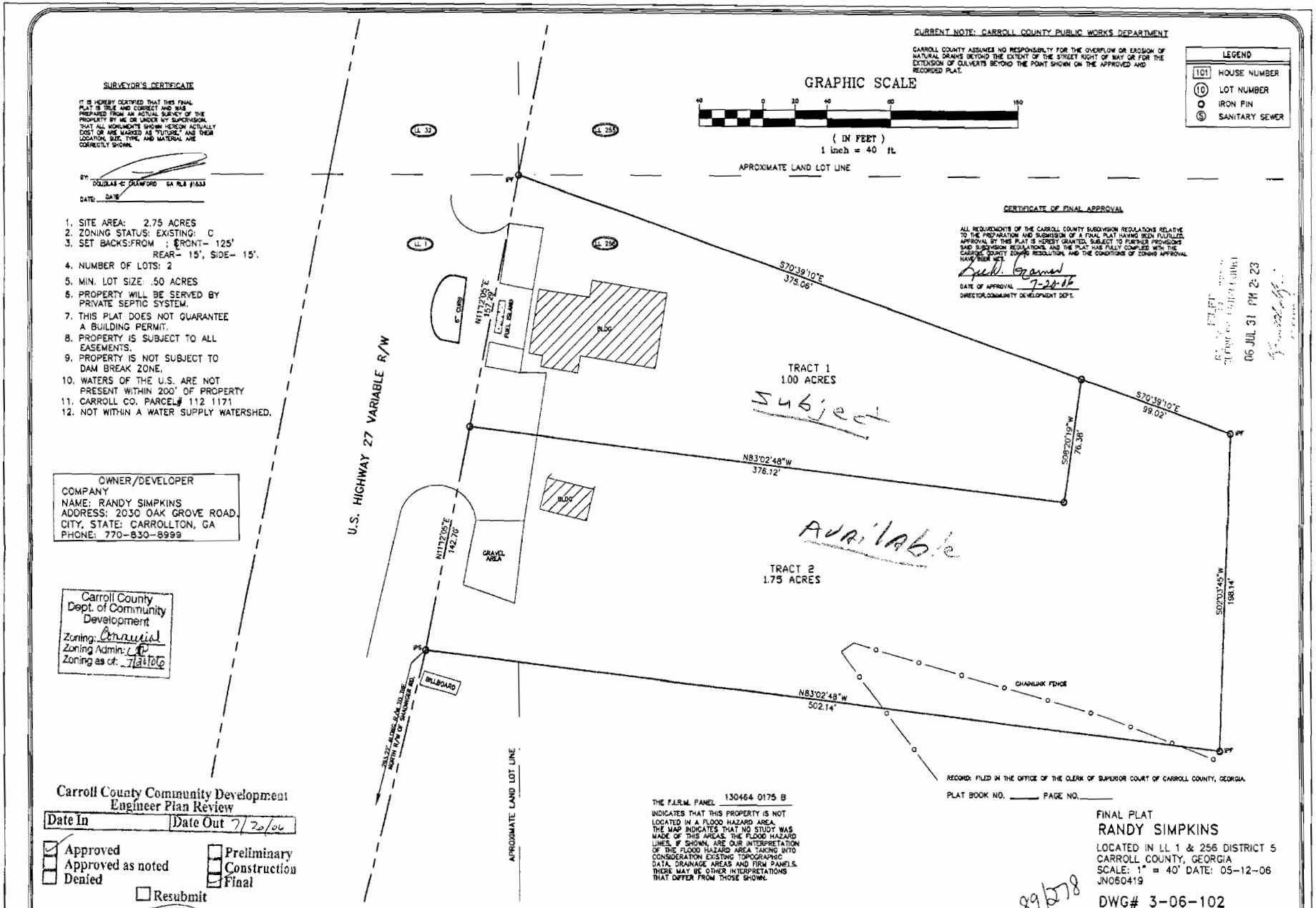
CURRENT NOTE: CARROLL COUNTY PUBLIC WORKS DEPARTMENT
CARROLL COUNTY ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT OF WAY OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAT.
LEGEND
101 HOUSE NUMBER
10 LOT NUMBER
IRON PIN
S SANITARY SEWER
GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.
APROXIMATE LAND LOT LINE
LL 32
LL 255
LL 1
LL 256
SURVEYOR'S CERTIFICATE
IT IS HEREBY CERTIFIED THAT THIS FINAL PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE," AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN.
BY: DOUGLAS C. CRAWFORD GA RLS #1833
DATE: DATE
1. SITE AREA: 2.75 ACRES
2. ZONING STATUS: EXISTING: C
3. SET BACKS: FROM ; FRONT- 125' REAR- 15', SIDE- 15'.
4. NUMBER OF LOTS: 2
5. MIN. LOT SIZE: .50 ACRES
6. PROPERTY WILL BE SERVED BY PRIVATE SEPTIC SYSTEM.
7. THIS PLAT DOES NOT GUARANTEE A BUILDING PERMIT.
8. PROPERTY IS SUBJECT TO ALL EASEMENTS.
9. PROPERTY IS NOT SUBJECT TO DAM BREAK ZONE.
10. WATERS OF THE U.S. ARE NOT PRESENT WITHIN 200' OF PROPERTY
11. CARROLL CO. PARCEL# 112 1171
12. NOT WITHIN A WATER SUPPLY WATERSHED.
OWNER/DEVELOPER
COMPANY
NAME: RANDY SIMPKINS
ADDRESS: 2030 OAK GROVE ROAD.
CITY, STATE: CARROLLTON, GA
PHONE: 770-830-8999
Carroll County Dept. of Community Development
Zoning: Approved
Zoning Admin:
Zoning as of: 7/20/06
Carroll County Community Development Engineer Plan Review
Date In Date Out 7/20/06
Approved
Approved as noted
Denied
Preliminary
Construction
Final
Resubmit
Signed
U.S. HIGHWAY 27 VARIABLE R/W
N11°27'05"E 152.24'
6" CURB
FUEL ISLAND
BLDG
S70°39'10"E 375.06'
TRACT 1
1.00 ACRES
Subject
S70°39'10"E 99.02'
S08°20'19"W 76.36'
N83°02'48"W 376.12'
BLDG
N11°27'05"E 142.70'
GRAVEL AREA
Available
TRACT 2
1.75 ACRES
S02°03'45"W 198.14'
BILLBOARD
SOLD 27' HERE BACK TO THE NORTH R/W OF SHADOWBEND
N83°02'48"W 502.14'
CHAINLINK FENCE
APROXIMATE LAND LOT LINE
CERTIFICATE OF FINAL APPROVAL
ALL REQUIREMENTS OF THE CARROLL COUNTY SUBDIVISION REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A FINAL PLAT HAVING BEEN FULFILLED, APPROVAL BY THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS SAID SUBDIVISION REGULATIONS, AND THE PLAT HAS FULLY COMPLIED WITH THE CARROLL COUNTY ZONING RESOLUTION, AND THE CONDITIONS OF ZONING APPROVAL HAVE BEEN MET.
DATE OF APPROVAL 7-20-06
DIRECTOR, COMMUNITY DEVELOPMENT DEPT.
06 JUL 31 PM 2:23
RECORDED FILED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF CARROLL COUNTY, GEORGIA.
PLAT BOOK NO. ____ PAGE NO. ____
THE F.I.R.M. PANEL 130464 0175 B
INDICATES THAT THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA. THE MAP INDICATES THAT NO STUDY WAS MADE OF THIS AREAS. THE FLOOD HAZARD LINES, IF SHOWN, ARE OUR INTERPRETATION OF THE FLOOD HAZARD AREA TAKING INTO CONSIDERATION EXISTING TOPOGRAPHIC DATA, DRAINAGE AREAS AND FIRM PANELS. THERE MAY BE OTHER INTERPRETATIONS THAT DIFFER FROM THOSE SHOWN.
FINAL PLAT
RANDY SIMPKINS
LOCATED IN LL 1 & 256 DISTRICT 5
CARROLL COUNTY, GEORGIA
SCALE: 1" = 40' DATE: 05-12-06
JN060419
89278
DWG# 3-06-102
CLOSURE
THE FIELD DATA UPON THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 10" PER ANGLE POINT, AND WAS ADJUSTED USING CRANDAL RULE.
NIKON A20LO WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 300,000 FEET.
GENERAL NOTES
1. NO TITLE OR ABSTRACT RESEARCH WAS PERFORMED BY THE UNDERSIGNED FOR THIS SURVEY.
2. WARNING: THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS.
3. NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES IS IMPLIED, ONLY THOSE ITEMS SHOWN.
4. NO WARRANTY OR GUARANTEE AS TO ENVIRONMENTAL ISSUES HAS BEEN IMPLIED, ONLY THOSE ITEMS SHOWN HEREON HAVE BEEN ADDRESSED.
5. ONLY ACTS OF POSSESSION, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.
6. THE ACCEPTANCE OF THE PLAT HEREON AND MONUMENTS USED AND SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE TORT OR CONTRACT HERETO TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED. IF ADDITIONAL LIABILITY IS REQUIRED BY THE CLIENT, THEN AN AMOUNT OF 1% OF THE TOTAL LIABILITY REQUEST MUST BE PAID TO THE UNDERSIGNED PRIOR TO COMMENCEMENT OF WORK.
7. NO WARRANTY OR GUARANTEE AS TO COUNTY OR CITY ORDINANCE ISSUES, TO INCLUDE SET BACKS, HAS BEEN IMPLIED. ONLY THOSE ITEMS SHOWN HAVE BEEN ADDRESSED.
IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED SUBSTANTIALLY IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
GA. REG. L.S. #1833 DOUGLAS C. CRAWFORD
GEORGIA REGISTERED No. 1833 LAND SURVEYOR DOUGLAS C. CRAWFORD
Crawford & Associates
C. H. F., INC.
ENGINEERING, LAND SURVEYING & LAND PLANNING
105 CORPORATE DRIVE CARROLLTON, GA. 30117
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