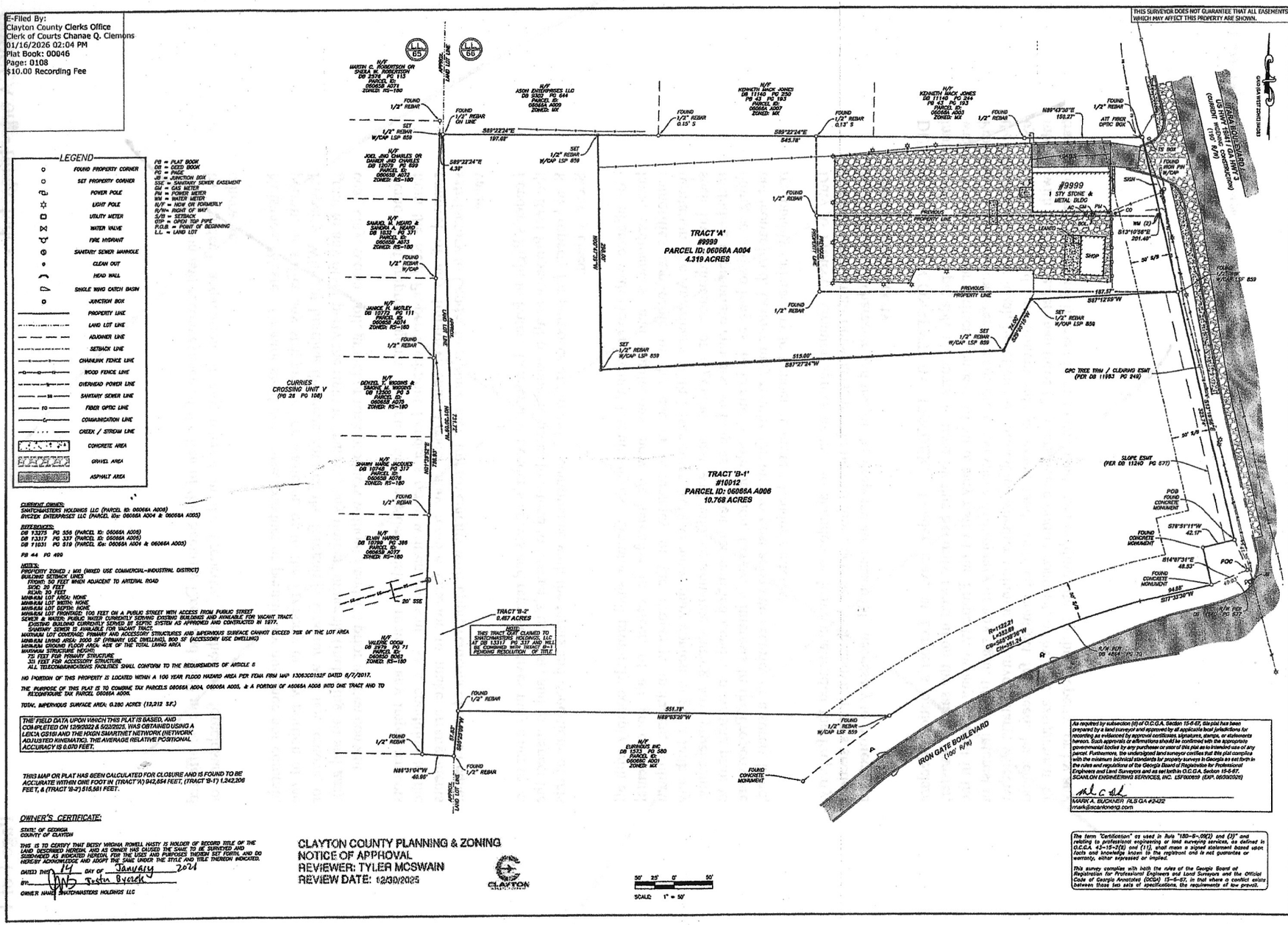
E-Filed By:
Clayton County Clerks Office
Clerk of Courts Chanae Q. Clemons
01/16/2026 02:04 PM
Plat Book: 00046
Page: 0108
$10.00 Recording Fee

THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.



CURRENT OWNER:
SNATCHMASTERS HOLDINGS LLC (PARCEL ID: 06066A A006)
BYCZEK ENTERPRISES LLC (PARCEL ID#: 06066A A004 & 06066A A003)

REF. DEEDS:
DB 13375 PG 356 (PARCEL ID: 06066A A006)
DB 13317 PG 337 (PARCEL ID: 06066A A006)
DB 11031 PG 519 (PARCEL ID#: 06066A A004 & 06066A A003)

PB 44 PG 499

NOTES:
PROPERTY ZONED / MX (MIXED USE COMMERCIAL-INDUSTRIAL DISTRICT)
BUILDING SETBACK LINES:
FRONT: 50 FEET WHEN ADJACENT TO ARTERIAL ROAD
SIDE: 20 FEET
REAR: 30 FEET
MINIMUM LOT AREA: NONE
MINIMUM LOT WIDTH: NONE
MINIMUM LOT DEPTH: NONE
MINIMUM LOT FRONTAGE: 100 FEET ON A PUBLIC STREET WITH ACCESS FROM PUBLIC STREET
SEWER & WATER: PUBLIC WATER CURRENTLY SERVING EXISTING BUILDINGS AND AVAILABLE FOR VACANT TRACT.
EXISTING BUILDING CURRENTLY SERVED BY SEPTIC SYSTEM AS APPROVED AND CONTRACTED IN 1977.
SANITARY SEWER IS AVAILABLE FOR VACANT TRACT.
MAXIMUM LOT COVERAGE: PRIMARY AND ACCESSORY STRUCTURES AND IMPERVIOUS SURFACE CANNOT EXCEED 70% OF THE LOT AREA
MINIMUM LIVING AREA: 2000 SF (PRIMARY USE DWELLING), 800 SF (ACCESSORY USE DWELLING)
MINIMUM GROUND FLOOR AREA: 40% OF THE TOTAL LIVING AREA
MAXIMUM STRUCTURE HEIGHT:
75 FEET FOR PRIMARY STRUCTURE
35 FEET FOR ACCESSORY STRUCTURE
ALL TELECOMMUNICATIONS FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 6

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA PER FEMA FIRM MAP 13063C0152F DATED 8/7/2017.

THE PURPOSE OF THIS PLAT IS TO COMBINE TAX PARCELS 06066A A004, 06066A A003, & A PORTION OF 06066A A006 INTO ONE TRACT AND TO RECONFIGURE TAX PARCEL 06066A A006.

TOTAL IMPERVIOUS SURFACE AREA: 0.280 ACRES (12,212 S.F.)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED, AND COMPLETED ON 12/6/2022 & 5/22/2025, WAS OBTAINED USING A LEICA GS18I AND THE HAGN SMARTNET NETWORK (NETWORK ADJUSTED KINEMATIC). THE AVERAGE RELATIVE POSITIONAL ACCURACY IS 0.070 FEET.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN (TRACT 'A') 942,854 FEET, (TRACT 'B-1') 1,342,206 FEET, & (TRACT 'B-2') 515,581 FEET.

OWNER'S CERTIFICATE:

STATE OF GEORGIA
COUNTY OF CLAYTON

THIS IS TO CERTIFY THAT BETSY VIRGINIA ROWELL HASTY IS HOLDER OF RECORD TITLE OF THE LAND DESCRIBED HEREON AND AS OWNER HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS 14 DAY OF January 2026
BY: Justin Byczek
OWNER NAME: SNATCHMASTERS HOLDINGS LLC

CLAYTON COUNTY PLANNING & ZONING
NOTICE OF APPROVAL
REVIEWER: TYLER MCSWAIN
REVIEW DATE: 12/30/2025

CLAYTON

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.
SCANLON ENGINEERING SERVICES, INC. LSF000859 (EXP. 06/30/2026)

MARK A. BUCHNER RLS GA #3422
mark@scanlonengr.com

The term "certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not guarantee or warranty, either expressed or implied.

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between these two sets of specifications, the requirements of law prevail.

SES
ENGINEERING PLANNING SURVEYING

"THIS DRAWING IS THE PROPERTY OF SCANLON ENGINEERING SERVICES INC. (S.E.S.) IT IS BE USED ONLY FOR THE PROJECT FOR WHICH IT SPECIFICALLY REQUIRED AND IS NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, NOR IS IT TO BE REPRODUCED IN WHOLE OR IN PART, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION."

SCANLON ENGINEERING SERVICES, INC.
211 EAST BANK STREET
GRIFFIN, GEORGIA 30223
PHONE: (678) 957-2051 www.scanlonengr.com
LSF 000859

COMBINATION PLAT
FOR
SNATCHMASTERS HOLDINGS, LLC
LOCATED IN LAND LOTS 65 & 66 OF THE 6th DISTRICT,
CLAYTON COUNTY, GEORGIA

No.	Date	Description

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 3422 12/16/25 MARK A. BUCHNER

COMBINATION PLAT

Review by: MAB
Drawn by: BEN
Project #: S25042214
Date: 5/20/2025

SHEET TITLE
821D
SHEET # 01 OF 01