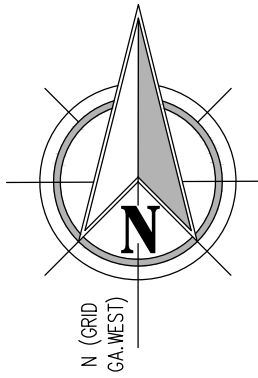
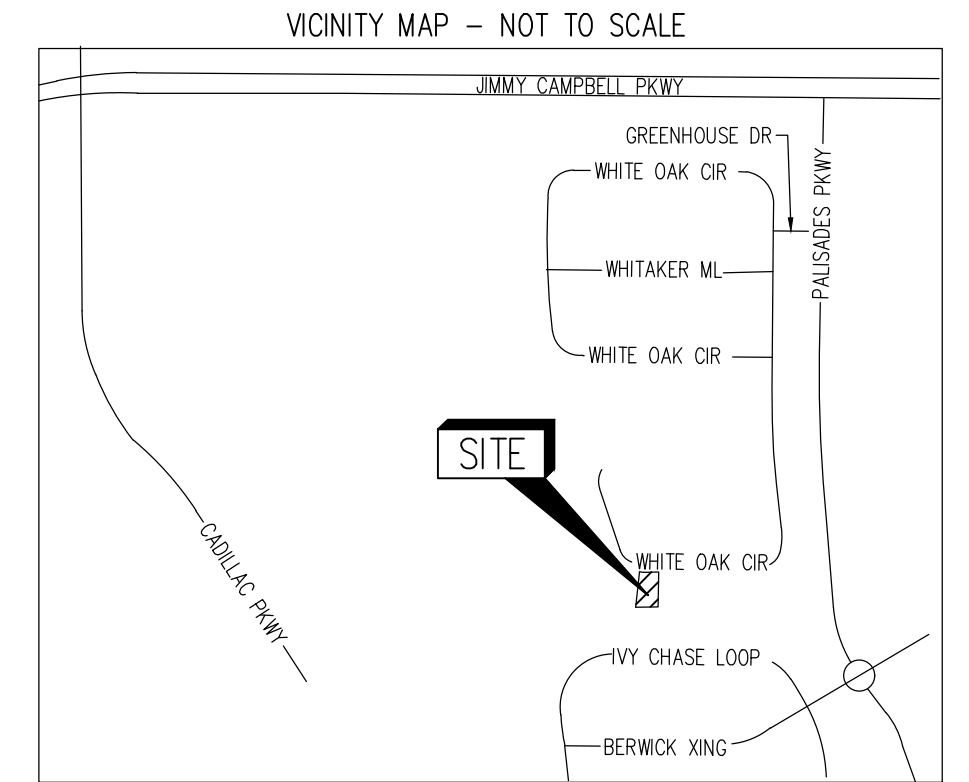


THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

GENERAL NOTES:
 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
 4: No Geodetic monuments were found within 500 feet of this site.
 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.



WHITE OAK CIRCLE (50' R/W)



FIELD DATA:
 DATE OF FIELD SURVEY 3-19-26.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

EQUIPMENT:
 ELECTRONIC TOTAL STATION AND RTK GPS
 GPS RECEIVER: TRIMBLE R12i
 SN: 6340F00404 ROVER
 6340F00685 BASE
 NETWORK: TRIMBLE VRS NOW RTK GNSS

TOTAL AREA: 7,793.92 SQ FT, 0.179 ACRES

CALCULATED PLAT CLOSURE: 1 FOOT IN 92,005.05 FEET

SURVEY DATA:
 TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB N/A PG N/A
 PROPERTY OWNER AT TIME OF SURVEY: SOUTHEAST PALISADES ACQUISITION LLC.
 PARCEL NUMBER: 148.3.2.065.0000

SEWER SERVICE IS PROVIDED BY PAULDING COUNTY.

WATER SERVICE IS PROVIDED BY CITY OF DALLAS.

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF PAULDING COUNTY, GEORGIA 13223C0143C EFFECTIVE DATE SEPTEMBER 29, 2006.

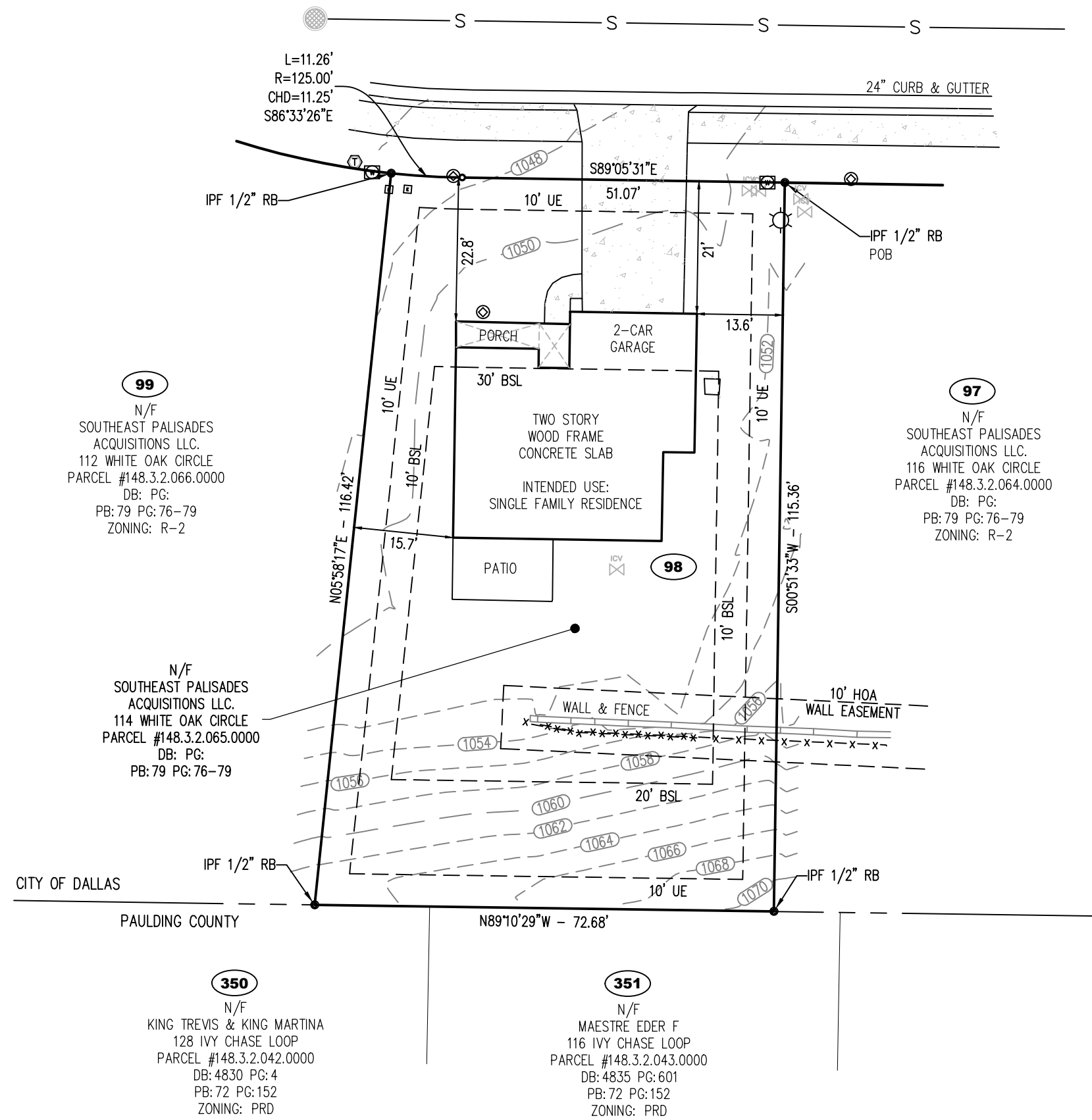
HORIZONTAL & VERTICLE DATUM:
 HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (2011) GEORGIA STATE PLANE, WEST ZONE.
 VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 18.
 UNIT OF MEASUREMENT IS U.S. SURVEY FOOT.
 DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
 THE DATUM FOR THIS SURVEY IS FROM TRIMBLE VRSNOW NETWORK

REFERENCE: PLAT BOOK 79 PG 76-79

CITY OF DALLAS

ZONING: R-2
 FRONT SETBACK: 30'
 SIDE SETBACK: 10'
 REAR SETBACK: 20'

NOTE: ZONING & SETBACK INFORMATION SHOWN HEREON WAS REFERENCED FROM RECORDED PLAT BOOK 79 PAGE 76-79.



LEGEND	
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
EDP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FFE	FINISHED FLOOR ELEVATION
PAD	PAD ELEVATION
GFE	GARAGE FLOOR ELEVATION
WL	GARAGE WEATHER LIP ELEV.
MFFE	MIN. FINISHED FLOOR ELEVATION
⊗	POWER POLE
⊙	1/2" IRON REBAR SET
○	IRON PIN FOUND
○	BOLLARD
—	OVERHEAD POWER
⊠	FIRE HYDRANT
⊠	WATER METER
⊠	WATER VALVE
⊠	GAS VALVE
⊠	GAS METER
☆	LIGHT POLE
⊠	CONCRETE PAD
⊠	TELEPHONE MARKER
⊠	AIR CONDITIONER UNIT
⊠	MAIL BOX
⊠	CLEAN OUT
⊠	SANITARY SEWER MANHOLE
⊠	LEFT WING CATCH BASIN
⊠	RIGHT WING CATCH BASIN
⊠	DOUBLE WING CATCH BASIN
⊠	DROP INLET
⊠	HEADWALL

POB LINE TABLE (FROM POC TO POB)		
LOT #	Length	Direction
L98	1244.70	S25°01'09"W

POC: 1/2-INCH REBAR SET AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF PALISADES ROAD (60' R/W) AND A MITERED CORNER LOCATED AT THE SOUTHERLY RIGHT OF WAY OF GREENHOUSE DRIVE (50' R/W)

SCALE: 1"=20'

GRAPHIC SCALE - IN FEET

DESIGNED BY: S.BROCK
 SHEET NUMBER: 1 of 1
 FILE NAME: 114 WHITE OAK CIRCLE

Copyright-2023 | These drawings and their reproductions are the property of the surveyor and may not be reproduced, published, or used in any way without the written permission of this surveyor.

BOUNDARY SURVEY FOR
OVERLOOK AT PALISADES
LOT 98
114 WHITE OAK CIRCLE
 LAND LOT 528 - 2ND DISTRICT - 3RD SECTION
 CITY OF DALLAS, PAULDING COUNTY, GEORGIA.
 REVISIONS

1		
2		
3		
4		
5		

KEYSTONE LAND SURVEYING, INC.
 262 WEST CROGAN STREET
 LAWRENCEVILLE, GEORGIA 30046
 770.545.8700
 www.keystonelandsurveying.com

CLIENT: SOUTHEAST PALISADES ACQUISITION LLC.

DATE: 4-2-2026
 JOB NUMBER: SURV-0000

4-2-2026
 REGISTERED
 No. 3077
 PATRICK F. CAREY
 FOR
 KEYSTONE LAND SURVEYING, INC.
 www.keystonelandsurveying.com

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plat, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set for in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A Section 15-6-67