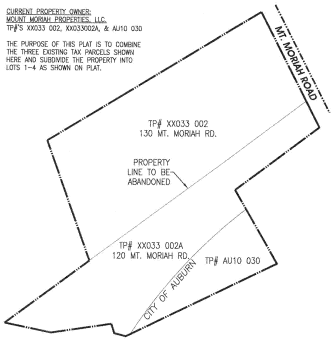
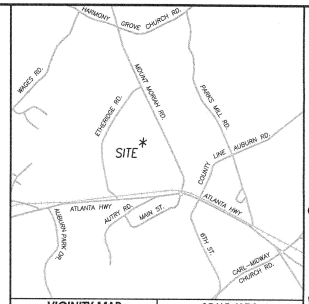
eFiled and eRecorded
DATE: 03/03/2021
TIME: 5:19 PM
PLAT BOOK: 65
PAGE: 105 - 105
FILING FEES: $10.00
PART ID: 6638914105
RECORDED BY: AW
Janie J. Jones
Barrow County, GA

CURRENT PROPERTY OWNER:
MOUNT MORIAH PROPERTIES, LLC.
TP#'S XX033 002, XX033002A, & AU10 030

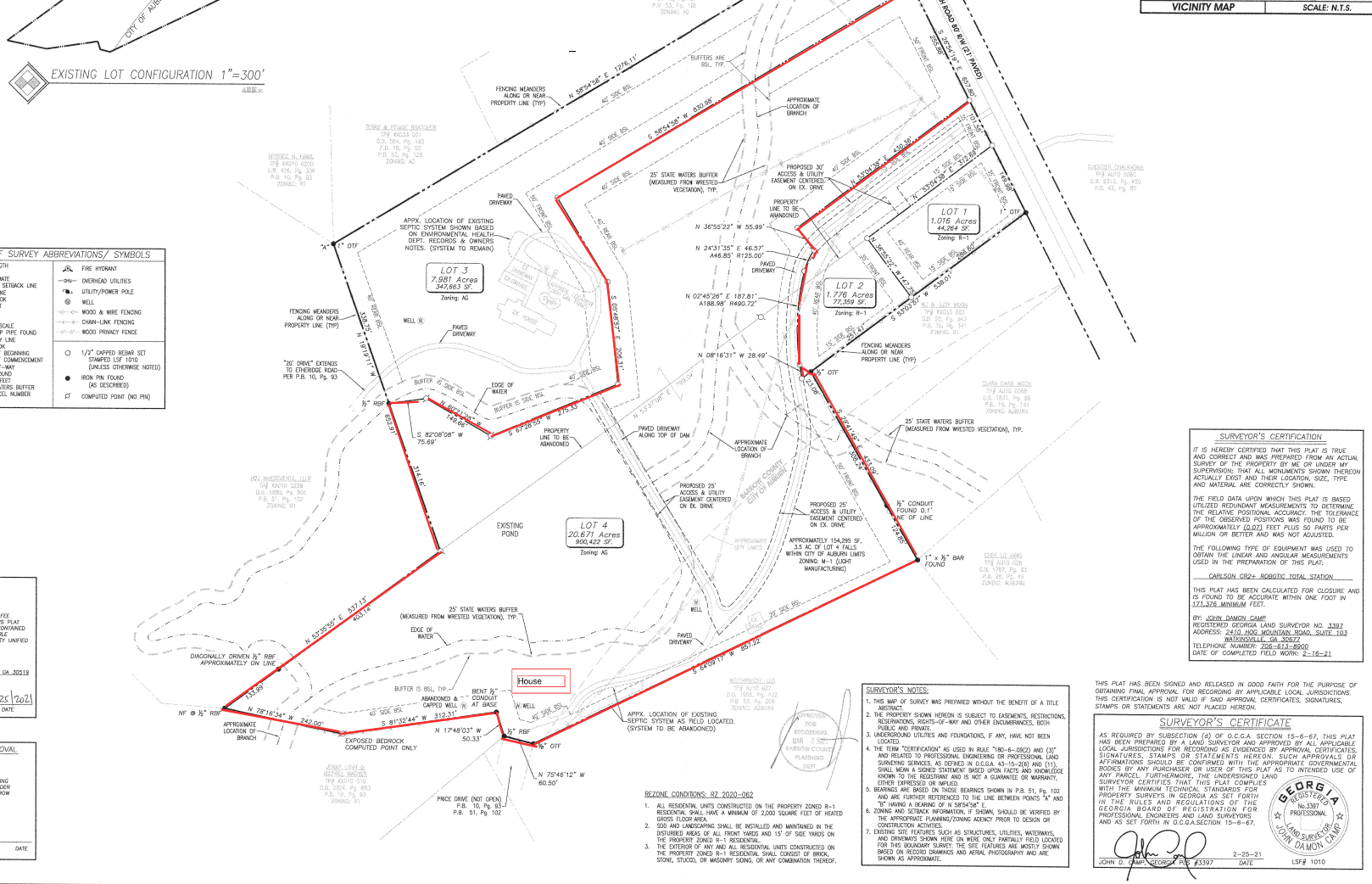
THE PURPOSE OF THIS PLAT IS TO COMBINE THE THREE EXISTING TAX PARCELS SHOWN HERE AND SUBDIVIDE THE PROPERTY INTO LOTS 1-4 AS SHOWN ON PLAT.




EXISTING LOT CONFIGURATION 1"=300'




VICINITY MAP | SCALE: N.T.S.




LEGEND OF SURVEY ABBREVIATIONS/ SYMBOLS

| | | | |
|---|---|---|---|
| A | ARC LENGTH | | FIRE HYDRANT |
| AC | ACRES | | OVERHEAD UTILITIES |
| APPX | APPROXIMATE | | UTILITY/POWER POLE |
| BSL | BUILDING SETBACK LINE | | WELL |
| ℄ | CENTERLINE | | WOOD & WIRE FENCING |
| DB | DEED BOOK | | CHAIN-LINK FENCING |
| ESMT | EASEMENT | | WOOD PRIVACY FENCE |
| EX | EXISTING | | |
| FND | FOUND | | |
| NTS | NOT TO SCALE | | |
| OTF | OPEN TOP PIPE FOUND | | |
| ℙ | PROPERTY LINE | | |
| PB | PLAT BOOK | | |
| POB | POINT OF BEGINNING | | 1/2" CAPPED REBAR SET STAMPED LSF 1010 (UNLESS OTHERWISE NOTED) |
| POC | POINT OF COMMENCEMENT | | |
| R/W | RIGHT-OF-WAY | | |
| RBF | REBAR FOUND | | IRON PIN FOUND (AS DESCRIBED) |
| SF | SQUARE FEET | | |
| SWB | STATE WATERS BUFFER | | |
| TP | TAX PARCEL NUMBER | | COMPUTED POINT (NO PIN) |
| TYP | TYPICAL | | |

OWNER'S CERTIFICATION

STATE OF GEORGIA
COUNTY OF BARROW

THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE FEE SIMPLE ABSOLUTE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED THEREIN ON ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE BARROW COUNTY UNIFIED DEVELOPMENT CODE.

OWNER'S NAME: MOUNT MORIAH PROPERTIES, LLC
OWNER'S ADDRESS: 2459 IVY MEADOWS LANE, BUFORD, GA 30519

OWNER'S SIGNATURE — DATE: 2/25/2021

CERTIFICATE OF FINAL PLAT APPROVAL

FOR RECORDATION

ALL REQUIREMENTS OF THE BARROW COUNTY UNIFIED DEVELOPMENT CODE HAVING BEEN REPRESENTED AS BEING FULFILLED BY THIS PLAT, THE UNDERSIGNED ACTING UNDER AUTHORITY OF THE BOARD OF COMMISSIONERS OF BARROW COUNTY, GEORGIA, HEREBY APPROVES THIS PLAT FOR RECORDATION BY THE CLERK OF THE SUPERIOR COURT.

SIGNATURE, DIRECTOR OF PLANNING — DATE

REZONE CONDITIONS: RZ 2020-062

1. ALL RESIDENTIAL UNITS CONSTRUCTED ON THE PROPERTY ZONED R-1 RESIDENTIAL SHALL HAVE A MINIMUM OF 2,000 SQUARE FEET OF HEATED GROSS FLOOR AREA.
2. SOD AND LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN THE DISTURBED AREAS OF ALL FRONT YARDS AND 15' OF SIDE YARDS ON THE PROPERTY ZONED R-1 RESIDENTIAL.
3. THE EXTERIOR OF ANY AND ALL RESIDENTIAL UNITS CONSTRUCTED ON THE PROPERTY ZONED R-1 RESIDENTIAL SHALL CONSIST OF BRICK, STONE, STUCCO, OR MASONRY SIDING, OR ANY COMBINATION THEREOF.

SURVEYOR'S NOTES:

1. THIS MAP OF SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND OTHER ENCUMBRANCES, BOTH PUBLIC AND PRIVATE.
3. UNDERGROUND UTILITIES AND FOUNDATIONS, IF ANY, HAVE NOT BEEN LOCATED.
4. THE TERM "CERTIFICATION" AS USED IN RULE 180-6-.09(2) AND (3)" AND RELATED TO PROFESSIONAL ENGINEERING OR PROFESSIONAL LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, OTHER EXPRESSED OR IMPLIED.
5. BEARINGS ARE BASED ON THOSE BEARINGS SHOWN IN P.B. 51, Pg. 102 AND ARE FURTHER REFERENCED TO THE LINE BETWEEN POINTS "A" AND "B" HAVING A BEARING OF N 58°54'58" E.
6. ZONING AND SETBACK INFORMATION, IF SHOWN, SHOULD BE VERIFIED BY THE APPROPRIATE PLANNING/ZONING AGENCY PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.
7. EXISTING SITE FEATURES SUCH AS STRUCTURES, UTILITIES, WATERWAYS, AND DRIVEWAYS SHOWN HERE ON WERE ONLY PARTIALLY FIELD LOCATED FOR THIS BOUNDARY SURVEY. THE SITE FEATURES ARE MOSTLY SHOWN BASED ON RECORD DRAWINGS AND AERIAL PHOTOGRAPHY AND ARE SHOWN AS APPROXIMATE.

SURVEYOR'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED UTILIZED REDUNDANT MEASUREMENTS TO DETERMINE THE RELATIVE POSITIONAL ACCURACY. THE TOLERANCE OF THE OBSERVED POSITIONS WAS FOUND TO BE APPROXIMATELY (0.07) FEET PLUS 50 PARTS PER MILLION OR BETTER AND WAS NOT ADJUSTED.

THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT:

CARLSON GR2+ ROBOTIC TOTAL STATION

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 171,376 MINIMUM FEET.

BY: JOHN DAMON CAMP
REGISTERED GEORGIA LAND SURVEYOR NO. 3397
ADDRESS: 2410 HOG MOUNTAIN ROAD, SUITE 103 WATKINSVILLE, GA. 30677
TELEPHONE NUMBER: 706-613-8900
DATE OF COMPLETED FIELD WORK: 2-16-21

THIS PLAT HAS BEEN SIGNED AND RELEASED IN GOOD FAITH FOR THE PURPOSE OF OBTAINING FINAL APPROVAL FOR RECORDING BY APPLICABLE LOCAL JURISDICTIONS. THIS CERTIFICATION IS NOT VALID IF SAID APPROVAL CERTIFICATES, SIGNATURES, STAMPS OR STATEMENTS ARE NOT PLACED HEREON.

SURVEYOR'S CERTIFICATE

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.

JOHN D. CAMP, GEORGIA PLS #3397 — DATE: 2-25-21 — LSF# 1010

GEORGIA REGISTERED No. 3397 PROFESSIONAL LAND SURVEYOR JOHN DAMON CAMP


ABE CONSULTING INC.
COMPREHENSIVE ENGINEERING SERVICES
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WATKINSVILLE, GA 30677
706-613-8900
706-425-9631 (FAX)
abe@ABEconsultinginc.com
www.ABEconsultinginc.com


SUBDIVISION PLAT FOR:
# MT. MORIAH PROPERTIES, LLC
120 & 130 Mt. Moriah Road
Auburn, Georgia 30011
Barrow County
1740th G.M.D.

BEING THAT PARCEL OF LAND DESCRIBED IN: D.B. 2414, Pg. 82 - P.B. 51, Pg. 102 TRACTS 2 & 3
OTHER REFERENCES: D.B. 522, Pg. 655; P.B. 29, Pg 186

TOTAL PROPERTY AREA: 31.44 ACRES

THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP # 13013C0040C DATED DECEMBER 18, 2009.

GEORGIA811 www.Georgia811.com
Contact 811 before you dig.

COLORS FOR UTILITY LOCATING:
White = Prop. Excavation
Pink = Temp. Survey Markings
Red = Electric
Yellow = Gas/Oil
Orange = Phone/Cable
Blue = Water
Purple = Reclaimed Water
Green = Sewer


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GEORGIA REGISTERED No. 3397 PROFESSIONAL LAND SURVEYOR JOHN DAMON CAMP LSF# 1010

| | |
|---|---|
| DATE PREPARED: | 2-18-21 |
| PROJECT #: | 20-500-564 |
| FIELD: JC, SC, RW, MS, MC | |
| OFFICE: JC, SC, KT | |

| REVISIONS | DATE |
|---|---|
| ADDED APPX. LOCATION OF SEPTIC SYSTEMS | 2-25-21 |
| | |
| | |
| | |

GRAPHIC SCALE
0' 50' 100' 200' 300'
SCALE: 1"=100'

RECORD NORTH (PB 51, PG 102)

SHEET # 1 / 1