

SOUTH MAIN STREET (VARIABLE RW)

VICINITY MAP

SITE LOCATION - LATITUDE: 33° 30' 25" LONGITUDE: 84° 21' 07"

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAME HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE SURVEY DATE SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSURANCE REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 1305008B, AND THE DATE OF SAID MAP IS JUNE 7, 2017. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY KOPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83) STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. PARCELS 06032A B003 & 06032A B002 ARE ZONED "R-4" (SINGLE FAMILY RESIDENTIAL DISTRICT), PARCELS 06032A B011 IS ZONED "R-4" (SINGLE FAMILY RESIDENTIAL DISTRICT), & PARCELS 06032A B004, 06032A B002Z, & 06032A B006 ARE ZONED "M-1" (LIGHT INDUSTRIAL DISTRICT) AS SHOWN ON THE ZONING MAP OF THE CITY OF JONESBORO, GA. (JANUARY 11, 2012).

ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACTS ARE SHOWN GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

SURVEY REFERENCES

- PLAT BY M.L. HESTER DATED NOVEMBER 11, 1925, RECORDED IN PLAT BOOK 1, PAGE 17, WITH THE OFFICE OF THE SUPERIOR COURT CLERK OF CLAYTON COUNTY, GEORGIA.
- TOPOGRAPHIC SURVEY FOR CASEY FAMILY INVESTMENTS, LLC, PREPARED BY SCANLON ENGINEERING SERVICES, INC. DATED JUNE 1, 2023, JOB #20230607.

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

MC UTILITY SURVEYING, LLC
160 CHANTILLY LANE
LAWRENCEVILLE, GA 30043

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC UTILIZING RADIO FREQUENCY TECHNIQUES. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THE SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 29,115 FEET, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIANGLE SERIES TOTAL STATION AND PRISMATIC SCANS DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 29,115 FEET. CLOSURE: INT.

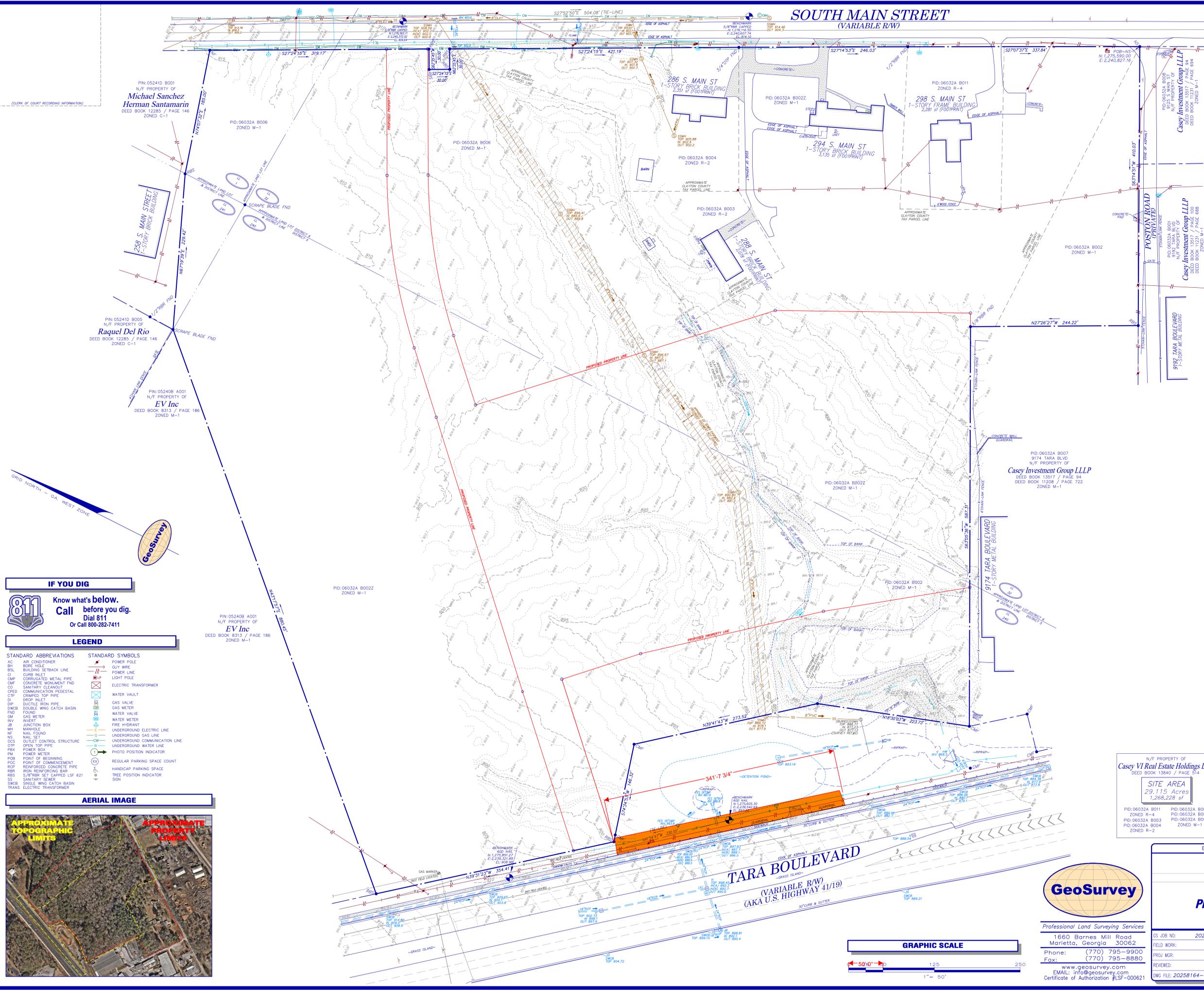
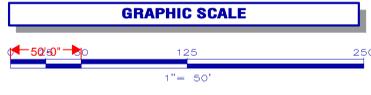
SURVEYOR CERTIFICATION (GA)

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, plats, or other instruments which created the parcel or parcels are stated herein. RECORDED INFORMATION 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 forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in G.C.A. Section 15-6-1.

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY	
286 - 298 South Main Street	
FOR	
Prestwick Development Company	
SS JOB NO: 20258164 FIELD WORK: DH PROJ MGR: CAB REVIEWED: DLH DWG FILE: 20258164-01.dwg	DRAWING SCALE: 1" = 50' CITY: JONESBORO COUNTY: CLAYTON STATE: GA LAND LOT: 1 & 32 DISTRICT: 6TH LAND LOT: 240 & 241 DISTRICT: 5TH
SURVEY DATE: X-K-XXXX REVISIONS (SEE GENERAL NOTES) No. Date Description	No. Date Description

GeoSurvey
Professional Land Surveying Services

1660 Barnes Mill Road
Marietta, Georgia 30062
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Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621



IF YOU DIG

Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

LEGEND

STANDARD ABBREVIATIONS AC AIR CONDITIONER BH BORE HOLE BSL BUILDING SETBACK LINE CIP CURB INLET CMP CORRUGATED METAL PIPE CMF CONCRETE MONUMENT FND CS SANITARY CLEANOUT CPED COMMUNICATION PEDESTAL CRT CURVED TOP PIPE DI DROP INLET DRI DUCTILE IRON PIPE DWCB DOUBLE WING CATCH BASIN FND FOUND GM GAS METER INV INVERT JB JUNCTION BOX MH MANHOLE NF NAIL FOUND NS NAIL SET NSC NUTLET CONTROL STRUCTURE OIP OPEN TOP PIPE PM POWER METER POC POINT OF COMMENCEMENT RCP REINFORCED CONCRETE PIPE RFR IRON REINFORCING BAR RIS 5/8" RISER SET CAPPED LSF 621 SS SANITARY SEWER SWR SINGLE WING CATCH BASIN TRNS ELECTRIC TRANSFORMER	STANDARD SYMBOLS AIR CONDITIONER BORE HOLE BUILDING SETBACK LINE CURB INLET CORRUGATED METAL PIPE CONCRETE MONUMENT FND SANITARY CLEANOUT COMMUNICATION PEDESTAL CURVED TOP PIPE DROP INLET DUCTILE IRON PIPE DOUBLE WING CATCH BASIN FOUND GAS METER INVERT JUNCTION BOX MANHOLE NAIL FOUND NAIL SET NUTLET CONTROL STRUCTURE OPEN TOP PIPE POWER METER POINT OF COMMENCEMENT REINFORCED CONCRETE PIPE IRON REINFORCING BAR RISER SET CAPPED LSF 621 SANITARY SEWER SINGLE WING CATCH BASIN ELECTRIC TRANSFORMER
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AERIAL IMAGE

