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 PLAT BOOK: 65
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 Janie J. Jones

Bartow County, GA
 THE CLERK OF SUPERIOR COURT

SURVEYORS CERTIFICATION: (1)
 As required by subsection (f) of O.C.G.A. Section 47-6-65, this plan has been prepared by a duly licensed and registered professional engineer and geodesist as indicated by the appropriate professional seal, signature, and date. The surveyor certifies that the plan 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 47-6-65.
 W. T. Dunahoo
 No. 1577
 PROFESSIONAL
 3-22-22
 Date
 W. T. Dunahoo (GA REG. #1577)



PIPE CHART

PIPE (in. -OD)	SIZE (in.)	LENGTH (ft.)
85-84	18	106
84-83	18	76
83-82	18	30
82-81	20	194
80-87	30	200
82-80	30	200
80-85	36	30
85-84	42	48
84-82	42	132
83-82	42	138
18-14.5	24	109
15-14.4	30	165
14-14.3	18	47
13-14.2	30	30
12-11	36	112
M2-M2	18	30
M2-M1	18	195
M1-M1	36	41



4299.00' E 394.35'
 4299.00' E 394.35'
 4299.00' E 394.35'

LINE TABLE

L	DIST.	BEARING
L1	6.07	N 18°41'39" E
L2	85.34	S 71°52'19" E
L3	35.00	S 58°19'21" E
L4	28.28	S 28°19'21" E
L5	28.28	S 61°14'19" W

CURVE TABLE

C	ARC	RAO	CHORD	BEARING
C1	127.72	226.00	126.24	N 37°19'49" E
C2	85.34	222.00	144.81	N 38°52'14" E
C3	27.06	82.00	27.04	N 27°13'49" E
C4	85.28	60.00	78.02	N 00°10'58" W
C5	48.88	60.00	47.34	N 64°18'59" E
C6	70.89	60.00	58.84	S 58°37'59" E
C7	61.47	60.00	58.62	S 04°24'38" W
C8	48.89	60.00	45.70	S 58°18'59" W
C9	65.19	60.00	62.01	N 79°49'11" E
C10	38.01	60.00	38.31	S 50°29'42" E
C11	37.52	60.00	38.91	N 13°32'09" E
C12	35.19	60.00	34.69	S 20°49'41" W
C13	35.00	60.00	34.51	S 54°20'59" W
C14	38.42	60.00	38.71	S 89°32'29" W
C15	82.83	60.00	80.00	N 41°02'11" E
C16	78.92	280.00	78.24	N 28°49'24" E
C17	63.55	280.00	63.41	S 41°27'51" W
C18	63.83	60.00	60.85	N 71°30'30" W
C19	103.01	60.00	90.82	N 08°12'09" E
C20	58.25	60.00	54.21	N 84°14'50" E
C21	90.87	60.00	82.50	S 23°28'09" E

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION

All requirements of the Bartow County Unified Development Code having been represented as being fulfilled by this plat (and the related as-built survey) approved on 3-22-22 by the undersigned acting under authority of the Board of Commissioners of Bartow County, Georgia, hereby approves this plat for recordation by the Clerk of the Superior Court (along with the accompanying deeds of dedication of all streets, easements and other public areas and improvements shown thereon) subject to maintenance and guarantee by the owner for one and one-half years from the date of this approval. This approval recognizes the receipt of appropriate notice by the Board of Commissioners of Bartow County in the amount of \$ 500.00. I ensure the completion and maintenance of all streets and drainage facilities approved in this subdivision.

Valencia Wikstrom, Date: 3-22-22
 (SIGNATURE, DIRECTOR OF PLANNING)

OWNER/DEVELOPER:
 THOMAS F. LEDBETTER
 1392 HWY. 211 NE
 WINDER, GA 30680
 PH: 770-307-7359
 EMAIL: FLANIGAN.D@COMCAST.NET

24-HOUR CONTACT:
 DARRELL FLANNIGAN
 PH: 770-307-7359

GENERAL NOTES:

- TOTAL AREA THESE LOTS WITH 5.91 ACRES OPEN SPACE ~ 93 LOTS
- PART OF TAX MAP PARCEL LOTS 649
- HYDROLOGY ENGINEER: MATT SELLING
 302 WEST MAY STREET
 WINDER, GA 30090
 PH: 678-601-6719
- THE DETENTION PONDS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.)
- BARTOW COUNTY IS NOT RESPONSIBLE FOR ANY REQUIRED MAINTENANCE OR REPAIRS ASSOCIATED WITH THE DETENTION POND OR OPEN SPACES.
- BUILDERS ARE RESPONSIBLE FOR INSTALLATION OF SIDEWALKS & HANDICAP RAMPS PRIOR TO C.O.
- MINIMUM LOT SIZE IS 20,500 SQ.FT.
- MINIMUM LOT WIDTH AT BUILDING LINE IS 100'
- BUILDING LINES:
 FRONT 15'
 SIDE 15'
 REAR 40'
- WATER SERVICE PROVIDED BY CITY OF STATHAM
- SEPTIC SYSTEM SEPTIC TANK
- REZONED TO R-1 RESIDENTIAL PER CASE NO. RZ2018-021 WITH THE FOLLOWING CONDITIONS:
 1) HOUSES SHALL BE CONSTRUCTED OF BRICK, STONE, OR MASONRY SIDING.
 2) ALL FRONT AND 15' OF SIDE YARD SHALL BE SOGGED.
 3) MINIMUM HEATED SQ.FT. OF ALL HOUSES SHALL BE 2000 SQ.FT.
 4) MANDATORY H.O.A.

~ FLOOD NOTE ~
 NO FLOOD HAZARD AREA PER FEMA COMMUNITY PANEL No. 1301300155C DATED 12/18/2009



SURVEYOR'S CERTIFICATE:

I hereby certify that this plat is true and correct, and was prepared from an actual survey of the property by me or under my supervision; that all measurements shown hereon actually were, and that location, size, type, and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 125,000 feet and an angular error of 1.2" per angle point, and was adjusted using the compass rule. The following data of adjustment was used to adjust the traverse and its angular measurements used in the preparation of this plat: SUGGESTION 85-2-20.
 This plat has been calculated for closure and is found to be accurate within one foot in 125,000 feet.
 W. T. Dunahoo
 1577
 3-22-22
 Date
 Chapter 111.5, No.

STATEMENT OF PRIVATE COVENANTS:

This plat is subject to the covenants set forth in the separate documents(s) attached hereto dated 3/25/2022, which hereby becomes part of this plat.
 Recorded in Book 2453 pages 440-445

OWNER'S CERTIFICATE:

STATE OF GEORGIA - BARTOW COUNTY
 The undersigned certifies that he or she is the single absolute owner of the land shown on this plat and that the plat and the public improvements contained thereon or associated therewith meet all applicable requirements and standards of the Bartow County Unified Development Code.
 Owner's Name: Thomas F. Ledbetter
 Thomas F. Ledbetter
 Owner's Address: 1392 Hwy 211 NE
 (Owner's Signature) Date: 3-22-22

SURVEYOR'S NOTES:

- 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 (O.C.G.A.) 47-6-67 AS AMENDED BY HOUSE (2015), IN THAT THERE IS NO CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS. THE REQUIREMENTS OF LAW PREVAIL.
- NO NATIONAL GEODETIC SURVEY MONUMENTS FOUND WITHIN 500 FEET OF SUBJECT PROPERTY.
- THE DEVELOPER IS NOT AWARE OF ANY BURIED TRASH, GARBAGE, ETC. ON THE PROPERTY.
- NO WELLS OBSERVED ON PROPERTY; WELL ADJACENT TO PROPERTY AS SHOWN.
- UNBORING WATER TO BE SUPPLIED BY CITY OF STATHAM WATER AND SEWER AUTHORITY.
- THERE ARE NO CEMETRIES OR OTHER HISTORICAL AREAS ON SITE.
- ALL LINEAL DISTANCES ARE HORIZONTAL, BASIS OF CURVED DATA IS GEOMETRICAL COMPUTATIONS.

HEALTH DEPARTMENT NOTES:

ASU - "Sanitary Treatment Unit" - An on-site treatment unit or other Class A effluent unit that health codes may be required on this site.
 SSP - "Septic System Location Plan" - A valid system location plan in accordance with the requirements in the "Septic System Location Plan" manual is required for this site at time of permitting. SSP's are required due to special conditions. Ground water monitoring may be required on these sites.
 Note: This subdivision is reviewed based on three (3) or four (4) random lots with average opportunities not a total of 2000 square feet or less divided into individual lots of less than 1/2 acre, or if excessive grading or other work is required, there shall be a minimum of 1000 square feet of lot area for each additional lot. No other work may be required on these sites.
 Soil sampling recommendations regarding soil properties are included in each lot. Some lots may require additional footage of analysis or special requirements based on these recommendations.

SEALING AUTHORITY: [Signature]
 Date: 3/22/22
 W. T. Dunahoo

FINAL PLAN FOR STATE OF GEORGIA
SPRINGSIDE MEADOWS ~ PHASE 2
 CITY: GAO COUNTY: BARTOW SCALE: DATE: 1/4"=100' 2/7/2022
 W. T. DUNAHOO AND ASSOCIATES, L.L.C.
 P.O. BOX 181 307-847-5777