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**PARCEL INFORMATION:**

Parcel Id No.: LG050024  
 LG050026  
 LG050027  
 LG050028

LG050024: Property is Zoned CH, Walton County  
 LG050026: Property is Zoned CBD, Walton County  
 LG050027: Property is Zoned CBD, Walton County  
 LG050028: Property is Zoned CBD, Walton County

Building setback lines are not shown. Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.

**ENVIRONMENTAL NOTES:**

1. No attempt was made by this firm to determine presence of wetlands.
2. No attempt was made by this firm to determine the presence of specimen trees.

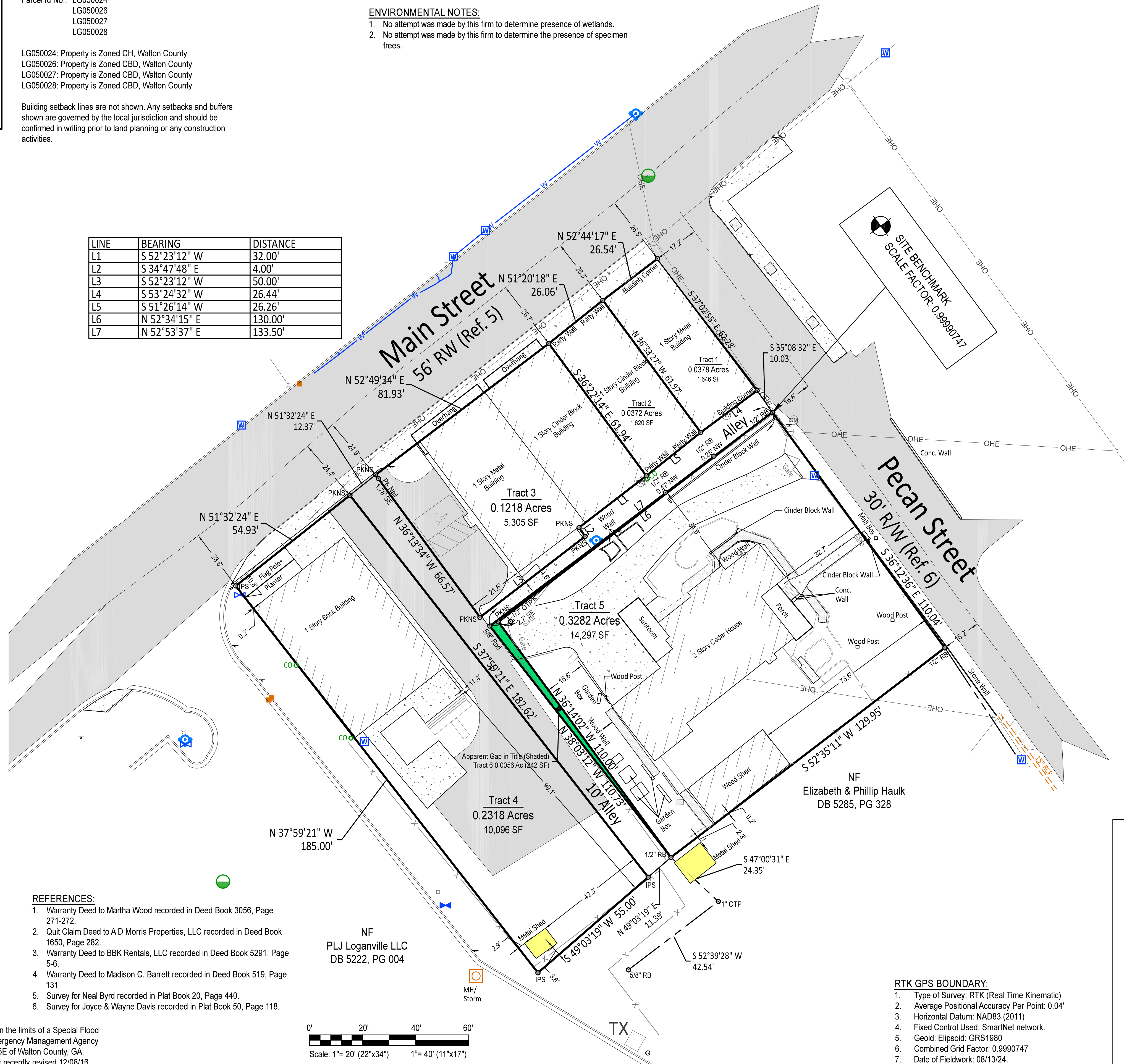
**ABBREVIATION LEGEND:**

- AE = access easement
- CB = catch basin
- CL = centerline
- CMF = concrete monument found
- CMP = corrugated metal pipe
- CO = clean out
- CT = crimp top pipe
- CP = communication pedestal
- DE = drainage easement
- DI = drop inlet
- DIP = ductile iron pipe
- DWCB = dbl. wing catch basin
- FH = fire hydrant
- GI = grate inlet
- GW = guy wire
- HW = head wall
- IPS = iron pin set
- JB = junction box
- INV = invert
- L.L.L. = land lot line
- LP = light pole
- MH = manhole (sanitary sewer)
- OCS = outlet control structure
- OT = open top pipe
- PI = pedestal inlet
- PL = property line
- POL = point on line
- PP = power pole
- RB = reinforcing bar
- RCP = reinforced concrete pipe
- R/W = right-of-way
- SSE = sanitary sewer easement
- SWCB = single wing catch basin
- TSP = traffic signal pole
- TSB = traffic signal box
- TP = telephone pole
- WM = water meter
- WV = water valve
- YI = yard inlet

**SYMBOL LEGEND:**

- double wing catch basin
- fire hydrant
- guy wire
- light pole
- power pole
- sanitary sewer manhole
- clean out
- transformer
- water meter
- single wing catch basin
- grate inlet
- junction box
- head wall
- stop sign
- buffer
- bldg setback
- fence
- overhead electric
- underground electric
- water line
- sanitary line
- gas line
- computed point

LINE	BEARING	DISTANCE
L1	S 52°23'12" W	32.00'
L2	S 34°47'48" E	4.00'
L3	S 52°23'12" W	50.00'
L4	S 53°24'32" W	26.44'
L5	S 51°26'14" W	26.26'
L6	N 52°34'15" E	130.00'
L7	N 52°53'37" E	133.50'

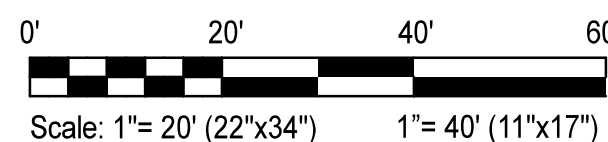


**REFERENCES:**

1. Warranty Deed to Martha Wood recorded in Deed Book 3056, Page 271-272.
2. Quit Claim Deed to A D Morris Properties, LLC recorded in Deed Book 1650, Page 282.
3. Warranty Deed to BBK Rentals, LLC recorded in Deed Book 5291, Page 5-6.
4. Warranty Deed to Madison C. Barrett recorded in Deed Book 519, Page 131
5. Survey for Neal Byrd recorded in Plat Book 20, Page 440.
6. Survey for Joyce & Wayne Davis recorded in Plat Book 50, Page 118.

**FLOOD HAZARD NOTE:**

No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13297C0085E of Walton County, GA. (Community Panel No. 1303260085E), most recently revised 12/08/16.



LOCATION MAP  
NOT TO SCALE

**SURVEY NOTES:**

1. Certain interior improvements may not be shown hereon, i.e. fence lines, guy wires, etc.
2. Matters of record not shown hereon are excepted.
3. Bearing basis derived from 2 control points set with Carlson BRx7 GPS System and SmartNet network. All other work performed with methods described below.
4. Measurements shown are US Survey Feet (ground).
5. Field angles and linear distances measured using a Leica TS 12P Robotic Total Station.
6. Property corners marked IPS (Iron Pin Set) are 1/2" x 18" rebar with blue plastic cap (E303 LSF #1121) unless otherwise indicated. Unless indicated as set, monumentation shown was found.
7. No evidence of human burials or cemeteries was observed on site during the course of the fieldwork.
8. This plat has been calculated for closure and is found to be accurate within one foot in 98,128 feet.

**GENERAL NOTES:**

1. Only evidence of easements or structures which are readily apparent from an above ground field inspection of the premises are shown, unless stated otherwise hereon. No liability is assumed by this firm for losses relating to the existence of any easement not discovered by above ground field inspection of the premises.
2. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. Said certification does not extend to any unnamed persons without a recertification by the surveyor.
3. Jurisdictional areas or negative easements, if any, which might impact the use of the property were not located, unless stated otherwise. No liability is assumed by this firm for any losses resulting from the exercise of any government jurisdiction affecting the use of the property.
4. The property shown and described hereon is subject to any existing easements, rights-of-way, restrictive covenants, zoning regulations, underground utilities and/or setback lines whether or not they may be shown. No liability is assumed by this firm for any losses that may be associated with the existence of any easements or restrictions on the use of the property.
5. Location map from Walton County GIS.
6. All building ties are perpendicular to the property lines unless otherwise noted.
7. Only Surface Observable Utilities were located. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.

**SURVEYOR CERTIFICATION:**

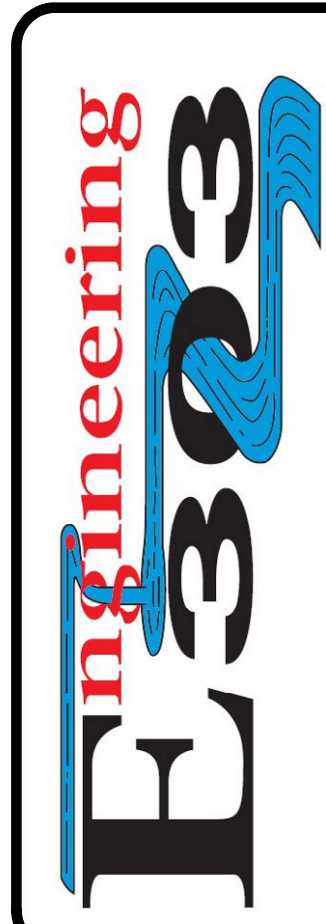
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.  
 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 forth 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.

GA CERT OF AUTH. LSF 1121



**RTK GPS BOUNDARY:**

1. Type of Survey: RTK (Real Time Kinematic)
2. Average Positional Accuracy Per Point: 0.04'
3. Horizontal Datum: NAD83 (2011)
4. Fixed Control Used: SmartNet network.
5. Geoid: Ellipsoid: GRS1980
6. Combined Grid Factor: 0.9990747
7. Date of Fieldwork: 08/13/24.



Boundary Survey of:  
 Parcel # LG050024, LG050026, LG050027, LG050028  
 City of Loganville  
 Loganville 4th District  
 Walton County, GA  
 Land Lot 186

GA Cert. of Auth. LSF 1121

Civil Engineering, Land Surveying,  
 Stream and Wetland Restoration  
 108 Allen Street Cumming, Georgia 30040  
 Phone: 770-442-0500 www.engineering303.com

Drawn: NH  
 Date: 08/16/24  
 Sheet  
 1 of 1  
 Project Number  
 24-5220