

TREE LEGEND

ABBREVIATIONS

C	BLUE ATLAS CEDAR
CE	CHINESE ELM
CM	GRAPE MYRTLE
CR	CRYPTOMERIA
FC	FLOWERING CHERRY
HO	HOLLY
M	MAPLE
MG	MAGNOLIA
O	OAK
P	PINE
PO	POPLAR
SG	SWEET GUM
WC	WILD CHERRY

LEGEND

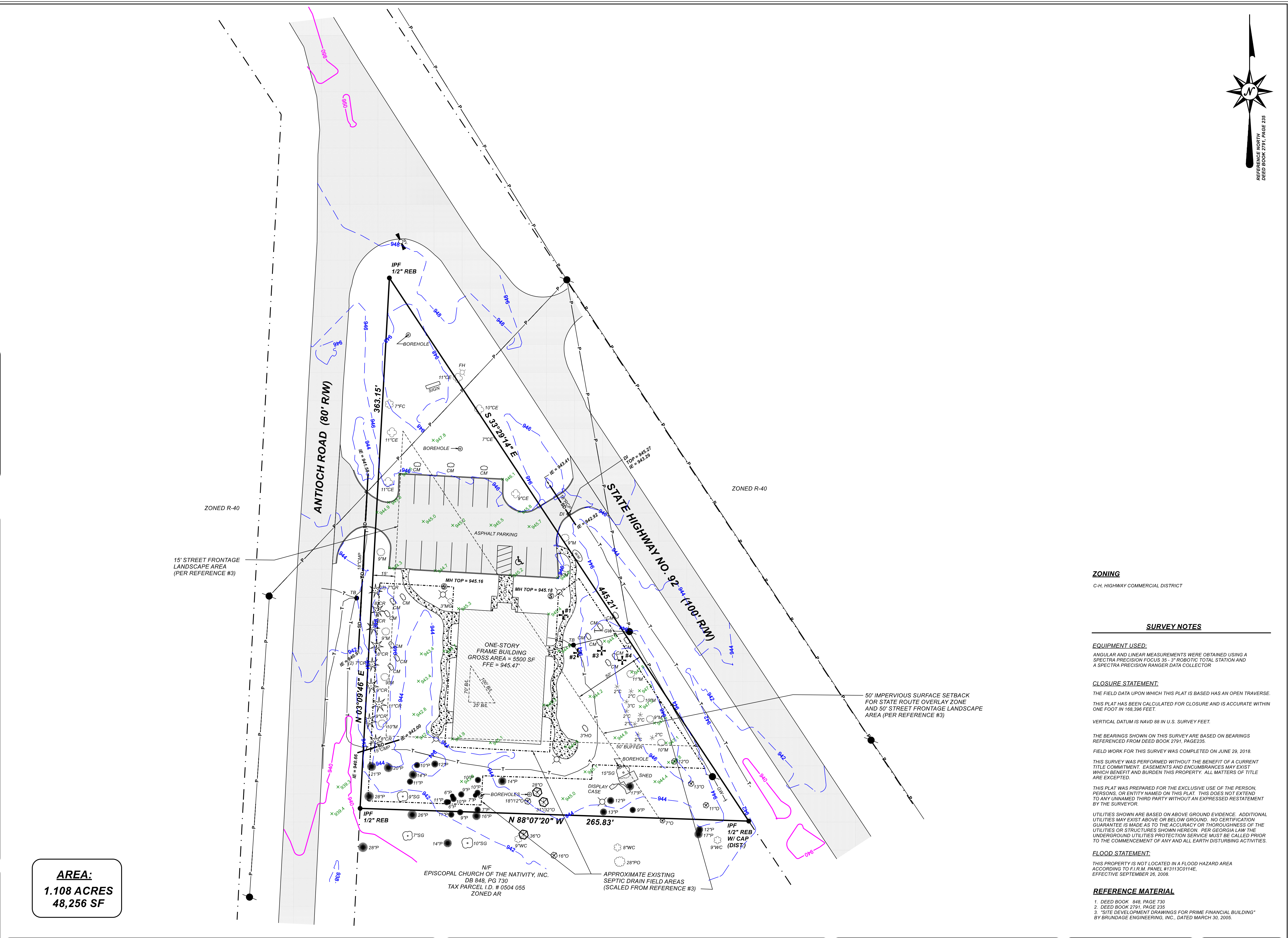
ABBREVIATIONS	SYMBOLS
ARC	LENGTH OF CURVE
BL	BUILDING SETBACK LINE
BM	BENCHMARK
BOC	BACK OF CURB
CALC	CALCULATED
CHD	LENGTH OF CHORD
CI	CURB INLET
CLF	CHAIN LINK FENCE
CLP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
CIP	CORRUGATED TOP PIPE
DB	DEED BOOK
D.E.	DRAINAGE EASEMENT
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
EG	EDGE OF GRAVEL
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FFE	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
GI	GRATE INLET
GM	GAS METER
GV	GAS VALVE
GW	GUY WIRE
HDPPE	HIGH DENSITY POLYETHYLENE PIPE
HW	HEAD WALL
IE	INVERT ELEVATION
IPF	IRON PIN FOUND
IPP	IRON PIN PLACED
JB	JUNCTION BOX
LL	LAND LOT
LLL	LAND LOT LINE
LP	LAND LOT LINE
NIF	NOW OR FORMERLY
OHPL	OVERHEAD POWERLINE
OWTL	OVERHEAD TELEPHONE LINE
OTP	OPEN TOP PIPE
PB	PLAT BOOK
PIV	POST INDICATOR VALVE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PP	POWER POLE
RAD	RADIUS OF CURVE
RCP	REINFORCED CONCRETE PIPE
RR	RAILROAD
RHW	RIGHT-OF-WAY
S.S.E.	SANITARY SEWER EASEMENT
SSL	SANITARY SEWER LINE
SSMH	SANITARY SEWER MANHOLE
SWCB	SINGLE WING CATCH BASIN
SW	SIDEWALK
TB	TELECOMMUNICATIONS BOX
TBM	TEMPORARY BENCHMARK
TP	TELEPHONE POLE
U.E.	UTILITY EASEMENT
WI	WEIR INLET
WM	WATER METER
WV	WATER VALVE

SURVEYORS 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 herein. 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.

GEORGIA
REGISTERED
LAND SURVEYOR
B. JEFF DAVIS
NO. 3211
DATE: 10-29-18
B. JEFF DAVIS
GA. REGISTERED LAND SURVEYOR #3211

AREA:
1.108 ACRES
48,256 SF



ZONING
C-H. HIGHWAY COMMERCIAL DISTRICT

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 168,396 FEET.

VERTICAL DATUM IS NAVD 88 IN U.S. SURVEY FEET.

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON BEARINGS REFERENCED FROM DEED BOOK 2791, PAGE 235.

FIELD WORK FOR THIS SURVEY WAS COMPLETED ON JUNE 28, 2018.

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:
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL #13113C0114E, EFFECTIVE SEPTEMBER 25, 2008.

REFERENCE MATERIAL

- DEED BOOK 848, PAGE 730
- DEED BOOK 2791, PAGE 235
- "SITE DEVELOPMENT DRAWINGS FOR PRIME FINANCIAL BUILDING" BY BRUNDAGE ENGINEERING, INC., DATED MARCH 30, 2005.

BOUNDARY RETRACEMENT SURVEY, TOPO. & TREE LOCATION FOR:
PRIME FAMILY OF COMPANIES
L.L. 25, DISTRICT 5
FAYETTE COUNTY
TAX PARCEL I.D. # 0504 030

REVISIONS

NO.	DATE	DESCRIPTION
1	06/25/18	ADDED IMPROVEMENT & TREE LOCATION AND SETBACKS
2	06/29/18	ADDED TOPO
3	10/29/18	ADDED SEPTIC FIELD LINE STAKE AND MANHOLE LOCATION

PREPARED BY:
B. JEFF DAVIS, RLS
REGISTERED LAND SURVEYOR NO. 3211
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CHATTAHOOCHEE HILLS, GA 30268
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bjeff3211@att.net

PROJECT NO.: 180009
DRAWING FILE: 180009.TRV
DRAWN BY: B.J.D.
SURVEY DATE: 06/29/2018
SCALE: 1" = 30'
DATE: 05/28/2018, REV. 06/29/2018, REV. 10/29/2018

SHEET
1 OF 1