

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>Winfred E. and Debra E. Owens</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>145 Lamar Lane</u>	Company NAIC Number: _____
City: <u>Fayetteville</u> State: <u>GA</u> ZIP Code: <u>30215</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>Lot 13, Warren Lake, Phase II (Plat Book 45, Pages 123-125) Revised in Plat Book 101, Pages 453-454</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential</u>	
A5. Latitude/Longitude: Lat. <u>33.425188°N</u> Long. <u>-084.414052°W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84	
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>8</u>	
A8. For a building with a crawlspace or enclosure(s):	
a) Square footage of crawlspace or enclosure(s): <u>2,262.00</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>0</u> Engineered flood openings: <u>0</u>	
d) Total net open area of non-engineered flood openings in A8.c: <u>0.00</u> sq. in.	
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>0.00</u> sq. ft.	
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>0.00</u> sq. ft.	
A9. For a building with an attached garage:	
a) Square footage of attached garage: <u>420.00</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>0</u> Engineered flood openings: <u>0</u>	
d) Total net open area of non-engineered flood openings in A9.c: <u>0.00</u> sq. in.	
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>0.00</u> sq. ft.	
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>0.00</u> sq. ft.	

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION				
B1.a. NFIP Community Name: <u>Fayette County</u>	B1.b. NFIP Community Identification Number: <u>130432</u>			
B2. County Name: <u>Fayette</u>	B3. State: <u>GA</u>	B4. Map/Panel No.: <u>13113C0116</u>	B5. Suffix: <u>E</u>	
B6. FIRM Index Date: <u>09/26/2008</u>	B7. FIRM Panel Effective/Revised Date: <u>09/26/2008</u>			
B8. Flood Zone(s): <u>X (unshaded)</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>797.0*****</u>			
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input checked="" type="checkbox"/> Other: <u>***** - Multiple BFE Options - See Comments</u>				
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____				
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA				
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>145 Lamar Lane</u>	FOR INSURANCE COMPANY USE
City: <u>Fayetteville</u> State: <u>GA</u> ZIP Code: <u>30215</u>	Policy Number: _____ Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.
- C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: Benchmark-Plat Book 101 pg 454 Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? Yes No

If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

- | | | |
|---|---------------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor): | <u>798.40</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| b) Top of the next higher floor (see Instructions): | <u>802.50</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (see Instructions): | _____ | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| d) Attached garage (top of slab): | <u>801.80</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): | <u>798.90</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| f) Lowest Adjacent Grade (LAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished | <u>797.90</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| g) Highest Adjacent Grade (HAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished | <u>801.00</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: | <u>797.90</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Check here if attachments and describe in the Comments area.

Certifier's Name: Matthew Langley License Number: 3227

Title: Georgia Professional Land Surveyor

Company Name: W D Gray and Associates, Inc.

Address: 160-B Greencastle Road

City: Tyrone, Ga. State: GA ZIP Code: 30290

Signature:  Date: 05/21/2024

Telephone: (770) 486-7552 Ext.: _____ Email: wdgmattl@gmail.com



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

SEE COMMENTS - ATTACHMENT A
SEE FLOOD HAZARD CERTIFICATE - ATTACHMENT B
SEE REVISED FINAL PLAT - ATTACHMENT C

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
145 Lamar Lane

FOR INSURANCE COMPANY USE

City: Fayetteville State: GA ZIP Code: 30215

Policy Number: _____

Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: Construction Drawings* Building Under Construction* Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ feet meters above or below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ feet meters above or below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ feet meters above or below the HAG.

E3. Attached garage (top of slab) is: _____ feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ feet meters above or below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments: _____

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 145 Lamar Lane	FOR INSURANCE COMPANY USE
City: Fayetteville State: GA ZIP Code: 30215	Policy Number: _____ Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. A local official completed Section H for insurance purposes.
- G3. In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: _____ G6. Date Permit Issued: _____
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: New Construction Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ feet meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ feet meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ feet meters Datum: _____
- G11. Variance issued? Yes No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 145 Lamar Lane	FOR INSURANCE COMPANY USE
City: Fayetteville State: GA ZIP Code: 30215	Policy Number: _____
	Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) For Building Diagrams 1A, 1B, 3, and 5–9. Top of bottom _____ feet meters above the LAG floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is:

b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ feet meters above the LAG

H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

Yes No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments: _____

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
145 Lamar Lane

City: Fayetteville State: GA ZIP Code: 30215

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: Front 05/14/2024

Clear Photo One



Photo Two

Photo Two Caption: Rear 05/14/2024

Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
145 Lamar Lane

FOR INSURANCE COMPANY USE

City: Fayetteville State: GA ZIP Code: 30215

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: Right 05/14/2024

Clear Photo Three



Photo Four

Photo Four Caption: Right 05/14/2024

Clear Photo Four

Attachment A

According to graphic observation of the referenced Flood Insurance Rate Map, this house lies in Zone X (unshaded). A portion of this **property** does lie within a Zone AE flood hazard area. The BFE according to the referenced FIRM is 793. According to the recorded plat (attachment C) and Fayette County GIS, the 2013 Fayette County Study has a BFE of 794.35. According to the Flood Hazard Certificate provided by Fayette County (attachment B), the BFE is 797 and the required minimum floor elevation is 800.0. According to the field elevations in section "C" the house and lowest adjacent grade are above the BFE's. The machinery in section C is an outside HVAC unit. It should be noted that larger floods can and will occur, flood heights may be increased by man-made (pipe failures, cart paths, etc.) or natural causes.

Note:

This office was involved in the revised final subdivision plat of this lot. During this process, no new hydrology study or dam breach study was completed. It is not known if any of the BFE elevations above are based off recent hydrology studies of the site.



ATTACHMENT B



Environmental Management Department	Permit No.: FHAZ-06-2023-070632
	Parcel No: 051913003
Flood Hazard Certificate	Permit Status: Issued

140 Stonewall Avenue West Suite 203
Fayetteville, GA 30214
Phone: (770) 305-5410

Permit Note :

Permit Issued Date: 6/7/2023

Subdivision:	WARREN LAKE PHASE II	Lot #:	13
Address:	145 LAMAR LN, FAYETTEVILLE, GA 30215	100 Yr. Flood Plain Elevation	797
FIRM Panel #:	13113C0116E	Date:	9/26/2008
Creek Name:	Nash Creek	Watercourse Type:	Named Stream
Total Acreage:	8.94	Disturbed Acreage:	
Owner:	Winfred & DebraOwens	Phone Number:	(706) 255-9144
Builder:	MareeceAbney	Phone Number:	(404) 578-0272
Natural Buffer:	100	Impervious Setback:	50
Base Flood Elevation	797	MFFE:	800

NOTE: SEE ATTACHED PLAT FOR EXACT STRUCTURE(S) LOCATION AND SETBACKS. PROPERTY CORNERS MUST BE ADEQUATELY STAKED.

APPLICANT'S COVENANT

As the applicant for a Certification of Stormwater Compliance for the property hereon described, I do hereby covenant that the information supplied with this application is true and correct and I do hereby agree to comply with the ordinances of Fayette County pertaining to floodplain, watershed protection, and erosion & sediment control. It is understood and agreed by the applicant that any error, misstatement, or misrepresentation of fact, either with or without intention on his part, such as might if known, cause a refusal of this application or any alteration or change in plans made without approval of the Stormwater Compliance, shall constitute sufficient grounds for revocation of said Certificate of Stormwater and any Building Permit resulting therefrom.

APPLICANT

DATE

DocuSigned by:
Sandra D Bowden
424AFF4E8680427...

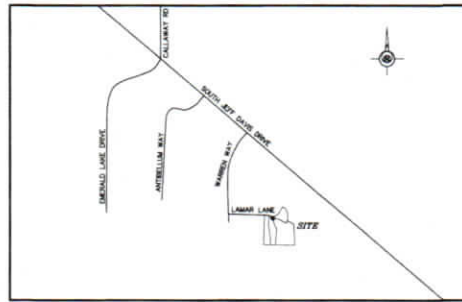
Type: PLAT - EXHIBIT
 Recorded: 4/18/2023 4:03:00 PM
 Fee Amt: \$33.00 Page 1 of 2
 Fayette, Ga. Clerk Superior Court
 Sherry Stubbins Clerk of Court
 FileNumber: 03-2023-0234
 BK 101 PG 453 - 454

**MINOR REVISION TO A MAJOR FINAL PLAT OF
 WARREN LAKE, PHASE II**

THE PURPOSE OF THIS REVISION IS TO REVISE THE PROPERTY LINES OF LOTS 11, 12, 13 AND 14. THIS REVISION IS BEING PREPARED AS RECORDED IN PLAT BOOK 45, PAGES 123-125, FAYETTE COUNTY, GEORGIA RECORDS.

**ATTACHMENT C
 PAGE 1**

RESERVED FOR CLERK OF SUPERIOR COURT



VICINITY MAP (NOT TO SCALE)

SITE DATA

LOT: 11-14
 TOTAL: 0.45 CONCRETE
 MINIMUM SETBACKS:
 FRONT: 40'
 REAR: 15' (PER PLAT BOOK 45, PAGES 123-125)
 SIDE: 10'
 MINIMUM LOT SIZE: 1 ACRE
 MINIMUM HOUSE SIZE: 1,000 SQUARE FEET
 MINIMUM LOT WIDTH AT FRONT BUILDING:
 LINE: 120'
 MAXIMUM BUILDING HEIGHT: 30'
 TOTAL NUMBER OF LOTS: 4
 AREA OF LOTS: 0.22 ACRES
 DENSITY = 0.22 UNITS PER ACRE OR 1 UNIT PER 4.3

NOTES

- THIS IS A RECONFIGURATION OF EXISTING TRACTS AS RECORDED IN DEED BOOK 3483, PAGES 819-820, FAYETTE COUNTY, GEORGIA RECORDS, ALSO REFERENCED PLAT BOOK 45, PAGES 123-125.
- CURRENT OWNER RAYMOND S. LEWIS AND TOMA OWENS LEWIS PER DEED BOOK 3483, PAGES 819-820, FAYETTE COUNTY, GEORGIA RECORDS, AS OF 05-11-2022, WEDNESDAY, FIVE AND ELEVEN CENTS, LOT 13, PER DEED BOOK 3081, PAGES 363-364, FAYETTE COUNTY, GEORGIA RECORDS, AS OF 07-11-2021, WEDNESDAY, SEVEN AND ELEVEN CENTS, LOT 13, PER DEED BOOK 2847, PAGES 67-68, FAYETTE COUNTY, GEORGIA RECORDS, AS OF 03-01-2021.
- THIS SURVEY WAS AUTHORIZED BY JORGE DURAN.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- MEASUREMENTS BASED ON STATE PLANE COORDINATES. GEORGIA WEST ZONE FOR UTM REAL TIME NETWORK READINGS.
- THERE ARE WETLANDS ON THIS PROPERTY PER FAYETTE COUNTY GIS (SPURLOCK) AND THE RECORDED SUBDIVISION PLAT (PLAT BOOK 45, PAGES 123-125). WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISOBEYANCE TO THESE WETLANDS WITHOUT PROPER AUTHORIZATION.
- FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE, OR RESPONSIBILITY FOR ANY DRAINAGE (EASEMENT OR OVERHEAD DRAINAGE PLAN ON THE LACK OF ONE INDICATED ON THIS PLAT).
- THIS PROPERTY IS NOT IN A GROUNDWATER RECHARGE AREA PER FAYETTE COUNTY GIS (SPURLOCK).
- EACH RECREATIONAL LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.3 ACRES THAT IS FREE AND CLEAR OF TREES, WETLANDS, WATERBODIES, PROTECTION BUFFERS AND SETBACKS, EASEMENTS, WETLANDS, AND EASEMENTS ON ANY KIND.
- NO VISIBLE CONTAMINATION OR HAZARDOUS WASTE OBSERVED ON THIS PROPERTY BY THE SURVEYOR AT THE TIME OF THE SURVEY.
- ALL STRUCTURES ARE TO REMAIN.
- THERE ARE STATE WATERS SHOWN ON THIS PROPERTY.
- WATER TO BE PROVIDED BY FAYETTE COUNTY WATER SYSTEM.
- SEWERAGE TO BE PROVIDED BY AN ON-SITE SEPTIC SYSTEM.
- SITE BENCHMARK: TOP OF CATCH BASIN IN CE-LOC-SAC OF LAMAR LANE - ELEVATION = 801.42 (NAVD1988).
- ALL LOTS CONTAINING AN AREA WITHIN CALCULATED FLOOD PLAIN WILL REQUIRE A SUBDIVISION ELEVATION CERTIFICATION BEFORE APPROVAL OF BUILDING PERMIT.
- THE SURVEY SHOWS BENCH MARKS FROM THE PREVIOUSLY RECORDED SUBDIVISION PLAT. THIS OFFICE HAS NOT DONE ANY HYDROLOGY STUDY TO DETERMINE IF THESE BENCH MARKS ARE ACCURATE IN PREVENTING POSSIBLE FLOODING FROM DAM BREACH OR OTHER CAUSES. THERE IS A POSSIBILITY A HYDROLOGY STUDY ON FILE WITH FAYETTE COUNTY WHEN THE ORIGINAL SUBDIVISION WAS APPROVED. IF ANY OWNER OR PURCHASER OF THIS PROPERTY IS NOT CONVINCED BY THE BENCH MARKS, THEN IT IS RECOMMENDED THAT THEY HAVE A HYDROLOGY STUDY DONE BEFORE CONSTRUCTION OF A RESIDENCE.
- UNLESS OTHERWISE SHOWN, THERE WERE NO EASEMENTS FOUND ON RECORD. NO RECORD OF EASEMENT WAS FOUND ON THE OVERHEAD UTILITY LINES.
- THE RECORDING OF THIS PLAT DOES NOT CONVEY OWNERSHIP OF PROPERTY, EXISTING OWNERS WILL NEED TO HAVE DEEDS RECORDED TO CONVEY PROPERTY AS SHOWN ON THIS PLAT.
- Revising Plat Book Number: 45-142
 Conditions Approved with Revising:
 1. That the development be into the County water system and provide fire hydrants on per plat submitted by the Fayette County Fire Marshal.
 2. That the owner/developer indicate on file with Fayette County 20 feet of right-of-way to create a turn of 90 feet of right-of-way, as measured from the driveway to South Jeff Davis Drive (drive back to E. Zoning/Inspection Review, right-of-way).
 3. That all new structures be set back a minimum of 20 feet from the proposed right-of-way of South Jeff Davis Drive.
 4. That Lots #1 and #14 be replaced on the Concept Plan, and not directly across South Jeff Davis Drive.
 21. The preliminary plat was approved by Planning Commission on April 1, 1983.

NOTE: ALL 1/2" DIMENSIONS SET ARE 1/4" IN LENGTH WITH YELLOW PLASTIC OR STAMPED LSF 000071

FOR THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS: I, W.D. GRAY AND ASSOCIATES, INC. AS ENGINEER AND LAND SURVEYOR, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, EASEMENTS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.
 W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES, BEFORE ANY LAND OR EASEMENT, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, EASEMENTS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED, HAS BEEN OBTAINED BY THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION, DEPTH, OR CHARACTERISTICS OF ANY UNDERGROUND UTILITIES AND/OR STRUCTURES.
 THE SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE UNDERSIGNED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO GUARANTEES, REPRESENTATIONS, OR WARRANTIES CONCERNING INFORMATION HEREIN RELATION TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, COVENANTS, AGREEMENTS, SETBACK LINES, BUFFERS, AND OTHER MATTERS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE BEST OF HIS KNOWLEDGE AND BELIEF AT THE TIME OF THE SURVEY. NO LIABILITY IS ASSUMED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OF TITLE SEARCH OF THE PROPERTY.

As required by subsection (b) of O.C.G.A. Section 10-6-47, this plat has been prepared by a land surveyor and approved by an eligible land subdivision for recording. An electronic approval of this plat is required for recording. Such approval or information should be confirmed with the appropriate governmental bodies by any purchaser or owner of this plat or to the land owner or any party. Furthermore, the undersigned land surveyor certifies that this plat conforms with the minimum standards for conformity with the Georgia Code as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and an act thereto in O.C.G.A. Sections 10-6-47 and 10-6-48.

FINAL SURVEYOR'S CERTIFICATE:

I, the undersigned, certify that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all measurements herein have been actually taken or are marked as "future" and their location, size, type and material are correctly shown. This plat conforms to all requirements of the Georgia Plat Act.
 By: *W.D. Gray*
 Registered Professional Land Surveyor
 No. 2547
 Date: 03-30-2023



APPROVALS:

- Approved by Fayette County Environmental Health Department
 Date: 4/4/23 Signed: *Shirley Ann*
 Environmental Health Specialist
- Approved by Fayette County Environmental Management Department
 Date: 4/6/23 Signed: *Bill*
 Environmental Management
- Approved by the Fayette County Engineer
 Date: 4/6/23 Signed: *J. Miller*
 County Engineer
- Approved by Fayette County Zoning Administrator
 Date: 4/6/23 Signed: *Debra M. Smith*
 Zoning Administrator
- Approved by Fayette County Fire Marshal As the hydrant(s) located as shown
 Date: 4/7/23 Signed: *Wesley*
 Fire Marshal

OWNER'S CERTIFICATE

We, the undersigned owner(s) and/or mortgagee(s) of the WARREN LAKE, PHASE II Subdivision, hereby offer to dedicate and/or reserve for public use the rights-of-way, easements and other grounds shown on this plat.

Lot	Owner	Date	Mortgagee	Date	Printed Name
LOT 11 & 14	<i>Tonia Lewis</i>				Tonia Lewis
LOT 11 & 14	<i>Brenda Beal</i>				Brenda Beal
LOT 12	<i>Donald Owens</i>				Donald Owens
LOT 12	<i>Debra M. Smith</i>				Debra M. Smith
LOT 13	<i>Wesley</i>				Wesley

WETLANDS AND HYDRIC SOILS NOTE
 Wetlands and Hydric Soils Taken from referenced Subdivision Plat.



W.D. Gray and Associates, Inc.
 LSF000701

land surveyors - planners
 180 GREENCASTLE ROAD SUITE B TYRONE, GEORGIA 30290
 PH. 770-488-7552 FAX 770-488-0496

PREPARED FOR
DURAN CONSTRUCTION
 25 EASTBROOK BEND, SUITE 205 REACHTREE CITY, GA. 30269
 PHONE: 878-863-8710 EMAIL: durancon@earthlink.com

LAND LOTS: 14 & 75 DATE OF SURVEY: 01-27-23 THRU 02-01-23
 5th DISTRICT DATE OF DRAWING: 03-10-23
 FAYETTE COUNTY, GA. REVISED: 03-30-23 COUNTY COMMENTS
 SCALE: 1" = 50' JOB NO. 2301018

