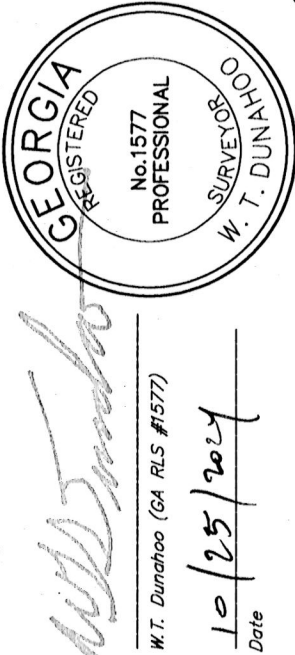
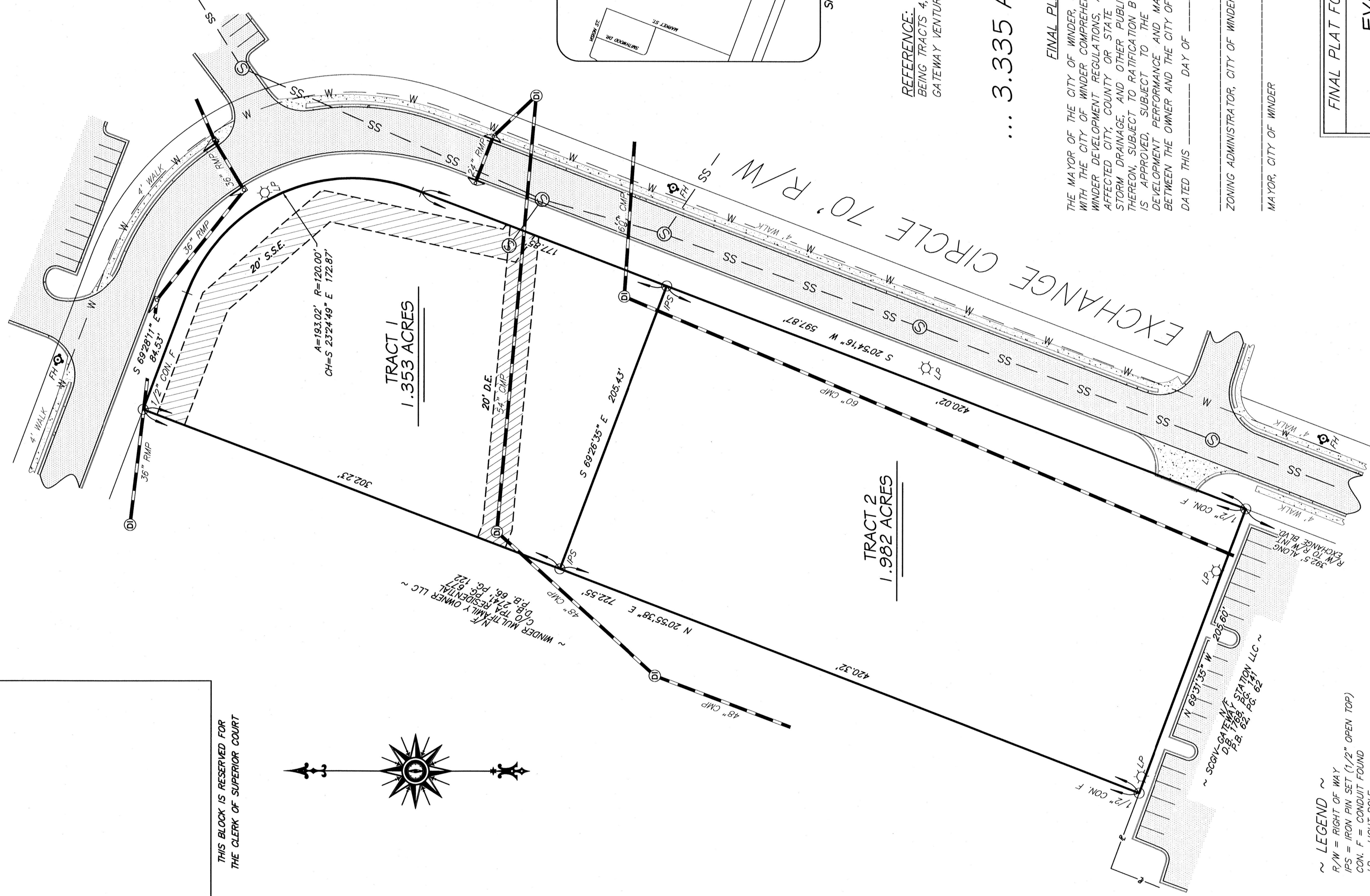
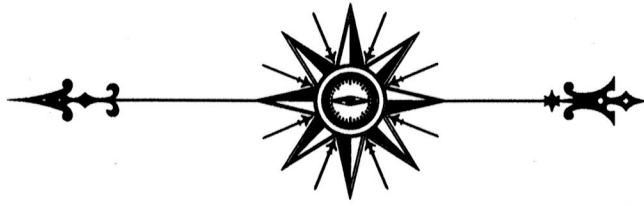


SURVEYORS CERTIFICATION: (i)

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 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.



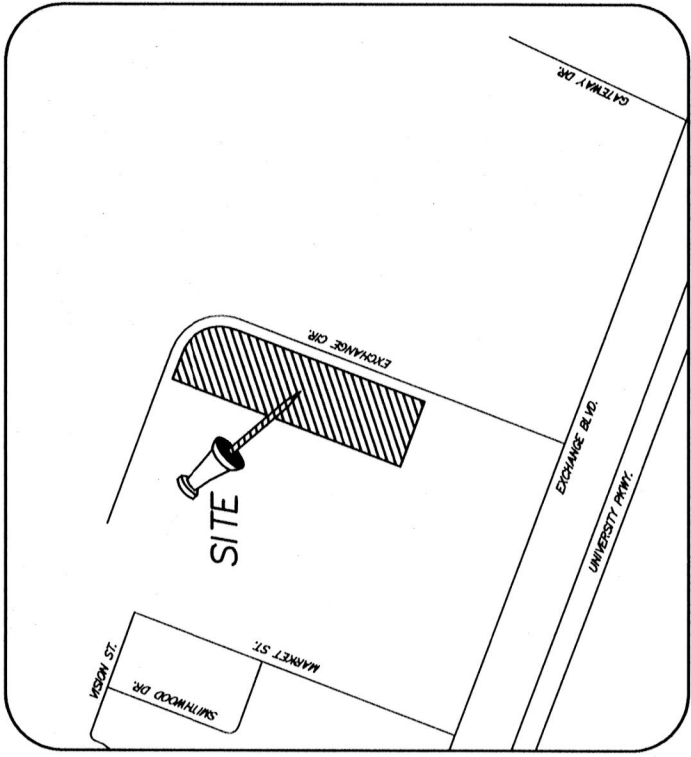
THIS BLOCK IS RESERVED FOR
THE CLERK OF SUPERIOR COURT



TRACT 1
1.353 ACRES

TRACT 2
1.982 ACRES

- ~ LEGEND ~
- R/W = RIGHT OF WAY
 - IPS = IRON PIN SET (1/2" OPEN TOP)
 - CON. F = CONDUIT FOUND
 - LP = LIGHT POLE
 - SS- = SANITARY SEWER LINE
 - W- = WATER LINE
 - DI = DRAIN INLET
 - ⊙ = SEWER MANHOLE
 - ⊙ = LIGHT POLE
 - ⊙ = FIRE HYDRANT



SITE LOCATION : NOT TO SCALE
REFERENCE : AERO ATLAS

REFERENCE:
BEING TRACTS 4, 5, & 6 OF OUR FINAL SURVEY FOR
GATEWAY VENTURE PARTNERS, LLC., DATED 9/9/2021

... 3.335 ACRES TOTAL ...

FINAL PLAT APPROVAL

THE MAYOR OF THE CITY OF WINDER, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF WINDER COMPREHENSIVE ZONING ORDINANCE AND THE CITY OF WINDER DEVELOPMENT REGULATIONS, AND HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY, COUNTY OR STATE DEPARTMENTS, AND PUBLIC WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC FACILITIES, AND APPEARANCES SHOWN THEREON, SUBJECT TO RATIFICATION BY THE CITY COUNCIL OF WINDER. THIS PLAT IS APPROVED, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF WINDER.

DATED THIS _____ DAY OF _____ 2023

ZONING ADMINISTRATOR, CITY OF WINDER

MAYOR, CITY OF WINDER

FINAL PLAT FOR

STATE OF GEORGIA

EXCHANGE CIRCLE

CITY	GMD	COUNTY	SCALE	DATE
WINDER	249	BARROW	1"=50'	9/25/2024

W. T. DUNAHOO AND ASSOCIATES, L.L.C.
P.O. BOX 183
302 W. WAL ST.
WINDER, GEORGIA
(770) 867-3911