

[illegible]

OWNER: JOHN B. CASTLE
3443 PANOLA ROAD
STONECREST, GEORGIA 30038
(404) 606-7171

DESIGN FIRM: THE COLLABORATIVE INC.
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