

LEGEND

- DB DEED BOOK  
PB PLAT BOOK  
PG PAGE  
LL LAND LOT  
OTP OPEN TOP PIPE  
RB REBAR  
IPF IRON PIN FOUND  
IPS IRON PIN SET  
CTP CRIMP TOP PIPE  
C&G CURB & GUTTER  
EOP EDGE OF PAVEMENT  
NIF NOW OR FORMERLY  
S- OVERHEAD POWER LINE  
sq ft SQUARE FOOT  
REF REFERENCE  
CMF CONCRETE MONUMENT FOUND  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT REINFORCED  
RCP CONCRETE PIPE  
CD CHORD DIRECTION  
R/W RIGHT-OF-WAY  
P PROPERTY LINE  
C CENTERLINE  
ID IDENTIFICATION  
BOC BACK OF CURB  
DE DRAINAGE EASEMENT  
EOP EDGE OF PAVEMENT  
FH FIRE HYDRANT  
C/O SEWER CLEAN OUT  
SSE SANITARY SEWER EASEMENT  
TOB TOP OF BANK
- IRON PIN FOUND  
IRON PIN SET  
CALCULATED POINT  
FIRE HYDRANT  
WATER VALVE  
WATER METER  
JUNCTION BOX  
SANITARY SEWER MANHOLE  
DROP INLET  
CONCRETE MONUMENT FOUND  
SINGLE WING CATCH BASIN  
DOUBLE WING CATCH BASIN  
CURB INLET  
HEADWALL  
FLARED END SECTION  
GAS METER  
GAS VALVE  
ELECTRIC TRANSFORMER  
TELEPHONE PEDESTAL  
LIGHT POST



SURVEY NOTES

THE FIELDWORK FOR THIS PROJECT WAS COMPLETED MAY 31, 2018. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A SPECTRA PRECISION FOCUS 30 ROBOTIC TOTAL STATION & CHAMPION TKO ROVER GPS UNIT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 60,692 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING THE COMPASS RULE METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 466,635 FEET BASED ON BEARINGS AND DISTANCES SHOWN.

NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR PLACED WITH CAP LABELED "FDC LSF00095" UNLESS OTHERWISE NOTED.

FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.

THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY eGPS SOLUTIONS.

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

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.

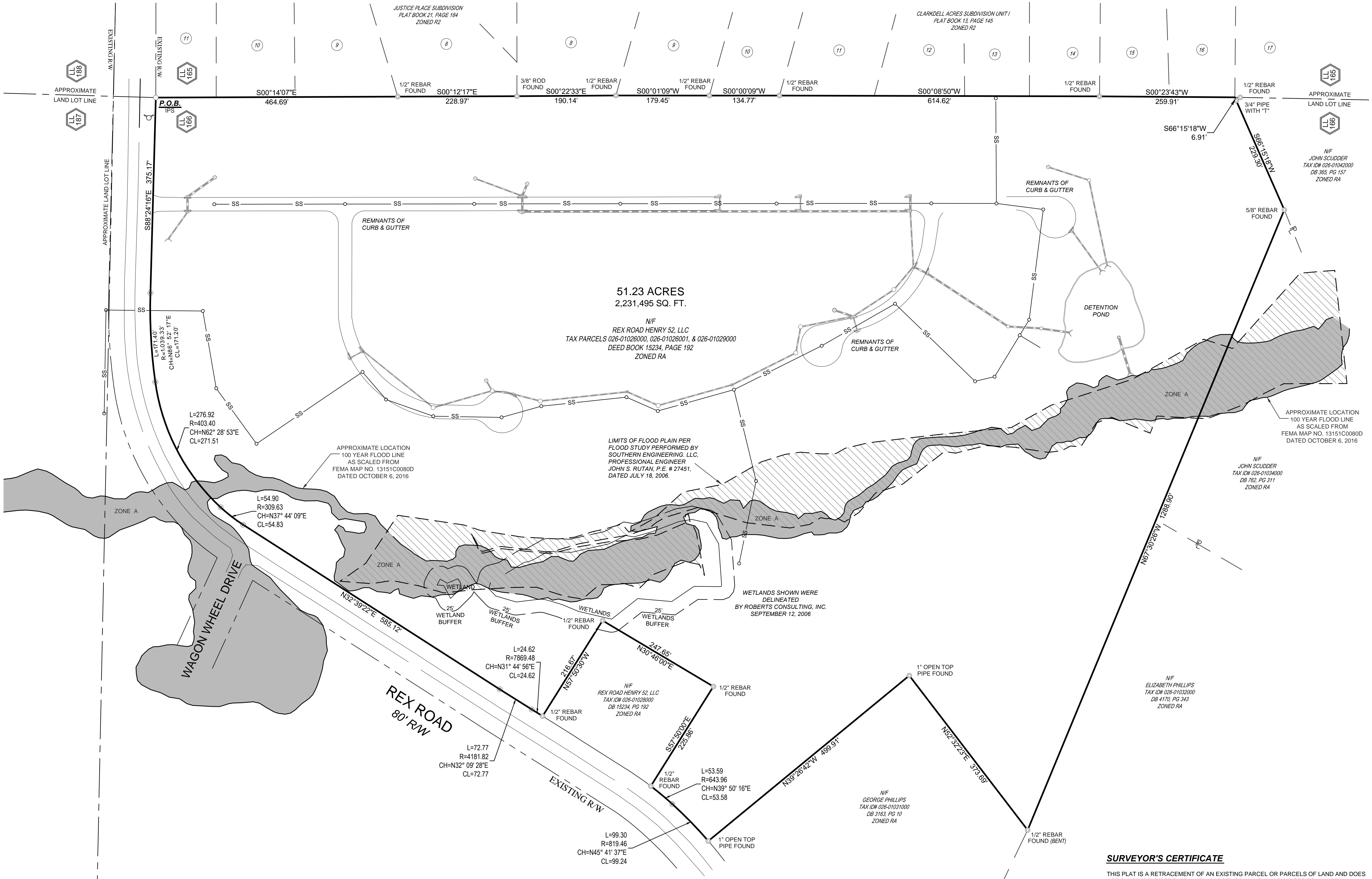
FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA, COMMUNITY PANEL NUMBER: 13151C0080D, EFFECTIVE DATE: OCTOBER 6, 2016, A PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD HAZARD ZONE.

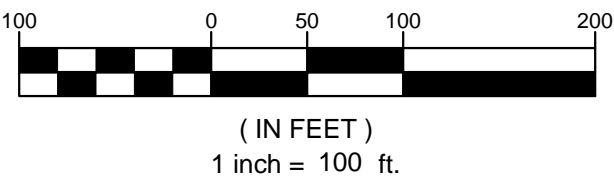
SURVEY REFERENCES

1. BOUNDARY SURVEY FOR REX ROAD, PREPARED BY SOUTHERN ENGINEERING, LLC, FOR JEFF GRANT, DATED SEPTEMBER 20, 2006.

BOUNDARY SURVEY FOR:  
REX ROAD HENRY 52, LLC  
LAND LOT 166, 12TH DISTRICT  
HENRY COUNTY, GEORGIA



GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

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.

*KMB*  
KEVIN M. BROWN  
REGISTERED LAND SURVEYOR #2960

6/05/2018  
DATE

BOUNDARY SURVEY  
FOR:  
REX ROAD HENRY 52, LLC

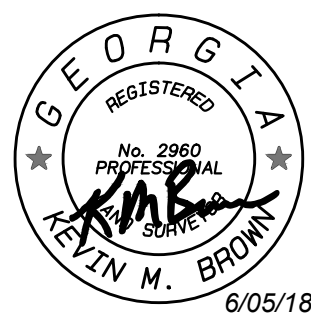
LOCATED IN:  
LAND LOT 166, 12TH DISTRICT  
HENRY COUNTY, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION
1.		
2.		
3.		
4.		

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON PERSONS, OR FIRM OR FIRMS, AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS, OR FIRM OR FIRMS, BY THE SURVEYOR NAMING SAID PERSON.

DATE:	6-05-2018
SCALE:	1" = 100'
FILE NUMBER:	029.062
DRAWN BY:	P. COCHRAN
REVIEWED BY:	K. BROWN



THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER

1 of 1