

Type: PLAT
Recorded: 4/5/2021 9:07:00 AM
Fee Amt: \$10.00 Page: 1 of 1
Floyd County Superior Court
Barbara H. Penson Clerk
Participant ID: 3061396037
BK 38 PG 207

MINOR SUBDIVISION SURVEY FOR:
WAYSIDE WHIMSY, LLC

BEING LOT 58 OF A SURVEY FOR JOE PICKERING (PB: 24/29)
LOCATED IN LAND LOT 61 - 16TH DISTRICT - 3RD SECTION
FLOYD COUNTY, GEORGIA

PLAT DATE: MARCH 15, 2021

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEY PARCELS MAY EXIST. THE SURVEYOR HAS MADE NO INVESTIGATION OF RECORDS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OTHER TITLE MATTERS. ANY SUCH MATTERS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE LOCAL CLERK OF SUPERIOR COURT'S OFFICE.
- SUBJECT AND ADJACENT PROPERTY OWNERS' DEED REFERENCES WERE PROVIDED BY LOCAL TAX RECORDS AND DEED MAPS AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- THIS SURVEY WAS MADE BY THE SURVEYOR'S FIELD NOTES, CONTAINING, AND DEEDS FOR RUN FOUND UNLESS NOTED OTHERWISE.
- CONVEYANCES MADE BY THE DATE OF SURVEY ARE SHOWN HEREON.
- LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- THE CERTIFICATION AS SHOWN HEREON IS PURSUANT TO A STATEMENT OF PROFESSIONAL SERVICE BASED ON KNOWLEDGE, INFORMATION, AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSION OF ANY WARRANTY OF GUARANTEE.
- THIS SURVEY COMPLETES WITH BOTH THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL SURVEYORS, ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (BOOK 15-6-42) AS AMENDED BY HOUSE BILL 1011 THAT SPECIFICALLY PROVIDES FOR THE REQUIREMENTS OF LAND SURVEYING.
- THIS PROPERTY MAY CONTAIN BELLWATER. THAT MAY HAVE NO CERTIFICATION CONCERNING THE EXISTENCE OR NON-EXISTENCE OF BELLWATER. ALL METHODS 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 OBSTRUCTION TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- THE HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83). NETWORK-TYPE RIN.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. FOR THE FEDERAL FLOOD INSURANCE ACTING FLOOD INSURANCE RATE MAP NUMBER 17150002E WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009, THE MAP IS NOT PREPARED.

SURVEY DATA
FIELD CLOSURE: 1/16/2021
ADJACENT CORNER: 2.5' PER AVE. POINT
ADJUSTED BY: COMPOSITE RULE
EQUIPMENT USED: TOTAL STATION, DISTANCE METER
FIELD WORK COMPLETED: 1/18/2020
PLAT CLOSURE: 4/1/21 ACRES
TOTAL AREA: 41.17 ACRES
SURVEY AUTHORIZED BY: GRANT MILES, KAREN MILES, GREG MILES & ROSANNE MILES
CURRENT OWNERS:

CERTIFICATE OF FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE FLOYD COUNTY LIMITED LAND DEVELOPMENT CODE, HAVING BEEN REVIEWED AS BEING FULFILLED BY THIS PLAT AND THE RELATED AS-BUILT SURVEY APPROVED ON 3/31/21, THE FLOYD COUNTY PLANNING COMMISSION HEREBY APPROVES THIS PLAT FOR RECORDATION BY THE CLERK OF SUPERIOR COURT AND RECOGNIZES THE OWNER'S OFFER OF DECISION OF ALL ASSESSED PUBLIC IMPROVEMENTS SHOWN THEREON AND CHARGES AS-BUILT SURVEYS ON BEHALF OF THE PUBLIC, SUBJECT TO MONITORING AND GUARANTEE BY THE OWNER FOR ONE YEAR FROM THE DATE OF THIS APPROVAL.

Bruce Wood
SIGNATURE OF PLANNING COMMISSION MEMBER
DATE: 3/31/21

OWNER'S CERTIFICATE

STATE OF GEORGIA
COUNTY OF FLOYD
THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE OWNER OF THE LAND SHOWN ON THE MINOR SUBDIVISION SURVEY AND ASSOCIATED PUBLIC IMPROVEMENTS CONTAINED THEREON OR ASSOCIATED THEREWITH AND ALL APPLICABLE REQUIREMENTS AND CONDITIONS OF THE FLOYD COUNTY LIMITED LAND DEVELOPMENT CODE. THE OWNER FURTHER ACKNOWLEDGES THIS PLAT AND ALLOWS THE PUBLIC TO HAVE FIRST RIGHT AND DECIDES TO THE PUBLIC FORTHEAR ALL ASSESSED IMPROVEMENTS SHOWN ON THIS PLAT AS CHARGES. THE UNDERSIGNED FURTHER CERTIFIES THAT ALL PUBLIC IMPROVEMENTS SHOWN AND OTHER PUBLIC IMPROVEMENTS AS DEPICTED ON THE AS-BUILT SURVEY FOR THIS SUBDIVISION.

APPROVAL DATE: _____
OWNER'S NAME: _____
OWNER'S ADDRESS: _____

OWNER'S SIGNATURE: _____ DATE: _____

LEGEND

- IRON PIN
- CONCRETE MARKER
- CALCULATED POINT
- RIGHT OF WAY
- LAND LOT LINE
- ORIGINAL LOT LINE
- FENCE
- EASEMENT
- BUILDING SETBACK
- CREEK OR DITCH
- FIBER OPTIC CABLE
- GAS LINE
- OVERHEAD POWER LINES
- POWER POLE
- LIGHT POLE
- SANITARY SEWER
- SANITARY SEWER MANHOLE
- STORM DRAIN
- STORM DRAIN STRUCTURES
- CORRUGATED METAL PIPE
- REINFORCED CONCRETE PIPE
- WATER LINE
- WATER METER
- FIRE HYDRANT
- REBAR SET WITH CAP
- REBAR FOUND
- CRP
- CRIMPED TOP PIPE
- OTF
- OPEN TOP PIPE
- P.O.B.
- POINT OF BEGINNING
- P.O.C.
- DEED BOOK
- PLAT BOOK
- CONCRETE POLE
- MANHOLE
- TREE

ZONING REQUIREMENTS/RESTRICTIONS

EXISTING PARCEL: N13029
ZONING: A-1 (RESIDENTIAL, RECREATION)
(PER CITY OF DUNWOODY COUNTY CODE MAPS)
(DOES NOT CREATE "SPLIT ZONING")
MINIMUM SETBACKS - MINIMUM REARINGS
FRONT (MAJOR STREET): 60 FEET
FRONT (OTHER STREET): 40 FEET
SIDE (OTHER STREET): 10 FEET
REAR: 25 FEET

NOTICE

THIS PLAT OF SURVEY IS MADE FOR THE SALE AND BENEFIT OF THE PERSONS OR ENTITIES NAMED HEREON. THE SURVEYOR ASSUMES NO LIABILITY TO PERSONS OR ENTITIES NOT NAMED HEREON, AND ANY USE OF THIS PLAT BY UNNAMED PARTIES IS DONE AT THEIR OWN RISK. THE SURVEYOR MAKES NO CLAIM AS TO THE ACCURACY OF THE INFORMATION SHOWN HEREON BEYOND THE CLAIM THAT THIS WORK WAS DONE BY THE SURVEYOR'S FIELD NOTES, ORIGINAL SIGNATURE, SIGNED IN RED INK, BELOW THE SURVEYOR'S CERTIFICATION ARE NOT VALID.

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (F) OF O.C.G.A. SECTION 15-6-42, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY AN APPLICABLE LOCAL JURISDICTION FOR RECORDING AS EVIDENCED BY APPROVAL, CERTIFICATION, SIGNATURE, STAMP, OR DOCUMENTS HEREON. SUCH APPROVAL, OR APPROVALS SHOULD BE CONFIRMED WITH THE APPROPRIATE CONTROLLING AGENCY BY THE PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.

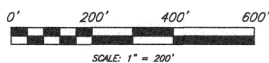
FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF PROFESSIONAL SURVEYORS, ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-42.

BILLY L. FLOYD, GEORGIA REGISTERED LAND SURVEYOR #3078

LAND SURVEYOR 3078
LAND SURVEYOR FIRM 1308



TOTAL AREA: 41.17 ACRES



FLOYD-HORNE
LAND SURVEYORS
2510 SHORTER AVENUE
ROME, GEORGIA
(706) 234-5852

20-269; 2878 E HERMITAGE RD