RESERVED FOR THE CLERK OF SUPERIOR COURT

PLAT NOTES

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1':115,561' AND AN ANGULAR ERROR OF 02" PER ANGLE POINT.

THE FIELD DATA WAS ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS A CLOSURE PRECISION OF 1':153,150.

EQUIPMENT

ALL FIELD MEASUREMENTS WERE MADE USING A SPECTRA FOCUS 35 ROBOTIC TOTAL STATION AND SPECTRA RANGER 3RC DATA COLLECTOR.

FLOOD STATEMENT

A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN A 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA (100-YEAR FLOOD ZONE) AS SHOWN ON F.I.R.M. MAP NO. 13313C0136DD, EFFECTIVE DATE SEPTEMBER 19, 2007.

BASIS OF BEARINGS

BEARINGS ROTATED TO MONUMENTS FOUND AND SURVEY CONTROL POINTS LOCATED BY GPS OBSERVATION USING A SOKKIA GCX3 GNSS RECEIVER WITH A SOKKIA SHC5000 DATA CONTROLLER OPERATING ON THE REAL TIME GNSS NETWORK OPERATED BY EARL DUDLEY, INC.

SOURCE OF TITLE

TITLE TO THE SUBJECT PARCEL IS CURRENTLY VESTED IN MARIE FLOYD NORRIS PER DEED BOOK 6333, PAGE 201.

ZONING INFORMATION

THE SUBJECT PROPERTY IS CURRENTLY ZONED R-3

BUILDING SETBACKS:

FRONT	(MAJOR):	40'
	(MINOR):	25'
SIDES:		10'
REAR:		15'

GENERAL NOTES

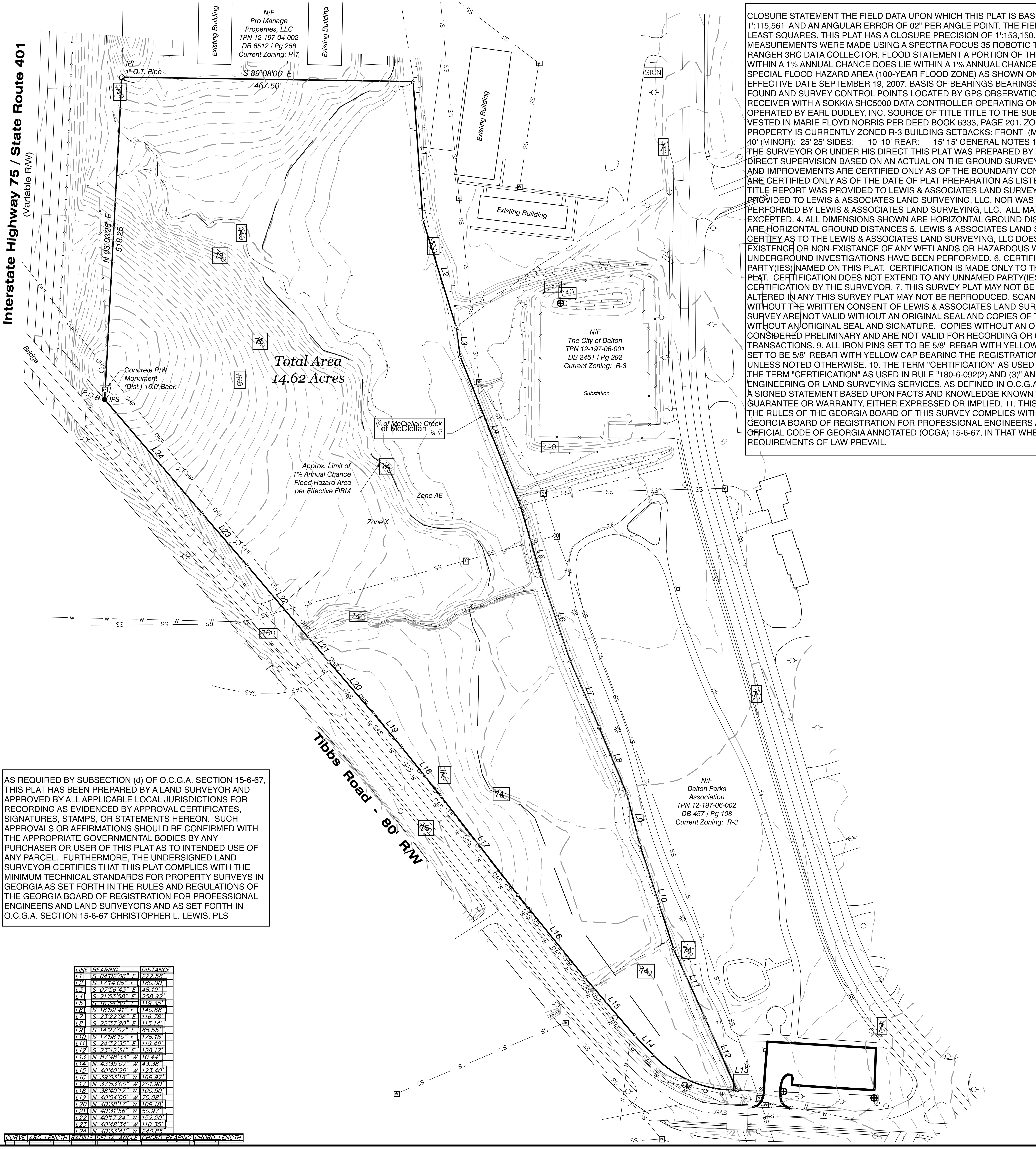
1. THIS PLAT WAS PREPARED BY THE SURVEYOR OR UNDER HIS DIRECT SUPERVISION BASED ON AN ACTUAL ON THE GROUND SURVEY.
2. THE BOUNDARY CONDITIONS AND IMPROVEMENTS ARE CERTIFIED ONLY AS OF THE DATE OF PLAT PREPARATION AS LISTED IN THE TITLE BLOCK.
3. NO TITLE REPORT WAS PROVIDED TO LEWIS & ASSOCIATES LAND SURVEYING, LLC, NOR WAS AN INDEPENDENT TITLE SEARCH PERFORMED BY LEWIS & ASSOCIATES LAND SURVEYING, LLC. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. ALL DIMENSIONS SHOWN ARE HORIZONTAL GROUND DISTANCES
5. LEWIS & ASSOCIATES LAND SURVEYING, LLC DOES NOT CERTIFY AS TO THE EXISTENCE OR NON-EXISTANCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA. NO UNDERGROUND INVESTIGATIONS HAVE BEEN PERFORMED.
6. CERTIFICATION IS MADE ONLY TO THE PARTY(IES) NAMED ON THIS PLAT. CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY(IES) WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR.
7. THIS SURVEY PLAT MAY NOT BE REPRODUCED, SCANNED OR ALTERED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF LEWIS & ASSOCIATES LAND SURVEYING, LLC.
8. COPIES OF THIS SURVEY ARE NOT VALID WITHOUT AN ORIGINAL SEAL AND SIGNATURE. COPIES WITHOUT AN ORIGINAL SIGNATURE SHOULD BE CONSIDERED PRELIMINARY AND ARE NOT VALID FOR RECORDING OR CONDUCTING LAND TRANSACTIONS.
9. ALL IRON PINS SET TO BE 5/8" REBAR WITH YELLOW CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR UNLESS NOTED OTHERWISE.
10. THE TERM "CERTIFICATION" AS USED IN RULE "180-6-092(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
11. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67, IN THAT WHERE A CONFLICT EXISTS, THE REQUIREMENTS OF LAW PREVAIL.

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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

12/19/17
DATE

CHRISTOPHER L. LEWIS, PLS
GEORGIA RLS #3063
TENNESSEE RLS #2824



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LINE	BEARING	DISTANCE
L1	S 04°02'06" E	222.58'
L2	S 17°14'06" E	180.00'
L3	S 07°56'43" E	48.19'
L4	S 21°53'58" E	258.92'
L5	S 16°34'50" E	119.35'
L6	S 18°59'41" E	140.66'
L7	S 23°22'06" E	116.78'
L8	S 22°37'20" E	115.14'
L9	S 14°27'07" E	85.55'
L10	S 17°58'10" E	176.18'
L11	S 24°32'35" E	119.49'
L12	S 23°42'31" E	128.17'
L13	N 87°48'33" W	10.44'
L14	N 43°35'07" W	43.38'
L15	N 40°40'29" W	123.40'
L16	N 39°03'18" W	169.97'
L17	N 37°53'00" W	201.90'
L18	N 38°40'17" W	100.50'
L19	N 40°04'06" W	70.08'
L20	N 40°38'17" W	109.18'
L21	N 40°31'56" W	50.97'
L22	N 40°17'24" W	152.20'
L23	N 40°48'34" W	110.35'
L24	N 40°33'41" W	240.85'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH

811
Know what's below.
Call before you dig.

GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 inch = 80 ft.

SYMBOL LEGEND

D	STORM MANHOLE (STMH)
SSCO	SANITARY CLEANOUT
S	SANITARY SEWER MANHOLE
W	WATER METER
	FIRE HYDRANT
WV	WATER VALVE
	UTILITY POLE
PED	TELEPHONE PEDESTAL
	SIGN
○	IRON PIN FOUND (IPF)
●	IRON PIN SET (IPS)
	BENCHMARK
$	BUILDING SETBACK LINE
℄	CENTERLINE
	ROAD SIGN
940	EXISTING CONTOUR
	STORM SEWER LINE
OHP	OVERHEAD POWER LINE
OHT	OVERHEAD TELEPHONE LINE
TEL	UNDERGROUND TELEPHONE
W	WATER LINE
GAS	GAS LINE
	CHAIN LINK FENCE
	GUY WIRE
OTP	OPEN TOP PIPE
CTP	CRIMPED TOP PIPE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
DB/PG	DEED BOOK/PAGE
PB/PG	PLAT BOOK/PAGE
TPN	TAX PARCEL NUMBER
TBM	TEMPORARY BENCHMARK
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
TW	TOP OF WALL
14	TITLE EXCEPTION REFERENCE

LEWIS & ASSOCIATES
LAND SURVEYING, LLC
LAND SURVEYING + PLANNING
P.O. BOX 2046
DALTON, GA 30722
(o) 706.278.7518 • (f) 706.529.4513
info@lewissurvey.com
www.lewissurvey.com

12/19/17

GEORGIA C.O.A. #1169
GSWCC CERTIFICATION NO. 3115

BOUNDARY SURVEY (RETRACEMENT)

TIBBS ROAD APARTMENTS

BEING TAX PARCEL NOS. 12-196-01 & 12-196-21
LOCATED IN LAND LOT 196, 12th DISTRICT, 3rd SECTION
WHITFIELD COUNTY, GEORGIA

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UNLESS THIS DRAWING IS STAMPED, SIGNED AND DATED BY THE SURVEYOR IT SHOULD BE CONSIDERED PRELIMINARY

SURVEY DATE	11/28/17
SURVEY CREW	KLB, WAG
COMPUTED BY	CLL
DATE DRAWN	12/12/17
DRAWN BY	CLL
CHECKED BY	LAS
REVISIONS	REVISION DATE

DRAWING FILE:	17-194 Tibbs Road Apartments.dwg	
DWG SCALE	1"=80'	SHEET NO. 1/1
PROJ. NO.	17-194	