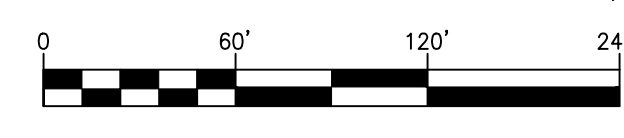


GRID NORTH NAD 1983
GA WEST ZONE

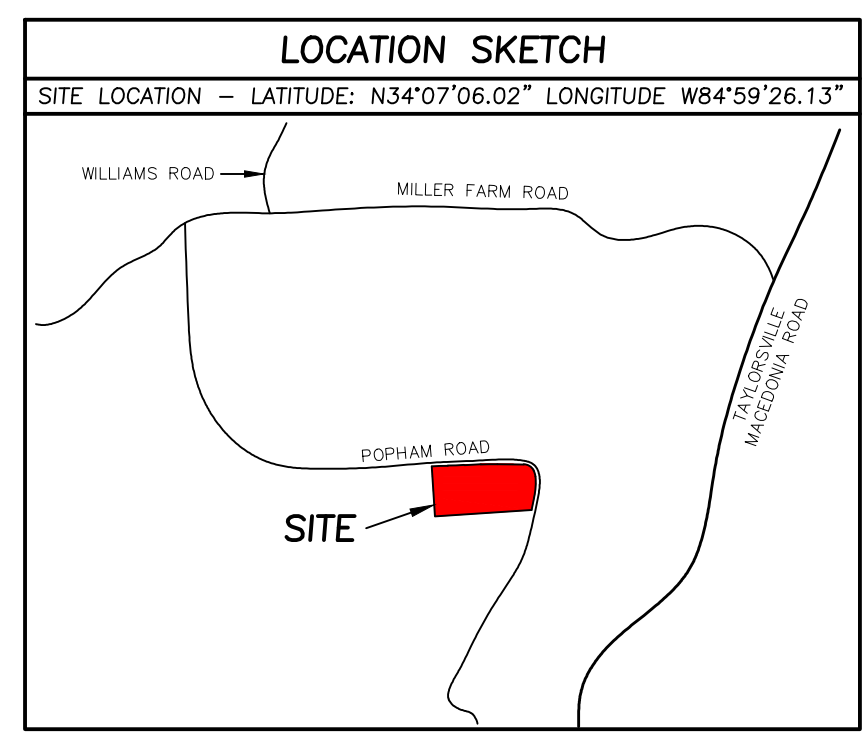
BRANDEN ALEN PAUL ROBERTS & TAMMY TANNIS SWEPENISER

FINAL LAND DIVISION PLAT FOR
LOCATED IN LAND LOTS 950 & 951
17TH DISTRICT 3RD SECTION BARTOW COUNTY, GEORGIA

SCALE 1" = 60' PLAT DATE: APRIL 14, 2026



BARTOW COUNTY COMMUNITY DEVELOPMENT RECEIVED
PLAN NUMBER: EP26-00138
SUBMITTAL: 1st
DATE: 5/13/2026
BY: KC
COMMENTS: robertcannon@gmail.com



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

INITIAL CONTROL POINTS FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BRX2 MULTI-FREQUENCY GNSS RECEIVER RECEIVING CORRECTIONS FROM A REAL TIME GNSS CORRECTION SERVICE.
A CARLSON BRX2 MULTI-FREQUENCY GNSS BASE/ROVER SYSTEM WAS USED FOR A SUBSTANTIAL PORTION OF THE FIELD DATA SHOWN ON THIS PLAT. THE RELATIVE POSITIONAL ACCURACY OF THE FIELD DATA IS 0.04' HORIZONTAL AT THE 95% CONFIDENCE LEVEL.
A LEICA TS16 TOTAL STATION WAS USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR A PORTION OF THE FIELD DATA SHOWN ON THIS PLAT.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 327,494 FEET (EXTERIOR).
DATE OF FIELD WORK: JUNE 29, 2024
APRIL 16, 2025

- NOTES:**
- THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, LOCAL GOVERNMENT APPROVAL AND MATTERS OF TITLE THAT WOULD BE DISCLOSED BY A COMPLETE TITLE SEARCH.
 - RIGHTS-OF-WAY BASED ON APPARENT WIDTHS AND EXISTING CENTERLINE. NO DEEDS FOR R/W FOUND UNLESS NOTED OTHERWISE.
 - THIS PLAT OR MAP HAS BEEN PREPARED FOR THE EXCLUSIVE USE FOR THE PERSON(S) OR ENTITIES NAMED HEREON.
 - THIS SURVEY WAS AUTHORIZED BY: BRANDEN ROBERTS
 - CURRENT TAX RECORDS SHOW THE OWNERS AS BRANDEN ALEN PAUL ROBERTS & TAMMY TANNIS SWEPENISER TAX ID 0011-0949-003
 - TITLE SOURCE DB 3744/PG 619.

- REFERENCES:**
- LAND DIVISION SURVEY FOR MERRIE MONTALVO, KRISTY K. PINKARD & KALE N. BENEFIELD DATED APRIL 21, 2025 BY ROBERT LARRY CANNON, GEORGIA REGISTERED LAND SURVEYOR 3463, RECORDED IN PLAT BOOK 2025, PAGE 160 OF THE BARTOW COUNTY DEED RECORDS.
 - PL HAMMOND - ETOWAH TRANSMISSION LINE MAP NO. 1 BY GEORGIA POWER CO. LAND DEPARTMENT (DWG NO. L-451) DATED APRIL 1968.
 - EASEMENT FOR RIGHT OF WAY DEED FROM EVELYN S. GARRISON TO GEORGIA POWER COMPANY, DATED MAY 31, 1968, RECORDED IN DEED BOOK 167, PAGE 396 OF THE BARTOW COUNTY DEED RECORDS.

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 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.
KALE GARRISON (A.K.A. KALE BENEFIELD) & MERRIE N. GARRISON (A.K.A. MERRIE MONTALVO) DB 1056/PG 1 TAX PARCEL 0011-0950-001
6/16/2026 DATE
BARTOW COUNTY WATER SYSTEM
6/17/2026 DATE
ENGINEERING DIVISION
6/17/26 DATE
ZONING DIVISION

OWNERS 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 HERETO. I ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED. DO HEREBY CONVEY THE PRIVATE ROADWAYS AND UTILITY EASEMENTS TO THE ASSOCIATION NAMED ON THIS PLAT FOR ITS MAINTENANCE AND UPRKEEP AND 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 THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON; ON ACCOUNT OF THE ROADS, LACK OF ACCESS, FILLS, EMBANKMENTS, DITCHES, CROSS DRAINS, CULVERTS, WATER MAINS, SEWER LINES, AND BRIDGES WITHIN THE PROPOSED PRIVATE ROADWAYS 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 EXTENSIONS, DRIVES, STRUCTURES, STREETS, CULVERTS, CURBS, OR SIDEWALKS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS 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 OWNERS AND MYSELF SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

SIGNATURE _____ DATE _____
PRINTED NAME: BRANDEN ALEN PAUL ROBERTS

ROBERT LARRY CANNON
GA PROFESSIONAL LAND SURVEYOR - 3463
P.O. BOX 998
ROCKMART, GA 30153
(470) 598-1550

SURVEYORS CERTIFICATION:
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 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 15-6-67.
4/14/2026 DATE
ROBERT LARRY CANNON
GEORGIA PLS #3463

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	191.48'	7,476.62'	1°28'03"	N 88°15'52" E	191.48'
C2	184.94'	4,173.81'	2°32'20"	N 87°23'47" E	184.93'
C3	316.26'	4,081.67'	4°26'22"	N 88°20'48" E	316.18'
C4	265.87'	30,284.34'	0°30'11"	S 89°10'56" E	265.87'
C5	137.08'	130.32'	60°16'12"	S 58°47'44" E	130.85'
C6	71.78'	172.99'	23°46'22"	S 16°46'27" E	71.26'
C7	221.92'	732.34'	17°21'45"	S 03°47'37" W	221.07'
C8	130.05'	25,234.55'	0°17'43"	S 12°18'02" W	130.05'
C9	132.94'	25,244.55'	0°18'06"	S 12°17'51" W	132.94'
C10	218.90'	722.35'	17°21'45"	S 03°47'38" W	218.06'
C11	67.63'	162.99'	23°46'22"	S 16°46'27" E	67.14'
C12	126.57'	120.32'	60°16'12"	S 58°47'44" E	120.81'
C13	265.78'	30,274.34'	0°30'11"	S 89°10'56" E	265.78'
C14	10.56'	4,071.67'	0°08'55"	S 89°30'29" E	10.56'
C15	172.65'	4,071.67'	2°25'46"	N 89°12'11" E	172.63'
C16	132.27'	4,071.67'	1°51'41"	N 87°03'27" E	132.27'
C17	38.39'	4,183.81'	0°31'33"	N 86°23'23" E	38.39'
C18	147.03'	4,183.81'	2°00'48"	N 87°39'34" E	147.02'
C19	22.98'	7,466.62'	0°10'35"	N 88°54'37" E	22.98'
C20	168.08'	7,466.62'	1°17'23"	N 88°10'38" E	168.08'

LINE TABLE

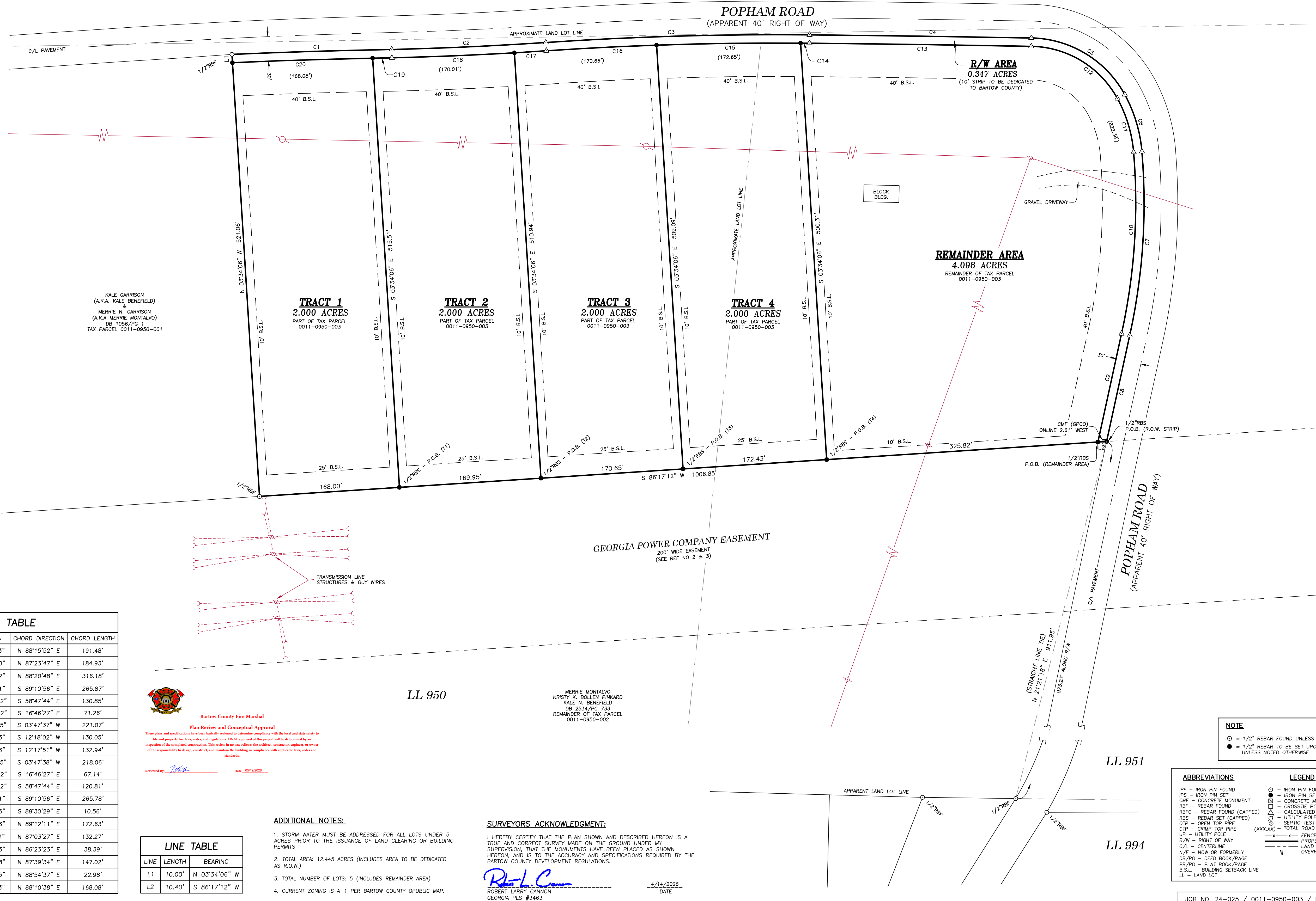
LINE	LENGTH	BEARING
L1	10.00'	N 03°34'06" W
L2	10.40'	S 86°17'12" W



Bartow County Fire Marshal
Plan Review and Conceptual Approval
These plans and specifications have been carefully reviewed to determine compliance with the local and state safety life and property fire laws, codes, and regulations. FINAL approval of this project will be determined by an inspection of the completed construction. This review is to be used solely for the purpose of determining compliance with applicable laws, codes and standards.
Reviewed By: [Signature] Date: 05/19/2026

- ADDITIONAL NOTES:**
- STORM WATER MUST BE ADDRESSED FOR ALL LOTS UNDER 5 ACRES PRIOR TO THE ISSUANCE OF LAND CLEARING OR BUILDING PERMITS
 - TOTAL AREA: 12.445 ACRES (INCLUDES AREA TO BE DEDICATED AS R.O.W.)
 - TOTAL NUMBER OF LOTS: 5 (INCLUDES REMAINDER AREA)
 - CURRENT ZONING IS A-1 PER BARTOW COUNTY QPUBLIC MAP.

SURVEYORS 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.
ROBERT LARRY CANNON
GEORGIA PLS #3463
4/14/2026 DATE



NOTE
○ = 1/2" REBAR FOUND UNLESS NOTED OTHERWISE
● = 1/2" REBAR TO BE SET UPON PLAT APPROVAL UNLESS NOTED OTHERWISE

ABBREVIATIONS

IPF	- IRON PIN FOUND
IPS	- IRON PIN SET
CMF	- CONCRETE MONUMENT
RBF	- REBAR FOUND
RBF-C	- REBAR FOUND (CAPPED)
RBS	- REBAR SET (CAPPED)
UTP	- UTILITY POLE
OTF	- OPEN TOP PIPE
CIP	- CRIMP TOP PIPE
UP	- UTILITY POLE
R/W	- RIGHT OF WAY
C/L	- CENTERLINE
N/W	- NOW OR FORMERLY
DB/PG	- DEED BOOK/PAGE
PLB/PAGE	- PLAT BOOK/PAGE
B.S.L.	- BUILDING SETBACK LINE
LL	- LAND LOT

LEGEND

○	- IRON PIN FOUND
●	- IRON PIN SET (CAPPED)
□	- CONCRETE MONUMENT
⊠	- CROSS-TIE POST
△	- CALCULATED POINT
⊙	- UTILITY POLE
⊗	- SEPTIC TEST BORE LOCATIONS
(XXX,XXX)	- TOTAL ROAD FRONTAGE
---	- FENCE LINE
---	- PROPERTY LINE
---	- LAND LOT LINE
---	- OVERHEAD POWER