REQUIRED NOTICE TO ALL SUBSEQUENT PROPERTY OWNERS: THE GRANTEE HEREIN RECOGNIZES THAT ANY AND ALL MEANS OF INGRESS AND EGRESS TO THE PROPERTY CONVEYED HEREBY, AND ANY WATER OR SEWER UTILITIES SERVICING THE PROPERTY WHICH ARE PROVIDED BY THE GRANTOR OR HIS SUCCESSORS OR ASSIGNS ARE LOCAL GOVERNMENT, THEREFORE, THE PROPERTY OWNER HEREBY AGREES THAT HE OR SHE WILL BE RESPONSIBLE FOR HIS OR HER SHARE OF THE UPKEEP AND MAINTENANCE OF SAID PRIVATE FACILITIES, HOLDING THE TOWN OF BRASELTON COMPLETELY HARMLESS OF ANY NECESSITY FOR SUCH UPKEEP AND MAINTENANCE.

SURVEYOR'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN >12,500 FEET, AND AN ANGULAR ERROR OF <1" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 204,356 FEET. BY (NAME): DAVID B. MILLEN (# 2871) REGISTERED GEORGIA LAND SURVEYOR NO. 2871

300 CHASTAIN CENTER BLVD, STE 325 KENNESAW, GEORGIA 30144

SIGNATURE REGISTERED GA LAND SURVEYOR

OWNER'S CERTIFICATE

OWNER'S CERTIFICATE STATE OF GEORGIA COUNTY OF THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED THEREIN OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE TOWN OF BRASELTON. THE OWNER FURTHER ACKNOWLEDGES THAT THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED, AND DEDICATES TO THE TOWN FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREET RIGHTS-OF-WAY AND WATER AND SEWERAGE SYSTEM IMPROVEMENTS AND EASEMENTS AS DEPICTED ON THE AS-BUILT SURVEYS FOR THIS SUBDIVISION.

OWNER'S ADDRESS:

1 -	2233	0.051
2	1679	0.039
3	1679	0.039
4	1679	0.039
5	2099	0.048
6	2099	0.048
7	1679	0.039
8	1679	0.039
9	1679	0.039
10	2239	0.051
11	2239	0.051
12	1679	0.039
13	1679	0.039
14	1679	0.039
15	2099	0.048
16	2099	0.048
17	1679	0.039
18	1679	0.039
19	1679	0.039
20	2239	0.051
21	2246	0.052
22	1685	0.039
23	1685	0.039
24	1685	0.039
25	2106	0.048
26	2106	0.048
27	1685	0.039
28	1685	0.039
29	1685	0.039
30	2246	0.052
COMMON	104943	2.409
R/W	15668	0.360
FUTURE	31862	0.731

TOTAL >> **208786 4.793**

PERPETUAL CARE AND MAINTENANCE AND THE CONVEYANCE OF

DEVELOPMENT STANDARDS AND SPECIFICATIONS WILL BECOME EFFECTIVE AT THE COMPLETION OF THE FINAL ACCEPTANCE PROCESS.

STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING.

RIGHT-OF-WAY. THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY

DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY

OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED

REAL PROPERTY REFERENCED IN SECTION 205 OF THE JACKSON COUNTY

LOT AREA TABLE

SQ.FT.

2239

ACRE

0.051

SURVEYOR'S ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE CITY OF BRASELTON DEVELOPMENT STANDARDS.

DAVID B. MILLEN (# 2871)

Registered Ga. Land Surveyor

CERTIFICATE OF FINAL SUBDIVISION PLAT APPROVAL

ALL APPLICABLE ZONING AND SUBDIVISION REQUIREMENTS OF THE TOWN OF BRASELTON HAVING BEEN FULFILLED BY THIS PLAT, THE TOWN OF BRASELTON PLANNING DIRECTOR HEREBY APPROVES THIS PLAT FOR RECORDATION BY THE CLERK OF SUPERIOR COURT.

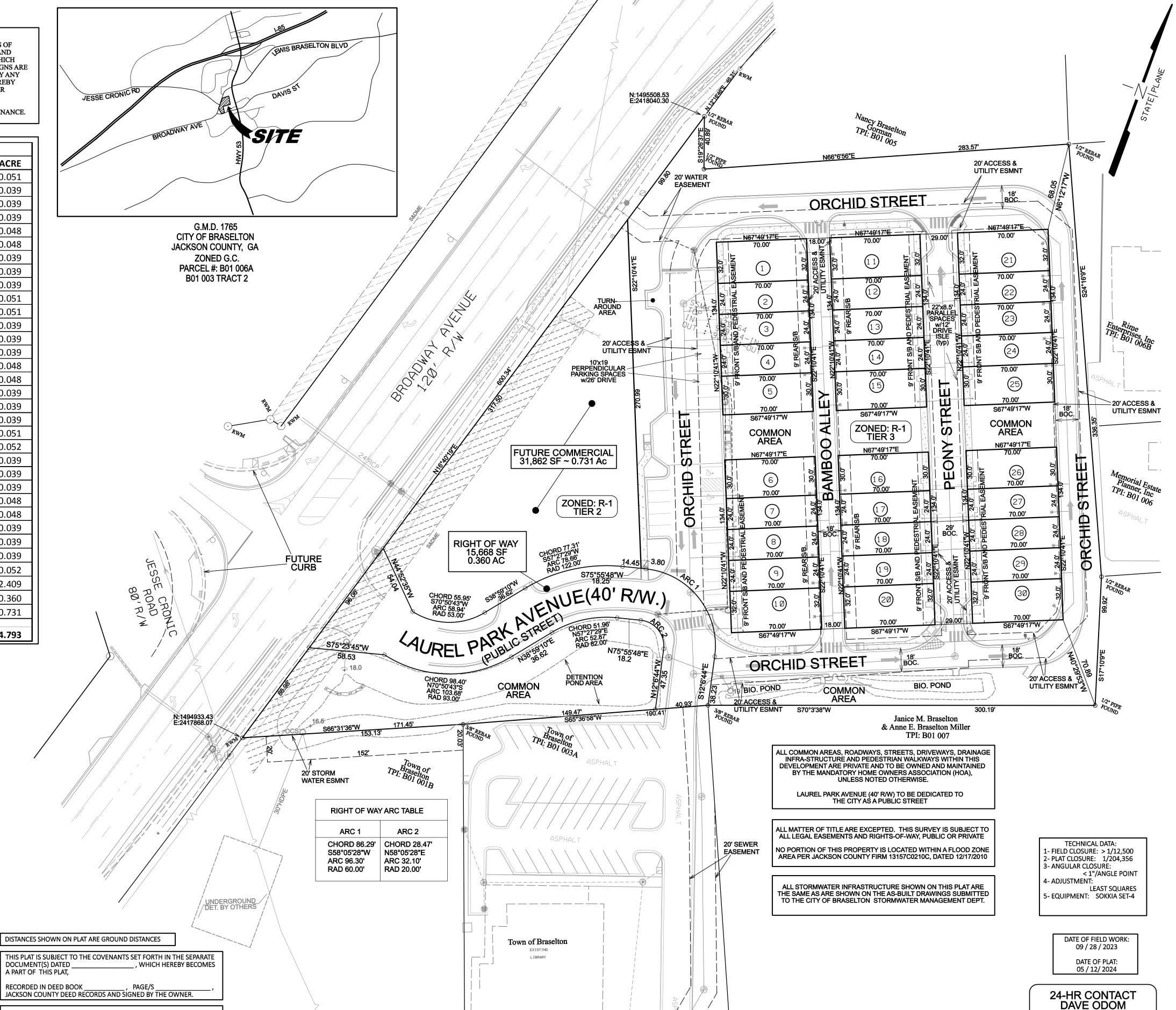
(SIGNATURE OF PLANNING DIRECTOR OR DESIGNEE)

CERTIFICATE OF PUBLIC UTILITIES APPROVAL

ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE TOWN OF BRASELTON FOR WATER, SEWER, STORMWATER, AND STREETS HAVING BEEN REPRESENTED AS BEING FULFILLED BY THIS PLAT AND THE RELATED AS-BUILT SURVEYS APPROVED ON THE TOWN OF BRASELTON PUBLIC UTILITIES DIRECTOR HEREBY RECOGNIZES THE OWNER'S OFFER OF DEDICATION OF STREET RIGHTS-OF WAY, WATER IMPROVEMENTS AND EASEMENTS, AND SEWERAGE IMPROVEMENTS AND EASEMENTS SHOWN THEREON AND ON SAID AS-BUILT SURVEYS ON BEHALF OF THE TOWN, SUBJECT TO MAINTENANCE AND GUARANTEE BY THE OWNER FOR AT LEAST 18 MONTHS OR UNTIL 75% OF THE UNITS WITHIN THE DEVELOPMENT ARE CONSTRUCTED FROM THE DATE OF THIS APPROVAL, WHICHEVER OCCURS LATER.

(SIGNATURE OF PUBLIC UTILITIES DIRECTOR OR DESIGNEE)

SANITARY SEWER PIPING, WATER SYSTEM PIPING AND APPURTENANCES THEREOF, ALONG WITH WATER AND SEWER EASEMENTS SHALL BE DEDICATED TO THE TOWN OF BRASELTON AFTER THE DATE OF ACCEPTANCE BY THE TOWN OF BRASELTON WITHIN A 18 MONTH WARRANTY BY THE DEVELOPER FOR MATERIALS AND INSTALLATION DEFECTS OR UNTIL 75% OF THE UNITS WITHIN THE DEVELOPMENT ARE CONSTRUCTED FROM THE DATE OF THIS APPROVAL, WHICHEVER OCCURS LATER



DAVIS STREET/GA. HWY. 124

Johnson, Mirmiran & Thompson, Inc.

Engineering - Surveying

300 Chastain Center Blvd, Ste 325 Kennesaw, Georgia 30144 TEL: (770) 627-3590 FAX: (404) 627-3594

JMT Contact:

Frans van Leeuwen

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PREPARED FOR:

BRASELTON TOWNSHIP

DEVELOPMENT LLC

ATLANTA DEVELOPMENT COMPANY LLC

4725 STRICKLAND ROAD

FLOWERY BRANCH, GA 30542

[DEVELOPER]

RAVEN RESIDENTIAL GROUP, LLC

22 BRENTWOOD DRIVE

GREENVILLE, SC 29609 (239) 207-4100

SIGNED / SEALED

δ. - 2 & 8 4 4 7 6 6 F.

PROJECT No.

SCALE

DESIGN

DRAWN

DM, CM

08/09/23

CHECKED

AS SHOWN

1 of 1

Park

aurel

(239) 207-4100