

LEGEND:		
IPS	IRON PIN SET	BSL BUILDING SETBACK LINE
IPF	IRON PIN FOUND	HC HANDI-CAP
OT	OPEN TOP PIN	⊗ BOLLARD
CT	CRIMP TOP PIN	CMF CONCRETE MONUMENT FOUND
RB	REINFORCING BAR	—Z—Z— OVERHEAD UTILITY LINE(S).
CRB	CAPPED RE-BAR	SSMH SANITARY SEWER MAN HOLE
CL	CENTERLINE	MHT MAN HOLE TELEPHONE
R/W	RIGHT-OF-WAY	DMC CATCH BASIN
LLL	LAND LOT LINE	DI DROP INLET
L	LINE	HW HEAD WALL
R	RADIUS	CMP CORRUGATED METAL PIPE
CONC	CONCRETE	CPP CORRUGATED PLASTIC PIPE
C	CURVE	RCP REINFORCED CONCRETE PIPE
PP	POWER POLE	SSE SANITARY SEWER EASEMENT
GV	GAS VALVE	FH FIRE HYDRANT
GM	GAS METER	DE DRAINAGE EASEMENT
LP	LAMP POLE	WV WATER VALVE
—SS—	SANITARY SEWER	PIV POST INDICATOR VALVE
FC	FENCE CORNER	WM WATER METER
—X—X—	FENCE	CO C/O SANITARY SEWER CLEANOUT
AE	ACCESS EASEMENT	POB POINT OF BEGINNING
PROP	PROPOSED	POC POINT OF COMMENCEMENT
AC	AIR-CONDITIONER	NTS NOT TO SCALE
GB	GA POWER MANHOLE	SWCB SINGLE WING CATCH BASIN
PB	POWER BOX	UE UTILITY EASEMENT
CATV	CABLE TELEVISION JUNCTION BOX	PM POWER METER
TB	TELEPHONE JUNCTION BOX	CLF CHAIN-LINK FENCE
APP	ABANDONED POWER POLE	CTW CROSS-TIE WALL
		HCS HANDI-CAP SIGN

OWNER/DEVELOPER:
MICHAEL R. HOWREN
1310 HIGHWAY 411 NE
CARTERSVILLE GA 30120
24HR CONTACT
MICHAEL R. HOWREN
PHONE: 770-382-8585
EMAIL: MHOWREN@STORAGEKEY.COM

ENGINEER:
STEPHENSON ENGINEERING, INC.
P.O. BOX 201088
CARTERSVILLE, GA 30120
PHONE: 770-382-7877
FAX: 770-382-3742

SURVEYOR:
FRONTLINE SURVEYING AND MAPPING LLC
3595 CANTON RD
MARIETTA GA 30066
PHONE: 678-355-9905
EMAIL: SALES@FRONTLINESURVEYING.COM

PRELIMINARY FINAL PLAT FOR:
THE SUMMITT
LAND LOT 322
22nd DISTRICT - 2nd SECTION
BARTOW COUNTY, GEORGIA
PIN: 0104-0322-003

TOTAL SQ FT: 5,599,067.46 SQ FT
TOTAL ACREAGE: 128.54 AC
TOTAL # LOTS: 53 LOTS

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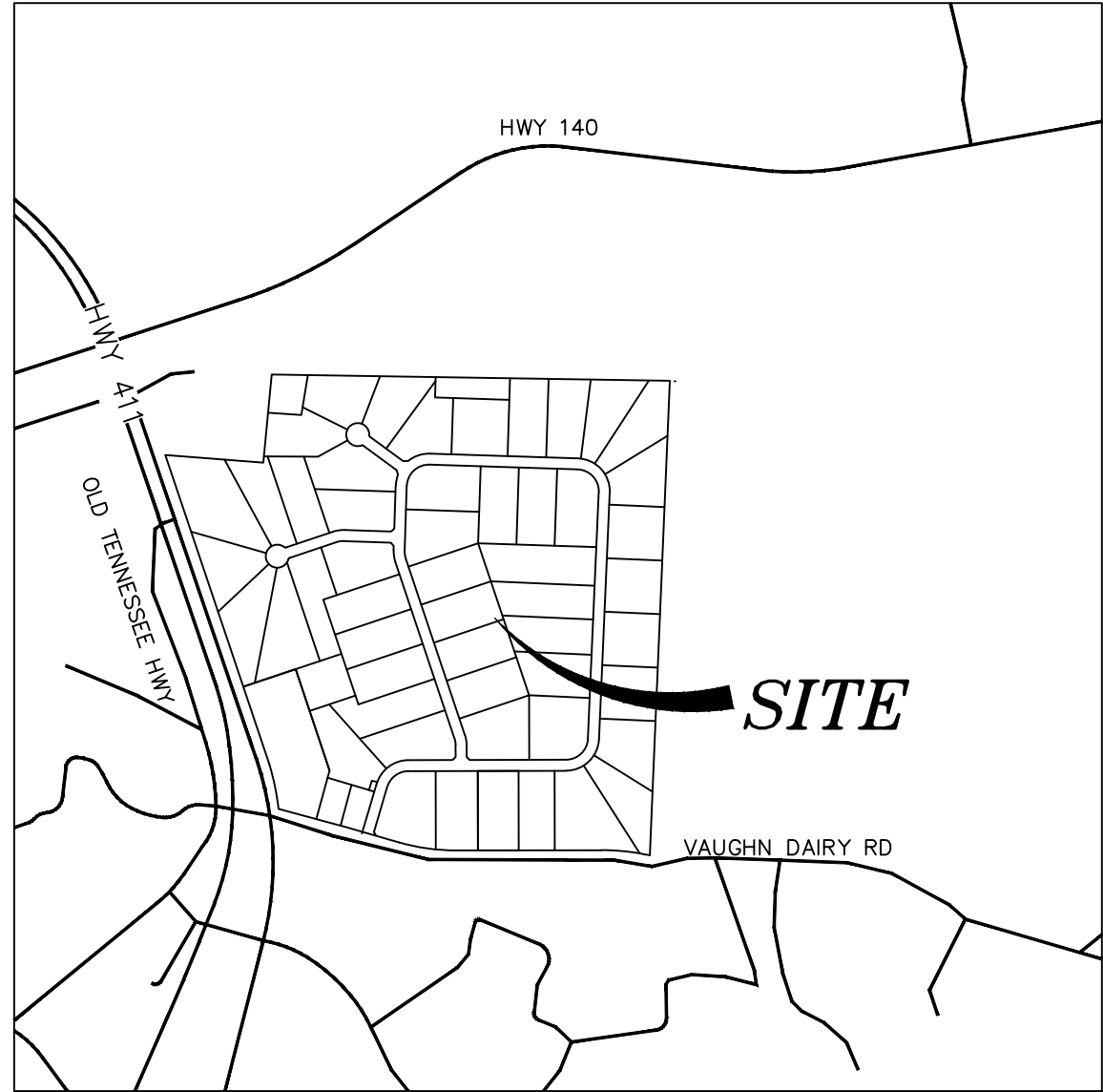
1. COVER
2. WATER-AS-BUILT-PLAN VIEW
3. WATER-AS-BUILT-PLAN VIEW
4. WATER LINE BLOW-UP 1

ZONING/SETBACKS:

A-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)
FRONT: 40 FT (PER CURRENT ZONING)
SIDE: 10 FT
REAR: 25 FT
MIN LOT WIDTH(EX RD): 200 FT
MIN LOT WIDTH(NEW DEV): 100 FT
MIN LOT WIDTH(CUL-DA-SAC): 50 FT
MIN LOT SIZE: 2 ACRE
MAX BUILDING HEIGHT: 50 FT

ROAD INFORMATION:

TOTAL LENGTH OF PALISADE DRIVE IS 5,771.79 FEET
TOTAL LENGTH OF PINNACLE POINTE IS 329.0 FEET
TOTAL LENGTH OF EMINENCE PEAK IS 683.54 FEET



VICINITY MAP
N.T.S

PLAT 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 ENGINEERING REQUIREMENTS OF THE CITY OF EUHARLEE, GEORGIA, HAVE BEEN FULLY COMPLIED WITH.

FOR REVIEW

By: _____

REGISTERED GEORGIA LAND SURVEYOR NO: #3281

OWNERS 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, CITY AND COUNTY 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 THE PLAT.

OWNER _____

SIGNED AND SEALED AND DELIVERED
IN THE PRESENCE OF:

WITNESS _____

NOTARY PUBLIC _____

HEALTH DEPARTMENT APPROVAL CERTIFICATE:

THIS FINAL PLAT HAS BEEN APPROVED BY THE BARTOW COUNTY HEALTH DEPARTMENT AS BEING CONSISTENT WITH APPLICABLE STATE AND LOCAL ENVIRONMENTAL HEALTH REQUIREMENTS.

DIRECTOR, BARTOW COUNTY HEALTH DEPARTMENT _____



FOR THE FIRM
FRONTLINE SURVEYING
& MAPPING, INC. LSF#000631

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 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.

By: _____ 09/18/24

Thomas E. Peay, III., Registered Ge. Land Surveyor #3281 Date
Frontline Surveying & Mapping, Inc.
3595 Canton Rd.
Suite 116, PMB-272
Marietta, Ga. 30066

BARTOW COUNTY NOTES:

1. RECORDING OF THIS PLAT DOES NOT CONSTITUTE APPROVAL FOR A BUILDING PERMIT. OTHER REQUIREMENTS OR PERMITS MAY BE REQUIRED.
2. OWNER/DEVELOPER SHALL ACCEPT FULL LIABILITY FOR THE SAFETY OF ALL PERSONS IN OR AROUND THE DETENTION POND AT ALL TIMES.
3. OWNER/DEVELOPER SHALL INDEMNIFY COUNTY AGAINST ALL SUITS BROUGHT ABOUT BECAUSE OF THE EXISTENCE OF THE DETENTION POND.
4. 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.
5. OWNER/DEVELOPER SHALL INDEMNIFY THE COUNTY AGAINST ALL SUITS BROUGHT ABOUT BY THE NEGLIGENCE OF OWNER/DEVELOPER.
6. IT IS THE OWNER/DEVELOPER/BUILDER'S RESPONSIBILITY TO ENSURE THAT RESIDENTIAL LOTS HAVE SUFFICIENT GRADE TO PREVENT FLOODING OF PROPOSED STRUCTURES AND PERTINENT IMPROVEMENTS SUCH AS ONSITE SEPTIC SYSTEMS. OWNER/DEVELOPER SHALL NOTIFY BUILDER OF ANY SPECIAL CONDITIONS RELATING TO LOT DRAINAGE AND FLOODING POTENTIAL.
7. DITCHES, PIPES AND DRAINAGE EASEMENTS (D.E.) WITHIN THE SUBDIVISION SHALL BE MAINTAINED AND PROTECTED BY THE PROPERTY OWNER.
8. RESIDENTIAL FENCES ARE NOT ALLOWED IN DRAINAGE EASEMENTS (D.E.).
9. ACCESS TO DETENTION PONDS SHALL REMAIN IN-PLACE AT ALL TIMES. RESIDENTIAL FENCING AND LANDSCAPING SHALL NOT BE ALLOWED WITHIN THIS AREA.
10. DETENTION AREA SHALL REMAIN AS A DETENTION POND PER APPROVED DESIGN AND CERTIFIED AS-BUILT IN PERPETUITY AND SHALL NOT BE ENCROACHED UPON FOR ANY REASON.
11. BUILDER SHALL PROVIDE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT, AS-BUILT 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.

DRAINAGE NOTE:

THE OWNER OF RECORD, ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST SPECIFICALLY RELEASES BARTOW COUNTY FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER IN NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES. A PRIVATELY OWNED DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THESE REGULATIONS AND THE DIRECTOR OF THE ROAD DEPARTMENT. SAID DIRECTOR MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGMENT OF SAID DIRECTOR IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY OR THE PUBLIC ROAD OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF BARTOW COUNTY NOR AN ABRIGATION OF BARTOW COUNTY'S RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER/S OF THE PROPERTY/IES OF THE LANDS THAT GENERATED THE CONDITIONS.

SURVEY NOTES:

- 1) HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
- 2) VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)
- 3) ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF BARTOW COUNTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- 5) STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
- 6) LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- 7) DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES.
- 8) THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- 9) THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 13015C0200H, EFFECTIVE DATE: 10/5/2018.
- 10) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- 11) DEED/PLAT DISCLAIMER: 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 MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEOCENTRIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
- 12) INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- 13) RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- 14) ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "PLS CORNER LSF 631" UNLESS OTHERWISE STATED.
- 15) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCA) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- 16) BOUNDARY FIELD WORK PERFORMED 03-06-24 BY FRONTLINE SURVEYING & MAPPING, INC.
- 17) TOPOGRAPHIC INFORMATION IS GROUND RUN. EQUIPMENT USED: ROBOTIC ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/6GPS NETWORK.
- 18) ANGULAR ERROR: 1 SECONDS PER ANGLE.
- 19) RAW FIELD PRECISION: 1:38,536
- 20) ADJUSTED BY LEAST SQUARES.
- 21) PLAT CLOSURE: 1:1,140,891'

WETLANDS NOTE:

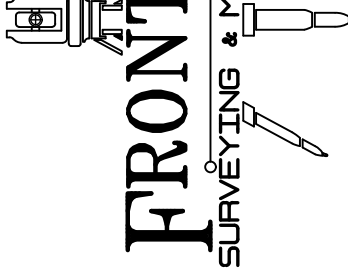
WETLANDS UNDER THE JURISDICTION OF THE UNITED STATES ARMY CORPS OF ENGINEERS EXISTS WITHIN THE LIMITS OF THE AREAS SHOWN HEREON AS "EASEMENT FOR WETLANDS AND DRAINAGE." UNDER PENALTY OF LAW, THESE AREAS MAY NOT BE DISTURBED WITHOUT PROPER AUTHORIZATION FROM THE UNITED STATES ARMY CORPS OF ENGINEERS.

STATE WATERS BUFFER NOTE:

UNDISTURBED 50 FOOT BUFFER FOR STATE WATERS UNDER THE JURISDICTION OF THE EPD EXISTS WITHIN THE LIMITS OF THE AREAS SHOWN HEREON AS "EASEMENT FOR STATE WATERS AND DRAINAGE." UNDER PENALTY OF LAW, THESE AREAS MAY NOT BE DISTURBED WITHOUT PROPER AUTHORIZATION FROM THE EPD.

UNDISTURBED 50 FOOT BUFFER FOR TROUT STREAMS UNDER THE JURISDICTION OF THE EPD EXISTS WITHIN THE LIMITS OF THE AREAS SHOWN HEREON AS "EASEMENT FOR TROUT STREAM BUFFER AND DRAINAGE." UNDER PENALTY OF LAW, THESE AREAS MAY NOT BE DISTURBED WITHOUT PROPER AUTHORIZATION FROM THE EPD.

3595 Canton Road
Suite 312 - 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

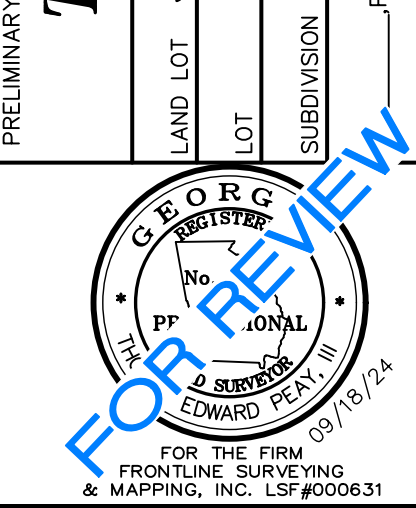


DATE 09/18/24
SCALE 1" = 100'

REVISION	BY:	DATE:

22nd DISTRICT	2nd SECTION	BLOCK	UNIT	PHASE

I HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT IT GRAPHICALLY SHOWS ONLY THE REFERENCE PARCEL AND NOT THE ENTIRE PARCEL. I AM NOT PROVIDING SPECIAL FLOOD HAZARDS. MAP ID: 13015C0200H EFFECTIVE DATE: 10/05/2018



FOR THE FIRM
FRONTLINE SURVEYING
& MAPPING, INC. LSF#000631

JOB #82527-FP

PRELIMINARY FINAL PLAT FOR:
THE SUMMITT
LAND LOT 322
22nd DISTRICT - 2nd SECTION
BARTOW COUNTY, GEORGIA
PIN: 0104-0322-003

TOTAL SQ FT: 5,599,067.46 SQ FT
TOTAL ACREAGE: 128.54 AC
TOTAL # LOTS: 53 LOTS

Line Table		
Line #	Length	Direction
L1	228.03'	N16°26'43"E
L2	44.10'	N16°26'43"E
L3	240.37'	N89°52'04"E
L4	24.04'	N44°52'04"E
L5	62.21'	N0°07'56"W
L6	161.99'	N18°32'09"W
L7	180.00'	N18°32'09"W
L8	200.00'	N18°32'09"W
L9	200.00'	N18°32'09"W
L10	200.00'	N18°32'09"W
L11	69.65'	N18°32'09"W
L12	25.21'	N1°51'12"E
L13	24.04'	N43°08'48"W
L14	254.16'	N88°08'48"W
L15	87.88'	S71°27'51"W
L16	180.06'	S71°27'51"W
L17	62.34'	N71°27'51"E
L18	186.00'	N71°27'51"E
L19	19.59'	N71°27'51"E
L20	254.16'	S88°08'48"E

Line Table		
Line #	Length	Direction
L21	24.04'	N46°51'12"E
L22	200.51'	N1°51'12"E
L23	32.96'	N1°51'12"E
L24	26.48'	N14°59'44"W
L25	223.45'	N53°50'43"W
L26	108.75'	S53°50'43"E
L27	114.70'	S53°50'43"E
L28	26.48'	N87°18'18"E
L29	117.09'	S88°08'48"E
L30	305.70'	S88°08'48"E
L31	210.00'	S88°08'48"E
L32	172.05'	S88°08'48"E
L33	64.00'	S2°30'32"W
L34	291.00'	S2°30'32"W
L35	291.00'	S2°30'32"W
L36	291.00'	S2°30'32"W
L37	291.00'	S2°30'32"W
L38	111.83'	S2°30'32"W
L39	62.19'	S89°52'04"W
L40	195.42'	S89°52'04"W

Line Table		
Line #	Length	Direction
L41	221.68'	S89°52'04"W
L42	229.19'	S89°52'04"W
L43	149.00'	S89°52'04"W
L44	254.69'	S16°26'43"W
L45	23.97'	S28°48'04"E
L46	62.21'	S0°07'56"E
L47	93.49'	S18°32'09"E
L48	218.00'	S18°32'09"E
L49	218.00'	S18°32'09"E
L50	218.00'	S18°32'09"E
L51	218.00'	S18°32'09"E
L52	46.15'	S18°32'09"E
L53	225.49'	S1°51'12"W
L54	127.20'	S1°51'12"W
L55	278.54'	N88°08'48"W
L56	208.00'	N88°08'48"W
L57	208.00'	N88°08'48"W
L58	110.31'	N88°08'48"W
L59	297.04'	N2°30'32"E
L60	210.82'	N2°30'32"E

Line Table		
Line #	Length	Direction
L61	183.38'	N2°30'32"E
L62	192.00'	N2°30'32"E
L63	235.00'	N2°30'32"E
L64	221.60'	N2°30'32"E
L65	199.29'	N89°52'04"E
L66	323.82'	N89°52'04"E
L67	24.04'	S45°07'56"E
L68	30.28'	S73°33'17"E
L69	54.00'	N16°26'43"E

Curve Table				
Curve #	CHORD	CHORD	RADIUS	ARC
C1	N18°02'16"E	10.00'	180.00'	10.01
C2	N33°57'12"E	89.06'	180.00'	89.99
C3	N69°04'19"E	127.81'	180.00'	130.66
C4	N9°20'02"W	38.38'	120.00'	38.54
C5	N8°20'28"W	63.72'	180.00'	64.05
C6	S81°39'32"W	42.48'	120.00'	42.70
C7	S43°04'38"W	9.51'	10.00'	9.91
C8	S23°28'25"W	19.24'	63.00'	19.32
C9	S61°48'51"W	62.16'	63.00'	65.00
C10	N65°53'31"W	48.70'	63.00'	50.00
C11	N13°35'53"W	62.16'	63.00'	65.00
C12	N38°41'44"E	48.70'	63.00'	50.00
C13	S85°09'54"E	69.37'	63.00'	73.46
C14	S80°08'56"E	9.51'	10.00'	9.91
C15	N81°39'32"E	63.72'	180.00'	64.05
C16	N11°30'01"E	60.33'	180.00'	60.61
C17	N82°13'56"W	9.51'	10.00'	9.91
C18	N69°45'17"W	82.44'	63.00'	89.87
C19	N1°10'51"W	58.59'	63.00'	60.94
C20	N68°45'12"E	84.68'	63.00'	92.86

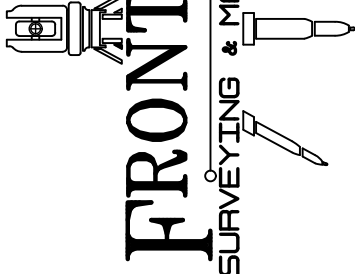
Curve Table				
Curve #	CHORD	CHORD	RADIUS	ARC
C21	S33°02'48"E	74.02'	63.00'	79.11
C22	S25°27'30"E	9.51'	10.00'	9.91
C23	N71°30'28"E	125.17'	180.00'	127.84
C28	S85°28'46"E	16.75'	180.00'	16.76
C29	S69°53'10"E	80.53'	180.00'	81.22
C30	S44°13'39"E	79.34'	180.00'	80.00
C31	S14°29'35"E	105.27'	180.00'	106.83
C38	S14°02'42"W	71.99'	180.00'	72.48
C39	S41°29'47"W	98.72'	180.00'	100.00
C40	S73°38'24"W	100.60'	180.00'	101.96
C46	S53°09'24"W	143.47'	120.00'	153.78
C47	S9°20'02"E	57.57'	180.00'	57.82
C48	S8°20'28"E	42.48'	120.00'	42.70
C49	S46°51'12"W	169.71'	120.00'	188.50
C50	N42°49'08"W	170.67'	120.00'	189.87
C51	N46°11'18"E	165.75'	120.00'	182.96
C53	S79°12'40"E	202.85'	1111.05'	203.13
C54	S87°14'26"E	108.23'	1111.05'	108.27
C55	N85°07'42"W	210.54'	1231.45'	210.80
C56	N79°51'40"W	15.62'	1231.45'	15.62

Parcel Table		
LOT #	ACREAGE	SQ FT
1	2.21 Ac	96291.5 SQ FT
2	2.22 Ac	96759.7 SQ FT
3	2.34 Ac	101868.5 SQ FT
4	2.00 Ac	87200.0 SQ FT
5	2.00 Ac	87200.0 SQ FT
6	2.00 Ac	87200.0 SQ FT
7	2.01 Ac	87485.4 SQ FT
8	2.14 Ac	93161.2 SQ FT
9	2.77 Ac	120816.4 SQ FT
10	2.48 Ac	108124.0 SQ FT
11	2.07 Ac	90072.5 SQ FT
12	3.85 Ac	167704.9 SQ FT
13	2.02 Ac	88039.8 SQ FT
14	2.00 Ac	87299.6 SQ FT
15	2.00 Ac	87292.6 SQ FT
16	2.26 Ac	98230.3 SQ FT
17	2.06 Ac	89629.2 SQ FT
18	2.02 Ac	88177.8 SQ FT
19	2.00 Ac	87122.4 SQ FT
20	2.01 Ac	87492.5 SQ FT

Parcel Table		
LOT #	ACREAGE	SQ FT
21	2.15 Ac	93543.2 SQ FT
23	2.06 Ac	89617.8 SQ FT
24	2.04 Ac	89040.1 SQ FT
25	2.29 Ac	99575.3 SQ FT
26	2.01 Ac	87570.7 SQ FT
27	2.01 Ac	87684.9 SQ FT
28	2.02 Ac	87841.4 SQ FT
29	2.02 Ac	87997.9 SQ FT
30	2.02 Ac	88154.3 SQ FT
31	2.02 Ac	87861.6 SQ FT
32	2.19 Ac	95321.5 SQ FT
33	3.17 Ac	138227.1 SQ FT
34	2.20 Ac	95701.9 SQ FT
35	2.27 Ac	98664.8 SQ FT
36	2.62 Ac	114338.7 SQ FT
37	2.36 Ac	102716.6 SQ FT
38	2.00 Ac	87200.0 SQ FT
39	2.00 Ac	87200.0 SQ FT
40	2.00 Ac	87200.0 SQ FT
41	2.00 Ac	87200.0 SQ FT

Parcel Table		
LOT #	ACREAGE	SQ FT
42	2.22 Ac	96866.2 SQ FT
43	2.19 Ac	95427.3 SQ FT
44	2.00 Ac	87026.3 SQ FT
45	2.00 Ac	87026.3 SQ FT
46	2.13 Ac	92761.6 SQ FT
47	2.87 Ac	125196.0 SQ FT
48	2.23 Ac	97061.5 SQ FT
49	2.01 Ac	87759.5 SQ FT
50	2.02 Ac	88109.6 SQ FT
51	2.47 Ac	107743.1 SQ FT
52	0.66 Ac	28918.3 SQ FT
53	0.73 Ac	31622.8 SQ FT

Parcel Table		
LOT #	ACREAGE	SQ FT
DETENTION POND 1	1.45 Ac	63069.9 SQ FT
DETENTION POND 2	1.94 Ac	84435.2 SQ FT
DETENTION POND 3	0.93 Ac	40380.5 SQ FT
DETENTION POND 4	1.06 Ac	46212.9 SQ FT
MAIL KIOSK	0.04 Ac	1622.4 SQ FT
OVERALL BOUNDARY	128.54 Ac	5599067.5 SQ FT
RoW	9.61 Ac	418680.3 SQ FT

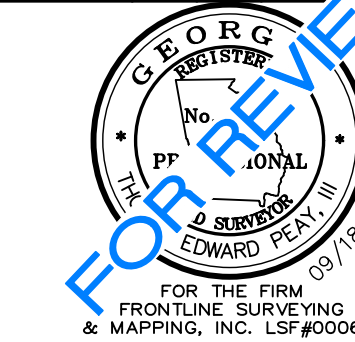


3595 Canton Road
SUITE 312 - 272
Marietta, GA 30066
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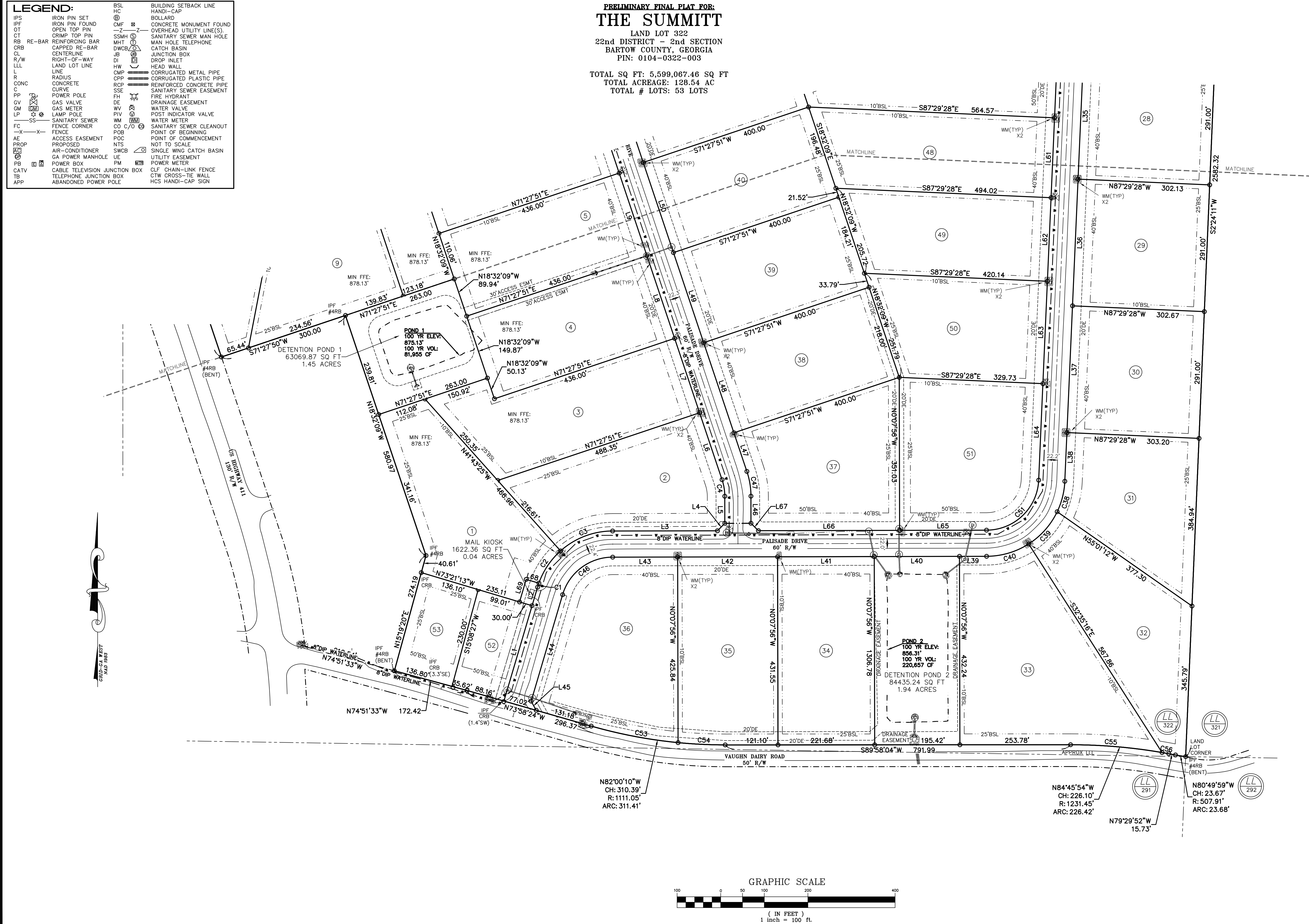
NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS REPERIFICATION BY THE SURVEYOR. NO SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED - COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION OF FRONTLINE SURVEYING & MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

PRELIMINARY FINAL PLAT FOR:
THE SUMMITT



I HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT IT GRAPHICALLY SHOWS ONLY THE REFERENCE PARCEL (S US NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
____PG____
____PG____
DB _____
EFFECTIVE DATE: 10/05/2018

LEGEND:	
IPS	IRON PIN SET
IPF	IRON PIN FOUND
OT	OPEN TOP PIN
CT	CRIMP TOP PIN
RB	REINFORCING BAR
CRB	CAPPED RE-BAR
CL	CENTERLINE
R/W	RIGHT-OF-WAY
LLL	LAND LOT LINE
L	LINE
R	RADIUS
CONC	CONCRETE
C	CURVE
PP	POWER POLE
GV	GAS VALVE
GM	GAS METER
LP	LAMP POLE
SS	SANITARY SEWER
FC	FENCE CORNER
AE	ACCESS EASEMENT
PRO	PROPOSED
AC	AIR-CONDITIONER
PMH	POWER MANHOLE
PB	POWER BOX
CATV	CABLE TELEVISION JUNCTION BOX
TB	TELEPHONE JUNCTION BOX
APP	ABANDONED POWER POLE
BSL	BUILDING SETBACK LINE
HC	HAND-ICAP
CMF	CONCRETE MONUMENT FOUND
SSMH	SANITARY SEWER MAN HOLE
MHT	MAN HOLE TELEPHONE
DWCB	DRAINAGE WATER CATCH BASIN
JB	JUNCTION BOX
DI	DROP INLET
HW	HEAD WALL
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
SSE	SANITARY SEWER EASEMENT
FI	FIRE HYDRANT
DE	DRAINAGE EASEMENT
WV	WATER VALVE
PIV	POST INDICATOR VALVE
WM	WATER METER
CO C/O	SANITARY SEWER CLEANOUT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
NTS	NOT TO SCALE
SWCB	SINGLE WING CATCH BASIN
UE	UTILITY EASEMENT
PM	POWER METER
CLF	CHAIN-LINK FENCE
CTW	CROSS-TIE WALL
HCS	HAND-ICAP SIGN



PRELIMINARY FINAL PLAT FOR:
THE SUMMIT
 LAND LOT 322
 22nd DISTRICT - 2nd SECTION
 BARTOW COUNTY, GEORGIA
 PIN: 0104-0322-003
 TOTAL SQ FT: 5,599,067.46 SQ FT
 TOTAL ACREAGE: 128.54 AC
 TOTAL # LOTS: 53 LOTS

3595 Canton Road
 SUITE 312 - 272
 Marietta, GA 30066
 Ph. (678) 355-9905
 Fax (678) 355-9805
FRONTLINE
 SURVEYING & MAPPING, INC.
 www.frontlinesurveying.com

DATE	09/18/24
SCALE	1" = 100'
SECTION	2nd
DISTRICT	22nd
LOT	322
UNIT	
PHASE	
REVISION	
BY	
DATE	

I HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT THE GRAPHIC FLOODING ONLY THE REFERENCE PARCEL (S 1/4 N 1/2) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
 PG _____
 DB _____
 MAP ID: 130150200H EFFECTIVE DATE: 10/05/2018

JOB #82527-FP

