https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=2238256&k...

OWNER'S CERTIFICATE:

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, and that all state and local taxes or other assessments now due on this land have been paid. Said owner donates and dedicates to the public for use forever the street right-of-way as shown on this plat.

Owner

Signed, sealed and delivered in the presence of:

Witness

Notary Public

LISA FREDERICK NOTARY PUBLIC GEORGIA EXPIRES OCT. 31, 2010 FORSYTH COUNTY

Doc ID: 011228160002 Type: PLT Filed: 06/26/2009 at 02:28 PM Fee amt: $50.00 Page 1 of 2 Gwinnett Clerk, Superior Ct Gwinnett Clerk: Allen BK 126 PG 32-33

OWNER'S CERTIFICATE:

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

SURVEYOR'S CERTIFICATE:

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or persons under my supervision; that all monuments shown hereon actually exist or are marked as "future", and that their location, size, type and material are correctly shown; and that all applicable requirements of the Unified Development Code of Forsyth County, Georgia, have been fully complied with.

By:

Registered Georgia Land Surveyor No. 22P

SURVEYOR'S NOTATIONS:

This plat was prepared at the instruction of and only for the use of David Bagley. Certification is not extended to others. No copies shall be made without the express approval of Richard May & Associates, Inc. ALL REPRODUCTIONS OF THIS PLAT SHALL BEAR THE SURVEYOR'S ORIGINAL SIGNATURE IN BLACK INK TO BE VALID.

F.I.R.M. No. 13117C0045E indicates that a portion of this property may lie within Zone A. Zone A represents areas which are part of the "Special Flood Hazard Area" inundated by the 100 year flood, but for which no base elevation has been established. Date of Panel: 09-19-07.

Field data (precision: 1'/16,183'; angular error = 00"/station) was obtained on 04-15-08 & 04-16-08 with Topcon 310 was balanced by Least Squares. No N.G.S. monuments were found. Bearings, calculated from field angles, are based on a Survey for David Bagley by J.A. Page & Associates, dated 08-26-02, last revised 10-04-04. Plat precision: 1'/382,554'.

Utilities may exist in locations not shown. Call the Utility Protection Center (1-800-282-7411) 3 days before any excavation.

ADDITIONAL NOTATIONS:

Water to be supplied by Forsyth County.

Waste disposal will be by individual septic systems.

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 un-permitted right of way encroachments.

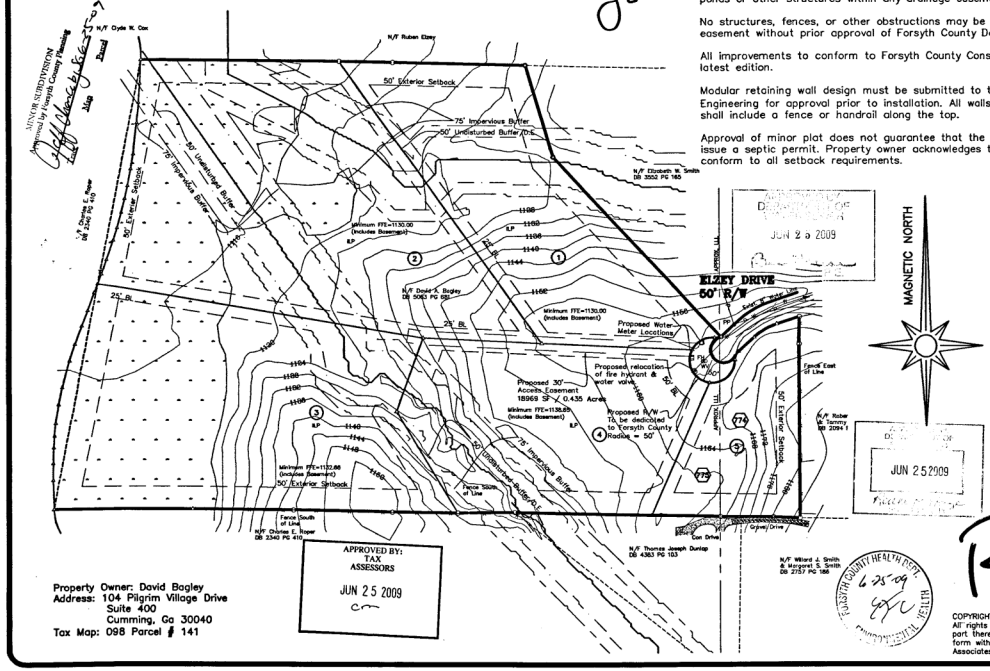
Forsyth County shall not be responsible for maintenance of any pipes, ditches, detention ponds or other structures within any drainage easement beyond the County right of way.

No structures, fences, or other obstructions may be located within a drainage or access easement without prior approval of Forsyth County Department of Engineering.

All improvements to conform to Forsyth County Construction Standards and Specifications, latest edition.

Modular retaining wall design must be submitted to the Forsyth County Department of Engineering for approval prior to installation. All walls greater the four (4) feet in height shall include a fence or handrail along the top.

Approval of minor plat does not guarantee that the Forsyth County Health Department will issue a septic permit. Property owner acknowledges that any existing septic systmes conform to all setback requirements.



APPROVED BY: TAX ASSESSORS JUN 25 2009

Property Owner: David Bagley
Address: 104 Pilgrim Village Drive
Suite 400
Cumming, Ga 30040
Tax Map: 098 Parcel # 141

JUN 25 2009

JUN 25 2009

FORSYTH COUNTY HEALTH DEPT. 6-25-09 ENVIRONMENTAL HEALTH

LEGEND :

AIF	Angle Iron Found
BL	Building Line
CB	Catch Basin
CHD	Chord
CL	Center Line
CM	Concrete Monument
CTPF	Crimp Top Pipe Found
CTPS	Crimp Top Pipe Set
DB	Deed Book
DE	Drainage Easement
FH	Fire Hydrant
LLL	Land Lot Line
MH	Manhole
N/F	Now Or Formerly
OTPF	Open Top Pipe Found
PB	Plat Book
PG	Page
PL	Property Line
POB	Point Of Beginning
PP	Power Pole
R	Radius
RBF	Rebar Found
R/W	Right Of Way
SSE	Sanitary Sewer Easement
UP	Utility Pole
USCE	U.S. Corps of Engineers
ICV	Irrigation Control Valve
-X-	Fence
-/\/-	Not To Scale
-P-	Overhead Power Line
△	No Monument Found
O	CTPF Unless Specified
⊠	Conc. R/W Mon. Found
⊠	Government Mon. Found

RICHARD N. MAY LAND SURVEYOR GEORGIA REGISTERED No. 2210

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PROJECT FILE NO.: 9C-13221-24

Dwg. File: 22124
Drawn By: BB & RM
Plat Date: 05-20-09

Land Lot(s): 774,775
3rd District: 1st Section
Forsyth County, Georgia

A Minor Subdivision Plat Made For:
David Bagley

RICHARD MAY & ASSOCIATES, INC.
1330 Dahlonega Road Cumming, GA 30040-2410
Phone: 770-887-2421 Fax: 770-889-5313 Email: richard@maysins.com

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