

PLAT CERTIFICATION # 18-22
 The undersigned owner hereby dedicates the access easement shown on this plat to the common use of the owner, or owners, of the lot within this subdivision. It is further acknowledged that the accessway and any improvements within such access easement shall not be occupied by Forsyth County, Georgia, but shall remain privately owned and maintained.

Owner's Certificate
 The owner certifies that all state and local taxes and other assessments that have been billed for collection by the pertinent taxing authority have been paid. The owner donates and dedicates to the public for use forever the public street right-of-way as shown on this plat.

Owner: _____
 Signed, sealed, and delivered in the presence of:
 Witness: _____
 Notary Public: _____

Owner: _____
 Signed, sealed and delivered in the presence of:
 Witness: _____
 Notary Public: _____

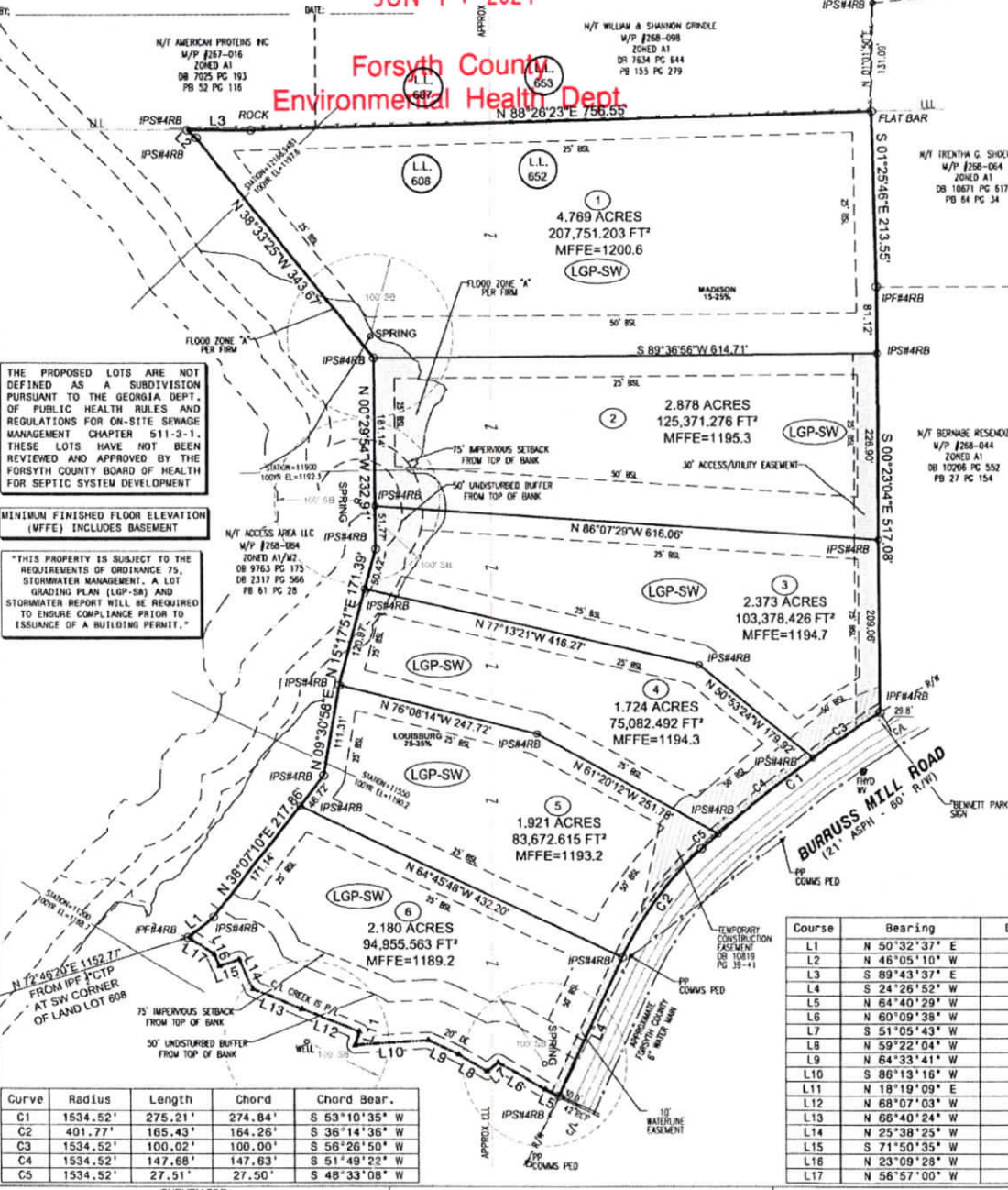
Approved By: *[Signature]*

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

ENVIRONMENTAL HEALTH DEPARTMENT CERTIFICATION
 THE LOTS SHOWN HAVE BEEN REVIEWED BY THE FORSYTH COUNTY HEALTH DEPARTMENT. THIS REVIEW WAS BASED ON INFORMATION SUBMITTED BY OTHER PROFESSIONALS AND ANY SUPPLEMENTARY INFORMATION PROVIDED THEREON. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT.

JUN 14 2024

Forsyth County Environmental Health Dept



THE PROPOSED LOTS ARE NOT DEFINED AS A SUBDIVISION PURSUANT TO THE GEORGIA DEPT. OF PUBLIC HEALTH RULES AND REGULATIONS FOR ON-SITE SEWAGE MANAGEMENT CHAPTER 511-3-1. THESE LOTS HAVE NOT BEEN REVIEWED AND APPROVED BY THE FORSYTH COUNTY BOARD OF HEALTH FOR SEPTIC SYSTEM DEVELOPMENT.

MINIMUM FINISHED FLOOR ELEVATION (MFFE) INCLUDES BASEMENT

THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS OF ORDINANCE 75 STORMWATER MANAGEMENT. A LOT GRADING PLAN (LGP-SA) AND STORMWATER REPORT WILL BE REQUIRED TO ENSURE COMPLIANCE PRIOR TO ISSUANCE OF A BUILDING PERMIT.

Curve	Radius	Length	Chord	Chord Bear.
C1	1534.52'	275.21'	274.84'	S 63°10'35" W
C2	401.77'	165.43'	164.26'	S 36°14'36" W
C3	1534.52'	100.02'	100.00'	S 56°26'50" W
C4	1534.52'	147.68'	147.63'	S 51°49'22" W
C5	1534.52'	27.51'	27.50'	S 48°33'08" W

Course	Bearing	Distance
L1	N 50°32'37" E	39.55'
L2	N 46°05'10" W	14.05'
L3	S 89°43'37" E	76.89'
L4	S 24°26'52" W	186.77'
L5	N 64°40'29" W	18.21'
L6	N 60°09'38" W	66.28'
L7	S 51°05'43" W	17.38'
L8	N 59°22'04" W	40.15'
L9	N 64°33'41" W	40.31'
L10	S 86°13'16" W	89.31'
L11	N 18°19'09" E	17.07'
L12	N 88°07'03" W	75.54'
L13	N 66°40'24" W	64.07'
L14	N 25°38'25" W	40.02'
L15	S 71°50'35" W	25.16'
L16	N 23°09'28" W	15.70'
L17	N 56°57'00" W	37.36'

LEGEND

- BOC = BOOK OF CURB
- BSL = BUILDING SETBACK LINE
- P/L = PROPERTY LINE
- R/W = RIGHT OF WAY
- LL = LAND LOT
- LLI = LAND LOT LINE
- SLI = SIDE OF HIGHWAY
- W/P = TAX MAP / PARCEL NO.
- POB = POINT OF BEGINNING
- M/S = MET TO SCALE
- RF = ROUND PIN FOUND
- PS = ROUND PIN SET
- CON MON = CONCRETE MONUMENT
- RB = REBAR
- CIP = CONCRETE TOP PIPE
- OPF = OPEN TOP PIPE
- SO ROD = SQUARE ROD
- RF = ANGLE IRON FOUND
- CMF = CORRUGATED METAL PIPE
- RF = REINFORCED CONC. PIPE
- WV = WATER VALVE
- WV = WATER VALVE
- PP = POWER POLE
- LP = LIGHT POLE
- SP = SERVICE POLE
- PH BOX = PHONE BOX
- UNDERSHOWN = UNDEVELOPED
- SC = SEWER CLEAN-OUT
- UB = UTILITY
- SS = SANITARY SEWER
- WH = WASH HOLE
- FFL = FINISHED FLOOR ELEV.
- FR = FIRE HYDRANT
- = GAS LINE
- = POWER LINE
- SS--- = SANITARY SEWER LINE
- FW--- = SANITARY FORCE MAIN
- T--- = TELEPHONE LINE
- W--- = WATER LINE
- F--- = FENCE LINE

THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY MCCLURE SURVEYING, INC. AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. HAS BEEN OBTAINED FROM PUBLIC RECORDS, THE CLERK, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OF TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS OF PROFESSIONAL SURVEYING IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS 15-6-67, 43-15-4, 43-15-6, 43-1-3, 43-1-5, 2-2.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE FORSYTH COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.

SEWER SYSTEMS ARE LOCATED ON THIS PROPERTY.

INDICATING SYSTEMS ARE PROVIDED ON ALL LOTS, AND PROPOSED LOCATIONS OF SEWER AND CONCRETE TO BE A VIOLATION OF THE COUNTY'S ORDINANCE PROHIBITING UNDESIRABLE ROOTS OF TREE ENCROACHMENTS.

TOWNSHIP COUNTY SHALL BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION POND OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASMENT BEYOND THE COUNTY BOUNDARY OF-800.

NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OF ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE FORSYTH COUNTY DEPARTMENT OF ENGINEERING.

ANY DEVELOPMENT OF SEPTIC MAY BE REQUIRED TO COMPLY WITH 200 LINEAR FEET OF THE PROPERTY FOR THE FORSYTH COUNTY HEALTH DEPARTMENT'S REVIEW. ALL COSTS, INCLUDING 10 FEET, SHALL BE THE RESPONSIBILITY OF OTHERS, WILL BE AT THE PROPERTY OWNER'S EXPENSE.

DATE OF SURVEY: AUGUST 29, 2023

THIS PLAT HAS BEEN CALCULATED FOR EGRESS AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 240,558 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR THIS SURVEY WAS CARLSON BRK7 BASE/POWER PAKED WITH LEICA SMARTNET NETWORK FOR CORRECTIONS.

THIS PROPERTY IS PARTIALLY LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 1311700070C, DATED 6/1/2019.

NOTES & REFERENCES

- TAX MAP/PARCEL #268-008
- PARCEL IS ZONED A1 CHARACTER AREA: CHESTATEE/JOT EM DOW MAX BUILDING HEIGHT: 30' PARCEL IS SERVICED BY FORSYTH COUNTY WATER AND PRIVATE SEPTIC SYSTEMS.
- DEED BOOK 628 PAGE 547

McCLURE SURVEYING, INC.
 2505 JOHNSON DRIVE - SUITE D
 CUMMING, GA 30040
 O: (470) 297-5592 O: (770) 889-0281
 CERTIFICATE OF AUTHORIZATION: LSF001203
 NATHAN.MCCLURE@SURVEYING.COM
 WWW.MCCLURESURVEYING.COM

Surveyor's Certificate
 I, Nathan M. McClure, a duly licensed Professional Land Surveyor in the State of Georgia, do hereby certify that all monuments and improvements shown hereon actually exist except as otherwise indicated and that their location, size, type, and material are correctly shown.

[Signature]
 Nathan M. McClure
 Registered Georgia Land Surveyor No. 3266

JOB NO. 24038

WEST ALLIS INVESTMENT, LLC

LAND LOT 608 & 652
 14TH DISTRICT
 1ST SECTION
 FORSYTH COUNTY, GEORGIA
 PLAT DATE: FEBRUARY 13, 2024
 REVISION DATE: MAY 1, 2024

TOTAL = 15.845 ACRES
 690,211,575 SQUARE FEET
 MP240046

OWNER INFO:
 PASA ECE
 811 WINTAL DR
 SCHALMURG, IL 60173

100 0 100 200 300
 GRAPHIC SCALE - FEET

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