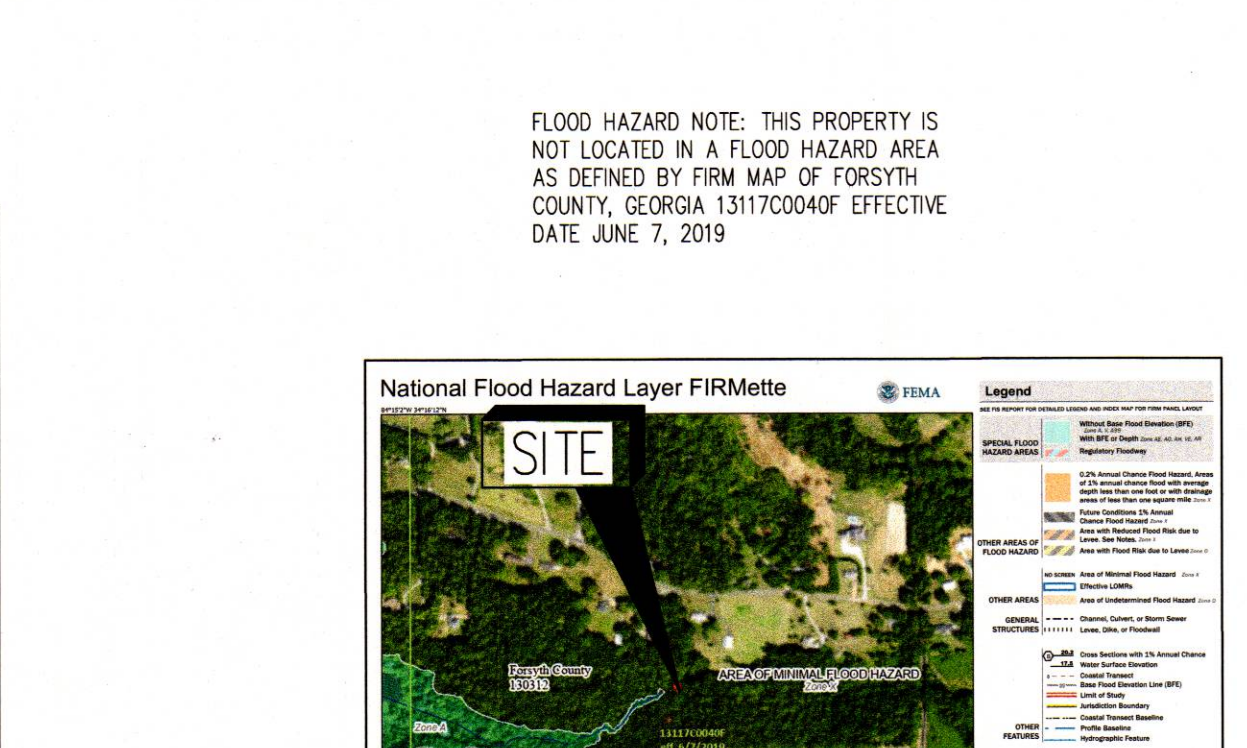
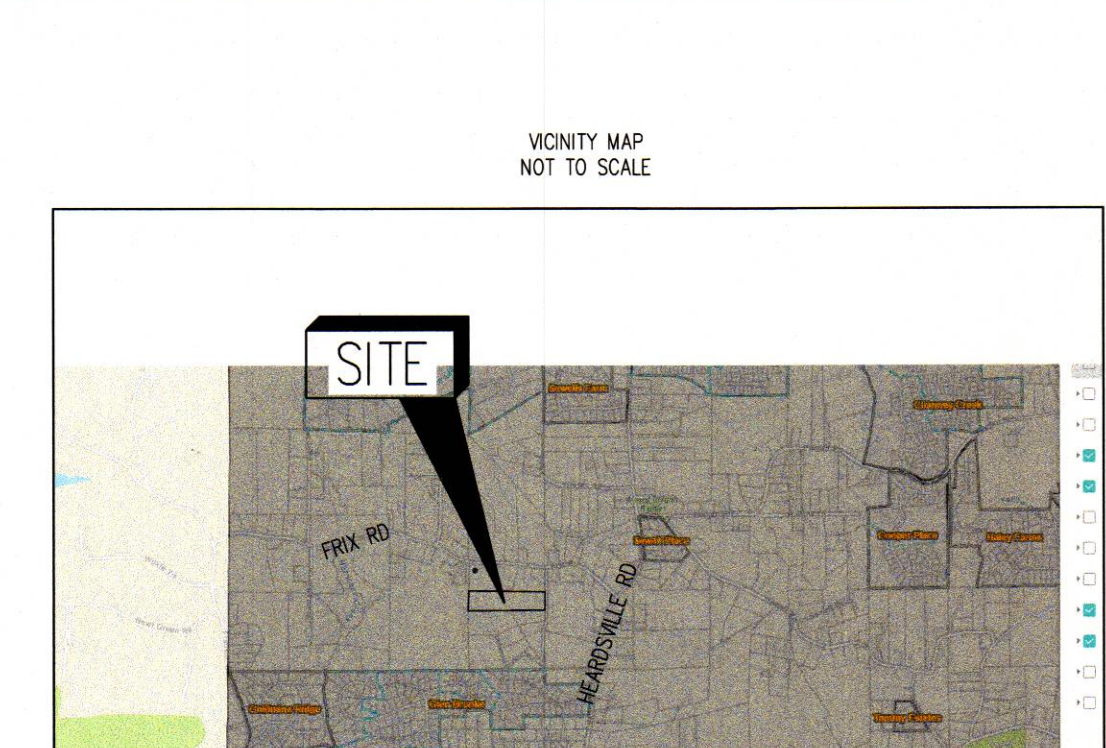


GENERAL NOTES	
THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT.	
THIS PLAT IS SUBJECT TO ANY RESTRICTIONS, EASEMENTS, COVENANTS OR RESTRICTIONS THAT MAY EXIST EITHER WRITTEN OR UNWRITTEN.	
UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST. THE SURVEYOR DOES NOT TAKE RESPONSIBILITY FOR ABSENCE OR PRESENCE OF ANY SUCH UTILITIES.	
NO GEODETIC MONUMENTS WERE FOUND WITHIN 500 FEET OF THIS SITE.	
THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITIES NAMED HEREON.	
SITE NOTES	
THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS OF ORDINANCE 75, STORMWATER MANAGEMENT. A LOT GRADING PLAN (LOP-SW) AND STORMWATER REPORT ARE REQUIRED TO ENSURE COMPLIANCE PRIOR TO ISSUANCE OF A BUILDING PERMIT.	
APPROVAL OF MINOR PLAT DOES NOT GUARANTEE WATER OR SEWER SERVICE CAN BE ESTABLISHED.	
WATER METERS WILL NOT BE 600' OR WATER SERVICE ESTABLISHED TO MORE THAN 3 PARCELS WHEN THE ACCESS PUBLIC RIGHT-OF-WAY BY WAY OF EASEMENT OR COMMON DRIVE.	
IF THERE IS NO ROAD FRONTAGE FOR THE PROPERTY OR ITS SUBDIVIDED LOTS, A 10' UTILITY EASEMENT TO BE PROVIDED FOR EACH FUTURE WATER CONNECTION BEFORE WATER METERS CAN BE SOLD.	
IF MULTIPLE EASEMENTS ABOUT ONE ANOTHER, NO MORE THAN 3 METERS WILL BE INSTALLED ON EACH SIDE OF THE EASEMENT OR COMMON DRIVE.	
WATER METERS WILL BE SOLD FOR PARCELS OF RECORD, LOCATED ON A ROAD NOT MAINTAINED BY FORSYTH COUNTY. ONLY IF SUFFICIENT WORKING SPACE IS AVAILABLE ON THE PUBLIC RIGHT-OF-WAY. PROPERTY OWNERS WILL BE REQUIRED TO PROVIDE EVIDENCE THAT PROPER EASEMENTS WERE OBTAINED TO ALLOW FOR THE WATER SERVICE TO EXTEND FROM THE METER LOCATION TO PROPERTY TO BE SERVED.	
STATE WATERS ARE PRESENT.	
SANITARY NOTES	
TRACTS 1, 2, 3 AND 4 ARE TO BE SERVED BY PRIVATE SEPTIC SYSTEMS.	
THE PROPOSED LOTS ARE NOT DEFINED AS A SUBDIVISION PURSUANT TO THE GEORGIA DEPT. OF PUBLIC HEALTH RULES AND REGULATIONS FOR ON-SITE SEWAGE MANAGEMENT CHAPTER 511-3-1. THESE LOTS HAVE NOT BEEN REVIEWED AND APPROVED BY THE FORSYTH COUNTY BOARD OF HEALTH FOR SEPTIC SYSTEM DEVELOPMENT.	
ADDRESSING NOTES	
MINOR PLAT SUBMITTALS OF 3 OR MORE PARCELS CONTIGUOUS WITH ANY PUBLIC ROAD, AND/OR EASEMENT, REGARDLESS OF SURFACE TYPE, OR POTENTIALLY ACCOMMODATING ADDITIONAL ADDRESSES TOTALING 3 OR MORE MAY REQUIRE THE LEGAL ACCESS TO BE ASSIGNED A UNIQUE NAME AND STREET SIGNAGE APPROVED BY FORSYTH COUNTY ENGINEERING.	
THIS CONDITION MUST BE MET BEFORE ANY ADDRESS ASSIGNMENTS CAN BE MADE AND CAN BE HANDLED AT THE TIME OF PERMITTING.	
CHARACTER AREA	
1. CHARACTER AREA - ETOWAH (AS MAPPED BY FORSYTH GIS)	
ZONING DATA	
FORSYTH COUNTY ZONING: A1 MINIMUM FRONT SETBACK - 50' MINIMUM SIDE SETBACK - 25' MINIMUM REAR SETBACK - 25' MAXIMUM BUILDING HEIGHT - 30'	

OVERALL TRACT - 6775 FRIX RD	
462,897 S.F. OR 10.63 AC.	
PLAT CLOSURE: 1 FOOT IN 1,398,211 FEET	
PAGE 0-007-075	
TRACT 1	
52,982 S.F. OR 1.22 AC.	
PLAT CLOSURE: 1 FOOT IN 52,982 FEET	
TRACT 2	
47,976 S.F. OR 1.101 AC.	
PLAT CLOSURE: 1 FOOT IN 43,963 FEET	
TRACT 3	
218,270 S.F. OR 5.011 AC.	
PLAT CLOSURE: 1 FOOT IN 2,967,569 FEET	
TRACT 4	
143,667 S.F. OR 3.298 AC.	
PLAT CLOSURE: 1 FOOT IN 644,415 FEET	

Curve Table				
Curve #	Length	Radius	Direction	Chord Length
1	61.52'	813.09'	CHD=61.51'	57736.06'E



LEGEND	
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
EXP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
P/B	POINT OF BEGINNING
P/C	POINT OF COMMENCEMENT
MFE	MIN. FINISHED FLOOR ELEVATION
PF	PROPOSED FLOW ARROW / SLOPE
PP	PROPOSED SILT FENCE
PP	POWER POLE
PP	IRON REBAR SET
PP	IRON PIN FOUND
PP	BOLLARD
PP	OVERHEAD POWER
PP	FIRE HYDRANT
PP	WATER METER
PP	WATER VALVE
PP	GAS VALVE
PP	GAS METER
PP	LIGHT POLE
PP	CONCRETE PAD
PP	TELEPHONE MARKER
PP	AIR CONDITIONER UNIT
PP	MAIL BOX
PP	CLEAN OUT
PP	SANITARY SEWER MANHOLE
PP	LEFT WING CATCH BASIN
PP	RIGHT WING CATCH BASIN
PP	DOUBLE WING CATCH BASIN
PP	DROP INLET
PP	HEADWALL

NOTES:

NO POOL BACKWASH, FOUNTAIN, SPA, DUMPS, DRAIN OR DRAIN LINES MAY DISCHARGE INTO THE STORMWATER SYSTEM.

IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED COUNTY RIGHT OF WAY AND CONSIDERED TO BE A VIOLATION OF THE COUNTY'S ORDINANCE PROHIBITING UNPERMITTED RIGHT OF WAY ENCROACHMENTS.

FORSYTH COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT OF WAY.

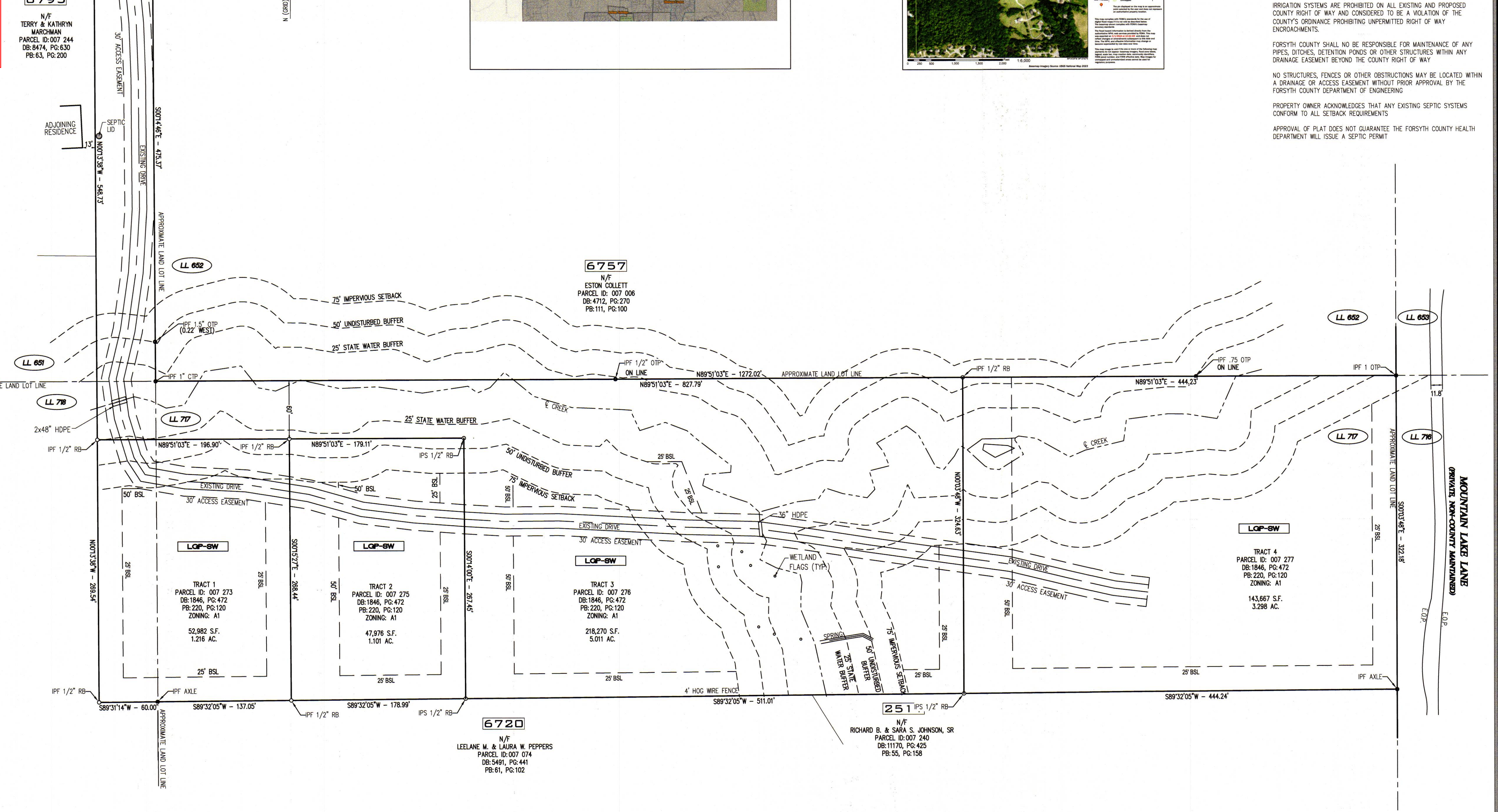
NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE FORSYTH COUNTY DEPARTMENT OF ENGINEERING.

PROPERTY OWNER ACKNOWLEDGES THAT ANY EXISTING SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS.

APPROVAL OF PLAT DOES NOT GUARANTEE THE FORSYTH COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC PERMIT.

Remove notes. Add "County water service is NOT available. Well will be required to provide potable water"

CERTIFICATIONS AND STATEMENTS	
SURVEYOR'S CERTIFICATE	
IT IS HEREBY CERTIFIED THAT ALL MONUMENTS AND IMPROVEMENTS SHOWN HEREON ACTUALLY EXIST EXCEPT AS OTHERWISE INDICATED, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.	
BY: <i>[Signature]</i> 08-05-2026	
REGISTERED GEORGIA LAND SURVEYOR NO. 3077	
PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF FORSYTH COUNTY, GEORGIA, AND ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN APPROVAL BY ALL REVIEWING DEPARTMENTS, WITH FINAL APPROVAL BY THE DIRECTOR, OR A DESIGNEE OF THE PLANNING & DEVELOPMENT DEPARTMENT, THE ISSUING AUTHORITY FOR FORSYTH COUNTY. THIS FINAL PLAT IS ENTITLED TO RECORDATION IN THE CLERK'S OFFICE, FORSYTH COUNTY SUPERIOR COURT, ON OR AFTER THE DATE AS INDICATED ON THE PLANNING & DEVELOPMENT DEPARTMENT APPROVAL STAMP AS FOUND ON THE COVER SHEET OF THESE PLANS.	
OWNER'S CERTIFICATE	
THE OWNER CERTIFIES THAT ALL STATE AND LOCAL TAXES AND OTHER ASSESSMENTS THAT HAVE BEEN BILLED FOR COLLECTION BY THE PERTINENT TAXING AUTHORITY HAVE BEEN PAID. THE OWNER DONATES AND DEDICATES TO THE PUBLIC FOR USE FOREVER THE PUBLIC STREET RIGHT-OF-WAY AS SHOWN ON THIS PLAT.	
OWNER: <i>[Signature]</i>	
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: <i>[Signature]</i>	
WITNESS: <i>[Signature]</i>	
MICHELLE URREA Notary Public - State of Georgia Fulton County My Commission Expires Apr 15, 2028	
MICHELLE URREA Notary Public - State of Georgia Fulton County My Commission Expires Apr 15, 2028	
I, THE UNDERSIGNED OWNER HEREBY DEDICATE THE ACCESS EASEMENT SHOWN ON THIS PLAT TO THE COMMON USE OF THE OWNER, OR OWNERS, OF THE LOT WITHIN THIS SUBDIVISION. IT IS FURTHER ACKNOWLEDGED THAT THE ACCESS WAY AND ANY IMPROVEMENTS WITHIN SUCH ACCESS EASEMENT SHALL NOT BE ACCEPTED BY FORSYTH COUNTY, GEORGIA, BUT SHALL REMAIN PRIVATELY OWNED AND MAINTAINED.	
OWNER: <i>[Signature]</i> 08/06/26	
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: <i>[Signature]</i>	
WITNESS: <i>[Signature]</i>	
MICHELLE URREA Notary Public - State of Georgia Fulton County My Commission Expires Apr 15, 2028	
MICHELLE URREA Notary Public - State of Georgia Fulton County My Commission Expires Apr 15, 2028	
PROPERTY OWNER:	
W. AUSTIN & ELIZABETH A. LINEBERRY PARCEL 007 273 CUMMING, GA 30028	
OWNER ACKNOWLEDGEMENT: PARCEL 007 273	
I, W. AUSTIN & ELIZABETH A. LINEBERRY, ARE THE OWNERS OF PARCEL 007 273 ON THIS SURVEY CONTAINING 10.63 ACRES AND AGREE TO ESTABLISH THE PROPOSED BOUNDARY LINES AS SHOWN ON THIS PLAT. THE ORIGINAL PARENT PARCEL IS TO BE SPLIT INTO 4 INDIVIDUAL TRACTS.	
OWNER: <i>[Signature]</i> 08/06/26	
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: <i>[Signature]</i> 08/06/26	
WITNESS: <i>[Signature]</i>	



FIELD DATA:

DATE OF FIELD SURVEY 12-7-23.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION AND NETWORK GPS
GPS RECEIVER: SP 85
SN:6129500077
NETWORK: TRIMBLE VRS Now RTK GNSS

REFERENCE: PLAT BOOK 63 PG 200
PLAT BOOK 220 PG 120
DEED BOOK 1846 PG 472
DEED BOOK 11163 PG 406
DEED BOOK 11163 PG 411
DEED BOOK 11163 PG 413

WATER SERVICE TO BE PROVIDED BY THE FORSYTH COUNTY DEPARTMENT OF WATER AND SEWER

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.

SCALE: 1"=60'		GRAPHIC SCALE - IN FEET		CLIENT: AUSTIN LINEBERRY	
DESIGNED BY: LAR		SHEET NUMBER: 1 of 1		DATE: 08-05-2026	
FILE NAME: 0 Frix Road EXEMPTION_R1		MP250014		JOB NUMBER: FP-187	
EXEMPTION PLAT		6775 FRIX ROAD		08-05-2026	
LAND LOTS 651, 717 & 718 - 3RD DISTRICT, 1ST SECTION		FORSYTH COUNTY, GEORGIA 30028		REVISIONS	
1					
2					
3					
4					
5					