

Plat Book 28 Page 121
Filed and Recorded 06/20/2023 04:00:00 PM
2023-0169333
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs: 8994248092

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

MILTON POINTE BROADWELL

BUILDING 1

CONDOMINIUM PLAT

LAND LOTS 1171 & 1206
2ND DISTRICT, 2nd SECTION
CITY OF MILTON
FULTON COUNTY, GEORGIA

SITE ADDRESS:
12455 BROADWELL ROAD
MILTON, GA 30004

~DECLARATIONS~

THE CONDOMINIUM DECLARATION FOR MILTON
POINT CONDOMINIUMS IS RECORDED IN DEED
BOOK 63037, PAGE 525 IN THE SUPERIOR
COURT OF FULTON COUNTY, GEORGIA RECORDS.

~CONDOMINIUM FLOORPLANS~

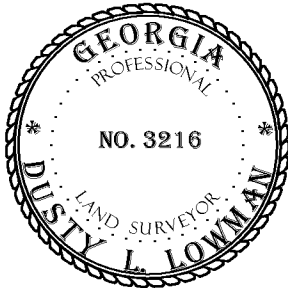
THE CONDOMINIUM FLOORPLANS FOR MILTON
POINTE CONDOMINIUMS ARE RECORDED IN PLAT
BOOK 83, PAGE 1 IN THE SUPERIOR COURT OF
FULTON COUNTY, GEORGIA RECORDS.

~SURVEYOR CERTIFICATION~

I, DUSTY L. LOWMAN, GEORGIA, GEORGIA
PROFESSIONAL LAND SURVEYOR NO. 3216, DO
HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND
COMPLIES WITH THE PROVISION OF SECTION
44-3-83(A) OF THE GEORGIA CONDOMINIUM ACT.

(iii) THIS PLAT 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 HEREON. 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 AS SET FORTH IN O.C.G.A.
SECTION 15-6-67.

DUSTY L. LOWMAN PLS# 3216

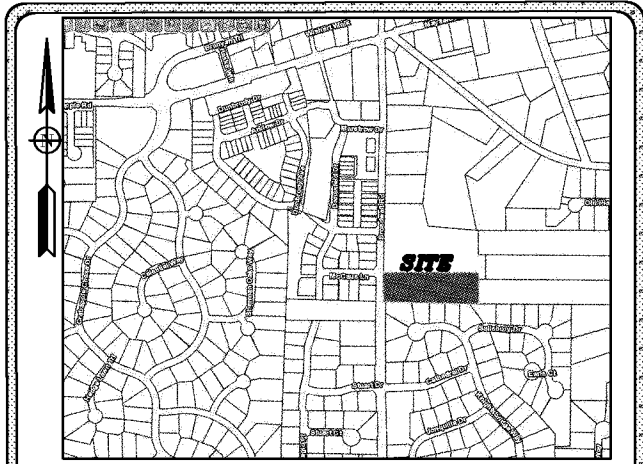


~FLOOD HAZARD~

THE INTERMEDIATE REGIONAL FLOOD (I.R.F.) AREAS SHOWN
HEREIN WERE DETERMINED BY THE PROFESSIONAL WHOSE STAMP
AND SIGNATURE ARE AFFIXED HERETO. THE CITY OF MILTON
DOES NOT, BY APPROVING THIS PLAT, WARRANT THEIR
ACCURACY, AND DOES NOT IMPLY THAT LAND OUTSIDE THE
AREAS OF FLOOD HAZARD SHOWN WILL BE FREE FROM
FLOODING OR FLOOD DAMAGE. FURTHER, THE CITY OF MILTON
DOES NOT BY APPROVING THIS PLAT NOR ACCEPTING THE
PUBLIC IMPROVEMENTS THEREIN, ASSUME MAINTENANCE OF THE
FLOOD CARRYING CAPACITY OF THE FLOOD AREAS OR
WATERCOURSES. MAINTENANCE SHALL REMAIN THE
RESPONSIBILITY OF THE OWNER(S) OF THE LAND UPON WHICH
THEY EXIST. THE OWNER OF A LOT OR PARCEL THAT CONTAINS
A FLOOD HAZARD AREA IS REQUIRED TO SUBMIT A SITE PLAN
TO THE CITY OF MILTON PRIOR TO THE INITIATION OF ANY
IMPROVEMENTS TO THE LOT OR PARCEL. THE SITE PLAN SHALL
INCLUDE THE LOCATION AND ELEVATION OF THE I.R.F. WITHIN
THE LOT OR PARCEL AND THE EXISTING AND PROPOSED
IMPROVEMENTS. APPROVAL OF THE SITE PLAN BY THE CITY OF
MILTON IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING
PERMIT.

~DRAINAGE~

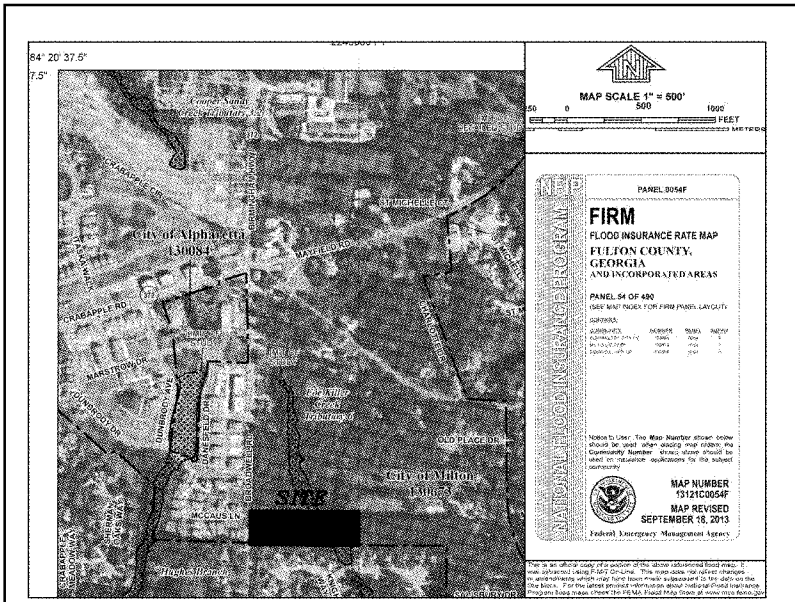
THE OWNER OF RECORD ON BEHALF OF HIMSELF (ITSELF) AND
ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASES THE
CITY OF MILTON FROM ANY AND ALL LIABILITY AND
RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM
DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL
CREEKS, RIVER, OR DRAINAGE FEATURES. A DRAINAGE
EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF
PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE
FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS
ESTABLISHED BY THESE REGULATIONS AND THE DIRECTOR OF
THE DEPARTMENT OF PUBLIC WORKS. SAID DIRECTOR MAY
CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS
EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY
MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER
DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO
REMEDY A CONDITION, WHICH IN THE JUDGMENT OF STAFF AND
DIRECTOR, IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY, OR
THE PUBLIC ROAD OR UTILITY SYSTEM. SUCH EMERGENCY
MAINTENANCE CONDUCTED FOR THE COMMON GOOD SHALL NOT
BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE
OBLIGATION ON THE PART OF CITY OF MILTON NOR ABRIGATION
OF THE CITY OF MILTON'S RIGHT TO SEEK REIMBURSEMENT FOR
EXPENSES FROM THE OWNER(S) OF THE PROPERTY(IES) OR THE
LANDS THAT GENERATED THE CONDITIONS.



~LOCATION MAP~
(NOT TO SCALE)

~FLOOD NOTE~

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO.
13121C0054F, EFFECTIVE DATE 9/18/2013, NO PORTION OF THIS
PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA ZONE
"X". IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD
HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.



TOTAL AREA

2.87 ACRES

WASTE WATER SERVICE TO BE PROVIDED BY FULTON
COUNTY.

WATER SUPPLY FOR THIS PROJECT IS TO BE
PROVIDED BY FULTON COUNTY.

ZONING AS SHOWN ON SITE PLAN PREPARED BY A&R
ENGINEERING, INC. DATED 1/15/2020.

THE CITY OF MILTON AND FULTON COUNTY
PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND
TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS
TRUE AND CORRECT AND WAS PREPARED
FROM AN ACTUAL SURVEY OF THE PROPERTY,
MADE BY ME OR UNDER MY SUPERVISION;
THAT ALL MONUMENTS SHOWN HEREON
ACTUALLY EXIST, OR ARE MARKED AS FUTURE,
AND THEIR LOCATIONS, SIZE, TYPE AND
MATERIAL ARE CORRECTLY SHOWN.

SURVEYOR'S NAME

REGISTERED GEORGIA LAND SURVEYOR
NUMBER: #3216

PREPARED BY
DES
DAVIS
ENGINEERING & SURVEYING

24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234

DAVISENGINEERS.COM

CONDOMINIUM PLAT FOR:
MILTON POINTE BROADWELL BUILDING 1
LAND LOTS 1171 & 1206
2nd DISTRICT, 2ND SECTION
CITY OF MILTON
FULTON COUNTY, GEORGIA

REVISIONS BY: WGH

REVISION DATE: 6/15/2023

DRAWN BY: DS/NAP

PLAT DATE: 7/2/2021

FIELD CREW: CC

FIELD DATE: 7/1/2021

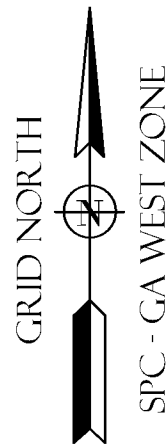
SHEET NO.

1 OF 5

PROJECT NO.

20-028

~LEGEND~			
○	CALCULATED POSITION	RB	REBAR
●	IRON PIN FOUND/SET	SR	SOLID ROD
IPF	(IPF) IPS	OCS	OUTLET CONTROL STRUCTURE
C/L	CENTERLINE	CPP	CORRUGATED PLASTIC PIPE
CTP	CRIMPED TOP PIPE	GI	GRATE INLET
DB	DEED BOOK	DI	DROP INLET
N/F	NOW OR FORMERLY	○	SANITARY SEWER MANHOLE (SSMH)
OTF	OPEN TOP PIPE		
PB	PLAT BOOK		
PG	PAGE		
P/L	PROPERTY LINE		
☒	TELEPHONE PED. (T.P.)	(ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)	
☒	FIRE HYDRANT (FH)	ADJOINER	
○	WATER METER (WM)	LAND LOT LINE (L.L.L.)	
☒	WATER VALVE (WV)	RIGHT OF WAY (R/W)	
☒	POWER BOX (PBX)	FENCE	
☒	POWER POLE (PP)	OVERHEAD POWER	



FIELD MEASUREMENTS WERE TAKEN WITH A TRIMBLE S6 ROBOTIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 54,740 FEET, AND AN ANGULAR ERROR OF 7 SECOND PER ANG.

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 314,399 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: CONDO PLAT

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON: DB 57923, PG 401

PROPERTY OWNERS AS OF SURVEY DATE: MILTON POINTE BROADWELL, LLC

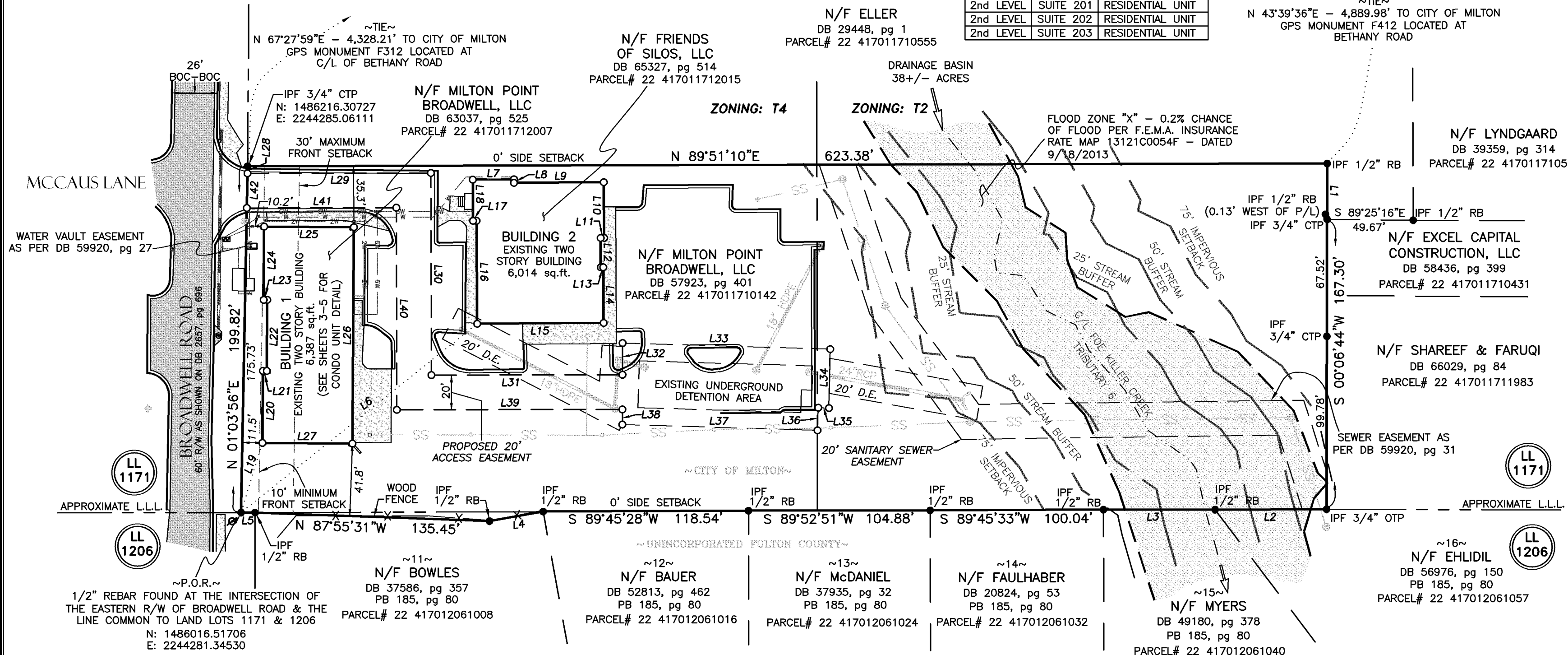
PARCEL NUMBER: 22 417011712007

~SURVEY NOTES~

SITE WAS UNDER ACTIVE CONSTRUCTION AT THE TIME OF THIS SURVEY.

MILTON POINTE BROADWELL - BUILDING 1		
MAIN LEVEL	SUITE 101	COMMERCIAL SUITE
MAIN LEVEL	SUITE 102	COMMERCIAL SUITE
MAIN LEVEL	SUITE 103	COMMERCIAL SUITE
2nd LEVEL	SUITE 201	RESIDENTIAL UNIT
2nd LEVEL	SUITE 202	RESIDENTIAL UNIT
2nd LEVEL	SUITE 203	RESIDENTIAL UNIT

N 43°39'36"E - 4,889.98' TO CITY OF MILTON GPS MONUMENT F412 LOCATED AT BETHANY ROAD

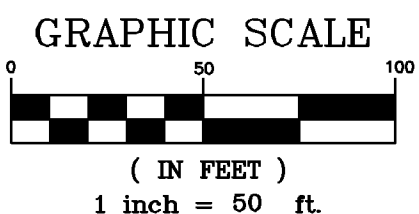


LINE	BEARING	DISTANCE
L1	S 00°00'18" E	32.20'
L2	S 89°49'04" W	64.42'
L3	N 89°59'51" W	64.45'
L4	S 80°00'12" W	31.48'
L5	N 89°54'01" W	8.08'
L6	N 51°22'36" E	174.47'
L7	N 89°36'54" E	23.77'
L8	S 00°23'06" E	2.00'
L9	N 89°36'54" E	51.87'
L10	S 00°23'06" E	32.16'
L11	S 89°36'54" W	2.04'
L12	S 00°23'06" E	16.92'
L13	N 89°36'54" E	1.41'
L14	S 00°23'06" E	32.10'
L15	N 89°36'54" W	73.01'
L16	N 00°23'06" W	59.41'
L17	S 89°36'54" W	2.00'
L18	N 00°23'06" W	23.77'
L19	N 16°59'51" E	42.00'
L20	N 00°23'34" E	41.57'
L21	S 89°36'26" E	2.25'

LINE	BEARING	DISTANCE
L22	N 00°23'34" E	40.96'
L23	N 89°36'26" W	2.09'
L24	N 00°23'34" E	42.30'
L25	S 89°36'26" E	51.80'
L26	S 00°23'34" W	124.83'
L27	N 89°36'26" W	51.96'
L28	S 01°03'56" W	4.10'
L29	N 89°53'03" E	105.91'
L30	S 00°09'02" E	116.60'
L31	N 89°54'22" E	110.33'
L32	N 00°12'18" E	18.30'
L33	S 88°19'37" E	119.97'
L34	S 01°18'00" W	34.02'
L35	N 88°15'08" W	6.18'
L36	S 01°48'16" W	13.04'
L37	N 88°18'07" W	112.78'
L38	N 00°12'18" E	8.71'
L39	S 89°54'26" W	130.20'
L40	N 00°09'02" W	116.60'
L41	S 89°53'20" W	86.33'
L42	N 01°03'56" E	20.00'

WESTMINSTER AT CRABAPPLE S/D - PHASE I

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13121C0054F, EFFECTIVE DATE 9/18/2013, NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA ZONE "X". IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

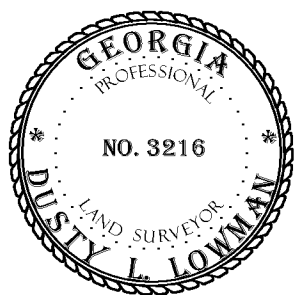


~SURVEYOR CERTIFICATION~

I, DUSTY L. LOWMAN, GEORGIA, GEORGIA PROFESSIONAL LAND SURVEYOR NO. 3216, DO HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISION OF SECTION 44-3-83(A) OF THE GEORGIA CONDOMINIUM ACT.

(iii) THIS PLAT 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 HEREON. 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DUSTY L. LOWMAN PLS# 3216



~LEGAL DESCRIPTION~

All that tract or parcel of land lying and being in Land Lots 1171 & 1206, 2nd District, 2nd Section, City of Milton, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the southwest corner of the property; at the eastern right-of-way of Broadwell Road (60' right-of-way) and the line common to Land Lots 1171 & 1206; THENCE, along the eastern right-of-way of Broadwell Road, N01°03'56"E a distance of 199.82' to a 3/4" crimped top pipe found; THENCE, leaving the eastern right-of-way of Broadwell Road, N89°51'10"E a distance of 623.38' to a 1/2" rebar found; THENCE, S00°00'18"E a distance of 32.20' to a 3/4" crimped top pipe found; THENCE, S00°06'44"W a distance of 167.30' to a 3/4" open top pipe found; THENCE, S89°49'04"W a distance of 64.42' to a 1/2" rebar found; THENCE, S89°59'51"W a distance of 64.45' to a 1/2" rebar found; THENCE, S89°45'33"W a distance of 100.04' to a 1/2" rebar found; THENCE, S89°52'51"W a distance of 104.88' to a 1/2" rebar found; THENCE, S89°45'28"W a distance of 118.54' to a 1/2" rebar found; THENCE, S80°00'12"W a distance of 31.48' to a 1/2" rebar found; THENCE, N87°55'31"W a distance of 135.45' to a 1/2" rebar found; THENCE, N89°54'01"W a distance of 8.08' to a 1/2" rebar found; said 1/2" rebar found being the POINT OF BEGINNING.

Said property containing 2.87 acres.

2.87 ACRES
TOTAL

BUILDING 1 ~LEGAL DESCRIPTION~

All that tract or parcel of land lying and being in Land Lots 1171, 2nd District, 2nd Section, City of Milton, Fulton County, Georgia and being designated as Building 1, Milton Point Broadwell and more particularly described as follows:

COMMENCING at a 1/2" rebar found at the southwest corner of the property; at the eastern right-of-way of Broadwell Road (60' right-of-way) and the line common to Land Lots 1171 & 1206; THENCE, N16°59'51"E a distance of 42.00' to a point; said point being the POINT OF BEGINNING;

THENCE, N00°23'34"E a distance of 41.57' to a point; THENCE, S89°36'26"E a distance of 2.25' to a point; THENCE, S00°23'34"W a distance of 40.96' to a point; THENCE, N89°36'26"W a distance of 2.09' to a point; THENCE, N00°23'34"E a distance of 42.30' to a point; THENCE, S89°36'26"E a distance of 51.80' to a point; THENCE, S00°23'34"W a distance of 124.83' to a point; THENCE, N89°36'26"W a distance of 51.96' to a point; said point being the POINT OF BEGINNING.

Said property containing 0.15 acre (6,388 square feet)

PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING

24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234

DAVISENGINEERS.COM

CONDOMINIUM PLAT FOR:
MILTON POINTE BROADWELL BUILDING 1
LAND LOTS 1171 & 1206
2nd DISTRICT, 2ND SECTION
CITY OF MILTON
FULTON COUNTY, GEORGIA

REVISIONS BY: WGH
REVISION DATE: 6/15/2023
DRAWN BY: DS/NAP
PLAT DATE: 7/2/2021
FIELD CREW: CC
FIELD DATE: 7/1/2021

SHEET NO.

2 OF 5

PROJECT NO.

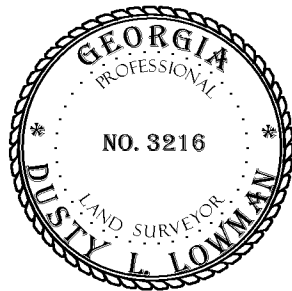
20-028

I, DUSTY L. LOWMAN, GEORGIA, GEORGIA PROFESSIONAL LAND SURVEYOR NO. 3216, DO HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISION OF SECTION 44-3-83(A) OF THE GEORGIA CONDOMINIUM ACT.

(iii) THIS PLAT 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 HEREON. 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

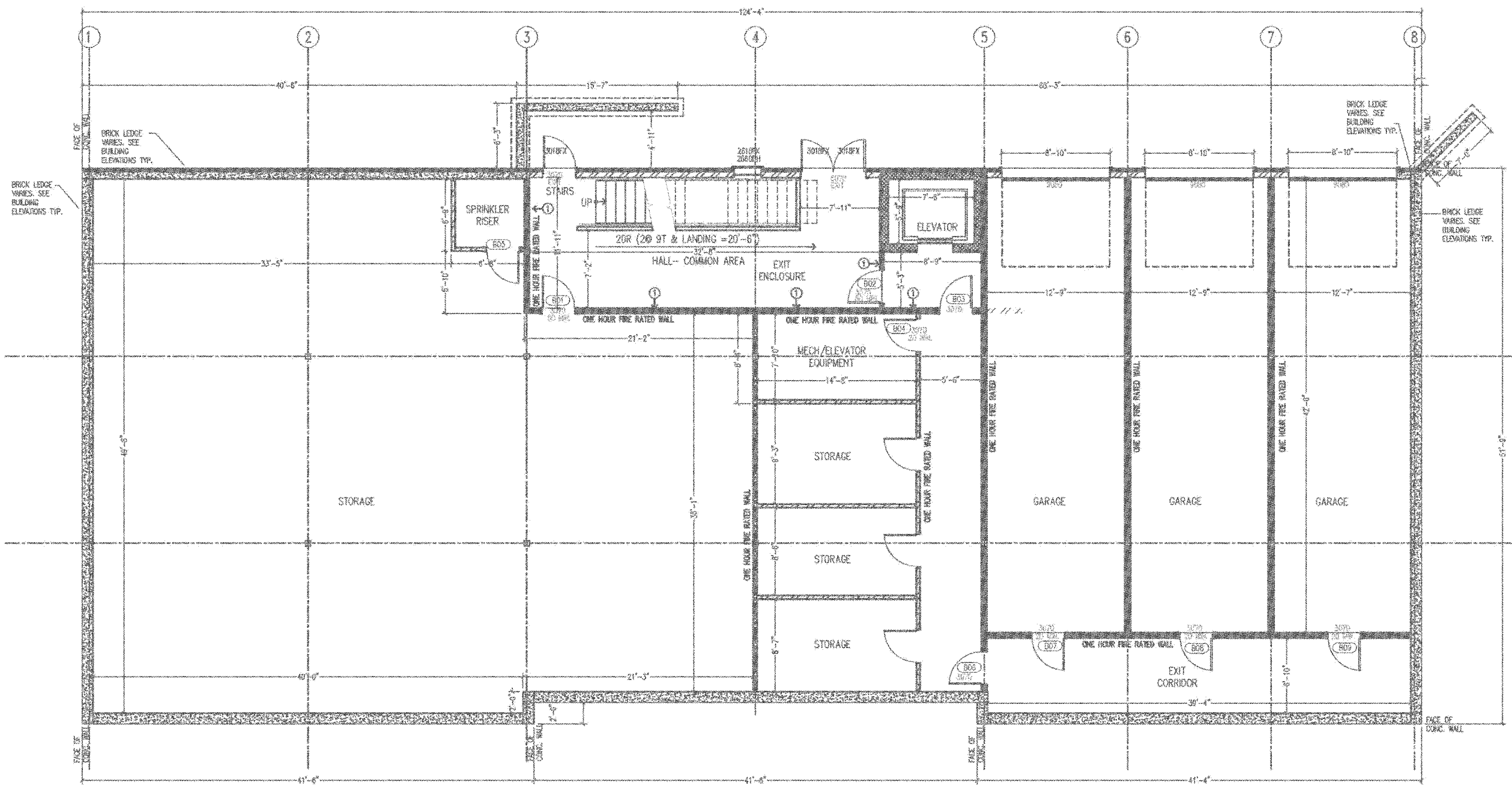
DUSTY L. LOWMAN PLS# 3216

-SURVEYOR CERTIFICATION-



MILTON POINTE BROADWELL - BUILDING 1		
MAIN LEVEL	SUITE 101	COMMERCIAL SUITE
MAIN LEVEL	SUITE 102	COMMERCIAL SUITE
MAIN LEVEL	SUITE 103	COMMERCIAL SUITE
2nd LEVEL	SUITE 201	RESIDENTIAL UNIT
2nd LEVEL	SUITE 202	RESIDENTIAL UNIT
2nd LEVEL	SUITE 203	RESIDENTIAL UNIT

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT



LOWER LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

ARCHITECT / ENGINEER CERTIFICATION (BUILDING 1):

THE EXTERIOR WALLS AND ROOF OF EACH STRUCTURE ARE IN PLACE AS SHOWN ON THESE PLANS, AND SUCH WALLS, PARTITIONS, FLOORS AND CEILINGS, TO THE EXTENT SHOWN ON SAID PLANS, AS CONSTITUTE THE HORIZONTAL BOUNDARIES, IF ANY, AND THE VERTICAL BOUNDARIES OF EACH UNIT, INCLUDING CONVERTIBLE SPACE, HAVE BEEN SUFFICIENTLY CONSTRUCTED SO AS TO ESTABLISH CLEARLY THE PHYSICAL BOUNDARIES OF SUCH UNIT

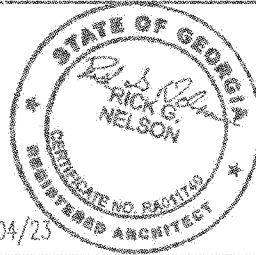
[Signature]

5/4/23
DATE

REVISION	DATE	DESCRIPTION
1	4/25/23	Add Suite numbers
1	5/4/23	Revise sheet numbers

MACON E. GOOCH III
BUILDING CONSULTANTS
1383 DUNCAN LANE
ALBANY GEORGIA 31701
TEL 678-442-1196 FAX 678-425-2112

MEG



05/04/23

MILTON POINTE AT BROADWELL
LOWER LEVEL FLOOR PLAN
12455 BROADWELL ROAD
BUILDING 1
CITY OF MILTON, GA

DESIGN	MEG	04/11/23
DRAWN	RHN	04/11/23
CHECKED	BSR	04/11/23
DATE:	04/11/23	
PROJECT	# D2009136040	
SHEET	A2	OF 6

PREPARED BY

DES DAVIS
ENGINEERING & SURVEYING

24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234

DAVISENGINEERS.COM

CONDOMINIUM PLAT FOR:

MILTON POINTE BROADWELL BUILDING 1
LAND LOTS 1171 & 1206
2nd DISTRICT, 2ND SECTION
CITY OF MILTON
FULTON COUNTY, GEORGIA

REVISIONS BY:	WGH
REVISION DATE:	6/15/2023
DRAWN BY:	DS/NAP
PLAT DATE:	7/2/2021
FIELD CREW:	CC
FIELD DATE:	7/1/2021

SHEET NO.

3 OF 5

PROJECT NO.

20-028

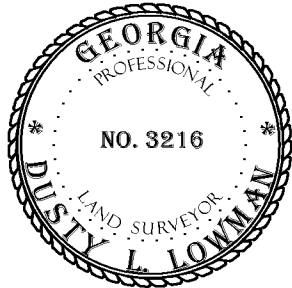
THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

I, DUSTY L. LOWMAN, GEORGIA, GEORGIA PROFESSIONAL LAND SURVEYOR NO. 3216, DO HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISION OF SECTION 44-3-83(A) OF THE GEORGIA CONDOMINIUM ACT.

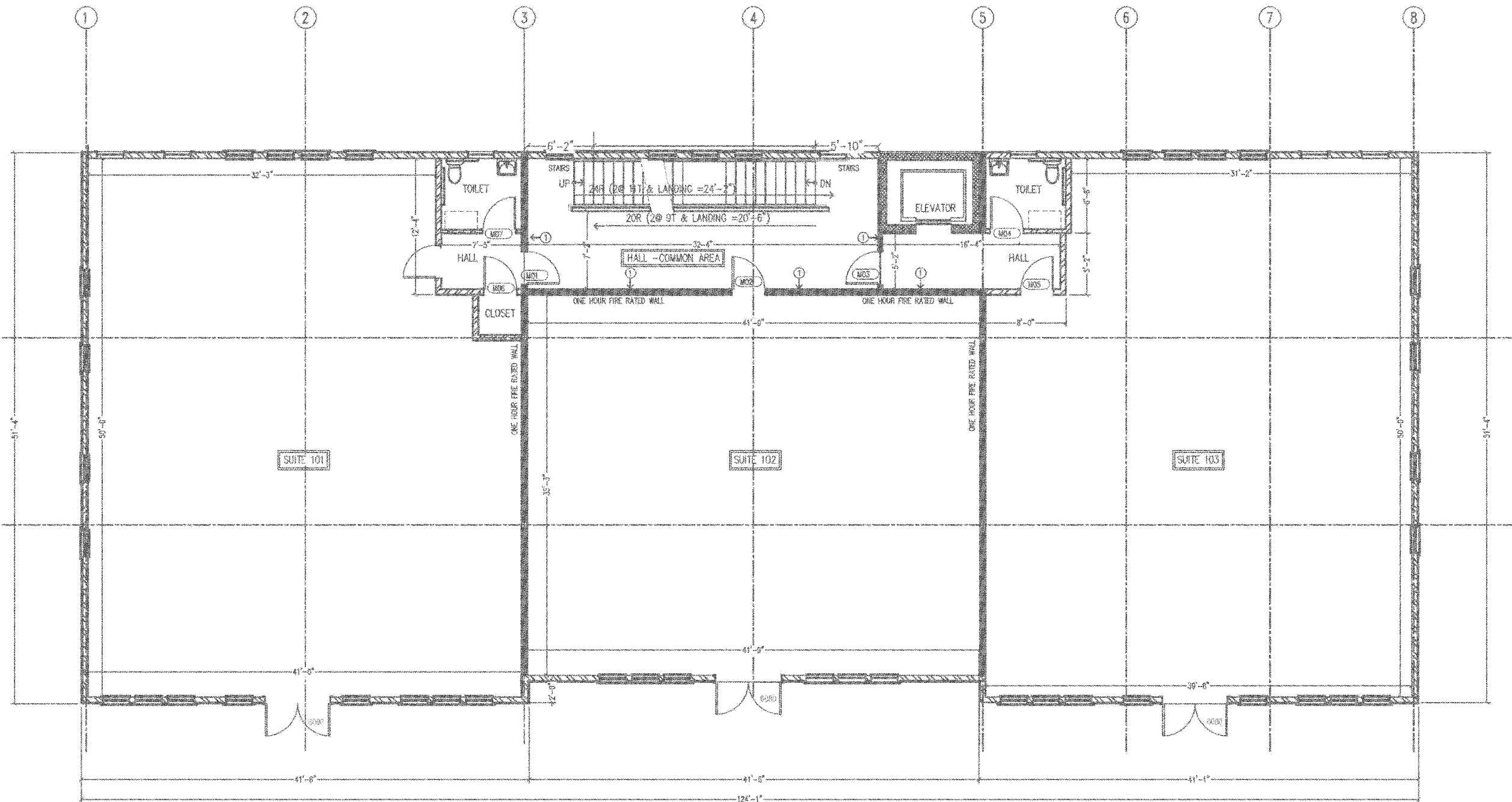
(iii) THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DUSTY L. LOWMAN PLS# 3216

SURVEYOR CERTIFICATION



MILTON POINTE BROADWELL – BUILDING 1		
MAIN LEVEL	SUITE 101	COMMERCIAL SUITE
MAIN LEVEL	SUITE 102	COMMERCIAL SUITE
MAIN LEVEL	SUITE 103	COMMERCIAL SUITE
2nd LEVEL	SUITE 201	RESIDENTIAL UNIT
2nd LEVEL	SUITE 202	RESIDENTIAL UNIT
2nd LEVEL	SUITE 203	RESIDENTIAL UNIT



MAIN LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

ARCHITECT / ENGINEER CERTIFICATION (BUILDING 1):

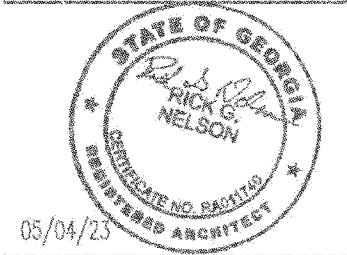
THE EXTERIOR WALLS AND ROOF OF EACH STRUCTURE ARE IN PLACE AS SHOWN ON THESE PLANS, AND SUCH WALLS, PARTITIONS, FLOORS AND CEILINGS, TO THE EXTENT SHOWN ON SAID PLANS, AS CONSTITUTE THE HORIZONTAL BOUNDARIES, IF ANY, AND THE VERTICAL BOUNDARIES OF EACH UNIT, INCLUDING CONVERTIBLE SPACE, HAVE BEEN SUFFICIENTLY CONSTRUCTED SO AS TO ESTABLISH CLEARLY THE PHYSICAL BOUNDARIES OF SUCH UNIT

5/4/23
DATE

REVISION	DATE	DESCRIPTION
1	4/25/23	Add Suite numbers
1	5/4/23	Revise sheet numbers

MACON E. GOOCH III
BUILDING CONSULTANTS
1383 DUNCAN LANE
ALBUQUERQUE, GEORGIA 30011
TEL: 678-442-1196 FAX: 678-425-2112

MEG



MILTON POINTE AT BROADWELL
MAIN LEVEL FLOOR PLAN
12455 BROADWELL ROAD
BUILDING 1
CITY OF MILTON, GA

DESIGN	MEG	04/11/23
DRAWN	RHN	04/11/23
CHECKED	BSR	04/11/23
DATE:	04/11/23	
PROJECT #:	D2009136040	
SHEET	A3	OF 6

PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING

24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234

DAVISENGINEERS.COM

CONDOMINIUM PLAT FOR:
MILTON POINTE BROADWELL BUILDING 1
LAND LOTS 1171 & 1206
2nd DISTRICT, 2ND SECTION
CITY OF MILTON
FULTON COUNTY, GEORGIA

REVISIONS BY:	WGH
REVISION DATE:	6/15/2023
DRAWN BY:	DS/NAP
PLAT DATE:	7/2/2021
FIELD CREW:	CC
FIELD DATE:	7/1/2021

SHEET NO.
4 OF 5

PROJECT NO.
20-028

Plat Book 28 Page 125
CATHELENE ROBINSON
Clerk of Superior Court

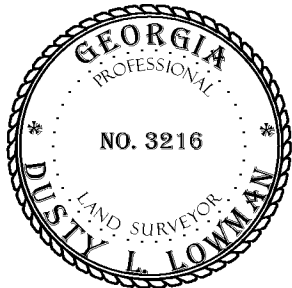
THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

I, DUSTY L. LOWMAN, GEORGIA, GEORGIA PROFESSIONAL LAND SURVEYOR NO. 3216, DO HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISION OF SECTION 44-3-83(A) OF THE GEORGIA CONDOMINIUM ACT.

(iii) THIS PLAT 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 HEREON. 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DUSTY L. LOWMAN PLS# 3216

-SURVEYOR CERTIFICATION-



MILTON POINTE BROADWELL – BUILDING 1		
MAIN LEVEL	SUITE 101	COMMERCIAL SUITE
MAIN LEVEL	SUITE 102	COMMERCIAL SUITE
MAIN LEVEL	SUITE 103	COMMERCIAL SUITE
2nd LEVEL	SUITE 201	RESIDENTIAL UNIT
2nd LEVEL	SUITE 202	RESIDENTIAL UNIT
2nd LEVEL	SUITE 203	RESIDENTIAL UNIT

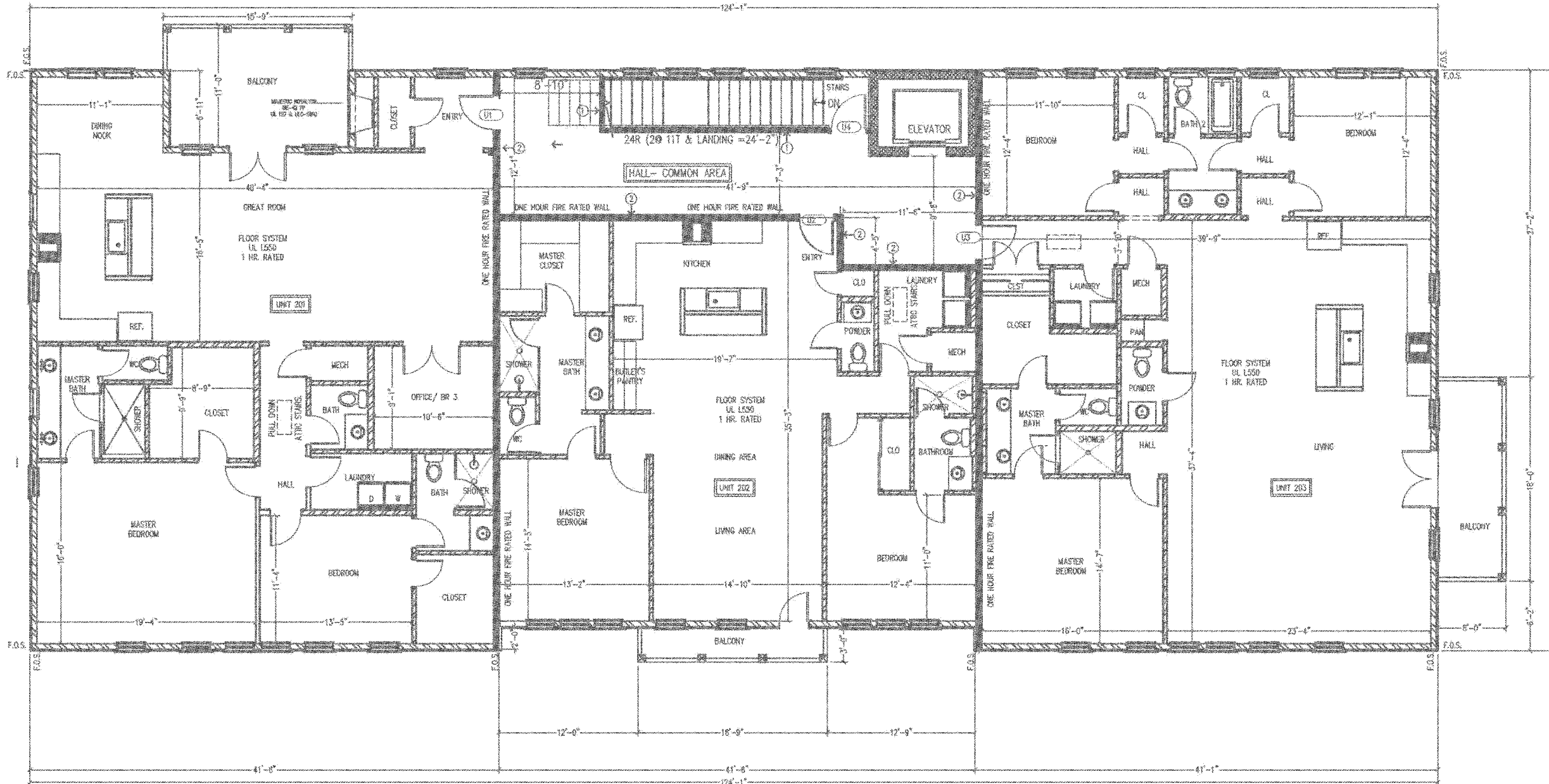
PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING

24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234

DAVISENGINEERS.COM

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

Plat Book 83 Page 4



UPPER LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

ARCHITECT / ENGINEER CERTIFICATION (BUILDING 1):

THE EXTERIOR WALLS AND ROOF OF EACH STRUCTURE ARE IN PLACE AS SHOWN ON THESE PLANS, AND SUCH WALLS, PARTITIONS, FLOORS AND CEILINGS, TO THE EXTENT SHOWN ON SAID PLANS, AS CONSTITUTE THE HORIZONTAL BOUNDARIES, IF ANY, AND THE VERTICAL BOUNDARIES OF EACH UNIT, INCLUDING CONVERTIBLE SPACE, HAVE BEEN SUFFICIENTLY CONSTRUCTED SO AS TO ESTABLISH CLEARLY THE PHYSICAL BOUNDARIES OF SUCH UNIT

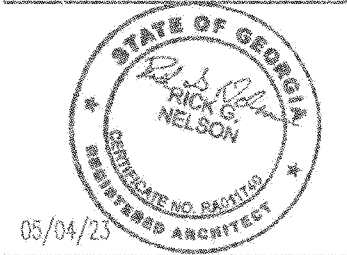
Rick G. Nelson

5/4/23
DATE

REVISION	DATE	DESCRIPTION
1	4/25/23	Add Suite numbers
1	5/4/23	Revised sheet numbers

MACON E. GOOCH III
BUILDING CONSULTANTS
1383 DUNCAN LANE
ALBUQUERQUE, GEORGIA 30611
TEL: 678-442-1196 FAX: 678-425-2112

MEG



MILTON POINTE AT BROADWELL
UPPER LEVEL FLOOR PLAN
12455 BROADWELL ROAD
BUILDING 1
CITY OF MILTON, GA

DESIGN	MEG	04/11/23
DRAWN	RHN	04/11/23
CHECKED	BSR	04/11/23
DATE:	04/11/23	
PROJECT	#D2009136040	
SHEET	A4	OF 6

CONDOMINIUM PLAT FOR:

MILTON POINTE BROADWELL BUILDING 1
LAND LOTS 1171 & 1206
2nd DISTRICT, 2ND SECTION
CITY OF MILTON
FULTON COUNTY, GEORGIA

REVISIONS BY: WGH

REVISION DATE: 6/15/2023

DRAWN BY: DS/NAP

PLAT DATE: 7/2/2021

FIELD CREW: CC

FIELD DATE: 7/1/2021

SHEET NO.

5 OF 5

PROJECT NO.

20-028