

Type: GEORGIA STANDARD PLATS
Recorded: 9/22/2026 9:28:00 AM
Fee Amt: \$10.00 Page 1 of 1
Forsyth County, GA
Greg G. Allen Clerk Superior Ct
BK 231 PG 92

GENERAL NOTES	
1.	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.
2.	THIS PLAT IS SUBJECT TO ANY RESTRICTIONS, EASEMENTS, COVENANTS OR RESTRICTIONS THAT MAY EXIST EITHER WRITTEN OR UNWRITTEN.
3.	UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST. THE SURVEYOR DOES NOT TAKE RESPONSIBILITY FOR ABSENCE OR PRESENCE OF ANY SUCH UTILITIES.
4.	NO GEODETIC MONUMENTS WERE FOUND WITHIN 500 FEET OF THIS SITE.
5.	THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITIES NAMED HEREON.

SITE NOTES	
1.	THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS OF ORDINANCE 75, STORMWATER MANAGEMENT. A LOT GRADING PLAN (LGP-SW) AND STORMWATER REPORT ARE REQUIRED TO ENSURE COMPLIANCE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
2.	APPROVAL OF MINOR PLAT DOES NOT GUARANTEE WATER OR SEWER SERVICE CAN BE ESTABLISHED.
3.	WATER METERS WILL BE SOLD FOR PARCELS OF RECORD, LOCATED ON A ROAD NOT MAINTAINED BY FORSYTH COUNTY, ONLY IF SUFFICIENT RIGHT-OF-WAY IS AVAILABLE ON THE PUBLIC RIGHT-OF-WAY. PROPERTY OWNER 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.
4.	STATE WATERS ARE PRESENT.

SANITARY NOTES	
1.	TRACTS 1, 2, 3 AND 4 ARE TO BE SERVED BY PRIVATE SEPTIC SYSTEMS.
2.	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	
1.	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.
2.	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	
1.	FORSYTH COUNTY ZONING: A1 MINIMUM FRONT SETBACK - 50' MINIMUM SIDE SETBACK - 25' MINIMUM REAR SETBACK - 25' MAXIMUM BUILDING HEIGHT - 30'

CERTIFICATIONS AND STATEMENTS	
1.	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.
2.	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 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.
3.	OWNERS 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.
4.	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.
5.	OWNER ACKNOWLEDGEMENT: PARCEL 007 273 I, <u>W. Austin Lineberry</u> AND <u>Elizabeth A. Lineberry</u> 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.

BY: <u>Joseph Ewing</u> 08-05-2026	REGISTERED GEORGIA LAND SURVEYOR NO.: 3077
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: <u>Joseph Ewing</u>	SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: <u>Joseph Ewing</u>
WITNESS: <u>Michelle Urrea</u> Notary Public - State of Georgia Fulton County My Commission Expires Apr 15, 2028	WITNESS: <u>Michelle Urrea</u> Notary Public - State of Georgia Fulton County My Commission Expires Apr 15, 2028
NOTARY PUBLIC	NOTARY PUBLIC

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6795

N/F
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MARCHMAN
PARCEL ID: 007 244
DB: 8474, PG: 630
PB: 63, PG: 200

6757

ESTON COLLETT
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DB: 4712, PG: 270
PB: 111, PG: 100

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PB: 61, PG: 102

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