

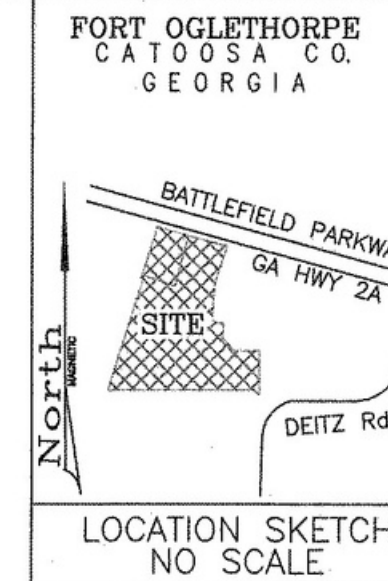
BK:26 PG:166-166
P2023000097

FILED IN OFFICE
CLERK OF COURT
09/21/2023 11:43 AM
TRACY BROWN, CLERK
SUPERIOR COURT
CATOOSA COUNTY, GA

Tracy Brown

0628068450
PARTICIPANT ID

FLOOD HAZARD NOTE:
THIS PROPERTY LIES WITHIN
ZONE "AE" (AREA OF DESIGNATED
FLOODING) AS DEFINED BY
THE FEDERAL EMERGENCY
MANAGEMENT AGENCY FLOOD
MAP OF Fort Oglethorpe, GA
COMMUNITY PANEL NUMBER
13047C0029E & 13047C0037E
DATED 09/11/2009
BASE FLOOD ELEVATION: 691.0'



ENGINEERING 303
BEGINNING POINT SURVEYS, INC.
Consulting Land Surveyors
101 Tuxedo Circle, Chattanooga TN 37411
(423) 624-0020

Crutchfield S/D, Lot 3
Fort Oglethorpe, Catoosa Co. GA
PREPARED FOR
Joe Hudson Collision Center

Mario G. Forte, PLS.

DATE	REVISION	DESCRIPTION
March 6, 2023	1	1"=60'
March 6, 2023	2	4th Section
March 6, 2023	3	9th District
March 6, 2023	4	Land Lot 125
March 6, 2023	5	CATOOSA Co. GA

SHEET NO.
1 OF 1

JOB NO.
GA-0105-3

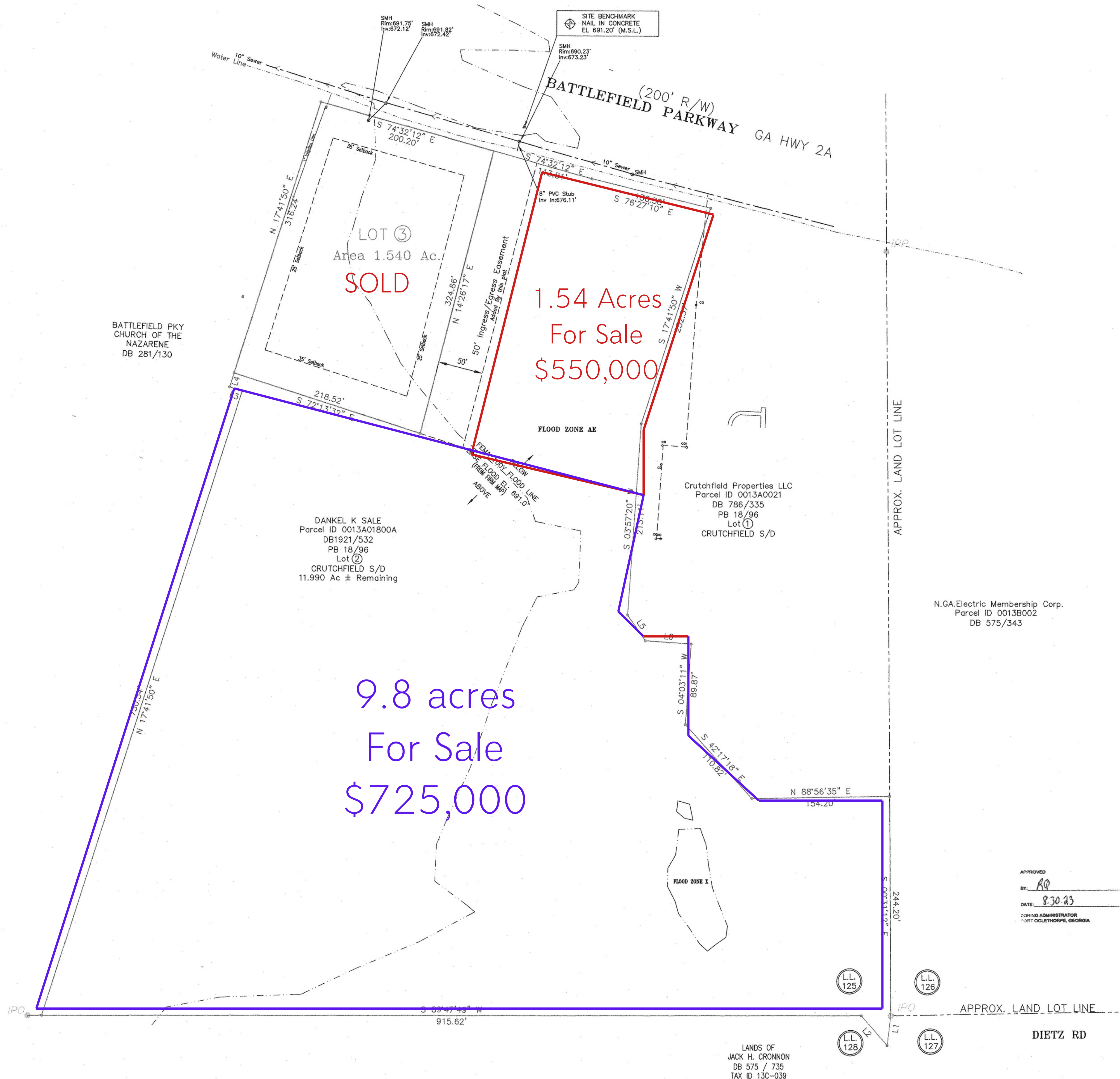
NORTH AZIMUTH: GEORGIA GRID (NAD 83)
ELEVATION DATUM: MEAN SEA LEVEL (NAVD 88)
SCALE 1"=60'

ZONE: C-1
BUILDING SETBACKS (MINIMUM):
FRONT - 35'
SIDES - 25'
REAR - 35'
MINIMUM LOT SIZE = N/A
MAXIMUM BUILDING HEIGHT = 35' (or 2 Stories)
MINIMUM Dedicated Open Space = 30% (Gross Acreage)

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S 07°11'09" W	33.22'
L2	N 41°30'31" W	43.86'
L3	N 72°13'14" W	14.84'
L4	N 17°41'50" E	16.37'
L5	S 35°10'11" E	34.68'
L6	S 85°49'48" E	51.39'

THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND
PER ABOVE GROUND EXAMINATION OF THE SITE, BASED ON VISIBLE INDICATIONS.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS
AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES
BEFORE THE START OF CONSTRUCTION ON THIS PROJECT. THIS NOTICE APPLIES
TO INFORMATION SHOWN ON THIS PLAN OR ANY ASSOCIATES PLAN FOR THIS
PROJECT - INCLUDING PLANS OF THE SAME PREPARED BY OTHERS.
CALL BEFORE YOU DIG! GA (800)-282-7411, TN (800)-351-1111



STATE DEPARTMENT OF TRANSPORTATION APPROVAL

SIGNATURE: _____ DATE: _____

DEVELOPER'S CERTIFICATION (LOT 3):

The Director of Building, Planning and Zoning has established that:

- 1) The nature of the lands use (i.e. recreational areas) would not lend itself to damage by water inundation to an appreciable extent.
- 2) the area will be filled or improved in such a manner to prevent such periodic inundation; or
- 3) Minimum floor elevations are required to prevent damage to the buildings and structures.

The Director of Building, Planning and Zoning will require whatever additional engineering information he or she deems necessary to make a decision on any area of questionable drainage. Lakes, ponds and similar areas will be accepted for maintenance only if sufficient land is dedicated as a public recreation area, or if such area constitutes a necessary part of the drainage control system. Such park land will be subject to approval by the City Council.

Trawick Dickson for
Joe Hudson's Collision Centers
1318 Pike Road
Pike Road, AL 36064
334.220.9379

OWNER'S CERTIFICATION:
I HEREBY CERTIFY THAT I AM THE OWNER OF THE
TRACTS OF LAND SHOWN HEREON. I HEREBY ADOPT
THIS FINAL PLAT AS MY NEW PLAN OF PROPERTY.

DANIEL K. SALE
1611 CAMBRIDGE DR
KINGSTON, NC 28504

SURVEYOR CERTIFICATION

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 and jurisdictions for recording as evidenced by approval certificates, signatures, stamps or statements hereon. Such approvals or affirmations should be confirmed with the appropriate government 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.

GA CERT OF AUTH. LSF 1121

7/28/23



DIETZ RD

LAND LOT # 125
9th DISTRICT
4th SECTION
CATOOSA COUNTY, GEORGIA

LANDS OF
JACK H. CRONNON
DB 575 / 735
TAX ID 13C-039