THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

10. THE FIRM SURVEY SYSTEMS & ASSOCIATES, INC., DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER AT

11. NOTE: ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. SURVEY SYSTEMS & ASSOCIATES, INC., HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKING IN THE FIELD AND INFORMATION FURNISHED TO US BY OTHERS AND SURVEY SYSTEMS & ASSOCIATES, INC., IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH THE UTILITY COMPANIES

12. IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

13. ALL STREAM AND TRIBUTARY BUFFERS THAT MAY BE SHOWN AS WELL AS 100 YR. FLOOD LINES ARE APPROXIMATE.

15. THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.

16. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.

17. STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.

18. APPROXIMATE LOCATION OF UNDERGROUND PIPE LINE
(SOUTHERN NATURAL GAS CO. EXACT LOCATION TO BE DETERMINED AT A
LATE DATE AND UPDATE ON THIS SURVEY. EXACT LOCATION TO BE TAKEN
FROM STAKED POINTS ON EASEMENT AS DETERMINED BY SOUTHERN GAS

1. RIGHT-OF-WAY EASEMENT IN FAVOR OF DOUGLAS COUNTY

POB POINT OF BEGINNING

LAND LOT LINE MAN HOLE

LAND LOT LINE
MAN HOLE
SANITARY SEWER LINE
CATCH BASIN
JUNCTION BOX
DRAINAGE INLET
YARD INLET
HEAD WALL
POWER POLE
W POWER LINE
SE SANITARY SEWER EASEMENT
JE DRAINAGE EASEMENT
JE UTILITY EASEMENT
AE ACCESS EASEMENT
TO TOP OF BANK
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONC. PIPE
APP AS PER PLAT
APD AS PER DEED
APR AS PER RECORD
APF AS PER RECORD
APF AS PER FIELD
BC BACK OF CURB
EP EDGE OF PAVEMENT
OU OWNERSHIP UNCLEAR
OH N'BORS.

TITLE EXCEPTIONS, FILE No. 48898

DB 9375 PG 128

IPS IRON PIN SET
OTP OPEN TOP PIPE FOUND
CTP CRIMP TOP PIPE FOUND
RBF REINFORCING BAR FOUND
AI ANGLE IRON FOUND
CP CALCULATED POINT
-X-X FENCE
CLF CHAIN LINK FENCE
WBF WOOD FENCE
WRF WRE FENCE
FC FENCE CORNER
BL BUILDING LINE
R/W RIGHT-OF-WAY
PL PROPERTY LINE
PC PROPERTY LINE
PC PROPERTY CORNER
CL CENTER LINE
CPT CARPORT
BRICK
FR FRAME
WD WOOD
P PLAT
D DEED
R RECORD
F FIELD

14. ALL ELEVATIONS, CREEKS, BRANCHES, FLOOD AND TOPOGRAPHIC INFORMATION ON SHOWN SURVEY/PLAT WAS TAKEN AND INTERPOLATED DIRECTLY FROM FULTON COUNTY GIS TOPO MAPS. THIS SURVEYOR HAS MADE NO ATTEMPT TO FIELD VERIFY ANY TOPOGRAPHIC INFORMATION SHOWN ON THIS SURVEY. DOES NOT CERTIFY TO ABOVE SAID INFORMATION AS SHOWN ON PLAT/SURVEY.

PRIOR TO PROCEEDING WITH PLANNING, DESIGNING OR CONSTRUCTION.

1-800-282-7411 PRIOR TO DIGGING.

1. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 50,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 7891,410 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.

2. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE

UNAUTHORIZED USE FOR REPRODUCTION AND/OR RECERTIFICATION TO A DIFFERENT PARTY IS PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF SURVEY SYSTEMS & ASSOC, INC. 4. SURVEY SYSTEMS & ASSOC, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER

5. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY; RECORDED OR UNRECORDED; PUBLIC OR PRIVATE. 6. LOCATION AND DESCRIPTION OF EASEMENTS, UTILITIES AND BUILDING SETBACK LINES TAKEN GRAPHICALLY FROM RECORDED SUBDIVISION PLATS WHERE APPLICABLE.

BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER

1. THIS PROPERTY IS SUBJECT TO AND AFFECTED BY ALL THAT IMPERTINENT INFORMATION AS CONTAINED IN THAT CERTAIN TITLE COMMITMENT CERTIFICATION ISSUED BY TRINITY THE FOR RAHALL & ASSOCIATES, P.C., HAVING A FILE NUMBER OF 48898, AN EFFECTIVE DATE OF JANUARY 20, 2004 © 5:00 PM. SAID TITLE LISTS THE ADDRESS AS THOMPSON ROAD, ATLANTA, GA

2. PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB &
HEDGE LINE, HOUSE LOCATIONS, ETC.)
THEY MAY DIFFER AND BE IN CONTENTION FROM
EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE.
THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS.
A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY

4. STORM, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWING PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. A. GEORGIA POWER COMPANY

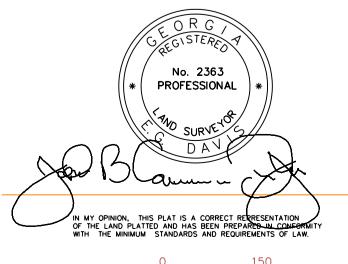
5. PROPERTY SUBJECT TO ALL EASEMENT & RESTRICTIONS OF RECORD. LOCATION OF MH & INLETS (DI) ARE LOCATED FROM ABOVE GROUND STRUCTURES ONLY. UNDERGROUND PIPES & UTILITIES ARE APPROXIMATE OR ASSUMED LOCATIONS. FIELD VERIFICATION MAY BE NEEDED.

1. DEED BOOK 7125 PAGE 461-463 2. DEED BOOK 9084 PAGE 251-252 4. DEED BOOK 18409 PAGE 295-297

7. DEED BOOK 22350 PAGE313-314 8. DEED BOOK 31097 PAGE 452-455 9. DEED BOOK 13562 PAGE 4-7

TOTAL LAND AREA

70.49 AC



COORD 30902A DWG 30902

 \mathbb{Y} \mathbf{z}

REVISIONS

DRAWN BY CHECKED BY GD, CG 05/12/2004 SCALE: 1"= 150'

SHEET NUMBER

3-30902

1 SHEETS