

SURVEYOR'S NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES IS BASED ON RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. IF ANY DISCREPANCY IS NOTICED, THE SURVEYOR SHALL BE ADVISED BEFORE EXCAVATION BEGINS. CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR BURIED RECORD ENCUMBRANCES. RESTRICTIVE COVENANTS, EASEMENTS, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS REIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
5. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
6. ALL REBARS SET AREA 1/2" REBARS UNLESS OTHERWISE NOTED.
7. THE EXISTENCE, SIZE AND LOCATION OF IMPERVIOUS BUFFERS ARE SHOWN FOR INFORMATION. FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

LEGEND

- P.O.B. POINT OF BEGINNING
- A.R. POINT OF REFERENCE
- H.P. OVERHEAD POWER LINE
- P. POWER POLE
- L.L. LAND LOT LINE
- P.F. 1/2" IRON PIN FOUND
- P.S. 1/2" IRON PIN SET
- JTF. OPEN TOP FOUND
- L.P. TRAFFIC LIGHT POLE
- C.L. CENTER LINE
- L. LOT NUMBER
- W.M. WATER METER
- D.W. DRAINAGE BOX
- E/B. ELECTRICAL BOX
- C/B. CABLE BOX
- G.M. GAS METER
- C.T. CRIMP TOP FOUND
- T.F. TRAFFIC LIGHT POLE
- A.F. ANGLE IRON FOUND
- CP. COMPUTER POINT

NOTE:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,500 FEET AND AN ANGULAR ERROR OF 00 00'08" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN

- 1: 171,253 FEET

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN:

NOTE:

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-7 OF 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

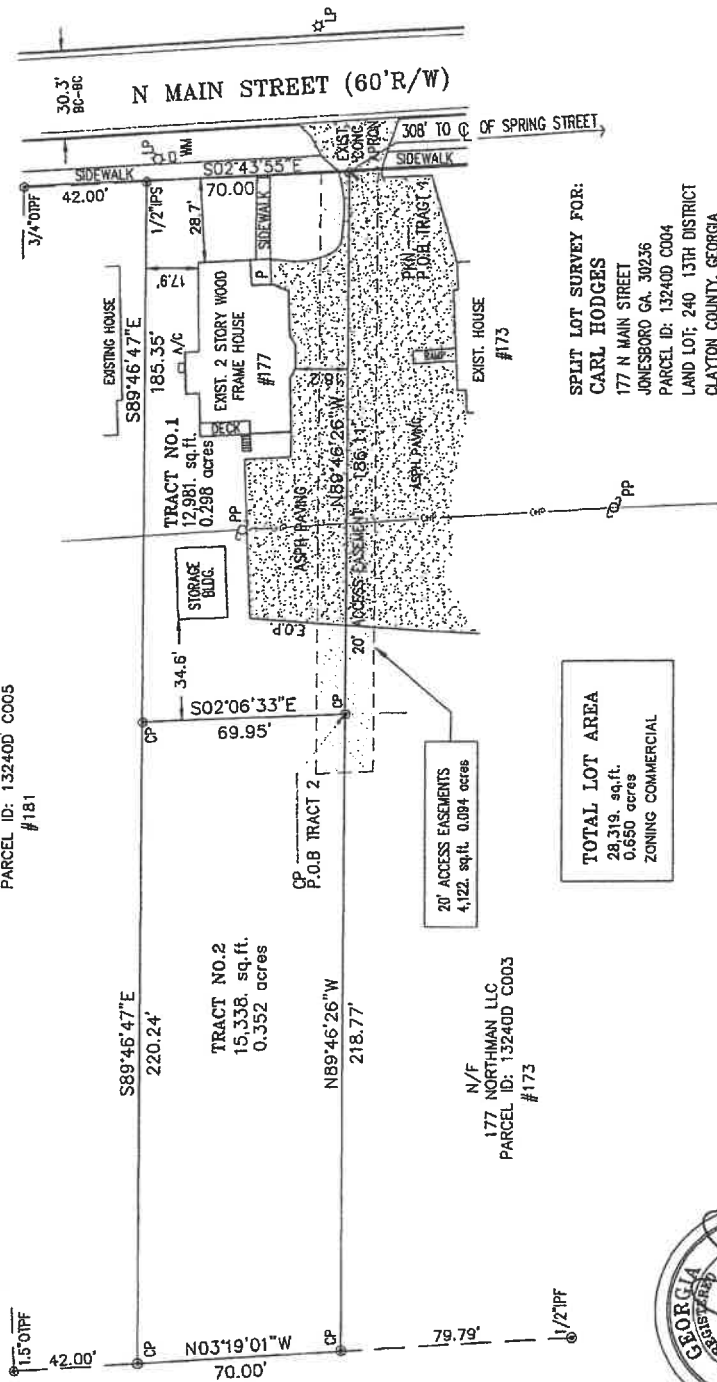
FLOOD STATEMENT

NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 13063C0068F DATE: JUNE 06, 2017

INSTRUMENT USED:

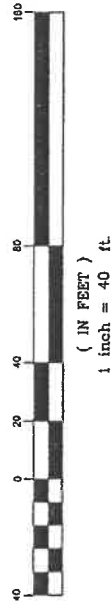
NIKON DTM-520 TOTAL STATION
REFERENCE USE: DB 7928 PAGE 633

N/F
TRAN REALTY LLC
PARCEL ID: 13240D C005
#181



TOTAL LOT AREA
28,319 sq. ft.
0.650 acres
ZONING COMMERCIAL

GRAPHIC SCALE



SPLIT LOT SURVEY FOR:
CARL HODGES
177 N MAIN STREET
JONESBORO GA. 30236
PARCEL ID: 13240D C004
LAND LOT: 240 13TH DISTRICT
CLAYTON COUNTY, GEORGIA

SCALE 1"=40" DATE JUNE 110, 2021

HURD PRINCE & ASSOCIATES, INC.

Consulting Planners & Surveyors
110 MLK SR HERITAGE TRAIL
STOCKBRIDGE, GEORGIA 30281-3424
Phone (678)-782-7737 CELL (404) 372-7304
JOB NO 27408



6/11/21

SITE PLAN INFORMATION: 177 N. Main Street, Jonesboro Georgia 30226

Property Owner / Applicant: Dr. Lenore T. Coleman, 405 Benjamin Circle, Fayetteville GA 30214

Nature of proposed Use

- ~~Short Term Rental~~. *MIXED USE DWELLING*
- Density – NA
- Residential floor area – 450 feet (upstairs – 3 rooms)
- Maximum Building Height - NA
- One Dwelling Unit

Graphic depiction of Building – Appendix 1

Date of Survey – July 17, 2024

Date of Site Plan – April 16, 2026

North Arrow and Scale – See Survey

Location – Jonesboro Historic District, Land Lot 240 13th District, 28,319 square feet, 0.650 acres

Location Sketch of property – See Survey

Proposed Zoning – *MIXED USE* ~~Short Term Rental~~. Surrounding properties remain the same

Attached survey will provide – street ride aways including width, name of street, other features as appropriate, water supply, sewer service, existing easement, lot lines, side and rear building setbacks, footprint, access to parking, water line, sewer lines, etc,

Structure is already existing with no plans for changing outside structure.