



Trace Copeland  
Managing Broker  
Trout Land, LLC  
404.488.2084  
tcopeland@troutlandco.com

# Sold-Sold-Sold

**10 +/- Acre Assemblage MILTON | Hwy 372**  
2 parcels | | 14775 HWY 372 (5.2 Ac) | Parcel ID: 22 393006310240 (4.8 Ac)  
**Birmingham Falls ES | North Western MS | Milton HS**  
**City of Milton Fulton, GA 30040 | Zoning: AG1 | Septic | Min Lot Size: 1 Acre**



The information above has been obtained from sources believed reliable. It is provided without any guaranty, warranty or representation, expressed or implied, made by Trout Land, LLC, or any related entity, as to the accuracy or completeness of the information. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.





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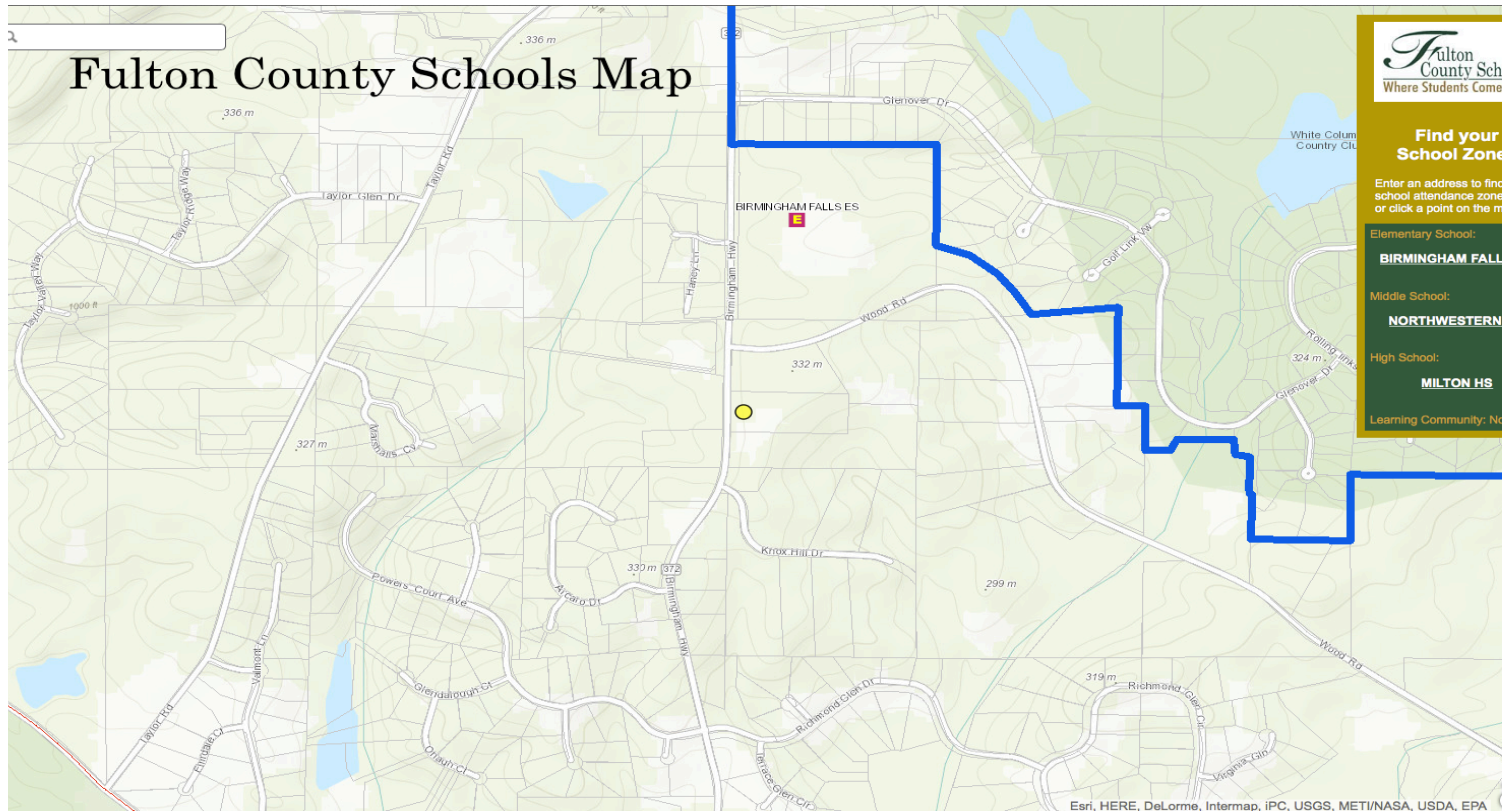


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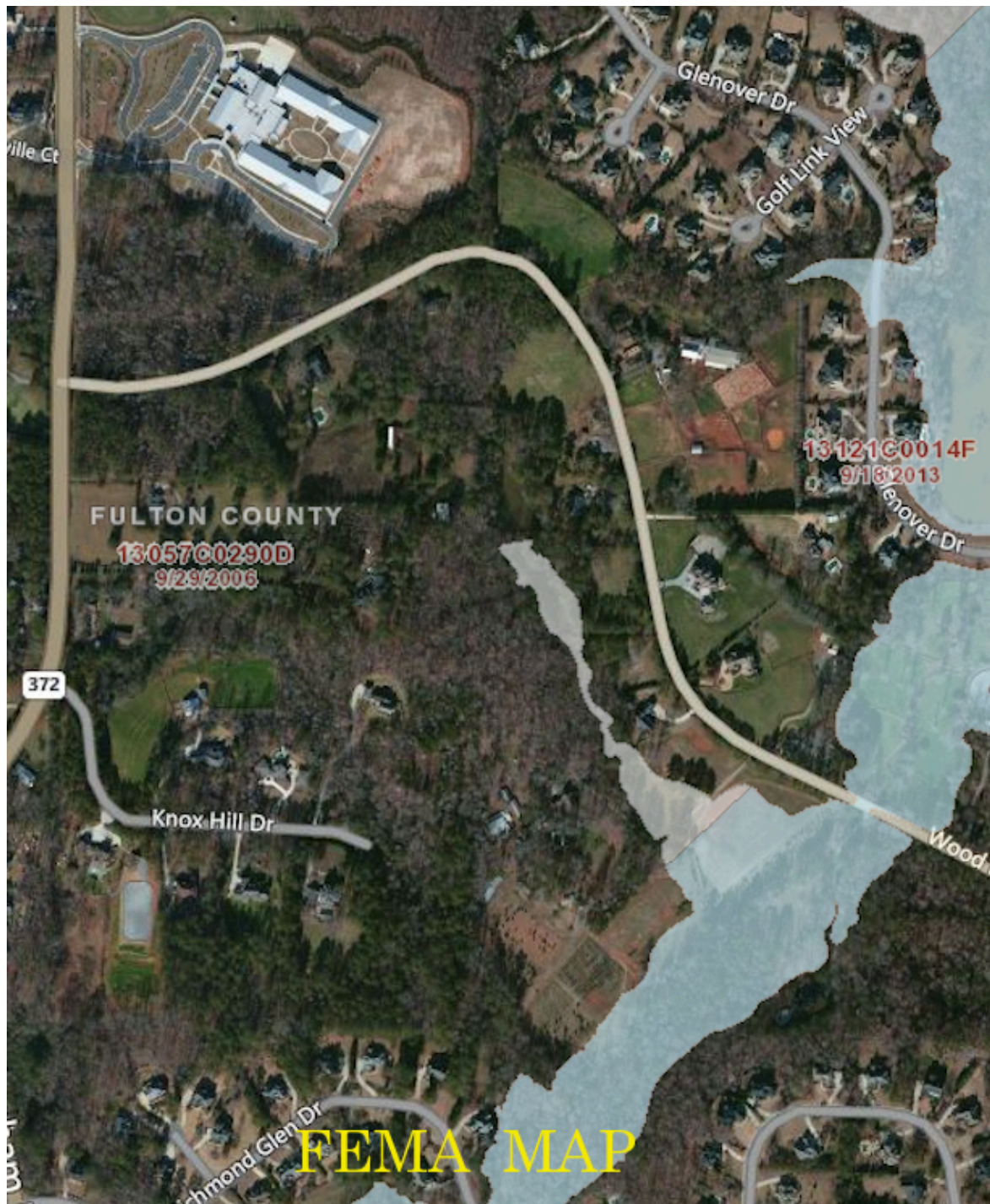


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WOOD BEND

FULTON COUNTY HEALTH DEPARTMENT

THIS SUBDIVISION, AS SHOWN, IS APPROVED UPON THE CONDITION THAT THE SUBDIVISION SHALL COMPLY WITH ALL APPLICABLE HEALTH DEPARTMENT REGULATIONS WITH ARTICLES C AND D, SEWAGE DISPOSAL AND DRINKING WATER SUPPLY OF THE FULTON COUNTY HEALTH DEPARTMENT REGULATIONS AND IN ACCORDANCE WITH THE REQUIREMENTS BELOW:

WASTE SYSTEM: SEWAGE DISPOSAL

☒ PUBLIC WATER SUPPLY

☐ INDIVIDUAL WATER SUPPLIES

SERVICE REQUIREMENTS - 5/0 TYPE

☐ TYPE "A"

☐ TYPE "B"

7-18-16

DATE

*M. K. [Signature]*

FULTON COUNTY HEALTH DEPARTMENT

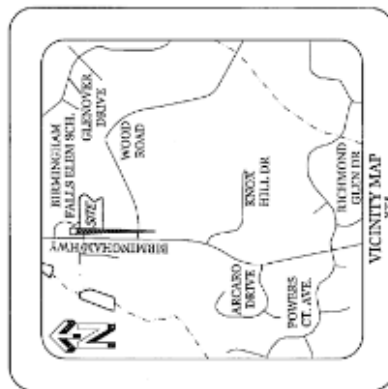
PERMISSION DATE \_\_\_\_\_

ACCORDING TO THE PLANO INSURANCE RATE MAP (PLAN) OF HULTON COUNTY, PARCEL NUMBER 017-004-049, DATED SEPTEMBER 26, 2003, A "WATERWAY OR OTHER OPEN SPACE" EXISTING AS OF JANUARY 1, 1982, ARE:



The owner of record of the land shown on this plat and whose name is subscribed thereto, in person or through a duly authorized agent, hereby acknowledges that this plat was made from an actual survey, and declares to all bona fide purchasers that the complete ownership and use of all water and sewer improvements constructed or to be constructed, in accordance with this plat, are dedicated to the use of the public, forever, the following:

Public Streets 0 \_\_\_\_\_ acres  
Public Sewer Lines 0 \_\_\_\_\_ acres  
Public Drainage Easements 0 \_\_\_\_\_ acres  
Public Park/Open Space 0 \_\_\_\_\_ acres



EACH LOT SHALL PROVIDE STORM WATER TREATMENT FACILITIES AT ISSUANCE OF BUILDING PERMIT

I certify that this development has complied with the applicable potable water requirements and sanitary sewer requirements of Fulton County as of the following date. Any variances to this document after the date below that may affect the water and sewer systems concerned herein shall void this approval.

Announced this 22nd JUNE

Randall

Signature  
RAY WOOTEN JR, Administrator, Water Technical  
Services  
Printed Name and Title  
City, State, Country, Department, of State, etc. (Optional)

A CRAWFORD-5 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THE DATA SET.

THE FIELD DATA WERE WHEN THE MAP OF  
PLAT IS BASED HAS A CLOSURE PRECISION  
OF ONE FOOT IN 36,423  
FEET AND AN ANGULAR ERROR OF 06"  
PER ANGLE POINT, AND WAS ADJUSTED USING  
THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 75,000 FEET AND CONTAINS NO OTHER ADVERSE.

INFORMATION REGARDING THE EXPECTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF ANTIMONY UNRECOVERED UTILITIES AND STRUCTURES IS NOT KNOWN. THERE IS NO CERTAINTY OF THE ACCURACY OF THE INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THE DOE USING THIS EXAMINING THE LOCATION AND ABSENCE OF UNRECOVERED UTILITIES AND STRUCTURES. HOWEVER, HEREON, THE STATE OF NEW YORK AND THE UNITED STATES OF AMERICA SHALL NOT BE LIABLE FOR ANY CONSEQUENCES, DAMAGES, LOSSES, OR EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY ANY PARTY AS A RESULT OF THE INFORMATION OR INFORMATION PROVIDED HEREON OR THEREON.

This plan is approved with the understanding that easement is granted the City of Milliken along all road frontages for the purpose of shaping cuts and fills as follows:

- 15' to 25' - not less than 3 to 1 slope
- 25' to 100' - not less than 2 to 1 slope

**Ordinance.** It is ever of maxims, on behalf of himself and all successors in interest, specifically releases the City of Milton from any and all liability and responsibility for (including but not limited to) any and all flooding from high water of natural causes, tides, waves, or drainage basins. A drainage easement is hereby established for the use of the City of Milton, and the City of Milton is hereby authorized to acquire all parcels along all watercourses as established by these Regulations and the Director of the Department of Public Works. Said Decree may authorize emergency maintenance within this agreement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling, and the necessary to remedy a condition which in the judgment of staff and Director is an imminent danger to the health, safety, or welfare of the community. The City of Milton is authorized to take any and all actions deemed necessary to remedy any emergency conditions, including but not limited to, the removal of trees, property, or the public road or utility system. The City of Milton is authorized to take any and all actions deemed necessary as a condition of any and all actions deemed necessary to remedy any emergency conditions, including but not limited to, the removal of trees, property, or the public road or utility system. The City of Milton is authorized to take any and all actions deemed necessary as a condition of any and all actions deemed necessary to remedy any emergency conditions, including but not limited to, the removal of trees, property, or the public road or utility system. The City of Milton is authorized to take any and all actions deemed necessary as a condition of any and all actions deemed necessary to remedy any emergency conditions, including but not limited to, the removal of trees, property, or the public road or utility system.

No.	By	Date	Revision
1	BS	5/5/16	ADDRESS COMMENTS
2	BS	6/9/16	ADDITIONAL COMMENTS



**GEORGIA PREMIER  
LAND SURVEYING, INC.**  
3006 INVERNESS LANE, SUITE 100  
ALBUQUERQUE, GEORGIA 30009  
(404) 455-9900 FAX (404) 455-9901



