19-PC-11-25

# CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT SUBDIVISION APPLICATION

Name of Applicant Beatri	2 Array o	
Mailing Address 2810 P	ayers "Dr	Jones doro Go
Telephone	Mobile	
Email		
Property Owner (s) Beat	2 Arrayo	
Mailing Address <u>2切り</u>	layers Dr Du	resbord Ga
Telephone	Mobile	
Address/Location of Property:		
3240 Lake A	venue Hage	ville Ga
Present Zoning Classification:	RSF	,
Present Land Use: reside	ntial	
Parcel ID #: 14 0099 C	00 30 737	)
this application. I understand that the ordinances regardless of any action or responsibility to fully comply with all Call requirements of the City of Hapevill	re and above is true, complet ust cause for invalidation of the Dity of Hapeville, Georgia, reseapproval on this application. It is to feel to research the met. I am able to reduce to me and I have fully and or writings made to the City of	te and accurate, and I understand that his application and any action taken on serves the right to enforce any and all I further understand that it is my/our rdinances. I hereby acknowledge that lead and write in English or this voluntarily completed this application. I of Hapeville, Georgia are deemed a
	Applicant's signa	2 Avvoyo
	agla	119
Sworn to and subscribed be day of Notary Public	Date: <u>04130</u> fore me	
SPACE ON COULT		6

# CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

# **AUTHORIZATION OF PROPERTY OWNER**

CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:
3240 Lake Ave
ty of Hapeville, County of Fulton, State of Georgia
HICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED LOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING DMMISSION REVIEW.
ame of Applicant Cliff Christiansen
Nood Stock Ga 30188
lephone of Applicant
Dewhiz Amyo Signature of Owner
BEATRIZ ARROYO  Print Name of Owner
A FLORENCE OF THE PARTY OF THE
probably Appeared Before Me thisday of
otary Public

## CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT SUBDIVISION APPLICATION

## **WRITTEN SUMMARY**

Provide a detailed summary of the proposed project in the space provided below:

A Preliminary Plat is a document used to determine the practical ability to subdivide a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. Submittal of the plat does not guarantee the approval of a Final Plat, a legal document, once recorded with the County, finalizes the subdivision of the land. To be considered, a Preliminary Plat <u>must</u> contain the following information:

	The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a state-registered engineer or surveyor.
	Date, approximate north point and graphic scale.
	The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements, the present zoning classification, if any, both on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.
	Plans of proposed underground utility layouts (including sewers, water and electricity) showing feasible connections to the existing or any proposed utility systems.
·/	The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.
<u>/</u>	Contours at vertical intervals of not more than five feet when specifically not required by the planning commission.
<u> </u>	The acreage of the land to be subdivided.
$\checkmark$	Location sketch map or city map showing relationship of subdivision site to area.

Please initial each item on the list above certifying that all required information has been included on the preliminary plat. Sign and submit this form with your Preliminary Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Date 9/30/19

Applicant Signature: 12 Anogo

10

### Final Plat Checklist

A Final Plat is a legal document, once approved and signed by the Hapeville Planning Commission, can be recorded with Fulton County Superior Court. Only a final plat legally subdivides a parcel. Filing with the County will establish the new deed for the property and assign tax parcel identification information. To be considered, a Final Plat <u>must</u> contain the following information:

 The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.
 Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets an curved property lines that are not the boundary of curved streets.
 All dimensions to the nearest 100th of a foot and angles to the nearest minutes.
Location and description of monuments.
 The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.
 Date, title, name and location of subdivision, graphic scale and true north point.

Please initial each item on the list above certifying that all required information has been included on the plat. Sign and submit this form with your Final Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

#### Supplemental Documents for Final Plat:

- Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way and any sites for public use.
- Certification by surveyor or engineer to accuracy of survey and plat and placement of monuments.
- Certification by the City Engineer that the subdivider has complied with one of the following alternatives:
  - 1. All improvements have been installed in accord with the requirements of the regulations; or
  - 2. A security bond has been posted in sufficient amount to ensure the completion of all required improvements.
- Certification of approval to be signed by the secretary of the Planning Commission following the approval of the final plat.

Once a Final Plat has been approved and signed by the Chair of the Hapeville Planning Commission, the applicant may pick up copies of the plat for filing with Fulton County Superior Court at 136 Pryor Street, Atlanta, GA 30303. Once filed and stamped by the recorder's office, a copy should be returned to the Hapeville Department of Economic Development to be held on file.

Applicant Signature: Boethiz Hogo Date 09/30/19



#### LEGAL DESCRIPTION - 0.24 ACRES - Tract 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 99 of the 14<sup>th</sup> District, of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point (Iron Pin Found, ½ inch Open Top) located on the easterly right-of-way of Lake Avenue (apparent 50' R/W), said point being a distance of 100 feet along said easterly right-of-way of Lake Avenue from the northerly right-of-way of North Avenue (30' R/W), said point being the TRUE POINT OF BEGINNING;

THENCE, from said Point of Beginning thus established, proceed along said eastern right-of-way North 00°40'59" West a distance of 42.44 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence leaving said right-of-way, proceed South 88°57'44" East a distance of 243.81 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed South 00°43'21" West a distance of 42.20 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed North 89°30'25" West a distance of 120.89 feet to a point (Iron Pin Found, 1 inch Open Top); Thence proceed North 88°29'03" West a distance of 121.89 feet to a point, said point being the POINT OF BEGINNING.

Together with and subject to all covenants, easements, and restrictions of record.

Tract described herein containing 0.24 acres of land (10,414 Square feet), more or less, described as Tract 1 on a survey by Frontline Surveying & Mapping, Inc., job number 69232, dated 9/12/2019, last revised 9/24/2019.

Thomas E. Peay, Jr. Ga. RLS 2402

For the Firm of Frontline Surveying & Mapping, Inc.



## LEGAL DESCRIPTION - 0.24 ACRES - Tract 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 99 of the 14<sup>th</sup> District, of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point (Iron Pin Set, #4 Capped Re-Bar) located on the easterly right-of-way of Lake Avenue (apparent 50' R/W), said point being a distance of 142.44 feet along said easterly right-of-way of Lake Avenue from the northerly right-of-way of North Avenue (30' R/W), said point being the TRUE POINT OF BEGINNING;

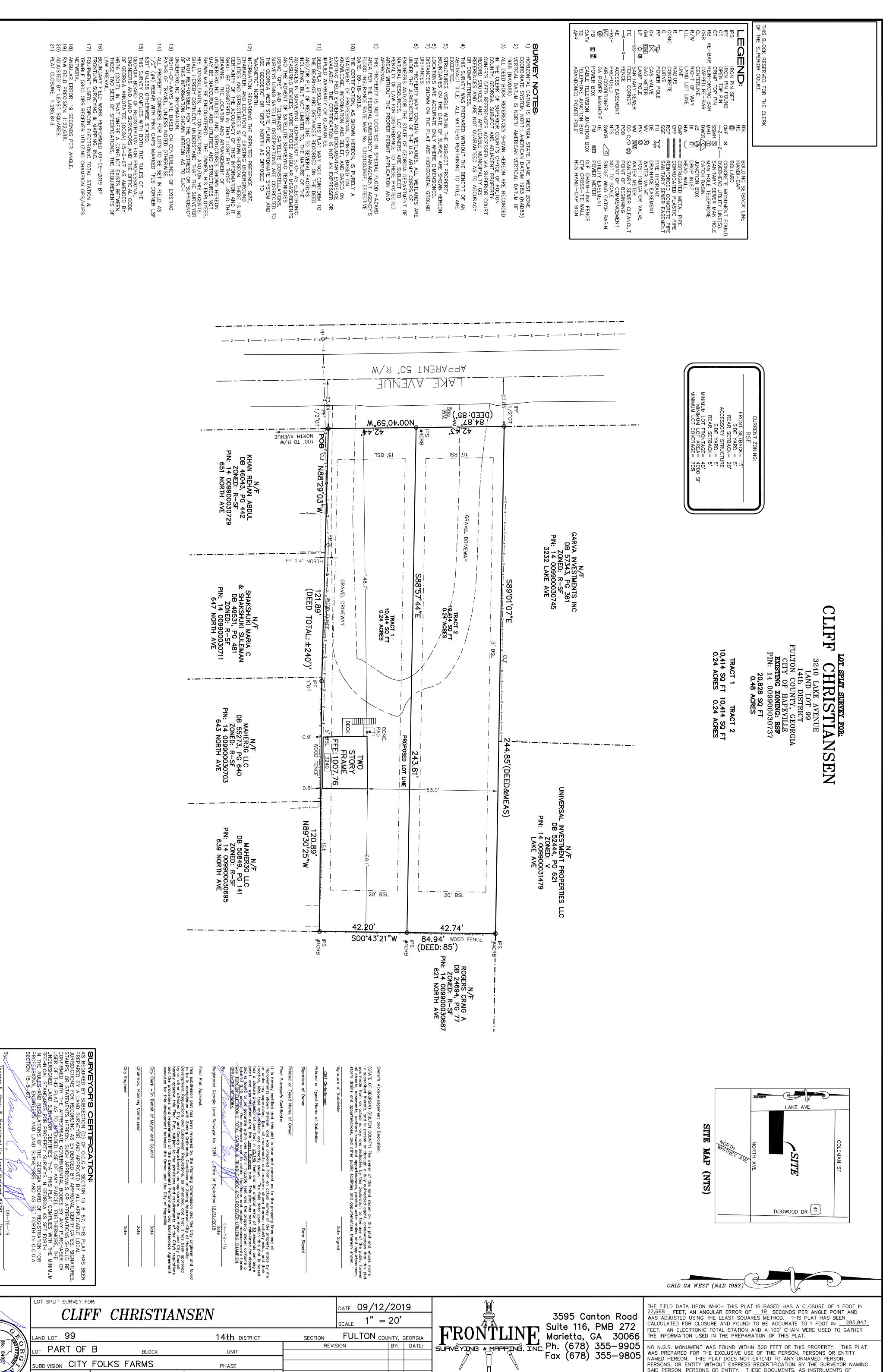
THENCE, from said Point of Beginning thus established, proceed along said eastern right-of-way North 00°40'59" West a distance of 42.43 feet to a point (Iron Pin Found, ½ inch Open Top); Thence leaving said right-of-way, proceed South 89°01'07" East a distance of 244.85 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed South 00°43'21" West a distance of 42.74 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed North 88°57'44" West a distance of 243.81 feet to a point, said point being the POINT OF BEGINNING.

Together with and subject to all covenants, easements, and restrictions of record.

Tract described herein containing 0.24 acres of land (10,414 Square feet), more or less, described as Tract 2 on a survey by Frontline Surveying & Mapping, Inc., job number 69232, dated 9/12/2019, last revised 9/24/2019.

Thomas E. Peay, Jr. Ga. RLS 2402

For the Firm of Frontline Surveying & Mapping, Inc.



REVISION

BY: DATE:

www.frontlinesurveying.com

FEET = 20

SHEE

LOT PART OF B

B 59776 ,PG 182

SUBDIVISION CITY FOLKS FARMS

MAP ID 13121C0366F

BLOCK

I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

UNIT

EFFECTIVE DATE: 09/18/2013

NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT @2019 FRONTLINE SURVEYING AND MAPPING, INC.

\*\*\* ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED \*\*\* 18) 19) 20) 21) 9) 8) 7) 5) HIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 1312100366F; EFFECTIVE DATE. 90–18–2013.

HE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF RROFESSIONAL OPNION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON RASTAMES. THE CERTIFICATION IS NOT AN EXPRESSED OR MAPLED WARRANTY OR GUARANTEE.

DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE CONSTITUTIONS. SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS IN SURVEY OR STELLITE CONSTITUTIONS. SURVEY OR THE ACCURACY OF THIS INFORMATION AND LOCATION OF EXISTING UNDERGROUND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNET HE CONSTITUTIES AND STRUCTURES USING THIS SHAULT HEE AND STRUCTURES SHOWN HEREON, HERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND ARRANCEMENT OF UNDERGROUND UTILITIES AND STRUCTURES NOT SHOWN HEREON, HEREON IN HEREON DATE THE LOCATION AND ARRANCEMENT SO RESITING PRAVEL, UNLESS OTHERWISE.

HIS ONSULTANTS, HIS CONTRECTORS AND THE SURVEYOR IS SHAULT HERE A CONTRUCT EXISTS BETWEEN THE AUGUST AND THE PROPERSIONAL MEREON AND THE PROPERSIONAL LINESS OF SURFICIENCY OF THIS INFORMATION.

HE CORROLL SURVEY COMPLES WITH BOTH THE REQUIREMENTS OF LAW PREVAIL.

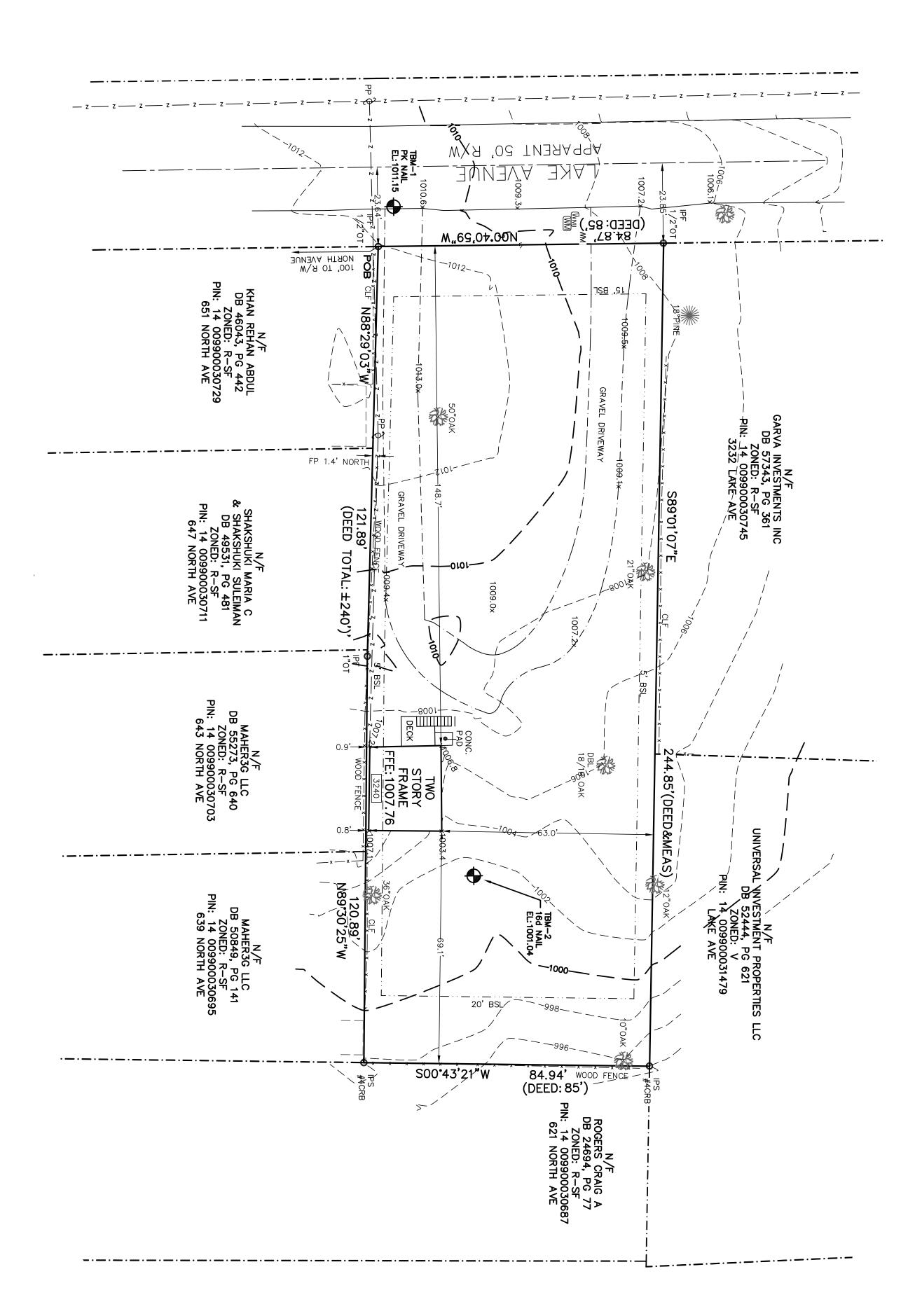
HEREOFICE THE ORDER OF SPECIFICATIONS, THE REQUIREMENTS OF PROPING HEREON.

HEREOFICE TO SET SOURCES OR APPING, ABSIRACI IIILE. ALL MITHIN THE SUBJECT PROPERTY STRUCTURES VISIBLE MITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED. DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES.

THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND ADDROVAL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF FULTON INTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY INTY, GEORGIA. SUBJECT AND ADJACENT PROPERTOR COURT SORD SOURCES AND APPLICABLE MUNICIPALITY GIS ERENCES AND APPLICABLE MUNICIPALITY GIS COMPLETENESS.

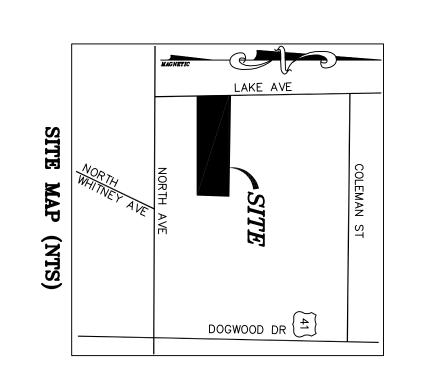
S SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN STRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE SEPTED.

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BSL HC HANDI-CAP BOLLARD CONCRETE MONUMENT FOUND CMF SMH S SSMH S SANITARY SEWER MAN HOLE MHT DWCB/O CATCH BASIN JUNCTION BOX DI DI DROP INLET HW HEAD WALL CORRUGATED METAL PIPE CORP CORRUGATED PLASTIC PIPE SSE SANITARY SEWER EASEMENT FH WW MATER HYDRANT DE WATER WALVE POST INDICATOR VALVE WATER WALVE POINT OF BEGINNING POB POINT OF SCALE SWCB SINGLE WING CATCH BASIN UTILITY EASEMENT PM MITS POWER METER CTUN CROSS-TIE WALL HCS HANDI-CAP SIGN	



TON COUNTY, GEORGIA CITY OF HAPEVILLE EXISTING ZONING: RSF

TOPOGRAPHIC SURVEY FOR:





JOB #	FOR THE *		ENT & TOPOGRAPHIC SURVEY FOR:  FF CHRISTIANSEN			DATE $09/12/2019$ SCALE $1" = 20'$			
9	PP	LAND LOT 99		14th district	SECTION	FULTON co	UNTY,	GEORGIA	
92	VIO. 24	LOT PART OF	B BLOCK	UNIT	REVI	SION	BY:	DATE:	
32	TINE TO STATE OF THE STATE OF T	SUBDIVISION CITY	FOLKS FARMS	PHASE					
	SURVEY 1000631	PB 9 ,PG 81-82	I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL						
		DB <u>59776</u> ,pg <u>182</u>		VING SPECIAL FLOOD HAZARDS EFFECTIVE DATE: _ 9/18/13					
			MAI 10:2:2:000001	_ EFFECTIVE DATE					



www.frontlinesurveying.com

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 22,688 FEET, AN ANGULAR ERROR OF 19 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 285,843 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT @2019 FRONTLINE SURVEYING AND MAPPING, INC. \*\*\* ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED \*\*\*