THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.

LEGEND

DB	DEED BOOK	EOP	EDGE OF PAVEMENT
PB	PLAT BOOK	FH	FIRE HYDRANT
PG	PAGE	L	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	UE	UTILITY EASEMENT
IPS	1/2" REBAR WIC LSF 001179	REF	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY		IRON PIN FOUND
N/F	NOW OR FORMERLY		IRON PIN SET
-E-	OVERHEAD POWER LINE		CALCULATED POINT
CMP	CORRUGATED METAL PIPE		POWER POLE (PP)
SWMF	STORMWATER MANAGEMENT FACILITY		FIRE HYDRANT (FH)
TBM	TEMPORARY BENCHMARK		WATER VALVE (WV)
POB	POINT OF BEGINNING		WATER METER (WM)
POC	POINT OF COMMENCEMENT		JUNCTION BOX (JB)
RCP	REINFORCED CONCRETE PIPE		SANITARY SEWER MANHOLE (SSMH)
DIP	DUCTILE IRON PIPE		DROP INLET (DI)
PVC	POLYVINYL CHLORIDE PIPE		R/W MONUMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE		SINGLE WING CATCH BASIN
℄	PROPERTY LINE		DOUBLE WING CATCH BASIN
℄	CENTERLINE		CURB INLET
ID	IDENTIFICATION		HEADWALL (HW)
B.S.L.	BUILDING SETBACK LINE		FLARED END SECTION
BOC	BACK OF CURB		LIGHT POST (LP)
C	CURVE LABEL		YARD INLET
CI	CURB INLET		SEWER CLEAN OUT
DE	DRAINAGE EASEMENT		

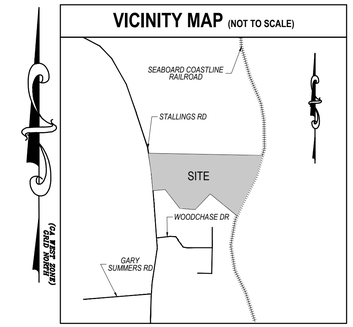
MINOR REVISION TO A FINAL PLAT FOR:

QUARTER'S CREEK

LAND LOTS 252 & 256 AND 1ST DISTRICT
CITY OF SENOIA, COWETA COUNTY, GEORGIA

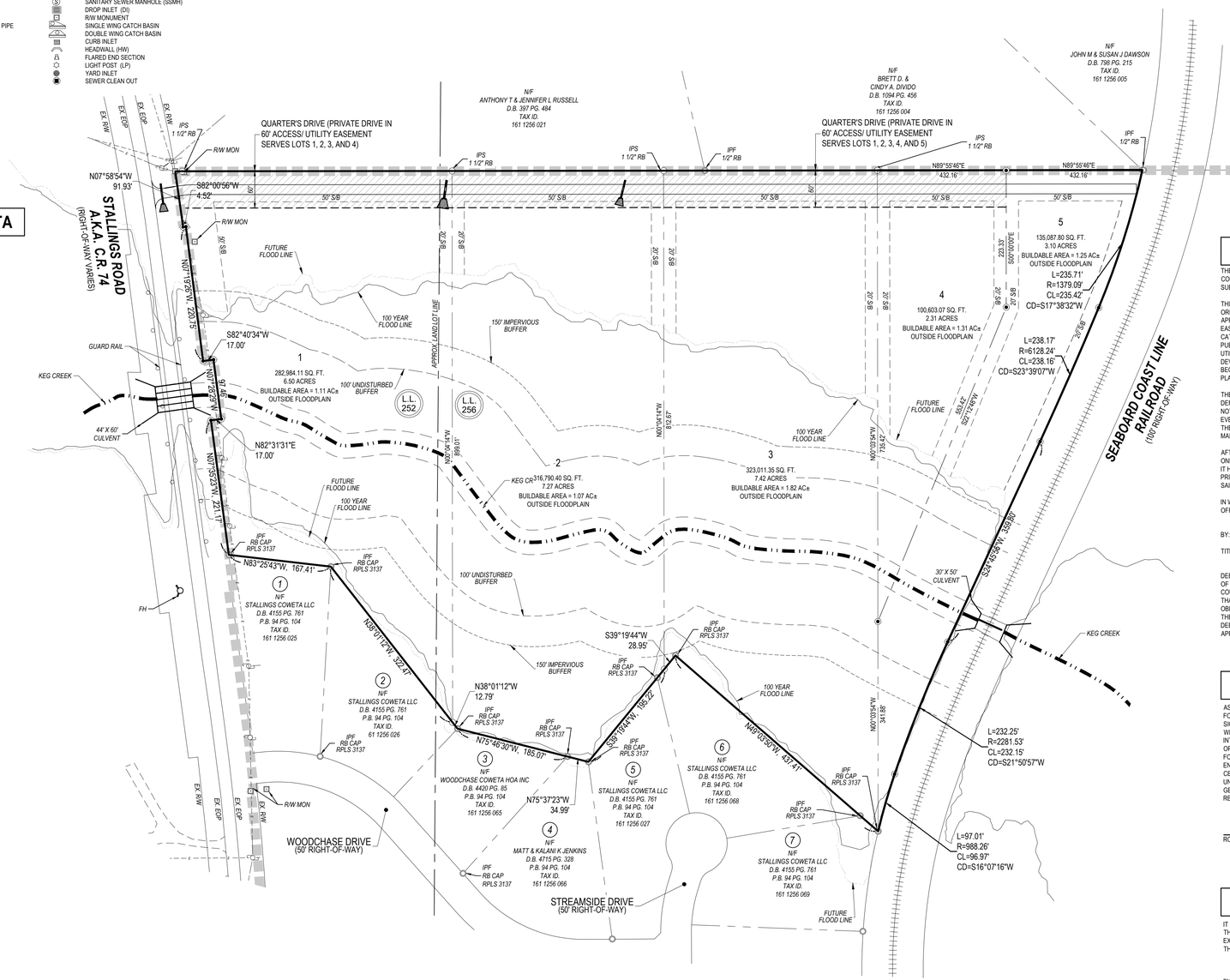
THE PURPOSE OF THIS RE-PLAT IS TO SUBDIVIDE LOT 4 INTO TWO SEPARATE LOTS (4&5) AND SUPERSEDES A PORTION OF (P.B. 97 PG. 105)

VICINITY MAP (NOT TO SCALE)



OWNER / DEVELOPER INFO. & DEVELOPMENT DATA

1. PROPERTY OWNER / DEVELOPER:
   STALLINGS COWETA, LLC.
   270 N. JEFF DAVIS DRIVE | FAYETTEVILLE, GA 30214
2. 24 HOUR CONTACT:
   DONNA BLACK
   (770) 461-0478
3. ENGINEER/SURVEYOR:
   MOORE BASS CONSULTING, INC.
   1350 KEYS FERRY CT. | McDONOUGH, GA 30253
   (770) 914-9394
4. SUBDIVISION CONFIGURATION:
   A. SOURCE OF DATA: BOUNDARY SURVEY PERFORMED BY: MOORE BASS CONSULTING, INC. DATED: 9/24/18
   B. LOCATION: STALLINGS ROAD, SENOIA, GA
   C. TAX ID#: 161 1256 008
   D. ZONING: R-40 OPEN SPACE
   E. TYPE OF SUBDIVISION: SINGLE-FAMILY RESIDENTIAL
   F. TOTAL SITE AREA: 26.01 ACRES
   G. TOPOGRAPHIC SOURCE: COWETA COUNTY GIS - 2 FOOT
   H. DATUM: NAVD 88
   I. TYPE OF STREETS: PRIVATE
   J. STREET MAINTENANCE: PRIVATE
5. TOTAL LOTS PROPOSED: 5 LOTS
6. BUILDING SETBACKS: FRONT = 50' REAR = 30' SIDE = 20'
7. UTILITIES:
   A. WATER: INDIVIDUAL WELLS
   B. SANITARY SEWER: INDIVIDUAL SEPTIC SYSTEMS



MAINTENANCE GUARANTEE

THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, HEREBY WARRANTS AND GUARANTEES TO THE MAYOR AND COUNCIL OF THE CITY THE FULL AND COMPLETE MAINTENANCE OF ALL PUBLIC IMPROVEMENTS FOR *QUARTERS CREEK* SUBDIVISION, AS SHOWN HEREON.

THIS WARRANT AND GUARANTEE IS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SENOIA LAND DEVELOPMENT ORDINANCE. THIS GUARANTEE INCLUDES NOT ONLY PAVING OF PUBLICLY-DEDICATED STREETS, BUT ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LYING WITHIN THE RIGHTS-OF-WAY OF SAID STREETS, WITHIN DESIGNATED EASEMENTS AND IN THE COMMON AREAS, INCLUDING BUT NOT LIMITED TO ALL CURBING, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE FACILITIES AND STRUCTURES, BIKE PATHS, CART PATHS, PEDESTRIAN PATHS AND OTHER PUBLIC IMPROVEMENTS. UNLESS FORMAL DEDICATION HAS BEEN EXPRESSLY ACCEPTED BY THE CITY OR OTHER PUBLIC UTILITY BY DELIVERY OF PROPER LEGAL INSTRUMENTS, MAINTENANCE RESPONSIBILITY SHALL REMAIN WITH THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS. THE TERM OF THIS AGREEMENT SHALL BE FOR A PERIOD OF FIVE YEARS BEGINNING OF THE DATE OF WRITTEN ACCEPTANCE OF SAID IMPROVEMENTS BY THE CITY AS EVIDENCED BY THE FINAL PLAT APPROVAL.

THE DEVELOPER AGREES TO CORRECT AND REPAIR CAUSE TO BE CORRECTED AND REPAIRED ALL DAMAGES OR DEFECTS TO SAID IMPROVEMENTS RESULTING FROM A CAUSE WHATSOEVER DURING THIS PERIOD: PROVIDED, WRITTEN NOTICE OF SAID DAMAGES IS GIVEN THE DEVELOPER PRIOR TO THE DATE THE FIVE-YEAR PERIOD EXPIRES. IN THE EVENT THE DEVELOPER FAILS TO CORRECT ANY DAMAGES OR DEFECTS WITHIN 30 DAYS AFTER WRITTEN NOTICE THEREOF, THEN SAID DAMAGES OR DEFECTS MAY BE CORRECTED BY THE CITY USING FINANCIAL SECURITY OR MAINTENANCE BOND. IN ADDITION, THE CITY MAY EXERCISE ANY REMEDIES AVAILABLE TO IT BY LAW.

AFTER THE TERMINATION OF SAID FIVE-YEAR PERIOD THE CITY SHALL BE RESPONSIBLE TO THE CITIZENS OF SENOIA ONLY FOR THE MAINTENANCE OF THOSE PUBLIC IMPROVEMENTS AS ARE EXPRESSLY DEDICATED TO IT, OR FOR WHICH IT HAS MAINTENANCE RESPONSIBILITY BY OPERATION OF LAW; PROVIDED, HOWEVER, ANY DAMAGES WHICH OCCURRED PRIOR TO THE END OF THE SAID FIVE-YEAR PERIOD AND WHICH REMAIN UNREPAIRED AT THE TIME OF TERMINATION OF SAID PERIOD SHALL REMAIN THE SOLE RESPONSIBILITY OF THE DEVELOPER.

IN WITNESS WHEREOF, THE DEVELOPER HAS CAUSED THIS AGREEMENT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICERS THIS _____ DAY OF _____, 2020.

BY: SEE P.B. 97 P.G. 105 FOR ORIGINAL SIGNATURES

TITLE: _____

DEED OF DEDICATION. DEVELOPER, AT ITS SOLE EXPENSE, SHALL HAVE AN ATTORNEY-AT-LAW LICENSED IN THE STATE OF GEORGIA PREPARE A DEED OF DEDICATION, IN A FORM SUBJECT TO RECORDING IN THE LAND RECORDS OF COWETA COUNTY, GEORGIA, TOGETHER WITH AN ATTORNEY'S CERTIFICATE OF TITLE TO THE MAYOR AND COUNCIL CERTIFYING THAT ALL LANDS DEDICATED THEREIN DEED ARE CONVEYED FREE AND CLEAR OF MARKETABLE ENCUMBRANCES AND OBLIGATIONS WHATSOEVER. SAID DEED AND TITLE CERTIFICATE SHALL BE REVIEWED AND APPROVED AS TO FORM BY THE CITY ATTORNEY, PRIOR TO FORMAL ACCEPTANCE BY RESOLUTION OF THE MAYOR AND COUNCIL. A COPY OF THE DEED, AS RECORDED, SHALL BE PLACED IN THE MINUTES IF THE CITY COUNCIL MEETING WHERE ACCEPTED AND APPROVED.

SURVEYORS FINAL CERTIFICATE

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THIS MAP OR PLAT HAS BEEN PREPARED AND ISSUED FOR SUBMITTAL AND APPROVAL BY THE LOCAL JURISDICTION AS IS EVIDENCED BY THE 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 THE SURVEY OR MAP AS TO INTENDED USE OF ANY PARCEL. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. IT IS HEREBY CERTIFIED THAT PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF SENOIA, GEORGIA, AND THAT THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

ROBERT J. DEBIEN, GA REGISTERED LAND SURVEYOR NO. 2964 — DATE 8/25/20

SURVEYS NOTE

NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A ½" REBAR PLACED W/CAP LSF 001179 UNLESS OTHERWISE NOTED.

MOORE BASS CONSULTING AND/OR ROBERT J. DEBIEN DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY ROBERT J. DEBIEN IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.

THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.

THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983(1994 ADJUSTMENT) FOR HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 FOR THE VERTICAL DATUM. THE USE OF G.P.S. SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE ORTHIMETRIC HEIGHTS WERE DERIVED USING THE GEOID A12.

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 1,187,922 FEET, AND AN ANGULAR ERROR OF .01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE CLOSURE PRECISION OF THE DATA SHOWN ON THE MAP OR PLAT. "THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 531,150 FEET" THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.

ALL LOTS OR PARCELS SHOWN ON LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE S6 ROBOTIC TOTAL STATION & CHAMPION TKO ROVER GPS UNIT. THE FIELDWORK WAS COMPLETED DECEMBER 10, 2018 ON THIS PROJECT.

ADDITIONAL NOTES

1. R/W MONUMENTS FOUND IN FIELD MATCH SHEET 1 IN REFERENCE #4. BUT DO NOT MATCH SHEET 2, 3 AND THE DEED OF RECORD. (D.B. 1098 PG. 229) THESE MONUMENTS ARE SHOWN ON PLAT BUT NOT HELD.
2. MULTIPLE RIGHT-OF-WAYS WERE DEPICTED IN THE RIGHT-OF-WAY PLANS REFEREED TO IN SURVEY REFERENCE #4. THE RIGHT-OF-WAY DEDICATION DEED (D.B. 1098 PG. 229) MATCHES SHEETS 2 AND 3 IN SURVEY REFERENCE #4. HOWEVER NUMEROUS CONC. R/W MONUMENTS WERE FOUND IN THE FIELD MATCHING SHEET #1 OF THE RIGHT-OF-WAY PLANS REFEREED TO SURVEY REFERENCE #4. THESE CONC. R/W MONUMENTS WERE NOT HELD.

SURVEY REFERENCES

1. SURVEY FOR ATLANTA ASSOCIATES, INC. SURVEYED BY LANDMARK SURVEYING, INC. DATED: 04/26/88. RECORDED IN D.B. 532 PG. 371. (SUBJECT TRACT DEED)
2. FINAL PLAT FOR TWIN LAKES PHASE 1, SECTION 1. SURVEYED BY LANDMARK SURVEYING DATED: 01/06/93. RECORDED IN P.B. 55 PG. 28.
3. SURVEY FOR BENCHMARK HOMES. SURVEYED BY LANDMARK SURVEYING, INC. DATED: 11/16/01. RECORDED IN D.B. 1960 PG. 146.
4. GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP. PROJECT NO. BRZLB-077 (11) DATED: 05/31/95. RECORDED IN D.B. 1098 PG. 229.
5. GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP. PROJECT NO. PR 7441 ( ) DATED: 07/28/70.
6. FINAL PLAT FOR MARTINWOOD PHASE IV. SURVEYED BY JOHN R. CHRISTOPHER DATED: 03/25/91. RECORDED IN P.B. 52 PG. 199.
7. SURVEY FOR LAWERENCE C. & REGINA B. GOREE. SURVEYED BY JOHN R. CHRISTOPHER DATED: 02/28/95. RECORDED IN P.B. 62 PG. 129.

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF COWETA COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13077C0279D EFFECTIVE DATE FEBRUARY 06, 2013, THIS PROPERTY IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SURVEYORS FINAL 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 THE MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF GEORGIA PLAT ACT.

BY: ROBERT J. DEBIEN — DATE: 8/25/20
REGISTERED LAND SURVEYOR #2964

FINAL PLAT APPROVAL

THIS PLAT COMPLIES WITH THE ZONING REGULATIONS, THE LAND DEVELOPMENT ORDINANCE AND ALL OTHER REGULATIONS GOVERNING THE LAND DEVELOPMENT FOR SENOIA.

CITY ENGINEER: _____ DATE: _____

MAYOR: _____ DATE: _____

ZONING ADMINISTRATOR: _____ DATE: _____

MooreBass CONSULTING
TALLAHASSEE ATLANTA
1350 Keys Ferry Court McDonough Georgia 30253
(770) 914-9394 (Office) (770) 914-9395 (Fax)
www.moorebass.com

PROJECT NAME
QUARTER'S CREEK (PART OF HERITAGE POINT) SENOIA, GEORGIA

CLIENT NAME
STALLINGS COWETA, LLC 270 N. JEFF DAVIS DRIVE FAYETTEVILLE, GA 30214

REVISIONS
1) REVISED LOT 1 - 12-03-18
2) REVISED TO DIVIDE LOT 4 INTO LOT 4 AND LOT 5

Quarters Creek RePlat Aug 2020

ARCHIVE	
DATE	8/25/2020
FILE #	
CONTRACT #	A41.100
DRAWN BY	DJW

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB will be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

1350 KEYS FERRY COURT McDONOUGH, GA 30253 LSF #1179

SEAL
GEORGIA REGISTERED No. 2964 LAND SURVEYOR ROBERT J. DEBIEN 8/25/20

SHEET TITLE
FINAL PLAT SURVEY

SHEET
1 OF 1

C:\Users\dawn\Dropbox\Moore Bass Consulting\Daniel Simons - ATL Builder Services\Knight Homes\Quarters Creek\RePlat\Quarters Creek RePlat Aug 2020.dwg, 24x36, dawn\Dawn, Aug 26, 2020 - 8:09:50am

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