

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

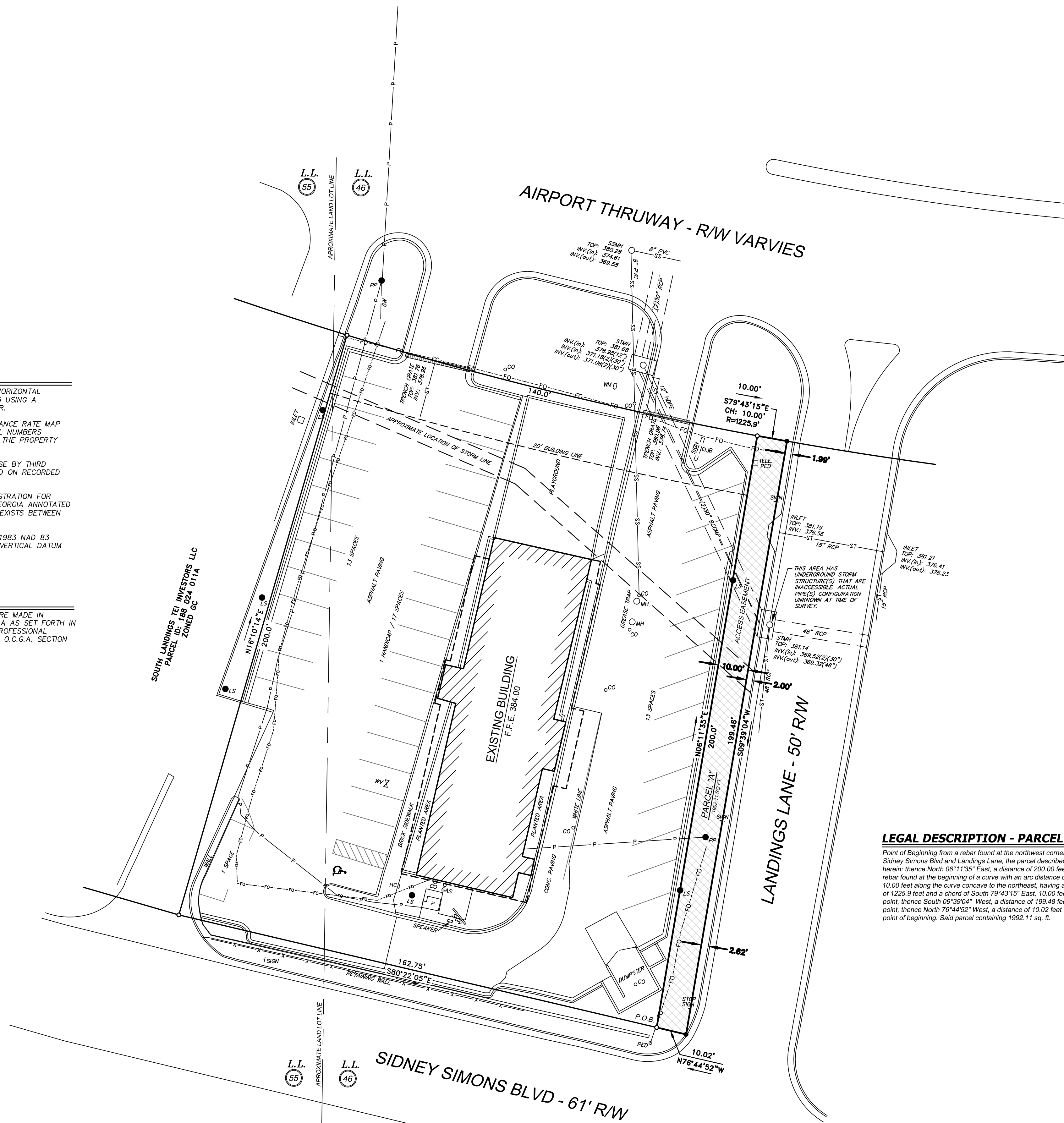
SURVEY NOTES

1. THE FIELD DATA DATED 06/22/2023 UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL POSITIONAL ACCURACY OF 0.03 AND A VERTICAL POSITIONAL ACCURACY OF 0.05 USING A CARLSON BR46 GPS AND A TOPCON GT 503 AND CARLSON RT3 DATA COLLECTOR.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MUSCOGEE COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBERS 1351580057F, EFFECTIVE DATE SEPTEMBER 5, 2007 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN FLOOD ZONE.
3. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. BOUNDARY SURVEY INFORMATION CAN BE FOUND ON RECORDED PLAT, PLAT BOOK 100, PAGE 64.
4. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCG) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
5. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 NAD 83 GEORGIA WEST ZONE AND THE VERTICAL DATUM USED IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. SECTION 15-6-67.

Mark D. Strozier 02/20/2025
 MARK D. STROZIER, GEORGIA RLS #2782 DATE
 CERTIFICATE OF AUTHORIZATION NO. LSF-001269

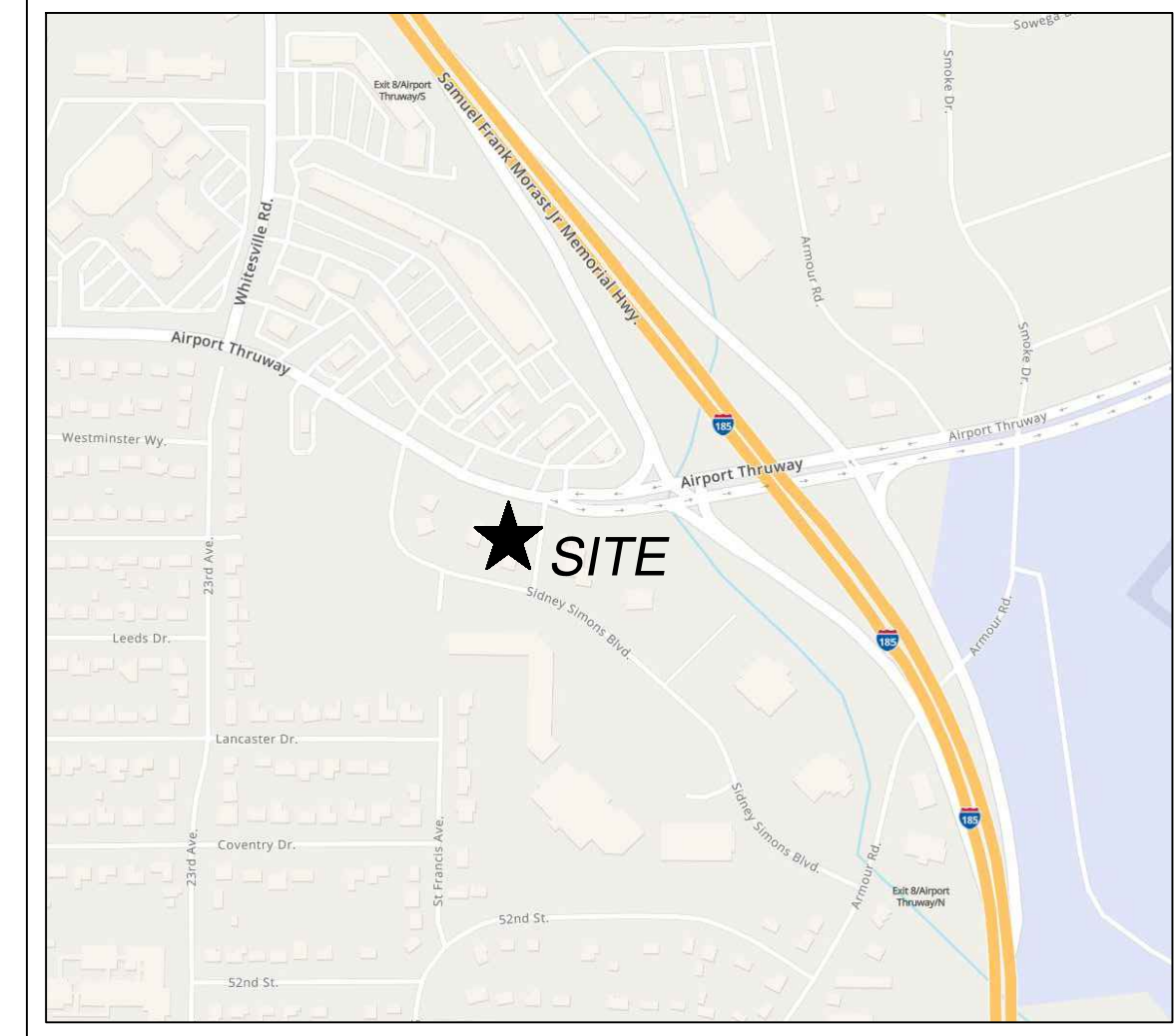
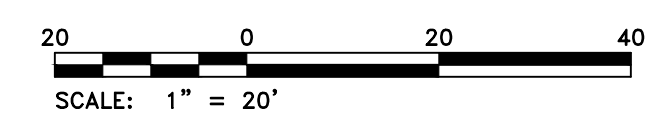


LEGAL DESCRIPTION - PARCEL "A"

Point of Beginning from a rebar found at the northwest corner of Sidney Simons Blvd and Landings Lane, the parcel described herein: thence North 06°11'35" East, a distance of 200.00 feet to a rebar found at the beginning of a curve with an arc distance of 10.00 feet along the curve concave to the northeast, having a radius of 1225.9 feet and a chord of South 79°43'15" East, 10.00 feet to a point, thence South 09°39'04" West, a distance of 199.48 feet to a point, thence North 78°44'52" West, a distance of 10.02 feet to the point of beginning. Said parcel containing 1992.11 sq. ft.

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ▲— CALCULATED POINT
- - - FLOOD LIMITS
- ▲— METAL FENCE
- x— WIRE FENCE
- CMF — CONCRETE MONUMENT FOUND
- DB,PG — DEED BOOK, PAGE
- EP — EDGE OF PAVEMENT
- FES — FLAIED END SECTION
- FH — FIRE HYDRANT
- IPS — IRON PIN SET (1/2"REBAR)
- MH — MANHOLE
- CO — CLEAN-OUT
- W- WATER LINE
- P- POWER LINE
- S- SANITARY SEWER LINE
- ST- STORM SEWER LINE
- FO- COMMUNICATION/FIBER OPTIC LINE
- ∩ — WATER VALVE
- ∩ — WATER METER
- ∩ — IRRIGATION CONTROL VALVE
- ∩ — POWER TRANSFORMER
- ∩ — COMMUNICATION BOX
- ∩ — JUNCTION BOX
- HC — HANDICAP PARKING SIGN
- PL — PROPERTY LINE
- PP — POWER POLE
- LS — LIGHT STANDARD
- PVC — POLYVINYLCHLORIDE PIPE
- RCP — REINFORCED CONCRETE PIPE
- R/W — RIGHT OF WAY



VICINITY MAP
N.T.S.

"STROZIER" SERVICES, LLC
 6009 BUSINESS PARK DR - COLUMBUS, GA - 31909 - (706)679-1659

SURVEY EXHIBIT FOR
BURGER KING AIRPORT THRUWAY
 MUSCOGEE COUNTY, GEORGIA
 LAND LOT(S) 46 & 55
 DISTRICT 8th

| REV | DATE | DESCRIPTION |
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SURVEY EXHIBIT
 FILE NO.: 23-094
 DATE: 02/20/2025
 SCALE: 1"=20'
 DRAWN BY: MB
 CHECKED BY: MDS

