

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICES, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION BY LAND ENGINEERING, INC. SHALL BE WITHOUT LIABILITY TO LAND ENGINEERING, INC. COPYRIGHT LAND ENGINEERING, INC. 2018

Professional Seal:



Notes:

Project Number: 1084-001
 Drawn By: MEW
 Date: 4/6/2018

Submittals:

No. Date Description

Revisions:

No. Date Description
 0 3/23/2018 LAST DAY OF FIELD WORK

Client / Prepared for:

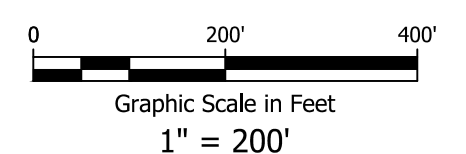
WOOTEN ENTERPRISES
 243 ALMA HIGHWAY
 HAZLEHURST, GA 31539

Project Name:

PETERS ROAD

Project Location:
 PETERS ROAD & ROSES TRAIL
 Land Lot: 39
 District: 9th
 Section: -
 City: UNION CITY
 County: FULTON
 State: GEORGIA

Drawing Scale:



Sheet Title:

BOUNDARY SURVEY

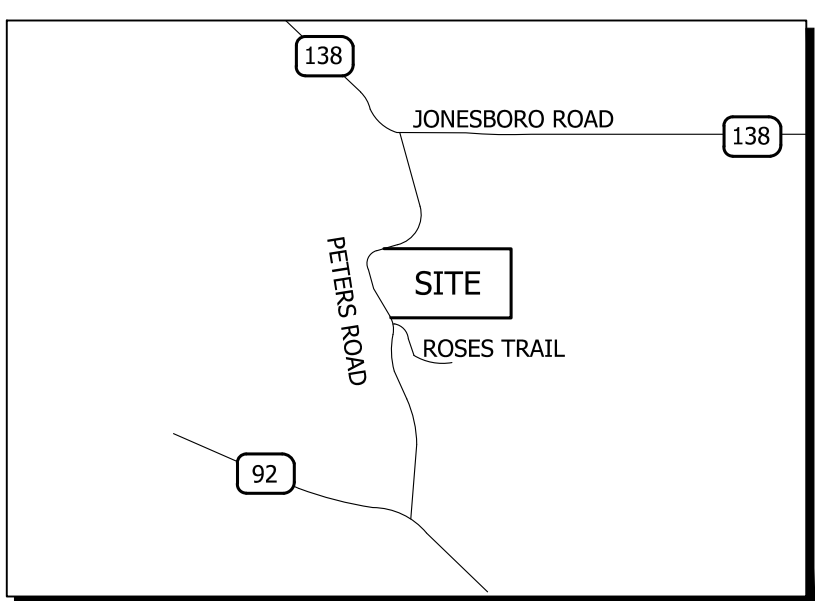
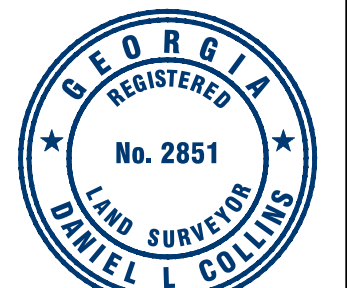
Drawing Number: Total Sheets: Revision:

1 1 0

SURVEYOR'S 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.

Daniel L. Collins
 DANIEL L. COLLINS, GA RLS #2851 4/6/2018 DATE



VICINITY MAP (N.T.S.)

GENERAL NOTES:

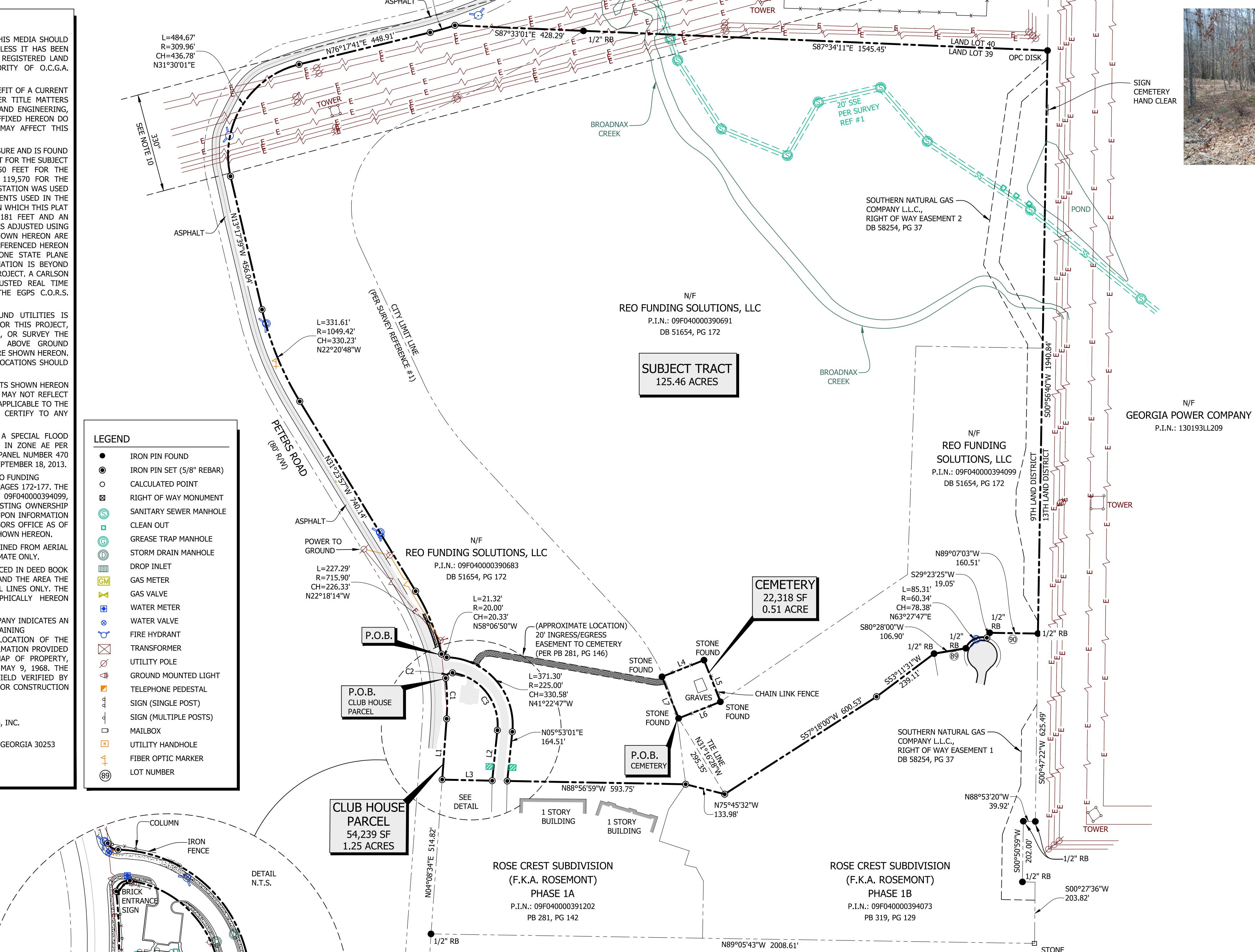
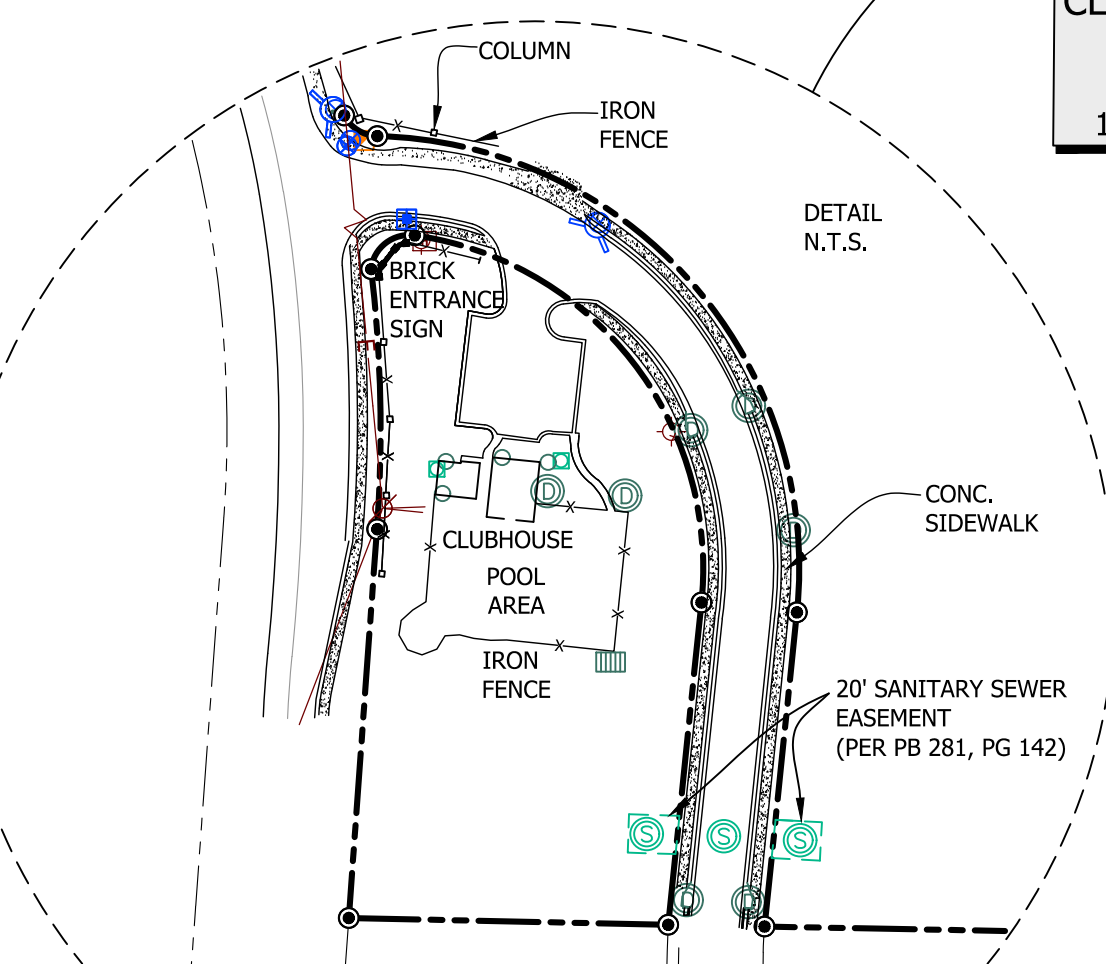
- THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF LAND ENGINEERING, INC. AUTHORITY OF O.C.G.A. 43-15-22.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS OF RECORD OR OTHER TITLE MATTERS AFFECTING THE SUBJECT PROPERTY MAY EXIST. LAND ENGINEERING, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 521,667 FEET FOR THE SUBJECT PARCEL ONE AND WITHIN ONE FOOT IN 213,550 FEET FOR THE CLUBHOUSE PARCEL AND WITHIN ONE FOOT IN 119,570 FOR THE CEMETERY PARCEL. A LEICA TS 15 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 37,181 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE HORIZONTAL DATUM REFERENCED HEREON IS REFERENCED TO N.A.D.83, GEORGIA WEST ZONE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM INFORMATION IS BEYOND THE SCOPE OF SERVICES CONTRACTED FOR THIS PROJECT. A CARLSON BRX6 WAS USED TO PERFORM A NETWORK-ADJUSTED REAL TIME KINEMATICS G.N.S.S. SURVEY REFERENCED TO THE EGPS C.O.R.S. NETWORK.
- THE LOCATION AND DEPICTION OF UNDERGROUND UTILITIES IS BEYOND THE SCOPE OF SERVICES CONTRACTED FOR THIS PROJECT, THUS NO ATTEMPT WAS MADE TO TRACE, MARK, OR SURVEY THE LOCATION OF UNDERGROUND UTILITIES. ONLY ABOVE GROUND APURTANCES BASED ON OBSERVED EVIDENCE ARE SHOWN HEREON. VERIFICATION OF EXACT UNDERGROUND UTILITY LOCATIONS SHOULD BE MADE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- ANY DIMENSIONAL OR OTHER ZONING REQUIREMENTS SHOWN HEREON WERE OBTAINED FROM WWW.MUNICODE.COM AND MAY NOT REFLECT ANY ALTERNATE OR CONDITIONAL REQUIREMENTS APPLICABLE TO THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT CERTIFY TO ANY MATTERS OF ZONING.
- A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE AE AND A FLOODWAY AREA IN ZONE AE PER F.I.R.M. RATE MAP OF FULTON COUNTY, GEORGIA, PANEL NUMBER 470 OF 490, MAP NUMBER 13121C0470F, MAP REVISED SEPTEMBER 18, 2013.
- THE SUBJECT PROPERTY IS CURRENTLY OWNED BY REO FUNDING SOLUTIONS III, L.L.C., AS RECORDED IN DB 51654 PAGES 172-177. THE CURRENT TAX ID NUMBERS ARE 09F040000390691, 09F040000394099, 09F010000390592, AND 09F040000390683. THE EXISTING OWNERSHIP AND TAX ID NUMBERS SHOWN HEREON IS BASED UPON INFORMATION OBTAINED FROM THE FULTON COUNTY TAX ASSESSORS OFFICE AS OF FEBRUARY 28, 2019. NOT ALL IMPROVEMENTS ARE SHOWN HEREON.
- CERTAIN INFORMATION SHOWN HEREON WAS OBTAINED FROM AERIAL IMAGERY AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY.
- ONLY THE EXTERNAL BOUNDARY LINES AS REFERENCED IN DEED BOOK 51654 PAGE 172 WERE SURVEYED FOR THIS PLAT AND THE AREA THE AREA SHOWN HEREON IS BASED ON THE EXTERNAL LINES ONLY. THE INTERNAL BOUNDARY LINES ARE SHOWN GRAPHICALLY HEREON WITHOUT BEARINGS AND DISTANCES.
- INFORMATION PROVIDED BY GEORGIA POWER COMPANY INDICATES AN EXISTING 330' TRANSMISSION LINE EASEMENT CONTAINING NUMEROUS HIGH VOLTAGE POWER LINES. THE LOCATION OF THE EASEMENT AS SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY GEORGIA POWER COMPANY. TOPOGRAPHIC MAP OF PROPERTY, UNION CITY - 500/230 K.V. SUBSTATION, DATED MAY 9, 1968. THE EXACT LOCATION OF THE EASEMENT MUST BE FIELD VERIFIED BY GEORGIA POWER COMPANY PRIOR TO ANY DESIGN OR CONSTRUCTION ACTIVITIES TAKE PLACE NEAR THE EASEMENT.
- NOT ALL IMPROVEMENTS ARE SHOWN HEREON
- THIS SURVEY WAS PREPARED BY LAND ENGINEERING, INC. REFERENCE NUMBER: 1084-001
 1601 SOUTH ZACK HINTON PARKWAY, MCDONOUGH, GEORGIA 30253
 OFFICE: (678) 814-4346 FAX: (678) 814-4348
 WWW.LAND.ENGINEERING

LEGEND

- IRON PIN FOUND
- IRON PIN SET (5/8" REBAR)
- CALCULATED POINT
- RIGHT OF WAY MONUMENT
- SANITARY SEWER MANHOLE
- CLEAN OUT
- GREASE TRAP MANHOLE
- STORM DRAIN MANHOLE
- DROP INLET
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- TRANSFORMER
- UTILITY POLE
- GROUND MOUNTED LIGHT
- TELEPHONE PEDESTAL
- SIGN (SINGLE POST)
- SIGN (MULTIPLE POSTS)
- MAILBOX
- UTILITY HANDHOLE
- FIBER OPTIC MARKER
- LOT NUMBER

ABBREVIATIONS

- CONC. CONCRETE
- C- OVERHEAD COMMUNICATION LINE
- DB DEED BOOK
- E- OVERHEAD ELECTRIC
- L.L. LAND LOT
- N/F NOW OR FORMERLY
- N.T.S. NOT TO SCALE
- OPC OGLETHORPE POWER CORPORATION
- PB PLAT BOOK
- PG PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.I.N. PARCEL IDENTIFICATION NUMBER
- P/L PROPERTY LINE
- RB REBAR
- R/W RIGHT OF WAY
- S.F. SQUARE FEET



Line Table

Line #	Direction	Length
L1	N04°08'21"E	203.24
L2	S05°53'01"W	168.75
L3	S88°46'46"E	166.39
L4	N68°24'20"E	150.28
L5	S21°26'56"E	148.95
L6	S68°24'41"W	149.40
L7	N21°47'13"W	148.94

Curve Table

Curve #	Length	Radius	Chord	Bearing
C1	135.49	715.90	135.29	N01°16'58"W
C2	32.02	20.00	28.71	S52°16'50"W
C3	268.04	175.00	242.60	N37°59'00"W