

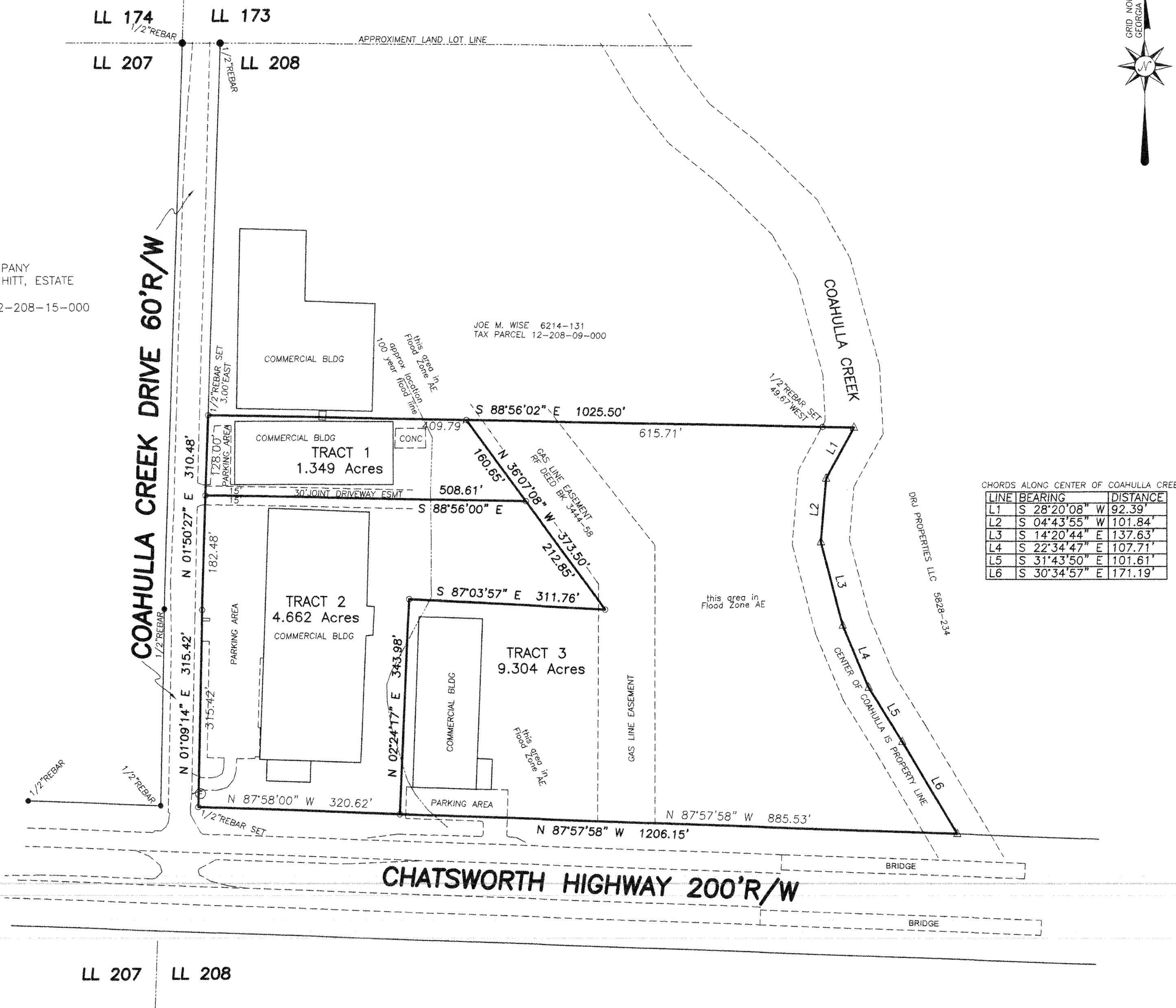
eFiled & eRecorded
DATE: 11/5/2021
TIME: 11:50 AM
PLAT BOOK: 00000F
PAGE: 00303
RECORDING FEES: \$10.00
PARTICIPANT ID: 9262935542
CLERK: Babs Bailey
Whitfield County, GA

15.315 Acres Total



DATE OF FIELD WORK: SEPTEMBER 2021
THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION COMPANY
CURRENT TAX RECORDS SHOW OWNER AS: BUDDY G. HITT, ESTATE
REF DEEDS 287-340, 6214-131
TAX PARCELS 12-208-08-000, 12-208-14-000, 12-208-15-000
PROPERTY IS ZONED M-2

(E) = EXISTING FIRE HYDRANT
● = MONUMENT FOUND AS NOTED
○ = 1/2" REBAR SET
△ = CALCULATED POINT



MINOR SUBDIVISION SURVEY FOR
BUDDY G. HITT, ESTATE
BEING IN LAND LOT 208 12th DISTRICT
3rd SECTION WHITFIELD COUNTY GEORGIA

SCALE 1" = 150' PLAT DATE: SEPTEMBER 29, 2021



NOTE:
This plat is subject to all easements, matters of title, rights-of-way and local government approval.

This plat has been calculated for closure and is found to be accurate within one foot in 467,998 feet.

The field data upon which this plat is based was collected by GPS observations using a Carlson BRx7 dual frequency receiver/rover running Carlson SurveCE software. Relative positional accuracy: < 0.04' (95% confidence level)



ELBERT H. ANGEL
GEORGIA REG. LAND SURVEYOR - 1742
958 ADAMS ROAD
CEDARTOWN, GA. 30125
(770) 748-0419
angelsurveying@msn.com

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. The approval signatures above were not in place when this survey was issued, and are to be properly obtained prior to recording.

Elbert H. Angel Georgia RLS #1742

DATE

Certificate of Approval for Public Water System

I hereby certify that the water system serving the public roads on this final plat has been installed (or sufficient surety has been provided to install) in accordance with the requirements of Dalton Utilities.

Dalton Utilities: [Signature]

Date: 10/14/21

Certificate of Approval for Recording [Minor Subdivisions]

The Whitfield County Building, Zoning and Development Department certifies that this plat complies with the minor subdivision provisions of the Whitfield County Subdivision Regulations, [with the exception of such variances, if any, as are noted upon the plat], and that it has been approved for recording in the Office of the Clerk of the Superior Court of Whitfield County, Georgia.

Date: 10/27/2021

Authorized Representative: [Signature]

Final Accuracy and Design Certificate

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type, and material are correctly shown; and that all requirements of the Whitfield County Subdivision Regulations have been fully complied with, and approval herof does not relieve me of any liability associated with inaccuracies or improper design.

Elbert H. Angel Georgia RLS #1742

DATE

Certificate of Approval for On-Site Sewage Management System

Each lot shown hereon is suitable for the use of an existing septic system or for the installation of a new individual onsite sewage management system. Each new system installed will require a permit to be issued before construction begins, dependent upon the location of any structures and any limitations which adversely affect the performance of an on-site sewage system. General approval is hereby granted for one dwelling per lot for this subdivision site [with the exception of lots number _____].

Date: 10-27-2021

[Signature]
Whitfield County Environmental Specialist

Future septic Failures will require connection to public sewer.

Certificate of Approval for Fire Protection

I hereby certify that fire hydrants and water mains serving the lots on this final plat have been installed and flow requirements for the fire hydrants have been met in accordance with the requirements of the Whitfield County Building Code for the Fire Hydrant and Water Supply Requirements.

Whitfield County Fire Chief: [Signature]

Date: 10/14/21

Certificate of Approval for Public Waste Water Collection System

I hereby certify that the wastewater collection system serving the public roads on this final plat has been installed (or sufficient surety has been provided to install) in accordance with the requirements of Dalton Utilities.

Dalton Utilities: [Signature]

Date: 10/14/21

JOB No. 21-096 / / PLAT# P-21-143