

BK:2024 PG:16-16  
P202400013

FILED IN OFFICE  
CLERK OF COURT  
01/09/2024 02:59 PM  
MELBA SCOGGINS, CLERK  
SUPERIOR COURT  
BARTOW COUNTY, GA

*Nelba Scoggins*

THIS SPACE RESERVED FOR  
THE CLERK OF SUPERIOR COURT

BARTOW COUNTY COMMUNITY DEVELOPMENT RECEIVED  
PLAN NUMBER: 23110011  
SUBMITTAL: 2nd  
DATE: 12/19/2023  
BY: KC  
COMMENTS: rhodeseng@yahoo.com

3330562076  
PARTICIPANT ID

**BARTOW COUNTY NOTES:**

RECORDING OF THIS PLAT DOES NOT CONSTITUTE APPROVAL FOR A BUILDING PERMIT.  
OTHER REQUIREMENTS OR PERMITS MAY BE REQUIRED.

OWNER/DEVELOPER SHALL INDEMNIFY COUNTY AGAINST ALL SUITS BROUGHT ABOUT  
BECAUSE OF THE EXISTENCE OF THE DETENTION POND.  
OWNER/DEVELOPER SHALL TAKE PRECAUTIONARY MEASURES TO DETER CHILDREN AND  
INDIVIDUALS FROM GOING NEAR THE DETENTION POND. PARENTS SHALL BE WARNED TO  
KEEP CHILDREN AWAY FROM THE FACILITY AND WARNING SIGNS SHOULD BE POSTED.

OWNER/DEVELOPER SHALL INDEMNIFY THE COUNTY AGAINST ALL SUITS BROUGHT ABOUT  
BY THE NEGLIGENCE OF OWNER/DEVELOPER

RECORDING OF THIS PLAT DOES NOT CONSTITUTE APPROVAL FOR A  
BUILDING PERMIT. OTHER REQUIREMENTS OR PERMITS MAY BE REQUIRED  
INCLUDING STORMWATER MANAGEMENT AND DRIVEWAY LOCATIONS TO INSURE  
ADEQUATE SITE DISTANCE.

**FLOOD HAZARD:**

The 100-year areas shown hereon were determined by Dewbert Engineering Consultants. Bartow County does not, by approving this plat, warrant their accuracy or imply that the land shown as being outside the areas of flood hazard will be free from flooding or flood damage. Further, Bartow County does not, by approving this plat nor accepting (Final Plat Checklist) Page 6 of 8 of the public improvements, therein, assume maintenance of the flood carrying capacity of the flood areas or watercourse. Maintenance shall remain the responsibility of the owner/s of the land upon which they exist. The owner of a lot or parcel that contains a flood hazard area may be required to submit a Residential Drainage Plan (RDP) to Bartow County prior to the initiation of any improvements to the lot or parcel. The site plan shall include the location and elevation of the 100 year flood plain within the lot or parcel, the existing features and proposed improvements. Acceptance of the RDP by Bartow County is required prior to the issuance of a building permit. AS-Built RDP Certification is required prior to the issuance of occupancy permit and/or Final Inspection from the Building Inspections Department.

**ADDITIONAL NOTES**

- It is the owner/ developer/builders responsibility to ensure that the residential lots have sufficient grade to prevent flooding of any future proposed structures and pertinent improvements such as onsite septic systems. Owner/Developer shall notify builder of any special conditions relating to lot drainage and flood potential.
- Builder shall provide Bartow County Engineering Department, AsBuilt Minimum Finished Floor Elevations for all residential lots affected by flood hazards. Elevations shall be certified, by Design Engineer, for design compliance prior to the framing/rough inspection of individual building.

**(1.) Owner's Acknowledgment**

I hereby certify that I am the owner of the land shown on this plat (or a duly authorized agent thereof) whose name is subscribed hereto. I acknowledge that this plat was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged. I do hereby convey all streets and rights-of-way, detention pond lots, water mains and sewer lines shown hereon in fee simple to Bartow County and further dedicate to the use of the public forever all alleys, parks, watercourses, drains, easements, and public places hereon shown for the purposes and considerations herein expressed. In consideration of the approval of this Construction Plan and other valuable considerations, I further release and hold harmless Bartow County from any and all claims, damages, or demands arising on account of the design, construction, and maintenance of the property shown hereon; on account of the roads, fills, embankments, ditches, cross drains, culverts, water mains, sewer lines, and bridges within the proposed rights-of-way and easements shown; and on account of backwater, the collection and discharge of surface water, or the changing of courses of streams.

And further, I warrant that I own fee simple title to the property shown hereon and agree that Bartow County shall not be liable to me, my heirs, successors, or assigns for any claims or damages resulting from the construction or maintenance of cross drain extensions, drives, structures, streets, culverts, curbs, or sidewalks, the changing of courses of streams and rivers, flooding from natural creeks and rivers, surface waters, and any other matter whatsoever. I further warrant that I have the right to sell and convey the land according to this plat and do hereby bind owners and myself subsequent in title to defend by virtue of these presents.

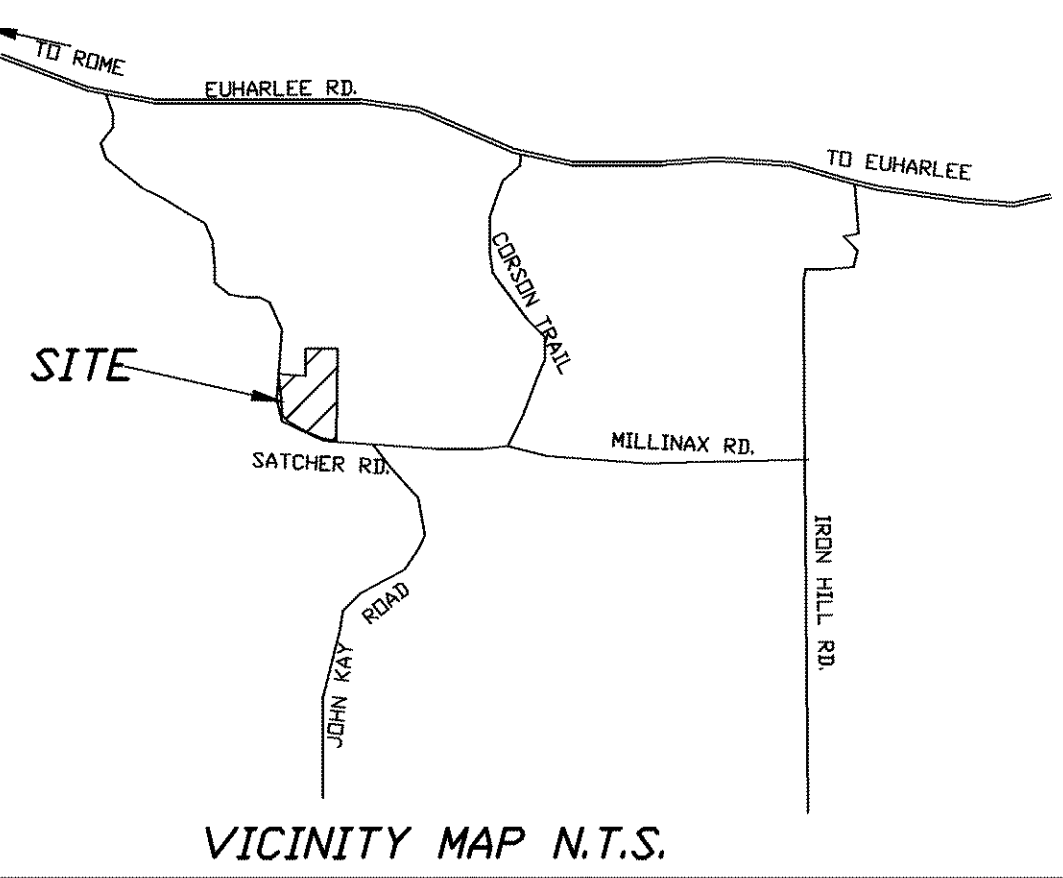
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**(2) Surveyor's acknowledgment.**

I hereby certify that the plan shown and described hereon is a true and correct survey made on the ground under my supervision, that the monuments have been placed as shown hereon, and is to the accuracy and specifications required by the Bartow County Development Regulations.

*Paul R. Rogers* 9/29/2023

Registered Ga. Land Surveyor 2303  
Printed Name: Paul R. Rogers



**(4.) Bartow County Development Certification.**  
This plat, having been submitted to Bartow County and having been found to comply with the Bartow County Development Standards and the Bartow County Zoning Ordinance, is approved subject to the installation and dedication of all streets, utilities, easements and other improvements in accordance with the Development Regulations and the posting of a two year maintenance security.

Bartow County Water System \_\_\_\_\_ Date \_\_\_\_\_

*Ngla Campbell* 1/9/2024  
Engineering Division \_\_\_\_\_ Date \_\_\_\_\_

*Richard Osborne* 01/09/2024  
Zoning Division \_\_\_\_\_ Date \_\_\_\_\_

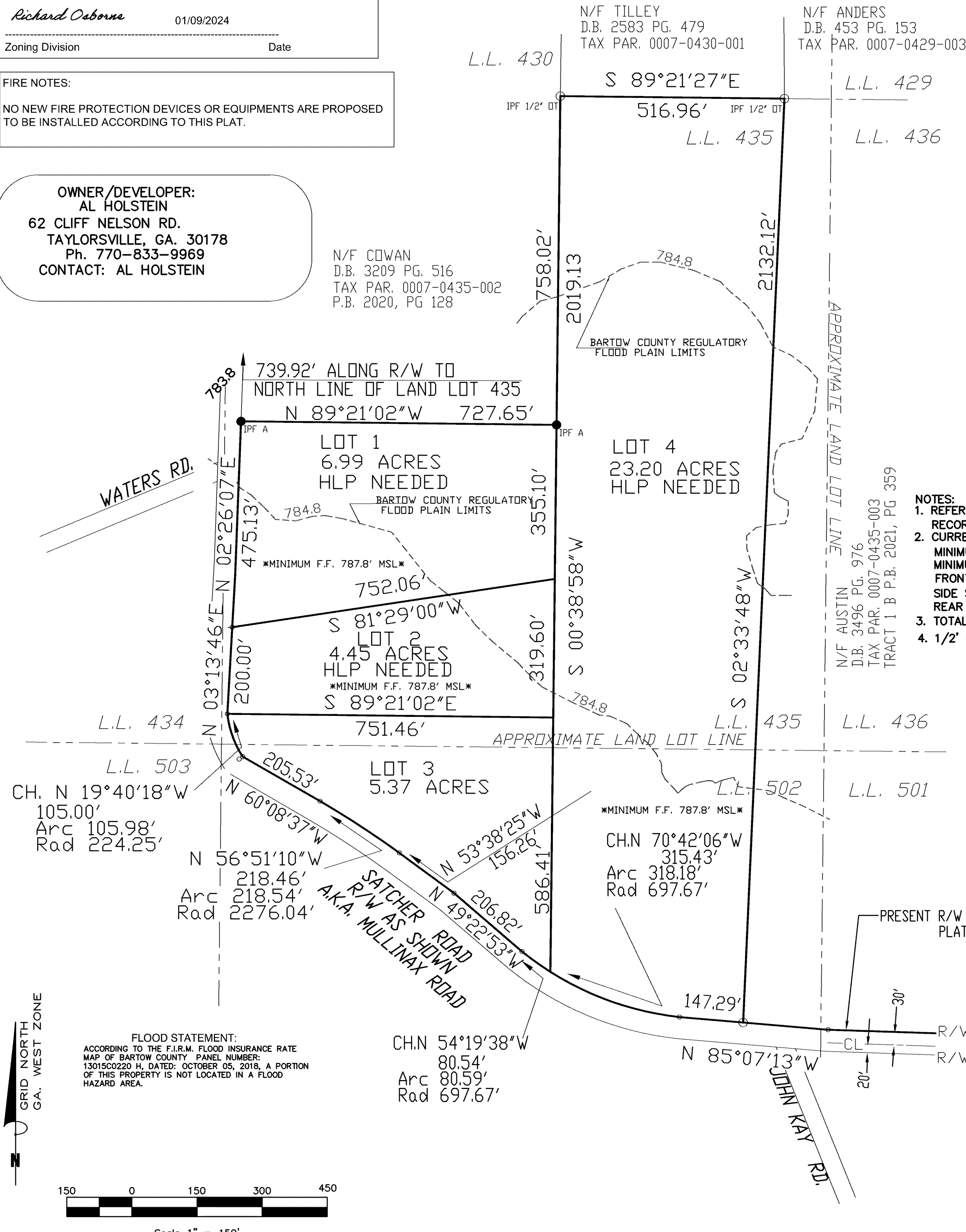
**FIRE NOTES:**  
NO NEW FIRE PROTECTION DEVICES OR EQUIPMENTS ARE PROPOSED TO BE INSTALLED ACCORDING TO THIS PLAT.

**OWNER/DEVELOPER:**  
AL HOLSTEIN  
62 CLIFF NELSON RD.  
TAYLORSVILLE, GA. 30178  
Ph. 770-833-9969  
CONTACT: AL HOLSTEIN

N/F COWAN  
D.B. 3209 PG. 516  
TAX PAR. 0007-0435-002  
P.B. 2020, PG 128

N/F TILLEY  
D.B. 2583 PG. 479  
TAX PAR. 0007-0430-001

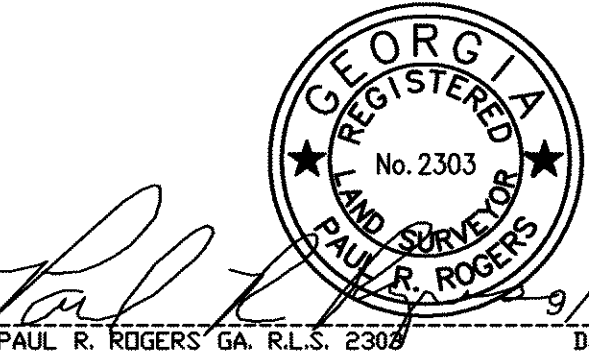
N/F ANDERS  
D.B. 453 PG. 153  
TAX PAR. 0007-0429-003



**\*\*SURVEYOR'S CERTIFICATION\*\***

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 FURTHER 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. ...



**CLOSURE STATEMENT**  
FIELD EQUIPMENT— TOPCON 5 SECOND TOTAL STATION AND ZENITH 500 RTK GPS USING TOPNET CORRECTIONS AND MAKING REDUNDANT MEASUREMENTS.  
POSITIONAL TOLERANCE— .05' HORIZONTAL  
PLAT CLOSURE 1:1,200,000

**NOTES:**

- REFERENCE : LOT SPLIT SURVEY FOR AL HOLSTEIN RECORDED IN P.B. 2021 PG, 359
- CURRENT ZONING A-1  
MINIMUM LOT FRONTAGE: 200 FEET  
MINIMUM LOT AREA: 2 ACRES  
FRONT SETBACK FROM RIGHT OF WAY: 40 FEET  
SIDE SETBACK: 10 FEET  
REAR SETBACK: 25 FEET
- TOTAL AREA = 40.00 ACRES, TOTAL NO. OF LOTS = 4
- 1/2" CAPPED REBAR TO BE PLACED AT ALL CORNERS UPON PLAT APPROVAL



Bartow County Fire Marshal  
Plan Review and Conceptual Approval  
These plans and specifications have been carefully reviewed to determine compliance with the local and state safety life and property fire laws, codes, and regulations. FINAL approval of this project will be determined by an inspection of the completed construction. This review in no way relieves the architect, contractor, engineer, or owner of the responsibility to design, construct, and maintain the building in compliance with applicable laws, codes and standards.

Reviewed By: *[Signature]* Date: 02/19/2024

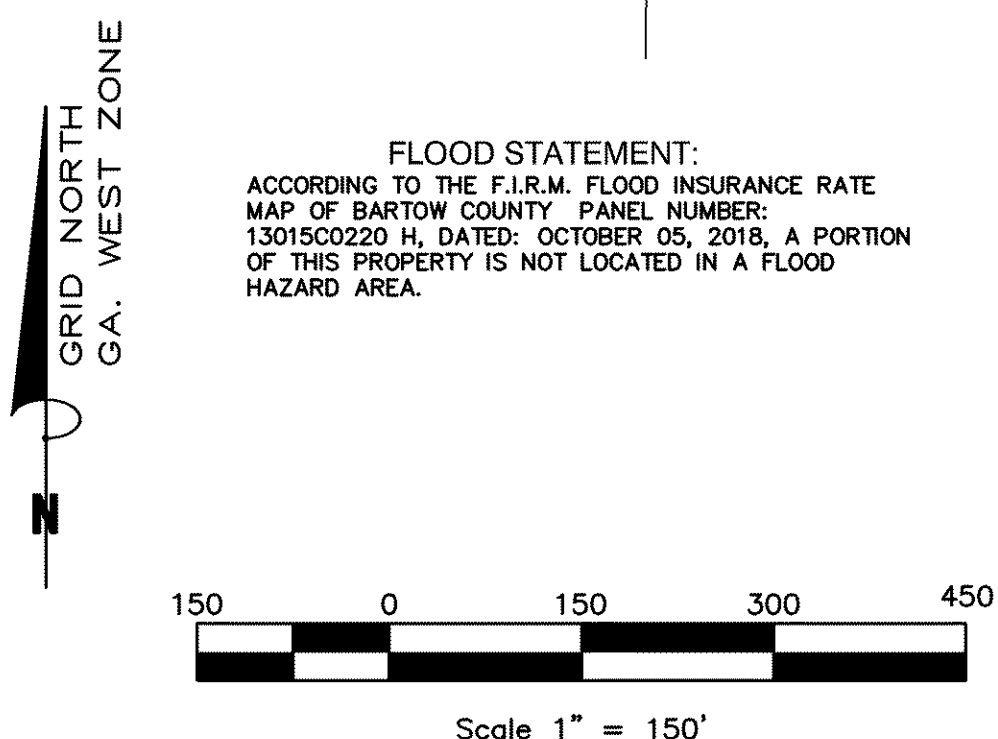
**APPROVED**  
Bartow County Water Dept.

date: 02/19/2024

by: *[Signature]*

as drawn  as noted

- \*\*LEGEND\*\***
- IPS IRON PIN SET
  - IPF IRON PIN FOUND
  - IPF A 1/2" REBAR FOUND
  - OT OPEN TOP PIPE
  - CT CRIMP TOP PIPE
  - CM CONCRETE MONUMENT FOUND
  - FC FENCE CORNER
  - LI LAND LOT
  - CL CENTERLINE
  - R/W RIGHT-OF-WAY
  - N/F NOW OR FORMERLY
  - DB DEED BOOK
  - PB PLAT BOOK
  - PB POINT OF BEGINNING
  - ROD RADIIUS
  - Ch CHORD
  - PP POWER POLE
  - SP SERVICE POLE
  - RDP RESIDENTIAL DRAINAGE PLAN
  - HLP HOUSE LOCATION PLAN



**HOLSTEIN ESTATES**  
LOCATED IN LAND LOTS 435 & 502  
17 TH DISTRICT, 3 RD SECTION, BARTOW COUNTY, GEORGIA  
TAX PARCEL 0007-0435-004  
DATE OF FIELDWORK: MARCH 2020 and OCTOBER 2023  
DATE OF PLAT: OCTOBER 23, 2023  
REFERENCE: PLAT RECORDED IN P.B. 2021, PG. 359 **JOB NO. 23190**

REVISIONS:		
NO.	DATE:	DESCRIPTION:

**RHODES ENGINEERING SERVICES, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
645 HENDERSON DRIVE, SUITE 2  
CARTERSVILLE, GEORGIA 30120  
PHONE: 770-386-7616 FAX: 770-386-7617

**1**  
OF