LEGEND

IPF	IRON PIN FOUND
IPS	IRON PIN SET
PID	PARCEL I.D.
RB	REBAR
OTP	OPEN TOP PIPE
R/W	RIGHT OF WAY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
PID	TAX PARCEL ID
TBM	TEMPORARY BENCHMARK
MH	MANHOLE
CB	CATCH BASIN
DI	DROP INLET
JB	JUNCTION BOX
RTDI	RAISED TOP DROP INLET
HW	HEADWALL
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
24" C&G	24" CURB & GUTTER
GUY	GUY WIRE
PP	POWER POLE
LP	LIGHT POLE
–S–	SEWER LINE
–FM–	FORCE MAIN
–X–	FENCE
–T–	TELEPHONE LINE
–UT–	UNDERGROUND TELEPHONE LINE
–P–	POWER LINE
–UP–	UNDERGROUND POWER LINE
–W–	WATER LINE
–G–	GAS LINE
900.0	SPOT ELEVATION
	11 REGULAR PARKING SPACES
	1 HANDICAP PARKING SPACE
T	TRANSFORMER
	CONCRETE PAVING
PID	PROPERTY IDENTIFICATION NUMBER

GRID NORTH
GA WEST NAD 83

60 0 60 120 180
GRAPHIC SCALE – FEET

LEGAL DESCRIPTION

Tract 2

All that tract or parcel of land lying and being in Land Lot 458 & 459 of the 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a 1/2" rebar found at the Land Lot corner common to Land Lots 407, 408, 457 & 458; thence running along the line common to Land Lots 407 & 458 South 89° 39' 19" East a distance of 640.39 feet to a 1" rebar found; thence leaving said Land Lot line South 00° 21' 10" West a distance of 9.73 feet to an axle found; thence South 43° 53' 17" East a distance of 121.92 feet to an iron pin set on the northwesterly Right of Way of Summerhill Road (60' R/W); thence running along a tie line South 71° 59' 28" East a distance of 63.44 feet to a point on the southeasterly Right of Way of Summerhill Road, said point lying in the centerline of a creek; thence leaving said Right of Way and running along said creek the following courses: thence South 65° 38' 18" East a distance of 11.94 feet to a point; thence North 69° 17' 02" East a distance of 8.65 feet to a point; thence South 44° 29' 53" East a distance of 5.91 feet to a point; thence South 88° 00' 18" East a distance of 13.41 feet to a point; thence South 56° 32' 26" East a distance of 21.84 feet to a point; thence South 60° 28' 33" East a distance of 52.77 feet to a point; thence South 64° 41' 00" East a distance of 104.59 feet to a point; thence South 56° 15' 30" East a distance of 13.88 feet to a point; thence South 27° 47' 01" East a distance of 14.55 feet to a point; thence South 08° 05' 54" East a distance of 8.64 feet to a point; thence South 50° 09' 13" East a distance of 22.40 feet to a point; thence South 64° 01' 26" East a distance of 52.19 feet to a point; thence South 03° 44' 22" East a distance of 16.49 feet to a point; thence South 52° 54' 39" East a distance of 12.53 feet to a point; thence South 24° 40' 18" East a distance of 32.81 feet to a point; thence South 46° 58' 19" East a distance of 18.83 feet to a point; thence South 30° 16' 04" East a distance of 14.35 feet to a point; thence South 57° 31' 13" East a distance of 17.57 feet to a point; thence South 69° 23' 40" East a distance of 15.91 feet to a point; thence South 80° 06' 20" East a distance of 21.70 feet to a point; thence South 76° 26' 10" East a distance of 20.14 feet to a point; thence South 81° 41' 17" East a distance of 10.36 feet to a point; thence South 78° 16' 17" East a distance of 8.54 feet to a point; thence South 51° 36' 07" East a distance of 14.62 feet to a point; thence South 21° 55' 19" East a distance of 31.86 feet to a point; thence South 48° 05' 59" East a distance of 21.90 feet to a point; thence South 84° 07' 26" East a distance of 20.70 feet to a point; thence leaving said Land Lot line South 47° 41' 09" East a distance of 72.19 feet to a point on the Land Lot line common to Land Lots 458 & 459; thence running along said Land Lot line South 00° 32' 27" West a distance of 618.61 feet to an iron pin set; thence leaving said Land Lot line North 87° 52' 52" East a distance of 208.82 feet to an iron pin set; thence South 00° 34' 06" West a distance of 208.69 feet to a 1/2" rebar found on the Land Lot line common to Land Lots 459 & 478; thence running along said Land Lot line South 87° 50' 38" West a distance of 208.73 feet to a fence corner at the Land Lot corner common to Land Lots 458, 459, 478 & 479; thence running along the Land Lot line common to Land Lots 478 & 479 South 89° 45' 30" West a distance of 659.75 feet to an iron pin found; thence South 89° 44' 42" West a distance of 600.36 feet to a 1/2" rebar found; thence leaving said Land Lot line North 00° 34' 52" East a distance of 7.42 feet to a 1/2" rebar found; thence North 01° 50' 53" East a distance of 163.39 feet to a 3" open top pipe found at the aforementioned southeasterly Right of Way of Summerhill Road (60' R/W); thence running along said Right of Way the following courses: running along a curve to the left an arc length of 221.06 feet, (said curve having a radius of 2410.00 feet, with a chord bearing of North 47° 10' 43" East, and a chord length of 220.99 feet) to a point; thence running along a curve to the left an arc length of 236.57 feet, (said curve having a radius of 825.00 feet, with a chord bearing of North 36° 23' 51" East, and a chord length of 235.76 feet) to a point; thence North 27° 10' 21" East a distance of 82.28 feet to a point; thence running along a curve to the right an arc length of 256.66 feet, (said curve having a radius of 1480.00 feet, with a chord bearing of North 31° 32' 52" East, and a chord length of 256.34 feet) to a point; thence running along a curve to the left an arc length of 170.41 feet, (said curve having a radius of 4300.00 feet, with a chord bearing of North 34° 04' 07" East, and a chord length of 170.40 feet) to a point; to the left an arc length of 205.69 feet, (said curve having a radius of 5500.00 feet, with a chord bearing of North 32° 42' 05" East, and a chord length of 205.68 feet) to a point; thence running along a curve to the right an arc length of 98.43 feet, (said curve having a radius of 715.00 feet, with a chord bearing of North 33° 50' 29" East, and a chord length of 98.35 feet) to the TRUE POINT OF BEGINNING. Said tract contains 24.205 Acres (1,054,382 Square Feet).

REFERENCES

1. SURVEY FOR J.U. TIBBITTS BY CRUSSELLE, RAKESTRAW & TWITTY, INC, DATED NOVEMBER 14, 1986.

ZONING NOTE

THE SUBJECT PROPERTY IS ZONED R–2 (SUBURBAN RESIDENTIAL DISTRICT).

FLOOD NOTE

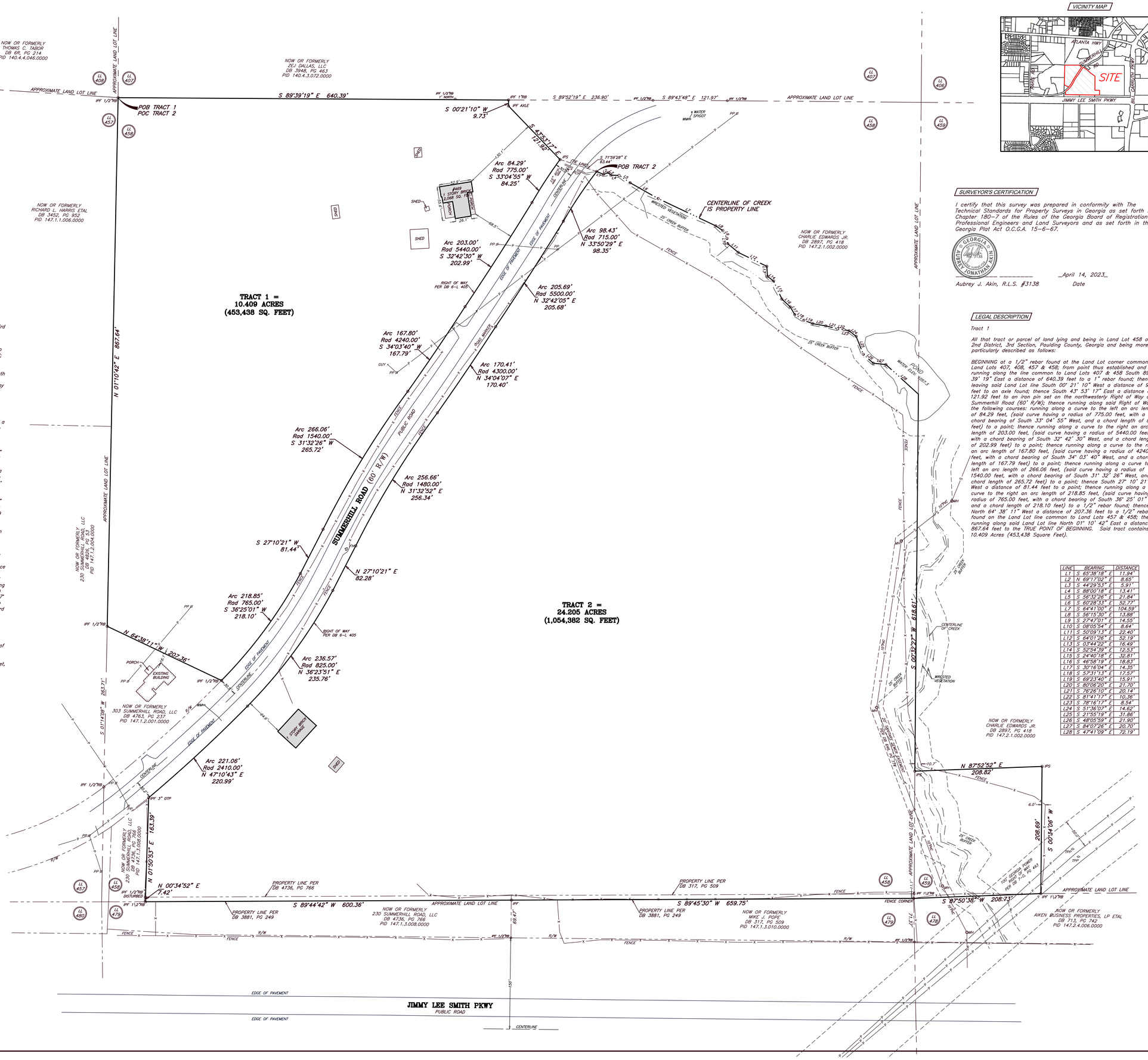
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAPS NUMBER 13223C0141C AND 13223C0143C, BOTH DATED SEPTEMBER 29, 2006. THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

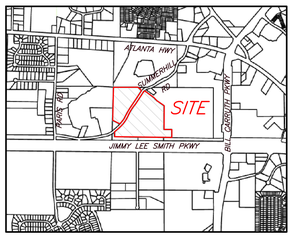
CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 195,988 FEET AND AN ANGULAR ERROR OF 29" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A LEICA TS12 TOTAL STATION AND AN CARLSON DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 279,912 FEET.





SURVEYOR'S CERTIFICATION

I certify that this survey was prepared 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. 15–6–67.

GEORGIA REGISTERED LAND SURVEYOR 3138 AUBREY J. AKIN

_____ _____
Aubrey J. Akin, R.L.S. #3138

April 14, 2023
Date

LEGAL DESCRIPTION

Tract 1

All that tract or parcel of land lying and being in Land Lot 458 of the 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the Land Lot corner common to Land Lots 407, 408, 457 & 458; from point thus established and running along the line common to Land Lots 407 & 458 South 89° 39' 19" East a distance of 640.39 feet to a 1" rebar found; thence leaving said Land Lot line South 00° 21' 10" West a distance of 9.73 feet to an axle found; thence South 43° 53' 17" East a distance of 121.92 feet to an iron pin set on the northwesterly Right of Way of Summerhill Road (60' R/W); thence running along said Right of Way the following courses: running along a curve to the left an arc length of 84.29 feet, (said curve having a radius of 775.00 feet, with a chord bearing of South 33° 04' 55" West, and a chord length of 84.25 feet) to a point; thence running along a curve to the right an arc length of 203.00 feet, (said curve having a radius of 5440.00 feet, with a chord bearing of South 32° 42' 30" West, and a chord length of 202.99 feet) to a point; thence running along a curve to the right an arc length of 167.80 feet, (said curve having a radius of 4240.00 feet, with a chord bearing of South 34° 03' 40" West, and a chord length of 167.79 feet) to a point; thence running along a curve to the left an arc length of 266.06 feet, (said curve having a radius of 1540.00 feet, with a chord bearing of South 31° 32' 26" West, and a chord length of 265.72 feet) to a point; thence South 27° 10' 21" West a distance of 81.44 feet to a point; thence running along a curve to the right an arc length of 218.85 feet, (said curve having a radius of 765.00 feet, with a chord bearing of South 36° 25' 01" West, and a chord length of 218.10 feet) to a 1/2" rebar found; thence North 64° 39' 11" West a distance of 207.36 feet to a 1/2" rebar found on the Land Lot line common to Land Lots 457 & 458; thence running along said Land Lot line North 01° 10' 42" East a distance of 867.64 feet to the TRUE POINT OF BEGINNING. Said tract contains 10.409 Acres (453,438 Square Feet).

LINE	BEARING	DISTANCE
L1	S 65°38'18" E	11.94'
L2	N 69°17'02" E	8.65'
L3	S 44°29'53" E	5.91'
L4	S 88°00'18" E	13.41'
L5	S 56°32'26" E	21.84'
L6	S 60°28'33" E	52.77'
L7	S 64°41'00" E	104.59'
L8	S 56°15'30" E	13.88'
L9	S 27°47'01" E	14.55'
L10	S 08°05'54" E	8.64'
L11	S 50°09'13" E	22.40'
L12	S 64°01'26" E	52.19'
L13	S 03°44'22" E	16.49'
L14	S 52°54'39" E	12.53'
L15	S 24°40'18" E	32.81'
L16	S 46°58'19" E	18.83'
L17	S 30°16'04" E	14.35'
L18	S 57°31'13" E	17.57'
L19	S 69°23'40" E	15.91'
L20	S 80°06'20" E	21.70'
L21	S 76°26'10" E	20.14'
L22	S 81°41'17" E	10.36'
L23	S 78°16'17" E	8.54'
L24	S 51°36'07" E	14.62'
L25	S 21°55'19" E	31.86'
L26	S 48°05'59" E	21.90'
L27	S 84°07'26" E	20.70'
L28	S 47°41'09" E	72.19'

TSS
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www.tss-atl.com

No	Revision	Date

Field Date: 01/01/2023
Plat Date: 04/14/2023
Scale: 1" =60'

BOUNDARY SURVEY
FOR
PLG, LLC
OF
469 SUMMERHILL ROAD
LAND LOTS 458 & 459 3rd SECTION 2nd DISTRICT
PAULDING COUNTY, GEORGIA

1
SHEET 1 OF 1

JOB #: 2023-1001
CRD: SUMMERHILL
DWG: TRG SUMMERHILL
LSV: KAYSOCAL