

RETRACEMENT SURVEY FOR
THE HEIRS OF HENRY E. NORTON
 BEING IN LAND LOTS 324 & 383 1st DISTRICT
 3rd SECTION PAULDING COUNTY GEORGIA

SCALE 1" = 100' PLAT DATE: JANUARY 19, 2024

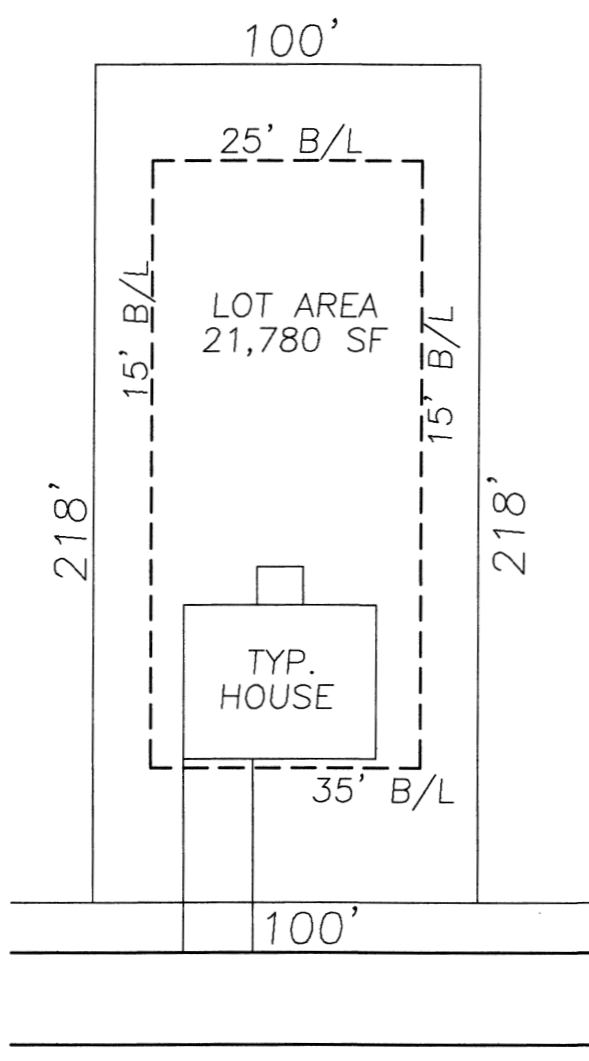


DATE OF FIELD WORK: JANUARY 2024
 THIS SURVEY AUTHORIZED BY: MIKE GARRETT
 CURRENT TAX RECORDS SHOW OWNER AS: HEIRS OF HENRY E. NORTON

REF DEED BOOK 2521 PAGE 347
 TAX PARCEL 253.4.1.005.0000
 SITE ADDRESS: 1404 RIDGE ROAD, DALLAS, GA 30157
 NOTE: ALL ADJOINING PROPERTIES ARE ZONED R-2

ZONING NOTES:

- 1.) APPLICANT: GARRETT REAL ESTATE & DEVELOPMENT, LLC
 119 FELTON DRIVE
 ROCKMART, GA 30153
 C/O MIKE GARRETT
 (770) 847-7702
- 2.) APPLICANT REQUESTS R-2 SUBURBAN RESIDENTIAL FOR THE PURPOSE OF A SINGLE FAMILY DETACHED SUBDIVISION.
- 3.) DENSITY IS 1.09 UNITS PER ACRE. AVERAGE LOT SIZE IS 31,789 SF.
- 4.) SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" ON COMMUNITY PANEL 13223C0240C OF THE FLOOD INSURANCE RATE MAPS FOR PAULDING COUNTY PREPARED BY FEMA DAED SEPT. 29, 2006
- 5.) THERE ARE NO KNOWN CEMETERIES, ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS LOCATED ON THE PROPERTY.
- 6.) ALL ADJACENT PROPERTIES, INCLUDING THOSE DIRECTLY ACROSS THE STREET ARE ZONED R-2 SUBURBAN RESIDENTIAL.
- 7.) SITE TO BE SERVED BY PUBLIC WATER CURRENTLY LOCATED ALONG RIDGE RD.
- 8.) SITE TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS. NO GRAVITY SEWER CURRENTLY LOCATED DWNSTREAM IN THIS BASIN.
- 9.) DOTTED AREAS ARE ESTIMATED UNSUITABLE SOILS FOR SEPTIC SYSTEMS. ALL LOTS TO HAVE 21,780 SF OF SUITABLE SOILS FOR SEPTIC SYSTEM INSTALL.
- 10.) TOPOGRAPHY IS MEAN SEA LEVEL DATUM AND 2' CONTOUR INTERVAL. DATA ORIGIN IS PAULDING COUNTY GIS DEPARTMENT.



TYPICAL STREET
 24' BC-BC
 50' R/W

TYPICAL LOT DIAGRAM

ZONE A-1
 TAX PARCEL 253.4.1.005.0000
 39.102 Acres LAND LOT 383
 2.890 Acres LAND LOT 324
 41.992 Acres Total

NOTE: This plot of survey is made for the sole use and benefit of the person(s) or entities named herein. This firm assumes no liability to persons or entities not named herein, and any use by unnamed parties is done at their own risk.

This plot has been calculated for closure and is found to be accurate within one foot in 1,165,963 feet.

The field data upon which this plot is based was collected by GPS observations using a Carlson BRX7 dual frequency receiver/total station running Carlson SurvCE software. Relative positional accuracy: < 0.04' (95% confidence level)

NOTE: This plot is subject to all easements, matters of title, rights-of-way and local government approval.

This plot is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 is set forth in O.C.G.A. Section 15-6-67



ELBERT H. ANGEL
 GEORGIA REG. LAND SURVEYOR - 1742
 958 ADAMS ROAD
 CEDARTOWN, GA. 30125
 (770) 748-0419
 angelsurveying@msn.com

Elbert H. Angel 21 Feb 2024
 Elbert H. Angel Georgia RLS #1742 DATE

