

0601018321  
PARTICIPANT ID  
**BK:2020 PG:110-110**  
**P202000107**

FILED IN OFFICE  
CLERK OF COURT  
05/14/2020 02:59 PM  
MELBA SCOGGINS, CLERK  
SUPERIOR COURT  
BARTOW COUNTY, GA

*Melba Scoggins*

(FOR RECORDING PURPOSES)

**Final Plat Approval**

THIS PLAT MEETS THE REQUIREMENTS OF THE BARTOW COUNTY ZONING ORDINANCE AND DEVELOPMENT REGULATIONS AND IS AUTHORIZED TO BE RECORDED.

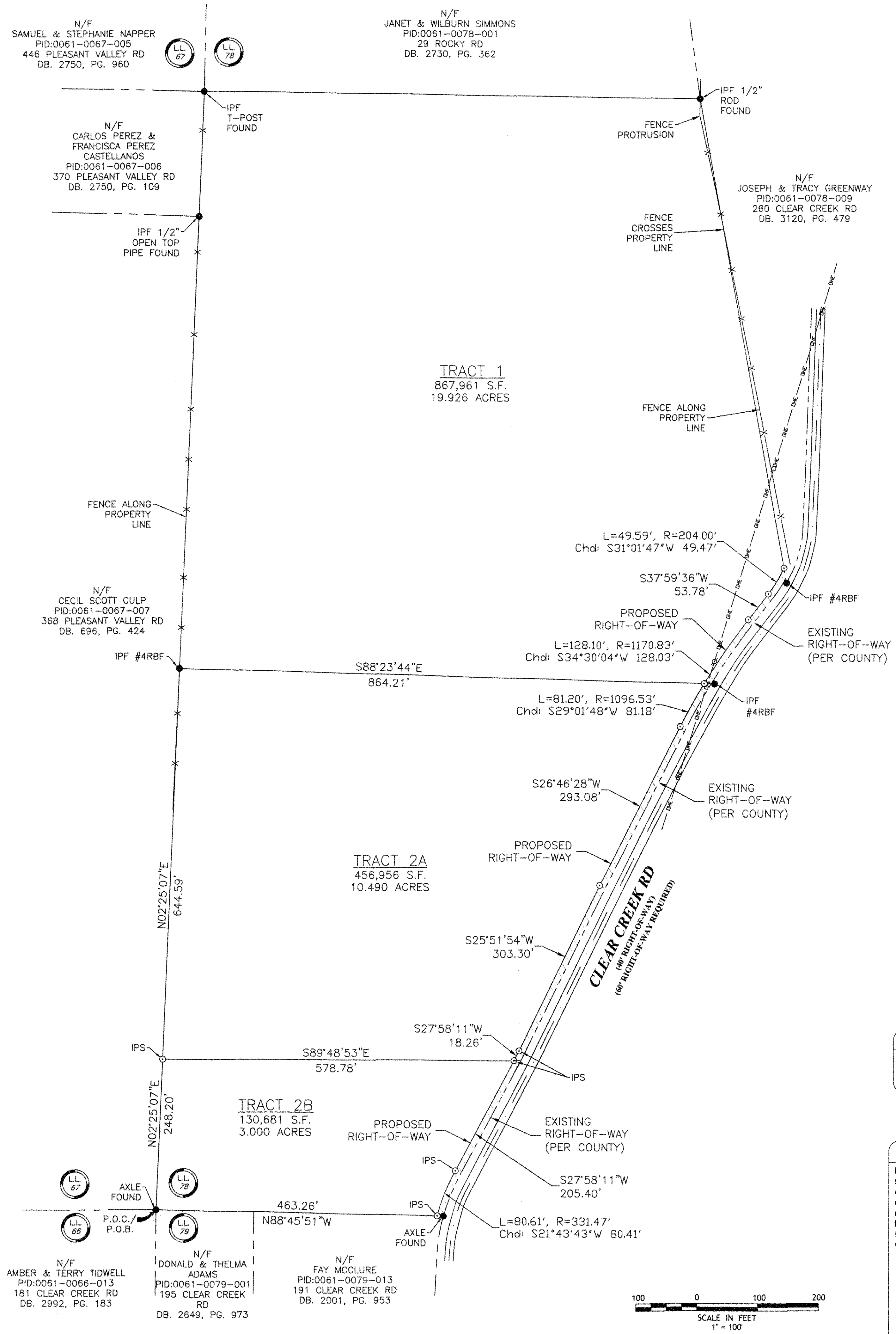
*[Signature]*  
SIGNATURE  
5/14/20  
DATE

**LEGEND**

- BOUNDARY ———
- ADJ. BOUNDARY - - - - -
- FENCE — X —
- OVERHEAD POWER — O — O —
- BUILDING [Hatched Box]
- FENCE POST [Arrow]
- ELECTRIC METER [Square]
- POWER POLE [Circle]
- REBAR FOUND [Circle]
- IPS #5 RBS (TYPICAL) [Circle]

**SURVEYOR'S NOTES**

- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF RECORD WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED.
- THE UTILITIES SHOWN ARE FOR THE CLIENT'S CONVENIENCE ONLY - THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN HEREON. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN. ALL DAMAGES MADE TO EXISTING UTILITIES BY THE OWNER OR THE OWNER'S AGENT, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, OR THE OWNER'S AGENT, I.E. UNDERGROUND TANKS, GAS LINES, WATER LINES, SEWER LINES, ETC.
- THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
- FIELD WORK FOR THIS PROJECT WAS COMPLETED ON 03/19/2020. THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A JAVAD BASE AND ROVER, POST PROCESSED THROUGH JAVAD'S PROPRIETARY DPOS SYSTEM, WITH BOTH GNSS AND DOD SATELLITES BEING IMPLEMENTED IN THE RTK AND POST PROCESS SOLUTIONS. THE POSITIONAL TOLERANCE MEETS OR EXCEEDS 0.048 FT + 50 PPM AT THE 95 PERCENT CONFIDENCE LEVEL. IMPROVEMENTS LOCATED WITH A TRIMBLE S6 TOTAL STATION WERE BASED ON THE SAME DATUM AS THE JAVAD BASE AND ROVER. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 99,784 FEET. THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON THE ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING BEARINGS AND DISTANCES FROM THE FACE OF THE MAP AND IS NOT A GENERALIZATION. ALL LOTS OR PARCELS SHOWN ON THE MAP HAVE BEEN MAP CHECKED FOR CLOSURE AND AREA. FOR A SUBDIVISION PLAT OR MAP, A SURVEY THAT DEPICTS MORE THAN ONE TRACT, THE CLOSURE PRECISION STATED MAY BE THAT OF THE EXTERIOR LINES AND AN AVERAGE OF THE TRACTS.
- THE BEARINGS SHOWN ON THIS PLAT WERE BASED ON A GRID NORTH GEORGIA STATE PLANE COORDINATE SYSTEM - WEST ZONE NAD83 AS ESTABLISHED BY CROY-ENGINEERING LLC. DISTANCES AND AREAS SHOWN REFLECT HORIZONTAL GROUND - SURFACE MEASUREMENTS.
- ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13015C0165H, EFFECTIVE DATE 10/05/2018, FOR BARTOW COUNTY, GEORGIA, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. THE SITE LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD ZONE X.



**RIGHT-OF-WAY NOTE**  
CONFLICTING RECORDED EVIDENCE WAS FOUND DURING OUR RESEARCH THAT SUPPORTS BOTH A 30' AND 40' RIGHT-OF-WAY FOR CLEAR CREEK ROAD. FIELD MONUMENTS WERE ALSO FOUND THAT SUPPORTS A 30' RIGHT-OF-WAY; HOWEVER, ACCORDING TO THE BARTOW COUNTY ROAD DEPARTMENT, CLEAR CREEK ROAD HAS A 40' RIGHT-OF-WAY.

**REQUIRED RIGHT-OF-WAY**

TRACT 1	- 2,222 S.F.	0.051 ACRE
TRACT 2A	- 6,955 S.F.	0.160 ACRE
TRACT 2B	- 2,870 S.F.	0.066 ACRE

- REFERENCES**
- PLAT BOOK 2019 PAGE 237
  - DEED BOOK 636 PAGE 122
  - PLAT BOOK 33 PAGE 228

**PROPERTY INFO.**

**TRACT 1**  
PID: 0061-0078-023  
TRACY & JOSEPH GREENWAY  
CLEAR CREEK RD  
ADAIRSVILLE, GA 30103  
PB. 2019 PG. 237  
ZONED A-1

**TRACT 2 (NOW 2A & 2B)**  
PID: 0061-0078-013  
TRACY & JOSEPH GREENWAY  
CLEAR CREEK RD  
ADAIRSVILLE, GA 30103  
PB. 2019 PG. 237  
ZONED A-1

**SURVEYOR'S CERTIFICATE**

(i) 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 purchase 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.

*Matthew Erwin* 03/19/2020  
MATTHEW ERWIN DATE  
GEORGIA RLS. NO. 3418  
CERTIFICATE OF AUTHORIZATION NO. LSF000878

**GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR**  
MATTHEW ERWIN

**SHEET NO.**  
1  
**OF**  
1

Project No.	Field Surveyed	Drawn By	Checked By	Date of Plat	Scale
2235.001	03/19/2020	TBA	MRE	04/29/2020	1" = 100'

**CROY**

162 WEST MAIN STREET  
BARTOW, FL 34703  
PHONE: (888) 979-7845

DIVISIONAL SURVEY FOR:  
**KYLE ADAMS**  
LAND LOT 78 OF THE 5TH DISTRICT, 3RD SECTION  
BARTOW COUNTY, GEORGIA