

D: PLAT B: 41 P: 148
 Recorded: 04/04/2022 10:55 AM
 2022-06440 Pages: 1 Fees: \$10.00
 Janice Morris
 Clerk of Superior Court, Rockdale County, GA
 eFile Participant ID: 2854823208

SURVEYOR'S NOTES

1. THE PROPERTY DESCRIBED HEREIN MAY BE SUBJECT TO OTHER EASEMENTS, SUBSURFACE CONDITIONS, PRESCRIPTIONS, CLAIMS OR ADDITIONAL MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED OR DISCLOSED WITHIN THE TITLE COMMITMENT.
2. THE UTILITIES SHOWN HEREIN ARE STRICTLY FOR THE CLIENT'S CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES THAT ARE NOT SHOWN ON THE FACE OF THIS SURVEY. PAULSON MITCHELL, INCORPORATED, INCLUDING THE SURVEYOR LISTED HEREIN, DOES NOT ASSUME ANY RESPONSIBILITY FOR THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS SURVEY.
3. THIS PLAT IS INTENDED FOR THE EXCLUSIVE USE OF THE PARTIES STATED HEREIN. THE USE OF THIS SURVEY BY ANY THIRD PARTIES IS AT THEIR OWN RISK.
4. PER F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 13247C0094D, EFFECTIVE DATE OF 12/8/2016, ROCKDALE COUNTY, GEORGIA, THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA. THE SUBJECT PROPERTY LIES IN FLOOD ZONE X.
5. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 08/19/2021 USING A TRIMBLE S6 ROBOTIC TOTAL STATION AND A TRIMBLE TSC3 DATA COLLECTOR. THE LINEAR PRECISION OF THE TRAVERSE IS 1/78,794 FEET, HAVING AN ANGULAR ERROR OF 2" PER SETUP. THE LINEAR PRECISION OF THIS PLAT IS 1/147,411 FEET.
6. BEARINGS SHOWN HEREIN ARE BASED ON GRID NORTH, USING THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM - NAD83 ESTABLISHED BY GPS OBSERVATIONS.
7. ALL STREAMS AND BODIES OF WATER MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS AND/OR RESTRICTIONS. THE SURVEYOR MAKES NO INTERPRETATION REGARDING THESE BUFFERS AND/OR RESTRICTIONS. THE USER OF THIS SURVEY SHOULD CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.
8. SANITARY SEWER AND WATER LINES SHOWN HEREON ARE BASED ON ROCKDALE COUNTY GIS RECORDS.

Owner's Certification: State of Georgia: County of Rockdale: The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that all state, city and county taxes or other assessments now due on this land have been paid.

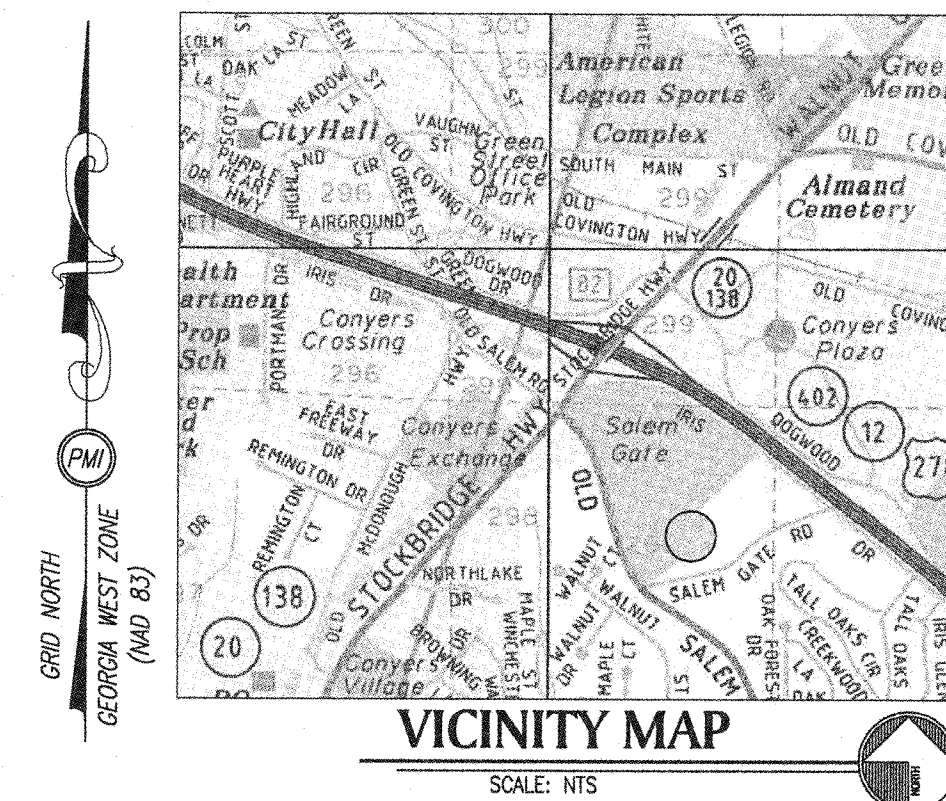
Agent: _____
 Print name: _____
 Date: _____
 Owner: *P. Jack Davis*
 Print name: *P. Jack Davis*
 Date: *3/21/22*

Pursuant to Title 3 of the Rockdale County Unified Development Ordinance, all the requirements for approval having been fulfilled, this Final Plat was given Final Approval by the Conyers-Rockdale County Planning Commission on 4-1-2022

Steven E. Wanstorp
 Planning Commission Chairman
 Print name: *Steven E. Wanstorp*
Kalands Johnson
 Director Planning & Development
 Print name: *Kalands Johnson*

It is hereby certified that this plat is true and accurate 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, and that all engineering requirements of Title 3 of the Rockdale County Unified Development Ordinance have been fully complied with.

Registered Georgia Civil
 Engineer No. _____
 By: *Matthew Erwin*
 OR
 Registered Georgia Land
 Surveyor No. 3418



CASE #21-000346

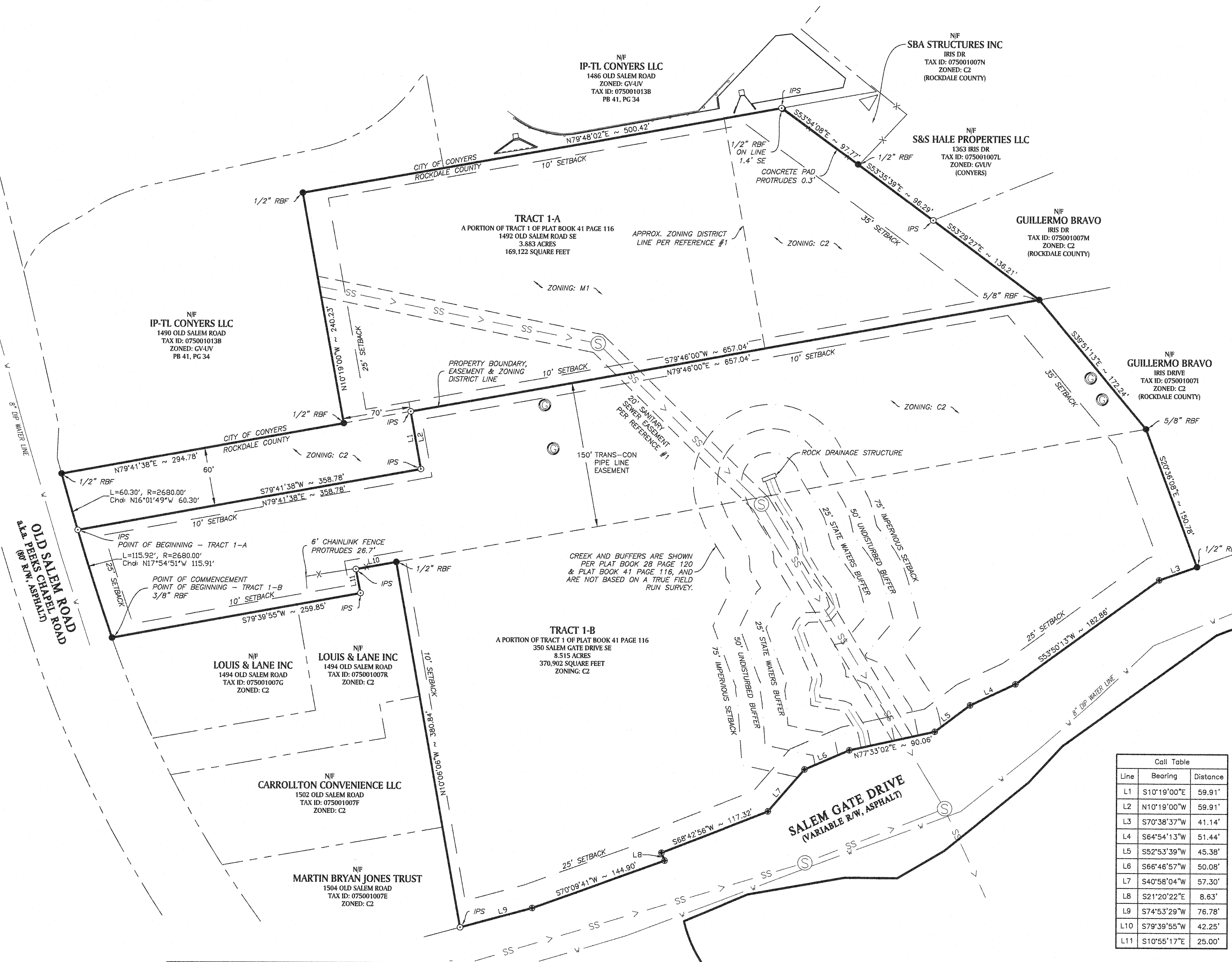
PLAT INTENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE TAX PARCEL 0750010007 (NORTH OF SALEM GATE DRIVE) INTO TWO LOTS.

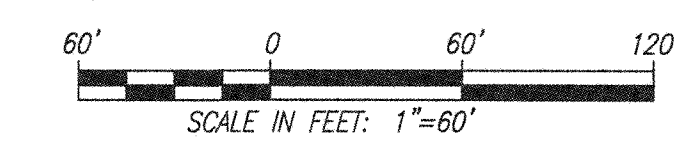
PROPERTY INFORMATION

OWNERS: JACK DAVIS
 ADDRESS: OLD SALEM ROAD SE
 CONYERS, GA 30013
 PARCEL ID: 0750010007
 JURISDICTION: ROCKDALE COUNTY, GEORGIA
 ZONING DESIGNATION: "C2" - GENERAL COMMERCIAL DISTRICT
 BUILDING SET-BACK LINES:
 FRONT: 25 FEET
 SIDE: 10 FEET / 25 FEET CORNER LOT
 REAR: 35 FEET
 TRANSITIONAL BUFFER: 50 FEET BUFFER ALONG WP, AR, R1, R2, CRS, RM & OI USES
 LOT REQUIREMENTS:
 MINIMUM SIZE: 15,000 SQUARE FEET
 MAXIMUM GROSS DENSITY: 15,000 SQUARE FEET PER ACRE
 MINIMUM WIDTH: 100 FEET
 MAXIMUM BUILDING HEIGHT: 50 FEET
 MAXIMUM IMPERVIOUS: 75%
 MINIMUM OPEN SPACE: 0%
 THERE ARE NO COVENANTS WITH THE PROPERTY.
 THE SITE WILL UTILIZE PUBLIC WATER AND SEWER (ROCKDALE WATER RESOURCES)

1/2021/2021/184/0 SURVEY DWG 2021/184 SD MAT WORKING CTB MATTHEW ERWIN 3/21/2022 3:45:20 PM



| Line | Bearing | Distance |
|------|-------------|----------|
| L1 | S10°19'00"E | 59.91' |
| L2 | N10°19'00"W | 59.91' |
| L3 | S70°38'37"W | 41.14' |
| L4 | S64°54'13"W | 51.44' |
| L5 | S52°53'39"W | 45.38' |
| L6 | S66°46'57"W | 50.08' |
| L7 | S40°58'04"W | 57.30' |
| L8 | S21°20'22"E | 8.63' |
| L9 | S74°53'29"W | 76.78' |
| L10 | S79°39'55"W | 42.25' |
| L11 | S10°55'17"E | 25.00' |



| LEGEND | |
|--------|------------------------|
| — | BOUNDARY |
| - - - | ADJACENT BOUNDARY |
| — | SANITARY SEWER LINE |
| — | COMPUTED POINT |
| ⊙ | SANITARY SEWER MANHOLE |
| ⊙ | FIRE HYDRANT |
| - - - | LAND LOT LINE |
| — | WALL |
| — | FENCE |
| ⊙ | IRON PIN SET |
| ⊙ | IRON PIN FOUND |
| ⊙ | GAS MARKER |

SURVEYOR'S CERTIFICATIONS
 (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 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.



Matthew Erwin
 Matthew Erwin, GA PLS 3418
 Date: 3/21/2022

JACK DAVIS TRACTS

REVISED FINAL PLAT

REVISIONS
 2/21/22 - COUNTY COMMENTS
 3/16/22 - COUNTY COMMENTS

PROJECT NUMBER: 2021184
 DATE: 9/3/2021
 FIELD DATE: 8/19/2021
 DRAWN BY: MBR
 CHECKED BY: MRE
 FILE NAME: 2021184_SD

NOT VALID WITHOUT SEAL AND SIGNATURE FOR THE PROFESSIONAL SURVEYOR.
 PAULSON MITCHELL, INC. LSF 000797 (ex. 08.30.20)

LAND PLANNERS
 ENGINEERS • SURVEYORS
 TRANSPORTATION
 LANDSCAPE ARCHITECTS
 85-A MILL STREET
 SUITE 200
 ROSWELL, GEORGIA 30075
 VOICE 770.650.7685
 FAX 770.650.7684
 www.paulsonmitchell.com

