

DAWSON COUNTY VARIANCE APPLICATION

****This portion to be completed by Zoning Administrator****

A VR 19-16 Tax Map & Parcel # (TMP): _____
Current Zoning: R-A Commission District #: 3
Submittal Date: 10-10 Time: _____ am/pm Received by: hgal (staff initials)
Fees Assessed: _____ Paid: _____
Planning Commission Meeting Date: Nov. 18 @ 11 a.m.

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Kevin Castleberry
Address: _____
Phone: Listed Unlisted Email: _____ Business Personal
Status: Owner Authorized Agent Lessee Option to purchase

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

I have /have not _____ participated in a Pre-application meeting with Planning Staff.
If not, I agree _____ /disagree _____ to schedule a meeting the week following the submittal deadline.
Meeting Date: 9-13-19 Applicant Signature: [Signature]

PROPERTY INFORMATION

Street Address of Property: 186 Nix Bridge Rd. Dawsonville, Ga. 30534
Land Lot(s): LL 143 District: LD 13^{South} Section: South
Subdivision/Lot: _____ Building Permit #: _____ (if applicable)
Directions to the Property: Turn on Nix Bridge rd. off Harmony Rd. about a 1/4 mile on right

19 OCT 10 9:05 AM

REQUESTED ACTION

A Variance is requested from the requirements of Article # _____ Section # _____ of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: _____

Type of Variance requested:

Front Yard Side Yard Rear Yard variance of 15 feet to allow the structure to:

be constructed; remain a distance of 5 feet from the: Property line Side yard.

property line, road right of way, or other (explain below):

instead of the required distance of _____ required by the regulations.

Lot Size Request for a reduction in the minimum lot size from _____ to _____

Sign Variance for: _____

Home Occupation Variance to operate: _____ business

Other (explain request): _____

If there are other variance requests for this site in past, please list case # and nature of variance: NONE

Variances to standards and requirements of the Regulations, with respect to open area, setbacks, yard area, lot coverage, height, and other quantitative requirements may be granted if, on the basis of the application, investigation, and other evidence submitted by the applicant, all four (4) expressly written findings below are made:

- Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship: Our property is narrow until it crosses a creek. The house my wife and I have picked to build will only fit close to the road in an area that on the left side of property will be in a drainage ditch if we can move to 5ft off PL it won't be disturbed.

19OCT10 9:05AM

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: Property is narrow, and we will not
Disturb a natural Drainage ditch and also will be about
35ft off the opposite PL.

3. Describe why granting a variance would not be detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity: the house will be about 35 feet
off the PL on the south side instead of the required 20^{ft} the property
on the north side is my parents and one day soon I plan to
purchase from them

4. Describe why granting this variance would support the general objectives within this Resolution:
we would be able to build our house and not disturb a natural
drainage ditch or cross a creek Thus no other Buffer will be
disturbed.

Submit clear explanation of all four questions above. You may add sheets if necessary.

(Variances should not be granted if the need arises as a result of action by the applicant or previous owner.)

19 OCT 10 9:05 AM

PROPERTY OWNER AUTHORIZATION

I / we Kevin Castleberry & Nancy Castleberry hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

186 Nix Bridge Rd. Dawsonville, Ga. 30534

as shown in the tax maps and / or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person named below to act as the applicant or agent in pursuit of the variance requested on this property. I understand that any variance granted, and / or conditions placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the Board of Commissioners.

Printed name of applicant or agent: _____

Signature of applicant or agent: _____ Date: _____

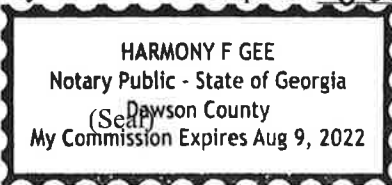
Printed Name of Owner(s): Kevin Castleberry

Signature of Owner(s): [Signature] Date 10-10-19

Sworn and subscribed before me this 10 day of October, 2019.

[Signature]
Notary Public

My Commission Expires: August 9, 2020



(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

19OCT10 9:05AM

VR# _____

TMP# _____

List of Adjacent Property Owners

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property.

****Please note this information should be obtained using the Tax Map and Parcel Number listing any parcel(s) adjoining or adjacent to parcel where variance or rezone is being requested.**

Name

Address

- | | | | | |
|-----|--------------------|---|---|--|
| TMP | <u>119-040</u> | 1. <u>Kelly and Ann Wellins</u> | <u>182</u>
<u>200 Vix Bridge Rd.</u> | <u>Dawsonville Ga. 30534</u> |
| TMP | <u>119-040-002</u> | 2. <u>James & Betty Castleberry</u> | <u>5880 Atlanta Hwy</u> | <u>Alpharetta Ga. 30004</u> |
| TMP | <u>119-040-003</u> | 3. <u>Tommy & Dieder</u> | <u>Bounce</u> | <u>67 Margan Lane Dawsonville, Ga. 30534</u> |
| TMP | <u>119-040-006</u> | 4. <u>Robert & Janice Shirley</u> | <u>178 Henry Pickett Dr.</u> | <u>Dawsonville Ga. 30534</u> |
| TMP | <u>119-081-002</u> | 5. <u>Robert Lee Williams Jr.</u> | <u>548 Bay dr.</u> | <u>Dawsonville Ga. 30534</u> |
| TMP | <u>119-042</u> | 6. <u>Spondizits Recalledat</u> | <u>231 vix br rd</u> | <u>1219 Virginia ave Eastpoint</u>
<u>30244</u> |
| TMP | _____ | 7. _____ | _____ | _____ |
| TMP | _____ | 8. _____ | _____ | _____ |
| TMP | _____ | 9. _____ | _____ | _____ |
| TMP | _____ | 10. _____ | _____ | _____ |
| TMP | _____ | 11. _____ | _____ | _____ |
| TMP | _____ | 12. _____ | _____ | _____ |
| TMP | _____ | 13. _____ | _____ | _____ |
| TMP | _____ | 14. _____ | _____ | _____ |
| TMP | _____ | 15. _____ | _____ | _____ |

Use additional sheets if necessary.

19 OCT 10 9:05 AM

APPLICANT CERTIFICATION

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my special use or rezoning application. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature of Applicant or Agent: _____ Date: _____

Signature of Witness: _____ Date: _____

WITHDRAWAL

Notice: This section only to be completed if application is being withdrawn.

I hereby withdraw application #: _____

Signature: _____ Date: _____

Withdrawal of Application:

Withdrawals of any application may be accommodated within the Planning & Development office if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following that written request and publication the Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Commission. Further the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fee may be made unless directed by the Board of Commissioners.

19OCT10 9:05AM

Dawson County, Georgia Board of Commissioners
Affidavit for Issuance of a Public Benefit
As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

- I am a United States citizen.
- I am a legal permanent resident of the United States. *(FOR NON-CITIZENS)*
- I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. *(FOR NON-CITIZENS)*

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. *(See reverse side of this affidavit for a list of secure and verifiable documents.)*

The secure and verifiable document provided with this affidavit can best be classified as:

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Dawsonville (city), GA (state)

[Signature] Date 10-10-19

Kevin Castberry Name of Business _____

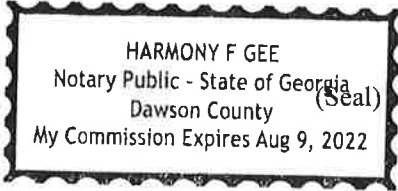
Printed Name

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 10 DAY OF October, 2019

[Signature] Notary Public

My Commission Expires August 9, 2020



19 OCT 10 9:06 AM

GEORGIA DEPARTMENT OF PUBLIC HEALTH
APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL
For On-Site Sewage Management System

COUNTY: Dawson	SUBDIVISION:	LOT NUMBER:	BLOCK:
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PROPERTY LOCATION (ADDRESS/DIRECTIONS): NIX BRIDGE RD DAWSONVILLE, GA 30534	Hwy 53 east, left on Hwy 400, right on Harmony Church Road, right on Nix Bridge Road, property on the right.
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I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE:	DATE: 04/15/2019
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PROPERTY OWNER'S NAME: KEVIN CASTLEBERRY	PHONE NUMBER:	ALTERNATE PHONE NUMBER:
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PROPERTY OWNER'S ADDRESS:	
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AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER):	PHONE NUMBER:	RELATIONSHIP TO OWNER:
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Section A — General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: <input checked="" type="radio"/> Yes (2) No	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): Single-Family Residence	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): Cecil																			
2. WATER SUPPLY: <input checked="" type="radio"/> Public (2) Private (3) Community	6. WATER USAGE BY: Bedroom Numbers	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: <table border="1"> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>5</td><td>0</td> </tr> </table>									5	0									
								5	0												
3. SEWAGE SYSTEM TO BE PERMITTED: <input checked="" type="radio"/> New (2) Repair (3) Addition	7. NO. OF BEDROOMS / GPD: <table border="1"> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>3</td> </tr> </table>									3	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): <table border="1"> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>7</td><td>2</td> </tr> </table>									7	2
								3													
								7	2												
4. LOT SIZE (SQUARE FEET / ACRES): <table border="1"> <tr> <td></td><td></td><td></td><td></td><td>4</td><td></td><td></td><td></td><td></td><td>2</td> </tr> </table>					4					2	8. LEVEL OF PLUMBING OUTLET: (1) Ground Level (2) Basement (3) Above ground level	12. SOIL TEST PERFORMED BY: Centofanti, Daniel L									
				4					2												

Section B — Primary / Pretreatment

1. DISPOSAL METHOD: Septic Tank	2. GARBAGE DISPOSAL: (1) Yes (2) No	3. SEPTIC TANK CAPACITY (GALLONS): 1000	4. ATU Capacity: 0	5. DOSING TANK CAPACITY (GALLONS):	6. GREASE TRAP CAPACITY (GALLONS):
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Section C — Secondary Treatment

1. ABSORPTION FIELD DESIGN: (1) Level Field (2) Serial (3) Drip (4) Bed (5) Distribution Box (6) Mound/Area Fill (7) Other	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: <table border="1"> <tr> <td></td><td></td><td></td><td></td><td>6</td><td>1</td><td>2</td> </tr> </table>					6	1	2	7. NUMBER OF ABSORPTION TRENCHES: <table border="1"> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> </table>										
				6	1	2													
2. ABSORPTION FIELD PRODUCT: Quick 4 High Capacity -16in	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: <table border="1"> <tr> <td></td><td></td><td></td><td></td><td>2</td><td>0</td><td>4</td> </tr> </table>					2	0	4	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES: <table border="1"> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> </table>										
				2	0	4													
3. AGGREGATE DEPTH (inches):	6. DEPTH OF ABSORPTION TRENCHES (range in inches): <table border="1"> <tr> <td></td><td></td><td>3</td><td>0</td><td>-</td><td>3</td><td>6</td> </tr> </table>			3	0	-	3	6	9. Distance Between Absorption Trenches: <table border="1"> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> </table>										
		3	0	-	3	6													

Permit


A PERMIT IS HEREBY GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUANCE.

ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO ISSUANCE OF A PERMIT MAY RENDER PERMIT

VOID, FAILURE TO FOLLOW SITE PLAN MAY RENDER PERMIT VOID. ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO FINAL INSPECTION BY COUNTY HEALTH DEPARTMENT, WHICH ADVERSELY AFFECTS THE FUNCTION OF THE ON-SITE SEWAGE MANAGEMENT SYSTEM, MAY RENDER APPROVAL VOID. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPER DISTANCES FROM BUILDINGS, WELLS, PROPERTY LINES, ETC.

ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVE OF THE GEORGIA DEPARTMENT OF PUBLIC HEALTH OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD OF TIME. FURTHERMORE, SAID REPRESENTATIVE(S) DO NOT, BY ANY ACTION TAKEN IN EFFECTING COMPLIANCE WITH THESE RULES, ASSUME ANY LIABILITY FOR DAMAGES WHICH ARE CAUSED, OR WHICH MAY BE CAUSED, BY THE MALFUNCTION OF SUCH SYSTEM.

1. SITE APPROVED AS SPECIFIED ABOVE: <input checked="" type="radio"/> Yes (2) No

APPROVING ENVIRONMENTALIST: 	TITLE: Environmental Health Specialist IV	DATE: 04/30/2019	CONSTRUCTION PERMIT NUMBER: OSC04200599
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Call Dawson County Environmental Health office at 706-265-2930 between 8:00a.m. and 9:00 a.m. to schedule a time for final inspection.

Septic system must be installed by a Georgia Certified Septic Tank Installer.

This permit is not valid unless properly signed by an Environmental Health Specialist; **this permit expires twelve (12) months from the date of issue.**

Notify the Environmental Health Office of any wells or springs located on the property or located within 100 feet of property lines.

All surface and/or ground water must be diverted around septic system.

Trash/burial pits must be reported to the Environmental Health office.

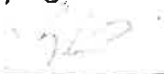
Any grading, cutting, or filling may void this permit.

If rock and/or ground water is encountered, cease installation and contact the Environmental Health office.

Easements onto other properties for the installation of septic systems shall be granted only in cases of repairing an existing system, and only when an on-site repair area is not available.

If crossing the drainfield, water lines must be installed 12" above the top of the system and encased in a single length of pipe that extends 10' beyond the drainfield.

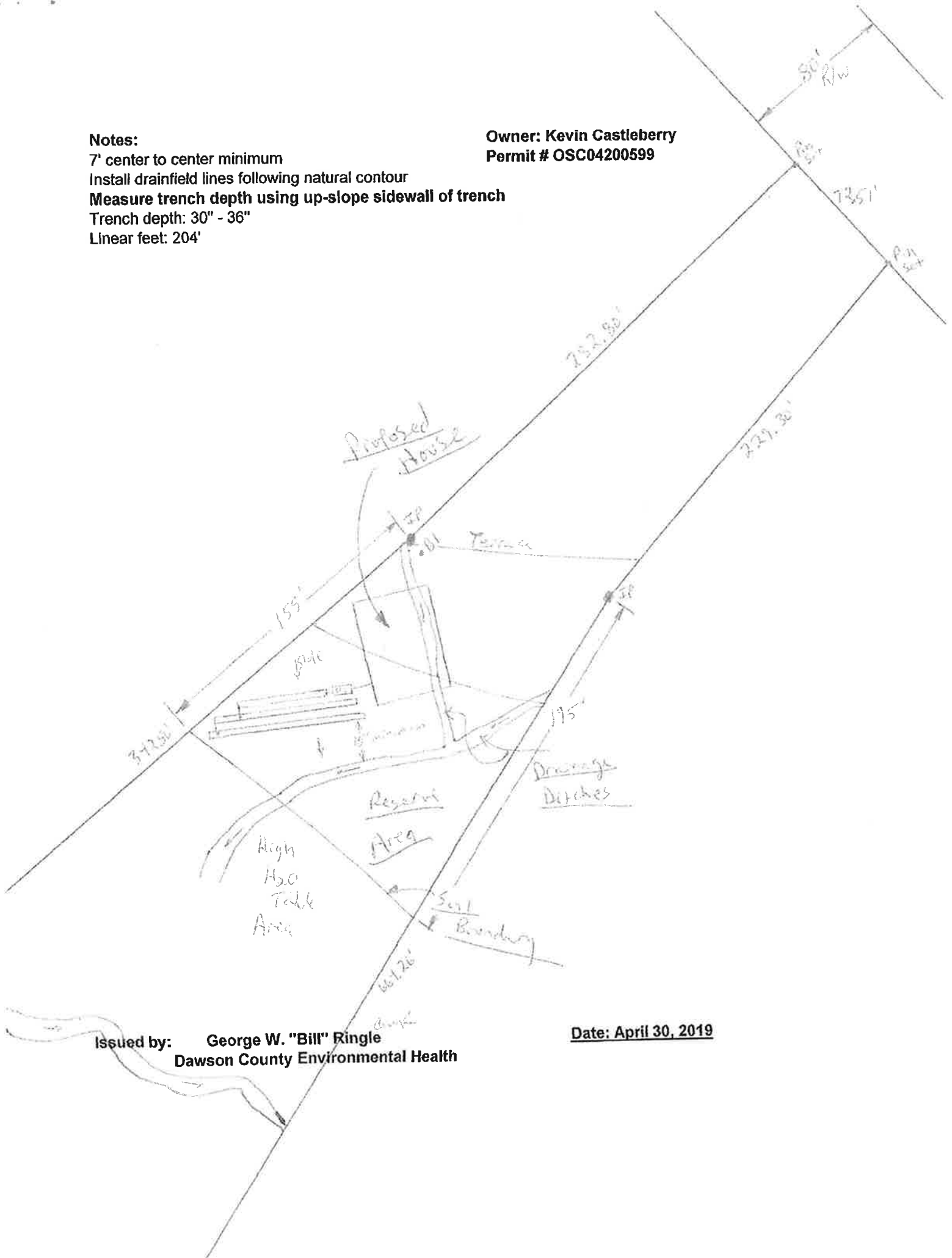
I hereby apply for a construction permit to install an on-site sewage management system and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health Chapter 511-3-1. I have read and will comply with the additional requirements printed above. I understand that final inspection is required and will notify the Dawson County Environmental Health office upon completion of construction and before applying final cover.


Signature – I have read and understand all of the above


Date

Notes:
 7' center to center minimum
 Install drainfield lines following natural contour
 Measure trench depth using up-slope sidewall of trench
 Trench depth: 30" - 36"
 Linear feet: 204'

Owner: Kevin Castleberry
Permit # OSC04200599



Issued by: **George W. "Bill" Ringle**
Dawson County Environmental Health

Date: April 30, 2019

Plat Doc: PLAT
 Recorded: 12/03/2018 10:17AM

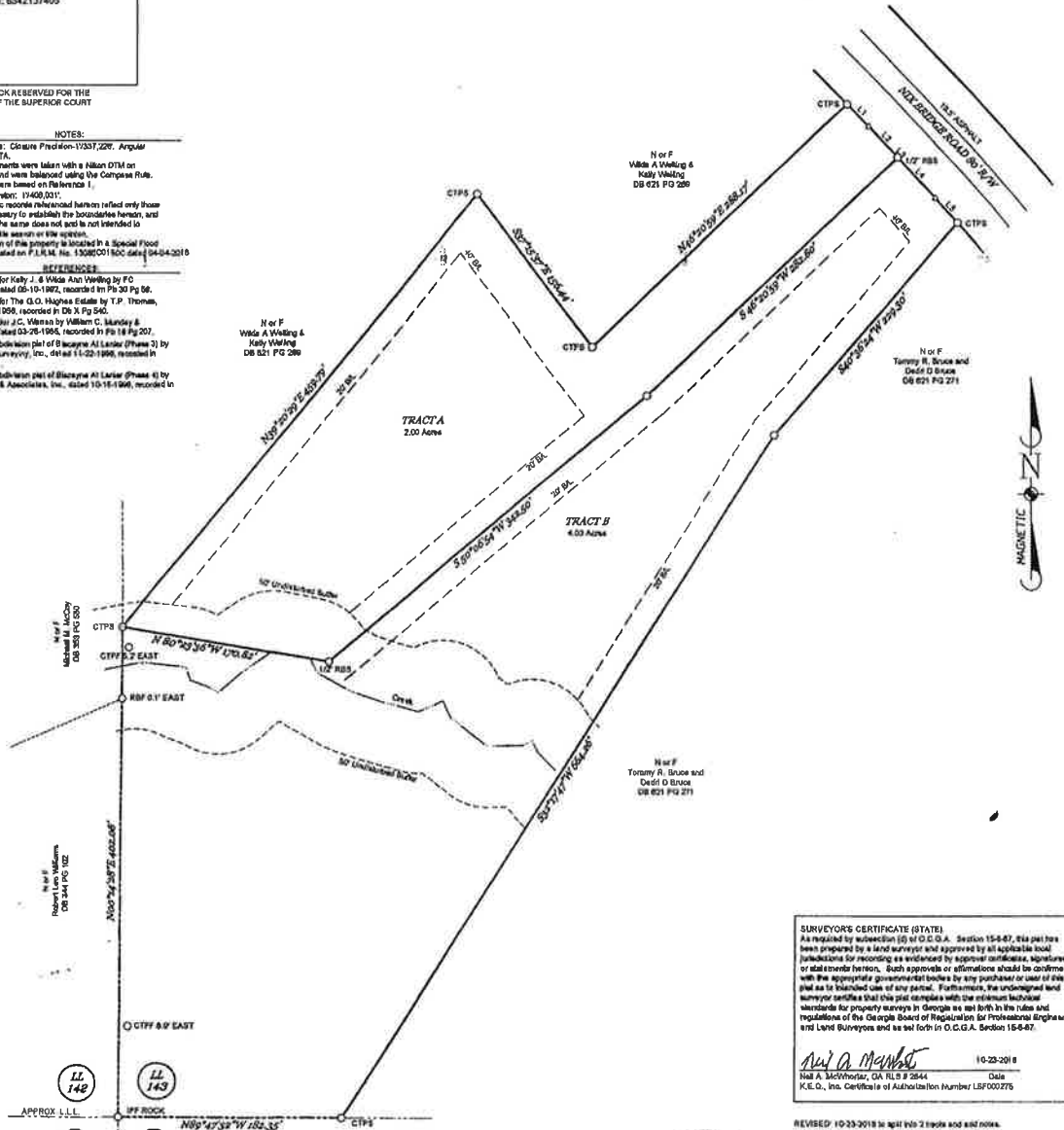
JUSTIN POWERS
 Clerk Superior Court, DAWSON COUNTY,
 Ga.
 BK 00084 Pg 0078
 Penalty: \$0.00
 Interest: \$0.00

Participants: 6542137405

Course	Bearing	Distance
L1	S 43°28'31" E	33.44'
L2	S 43°02'42" E	30.88'
L3	S 42°58'00" E	1.70'
L4	S 42°50'14" E	43.37'
L5	S 41°47'25" E	26.94'

THIS BLOCK RESERVED FOR THE
 CLERK OF THE SUPERIOR COURT

- NOTES:
- 1) Field Data: Chain Precision-1/327,226'. Angular Error = 0078".
 - 2) Measurements were taken with a Nikon DTM on 03-30-2014 and were balanced using the Compass Rule.
 - 3) Bearings are based on Reference 1.
 - 4) Plat Precision: 1/400,031'.
 - 5) The public records referenced herein relied only those records necessary to establish the boundaries herein, and reference to the same does not and is not intended to constitute a title search or title opinion.
 - 6) An portion of this property is located in a Special Flood Area as indicated on F.I.R.M. No. 15080C0180C dated 04-04-2010
- REFERENCES:
- 1) A survey for Kelly J. & Wade Ann Weiling by P.O. Youngman, dated 06-10-1997, recorded in PG 30 Pg 06.
 - 2) A survey for The O.O. Hagans Estate by T.P. Thomas, dated 08-07-1998, recorded in DB 36 Pg 560.
 - 3) A survey for J.C. Vinnon by William C. Landry & Associates, dated 03-26-1995, recorded in PG 18 Pg 207.
 - 4) A first subdivision plat of Eugene Al Lanier (Phase 2) by Youngman & Surveyors, Inc., dated 11-02-1995, recorded in PG 37 Pg 103.
 - 5) A first subdivision plat of Eugene Al Lanier (Phase 1) by Richard May & Associates, Inc., dated 10-16-1996, recorded in PG 44 Pg 5.



LEGEND

CTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Cramp Top Pin Set
RF	Rebar Found
R/S	Rebar Set
B/L	Building Line
U/P	Utility Pole
N or F	Now or Formerly
—	Overhead Wire
—	Not to Scale
Δ	Calculated Point

APPROVED FOR RECORDING

Dawson County, GA Planning



SURVEYOR'S CERTIFICATE (STATE)

As required by subsection (g) of O.C.G.A. Section 15-4-87, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, or seal imprints hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the 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 set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and set forth in O.C.G.A. Section 15-6-87.

James E. Castleberry 10-23-2018
 James E. Castleberry, GA RLS # 2844
 K.E.G., Inc. Certificate of Authorization Number LSF000275

REVISED: 10-23-2018 to split into 2 tracts and add notes.
 REVISED: 07-27-2005 to show creek and spot elevations.

Minor Plat For:
JAMES E. CASTLEBERRY & BETTY J. CASTLEBERRY
 Land Lot 143, 13th District, 1st Section
 Dawson County, Georgia
 03-26-2004

McWhorter & Anderson
 LAND SURVEYING & CIVIL ENGINEERING

418 Pinks Ferry Road
 Building H, Unit 300
 Cumming, GA 30040
 (770) 889-9430
 www.mca-e.com
 O.K.E.G., Inc. 2018
 FILE: 10457M



Site Plan

Plat Doc: PLAT
 Recorded 12/03/2016 10:17AM

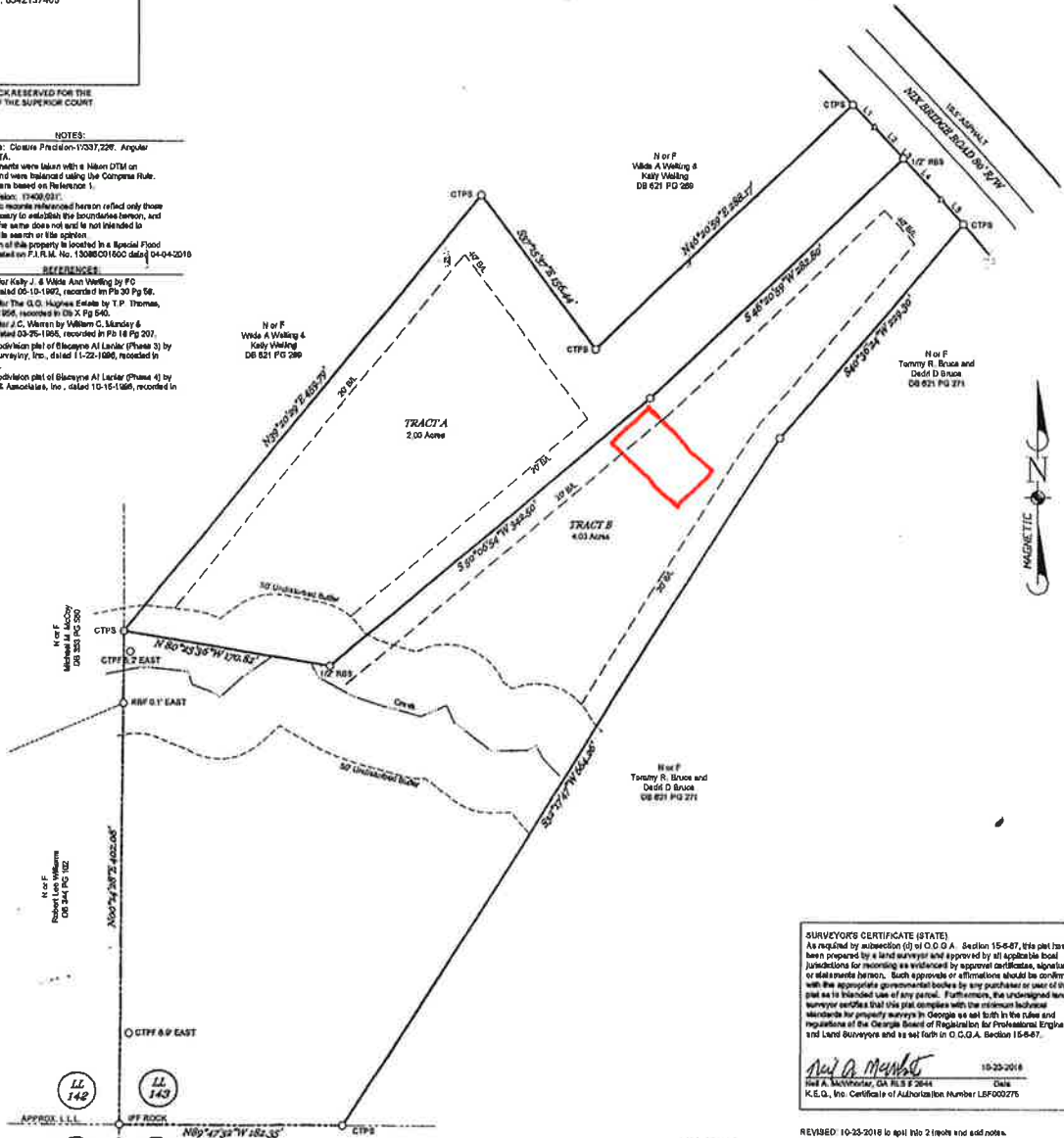
JUSTIN POWER
 Clerk Superior Court, DAWSON County,
 Ga.
 BK 00084 Pg 0078
 Penalty: \$0.00
 Interest: \$0.00

Participant: 6542137405

Course	Bearing	Distance
L1	S 43°39'01" E	38.44'
L2	S 43°20'18" E	32.89'
L3	S 12°16'05" E	11.75'
L4	S 42°32'14" E	41.57'
L5	S 41°47'20" E	28.54'

THIS BLOCK RESERVED FOR THE
 CLERK OF THE SUPERIOR COURT

- NOTES:**
- Field Data: Closure Precision-1/30", 228. Angular Error = 0078 TA.
 - Measurements were taken with a Nikon DTM on 03-00-2004 and were balanced using the Compensator.
 - Bearings are based on Reference 1).
 - File Precision: 1/400, 031'
 - The public records referenced herein are relied only those records necessary to establish the boundaries herein, and reference to the same does not and is not intended to constitute a title search or title opinion.
 - The position of this property is located in a Special Flood Area as indicated on F.I.R.M. No. 13088C0160C dated 04-04-2016
- REFERENCES:**
- A survey for Kathy J. & Wade Ann Vailing by P.O. Youngren, dated 05-10-1992, recorded in PG 20 Pg 56.
 - A survey for The G.O. Hughes Estate by T.P. Thomas, dated 08-07-1995, recorded in PG 2 Pg 540.
 - A survey for J.C. Warren by William C. Sanders & Associates, dated 03-25-1995, recorded in PG 18 Pg 207.
 - A final subdivision plat of Blacynne Al Lanier (Phase 3) by Youngren Surveying, Inc., dated 11-22-1996, recorded in PG 37 Pg 103.
 - A final subdivision plat of Blacynne Al Lanier (Phase 4) by Richard King & Associates, Inc., dated 10-10-1999, recorded in PG 44 Pg 5.



LEGEND

CTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RFB	Rebar Found
RBS	Rebar Set
D/L	Building Line
U/L	Utility Pole
N or F	Now or Formerly Fence
—	Overhead Wire
—	Not to Scale
•	Calculated Point

APPROVED FOR RECORDING

Justin Power

DAWSON COUNTY GA PLANNING



SURVEYOR'S CERTIFICATE (STATE)

As required by subsection (b) of O.C.G.A. Section 15-6-07, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as is indicated 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 15-6-07.

Neil A. McWhorter 10-25-2016
 Neil A. McWhorter, GA RLS # 2644 Date
 K.E.Q., Inc. Certificate of Authorization Number LSP000276

REVISED 10-25-2016 to split into 2 plots and add notes.
 REVISED 07-27-2004 to show areas and spot elevations.

Minor Plat For:
JAMES E CASTLEBERRY & BETTY J CASTLEBERRY
 Land Lot 143, 13th District, 1st Section
 Dawson County, Georgia
 08-25-2004

McWhorter & Anderson
 LAND SURVEYING & CIVIL ENGINEERING

416 Pickle Ferry Road
 Building H, Unit 300
 Cumming, GA 30040
 (770) 889-6430
 www.mga-ss.com
 K.E.Q., Inc. 2018
 FILE: 10457M

Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
20402 Year-Bill No 2018 - 2412	119 040 002 / 001 LL 143 LD 13S FMV: \$60,700.00	580.68	0.00 Fees 0.00	0.00	580.68	580.68	0.00
						Paid Date 11/19/2018 15:37:36	Current Due 0.00
Transactions:	20402 - 20402 Totals	580.68	0.00	0.00	580.68	580.68	0.00

Paid By :

NORTHERN TRUST

CASTLEBERRY JAMES E & BETTY J

Cash Amt: 0.00

Check Amt: 580.68

Charge Amt: 0.00

Change Amt: 0.00

Check No 57330566

Refund Amt: 0.00

Charge Acct

Overpay Amt: 0.00

Planning Commission Members

I'm asking for a build line variance on the right side of my property that adjoins my parent's property. The reason for asking for a variance is due to the property being narrow at the location that my wife and I would like to build our house. As of now to build the house with the 20 feet build set back we would have to disturb a natural storm water drainage ditch. If the board will approve a variance of 5 feet set back on the right side of the property that adjoins James and Betty Castleberry's property the drainage ditch will not be disturbed. My Parents James and Betty Castleberry have no objection to the variance that I'm asking for.

Thank You

Kevin Castleberry