Recording Info

Certificate of Individual Sewage Disposal Systems
This Subdivision is approved for development utilizing on-site sewage management systems. Issuance of permits will depend on the physical merits of each lot to have an approval installation as based on the rules and regulations and the judgment of the Paulding County Health Department. General approval of this Plat does not constitute an approval of any individual lot.

_____
Paulding County Health Dept. Date

Paulding County Development Certification
This Plat, having been submitted to Paulding County and having been found to comply with the Paulding County Development Regulations and the Paulding County Zoning Ordinance.

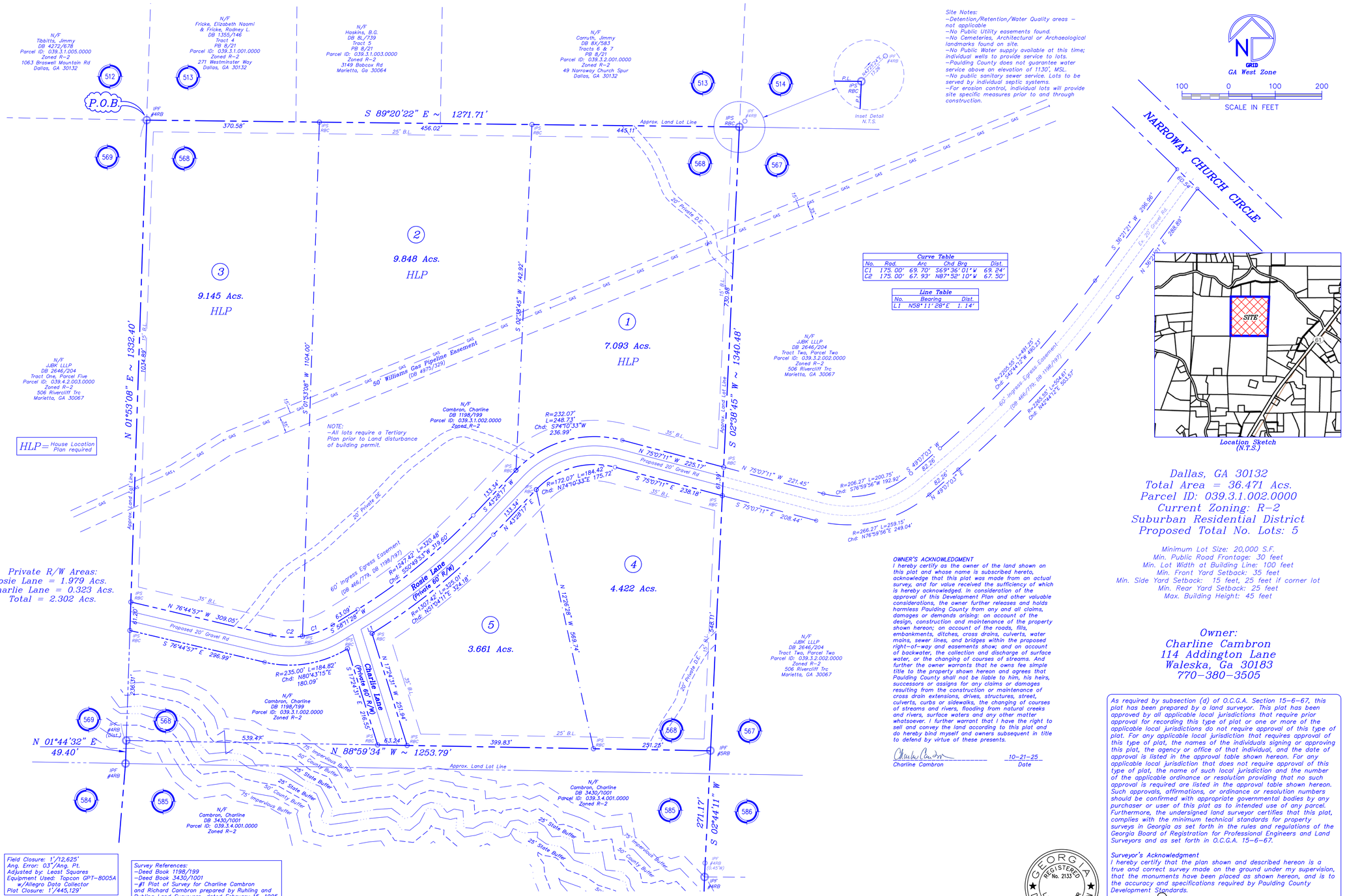
_____
Date Community Development Department

_____
Date Water, Sewer & Environmental Services

_____
Date Department of Transportation

_____
Date Paulding County Board of Commissioners

Final Plat Notes:
-Minimum F.F. elevations shall be no less than 4 feet above the 100-year headwater pool or 100-year flood elevations for lots upstream of storm drain crossings at low points in road. Minimum F.F. elevations shall be no less than 1 foot above the top of curb at low point.
-Elevation Certificate required for indicated lots PRIOR to Rough-In Inspection.
-A 20 foot drainage/utility easement (5 feet each side of property line) is reserved along front, side and rear property lines.
-Owner/Developer to execute Maintenance Agreement for commercial and/or private ponds at or before C.O.
-Sand/Gravel filter to be provided at 80% build-out or end of warranty.



Dallas, GA 30132
Total Area = 36.471 Acs.
Parcel ID: 039.3.1.002.0000
Current Zoning: R-2
Suburban Residential District
Proposed Total No. Lots: 5

Minimum Lot Size: 20,000 S.F.
Min. Public Road Frontage: 30 feet
Min. Lot Width at Building Line: 100 feet
Min. Front Yard Setback: 35 feet
Min. Side Yard Setback: 15 feet, 25 feet if corner lot
Min. Rear Yard Setback: 25 feet
Max. Building Height: 45 feet

Owner:
Charline Cambron
114 Addington Lane
Waleska, Ga 30183
770-380-3505

OWNER'S ACKNOWLEDGMENT
I hereby certify as the owner of the land shown on this plat and whose name is subscribed hereto, acknowledge that this plat was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged. In consideration of the approval of this Development Plan and other valuable considerations, the owner further releases and holds harmless Paulding 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 right-of-way and easements show; and on account of backwater, the collection and discharge of surface water, or the changing of courses of streams. And further the owner warrants that he owns fee simple title to the property shown hereon and agrees that Paulding County shall not be liable to him, his heirs, successors or assigns for any claims or damages resulting from the construction or maintenance of cross drain extensions, drives, structures, street, 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 myself and owners subsequent in title to defend by virtue of these presents.

Charline Cambron 10-21-25 Date

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval is listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers should be confirmed with 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. 15-6-67.

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 Paulding County Development Standards.

Donald L. Perryman, GA RLS #2133 10-21-25 Date

GEORGIA REGISTERED No. 2133 LAND SURVEYOR DONALD L. PERRYMAN

LEGEND
IPF - Iron Pin Found
IPS - Iron Pin Set
RB - Rebar
RBC - Rebar w/Cap
Note: #4RBC set at all Lot Corners unless noted otherwise.

The Horizontal and Vertical Datum for this survey is based on GPS observation with a LEICA GS14 GPS receiver on the "Smart Net" NARN Network with reduction to Georgia State Plane Coordinates (Western Zone), NAD 1983/94 West & NAVD 1988.

According to the FEMA/FIRM of Paulding County, Georgia, Community Number 130147, Map number 13223C0040C, effective date 9/29/2006 (not printed):
-This site lies entirely in an Unshaded Zone X designation.
-Unshaded Zone X is defined as areas of minimal flood hazard.

Field Closure: 1'/12,625'
Ang. Error: 03"/Ang. Pt.
Adjusted by: Least Squares
Equipment Used: Topcon GPT-8005A w/Allegro Data Collector
Plat Closure: 1'/445,129'

This plat was prepared without the benefit of a current title commitment. Easements or encumbrances may exist that are not shown on this plat.

Survey References:
-Deed Book 1198/199
-Deed Book 3430/1001
-#1 Plat of Survey for Charline Cambron and Richard Cambron prepared by Ruhling and Ruhling Land Surveyors, dated February 15, 1995.
-#2 "Ingress Egress"Survey for Charline Cambron, Richard Cambron and the Estate of J.T. Ophelia Womack prepared by Ruhling and Ruhling Land Surveyors, dated February 15, 1995.

-Bearings shown were calculated from the Reference Plat, GPS readings and angles turned.
-Distances shown are ground distances.

E:\PROJ\4859 Narroway Church Rd\DWG\4859-2023.dwg (Minor 5 Lots - N) ~ SPI-BLU.ctb

Sheet 1 of 1

SURVEYS PLUS, INC.
3565 SOUTH COBB DR., S.E.
SMYRNA, GEORGIA 30080
PHONE: (770) 444-9736
www.surveysplusinc.com
Cobb County Surveyor
ALL TYPES OF SURVEYS PLUS ENGINEERING AND CONSTRUCTION MANAGEMENT

Private Easement Subdivision for:
Cambron Estates - NC
Located in Land Lot 568
3rd District, 3rd Section,
Paulding County, GA

JOB NUMBER	4859
DRAWN BY	jp
CHECKED BY	DLP
DATE	08-12-25
FIELD DATE	Oct 2023
SCALE	1"=100'

REVISIONS	DATE
Addressed County comments; changed to 5 Lots	10-21-25