

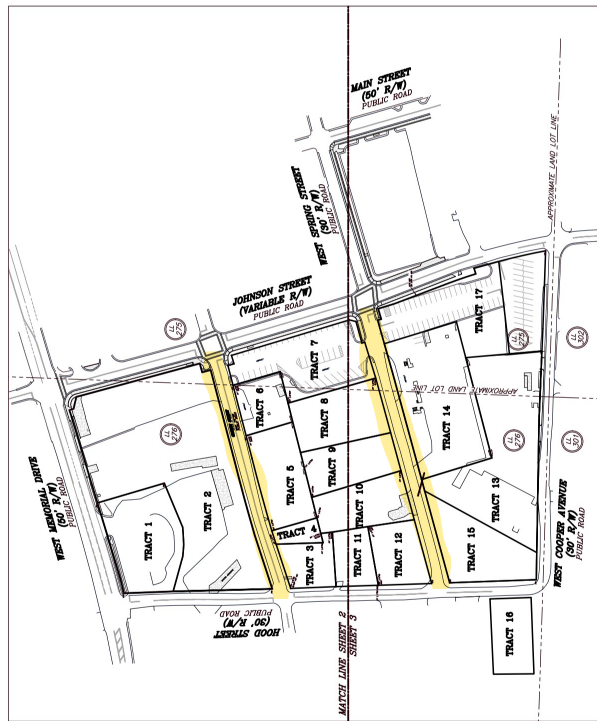
No	Revision	Date

Field Date: 01/13/2025
 Plat Date: 01/23/2025
 Scale: 1" = 30'

ALTA/NSPS LAND TITLE SURVEY
 FOR
 THE RESIDENTIAL GROUP
 LAND LOTS 275 & 276 2nd DISTRICT 3rd SECTION
 CITY OF DALLAS, PAULDING COUNTY, GEORGIA

1
 SHEET 1 OF 3
 JOB #: 2024-187
 CRD: Dallas
 DWG: TRG Dallas
 LSV:

ALTA/NSPS LAND TITLE SURVEY
 FOR
 THE RESIDENTIAL GROUP
 LAND LOTS 275 & 276 2nd DISTRICT 3rd SECTION
 CITY OF DALLAS, PAULDING COUNTY, GEORGIA



SCALE: 1" = 100'
 NET MAP

TITLE COMMENT NOTE
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ANY RECORDS, PLATS, DEEDS, EASEMENTS AND OTHER DOCUMENTS OF RECORD MAY NOT BE SHOWN ON THIS SURVEY.

LEGAL DESCRIPTION
 TBD

SUBJECTS CERTIFICATION
 To the Residential Group:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standards Policy adopted by ALTA and NPS, and includes items 1, 3, 4, 5, 6(C), 7(B), 7(D)(1), 8, 11, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Survey of this, R.L.S. #1118
 January 23, 2025.
 Date of Plat

EXHIBIT A:
 W. Griffin Street from
 the West ROW of S.
 Johnston St to the
 East ROW of Hood
 St.
 W. Spring Street from
 the West ROW of S.
 Johnston St to the
 East ROW of Hood
 St.

TOPOGRAPHIC NOTE
 THE TOPOGRAPHIC INFORMATION SHOWN IS A GROUND PLAN. NO ELEVATIONS OR VERTICAL DATA WERE OBTAINED OR SHOWN. THE VERTICAL DATUM IS NAVD 83.

UNDERGROUND UTILITY NOTE
 UNDERGROUND UTILITIES SHOWN WERE LOCATED AS FLAGGED BY AN UNDERGROUND UTILITY LOCATION RECORDING SURVEY TO THE EXACT LOCATION OF THE UTILITY. THE LOCATION OF THESE UTILITIES SHOWN.

CONFORMITY STATEMENT
 THIS SURVEY CONFORMS WITH THE RESIDENTIAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180 OF THE RULES OF THE GEORGIA BOARD OF SURVEYING AND MAPPING, AS AMENDED, AND THE PROVISIONS OF THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

SURVEY NOTES
 1. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING OR SIGNIFICANT EARTH MOVING WAS OBSERVED OR SHOWN.
 2. ANY LINES, NO OBSERVED EVIDENCE OF PRESENT STREET

CLOSURE STATEMENT
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN _____ 81380.00 FEET.

ZONING NOTE
 THE SUBJECT PROPERTIES ARE ZONED C80 AND TH PER CITY OF DALLAS, GEORGIA ZONING MAP DATED OCTOBER 16, 2024.

FLOODING NOTE
 THE SUBJECT PROPERTIES ARE NOT WITHIN A 500 YEAR HAZARDOUS AREA FIRM MAP NUMBER 132250137C DATED 08/11/2010. THE SUBJECT PROPERTIES ARE NOT WITHIN A FLOODPLAIN.

