

THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

**\*\*SURVEYOR'S CERTIFICATION\*\***

AS REQUIRED BY SUBSECTION 40 OF DCSA SECTION 15-4-47 THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS OR STATIONERS HEREON.

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE COMPILED WITH THE APPROPRIATE GOVERNMENTAL AGENCIES BY ANY PURCHASER OR USER OF THIS PLAN AS TO UNDESIRABLE USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR FURTHER CERTIFIES THAT THIS 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 DCSA SECTION 15-4-47.

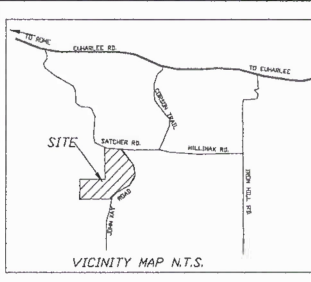
**PAUL R. ROGERS**  
 LAND SURVEYOR  
 No. 236  
 STATE OF GEORGIA

PAUL R. ROGERS GA. WLS. 2363 DATE

(4) Bartow County Development Certification.  
 This plan, having been submitted to Bartow County and having been found to comply with the Bartow County Development Standards and the Bartow County Zoning Ordinance, is approved subject to the installation and dedication of all streets, utilities, easements and other improvements in accordance with the Development Regulations and the posting of a two-year maintenance security.

Bartow County Water System Date  
*Hale Campbell* 8/12/2022  
 Engineering Division Date  
 Zoning Division Date

FIRE NOTES:  
 NO NEW FIRE PROTECTION DEVICES OR EQUIPMENTS ARE PROPOSED TO BE INSTALLED ACCORDING TO THIS PLAN.



OWNER/DEVELOPER:  
 JOHN KAY ROAD LLC  
 162 W. MAIN STREET SUITE 302  
 CARTERSVILLE, GA. 30120  
 Ph. 770-386-8564  
 CONTACT: JOHN MRO CZKO  
 john@georgia-probate.com

**CALLS ALONG ROADS**

Course	Bearing	Distance
L1	S 60°08'40" E	227.79'
L2	Rad: 2216.04'	Arc: 212.76'
	Chd: S 56°51'10" E	212.70'
L3	S 59°38'23" E	155.78'
L4	S 49°20'30" E	204.08'
L5	Rad: 757.67'	Arc: 433.06'
	Chd: S 67°23'33" E	427.19'
L6	S 85°06'53" E	172.38'
L7	S 23°07'07" E	272.09'
L8	S 24°07'49" E	109.32'

L11	Rad: 779.03'	Arc: 194.78'
	Chd: S 34°36'31" E	194.21'
L12	S 39°45'43" E	220.36'
L12A	S 39°45'43" E	211.40'
L13	S 37°42'34" E	159.33'
L14	Rad: 1536.26'	Arc: 160.70'
	Chd: S 44°41'03" E	160.62'
L15	S 48°09'23" E	159.07'
L16	S 47°33'46" E	159.30'
L17	Rad: 197.76'	Arc: 176.02'
	Chd: S 20°36'40" E	166.84'
L17A	Rad: 197.76'	Arc: 67.78'
	Chd: S 13°17'52" E	67.43'
L18	S 24°33'40" W	102.70'
L19	Rad: 284.43'	Arc: 153.02'
	Chd: S 13°18'13" W	150.89'
L20	S 02°40'33" E	126.80'
L21	Rad: 676.79'	Arc: 94.20'
	Chd: S 04°32'12" W	94.12'

**CALLS AROUND WATER TANK**

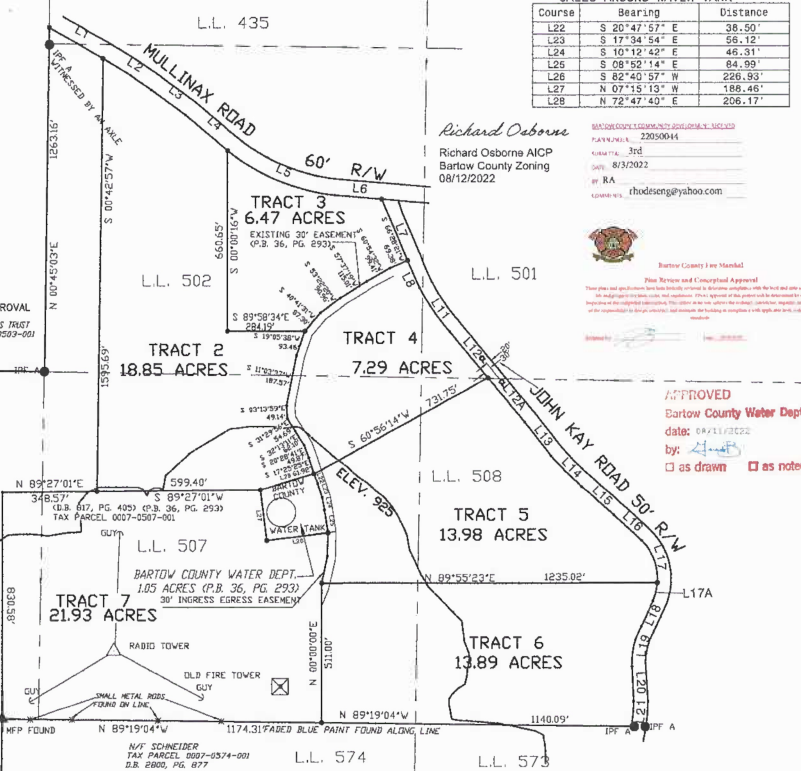
Course	Bearing	Distance
L22	S 20°47'57" E	38.50'
L23	S 17°34'54" E	56.12'
L24	S 10°12'42" E	46.31'
L25	S 08°52'14" E	84.99'
L26	S 82°40'57" W	226.93'
L27	N 87°15'13" W	188.46'
L28	N 72°47'40" E	206.17'

(2) Surveyor's acknowledgment.  
 I hereby certify that the plan shown and described hereon is a true and correct survey made on the ground under my supervision, that the monuments have been placed as shown hereon, and is to the accuracy and specifications required by the Bartow County Development Regulations.

*Paul R. Rogers*  
 Registered Ge. Land Surveyor 2363 10/27/2021

Printed Name: Paul R. Rogers  
 CLOSURE STATEMENT  
 FIELD EQUIPMENT - TOPCON 5 SECOND TOTAL STATION AND STATION 3300 A GPS - RTK  
 TRAVERSE CLOSURE LINEAR-1: 15,000 NOT ADJUSTED  
 PLAT CLOSURE-1: 100,000

- NOTES:
- ADDITIONAL RIGHT OF WAY HAS PREVIOUSLY BEEN DEDICATED ALONG MULLINAX AND KAY ROAD TO BARTOW COUNTY FOR RIGHT OF WAY. REFERENCE PLAT IN P.B. 2021, PG. 118
  - CURRENT ZONING A-1  
 MINIMUM LOT FRONTAGE, 200 FEET  
 MINIMUM LOT AREA: 2 ACRES  
 FRONT SETBACK FROM RIGHT OF WAY: 40 FEET  
 SIDE SETBACK: 10 FEET  
 REAR SETBACK: 25 FEET
  - TOTAL AREA = 153.83 ACRES, TOTAL NO. OF LOTS = 7
  - 1/2" CAPPED REBAR TO BE PLACED AT ALL CORNERS UPON PLAT APPROVAL



Richard Osborne AICP  
 Bartow County Zoning  
 08/12/2022

Richard Osborne AICP  
 23090844  
 8/31/2022  
 rhdseng@yahoo.com



APPROVED  
 Bartow County Water Dept.  
 date: 08/11/2022  
 by: *[Signature]*  
 as drawn  as noted

TRACT 1 71.72 ACRES  
 N 00°12'02" W 1027.00'  
 N 00°12'02" W 1027.00'  
 N 00°12'02" W 1027.00'  
 N 00°12'02" W 1027.00'

TRACT 2 18.85 ACRES  
 N 89°27'01" E 348.57'  
 N 89°27'01" E 348.57'  
 N 89°27'01" E 348.57'

TRACT 3 6.47 ACRES  
 EXISTING 30' EASEMENT  
 P.B. 36, PG. 2933

TRACT 4 7.29 ACRES  
 N 89°55'23" E 1235.02'

TRACT 5 13.98 ACRES  
 N 89°55'23" E 1235.02'

TRACT 6 13.89 ACRES  
 N 89°55'23" E 1235.02'

TRACT 7 21.93 ACRES  
 BARTOW COUNTY WATER DEPT.  
 1.05 ACRES (P.B. 36, PG. 2933)  
 30' INGRESS EGRESS EASEMENT

**BARTOW COUNTY NOTES:**

RECORDING OF THIS PLAN DOES NOT CONSTITUTE APPROVAL FOR A BUILDING PERMIT. OTHER REQUIREMENTS OR PERMITS MAY BE REQUIRED.

OWNER/DEVELOPER SHALL INDEMNIFY COUNTY AGAINST ALL SUITS BROUGHT ABOUT BECAUSE OF THE EXISTENCE OF THE DETENTION POND.

OWNER/DEVELOPER SHALL TAKE PRECAUTIONARY MEASURES TO DETER CHILDREN AND INDIVIDUALS FROM COMING NEAR THE DETENTION POND. PARENTS SHALL BE WARNED TO KEEP CHILDREN AWAY FROM THE FACILITY AND WARNING SIGNS SHOULD BE POSTED.

OWNER/DEVELOPER SHALL INDEMNIFY THE COUNTY AGAINST ALL SUITS BROUGHT ABOUT BY THE NEGLIGENCE OF OWNER/DEVELOPER

**(1) Owner's Acknowledgment**

I hereby certify that I am the owner of the land shown on this plan (or a duly authorized agent thereof) whose name is subscribed herein; I acknowledge that this plan was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged. I do hereby convey all areas and rights-of-way, detention pond lots, water mains and sewer lines shown hereon, in fee simple to Bartow County and further dedicate to the use of the public forever all alleys, paths, walkways, drains, easements, and public places hereon shown for the purposes and considerations herein expressed in consideration of the approval of this Construction Plan and other valuable considerations; I further release and hold harmless Bartow County from any and all claims, damages, or demands arising on account of this design, construction, and maintenance of the property shown hereon, on account of such work, fire, sinkholes, erosion, cracks, drains, culverts, water mains, sewer lines, and bridges within the proposed right-of-way and easements shown, and on account of backwater, the location and discharge of surface water, or the changing of courses of streams.

And further, I warrant that I own fee simple title to the property shown hereon and agree that Bartow County shall not be liable to me, my heirs, successors, or assigns for any claims or damages resulting from the construction or maintenance of these drain extensions, drives, structures, streets, culverts, curbs, or sidewalks, the changing of courses of streams and rivers, flooding from natural causes and rivers, surface waters, and any other matter whatsoever. I further warrant that I have the right to sell and convey the land according to this plan and do hereby bind owners and myself subsequent in title to defend by virtue of these presents.

*John Mroczko* 08/03/2022  
 SIGNATURE DATE

**SPECIAL BCWD NOTES:**

- NO FINISHED FLOOR ABOVE 925' IN ELEVATION
- HOUSE SITE LOCATION MUST BE APPROVED BY BCWD BEFORE BUILDING PERMIT AND/OR WATER TAP WILL BE ISSUED
- ELEVATION 925 CONTOUR SHOWN HEREON WAS DIGITIZED FROM BARTOW COUNTY TAX MAP. ELEVATIONS OF PROPOSED FINISHED FLOORS SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION.

HOUSE LOCATION PLAN NEEDED PRIOR TO ISSUANCE OF BUILDING PERMIT  
 \*\* TO BE APPROVED BY BARTOW COUNTY WATER DEPARTMENT \*\*

**FLOOD STATEMENT:**  
 I HAVE THIS DATE EXAMINED THE F.I.M. FLOOD INSURANCE RATE MAP AND FOUND REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARD, ACCORDING TO COMMUNITY FLOOD HAZARD, 130102220 H, DATED: OCTOBER 05, 2016.

**\*\*LEGEND\*\***

- SPS IRON PIN SET
- SPF IRON PIN FOUND
- BT 1/2" REBAR FOUND
- STP 3/4" TOP POST
- MFP METAL FENCE POST
- LS LINE SET
- CL CENTERLINE
- LI LOT-OF-WAY
- N/F HOW OF FORMERLY
- DB DEED BOOK
- PLAT BOOK
- POB POINT OF BEGINNING
- Rad RADIUS
- Chd CHORD
- PP POLE

Scale 1" = 200'

**FINAL PLAT OF MULLINAX ESTATES**  
 LOCATED IN LAND LOTS 435, 501, 502, 505, 507, 575  
 17 TH DISTRICT, 3 76 SECTION, BARTOW COUNTY, GEORGIA  
 TAX PARCEL 0007-0506-001  
 DATE OF FIELDWORK: FEBRUARY 15-22, 2021, APRIL 2022  
 DATE OF PLAT: APRIL 21, 2022  
 REFERENCE: PLAT RECORDED IN P.B. 2021, PG. 118 **JOB NO. 22125**

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	07/14/21	ADDED BCWD NOTES
2	08/03/21	ADDED BCWD NOTES

**RHODES ENGINEERING SERVICES, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 645 HENDERSON DRIVE, SUITE 2  
 CARTERSVILLE, GEORGIA 30120  
 PHONE: 770-386-7616 FAX: 770-386-7617