

THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

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

AS REQUIRED BY SUBSECTION 40-10-2 OF O.C.G.A. SECTION 40-10-2 THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND FOR RECORDING HAS OBTAINED NECESSARY APPROVALS, IDENTIFICATION, SIGNATURES, STAMPS OR STATIONERS EVIDENCE.

SUCH APPROVALS OR ATTESTATIONS SHOULD BE COMPLETED WITHIN THE APPROPRIATE GOVERNMENT OFFICE BY ANY PURCHASER OR USER OF THIS PLAN AS TO EXTENDED USE OF ANY PARTS, FURTHER TECHNICAL, UNDESIGNED LAND SURVEYOR FURTHER CERTIFIED THAT THIS PLAN COMPLETES ALL NECESSARY 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 40-10-2.



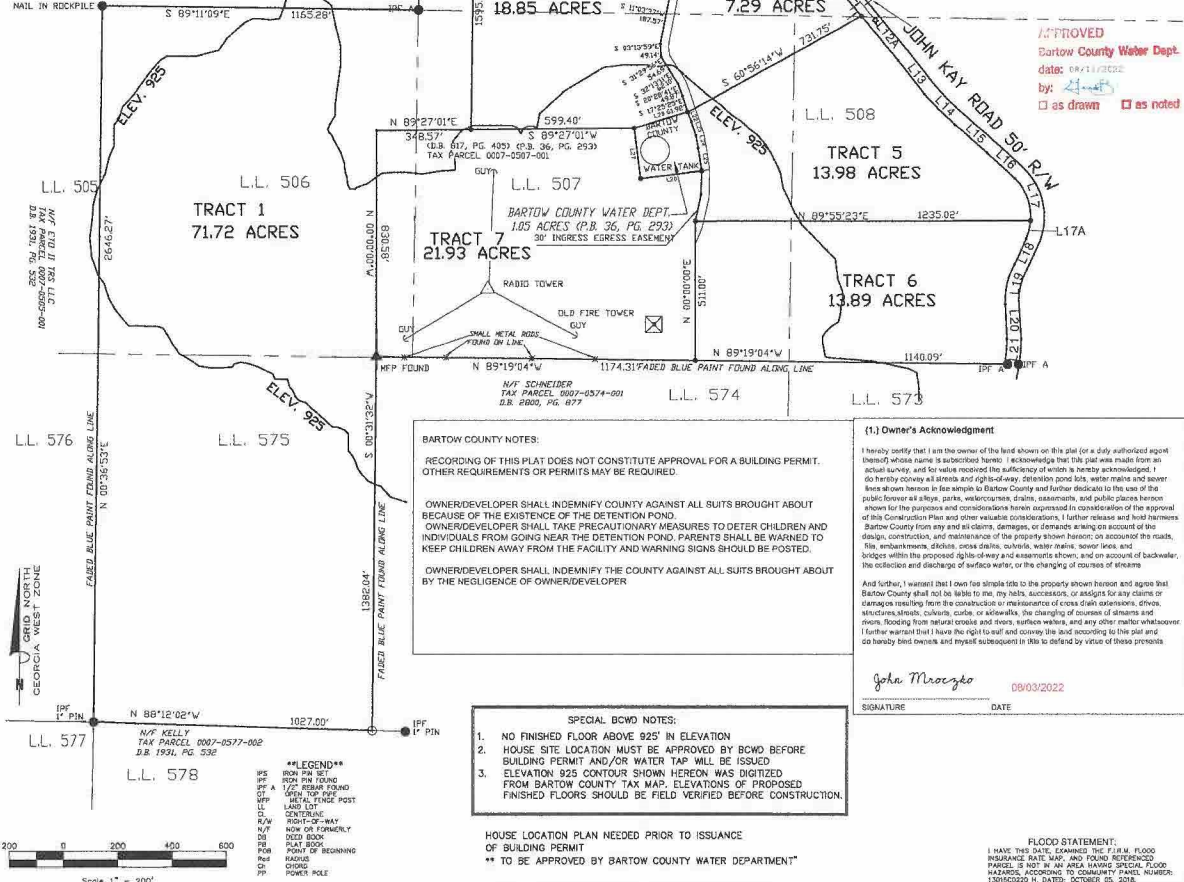
(2) Surveyor's acknowledgment. I hereby certify that the plan shown and described hereon is a true and correct survey made on the ground under my supervision, that the monuments have been placed as shown hereon, and is to the accuracy and specifications required by the Bartow County Development Regulations.

Paul R. Rogers 10/27/2022  
Registered Ge. Land Surveyor 2303

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

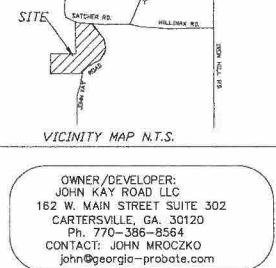
- NOTES:
1. ADDITIONAL RIGHT OF WAY HAS PREVIOUSLY BEEN DEDICATED ALONG MULLINAX AND KAY ROAD TO BARTOW COUNTY FOR RIGHT OF WAY. REFERENCE PLAT IN P.B. 2021, PG. 118
  2. CURRENT ZONING A-1  
MINIMUM LOT FRONTAGE, 200 FEET  
MINIMUM LOT AREA: 2 ACRES  
FRONT SETBACK FROM RIGHT OF WAY: 40 FEET  
SIDE SETBACK: 10 FEET  
REAR SETBACK: 25 FEET
  3. TOTAL AREA = 153.63 ACRES, TOTAL NO. OF LOTS = 7
  4. 1/2" CAPPED REBAR TO BE PLACED AT ALL CORNERS UPON PLAT APPROVAL.

N/T CDX TAX PARCEL 0007-0503-003 D.B. 3249, PG. 956  
N/T STILES CHILDREN'S TRUST TAX PARCEL 0007-0503-001 D.B. 2530, PG. 244



**FINAL PLAT OF MULLINAX ESTATES**  
LOCATED IN LAND LOTS 435, 501, 502, 505, 507, 575  
17 IN DISTRICT 3 IN SECTION, BARTOW COUNTY, GEORGIA  
TAX PARCEL 0007-0508-001

Bartow County Water System  
Date: 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 PLAT.



|      |                    |              |
|------|--------------------|--------------|
| L6   | Rad: 757.67'       | Arc: 430.06' |
| L6   | Chd: S 67°23'33" E | 427.19'      |
| L6   | S 85°06'53" E      | 172.38'      |
| L7   | S 23°07'07" E      | 272.89'      |
| L8   | S 24°07'49" E      | 109.32'      |
| L11  | Rad: 779.03'       | Arc: 194.78' |
| L12  | Chd: S 34°36'31" E | 194.27'      |
| L12  | S 39°48'43" E      | 220.36'      |
| L12A | S 39°48'43" E      | 221.40'      |
| L13  | S 37°42'34" E      | 159.33'      |
| L14  | Rad: 1536.26'      | Arc: 160.70' |
| L14  | Chd: S 44°41'03" E | 150.02'      |
| L16  | S 48°00'23" E      | 159.07'      |
| L16  | S 47°33'45" E      | 159.30'      |
| L17  | Rad: 197.78'       | Arc: 170.02' |
| L17A | Chd: S 20°38'40" E | 168.84'      |
| L17A | Rad: 197.78'       | Arc: 67.78'  |
| L17A | Chd: S 13°47'52" E | 57.43'       |
| L18  | S 24°33'40" W      | 102.70'      |
| L18  | Rad: 264.43'       | Arc: 153.02' |
| L18  | Chd: S 12°18'13" W | 150.89'      |
| L20  | S 02°40'33" E      | 126.80'      |
| L21  | Rad: 676.70'       | Arc: 94.20'  |
| L21  | Chd: S 04°32'12" W | 94.12'       |

**CALLS AROUND WATER TANK**

| Course | Bearing       | Distance |
|--------|---------------|----------|
| L22    | S 20°47'57" E | 36.50'   |
| L23    | S 17°34'54" E | 58.12'   |
| L24    | S 10°12'42" E | 45.31'   |
| L25    | S 08°52'14" E | 84.99'   |
| L26    | S 82°40'57" W | 226.93'  |
| L27    | N 07°15'13" W | 186.46'  |
| L28    | N 72°47'40" E | 206.17'  |

Richard Osborne  
Richard Osborne AICP  
Bartow County Zoning  
08/12/2022  
rhodeseng@yahoo.com



APPROVED  
Bartow County Water Dept.  
DATE: 08/11/2022  
BY: [Signature]  
 as drawn  as noted

**BARTOW COUNTY NOTES:**  
RECORDING OF THIS PLAT 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 GOING 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.

- SPECIAL BCWD NOTES:**
1. NO FINISHED FLOOR ABOVE 925' IN ELEVATION
  2. HOUSE SITE LOCATION MUST BE APPROVED BY BCWD BEFORE BUILDING PERMIT AND/OR WATER TAP WILL BE ISSUED
  3. 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 \*\*

**(1) Owner's Acknowledgment**  
I hereby certify that I am the owner of the land shown on this plat (or a duly authorized agent thereof whose name is subscribed hereon). I acknowledge that this plat 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 to the people of Bartow County and further dedicate to the use of the public forever all alleys, paths, watercourses, drains, easements, and public places hereon shown for the purposes and considerations herein expressed in consideration of the approval of this Commission 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 the design, construction, and maintenance of the property shown hereon, on account of the roads, fire, embankments, ditches, catch drains, culverts, water mains, sewer lines and bridges within the proposed right-of-way and easements shown, and on account of backwater, the collection 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 cross drain easements, ditches, watercourses, culverts, canals, canals 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 plat and do hereby bind myself and myself subsequent in time to defend by virtue of these presents

John Mroczko 08/03/2022  
SIGNATURE DATE

**FLOOD STATEMENT:**  
I HAVE THIS DATE EXAMINED THE F.I.R.M. FLOOD INSURANCE RATE MAP, AND FOUND REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS ACCORDING TO COMMUNITY PANEL NUMBER 130400220 N, DATED: OCTOBER 05, 2014.

REVISIONS:

| NO. | DATE    | DESCRIPTION      |
|-----|---------|------------------|
| 1   | 8/24/22 | ADDED BCWD NOTES |

**RHODES ENGINEERING SERVICES, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS