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

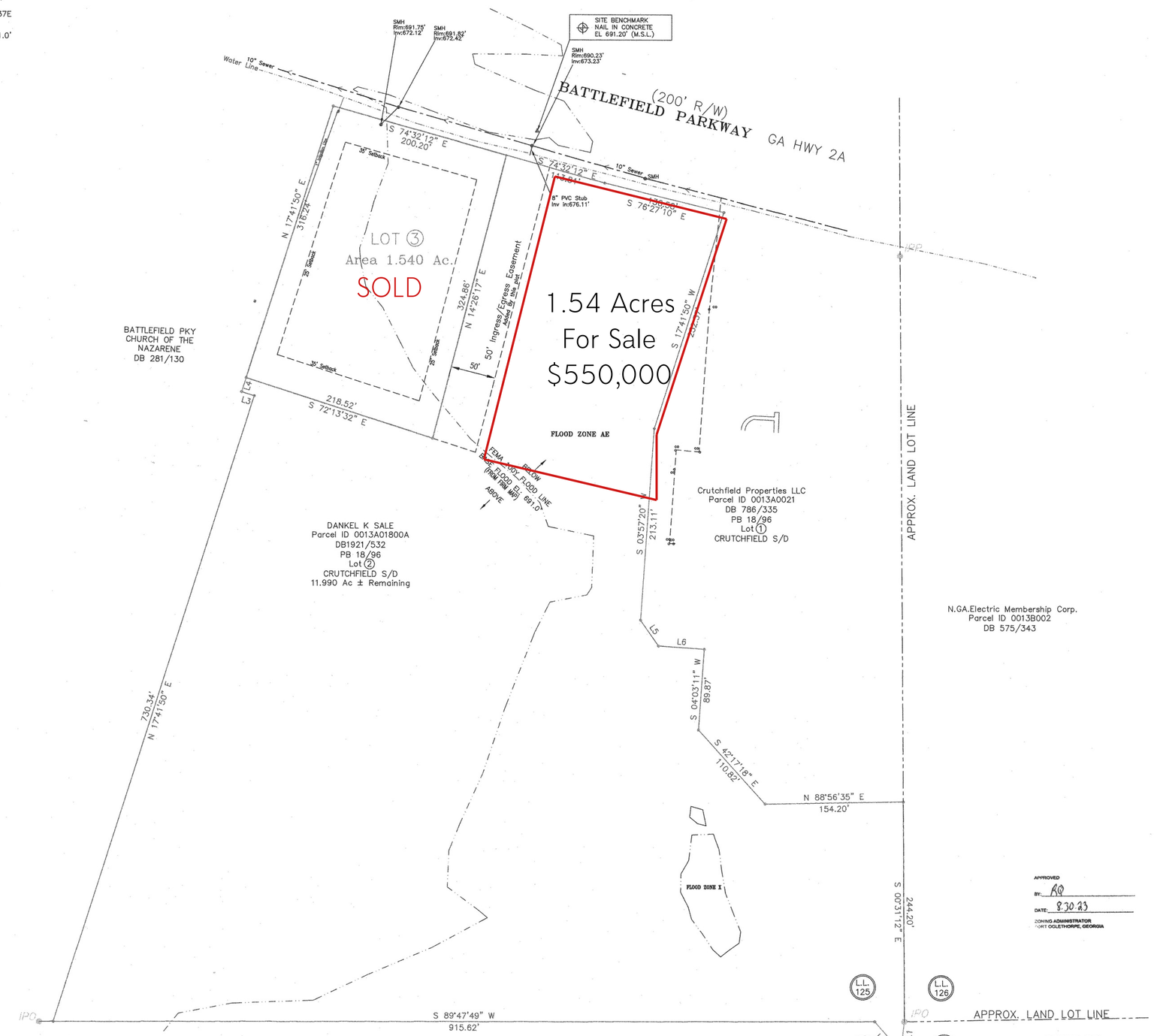
Tracy Brown

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'



GA Grid North

NORTH AZIMUTH: GEORGIA GRID (NAD 83).
ELEVATION DATUM: MEAN SEA LEVEL (NAVD 88)

60 30 0 60 120
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

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FORT OGLETHORPE
CATOOSA CO.
GEORGIA

LOCATION SKETCH
NO SCALE

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) Minimym 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.

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

OWNER'S CERTIFICATION:
I HEREBY CERTIFIY 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

GEORGIA REGISTERED No. 2721 09/06/23 LAND SURVEYOR MARIO G. FORTE

APPROVED
BY: AQ
DATE: 8.30.23
ZONING ADMINISTRATOR
FORT OGLETHORPE, GEORGIA

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

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.

DRAWN BY:	MGF
CHECKED BY:	MGF
DATE:	March 6, 2023
SCALE:	1"=60'
SECTION:	4th Section
TOWNSHIP:	9th District
PARCEL:	Land Lot 125
	CATOOSA Co. GA

REVISION	DATE	DESCRIPTION

SHEET NO. 1 OF 1

JOB NO.
GA-0105-3