



Action Requested/Required:

- Vote/Action Requested
- Discussion or Presentation Only
- Public Hearing
- Report Date: _____
- Hearing Date: _____
- Voting Date: _____

Department: Community Development **Presenter(s) & Title:** Nick Wilson
Land Development Administrator

Agenda Item Title:

Discussion and Possible Action on Street Acceptance for City Maintenance for streets in Towne Mill Pod N Phase 3

Summary:

The streets in Towne Mill Pod N Phase 3 have met the requirements of the UDC and are now ready to be accepted by the City for maintenance.

Budget Implications:

Budgeted? Yes No N/A

Total Cost of Project: Check if Estimated

Fund Source: General Fund Water & Sewer Sales Tax Other:

Staff Recommendations:

Staff recommends approval of Street Acceptance for City Maintenance for Towne Mill Pod N Phase 3.

Reviews:

Has this been reviewed by Management and Legal Counsel, if required? Yes No

Attachments:

Resolution
Final Plats

City of Canton, Georgia
Cherokee County
Resolution: _____

RESOLUTION

A Resolution accepting the streets or portions of streets within **Towne Mill Pod N Phase 3**, for City Maintenance.

Whereas, it is hereby found and determined that within **Towne Mill Pod N Phase 3**, does meet the requirements as set forth in the Unified Development Code (UDC) of City of Canton, Georgia pertaining to the streets and rights-of-way.

Now Therefore, be it resolved by the Mayor and City Council of City of Canton, Georgia that the following streets:

Denali Butte Terrace (2,053')

Byrd Crossing (304')

having at least a fifty foot (50) right-of-way and drainage ways within the rights-of-way **Towne Mill Pod N Phase 3**, and located in **Land Lot(s) 212, 221 & 22** of the **14th** district, **2nd** section, filed and recorded at Clerk of Superior Court of Cherokee, County, Georgia **Plat Book 120, Page 627** on **07/12/2023** are accepted and will be maintained by said City from this date forward.

Adopted this _____ day of _____, 2026

Bill Grant, Mayor

Attest:

Approved as to Form

Annie Fortner, City Clerk

Robert M. Dyer, City Attorney

Plat
Recorded 7/12/2023 2:55 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 120 Page 627
Participant IDs: 9822841399

CURVE TABLE				
CURVE #	RADIUS	ARC	CHORD	BEARING
C137	225.00'	64.78'	64.56'	N83°39'30"W
C138	225.00'	60.15'	59.97'	S80°26'07"W
C139	225.00'	60.18'	60.00'	S85°06'53"W
C140	225.00'	10.96'	10.95'	S56°03'28"W
C141	55.00'	61.33'	58.20'	S85°29'09"W
C142	55.00'	47.46'	46.00'	S28°49'12"W
C143	55.00'	47.46'	46.00'	S20°37'10"E
C144	55.00'	20.24'	20.13'	S55°53'00"E
C145	55.00'	47.71'	46.23'	N88°43'13"E
C146	55.00'	69.47'	64.94'	N27°41'10"E
C147	175.00'	79.37'	78.69'	N67°42'40"E
C148	175.00'	72.98'	72.43'	S87°21'12"E
C149	505.00'	60.16'	60.13'	S72°44'4"W
C150	505.00'	60.02'	60.02'	S0°39'40"W
C151	505.00'	59.95'	59.92'	S8°08'41"E
C152	505.00'	60.02'	59.98'	S12°57'01"E
C153	505.00'	13.25'	13.25'	S17°06'23"E
C154	225.00'	37.41'	37.36'	S13°05'42"E
C155	275.00'	14.25'	14.24'	S10°12'20"E
C156	575.00'	27.55'	27.54'	S10°19'02"E

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

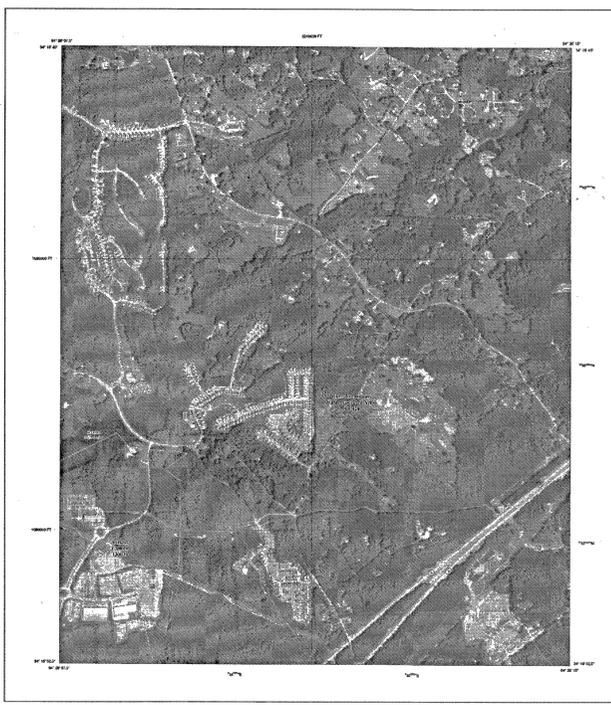
LINE TABLE

LINE #	BEARING	DISTANCE
L1	S45°48'01"E	31.55'
L2	S9°03'41"W	42.63'
L3	S19°13'55"E	91.73'
L4	S9°06'21"E	37.28'
L5	S52°14'46"E	76.34'
L6	S32°37'55"E	44.78'
L7	S10°09'42"W	67.22'
L8	S3°38'14"E	58.03'
L9	S6°01'40"W	17.84'
L10	S19°06'21"W	43.21'
L11	S88°16'55"W	47.98'
L12	S2°41'19"W	46.94'
L13	S17°05'52"E	66.09'
L14	S19°47'22"E	34.88'
L15	S58°48'23"W	39.73'
L16	S9°43'03"W	45.35'
L17	S8°05'49"W	78.25'
L18	S46°06'13"W	35.48'
L19	S26°39'14"W	25.26'
L20	S1°54'36"W	43.74'
L21	S82°35'10"E	42.10'
L22	S34°36'39"E	64.35'
L23	S1°01'31"E	36.42'
L24	N56°56'10"W	110.89'
L25	N41°04'14"W	80.29'
L26	N52°11'38"W	63.78'
L27	N38°15'42"W	156.60'
L28	N56°51'18"W	44.38'
L29	N47°19'36"W	117.98'
L30	N45°30'36"W	36.59'
L31	N59°59'13"W	76.41'
L32	N46°45'40"W	61.31'
L33	S60°38'02"W	10.04'
L34	N75°24'37"W	48.53'
L35	S75°24'37"E	48.74'
L36	S31°58'20"E	10.02'
L37	S8°43'12"E	1.69'
L38	S11°41'22"E	14.75'
L39	S38°23'46"E	24.51'
L40	N38°23'46"W	24.52'
L41	N17°47'7"W	2.47'
L42	N4°45'14"E	2.08'
L43	N16°48'28"E	20.83'
L44	N0°36'31"W	2.07'
L45	S86°17'34"W	19.75'
L46	N32°53'34"W	3.50'
L47	S12°34'10"E	3.13'
L48	N87°15'06"W	17.49'
L49	S86°17'34"W	20.12'

CURVE TABLE				
CURVE #	RADIUS	ARC	CHORD	BEARING
C157	575.00'	78.72'	78.66'	S5°01'21"E
C158	575.00'	58.75'	58.73'	S149°36'7"W
C159	625.00'	45.64'	45.63'	S2°39'42"W
C160	625.00'	19.44'	19.44'	S0°19'18"E
C161	250.00'	9.12'	9.12'	S2°15'28"E
C162	250.00'	60.00'	59.86'	S10°10'41"E
C163	250.00'	60.00'	59.86'	S23°55'45"E
C164	250.00'	33.12'	33.10'	S34°36'01"E
C165	250.00'	2.42'	2.42'	S38°40'24"E
C166	250.00'	45.91'	45.85'	S44°12'42"E
C167	55.00'	37.93'	37.18'	S12°02'06"E
C168	55.00'	64.77'	61.09'	S85°31'39"E
C169	55.00'	60.10'	57.15'	N49°25'57"E
C170	55.00'	51.90'	50.00'	N8°54'22"W
C171	55.00'	60.03'	57.09'	N67°12'25"W
C172	55.00'	18.61'	18.52'	S71°50'06"W
C173	200.00'	33.76'	33.72'	N43°13'54"W
C174	200.00'	48.44'	48.32'	N31°27'25"W
C175	200.00'	81.35'	80.79'	N12°31'56"W
C176	575.00'	59.88'	59.85'	N1°46'14"E

CURVE TABLE				
CURVE #	RADIUS	ARC	CHORD	BEARING
C177	625.00'	60.39'	60.37'	N1°39'09"E
C178	625.00'	59.95'	59.93'	N3°31'50"W
C179	625.43'	60.14'	60.11'	N9°02'03"W
C180	225.00'	4.26'	4.26'	N11°08'49"W
C181	225.00'	7.39'	7.39'	N9°39'47"W
C182	275.00'	19.86'	19.85'	N10°26'16"W
C183	275.00'	25.69'	25.68'	N15°10'55"W
C184	455.00'	14.48'	14.48'	N16°56'46"W
C185	455.00'	81.87'	81.76'	N10°52'47"W
C186	455.00'	76.95'	76.86'	N0°32'49"W
C187	455.00'	76.97'	76.88'	N8°48'39"E
C188	455.00'	23.46'	23.46'	N15°08'03"E

C/L CURVE TABLE				
Δ	R	L	T	BEARING
5	3428'09"	480.00'	288.77'	148.90'
6	8930'20"	250.00'	41.48'	20.79'
7	2151'26"	602.69'	229.91'	116.37'
8	8558'01"	600.00'	62.48'	31.27'
9	3257'47"	224.15'	128.95'	68.32'
10	2255'58"	225.00'	90.06'	45.64'
11	5017'28"	200.00'	174.97'	93.52'



FLOOD HAZARD INFORMATION

NOTES TO USERS

SCALE

PANEL LOCATOR

FEMA

NATIONAL FLOOD INSURANCE PROGRAM

F.E.M.A. FLOOD MAP

NOTES:

- STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT OF WAY, THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY OWNERS.
- NO. 4 REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- CULTURAL FEATURES, INCLUDING CEMETERIES AND HISTORIC FEATURES ARE NOT EVIDENT ON THIS PROPERTY.
- DISTANCES SHOWN ON THE PLAN ARE GROUND DISTANCES.
- NO ARCHITECTURAL, ARCHEOLOGICAL OR CEMETERY SITES WERE FOUND ON THIS SITE.
- HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.
- IF NO MINUTES OR SECONDS ARE SHOWN, IT IS TO BE UNDERSTOOD THAT THERE ARE 00 MINUTES AND 00 SECONDS.
- APPROVAL OF THIS FINAL PLAN DOES NOT CONSTITUTE APPROVAL BY THE CITY OF CANTON OF ANY LAND DISTURBING ACTIVITIES WHICH MAY IMPACT ANY ENDANGERED SPECIES. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY DISTURBANCE WHICH MAY HAVE THIS EFFECT.
- APPROVAL OF THIS FINAL PLAN DOES NOT CONSTITUTE APPROVAL BY THE CITY OF CANTON OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND THAT IS DISTURBED.
- THE SIGHT DISTANCE MEETS OR EXCEEDS CITY OF CANTON DEVELOPMENT REGULATIONS.
- DRAINAGE EASEMENTS ARE DEDICATED TO PUBLIC USE AND ARE NOT ACCEPTED BY THE CITY OF CANTON FOR CITY MAINTENANCE AND ARE NOT CONSIDERED CITY PROPERTY.
- ALL UNDERGROUND WATER LINE LOCATION IS PER APPROVED ENGINEERING PLAN.
- STREAMS, WETLANDS AND VEGETATED STREAM BUFFERS AS DEPICTED ON THIS PLAN ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS, THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES-ENVIRONMENTAL PROTECTION DIVISION AND THE CITY OF CANTON. ANY PROPOSED IMPACTS TO THESE AREAS WILL REQUIRE PRIOR COORDINATION AND/OR PERMITTING.
- ALL CONSTRUCTION SHALL COMPLY WITH THE SPECIFICATIONS AND PROCEDURES DETAILED IN THE CURRENT DEVELOPMENT REGULATIONS OF THE CITY OF CANTON AND THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
- ALL UTILITIES ARE TO BE UNDERGROUND.
- FOR LOTS UPSTREAM OF CULVERT ROAD ROAD CROSSINGS, FINISHED FLOOR ELEVATIONS SHALL BE NO LESS THAN 1 FOOT ABOVE THE LOW POINT IN THE ROAD.
- PROTECTIVE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN DEED BOOK 8390 PAGES 111-161 DATED 11/30/2005.
- NO PART OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN AS PER THE MOST CURRENT FEMA FLOOD MAPPING.

OWNER'S CERTIFICATE:

THE OWNER OF THE LAND SHOWN ON THIS PLAN AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY, AND THAT ALL STATE, COUNTY AND CITY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, SAID OWNER DONATES AND DEDICATES TO THE PUBLIC FOR USE FOREVER THE STREET RIGHT-OF-WAY AS SHOWN ON THIS PLAN.

OWNER SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

THOMAS F. RYBERT + SYNERGY RENAISSANCE, LLC. C/O THE PEACHTREE GROUP REPRESENTATIVE DATE 6/10/2023

OWNER/DEVELOPER:
SYNERGY RENAISSANCE, LLC. C/O
THE PEACHTREE GROUP
4355 COBB PARKWAY
SUITE J-204
ATLANTA, GA 30339
404-354-7519

24 HOUR CONTACT:
THOMAS F. RYBERT
404-354-7519

OPEN SPACE OWNERSHIP NOTE:
ALL OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE TOWNE MILL HOMEOWNERS ASSOCIATION AS ESTABLISHED IN THE TOWNE MILL PROTECTIVE COVENANTS RECORDED IN D.B. 8390 PAGES 111-161 DATED 11/30/2005 OF THE CHEROKEE COUNTY PUBLIC RECORDS.

BENCHMARK: TOP OF FIRE HYDRANT
ELEV. = 1222.28'
LOCATED ON WESTERN RIGHT OF WAY OF
DENALI BUTTE TERRACE BETWEEN LOTS 2657 & 2658

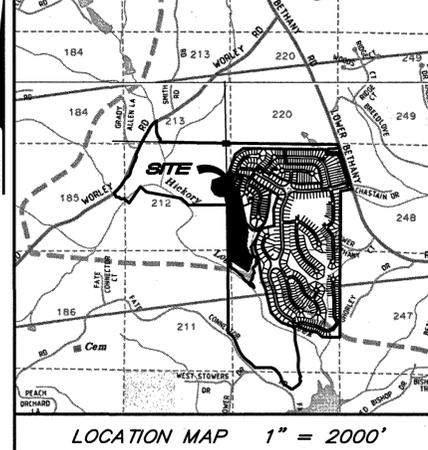
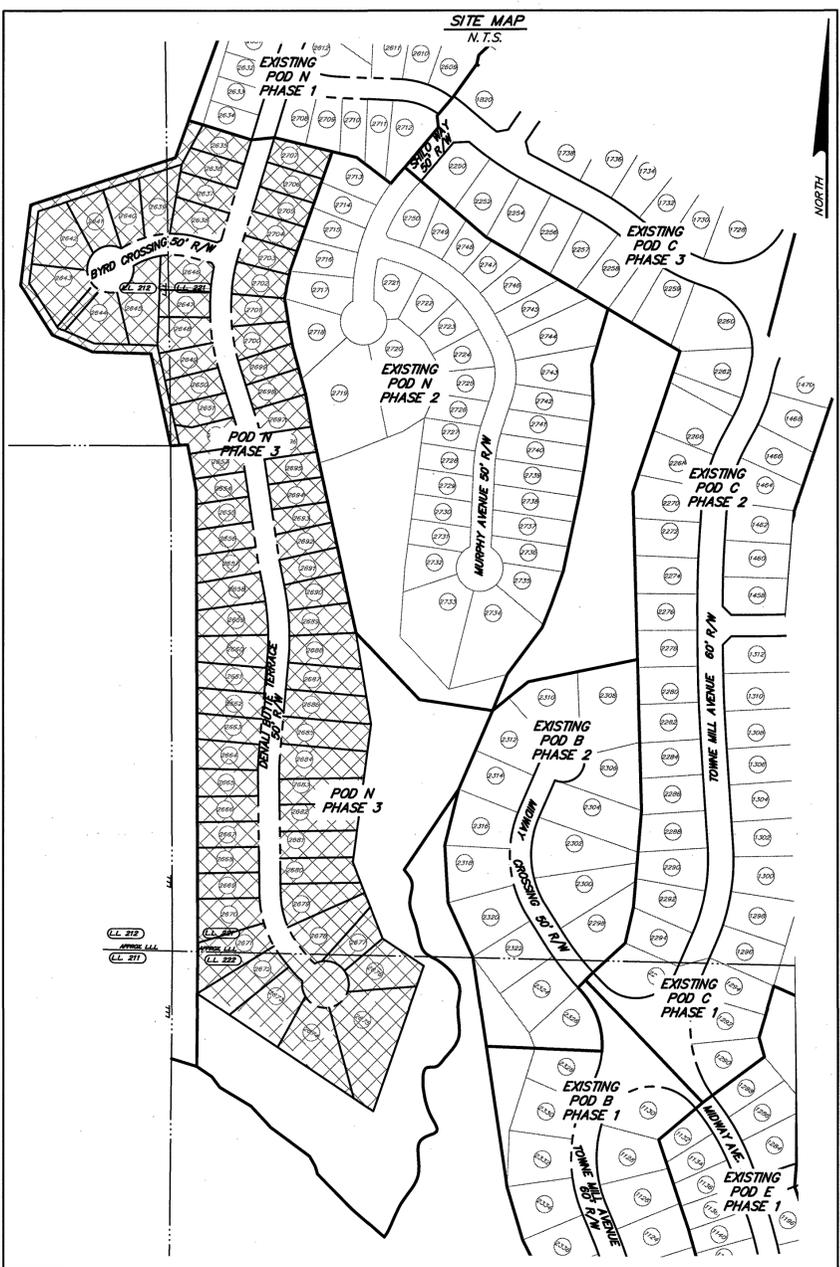
TABLE OF STREETS	
DENALI BUTTE TERRACE	2053'
BYRD CROSSING	304'

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130039; MAP NUMBER # 1305700162E DATED JUNE 7, 2019

GPS NOTES:

- HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.
- THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

THIS PLAN IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/51,243"; ANGULAR ERROR: 01" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAN: 1/394,157. MATTERS OF TITLE ARE EXCEPTED.



ABBREVIATIONS LEGEND

ABBR.	DEFINITION
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
A.E.	ACCESS EASEMENT
W.L.E.	WATER LINE EASEMENT
F.M.E.	FORCE MAIN EASEMENT

STRUCTURES LEGEND

▷	HEADWALL
▷	FLARED END SECTION (D.O.T.)
▷	SINGLE-WING CATCH BASIN
▷	DOUBLE-WING CATCH BASIN
▷	WEIR INLET
▷	JUNCTION BOX
▷	GRATE INLET
▷	FIRE HYDRANT
▷	WATER VALVE
▷	W.M.- WATER METER
---	WATER LINE
⊗	SANITARY SEWER MANHOLE
---	WATER LINE
○	C.O. SEWER CLEAN OUT

PROPERTY CORNER LEGEND

○	RBS- REINFORCING BAR SET
○	RBFB- REINFORCING BAR FOUND
○	CTF- CRIMP TOP PIPE FOUND
○	OTF- OPEN TOP PIPE FOUND
□	RWM- RIGHT-OF-WAY MONUMENT

NOTE:
#4 REBAR SET ON ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

~ SITE DATA ~
POD N-PHASE 3

TOTAL AREA = 27.54 ACRES
TOTAL LOT AREA = 17.63 ACRES
OPEN SPACE AREA = 6.90 ACRES
TOTAL ROAD R/W AREA = 3.01 ACRES
ZONING = PD-MU
ZONING CASE NUMBER = MP1701-001
LAND USE = SINGLE FAMILY DETACHED
TOTAL NUMBER OF LOTS = 73 LOTS
DENSITY = 72 UNITS/27.54 ACRES = 2.61 UNITS PER ACRE
NET DENSITY = 72 UNITS/17.63 AC. = 4.08 UNITS PER ACRE
MINIMUM LOT SIZE = 7,200 S.F.(POD N)
POD N-MINIMUM LOT WIDTH = 60'
POD N-BUILDING SEPARATION = 10'
POD N-FRONT SETBACK = 15'
POD N-REAR SETBACK = 10'
POD N-SIDE SETBACK = 5'
POD N-MIN. HOUSE SIZE = 1,751 S.F. (HEATED FLOOR SPACE)

1st SUBMITTAL DATE: 05/01/2023
2nd SUBMITTAL DATE:

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.G.C.A. SECTION 16-4-47, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE UNDERSTANDING GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAN AS TO WHETHER TO USE ANY PART THEREOF. FURTHERMORE, THE UNDERSTANDING GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAN AS TO WHETHER TO USE ANY PART THEREOF. FURTHERMORE, THE UNDERSTANDING GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAN AS TO WHETHER TO USE ANY PART THEREOF.

CLINTON R. COULTER
GEORGIA REGISTERED LAND SURVEYOR NO. 3471
DATE: 06/05/2023
AS SURVEYOR FOR GASKINS + LECRAW, INC.

PREPARED IN THE OFFICE OF:

GASKINS + LECRAW

© 2023 GASKINS + LECRAW, INC.
147 REINHARDT COLLEGE PKWY
SUITE 3
CANTON, GA 30114
PHONE - 770.479.9698
FAX - 770.479.7943
www.gaskinslecrow.com
LSF001371

REVISIONS:

NO.	DATE	BY	REVISION

FINAL PLAN FOR:
**TOWNE MILL
POD N-PH3**
LAND LOTS 212, 221 & 222, 14TH DISTRICT, 2ND SECTION
CITY OF CANTON, CHEROKEE COUNTY, GEORGIA

CALL BEFORE YOU DIG

811

Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

SCALE: 1" = 60'

NORTH ARROW

SURVEY INFO:

DRAWN BY: WFP
REVIEWED BY: CRC
FIELD DATE: 4-21-23
OFFICE DATE: 06-05-23
JOB #: P/PEACHTREE GROUP

1 OF 3

Plat
 Recorded 7/12/2023 2:55 PM
 Patty Baker
 Clerk of Superior Court
 Cherokee County, GA
 Book 120 Page 628
 Participant IDs: 9822841399

CLERK OF THE SUPERIOR COURT
 RECORDING INFORMATION

PREPARED IN THE OFFICE OF:

GASKINS + LECRAW
 © 2023 GASKINS + LECRAW, INC.
 147 REINHARDT COLLEGE PKWY
 SUITE 3
 CANTON, GA 30114
 PHONE - 770.479.9698
 FAX - 770.479.7943
 www.gaskinslecrow.com
 LSF001371

REVISIONS:

NO.	DATE	BY	DESCRIPTION

FINAL PLAT FOR:
**TOWNE MILL
 POD N-PH3**
 LAND LOTS 212, 221 & 222, 14TH DISTRICT, 2ND SECTION
 CITY OF CANTON, CHEROKEE COUNTY, GEORGIA

CALL BEFORE YOU DIG

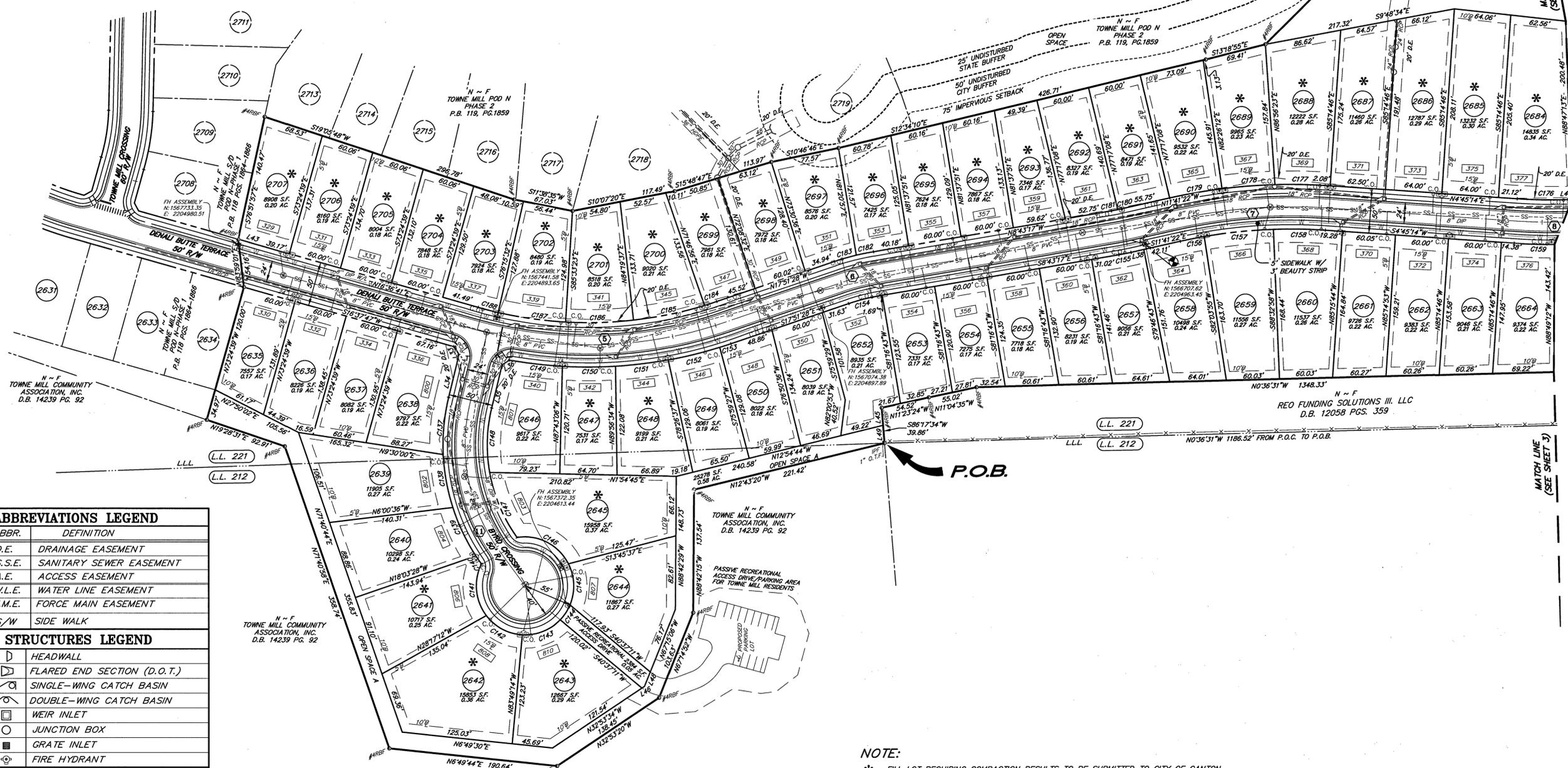
811
 Know what's below.
 Call before you dig.

SCALE & NORTH ARROW



SURVEY INFO:

DRAWN BY:	WPP
REVIEWED BY:	CRC
FIELD DATE:	4-21-23
OFFICE DATE:	06-05-23
JOB #:	P/PEACHTREE GROUP



ABBREVIATIONS LEGEND

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A.E.	ACCESS EASEMENT
W.L.E.	WATER LINE EASEMENT
F.M.E.	FORCE MAIN EASEMENT
S/W	SIDE WALK

STRUCTURES LEGEND

	HEADWALL
	FLARED END SECTION (D.O.T.)
	SINGLE-WING CATCH BASIN
	DOUBLE-WING CATCH BASIN
	WEIR INLET
	JUNCTION BOX
	GRATE INLET
	FIRE HYDRANT

PROPERTY CORNER LEGEND

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	RBF- REINFORCING BAR FOUND
	CTF- CRIMP TOP PIPE FOUND
	OTF- OPEN TOP PIPE FOUND
	RWM- RIGHT-OF-WAY MONUMENT

N ~ F
 TOWNE MILL COMMUNITY
 ASSOCIATION, INC.
 D.B. 14239 PG. 92

N ~ F
 TOWNE MILL COMMUNITY
 ASSOCIATION, INC.
 D.B. 14239 PG. 92

N ~ F
 REO FUNDING SOLUTIONS III, LLC
 D.B. 12058 PGS. 359

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
 PURSUANT TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE
 AUTHORITY HAVING BEEN FULFILLED, THIS PLAT IS APPROVED FOR RECORDING.

 Cheryl J. Cook
 CHEROKEE COUNTY WATER AND
 SEWERAGE AUTHORITY
 7-10-2023
 DATE

NOTE: THE WATER SERVICE FOR THIS SITE IS PROVIDED BY CHEROKEE COUNTY WATER & SEWERAGE AUTHORITY.
 THE SEWER SERVICE FOR THIS SITE IS PROVIDED BY CITY OF CANTON

NOTE:
 * = FILL LOT REQUIRING COMPACTION RESULTS TO BE SUBMITTED TO CITY OF CANTON

BENCHMARK: TOP OF FIRE HYDRANT
 ELEV. = 1222.28'
 LOCATED ON WESTERN RIGHT OF WAY OF
 DENALI BUTTE TERRACE BETWEEN LOTS 2657 & 2658

OWNER/DEVELOPER:
 SYNERGY RENAISSANCE, LLC, C/O
 THE PEACHTREE GROUP
 4355 COBB PARKWAY
 SUITE J-204
 ATLANTA, GA 30339
 404-354-7519

24 HOUR CONTACT:
 THOMAS F. RYBERT
 404-354-7519

1st SUBMITTAL DATE: 05/01/2023
 2nd SUBMITTAL DATE:

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.G.C.A. SECTION 15-6-47, THIS PLAT
 HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL
 APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY
 APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON.
 SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE
 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 COMPLES 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.G.C.A. SECTION 15-6-47.

PRELIMINARY FOR REVIEW 06/05/2023
 CLINTON R. COULTER DATE: 06/05/2023
 GEORGIA REGISTERED LAND SURVEYOR NO. 3471 AS SURVEYOR FOR
 GASKINS + LECRAW, INC.

