

DAWSON COUNTY VARIANCE APPLICATION


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

VR _____ Tax Map & Parcel # (TMP): _____
Current Zoning: R.A Commission District #: 3
Submittal Date: 5.19.20 Time: 10:25 am/pm Received by: WJG (staff initials)
Fees Assessed: \$350 Paid: By check 2436
Planning Commission Meeting Date: 7.21.2020

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Kevin Castleberry
Address: _____
Phone: Listed Unlisted 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: 5.19.2020 Applicant Signature: X 

PROPERTY INFORMATION

Street Address of Property: 246 Nix Bridge Rd. Dawsonville Ga. 30534
Land Lot(s): LL 143 District: LD 13 Section: South
Subdivision/Lot: _____ Building Permit #: _____ (if applicable)
Directions to the Property: Turn on Nix Bridge Rd. off Harmony Rd. about
1/2 mile on right.

2020/05/19 10:25 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 7 feet to allow the structure to:

be constructed; remain a distance of 13 feet from the: South

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

instead of the required distance of 20 feet 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: 19-16

Side Property Line Variance

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:

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship: we turned the house so that it would fit the

Lay of the property and thought we were in the current
set back regulations and are not. if we can't get a variance we will
have to tear down the house in order to move it at a significant financial
cost.

20 MAY 2015 10:25 AM

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: The property is narrow and the house was placed where we would not disturb a natural drainage ditch

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: By being able to continue to build the house it will increase the value at the surrounding property in the area

4. Describe why granting this variance would support the general objectives within this Resolution: With the house moved we will be disturbing a natural drainage ditch thus creating more issues

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.)

20 MAY 19 10:25 AM

To: Whom it may concern

We are having a house built at 246 Nix Bridge road. The lot is very narrow in the front. We moved the house towards the road so we would not have to disturb a natural drainage ditch. My builder turned the house just a little so that the house would fit the lay of the land better. We have reached the point of being dried in and the mortgage company figured out that the builder had built the house to close to the property line. This was after they had approved and released funds to pay for the foundation work. We are asking for a variance of 7 feet so that the house will be no closer than 13 feet from the property line. If we are unable to be awarded this variance it will be a major loss of money to us and will not be able to continue building our house. This was a mistake on my behalf for not checking behind my builder.

Thank you

Kevin Castleberry

20 MAY 19 10:25 AM

PROPERTY OWNER AUTHORIZATION

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

2466 Mix Bridges

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: Kevin Castleberry

Signature of applicant or agent: [Signature] Date: 5-19-20

Printed Name of Owner(s): _____

Signature of Owner(s): _____ Date _____

Sworn and subscribed before me
this _____ day of _____, 20_____.

Notary Public

My Commission Expires: _____

(Seal)

(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.)

20 MAY 19 10:25 AM

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 119-040-002 1. James + Betty Castleberry 5880 Atlanta Hwy Alpharetta Ga. 30004
- TMP 119-040-0033 2. Tommy + Diederia Bruce 67 Morgan Ln. Dawsonville, Ga. 30534
- TMP 119-046-006 3. Robert + Janice Shirley 178 Henry Pickle Dr. Dawsonville Ga. 30534
- TMP 119-081-002 4. Robert Lee Williams Jr. 548 Gay Dr. Dawsonville Ga. 30534
- TMP 119-042 5. Spondivite Real estate 231 Mix Bridge Rd. ^{mailing} 1219 Virginia ave
Eastpointe 30844
- TMP _____ 6. _____
- TMP _____ 7. _____
- TMP _____ 8. _____
- TMP _____ 9. _____
- TMP _____ 10. _____
- TMP _____ 11. _____
- TMP _____ 12. _____
- TMP _____ 13. _____
- TMP _____ 14. _____
- TMP _____ 15. _____

Use additional sheets if necessary.

20 MAY 19 10:25 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.

MAY 19 10:25 AM

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), Georgia (state)

[Signature]
Signature of Applicant

5.19.2020
Date

Kevin Castleberry
Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 19 DAY OF May, 2020

[Signature] Notary Public

My Commission Expires: August 9, 2022

(Seal)

20 MAY 19 10:25 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:	
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.							
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	
PROPERTY OWNER'S NAME: KEVIN CASTLEBERRY			PHONE NUMBER:		ALTERNATE PHONE NUMBER:		
PROPERTY OWNER'S ADDRESS:							
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER):			PHONE NUMBER:		RELATIONSHIP TO OWNER:		

Section A — General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: <input checked="" type="checkbox"/> 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="checkbox"/> Public (2) Private (3) Community		6. WATER USAGE BY: Bedroom Numbers		10. PERCOLATION RATE / HYDRAULIC LOADING RATE: <table border="1" style="width:100%; text-align:center;"> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><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="checkbox"/> New (2) Repair (3) Addition		7. NO. OF BEDROOMS / OPD: <table border="1" style="width:100%; text-align:center;"> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>3</td><td> </td><td> </td><td> </td></tr> </table>																		3				11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): <table border="1" style="width:100%; text-align:center;"> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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" style="width:100%; text-align:center;"> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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. ADSORPTION FIELD DESIGN: (1) Level Field (2) Serial (3) Drip (4) Bod (6) Distribution Box (5) Mound/Area Fill (7) Other		4. TOTAL ADSORPTION FIELD SQUARE FEET REQUIRED: <table border="1" style="width:100%; text-align:center;"> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>6</td><td>1</td><td>2</td><td> </td><td> </td><td> </td></tr> </table>																	6	1	2				7. NUMBER OF ADSORPTION TRENCHES: <table border="1" style="width:100%; text-align:center;"> <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. ADSORPTION FIELD PRODUCT: Quick 4 High Capacity -16in		5. TOTAL ADSORPTION FIELD LINEAR FEET REQUIRED: <table border="1" style="width:100%; text-align:center;"> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>2</td><td>0</td><td>4</td><td> </td><td> </td><td> </td></tr> </table>																	2	0	4				8. SPECIFIED LENGTH OF ADSORPTION TRENCHES: <table border="1" style="width:100%; text-align:center;"> <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 ADSORPTION TRENCHES (range in inches): <table border="1" style="width:100%; text-align:center;"> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>3</td><td>0</td><td>—</td><td>3</td><td>6</td><td> </td></tr> </table>																	3	0	—	3	6		9. Distance Between Adsorption Trenches: <table border="1" style="width:100%; text-align:center;"> <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="checkbox"/> Yes (2) No

APPROVING ENVIRONMENTALIST: Environmental Health Specialist IV	TITLE:	DATE: 04/30/2019	CONSTRUCTION PERMIT NUMBER: OSC04200599
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MAY 19 10:26AM

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

720MAY19 10:26AM

Notes:

7' center to center minimum

Install drainfield lines following natural contour

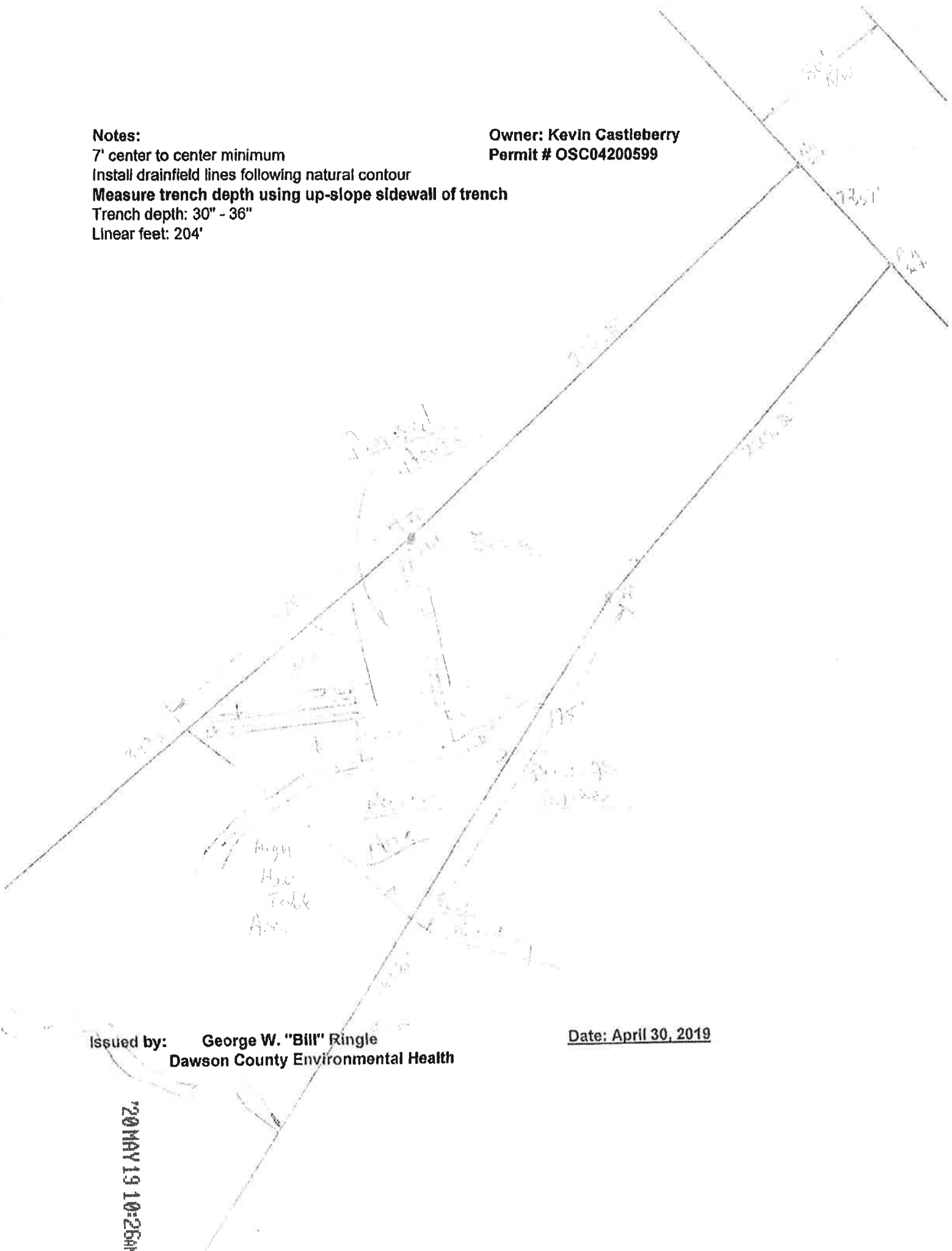
Measure trench depth using up-slope sidewall of trench

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

20 MAY 19 10:26 AM

Plat Doc. PLAT
 Recorded 12/05/2018 10:11AM

JUSTIN POWER
 Clerk Superior Court, DAWSON County,
 Ga.
 DA 00044 Pg 0076
 Penalty: \$0.00
 Interest: \$2.00

Participants: 5042137450

Course	Bearing	Distance
L1	S 21°20'21" E	23.44'
L2	S 27°27'11" E	32.18'
L3	S 49°15'20" E	1.18'
L4	S 22°22'14" E	21.47'
L5	S 45°47'22" E	22.54'

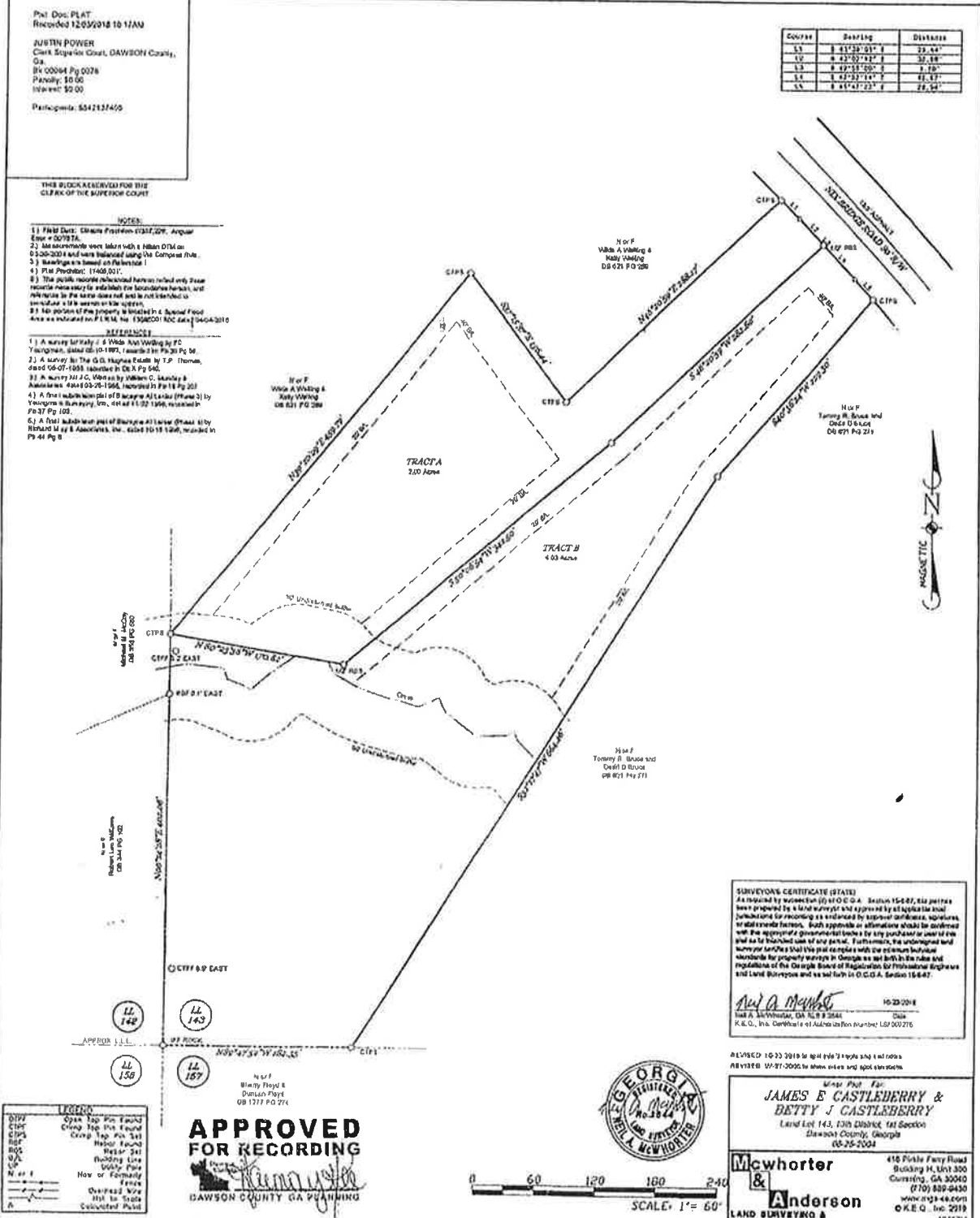
THIS BLOCK RESERVED FOR THE
 CLERK OF THE SUPERIOR COURT

NOTES:

- 1) Field Data: Closure Station 1337.07, Angle Error = 0.0787.
- 2) All acrements were taken with a Nikon DTM on 03/20/2018 and were balanced using the Colson Rule.
- 3) Bearings are based on Meridian 1.
- 4) Plat Produced: 1/14/2018.
- 5) The public records referenced herein include only those records necessary to establish the boundaries herein and therefore do not constitute a warranty or representation of the accuracy of the survey.
- 6) The portion of the property is located in a Special Flood Area as indicated on F.I.R.M. No. 1504001AOC dated 06/04/2010.

REFERENCES:

- 1) A survey for Tract 1 & Wide Area Widening by P.C. Youngman, dated 02-10-1997, recorded in PG 26 Pg 56.
- 2) A survey by The G. G. Hughes Estate by T.P. Thomas, dated 06-07-1993, submitted in DA 5 Pg 540.
- 3) A survey for J.C. Woods by William C. Stanley & Associates, dated 02-28-1986, recorded in PG 18 Pg 207.
- 4) A first subdivision plat of 8 tracts of land (Plat No. 2) by Youngman & Associates, Inc., dated 11-22-1996, recorded in PG 37 Pg 103.
- 5) A first subdivision plat of 11 tracts of land (Plat No. 1) by Richard M. & Associates, Inc., dated 10-15-1996, recorded in PG 44 Pg 8.



LEGEND

Open Top Pin Found	Open Top Pin Found
Close Top Pin Found	Close Top Pin Found
Close Top Pin Set	Close Top Pin Set
Rebar Found	Rebar Found
Well	Well
Building Line	Building Line
Utility Pole	Utility Pole
Now or Formerly	Now or Formerly
Fence	Fence
Overlaid	Overlaid
Not to Scale	Not to Scale
Colored	Colored
Point	Point

APPROVED FOR RECORDING

Justin Power

DAWSON COUNTY GA PLANNING



SURVEYORS CERTIFICATE (STATE)
 As required by subsection (b) of O.C.G.A. Section 15-2-27, the parties herein have prepared this land survey and approved by all applicable local authorities for recording as evidenced by approval, signatures, or official seals hereon. Both approval or affirmation shall be confirmed with the appropriate governmental bodies by any purchaser or user of the land to be recorded and of any party. Furthermore, the undersigned and surveyor hereto shall this plat register with the commonwealth authorities for property records 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 15-2-47.

Justin Power 10/23/2018
 State of Georgia, GA, License No. 25841
 Date
 K.E.Q., Inc. Certificate of Authorization No. 00150776

REVISED 10-23-2018 to add plat 11 tracts and 140 rods
 REVISED 07-27-2005 to show area and spot elevations

Map Plat For
JAMES E CASTLEBERRY & BETTY J CASTLEBERRY
 Land Lot 143, 20th District, 1st Section
 Dawson County, Georgia
 05-25-2004

McWhorter & Anderson
 LAND SURVEYING & CIVIL ENGINEERING

410 Pinky Ferry Road
 Bucking H. Unit 300
 Cumming, GA 30040
 (770) 859-0430
 www.mca4e.com
 © K.E.Q., Inc. 2019
 FILE: 104576



20 MAY 19 10:26 AM

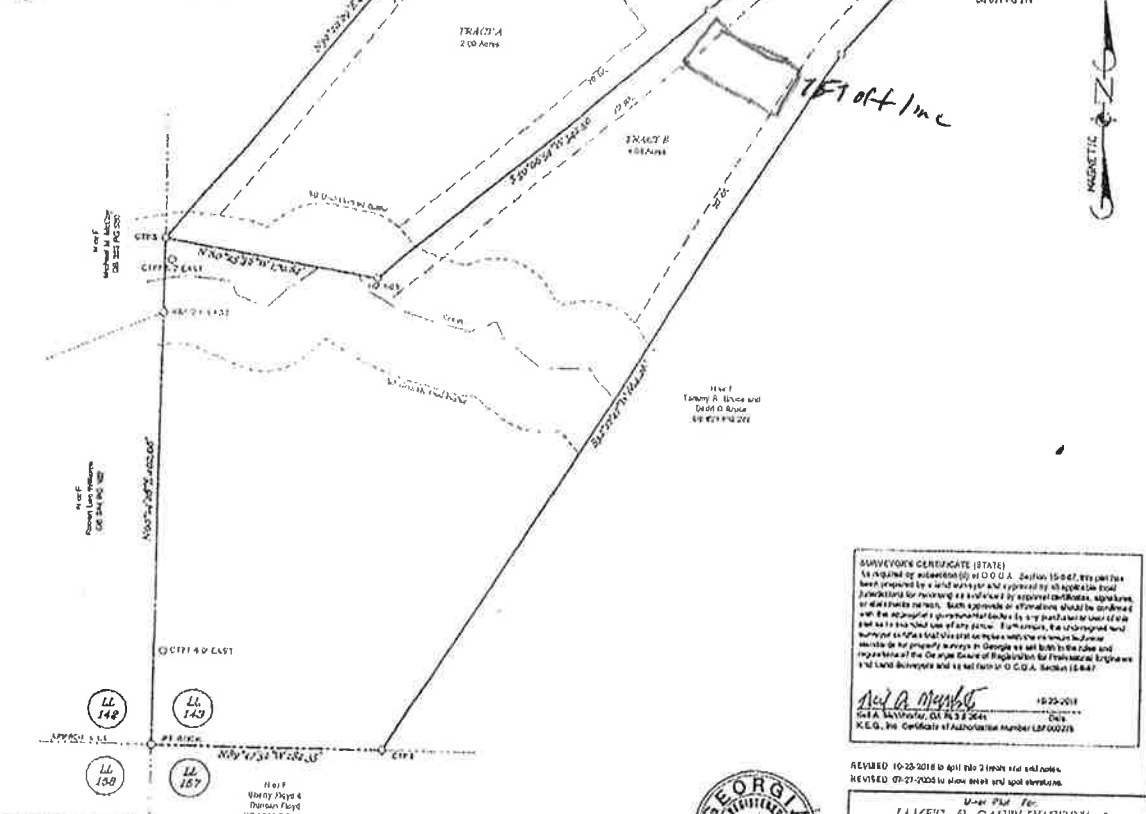
Site Plan

Plat Doc: PLAT
 Recorded: 12/03/2018 (011AM)
 JUSTIN POWERS
 CIVIL Surveyor, DAWSON County,
 Ga.
 BX 0004 Pg 0078
 Penalty: \$0.00
 Interest: \$0.00
 Participant: 0542137400

Course	Bearing	Distance
1.1	S 85°30'25" E	11.64'
1.2	S 83°20'22" E	32.48'
1.3	S 12°14'00" E	1.77'
1.4	S 85°32'11" E	11.17'
1.5	S 81°47'32" E	12.51'

- NOTES**
- 1) Plat Doc: Deeds Plat 1037, 1296. Acquire App - 02/17/14.
 - 2) Measurements were taken with a total station on 03/20/2018 and were reduced using the Computerized Adjustment Method as referenced in 1).
 - 3) The Public-Private Partnership for the study of the area necessary to establish the boundaries between the two tracts in the area shown on this site plan shall be subject to the approval of the appropriate governmental authority.
 - 4) The portion of the property is bounded by a Special Flood Area as indicated on F.I.M. No. 1306201602 (04/04/2016).

- REFERENCES**
- 13 A survey for City of Dalton and vicinity by J.C. Youngblood, dated 05/15/1912, recorded in PG 20 Pg 58.
 - 23 A survey by The O.C. Hughes Estate by T.P. Thomas, dated 08/07/1954, recorded in PG 3 Pg 840.
 - 31 A survey for J.C. Wilson by William C. Stanley & Associates, dated 03/26/1984, recorded in PG 18 Pg 207.
 - 41 A final subdivision plat of Dawson All Land (Phase 2) by The Georgia Surveying, Inc., dated 11/22/1989, recorded in PG 37 Pg 103.
 - 42 A final subdivision plat of Dawson All Land (Phase 4) by The Georgia Surveying, Inc., dated 11/22/1989, recorded in PG 41 Pg 2.



LEGEND

---	City Boundary
---	County Boundary
---	Right of Way
---	Survey Line
---	Water
---	Other

APPROVED FOR RECORDING
 JUSTIN POWERS
 CIVIL SURVEYOR
 DAWSON COUNTY, GEORGIA



SURVEYOR'S CERTIFICATE (STATE)
 As required by subsection (b) of O.C.G.A. Section 15-2-67, this plat has been prepared by a land surveyor and approved by an appropriate local jurisdiction for recording in accordance with approved conditions, applicable to all states in which such approvals or affirmations shall be conditioned upon the jurisdiction's governmental authority in a jurisdictional area of the land as to the land use of any parcel. Furthermore, the jurisdictional authority of the jurisdiction shall be conditioned upon the surveyor's professional certificate of the jurisdiction in Georgia as set forth in the rules and regulations of the Georgia Council of Professional Surveyors and Land Surveyors and as set forth in O.C.G.A. Section 15-2-67.

Justin Powers 10/25/2018
 Civil Surveyor, GA #3044
 C.S., the Certificate of Authorization Number LSP000276

REVISED 10-25-2018 to add the 2 inch and 4 inch notes.
 REVISED 07-27-2008 to show street and spot elevations.

Done Plat For:
JAMES E. CASTLEBERRY & BETTY J. CASTLEBERRY
 Land Lot 143, 15th District, 1st Section
 Dawson County, Georgia
 08-25-2004

Mewhorter & Anderson
 LAND SURVEYING & CIVIL ENGINEERING
 410 Hester Ferry Road
 Marietta, GA 30040
 (770) 369-9430
 www.mawha.com
 O.C.G.A., Nov. 2018
 FILE: 1045714

2018 MAY 19 10:26 AM



Official Tax Receipt
Dawson County
25 Justice Way, Suite 1222
Dawsonville, GA 30534
--Online Receipt--

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 2354	119 040 002 / 1 LL 143 LD 13S FMV: 60700	\$579.49	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$579.49	\$0.00
Totals:		\$579.49	\$0.00	\$0.00	\$579.49	\$0.00

Paid Date: 11/27/2019

Charge Amount: \$579.49

CASTLEBERRY JAMES E & BETTY J



Scan this code with your mobile phone to view this bill

20MAY 19 10:26AM