

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 A CLOSURE OF ONE FOOT IN 25,263 FEET WITH AN ANGULAR ERROR OF THREE SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 149,614 FEET

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON BEARINGS REFERENCED FROM PLAT BOOK 358, PAGES 42-47. THE NORTHWEST PROPERTY LINE WAS HELD AT THE PLAT BEARING.

APPARENT RIGHT-OF-WAY OF 60' IS BASED UPON PINS FOUND IN FIELD.

FIELD WORK FOR THIS SURVEY WAS COMPLETED ON MARCH 19, 2019.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FULL 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 OR 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.

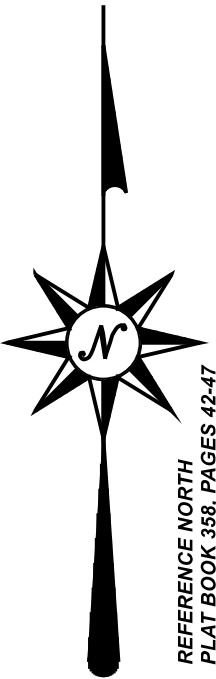
FLOOD STATEMENT:

A PORTION OF THIS PROPERTY IS LOCATED IN FLOOD HAZARD AREA ZONE "A" ACCORDING TO F.I.R.M. PANEL #13121C0409F, EFFECTIVE SEPTEMBER 18, 2013. THE APPROXIMATE LOCATION OF THIS FLOOD ZONE "A" HAS BEEN TAKEN GRAPHICALLY FROM THE AFOREMENTIONED F.I.R.M. PANEL AND DELINEATED ON THIS PLAT. THE FLOOD LINES SHOWN HEREON HAVE NOT BEEN FIELD LOCATED BY THIS SURVEYOR.

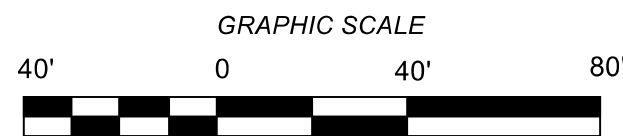
REFERENCE MATERIAL

1. DEED BOOK 3395, PAGE 526
2. DEED BOOK 5295, PAGE 385
3. DEED BOOK 44534, PAGE 624
4. DEED BOOK 49045, PAGE 526
5. DEED BOOK 50954, PAGE 694
6. DEED BOOK 58353, PAGE 623
7. PLAT BOOK 358, PAGES 42-47
8. PLAT BOOK 364, PAGES 128-132

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



REFERENCE NORTH
PLAT BOOK 358, PAGES 42-47



SCALE 1" = 40'

LEGEND

ABBREVIATIONS

ARC	LENGTH OF CURVE
B/L	BUILDING SETBACK LINE
CALC	CALCULATED
CHD	LENGTH OF CHORD
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
CTP	CRIMPED TOP PIPE
DB	DEED BOOK
DIP	DUCTILE IRON PIPE
EG	EDGE OF GRAVEL
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FH	FIRE HYDRANT
GW	GUY WIRE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HW	HEAD WALL
IPF	IRON PIN FOUND
IPP	IRON PIN PLACED
LL	LAND LOT
LLL	LAND LOT LINE
N/F	NOW OR FORMERLY
OHPL	OVERHEAD POWERLINE
OTP	OPEN TOP PIPE
PB	PLAT BOOK
PG	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PP	POWER POLE
RAD	RADIUS OF CURVE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
TBM	TEMPORARY BENCHMARK
TP	TELEPHONE POLE
WM	WATER METER
WV	WATER VALVE

SYMBOLS

●	IRON PIN FOUND
○	IRON PIN PLACED - 1/2" REBAR (w/ PINK CAP "BJD RLS #3211")
■	CONCRETE MONUMENT FOUND
△	COMPUTED CORNER
WM	WATER METER
●	POWER POLE
— X —	FENCE LINE
— P —	OVERHEAD POWER LINE

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 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.



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

03-20-19
DATE:

AREA:
0.981 ACRE
42,751 S.F.

ADDRESS: 6165 CAMPBELLTON REDWINE ROAD

BOUNDARY RETRACEMENT SURVEY FOR:

MARK C. DODD
L.L. 69 & 92, DISTRICT 8
FULTON COUNTY
CITY OF CHATTAHOOCHEE HILLS
TAX PARCEL I.D. # 08 190000690182

PREPARED BY:

B. JEFF DAVIS, RLS
REGISTERED LAND SURVEYOR NO. 3211
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PROJECT NO.: 190009
DRAWING FILE: 190009.TRV
DRAWN BY: BJD
SURVEY DATE: 03/19/2019
SCALE: 1" = 40'
DATE: 03/20/2019

