

**SURVEY NOTES**

**EQUIPMENT USED:**

ANGULAR AND LINEAR MEASUREMENTS WERE OBTAINED USING A SPECTRA PRECISION FOCUS 35-3" ROBOTIC TOTAL STATION AND A SPECTRA PRECISION RANGER DATA COLLECTOR

**CLOSURE STATEMENT:**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN OPEN TRAVERSE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 111,371 FEET.

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON BEARINGS REFERENCED FROM PLAT BOOK 83, PAGES 67-71.

THE BOUNDARY SURVEY FOR THIS TOPOGRAPHIC SURVEY WAS TAKEN FROM "BOUNDARY RETRACEMENT SURVEY FOR TODD & CYNTHIA SHINABARGER" BY B. JEFF DAVIS, RLS DATED MAY 06, 2018.

FIELD WORK FOR THE BOUNDARY SURVEY WAS COMPLETED ON MAY 5, 2018 AND FIELD WORK FOR THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON NOVEMBER 18, 2018.

THE VERTICAL DATUM IS NAVD 88.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. ALL MATTERS OF TITLE ARE EXCEPTED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED ON THIS PLAT. THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

**FLOOD STATEMENT:**

A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA (ZONE "A") ACCORDING TO F.I.R.M. PANEL #13077C0251D EFFECTIVE FEBRUARY 06, 2013. THE APPROXIMATE PORTION OF THIS PROPERTY LYING WITHIN THE "ZONE A" AREA HAS BEEN DELINEATED ON THIS PLAT BY SCALING FROM THE AFOREMENTIONED F.I.R.M. PANEL.

**REFERENCE MATERIAL:**

1. DEED BOOK 3106, PAGE 272
2. DEED BOOK 3806, PAGE 489
3. DEED BOOK 3876, PAGE 300
4. DEED BOOK 3876, PAGE 430
5. PLAT BOOK 75, PAGES 76-79
6. PLAT BOOK 83, PAGES 67-71



REFERENCE NORTH  
PLAT BOOK 83, PAGES 67-71

**LOT 58 AREA:**  
0.51 ACRE  
22,237 SF

ADDRESS: 9 LAKE SHORE DRIVE, NEWNAN, GA  
TAX PARCEL ID# SG6 176

**LEGEND**

- |          |                          |   |                           |
|----------|--------------------------|---|---------------------------|
| ARC      | LENGTH OF CURVE          | ● | IRON PIN FOUND            |
| B/L      | BUILDING SETBACK LINE    | ○ | CORNER SET (AS INDICATED) |
| BSMT     | BASEMENT                 | △ | COMPUTED CORNER           |
| BW       | BOTTOM OF WALL           | ✱ | ARBORVITAE                |
| CALC     | CALCULATED               | ⊙ | BIRCH                     |
| CHD      | LENGTH OF CHORD          | ⊗ | DOGWOOD                   |
| CMP      | CORRUGATED METAL PIPE    | ⊕ | MAGNOLIA                  |
| CONC     | CONCRETE                 | ⊗ | MAPLE                     |
| DB       | DEED BOOK                | ⊗ | OAK                       |
| DE       | DRAINAGE EASEMENT        | ⊗ | PINE                      |
| ESMT     | EASEMENT                 | ⊗ | POPLAR                    |
| F.F.     | FINISHED FLOOR           |   |                           |
| F.F.B.   | FINISHED FLOOR BASEMENT  |   |                           |
| F.F.G.   | FINISHED FLOOR GARAGE    |   |                           |
| F.I.R.M. | FLOOD INSURANCE RATE MAP |   |                           |
| HW       | HEADWALL                 |   |                           |
| IE       | INVERT ELEVATION         |   |                           |
| IPF      | IRON PIN FOUND           |   |                           |
| IPP      | IRON PIN PLACED          |   |                           |
| LE       | LANDSCAPE EASEMENT       |   |                           |
| LL       | LAND LOT                 |   |                           |
| LLL      | LAND LOT LINE            |   |                           |
| N/F      | NOW OR FORMERLY          |   |                           |
| PB       | PLAT BOOK                |   |                           |
| PG       | PAGE                     |   |                           |
| P.O.B.   | POINT OF BEGINNING       |   |                           |
| RAD      | RADIUS OF CURVE          |   |                           |
| RCP      | REINFORCED CONCRETE PIPE |   |                           |
| REB      | REBAR                    |   |                           |
| R/W      | RIGHT-OF-WAY             |   |                           |
| SSE      | SANITARY SEWER EASEMENT  |   |                           |
| TBM      | TEMPORARY BENCHMARK      |   |                           |
| TW       | TOP OF WALL              |   |                           |
| UE       | UTILITY EASEMENT         |   |                           |

**SURVEYORS CERTIFICATION**

IN MY OPINION, 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 AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-6.



*B. Jeff Davis*  
B. JEFF DAVIS  
GA. REGISTERED LAND SURVEYOR #3211

11-22-18  
DATE:

TOPOGRAPHIC SURVEY FOR:  
**TODD & CYNTHIA SHINABARGER**  
LOT 58 - BEACON CREST AT SUMMERGROVE (AKA POD 12)  
L.L. 16, DISTRICT 5  
CITY OF NEWNAN, COWETA COUNTY, GEORGIA

**REVISIONS**

NO.	DATE	DESCRIPTION

**PREPARED BY:**

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PROJECT NO.: 180007  
DRAWING FILE: 180007TT.TRV  
DRAWN BY: BJD  
SURVEY DATE: 11/18/2018  
SCALE: 1" = 20'  
DATE: 11/22/2018