

SURVEYOR CERTIFICATION

THIS IS A STATEMENT OF AN EXISTING PARCEL, OR PARCELS OF LAND AND THIS PARCEL IS NOT BEING CREATED BY THE RECORDING OF THIS INSTRUMENT AND DOES NOT SUBSIDIE OR CREATE A NEW PARCEL, OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENT, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS BE SUTED HEREON, RECONDUCTION OF THIS PLAT DOES NOT HAVE ANY EFFECT ON THE RECORDING INFORMATION OF ANY INSTRUMENTS OR PLATS, OR ANY INSTRUMENTS OR PLATS WHICH ARE NOT BEING RECORDED HEREON. THE RECORDING INFORMATION OF ANY INSTRUMENTS OR PLATS, OR ANY INSTRUMENTS OR PLATS WHICH ARE NOT BEING RECORDED HEREON, SHALL REMAIN UNCHANGED AND SHALL BE VALID FOR ANY USE OR PURPOSE OF THE PLAT, 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 15667.

DATE	W.S. BODKIN #2580
1-10-19	

SUBJECT PROPERTY

OWNER: BRADSHAW FAMILY LP (PER TAX ASSESSOR)

SITE ADDRESS: SUMNER ROAD, PEACHTREE CITY, GA 30265

TOTAL AREA: 29.94± ACRES

SOUTH PARCEL #0719 003A

REFERENCE: DEED BOOK 1315 - PAGES 574 - 576

GENERAL NOTES

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: TRIMBLE
5600 DR 200 (DATE OF LAST FIELD VISIT: JANUARY 8, 2019)

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 140,691 FEET AND AN ANGULAR ERROR OF 0.04" PER ANGLE POINT AND WAS NOT ADJUSTED. NO NGS MONUMENT LOCATED WITHIN 500' OF THE SITE.

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE TO WITHIN ONE FOOT IN 1,009,220 FEET

THE BASIS FOR THE DIRECTIONS SHOWN HEREIN IS: GRID NORTH AS DEFINED BY NAD 83 AND NAD 88 (GEOID 12A) DATUM, GEORGIA WEST ZONE AND DETERMINED THROUGH RTK-GPS METHODS UTILIZING A GNS REAL TIME NETWORK SOLUTION, BY W.S. BODKIN SURVEYING, LLC.

PROVERBS 22:28
REMOVE NOT THE ANCIENT LANDMARK
WHICH YOUR FATHERS HAVE SET.

DEUTERONOMY 27:17
"CURSED BE HE WHO REMOVES HIS NEIGHBOR'S LANDMARK,
AND ALL THE PEOPLE SAY, 'AMEN.'"

LEGEND

POB POINT OF BEGINNING
PF ROUN PIN FOUND
PIS RON PIN SET
OTF OPEN TOP PIPE
MON MONUMENT
PL PROPERTY LINE
BC BACK OF CURB
EP EXISE OF PAVEMENT
LP LIART POLE
O/D OVERHEAD UTILITY

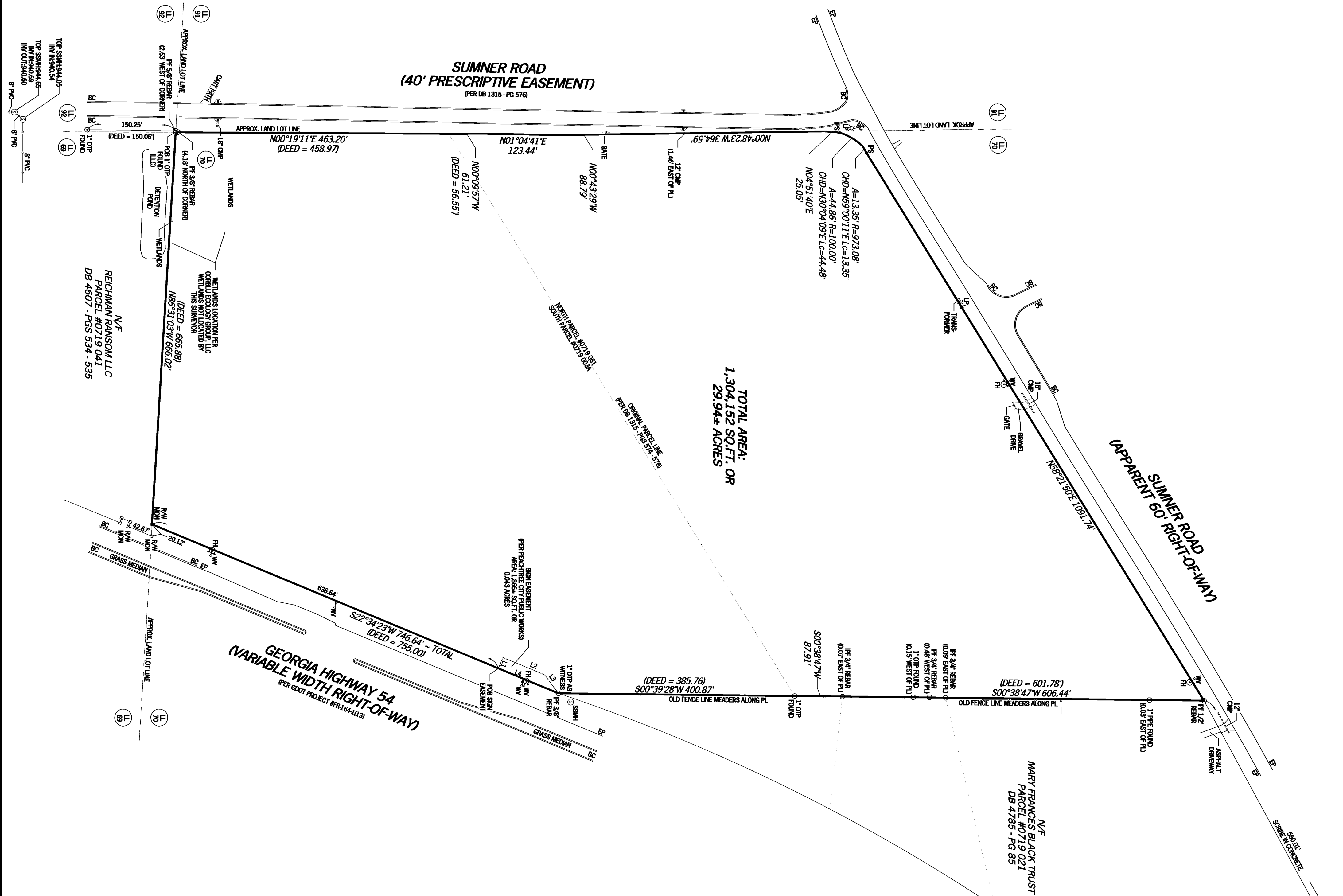
N/F NEW OR FORMERLY
BD DEED BOOK
W/P WATER
PV PAVEMENT VALVE
R/W RIGHT-OF-WAY
FI FIRE IMPROVANT
LL LAND LOT
LLC LANDLOT CORNER
CSP CORRELATED METAL PIPE
SMP SANITARY SEWER MANHOLE

SYMBOLS

IPF = ☉ - AS SHOWN HEREON
IPS = ● - CAPPED 1/2" REBAR TO BE SET
R/W MON = □ - RIGHT-OF-WAY MONUMENT FOUND

1" = 100'

GRAPHIC SCALE IN FEET

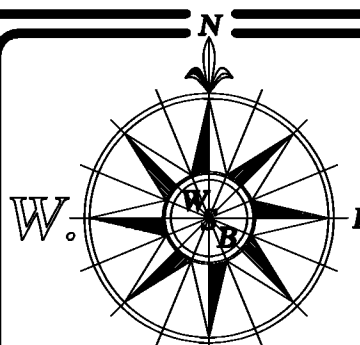


SIGN EASEMENT

LINE	BEARING	DISTANCE
L1	N67°25'37"W	20.00'
L2	N22°34'23"E	76.59'
L3	N63°28'33"E	38.94'
L4	S22°34'23"W	110.00'

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

18074 / 2019.003	
DRAWN BY NDW	REVIEWED BY WSB
ISSUE DATE 1-10-19	



**315 CASTLEWOOD RD.
TYRONE, GA 30290
770-312-5500**

W. S. BODKIN SURVEYING, L.L.C.

BOUNDARY SURVEY FOR:

BRADSHAW FAMILY

LAND LOT 70 7TH DISTRICT PEACHTREE CITY FAYETTE COUNTY, GEORGIA

NO.	REVISIONS	DATE
#1	ADDED SIGN EASEMENT	3-25-19
#2	ADDED SANITARY SEWER MANHOLES	5-21-19

**BRADSHAW PROPERTY
BOUNDARY SURVEY**

7
OF 1