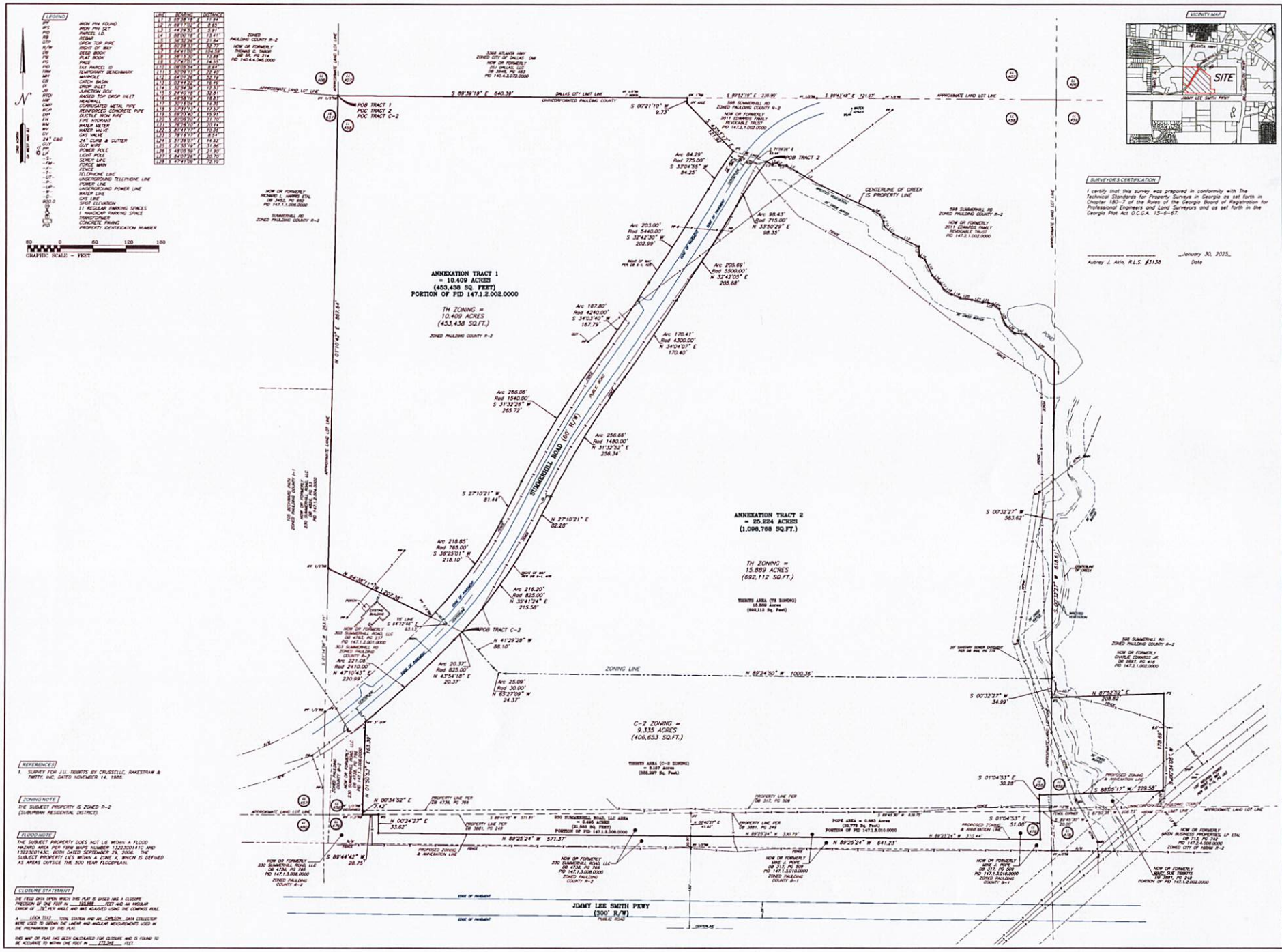
LEGEND
IRON PIN FOUND
IRON PIN SET
PARCEL I.D.
REBAR
OPEN TOP PIPE
RIGHT OF WAY
DEED BOOK
PLAT BOOK
PAGE
TAX PARCEL ID
TEMPORARY BENCHMARK
MANHOLE
CATCH BASIN
DROP INLET
JUNCTION BOX
RAISED TOP DROP INLET
HEADWALL
CORRUGATED METAL PIPE
REINFORCED CONCRETE PIPE
DUCTILE IRON PIPE
FIRE HYDRANT
WATER METER
WATER VALVE
GAS VALVE
24" CURB & GUTTER
GUY WIRE
POWER POLE
LIGHT POLE
SEWER LINE
FORCE MAIN
FENCE
TELEPHONE LINE
UNDERGROUND TELEPHONE LINE
POWER LINE
UNDERGROUND POWER LINE
WATER LINE
GAS LINE
SPOT ELEVATION
11 REGULAR PARKING SPACES
1 HANDICAP PARKING SPACE
TRANSFORMER
CONCRETE PAVING
PROPERTY IDENTIFICATION NUMBER
GRAPHIC SCALE - FEET
VICINITY MAP
SITE
JIMMY LEE SMITH PKWY
ANNEXATION TRACT 1
= 10.409 ACRES
(453,438 SQ. FEET)
PORTION OF PID 147.1.2.002.0000
TH ZONING =
10.409 ACRES
(453,438 SQ.FT.)
ANNEXATION TRACT 2
= 25.524 ACRES
(1,096,788 SQ.FT.)
TH ZONING =
15.889 ACRES
(692,112 SQ.FT.)
C-2 ZONING =
9.335 ACRES
(406,653 SQ.FT.)
SUMMERHILL ROAD (60' R/W)
JIMMY LEE SMITH PKWY
(300' R/W)
ZONING LINE
CENTERLINE OF CREEK
IS PROPERTY LINE
POB TRACT 1
POC TRACT 1
POC TRACT 2
POB TRACT 2
POC TRACT C-2
POB TRACT C-2
REFERENCES
1. SURVEY FOR J.U. TIBBITTS, BY CRUSSELLC, 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 193,986 FEET AND AN ANGULAR ERROR OF 3.0" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
A LEICA TS12 TOTAL STATION AND ML 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 272,246 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.
Audrey J. Akin, R.L.S. #3138
January 30, 2025
Date
TSS
TECHNICAL SURVEY SERVICES, INC.
3443 Auburn Blvd, S.W.
Lawrence, Georgia 30052
(770) 922-6091 Office
tss@tssweb.com
www.tssweb.com
Date
Revision
No
Field Date: 04/17/2023
Plat Date: 01/30/2025
Scale: 1"=60'
ANNEXATION AND ZONING PLAT
FOR
GEORGIA CAPITAL, LLC
OF
469 SUMMERHILL ROAD
LAND LOTS 458, 459 & 479 3rd SECTION 2nd DISTRICT
FAULDING COUNTY, GEORGIA
1
SHEET 1 OF 1
JOB # 2023-1461
CRD: SUMMERHILL
DWG: TRG SUMMERHILL
LSV: KAYSOCAL