

BK: 2025 PG: 257-257
Filed and Recorded
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JOSH BIDDY
CLERK OF SUPERIOR COURT
BARTOW COUNTY

THIS BLOCK RESERVED FOR THE CLERK OF
THE SUPERIOR COURT.

CURVE	BEARING	CHORD	ARC	RADIUS
C1	S 83°06'10" E	11.64'	11.64'	535.97'
C2	S 82°09'31" E	90.25'	90.25'	1100.43'
C3	N 87°39'20" E	83.03'	83.22'	361.45'
C4	N 80°00'17" E	104.00'	104.01'	1333.11'
C5	N 79°03'47" E	96.90'	96.95'	843.19'
C6	N 73°36'29" E	70.31'	70.32'	1060.44'
C7	N 80°58'37" E	114.43'	114.53'	806.36'
C8	N 89°21'41" E	187.49'	187.80'	936.09'
C9	S 78°24'54" E	119.69'	120.01'	476.06'
C10	S 68°51'55" E	38.68'	38.89'	476.06'
C11	S 81°52'11" E	141.82'	142.06'	707.20'
C12	S 48°32'49" E	92.22'	92.42'	400.87'
C13	S 35°42'14" E	96.14'	96.26'	555.74'
C14	S 21°15'43" E	73.51'	73.78'	253.19'
C15	S 23°56'45" W	115.59'	115.60'	3224.94'
C16	S 21°19'42" W	160.53'	160.58'	1877.49'

N/F
STUART & MELISSA WIGGINS
IRREVOCABLE FAMILY TRUST
DB. 3616 ~ PG. 116

BARTOW COUNTY R/W DEDICATION INFORMATION:

MILLER FARM ROAD:
0.453 ACRE, 1973.38'

MILLER FARM ROAD
(40' PUBLIC R/W)
(60' PUBLIC R/W THIS SIDE)

TRACT 1
35.200 ACRES

LINE	BEARING	DISTANCE
L1	S 81°24'19" E	65.81'
L2	S 82°55'42" E	61.37'
L3	N 79°52'04" E	56.29'
L4	N 78°36'09" E	44.49'
L5	N 81°35'08" E	31.00'
L6	N 73°52'43" E	47.03'
L7	N 71°38'34" E	44.14'
L8	S 42°06'29" E	146.04'
L9	S 41°21'20" E	32.85'
L10	S 41°21'20" E	53.99'
L11	S 14°46'13" E	67.28'
L12	S 50°13'54" W	194.43'
L13	N 57°24'50" W	306.37'
L14	N 13°50'13" E	241.24'

TRACT 2
2.000 ACRES

TAYLORSVILLE-MACEDONIA ROAD
(80' PUBLIC R/W)

OWNER CERTIFICATION:
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 HERETO. I
ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL
SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF
WHICH IS HEREBY ACKNOWLEDGED.

Signature: *Charlie Randall Cox* DATE: 6/13/25
TAX PARCEL: 0011-0881-001
PRINTED NAME: *Charlie Randall Cox* (REPRESENTATIVE)

BARTOW COUNTY DEVELOPMENT CERTIFICATION:
THIS PLAT, HAVING BEEN SUBMITTED TO BARTOW COUNTY
AND HAVING BEEN FOUND TO COMPLY WITH THE BARTOW
COUNTY DEVELOPMENT STANDARDS AND 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.

Regina Moss 7/16/2025
BARTOW COUNTY WATER SYSTEM DATE
Hala Campbell 7/16/2025
ENGINEERING DIVISION DATE
7/17/25
ZONING DIVISION DATE
BKM 06/25/2025
FIRE DIVISION DATE

BARTOW COUNTY ENGINEERING DEPARTMENT NOTES:

- RECORDING OF THIS PLAT DOES NOT CONSTITUTE
APPROVAL FOR A BUILDING PERMIT. OTHER REQUIREMENTS
OR PERMITS MAY BE REQUIRED.
- REVIEW COMMENTS AND/OR SUBSEQUENT ACCEPTANCE DO
NOT RELIEVE APPLICANT FROM MEETING ALL REQUIREMENTS
OF THE BARTOW COUNTY ZONING ORDINANCE, FLOOD DAMAGE
PREVENTION ORDINANCE, EROSION & SEDIMENTATION CONTROL
ORDINANCE AND ANY OTHER LOCAL, STATE, OR FEDERAL
REGULATION AS IT RELATES TO
DEVELOPMENT IN BARTOW COUNTY.
- IT IS THE OWNER/DEVELOPER/BUILDER'S RESPONSIBILITY
TO ENSURE THAT RESIDENTIAL LOTS HAVE SUFFICIENT GRADE
TO PREVENT FLOODING OF PROPOSED STRUCTURES AND
PERTINENT IMPROVEMENTS SUCH AS ONSITE SEPTIC SYSTEMS.
OWNER/DEVELOPER SHALL NOTIFY BUILDER OF ANY SPECIAL
CONDITIONS RELATING TO LOT DRAINAGE AND FLOODING
POTENTIAL.
- ANY TRACTS UNDER 5 ACRES ARE REQUIRED TO ADDRESS
STORMWATER.

GENERAL NOTES

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS
BASED HAS A CLOSURE PRECISION OF 1" IN 54,825
FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE
POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
A GEOMAX ZOOM 90 TOTAL STATION WAS USED FOR
THIS SURVEY.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR
CLOSURE AND IS FOUND TO BE ACCURATE
WITHIN 1' IN 103,450 FEET.

"FEMA FLOOD HAZARD MAP" 13015C0240H
DATED OCTOBER 05, 2016, SHOWS
THIS PROPERTY OUT OF FLOOD ZONE,
EXCEPT AS SHOWN.

THIS PLAT IS MADE FOR THE SOLE USE AND
BENEFIT OF THE PERSONS NAMED HEREON. THIS
FIRM ASSUMES NO LIABILITY TO PERSONS NOT
NAMED HEREON AND ANY USE BY UNNAMED
PARTIES WILL BE DONE AT THEIR OWN RISK.

SURVEYOR CERTIFICATION:

As required by subsection (d) of O.C.G.A. Section 15-6-7, this plat has been prepared
by a land surveyor. This plat has been approved by all applicable local jurisdictions
that require prior approval for recording this type of plat or one or more of the
applicable local jurisdictions do not require approval for this type of plat. For any
applicable local jurisdiction that requires approval of this type of plat, the names of
the individuals signing or approving this plat, the agency or office of that individual,
and the date of approval are listed in the approval table shown hereon. For any
applicable local jurisdiction that does not require approval of this plat, the name of
such local jurisdiction and the number of the applicable ordinance or resolution
providing that no such approval is required are listed in the approval table shown
hereon. Such approvals, affirmations, or ordinance or resolution numbers 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 15-6-87.

Johnny R. Knight, Jr. 06/09/2025
Johnny R. Knight, Jr. Ga. RLS No. 3323 DATE

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	RK	06/09/2025	INITIAL ISSUE.

DATE OF PLAT: 06/09/2025

DATE OF FIELD WORK: 06/26/2021, 07/15/2021, 07/27/2021, 09/29/2021,
11/13/2021, 12/01/2021.



SHEET 1 OF 1

MINOR SUBDIVISION SURVEY FOR:

CHARLIE RANDALL COX

37.200 ACRES LOCATED IN LAND LOTS 880 & 881,
17TH. DISTRICT, 3RD. SECTION,
BARTOW COUNTY, GEORGIA

J. R. KNIGHT LAND SURVEYING, LLC.
23 MOSS WAY NW
CARTERSVILLE, GEORGIA 30120
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EMAIL: rayksurveyor@gmail.com