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SURVEYORS' CERTIFICATION

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Joshua A. Nyfeld Jr. No. 2136
Georgia Registered Land Surveyor

ENGINEERS' AND OWNERS' ACKNOWLEDGEMENT

I, SERENITY VILLAGE SUBDIVISION, INC.
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, do hereby confirm that the common area and storm water facilities shown hereon shall be privately owned and maintained. The water mains, streets, and sanitary sewer lines on appropriate easements are hereby dedicated in fee simple forever to DeKalb County. In consideration of the approval of this development plan and other valuable considerations, the owner further releases and holds harmless DeKalb 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 rights of way and easements shown, 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 DeKalb County shall not be liable to him, his heirs, successors or assigns for any claims or damages resulting from the construction or maintenance of storm drain extensions, drives, structures, streets, 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.

IN WITNESS WHEREOF, I have hereunto set my hand this 2nd day of March, 2004

Witness: Cynthia Waldron
Notary Public: Stephen Fletcher
SERENITY VILLAGE SUBDIVISION, INC. (CORPORATE SEAL)
Owner
By: James A. Fletcher, Pres.
(Name and Title Printed)
Attest: Charlene A. Fletcher
(Name printed)
Corporate Secretary

I certify that the developer has complied with the potable water requirements and the sanitary sewer requirements of the County.
This 20 day of May, 2004
Associate Director of Public Works
Water & Sewer

I certify that this plat has been approved by all affected departments and complies with all zoning, environmental and subdivision requirements
This 21st day of May, 2004
Director of Public Works
DeKalb County, Georgia

This plat has been submitted to and accepted by the Chief Executive of DeKalb County, Georgia and has been approved as required by state law and county codes, including all conditions precedent to recording in the superior court of this circuit.
Dated this 21st day of May, 2004
By: Vernon Jones
Chief Executive Officer
DeKalb County, Georgia

DEKALB COUNTY CONTRACT NO. 04-9106

LEGEND

FENCE	TEMPORARY BENCHMARK
RAILROAD	CURB INLET
GAS LINE	HEADWALL
WATER LINE	SINGLE WING CATCH BASIN
UNDER GROUND POWER LINE	DOUBLE WING CATCH BASIN
AERIAL POWER LINE	IRON PIN FOUND/SET
UNDER GROUND SOUTHERN BELL	COMPUTED POINT
AERIAL SOUTHERN BELL	EXISTING SPOT ELEVATION
POWER POLE	PROPOSED SPOT ELEVATION
LIGHT POLE	STORM SEWER MANHOLE
GUY WIRE	SANITARY SEWER MANHOLE
WATER VALVE	GEORGIA POWER MARKER
WATER METER	RIGHT OF WAY MONUMENT
GAS VALVE	CORRUGATED METAL PIPE
GAS METER	REINFORCED CONCRETE PIPE
FIRE HYDRANT	DUCTILE IRON PIPE
CRIMP TOP PIPE	POLYVINYL CHLORIDE
OPEN TOP PIPE	IRON PIN SET
REINFORCING BAR	IRON PIN FOUND

NOTES:

1. THE OWNER OF THE FACILITY IS RESPONSIBLE FOR COMPLIANCE WITH THE COMPLETE ENGINEERS RECOMMENDATIONS REGARDING WETLANDS.
2. PERKING SEPTIC TANK(S) WILL BE DISPOSED OF AS PER DEKALB COUNTY ENVIRONMENTAL HEALTH DEPARTMENT REQUIREMENTS.
3. 5' SIDEWALK ALONG ROAD FRONTAGES IS REQUIRED
4. ELECTRIC SERVICE IS ARRAY GROUND
5. SURVEY AND TOPOGRAPHIC DATA WAS FIELD RUN BY GRANT SHEPHERD & ASSOCIATES ON NOVEMBER 20, 2003
6. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A TOPCON GTS 313 TOTAL STATION AND A 100 FOOT STEEL TAPE
7. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN EXCEEDS 17FT AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
8. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAS A CLOSURE RATIO OF 1' IN 10,000+.
9. THE PROPERTY DEPICTED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL 13089 C 0186 H DATED MAY 07, 2001
10. UNDERGROUND UTILITIES AS SHOWN BY THIS SURVEY ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION
11. ELEVATIONS ARE FROM THE DEKALB COUNTY SEWER AS-BUILTS.
12. DETENTION FACILITY IS REQUIRED ON THIS SITE.
13. PRESENT ZONING IS R-100
14. SETBACKS: FRONT - 35 FEET
SIDE - 10 FEET
REAR - 40 FEET
15. MINIMUM LOT AREA IS 13,000 S.F. AND MINIMUM FLOOR AREA IS 2,000 S.F.
16. MAXIMUM BUILDING HEIGHT IS 35 FEET
17. MAXIMUM LOT AREA COVERED BY BUILDINGS IS 35%
18. FOUR PARKING SPACES REQUIRED PER LOT

NOTES: (CONTINUED)

19. COMPACTION OF ALL FILL MATERIAL BETWEEN THE FRONT AND REAR BUILDING LINES OF THE FOUNDATION OF EACH RESIDENTIAL BUILDING MUST BE CERTIFIED BY GEORGIA REGISTERED PROFESSIONAL ENGINEER PRIOR TO THE CONSTRUCTION OF SUCH BUILDING. IN ADDITION ALL LOTS WITH 3' OR MORE OF FILL OR EXCAVATION, MEASURED ON THE CONSTRUCTION PLANS, OR GREATER, AS DEFINED ON THE CONSTRUCTION PLANS, WILL REQUIRE A COMPACTION CERTIFICATION PRIOR TO FOUNDING INSPECTION. THE ENGINEER WILL ALSO PROVIDE A LETTER LISTING THOSE LOTS THAT REQUIRE COMPACTION CERTIFICATION. THOSE LOTS THAT REQUIRE COMPACTION CERTIFICATION WILL BE INDICATED ON THE FINAL RECORD PLAT.
20. THE FINAL PLAT SHALL NOT CONTAIN PROTECTIVE COVENANTS, STIPULATIONS OR STANDARDS THAN THE MINIMUM RESTRICTIONS REQUIRED BY THE COUNTY ZONING ORDINANCE PERTAINING TO YARD, BUILDING SITE, HEIGHT, FLOOR AREA AND PARKING.
21. NO WORK IN RIGHT OF WAY, INCLUDING PAVED SURFACES, PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE DeKalb COUNTY PUBLIC WORKS DEPARTMENT.
22. FOR HOMES BELOW THE STREET A SEWER RELIEF VALVE IS REQUIRED ON CLEAN OUT OUTSIDE EACH DWELLING AND BELOW THE LOWEST FLOOR ELEVATION. A BACK FLOW CHECK VALVE IS REQUIRED BETWEEN THE CLEAN OUT AND THE STRUCTURE.
23. A FOUNDATION LOCATION CERTIFICATE MUST BE SUBMITTED TO DeKalb COUNTY PRIOR TO FOOTING INSPECTION FOR THE FOLLOWING: ALL EASEMENTS, BUFFERS AND FLOOD LINES ON BUFFERS AND THESE LOTS MUST BE CLEARLY IDENTIFIED ON SITE AT THE TIME OF THE FOOTING INSPECTION.
(FOLLOWING LOTS: 1 THRU 19 ALL LOTS _____
24. A 10' DRAINAGE EASEMENT LIMITS BETWEEN ALL LOTS ALONG THE PERIMETER BOUNDARY LINES OR THE SUBDIVISION EXCEPT WHERE SHOWN OTHERWISE.
25. SUBSEQUENT BUILDERS AND DEVELOPERS OF INDIVIDUAL LOTS SHALL MAKE PROVISIONS TO CONVEY LOT GENERATED SURFACE WATERS TO THE DRAINAGE FACILITIES PROVIDED BY THE DEVELOPER WITHOUT UNAUTHORIZED DISCHARGE ONTO ADJACENT PROPERTIES.
26. INDIVIDUAL RESIDENTIAL BUILDERS, IN A SUBDIVISION WHERE A PERMIT (NOI) IS REQUIRED TO COMPLY WITH NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REGULATIONS, MUST ALSO FILE A NOI AND A NOTICE OF TERMINATION (NOT) WITH THE GEORGIA DEPT. OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION (EPD). A STORM WATER POLLUTION PREVENTION PLAN MUST BE DEVELOPED AND IMPLEMENTED

NOTE:
EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE LINES.
ALL LOTS NEXT TO WETLANDS OR STREAMS SHALL HAVE PERMANENT WATER VARIETY FACILITIES.
Covenants Recorded in deed book 13209, Page 417.

27. SUB-PLANS ARE REQUIRED ON THE FOLLOWING LOTS: 1-5, 19
28. THE OWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING LONG SIDE AND SHORT SIDE WATER SERVICE ONLY UNLESS OTHERWISE NOTED ON CONSTRUCTION PLANS.
29. LOTS THAT WILL REQUIRE FILL DEPTH OF 2 FEET OR GREATER BETWEEN THE FRONT RIGHT-OF-WAY AND THE AREA WHERE THE HOME WILL BE BUILT (GRADING WILL REQUIRE FILL OVER 2 FEET) SHALL BE FIELD VERIFIED BY INDIVIDUAL PROFESSIONAL GEOTECHNICAL ENGINEERS TO BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION
30. NO LOTS SHOWN ON THIS PLAT REQUIRED FILL DEPTH OF 7 FEET OR GREATER BETWEEN THE ROAD RIGHT-OF-WAY AND REAR BUILDING LINE WITHIN THE DEVELOPMENT.
31. IMPACTS WITHIN THE BUFFERS OF CONSTRUCTION DEBRIS, TREE STUMPS AND SOIL OR ANY OTHER MATERIAL IS PROHIBITED EXCEPT IN R-2 INDUSTRIAL IMPACTS (PER LAND DEVELOPMENT ORDINANCE CHAPTER 14, ARTICLE 5 SECTION 14-37(b)(8))
32. DEKALB COUNTY SHALL BE RESPONSIBLE SOLELY FOR THE 8" SANITARY SEWER, 6" INCH SEWER SERVICE LATERAL PIPE UP TO THE CLEAN-OUT, AND THE 8" INCH WATER MAIN
33. A 10' LANDSCAPE BUFFER EXISTS ON ALL DOUBLE FRONTAGE LOTS. EXTERNAL LOTS SHALL HAVE THE BUFFER ON THE EXTERNAL STREET FRONTAGE. INTERNAL LOTS WATER SHALL BE ON THE STREET(S) WHICH IS/ARE NOT THE PRIMARY ACCESS STREET(S) OR THE STREET TO THE REAR OF THE HOUSE.
34. WETLANDS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THE PLAT ARE UNDER THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLANDS WITHOUT PROPER AUTHORIZATION.
35. PROVISIONS HAVE BEEN MADE FOR STREET LIGHTING.
36. THE HOME OWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR MAINTAINING THE DETENTION FACILITY AND STORM DRAIN SYSTEM.
37. AN AS-BUILT ELEVATION CERTIFICATE IS REQUIRED PRIOR TO FRAMING ON THE FOLLOWING LOTS: 1, 2, 10, 11 & 12

NORTH

VICINITY MAP

I CERTIFY THAT THIS PROJECT MEETS THE DEKALB COUNTY STORMWATER QUALITY REQUIREMENTS PER THE THE DEVELOPMENT ORDINANCE SECTION 14-42.
April 12, 2004
Rev. March 15, 2005

FINAL PLAT

FOR

SERENITY VILLAGE

Plat Book 144 Page 1985
Filed and Recorded 06-02-2004 09:11:56a
2004-0075856
Linda Carter
Clerk of Superior Court
DeKalb County, Georgia

Plat Book 146 Page 57
Filed and Recorded 12-16-2004 11:56a
2004-0251834
Linda Carter
Clerk of Superior Court
DeKalb County, Georgia

DCR # 01051R

OWNER / DEVELOPER
JAMES FLETCHER
7984 WOOD HOLLOW WAY
STONE MOUNTAIN, GA. 30087
(770) 465-1295

CONTACT PERSON
GRANT SHEPHERD
3751 VENTURE DR. SUITE 205
DULUTH, GA
TEL: (770)416

SHEET 1 OF 2

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
GA. R.L.S. NO. 2136

REV	DESCRIPTION
1/20/04	COUNTY COMMENTS
3/10/05	ADDED LOTS 22, 23, +24

LOCATED IN
SERENITY VILLAGE SUBDIVISION
LAND LOTS 84 & 109 16TH DISTRICT
DEKALB COUNTY, GEORGIA
SCALE: 1" = 60'
DATE: MARCH 10, 2004
JOB NO. 03-12-150

FINAL PLAT
FOR
SERENITY VILLAGE

GRANT SHEPHERD & ASSOCIATES
SURVEYING · PLANNING
3751 VENTURE Dr., SUITE 205
GWINNETT PLACE BUSINESS PARK
DULUTH, GA 30096
OFFICE (770)416-0823
FAX (770)416-0276
EMAIL: gs3751@aol.com

6/21/2019

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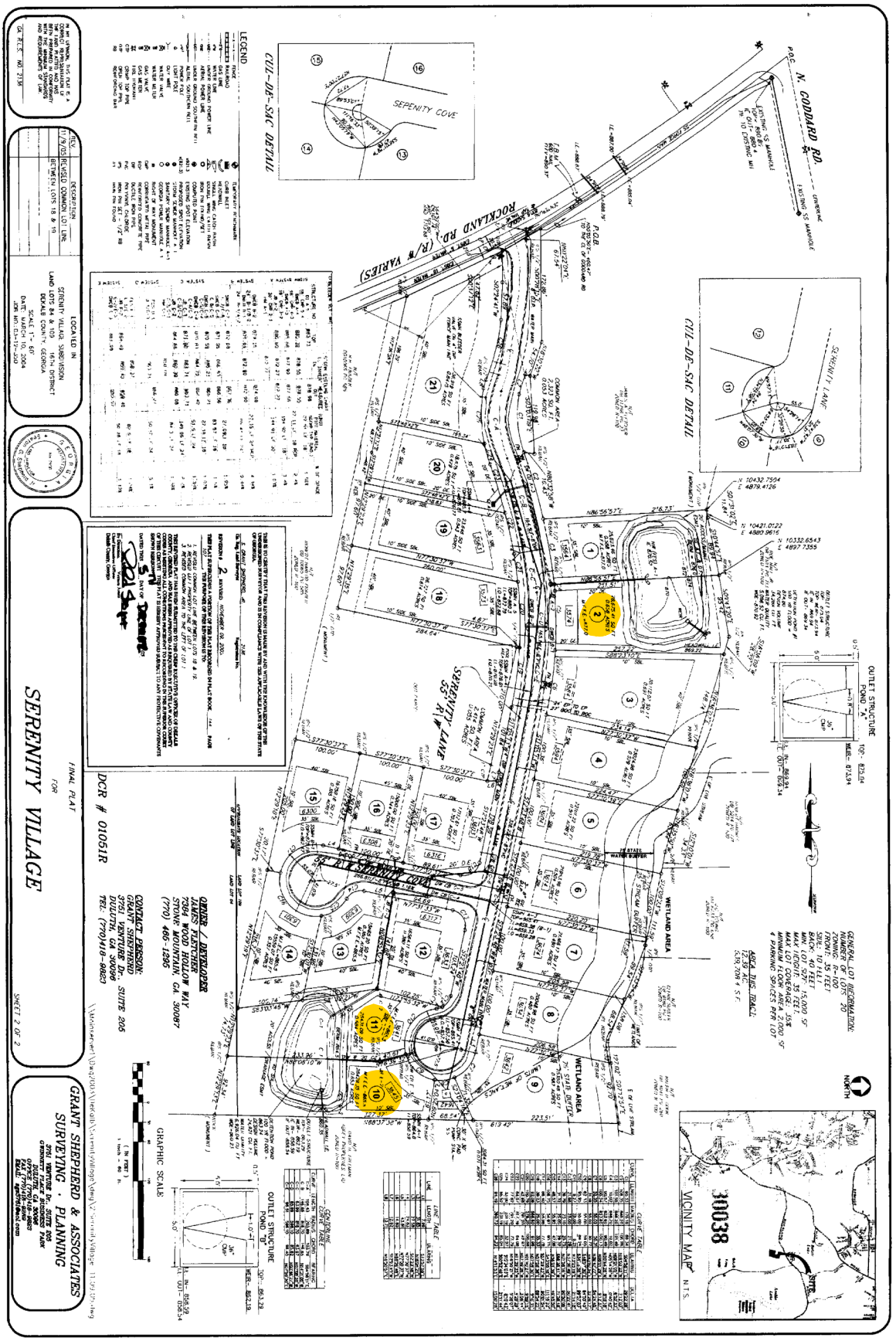
SERENITY VILLAGE
FINAL PLAT
FOR
SERENITY VILLAGE
DCR # 01051R
GRANT SHEPHERD & ASSOCIATES
SURVEYING · PLANNING
LOCATED IN
SERENITY VILLAGE SUBDIVISION
LAND LOTS 84 & 100
16TH DISTRICT
DEKALB COUNTY, GEORGIA
SCALE 1" = 60'
DATE: MARCH 10, 2004
JOB NO.: 03-12-050
LEGEND
CUL-DE-SAC DETAIL
SEPENITY COVE
SERENITY LANE
ROCKLAND RD. (R/W VARIES)
N. GODDARD RD.
WETLAND AREA
OUTLET STRUCTURE POND "A"
OUTLET STRUCTURE POND "B"
GRAPHIC SCALE
VICINITY MAP
30038
NORTH