

RESERVED FOR OFFICAL USE ONLY

SCOPE OF WORK

THE PURPOSE OF THIS PROJECT IS TO RECONFIGURE TWO ALREADY EXISTING PARCELS (PARCEL #LG050055 & PARCEL #LG050057) INTO TWO RESULTANT PARCELS (TRACTS 1 & 2)

SURVEY NOTES

- PROPERTY SHOWN HEREON WAS SURVEYED DECEMBER 14, 2023.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 39,642' WITH AN ANGULAR ERROR OF 3.21 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- A SOKKIA IX TOTAL STATION, CARLSON BRX7 GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- THIS PLAT HAS A COMBINED MAP CLOSURE OF 1" IN 117,351'.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13297C0085E, WITH A DATE OF IDENTIFICATION OF DECEMBER 8, 2016 FOR COMMUNITY NUMBER 130306, IN WALTON COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BRX7 GPS RECEIVER UTILIZING GPS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .05 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, L.L.C., UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. PROFESSIONAL LAND SURVEYORS MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
- PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 3879, PAGE 106, & DEED BOOK 4045, PAGE 317, WALTON COUNTY RECORDS.
- NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SAID APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCELS. 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.

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 39,642 FEET AND AN ANGULAR ERROR OF 3.21 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 117,351 FEET, AND CONTAINS A TOTAL OF 155,678 SQUARE FEET, 3.574 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WERE: A SOKKIA IX TOTAL STATION, CARLSON BRX7 GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR.

BY: **PRELIMINARY**
 REGISTERED GEORGIA LAND SURVEYOR
 ADAM THOMAS BRATTON
 REGISTERED GEORGIA LAND SURVEYOR NO. 3489
 DATE OF EXPIRATION: DECEMBER 31, 2024

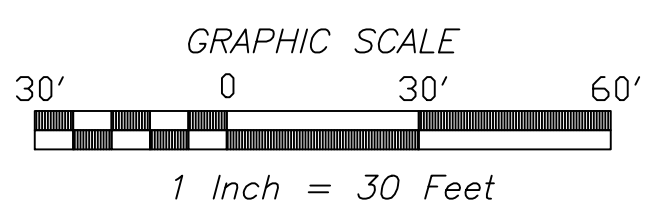


EXHIBIT "B"

OWNERS ACKNOWLEDGMENT AND DECLARATION

STATE OF GEORGIA, COUNTY OF WALTON, CITY OF LOGANVILLE
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DECATED BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN, AND TRANSFERS OWNERSHIP OF ALL PUBLIC USE AREAS IN FEE SIMPLE BY DEED, FOR THE PURPOSES THEREIN EXPRESSED.

SUBDIVIDER _____
 PRINTED NAME (SUBDIVIDER) _____
 DATE _____
 OWNER _____
 PRINTED NAME (OWNER) _____
 DATE _____

FINAL PLAT APPROVAL

THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT OF THE CITY OF LOGANVILLE, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF LOGANVILLE ZONING ORDINANCE, AND THE CITY OF LOGANVILLE DEVELOPMENT REGULATIONS AS AMENDED, AND HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY DEPARTMENTS, AS APPROPRIATE. THE DIRECTOR HEREBY ACCEPTS ON BEHALF OF THE CITY OF LOGANVILLE THE DEDICATION OF THE RIGHT-OF-WAY OF ALL PUBLIC STREETS AND DRAINAGE EASEMENTS, PUBLIC WATER, SEWER, DRAINAGE, AND OTHER PUBLIC FACILITIES AND APPURTENANCES SHOWN THEREON; FURTHER, THE DIRECTOR HEREBY ACCEPTS ON BEHALF OF THE CITY OF LOGANVILLE PUBLIC UTILITIES DEPARTMENT ALL WATER AND SANITARY SEWER EASEMENTS, ALL SUBJECT TO RATIFICATION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LOGANVILLE. THIS PLAT APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF LOGANVILLE.

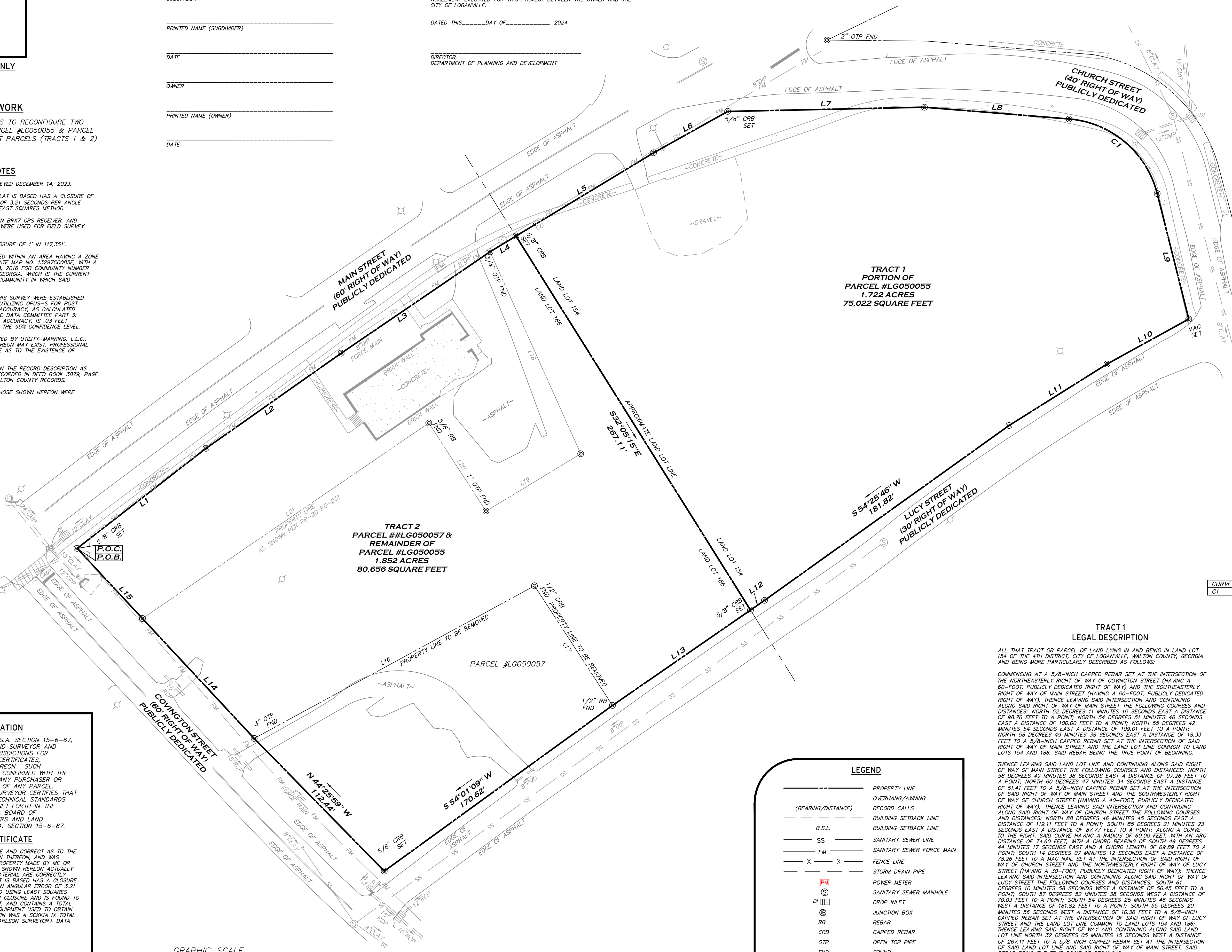
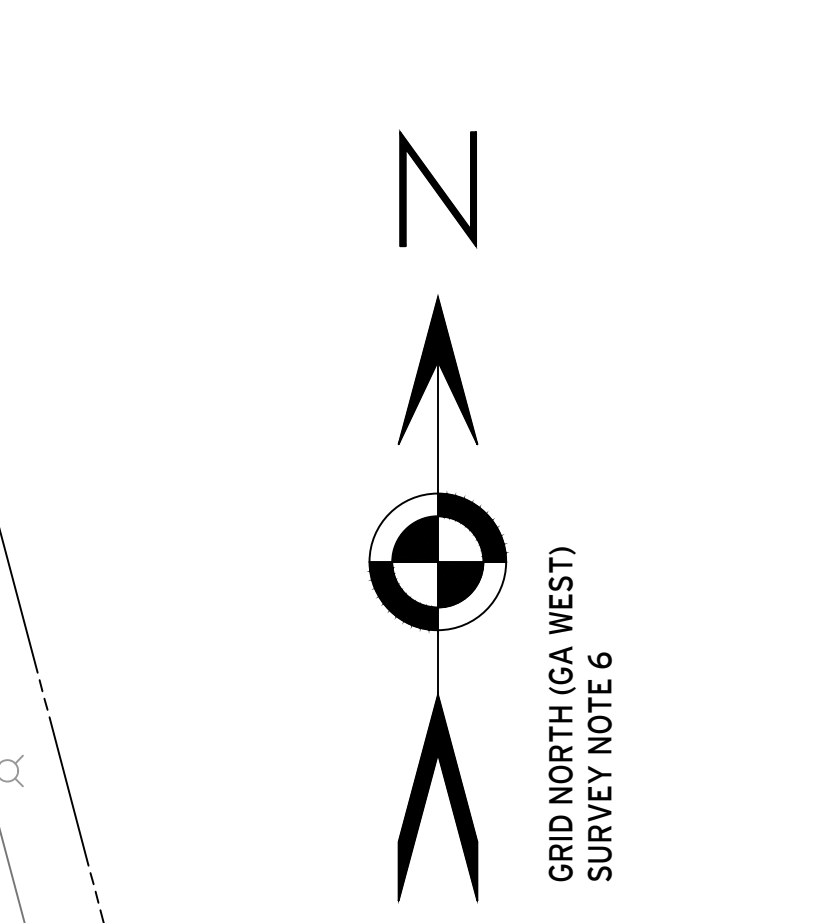
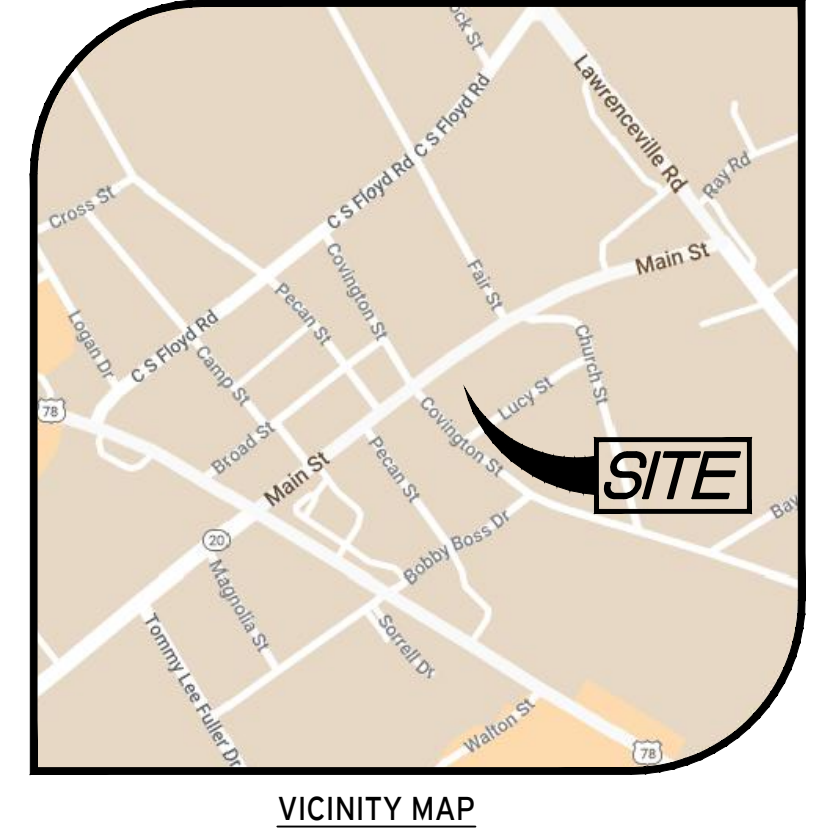
DATED THIS _____ DAY OF _____, 2024
 DIRECTOR,
 DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF LOGANVILLE NOTES

- THE CITY OF LOGANVILLE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT. THE CITY OF LOGANVILLE DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.
- STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
- STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

ZONING

ZONING FOR THIS PROPERTY IS CURRENTLY CLASSIFIED AS "R-16" SINGLE-FAMILY URBAN RESIDENTIAL DISTRICT; "CB2" COMMERCIAL CENTRAL BUSINESS DISTRICT; "CN" COMMERCIAL NEIGHBORHOOD DISTRICT; AND "O & I" OFFICE AND INSTITUTIONAL DISTRICT.
 ZONING AND SETBACK INFORMATION PER THE CITY OF LOGANVILLE DEPARTMENT OF PLANNING AND DEVELOPMENT. ALL INFORMATION STATED SHOULD BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 52°11'16\"/>	
L2	N 54°51'46\"/>	
L3	N 55°42'54\"/>	
L4	N 58°49'38\"/>	
L5	N 60°47'34\"/>	
L6	N 60°47'34\"/>	
L7	N 88°46'45\"/>	
L8	S 85°21'23\"/>	
L9	S 143°07'12\"/>	
L10	S 61°05'58\"/>	
L11	S 57°52'38\"/>	
L12	S 55°20'56\"/>	
L13	S 55°20'56\"/>	
L14	N 42°58'54\"/>	
L15	N 42°58'54\"/>	
L16	N 61°26'04\"/>	
L17	S 33°04'59\"/>	
L18	S 24°09'57\"/>	
L19	S 58°48'59\"/>	
L20	N 32°58'52\"/>	
L21	S 55°40'15\"/>	

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	60.00'	74.60'	69.89'	S 49°44'17\"/>

TRACT 1 LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 154 OF THE 4TH DISTRICT, CITY OF LOGANVILLE, WALTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A 5/8-INCH CAPPED REBAR SET AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF COVINGTON STREET (HAVING A 60-FOOT, PUBLICLY DEDICATED RIGHT OF WAY) AND THE SOUTHEASTERLY RIGHT OF WAY OF MAIN STREET (HAVING A 60-FOOT, PUBLICLY DEDICATED RIGHT OF WAY), THENCE LEAVING SAID INTERSECTION AND CONTINUING ALONG SAID RIGHT OF WAY OF MAIN STREET THE FOLLOWING COURSES AND DISTANCES: NORTH 52 DEGREES 11 MINUTES 16 SECONDS EAST A DISTANCE OF 98.76 FEET TO A POINT; NORTH 54 DEGREES 51 MINUTES 46 SECONDS EAST A DISTANCE OF 100.00 FEET TO A POINT; NORTH 55 DEGREES 42 MINUTES 54 SECONDS EAST A DISTANCE OF 109.01 FEET TO A POINT; NORTH 58 DEGREES 49 MINUTES 38 SECONDS EAST A DISTANCE OF 120.00 FEET TO A POINT; NORTH 60 DEGREES 47 MINUTES 34 SECONDS EAST A DISTANCE OF 120.00 FEET TO A POINT; NORTH 60 DEGREES 47 MINUTES 34 SECONDS EAST A DISTANCE OF 120.00 FEET TO A POINT; NORTH 88 DEGREES 46 MINUTES 45 SECONDS EAST A DISTANCE OF 119.11 FEET TO A POINT; SOUTH 85 DEGREES 21 MINUTES 23 SECONDS WEST A DISTANCE OF 87.77 FEET TO A POINT; SOUTH 143 DEGREES 07 MINUTES 12 SECONDS WEST A DISTANCE OF 78.26 FEET TO A POINT; SOUTH 61 DEGREES 05 MINUTES 58 SECONDS WEST A DISTANCE OF 66.45 FEET TO A POINT; SOUTH 57 DEGREES 52 MINUTES 38 SECONDS WEST A DISTANCE OF 70.03 FEET TO A POINT; SOUTH 55 DEGREES 20 MINUTES 56 SECONDS WEST A DISTANCE OF 103.36 FEET TO A POINT; SOUTH 55 DEGREES 20 MINUTES 56 SECONDS WEST A DISTANCE OF 101.51 FEET TO A POINT; NORTH 42 DEGREES 58 MINUTES 54 SECONDS WEST A DISTANCE OF 99.16 FEET TO A POINT; NORTH 42 DEGREES 58 MINUTES 54 SECONDS WEST A DISTANCE OF 99.16 FEET TO A POINT; NORTH 61 DEGREES 26 MINUTES 04 SECONDS WEST A DISTANCE OF 193.13 FEET TO A POINT; SOUTH 33 DEGREES 04 MINUTES 59 SECONDS WEST A DISTANCE OF 86.41 FEET TO A POINT; SOUTH 24 DEGREES 09 MINUTES 57 SECONDS WEST A DISTANCE OF 134.00 FEET TO A POINT; SOUTH 58 DEGREES 48 MINUTES 59 SECONDS WEST A DISTANCE OF 67.00 FEET TO A POINT; SOUTH 32 DEGREES 58 MINUTES 52 SECONDS WEST A DISTANCE OF 63.57 FEET TO A POINT; SOUTH 55 DEGREES 40 MINUTES 15 SECONDS WEST A DISTANCE OF 209.80 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY OF MAIN STREET, SAID REBAR BEING THE TRUE POINT OF BEGINNING.

TRACT 2 LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 186 OF THE 4TH DISTRICT, CITY OF LOGANVILLE, WALTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A 5/8-INCH CAPPED REBAR SET AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF COVINGTON STREET (HAVING A 60-FOOT, PUBLICLY DEDICATED RIGHT OF WAY) AND THE SOUTHEASTERLY RIGHT OF WAY OF MAIN STREET (HAVING A 60-FOOT, PUBLICLY DEDICATED RIGHT OF WAY), SAID REBAR BEING THE TRUE POINT OF BEGINNING.
 THENCE LEAVING SAID INTERSECTION AND CONTINUING ALONG SAID RIGHT OF WAY OF MAIN STREET THE FOLLOWING COURSES AND DISTANCES: NORTH 52 DEGREES 11 MINUTES 16 SECONDS EAST A DISTANCE OF 98.76 FEET TO A POINT; NORTH 54 DEGREES 51 MINUTES 46 SECONDS EAST A DISTANCE OF 100.00 FEET TO A POINT; NORTH 55 DEGREES 42 MINUTES 54 SECONDS EAST A DISTANCE OF 109.01 FEET TO A POINT; NORTH 58 DEGREES 49 MINUTES 38 SECONDS EAST A DISTANCE OF 120.00 FEET TO A POINT; NORTH 60 DEGREES 47 MINUTES 34 SECONDS EAST A DISTANCE OF 120.00 FEET TO A POINT; NORTH 60 DEGREES 47 MINUTES 34 SECONDS EAST A DISTANCE OF 120.00 FEET TO A POINT; NORTH 88 DEGREES 46 MINUTES 45 SECONDS EAST A DISTANCE OF 119.11 FEET TO A POINT; SOUTH 85 DEGREES 21 MINUTES 23 SECONDS WEST A DISTANCE OF 87.77 FEET TO A POINT; SOUTH 143 DEGREES 07 MINUTES 12 SECONDS WEST A DISTANCE OF 78.26 FEET TO A POINT; SOUTH 61 DEGREES 05 MINUTES 58 SECONDS WEST A DISTANCE OF 66.45 FEET TO A POINT; SOUTH 57 DEGREES 52 MINUTES 38 SECONDS WEST A DISTANCE OF 70.03 FEET TO A POINT; SOUTH 55 DEGREES 20 MINUTES 56 SECONDS WEST A DISTANCE OF 103.36 FEET TO A POINT; SOUTH 55 DEGREES 20 MINUTES 56 SECONDS WEST A DISTANCE OF 101.51 FEET TO A POINT; NORTH 42 DEGREES 58 MINUTES 54 SECONDS WEST A DISTANCE OF 99.16 FEET TO A POINT; NORTH 42 DEGREES 58 MINUTES 54 SECONDS WEST A DISTANCE OF 99.16 FEET TO A POINT; NORTH 61 DEGREES 26 MINUTES 04 SECONDS WEST A DISTANCE OF 193.13 FEET TO A POINT; SOUTH 33 DEGREES 04 MINUTES 59 SECONDS WEST A DISTANCE OF 86.41 FEET TO A POINT; SOUTH 24 DEGREES 09 MINUTES 57 SECONDS WEST A DISTANCE OF 134.00 FEET TO A POINT; SOUTH 58 DEGREES 48 MINUTES 59 SECONDS WEST A DISTANCE OF 67.00 FEET TO A POINT; SOUTH 32 DEGREES 58 MINUTES 52 SECONDS WEST A DISTANCE OF 63.57 FEET TO A POINT; SOUTH 55 DEGREES 40 MINUTES 15 SECONDS WEST A DISTANCE OF 209.80 FEET TO A POINT; THENCE LEAVING SAID INTERSECTION AND CONTINUING ALONG SAID RIGHT OF WAY OF MAIN STREET, SAID REBAR BEING THE TRUE POINT OF BEGINNING.

ACREAGE TABLE

TRACT	ACREAGE	SQ. FT.
TRACT 1	1.722 ACRES	75,022 SQ. FEET
TRACT 2	1.852 ACRES	80,656 SQ. FT.
TOTAL	3.574 ACRES	155,678 SQ. FT.

PROFESSIONAL
 LAND SURVEYORS, LLC
 317 GRASSDALE ROAD
 CARTERSVILLE, GA 30100
 WWW.PLS.US
 INFO@PLS.US
 GEORGIA C.O.A.: LSF00380

PREPARED FOR:
 O'KELLY MEMORIAL LIBRARY BOARD OF TRUSTEES AND
 AZALEA REGIONAL LIBRARY SYSTEM

FINAL PLAT OF:
 210 MAIN STREET
 PARCEL #S LG050055 & LG050057
 LOGANVILLE, GA 30052
 (CITY OF LOGANVILLE)
 COUNTY: WALTON
 DISTRICT: 4
 STATE: GEORGIA
 LAND LOTS: 154 & 186

REVISIONS

DATE	DESCRIPTION

PROFESSIONAL
 LAND SURVEYORS
 DATE: AUGUST 14, 2024
 JOB #: 234599
 SCALE: 1"=30'
 DRAWN BY: A. BRATTON