

Legend

OTP=Open Top Pipe
RBF=Rebar Found
RBS=Rebar Set
R/W=Right of Way
IPF= Iron Pin Found
P.O.B.=Point of Beginning
B/L=Building Line
D.E.=Drainage Easement
N/F=Now or Formerly
F.W.P.D.=Field Work Performed Date
G=Gas Valve
W=Water Meter
U=Utility Pole
D=Drop Inlet
H=Fire Hydrant
L=Light Pole
X=Fence
M=Drainage Manhole
OHE=Over Head Electric Line

This Box reserved for the Clerk of the Superior Courts.

GENERAL NOTES:

- OWNER/DEVELOPER:
Daniel Calhoun
Rockhill Road
Atlanta, GA 30337
Contact: Daniel Calhoun (678)613-0035
- SURVEYOR:
Four Corners Surveying, L.L.C.
P.O. Box 15
Tyrone, GA 30290
770-560-3910
770-823-9377
four_corners@bellsouth.net
- CLOSURE DATA:
Field Closure=1'IN 10,000+
Angle Point Error=< 20"
Equipment Used=Topcon 3005W, Sokkia SX, & Topcon Hyper GA GPS System
Adjustment Method=Compass Rule
Plat Closure=1' IN 100,000+
- SITE DEVELOPMENT DATA:
Location: Land Lot 62 of the 13th District, City of College Park, Fulton County, Georgia
Site Data = 6 parcel to 1 Tract
Total area of project = 8.980 Acres 391,152 Sq. Ft.
- Tax Parcel ID: 13 006200010015, 13 006200010106, 13 006200010056, 13 006200010080, 13 006200010072, & 13 006200010064
- MINIMUM DIMENSIONAL ZONING REQUIREMENTS:
For M-1 Zoning district
Minimum lot width = 150'
Minimum lot Frontage = 100' on public street with access from said public street
Minimum lot size = 25,000 Sq. Ft.
Front yard = 50' (Arterial) - 40' (Collector) - 35' (Local)
Side yard = 25'
Rear yard = 25'
Maximum lot coverage = all primary and accessory structures, and impervious surface can not exceed 70% of the lot area.
Maximum Accessory Structures = 3
Maximum height of structure = 35' (for the Primary Structure) - 25' (for Accessory Structures)
- All deed book references shown hereon are recorded in the Clerk of Superior Court's office of Fulton County, Georgia.
- Capped 1/2" re-bar to be set at all lot corners unless otherwise noted.
- In my opinion this property appears not to lie within a 100 year flood plain according to F.I.R.M. #13121C0476F Dated 09/18/2013.
- There are no state waters on this property.
- There are no wetlands on this property as per The U.S. Fish & Wildlife Service National Wetlands Inventory Wetlands Mapper. All wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the state of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without the proper permit application and approval.
- This survey is subject to all easements right-of-way and restrictions shown or not shown, recorded or not recorded.
- This survey as performed without the benefit of a current and accurate title search, therefore any covenants, easements, and restrictions of record are to be incorporated with this plat.
- Sewer service to be determined at time of development.
- Lots water service is provided by City of College Park.
- All distances shown are horizontal ground distance. No conversion factor used.
- All existing structures, buildings, or improvements on the property, to remain.
- Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is valid only if print has original seal and original signature of surveyor.
- No new streets or roads are created or no new utility improvements are required or no new sanitary sewer or approval is required.
- The purpose of this Minor Final Plat is to combine the 6 parcels in to one tract.
- This survey does not constitute a title search by surveyor. All information regarding record easements, adjoiners and other documents that might affect the quality of title to tract shown were not supplied to this office.

Minor Final Plat for
Daniel Calhoun
Land Lot 62 of the 13th District
City of College Park
Fulton County, Georgia

CITY ENGINEER'S CERTIFICATION

All improvements to the Subdivision required by Section 17-24 of the City Code have been completed in accordance with City specifications; or

A performance bond, or cash deposit, or escrow account, or an improvement contract with the City, has been provided by the Subdivider.

All provisions of Section 17-26, 17-32, 17-33, and 17-7 of the City Code having been met, the final plat submitted is recommended for approval by the Planning Commission.

Date 2/4, 2022

Signed Jackson Myers
City Engineer

Drawing Number _____

CERTIFICATE OF FINAL PLAT APPROVAL

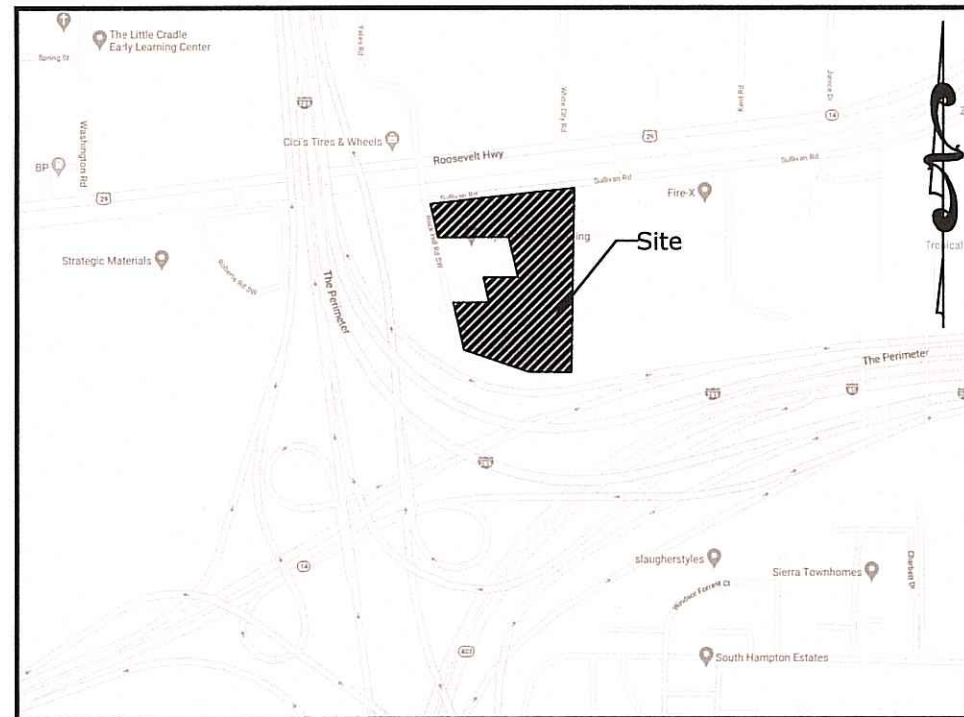
Pursuant to the provisions of the College Park Subdivision Regulations (Chapter 17) this plat was given final approval by the College Park Planning Commission at the meeting held May 24, 2021. All of the conditions of approval having been satisfied, this Plat is hereby accepted and this approval granted under authority of said regulations.

CERTIFICATE OF RECORDING

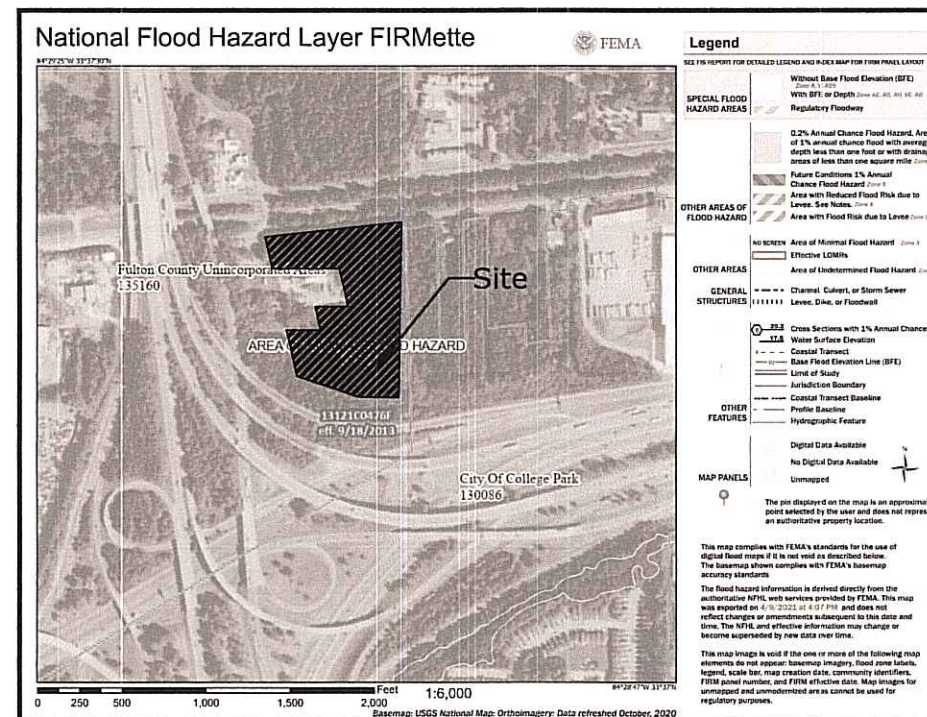
Plat recorded in the office of the Clerk of the Superior Court of _____ County,

Book _____, Page _____, on _____, 20 _____

Signed Jabrina Walters 2/4/22
Secretary, College Park Planning Commission



Vicinity Map
(NOT TO SCALE)



F.I.R.M. Map
(NOT TO SCALE)

The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA)15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

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.

BY: Ronald T. Godwin
GA R.L.S. Ronald T. Godwin

2696
License NO.

04/09/2021
Date



Prepared For:

Job #: 20-124MFP
Drawn By: JCB
Reviewed By: RTG
Date: 04/09/2021
F.W.P.D.: 07/01/20
Scale: 1" = 80'
Sheet: 1 of 2

Daniel Calhoun

Sullivan & Rock Hill Road
Land Lot 62 Of The 13th Land District
City of College Park
Fulton County, Georgia

Plat/Deed Book DB: 61642

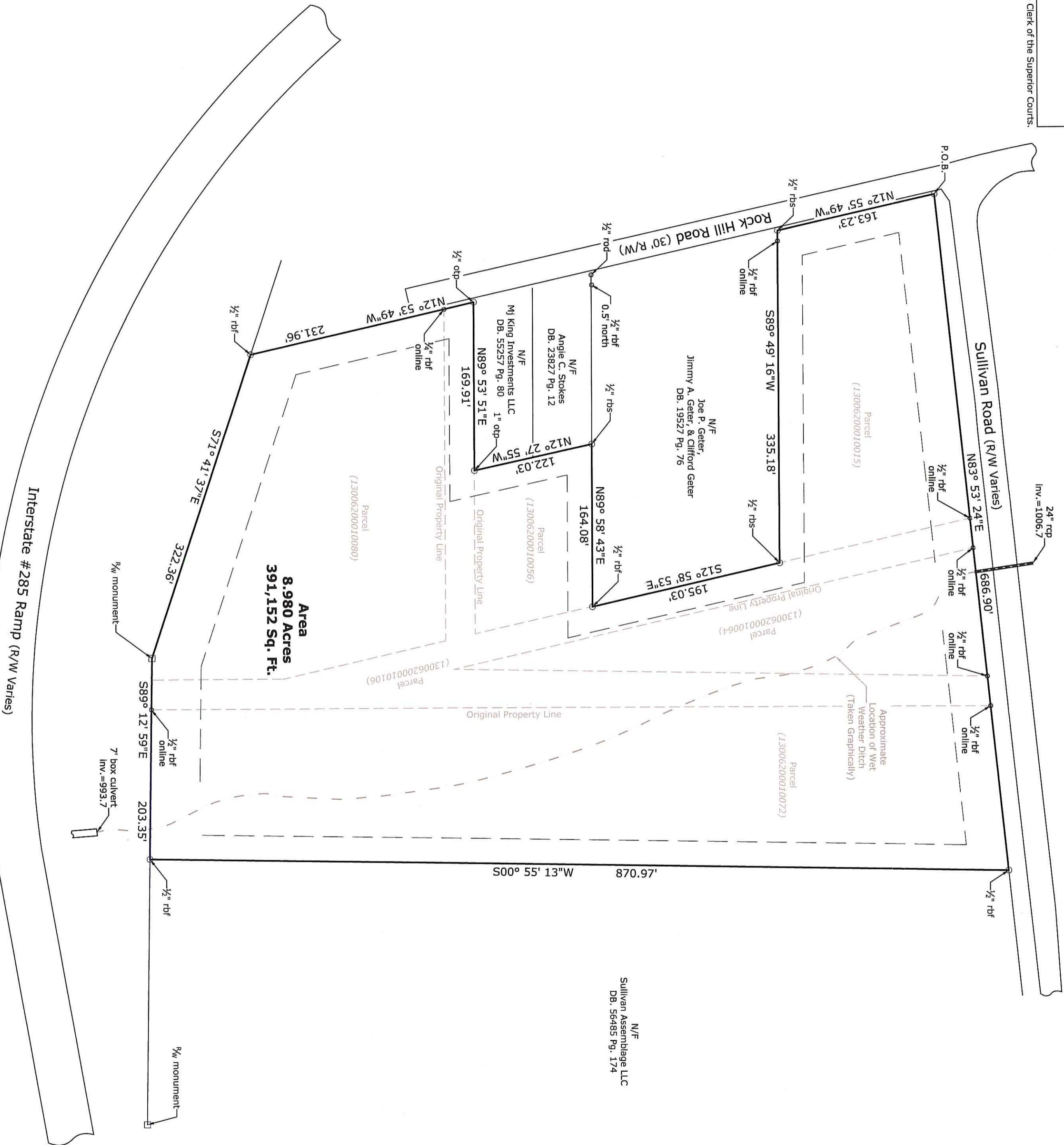
Page: 686-687



FOUR CORNERS SURVEYING
P.O. BOX 15 Tyrone, GA 30290 770-560-3910 & 770-823-9377
FOUR_CORNERS@BELLSOUTH.NET

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Daniel Calhoun
Land Lot 62 of the 13th District
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BY: *Ronald T. Godwin* License No. 2596 Date 04/09/2021

GA R.L.S. Ronald T. Godwin



GRAPHIC SCALE 1" = 80'
0 40 80 160

Job #: 20-124MFP
Drawn By: JCB
Reviewed By: RTG
Date: 04/09/2021
F.W.P.D.: 07/01/20
Scale: 1" = 80'
Sheet: 2 of 2

Prepared For:

Daniel Calhoun

Plat/Deed Book Page:
DB: 01642 686-687

Sullivan & Rock Hill Road
Land Lot 62 of The 13th Land District
City of College Park
Fulton County, Georgia



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