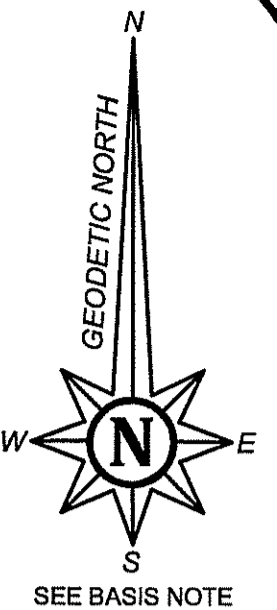


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	115.50'	90.61'	86.30'	S 66°32'04" E
C2	286.00'	91.94'	91.54'	S 53°16'17" E

LINE	BEARING	DISTANCE
L1	S 44°03'45" E	39.75'



THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

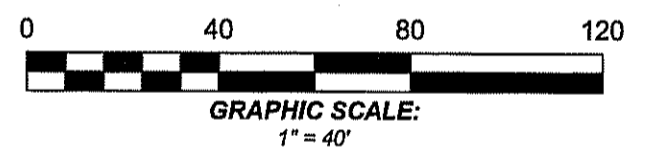
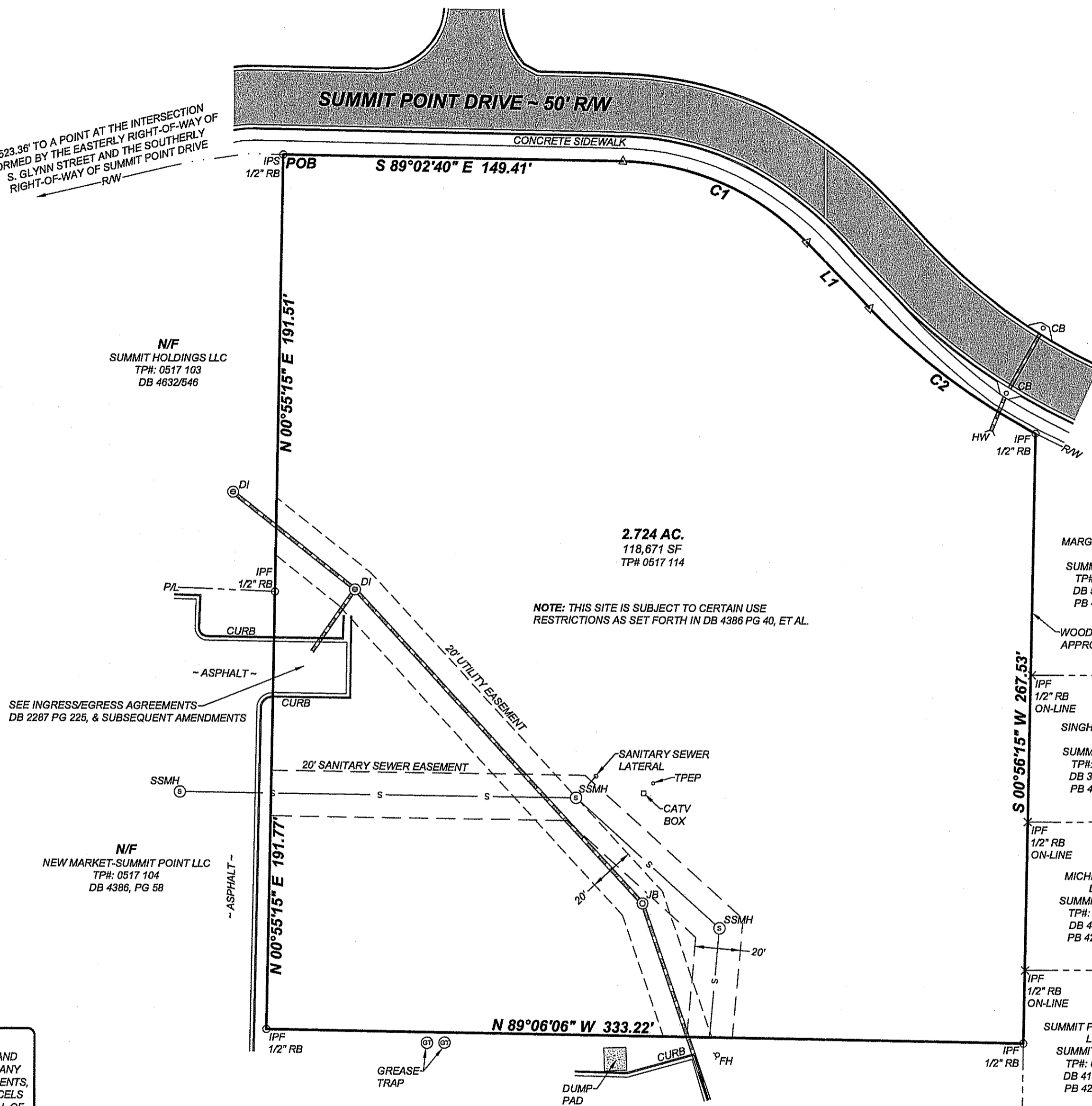
523.36' TO A POINT AT THE INTERSECTION FORMED BY THE EASTERLY RIGHT-OF-WAY OF S. GLYNN STREET AND THE SOUTHERLY RIGHT-OF-WAY OF SUMMIT POINT DRIVE

LEGEND	
P/L	PROPERTY LINE
R/W	RIGHT OF WAY
IPF	IRON PIN FOUND
RB	REBAR
TPED	TELEPHONE PEDESTAL
SSMH	SANITARY SEWER MANHOLE
N/F	NOW OR FORMERLY
DB	DEED BOOK
PB	PLAT BOOK
POB	POINT OF BEGINNING
CB	CATCH BASIN
HW	HEADWALL
JB	JUNCTION BOX
DI	DROP INLET
P	OVERHEAD POWER LINE
⊙	POWER POLE

CLOSURE STATEMENT:
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT 800,668 FEET. APPROXIMATELY 20% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON GTS 313 INSTRUMENT. APPROXIMATELY 80% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING THE CHC 201L GPS SYSTEM. IN STANDARD RTK MODE USING A 40-60 EPOCH OBSERVATION MODE. CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING CHC 201L GPS SYSTEM IN STATIC AND STANDARD RTK MODES. DATA WAS PROCESSED BY AND CORRECTIONS DERIVED FROM NGS OPUS POST-PROCESSING SOFTWARE.

SURVEYORS 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 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.

REGISTERED LAND SURVEYOR W. Luke Suttles No. 3137 DATE 10/12/22

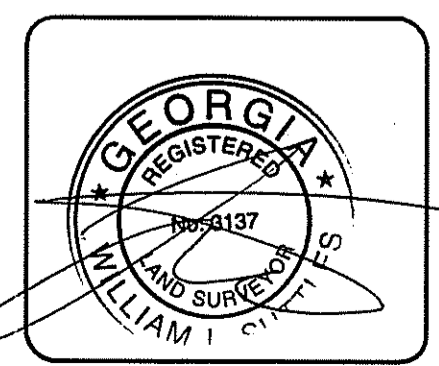


- NOTES:**
1. THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS GEODETTIC NORTH, GA. WEST COORDINATE SYSTEM.
 2. REFERENCE: PLAT BOOK 41, PAGE 84 OF FAYETTE COUNTY RECORDS
 3. THE PROPERTY AS SHOWN ON THIS PLAT DOES NOT LIE WITHIN A SPECIFIC FLOOD HAZARD AREA AS DETERMINED BY F.I.R.M. MAP No. 13113C0112E, DATED 9/28/2008.
 4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 6. THE LAST DAY OF FIELD WORK WAS 8/10/2022.
 7. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 8. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE PROPERTY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 9. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 10. THIS PARCEL IS THAT SAME PARCEL CALLED "OFFICE TRACT 10-B" ON PLAT 41, PAGE 184, FAYETTE COUNTY RECORDS.

DATE:	ISSUE
10/11/2022	No. DESCRIPTION DATE
SCALE: 1" = 40'	
ACREAGE: 2.724	
CITY: FAYETTEVILLE	
DRAWN: MWR	
CHECKED: WLS	
SHEET #: 1 of 1	
PROJECT: SUMMIT POINT OFFICE BD	

BOUNDARY SURVEY FOR:
SUMMIT POINT OFFICE TRACT

SURVEY PREPARED FOR:
DON SCARBROUGH
 LAND LOT 91, 5th DISTRICT
 FAYETTE COUNTY - GEORGIA



PREPARED BY:
W. LUKE SUTTLES, RLS

780 RAYMOND SHEDDAN AVE.
 NEWNAN, GA 30265
 (678) 378-5881

SHEET
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