

eFiled and eRecorded
 DATE: 07/14/2023
 TIME: 1:53 PM
 PLAT BOOK: 108
 PAGE: 892 - 892
 FILING FEES: \$10.00
 PART ID: 9737845786
 RECORDED BY: WT
 Alan J. Lee
 Carroll County, GA

THIS BLOCK RESERVED FOR THE
 CLERK OF THE SUPERIOR COURT.

SURVEY NOTES

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ALL BUILDINGS, SURFACE, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS BASED ON NAD83 STATE PLANE - GEORGIA WEST ZONE.

DATE OF LAST FIELD WORK: JULY 1, 2023.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,079 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS NOT ADJUSTED.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN:

- TRACT 1: ONE FOOT IN 186,425 FEET
- TRACT 2: ONE FOOT IN 573,870 FEET
- TRACT 3: ONE FOOT IN 785,253 FEET
- TRACT 4: ONE FOOT IN 184,691 FEET
- TRACT 5: ONE FOOT IN 315,348 FEET
- TRACT 6: ONE FOOT IN 529,242 FEET
- TRACT 7: ONE FOOT IN 438,723 FEET
- TRACT 8: ONE FOOT IN 673,859 FEET
- TRACT 9: ONE FOOT IN 669,042 FEET

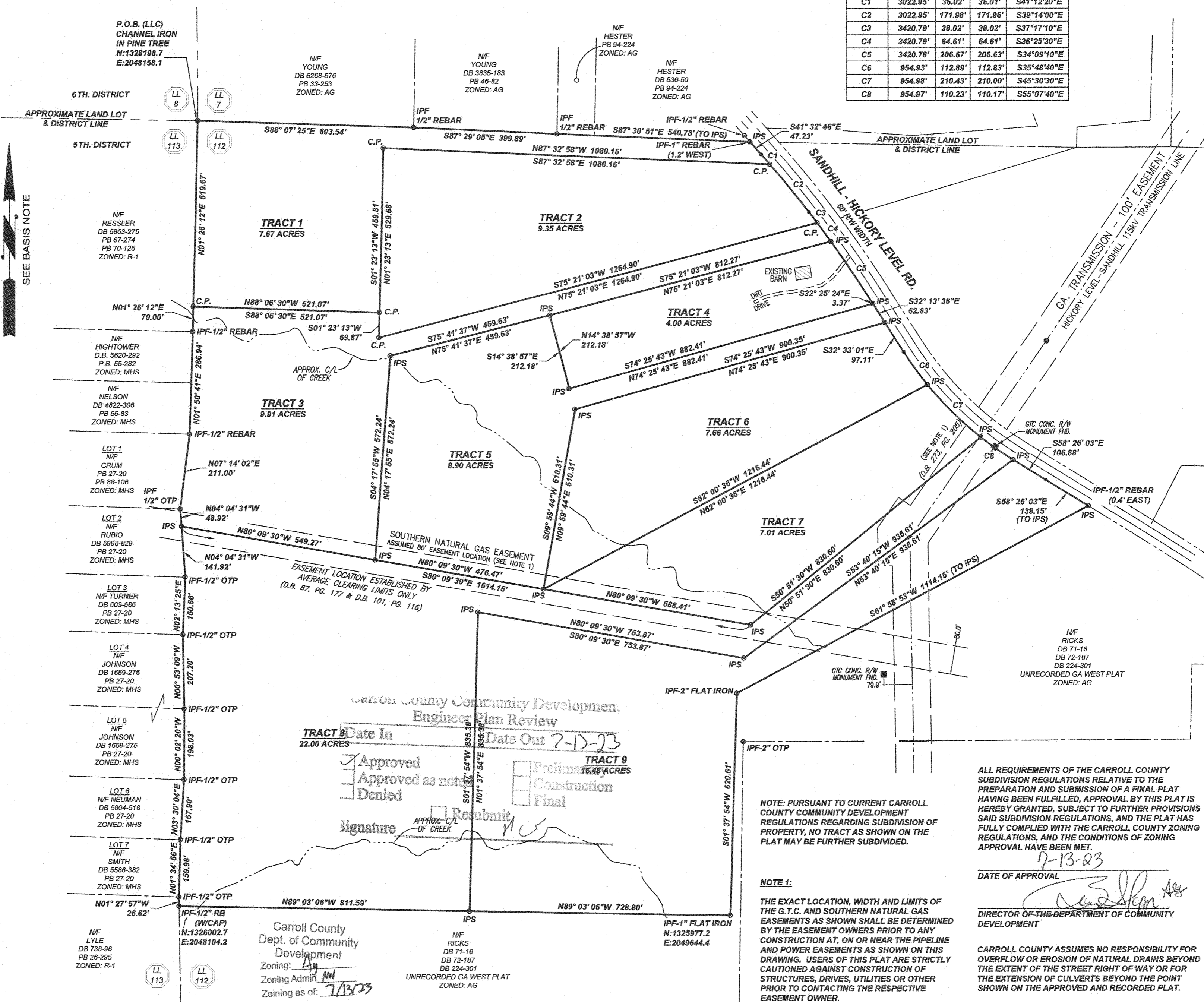
EQUIPMENT UTILIZED: ANGULAR - TOPCON GTS-303
 LINEAR - TOPCON GTS-303
 GPS - TRIMBLE R8 ROVER

FOR PORTIONS OF BOUNDARY AND LOCATION ASPECTS ON THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON THE DATE OF JULY 1, 2023 UTILIZING A TRIMBLE R8 GPS RECEIVER. THE GRID COORDINATES OF THE FIXED STATIONS SHOWN WERE DERIVED USING THE TRIMBLE VRS NETWORK. RELATIVE POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.08".

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.



HENRY T. MCBRAYEY, GA. R. L. S. #2570



CURVE	RADIUS	ARC	CHORD	CHORD BRG
C1	3022.95'	36.02'	36.01'	S41°12'20\"E
C2	3022.95'	171.98'	171.96'	S39°14'00\"E
C3	3420.79'	38.02'	38.02'	S37°17'10\"E
C4	3420.79'	64.61'	64.61'	S36°25'30\"E
C5	3420.78'	206.67'	206.63'	S34°09'10\"E
C6	954.93'	112.89'	112.83'	S35°48'40\"E
C7	954.98'	210.43'	210.00'	S45°30'30\"E
C8	954.97'	110.23'	110.17'	S55°07'40\"E

SEE BASIS NOTE

Carroll County Community Development
 Engineer Plan Review
 Date In: 7-13-23 Date Out: 7-13-23
 Approved as not for Construction
 Denied
 Signature: [Signature]
 Resubmit

NOTE: PURSUANT TO CURRENT CARROLL COUNTY COMMUNITY DEVELOPMENT REGULATIONS REGARDING SUBDIVISION OF PROPERTY, NO TRACT AS SHOWN ON THE PLAT MAY BE FURTHER SUBDIVIDED.

ALL REQUIREMENTS OF THE CARROLL COUNTY SUBDIVISION REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A FINAL PLAT HAS BEEN FULFILLED. APPROVAL BY THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS SAID SUBDIVISION REGULATIONS, AND THE PLAT HAS FULLY COMPLIED WITH THE CARROLL COUNTY ZONING REGULATIONS, AND THE CONDITIONS OF ZONING APPROVAL HAVE BEEN MET.

7-13-23
 DATE OF APPROVAL
 [Signature]
 DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT

NOTE 1:
 THE EXACT LOCATION, WIDTH AND LIMITS OF THE G.T.C. AND SOUTHERN NATURAL GAS EASEMENTS AS SHOWN SHALL BE DETERMINED BY THE EASEMENT OWNERS PRIOR TO ANY CONSTRUCTION AT, ON OR NEAR THE PIPELINE AND POWER EASEMENTS AS SHOWN ON THIS DRAWING. USERS OF THIS PLAT ARE STRICTLY CAUTIONED AGAINST CONSTRUCTION OF STRUCTURES, DRIVES, UTILITIES OR OTHER PRIOR TO CONTACTING THE RESPECTIVE EASEMENT OWNER.

BUILDING SETBACKS:
 FRONT: 100 FT. (FROM CL - COUNTY RD)
 SIDE: 15 FT.
 REAR: 15 FT.
 FRONT LOT WIDTH AT SETBACK LINE: 125 FT.

UTILITY AVAILABILITY:
 ELECTRIC: CARROLL EMC
 WATER: CARROLL CO. WATER AUTHORITY
 SEPTIC: PRIVATE SEPTIC SYSTEMS

NOTE: THESE TRACTS TO BE GOVERNED BY COVENANTS AND RESTRICTIONS AND ARE ON FILE IN DEED RECORDS AT CARROLL COUNTY CLERK OF SUPERIOR COURT.

LEGEND

R/W RIGHT OF WAY
 N/F NOW OR FORMERLY
 IPS IRON PIN SET WITH PLASTIC CAP (1/2\"

THESE TRACTS MAY BE SERVED BY AN INDIVIDUAL SEPTIC SYSTEM FOR EACH TRACT.

THIS PROPERTY IS NOT LOCATED WITHIN A HIGH WATER LINE OR DAM BREAK ZONE.

STATE WATERS PRESENT AS INDICATED ON SURVEY BASED ON FIELD OBSERVATIONS AND THE FOLLOWING BUFFERS & SETBACKS APPLY:
 25 FT. UNDISTURBED BUFFER REQUIRED ON ALL STATE WATERS.

THE PROPERTY AS SHOWN ON THIS PLAT DOES NOT LIE WITHIN A SPECIFIC FLOOD HAZARD AREA AS DETERMINED BY F.I.R.M. MAP # 13045C 0230D, EFFECTIVE SEPTEMBER 19, 2007.

OWNER / SUBDIVIDER:
 PHILLIP A. CARNES & ANN TUMLIN-CARNES TRUST
 c/o LYNN S. MCBRAYEY
 2339 HAYS MILL ROAD
 CARROLLTON, GA 30117

SUBJECT PROPERTY DEED & PLAT REFERENCE:
 NEW PARCELS

TOTAL AREA & LOTS:
 92.98 ACRES / 9 TRACTS

PRESENT ZONING OF PROPERTY:
 AG (AGRICULTURE DISTRICT)

GEORGIA811
 www.Georgia811.com
 1-800-282-7411
 Know what's below. Call before you dig.

200 0 200 400 600
 GRAPHIC SCALE 1" = 200'

NO	REVISION	CKD	DATE

PREPARED BY:
GeoCon Surveying, Inc.
 2339 HAYS MILL ROAD
 CARROLLTON, GA 30117
 (770) 830-1997 L.S.F. #000446

PLAT OF SURVEY FOR:
SANDHILL ESTATES - PHASE I

LOCATED WITHIN LAND LOT 112, DISTRICT 5, CARROLL COUNTY, GEORGIA

PROJECT NUMBER: 22-049

DRAWN BY: ERB	CHECKED BY: HTM
ISSUE DATE: 7/11/23	FILE NAME: 22-049 (SANDHILL ESTATES-1)
DRAWING NUMBER: 1 OF 1	