

Type: GEORGIA STANDARD PLATS
Recorded: 10/22/2018 4:27:00 PM
Fee Amt: \$3.00 Page 1 of 1
Forsyth County, GA
Greg G. Allen Clerk Superior Ct
Participant ID(s): 7951616124,
2919157511
BK 179 PG 197

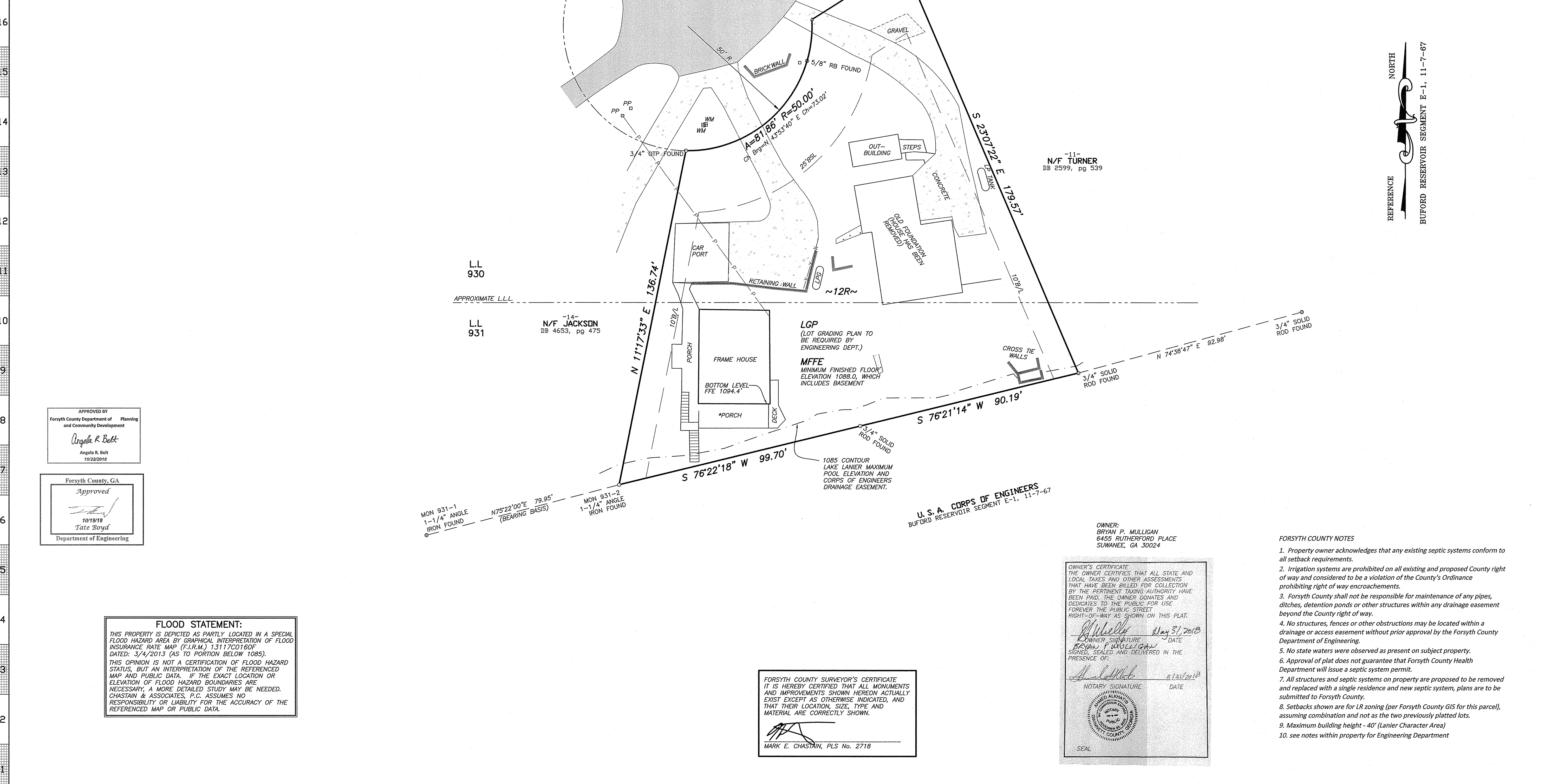
THE SPACE ABOVE IS RESERVED FOR THE CLERK OF SUPERIOR COURT FOR RECORDING DATA
GEORGIA SURVEY DATA
A. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS CLOSURE PRECISION OF ONE FOOT IN (24,156) FEET, AND AN ANGULAR ERROR OF (9) SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
B. THE PERIMETER OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN (234,548) FEET.
C. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USE OF A TOPCON (GTS-235) TOTAL STATION.
D. DATE(S) OF FIELD SURVEY: JUNE 6-10, 2016 AND APRIL 27, 2018.
E. SEE NOTE TOP RIGHT ABOUT TITLE INFO AND TAX PARCELS.

APPROVED BY
Forsyth County Water & Sewer
Engineer Tech.
[Signature]
10/18/2018

TITLE SOURCE AND TAX PARCEL INFO
THIS SURVEY REPRESENTS A COMBINATION OF LOTS 12 & 13, LAKEVIEW ESTATES S/D; PB 5, pg 224 AND IS HEREAFTER TO BE REFERRED TO AS LOT 12R.
OWNER OF RECORD: BRYAN P. MULLIGAN AND MARGARET NELL MULLIGAN
LOT 12: DB 8560, pg 670
TAX PARCEL 297-070
LOT 13: DB 5403, pg 107
TAX PARCEL 297-069
(TO BE COMBINED INTO ONE LOT & TAX PARCEL)

COMBINATION PLAT
PREPARED FOR
**Bryan P. Mulligan
& Margaret Nell Mulligan**
LOT 12R, LAKEVIEW ESTATES S/D
LAND LOTS 930 & 931
14th DISTRICT, 1st SECTION
FORSYTH COUNTY, GEORGIA
DATE : MAY 29, 2018

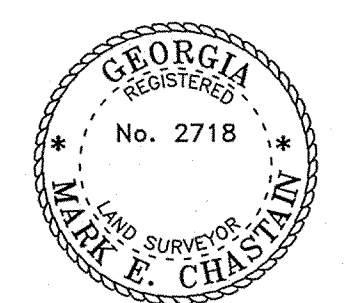
0.49 Acre (Total)



REVISIONS:
DATE COMMENT
10-15-2018 SHOW HOUSE AT 9470 REMOVED AND ADDRESS REVIEW COMMENTS

GEORGIA SURVEYOR CERTIFICATION
O.C.G.A. 15-6-67(c)(3)(A)(i) (APPROVAL NEEDED)
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.

[Signature]
MARK E CHASTAIN, RLS No. 2718 JUNE 20, 2018



LEGEND

○	IRON PIN FOUND	□	FIRE HYDRANT	□	POWER BOX
●	(IPS) IRON PIN SET	□	UTILITY POLE	□	UTILITY PRESTAL
▲	NO MONUMENT	□	WATER METER	□	DRAIN INLET
■	ROCK	□	WATER VALVE	□	STORM MH
■	(MON) MONUMENT	□	GAS METER	□	SEWER MH
○		□	GAS VALVE	□	LIGHT POLE

P.B. — POINT OF BEGINNING
P — PROPERTY LINE
C/L — CENTERLINE
N/F — NOW OR FORMERLY
DB/Pg — DEED BOOK/PAGE
PB/Pg — PLAT BOOK/PAGE
PP — PLAT POINT
RCP — REINFORCED CONC. PIPE
CMP — CORRUGATED METAL PIPE
CPP — CORRUGATED PLASTIC PIPE

--- LAND LOT LINE
--- STREAM OR FOND
--- D/R POWER
--- FENCE
--- CENTERLINE
--- RIGHT OF WAY
--- UG POWER
--- UG GAS LINE
--- SEWER LINE
--- WATER LINE
--- O&H TELEPHONE
--- STORM LINE
--- R/R TRACKS
--- EXIST. CONTOUR
--- EXIST. INDEX CONTOUR
--- PROP. CONTOUR
--- PROP. INDEX CONTOUR

MONUMENT DIMENSIONS ARE OUTSIDE/OVERALL DIMENSIONS. ALL IPS ARE CAPPED 5/8" REBAR UNLESS OTHERWISE NOTED.
"Thou shalt not remove thy neighbor's landmark, which they of old time have set."
Deuteronomy 19:14 KJV
DISCLOSURE & NOTICE
This drawing and any findings does not constitute a title or legal opinion by Chastain & Associates, P.C. Any provided certification is a statement based on facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied. Other documents or conditions may exist that would affect this property. As a unique pictorial and graphic professional work, this survey is subject to the Copyright laws of the United States. The latest date of field survey work is the date applicable to provisions of Statutes of Limitation. No certification or liability is extended to any party not named hereon. Subsurface matters not certified unless excavated.

IN GOD WE TRUST
**PREPARED BY
CHASTAIN & ASSOCIATES, P.C.**
SURVEYING~PLANNING~CONSULTING

"Covering Dixie Like The Dew"
CHASTAINASSOCIATES.COM
(706)276-7528 (770)889-1770
email: INFO@CHASTAINASSOCIATES.COM
288 N. Main St., Ellijay, GA 30540
GEORGIA CERTIFICATE OF AUTH. LSF000781
TENNESSEE PROFESSIONAL REG. No. 1937
NORTH CAROLINA LAND SURVEYING FIRM C-3198
ALABAMA LAND SURVEYING FIRM CA-852-LS
SOUTH CAROLINA SURVEYING FIRM COA No. 5205
10 0 20 40
GRAPHIC SCALE - 1" = 20'
SHEET 1 OF 1
FILE: (216E51C)

APPROVED BY
Forsyth County Department of Planning and Community Development
[Signature]
Angela R. Belt
10/22/2018
Forsyth County, GA
Approved
[Signature]
10/19/18
Tate Boyd
Department of Engineering

FLOOD STATEMENT:
THIS PROPERTY IS DEPICTED AS PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GRAPHICAL INTERPRETATION OF FLOOD INSURANCE RATE MAP (FIRM) 13117C0160F DATED: 3/4/2013 (AS TO PORTION BELOW 1085). THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATION OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. CHASTAIN & ASSOCIATES, P.C. ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

FORSYTH COUNTY 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.
[Signature]
MARK E. CHASTAIN, PLS No. 2718

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 OWES AND DEDICATES TO THE PUBLIC FOR USE FOREVER THE PUBLIC STREET RIGHT-OF-WAY AS SHOWN ON THIS PLAT.
[Signature] DATE: May 31, 2018
[Signature] DATE: 5/31/2018
NOTARY SIGNATURE DATE
SEAL

- FORSYTH COUNTY NOTES**
1. Property owner acknowledges that any existing septic systems conform to all setback requirements.
 2. 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 right of way encroachments.
 3. 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.
 4. 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.
 5. No state waters were observed as present on subject property.
 6. Approval of plat does not guarantee that Forsyth County Health Department will issue a septic system permit.
 7. All structures and septic systems on property are proposed to be removed and replaced with a single residence and new septic system, plans are to be submitted to Forsyth County.
 8. Setbacks shown are for LR zoning (per Forsyth County GIS for this parcel), assuming combination and not as the two previously platted lots.
 9. Maximum building height - 40' (Lanier Character Area)
 10. see notes within property for Engineering Department