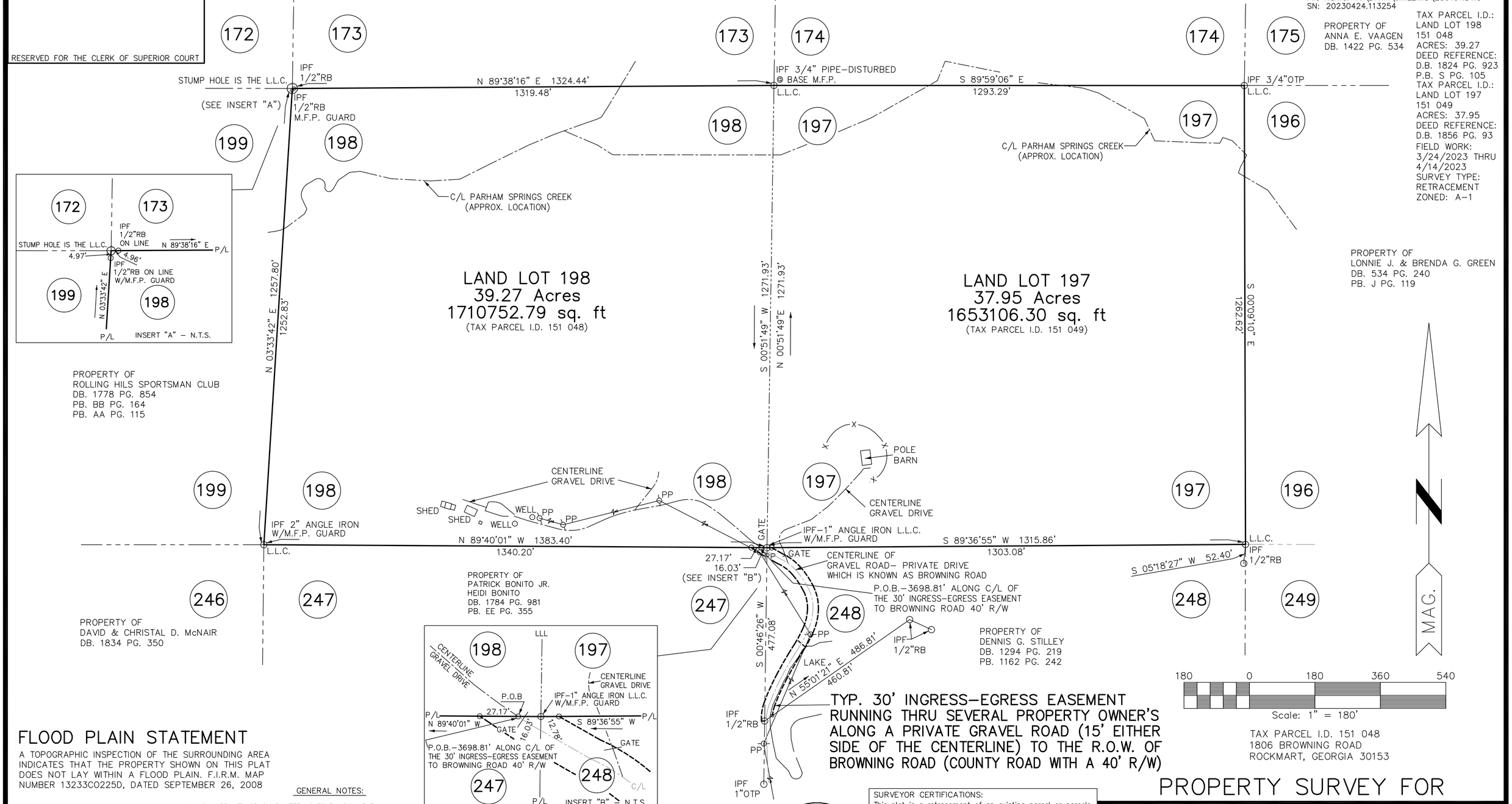
RESERVED FOR THE CLERK OF SUPERIOR COURT

LEGEND			
WATER LINE	—— W ——	EXIST. ELEV.	— — —
GAS LINE	—— G ——	PROPOSED ELEV.	———
TELEPHONE LINE	—— T ——	SANITARY SEWER	——SS——
DROP INLET	D.I.	FIRE HYDRANT	FH
CATCH BASIN	C.B.	LIGHT POLE	LP
UNDERGROUND	U/G	POWER LINE	
IRON PIN FOUND	IPF	BUILDING LINE	BL
IRON PIN PLACED	IPP	RIGHT OF WAY	——— R/W
PROPERTY LINE	PL	EDGE OF PAVING	_ _ EOP
CENTERLINE	C/L	BACK OF CURB	BOC
LAND LOT CORNER	LLC	FENCE CORNER	FC
LAND LOT LINE	——LLL	FENCE LINE	–X–X–
MANHOLE	M.H.	POWER POLE	PP
SIDEWALK	S/W	CREEK / BRANCH	
PERCOLATION TEST	●	TREE	
HOUSE NUMBER	10	METAL FENCE POST	MFP
WATER METER	WM	CONC. MONUMENT	CM
WATER VALVE	WV		

File Name: F:\DATA\JIMLEWIS\230101.DWG
SN: 20230424.113254



TAX PARCEL I.D.:
LAND LOT 198
151 048
ACRES: 39.27
DEED REFERENCE:
D.B. 1824 PG. 923
P.B. S PG. 105
TAX PARCEL I.D.:
LAND LOT 197
151 049
ACRES: 37.95
DEED REFERENCE:
D.B. 1856 PG. 93
FIELD WORK:
3/24/2023 THRU
4/14/2023
SURVEY TYPE:
RETRACEMENT
ZONED: A–1

FLOOD PLAIN STATEMENT

A TOPOGRAPHIC INSPECTION OF THE SURROUNDING AREA INDICATES THAT THE PROPERTY SHOWN ON THIS PLAT DOES NOT LAY WITHIN A FLOOD PLAIN. F.I.R.M. MAP NUMBER 13233C0225D, DATED SEPTEMBER 26, 2008

GENERAL NOTES:

1. NO TITLE OR ABSTRACT RESEARCH WAS PERFORMED BY THE UNDERSIGNED FOR THIS SURVEY.

2. WARNING: THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE, NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS.

3. NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES IS IMPLIED, ONLY THOSE ITEMS SHOWN.

4. NO WARRANTY OR GUARANTEE AS TO ENVIRONMENTAL ISSUES HAS BEEN IMPLIED, ONLY THOSE ITEMS SHOWN HEREON HAVE BEEN ADDRESSED.

5. ONLY ACTS OF POSSESSION, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY ADJOINERS TO THE LAND SHOWN AND DESCRIBED HEREON.

6. NO WARRANTY OR GUARANTEE AS TO COUNTY OR CITY ORDINANCE ISSUES, TO INCLUDE SET BACK, HAS BEEN IMPLIED. ONLY THOSE ITEMS SHOWN HAVE BEEN ADDRESSED.

7. THE ACCEPTANCE OF THE PLAT HEREON AND MONUMENTS USED AND SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE TORT OR CONTRACT HERETO TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED. IF ADDITIONAL LIABILITY IS REQUIRED BY THE CLIENT, THEN AN AMOUNT OF 1% OF THE TOTAL LIABILITY REQUEST MUST BE PAID TO THE UNDERSTOOD PRIOR TO COMMENCEMENT OF WORK.

8. THIS SURVEY PLAT AND ALL CONTENTS ARE THE PROPERTY OF TIM McGUKIN AND COMPANY & MAY NOT BE REPRODUCED IN ANY FORM WITH OUT THE PERMISSION OF TIM McGUKIN.

CLOSURE

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 45,153 FEET AND AN ANGULAR ERROR OF .01" PER ANGLE POINT, WAS NOT ADJUSTED, USING THE RAW DATA.

SOKKIA iM–50 SERIES WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3,151,864 FEET.

GEORGIA REGISTERED No. 2289 PROFESSIONAL LAND SURVEYOR TIMOTHY L. McGUKIN

SURVEYOR CERTIFICATIONS:
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 15–6–67.

Surveyor: Tim McGukin Ga. R.L.S. # 2289 DATE: 4/24/2023

PROPERTY SURVEY FOR

JAMES A. AND WENDY LEWIS

SCALE: 1"=180'	LOCATED IN LL 197 & 198	DRAWN BY: TLM
DATE: 4/24/2023	20 TH DISTRICT 3 RD SECTION	REVISED:
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.	POLK COUNTY GEORGIA	
JOB NUMBER 230101	FIELD BOOK 155 PAGE 63	DRAWING NUMBER 2–21–23

TIM McGUKIN & COMPANY, LAND SURVEYING and LAND PLANNING
915 DIXIE STREET, SUITE–B, CARROLLTON, GEORGIA 30117 – TEL.(770)832–0118