

RESERVED FOR THE CLERK OF SUPERIOR COURT

PROPERTY OF
SHARYON C. GREER
D.B. 140 PG. 264
ZONED: AG.

TRACT 6
1.66 Acres
72370.41 sq. ft

SUBJECT ZONING- AGRICULTURE
MINIMUM LOT SIZE-4.00 ACRES

FLOOD PLAIN STATEMENT

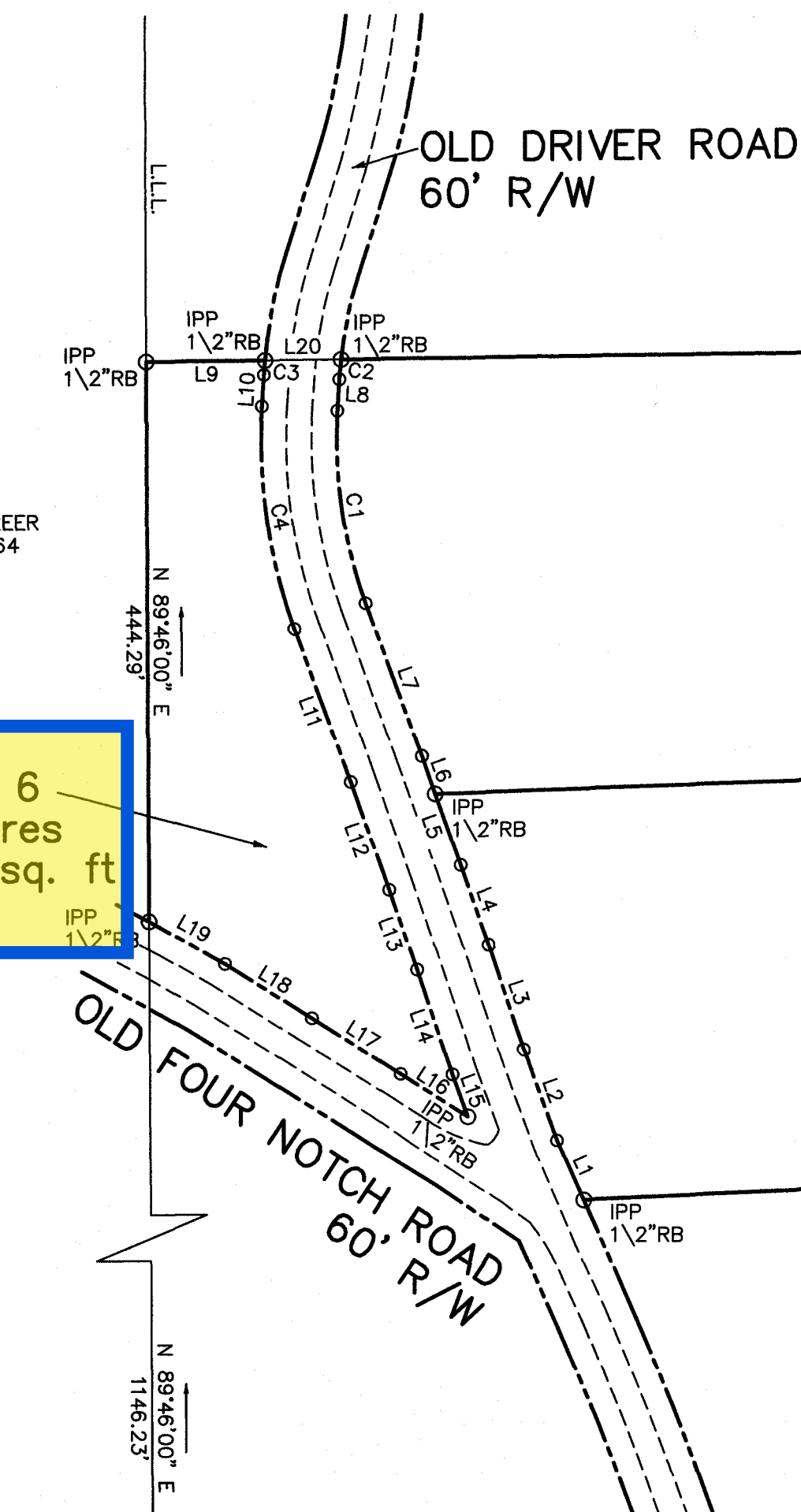
1. A TOPOGRAPHIC INSPECTION OF THE SURROUNDING AREA INDICATES THAT THE PROPERTY SHOWN ON THIS PLAT DOES NOT LAY WITHIN A FLOOD PLAIN. F.I.R.M. MAP NUMBER 13045C0290D, DATED SEPTEMBER 19, 2007

CERTIFICATE OF FINAL PLAT APPROVAL

2. ALL REQUIREMENTS OF THE CARROLL COUNTY SUBDIVISION REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A FINAL PLAT HAVING BEEN FULFILLED, SUBJECT TO APPROVAL BY THIS PLAT IS HEREBY GRANTED. FURTHER PROVISIONS SAID SUBDIVISION REGULATIONS, AND THE PLAT HAS FULLY COMPLIED WITH THE CARROLL COUNTY ZONING RESOLUTION, AND THE CONDITIONS OF ZONING APPROVAL HAVE BEEN MET.

DATE OF APPROVAL 10/14/21
DIRECTOR, COMMUNITY
DEVELOPMENT DEPT. [Signature]

- STATE WATERS ARE ON OR WITHIN 200 FEET OF SITE.
- THIS PROPERTY WILL BE SERVICED BY SEPTIC TANK.
- PROPERTY IS LOCATED IN SNAKE CREEK DRINKING WATERSHED.
- CARROLL COUNTY PUBLIC WORKS ASSUMES NO RESPONSIBILITY OUTSIDE PUBLIC RIGHT-OF-WAY.
- ALL NOTES, CERTIFICATIONS AND STATEMENTS LISTED ABOVE MY GENERAL NOTES LEGEND ARE REQUIREMENTS OF CARROLL COUNTY ENGINEERING DEPARTMENT.



PROPERTY OF
EMANUEL M. TORNQUIST III
& JOHANNA E. LANE
D.B. 3332 PG. 218
D.B. 932 PG. 106
ZONED: AG.

TRACT 5
10.66 Acres
464430.49 sq. ft

TRACT 4
9.44 Acres
411086.18 sq. ft

PROPERTY OF
EMANUEL M. TORNQUIST III
& JOHANNA E. LANE
D.B. 3332 PG. 218
D.B. 919 PG. 796
ZONED: AG.

150' SEPTIC &
IMPERVIOUS SETBACK
100' UNDISTURBED BUFFER

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 81°45'12" E	377.37	155.25	154.16
C2	S 85°08'46" E	347.26	15.94	15.94
C3	N 85°39'04" W	407.26	11.51	11.51
C4	S 81°45'12" W	437.37	179.94	178.67

LEGEND	
WATER LINE	W
GAS LINE	G
TELEPHONE LINE	T
DROP INLET	DI
CATCH BASIN	CB
UNDERGROUND	U/G
IRON PIN FOUND	IPF
IRON PIN PLACED	IPP
PROPERTY LINE	PL
CENTERLINE	C/L
LAND LOT CORNER	LLC
MANHOLE	M.H.
SIDEWALK	S/W
PERCOLATION TEST	PT
HOUSE NUMBER	HN
WATER METER	WM
WATER VALVE	WV
EAST. ELEV.	EE
PROPOSED ELEV.	PE
SANITARY SEWER	SS
FIRE HYDRANT	FH
LIGHT POLE	LP
POWER LINE	PL
BUILDING LINE	BL
RIGHT OF WAY	R/W
EDGE OF PAVING	EOP
BACK OF CURB	BOC
FENCE CORNER	FC
FENCE LINE	FL
POWER POLE	PP
CREEK / BRANCH	C
TREE	T
METAL FENCE POST	MFP
CONC. MONUMENT	CM

File Name: C:\DATA\JOHANNA\LANE\210902B.DWG
SN: 20210930.094714

PARENT TRACT
160 0038
ACRES: 21.76
DEED REFERENCE:
D.B. 3332 PG. 218
D.B. 919 PG. 796
FIELD WORK:
9/15/2021 THRU
9/30/2021
SURVEY TYPE:
SPLIT
ZONED: AG.

PROPERTY OF
JOSHUA BLAKE STEPHENS
& KATHY STEPHENS
D.B. 5391 PG. 15
P.B. 106 PG. 609
ZONED: AG.

Carroll County Community Development Engineer Plan Review

Date In 10/14/21 Date Out 10/21/21

☒ Approved
☒ Approved as noted
☐ Denied
☐ Preliminary
☐ Construction
☐ Final

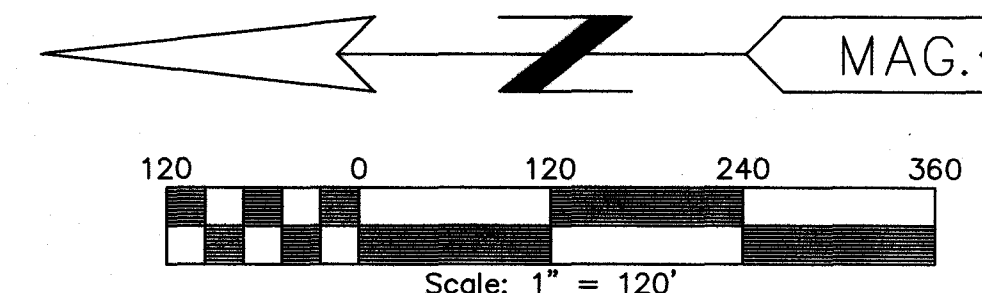
☐ Resubmit

Signed [Signature]
Spec by R/L

Carroll County
Dept. of Community
Development

Zoning: A
Zoning Admin: [Signature]
Zoning as of: 10/1/21

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	N 66°12'48" E	51.90'	L11	S 69°58'02" W	129.30'
L2	N 70°06'58" E	77.07'	L12	S 70°29'30" W	91.18'
L3	N 71°28'04" E	87.26'	L13	S 70°45'25" W	66.82'
L4	N 70°45'25" E	67.33'	L14	S 71°28'04" W	87.59'
L5	N 70°29'30" E	59.64'	L15	S 70°06'58" W	35.93'
L6	N 70°29'30" E	31.96'	L16	N 32°35'53" E	63.35'
L7	N 69°58'02" E	129.57'	L17	N 32°20'21" E	82.98'
L8	S 86°27'39" E	25.00'	L18	N 31°56'40" E	81.59'
L9	S 00°39'39" E	94.38'	L19	N 29°15'18" E	68.64'
L10	N 86°27'39" W	25.00'	L20	S 00°39'39" E	60.37'



FINAL PLAT PROPERTY SURVEY FOR

EMANUEL M. TORNQUIST III
& JOHANNA E. LANE

SCALE: 1"=120'	LOCATED IN LL 95	DRAWN BY: DTS
DATE: 9/30/2021	5TH DISTRICT	REVISED:
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.	CARROLL COUNTY GEORGIA	
JOB NUMBER 210902B	FIELD BOOK 154 PAGE 62	DRAWING NUMBER 2-64-21

1. NO TITLE OR ABSTRACT RESEARCH WAS PERFORMED BY THE UNDERSIGNED FOR THIS SURVEY.

2. WARNING: THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE, NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS.

3. NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES IS IMPLIED, ONLY THOSE ITEMS SHOWN.

4. NO WARRANTY OR GUARANTEE AS TO ENVIRONMENTAL ISSUES HAS BEEN IMPLIED, ONLY THOSE ITEMS SHOWN HEREON HAVE BEEN ADDRESSED.

5. ONLY ACTS OF POSSESSION, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY ADJOINERS TO THE LAND SHOWN AND DESCRIBED HEREON.

6. NO WARRANTY OR GUARANTEE AS TO COUNTY OR CITY ORDINANCE ISSUES, TO INCLUDE SET BACK, HAS BEEN IMPLIED. ONLY THOSE ITEMS SHOWN HAVE BEEN ADDRESSED.

7. THE ACCEPTANCE OF THE PLAT HEREON AND MONUMENTS USED AND SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE TORT OR CONTRACT HERETO TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED. IF ADDITIONAL LIABILITY IS REQUIRED BY THE CLIENT, THEN AN AMOUNT OF 1% OF THE TOTAL LIABILITY REQUEST MUST BE PAID TO THE UNDERSIGNED PRIOR TO COMMENCEMENT OF WORK.

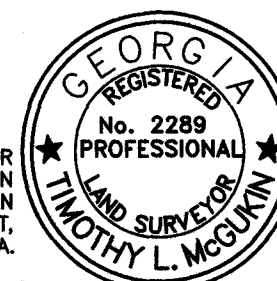
8. THIS SURVEY PLAT AND ALL CONTENTS ARE THE PROPERTY OF TIM MCGUKIN AND COMPANY & MAY NOT BE REPRODUCED IN ANY FORM WITH OUT THE PERMISSION OF TIM MCGUKIN.

CLOSURE

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 54,910 FEET AND AN ANGULAR ERROR OF 0.2" PER ANGLE POINT, WAS NOT ADJUSTED, USING THE RAW DATA.

SOKKIA IM-50 SERIES WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 767,493 FEET.



SURVEYOR CERTIFICATIONS:

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. 15-6-67.

Surveyor: Tim McGukin Ga. R.L.S. # 2289 DATE: 9/30/2021

TIM MCGUKIN & COMPANY, LAND SURVEYING and LAND PLANNING

915 DIXIE STREET, SUITE-B, CARROLLTON, GEORGIA 30117 - TEL.(770)832-0118