



RESERVED FOR CLERK OF SUPERIOR COURT

SURVEYOR NOTES

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

2. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

3. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

4. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

5. OWNERSHIP OF IMPROVEMENTS MADE TO THE PROPERTY WHICH CREATE AN ENCROACHMENT CAN NOT BE DETERMINED SOLEY BY ON SITE INSPECTION. ENCROACHMENTS DEPICTED ON THIS PLAT MAY NOT REPRESENT THE CORRECT OWNERSHIP.

REFERENCE

DEED BOOK 4743 PAGE 820-822
DEED BOOK 47 PAGE 342
DEED BOOK 49 PAGE 87
DEED BOOK 112 PAGE 90
DEED BOOK 136 PAGE 69
DEED BOOK 536 PAGE 93
DEED BOOK 1894 PAGE 300
DEED BOOK 2696 PAGE 339
DEED BOOK 3597 PAGE 144
DEED BOOK 4357 PAGE 674
DEED BOOK 4743 PAGE 808-812
PLAT BOOK 96 PAGE 68
PLAT BOOK 77 PAGE 90
PLAT BOOK 93 PAGE 130
PLAT BOOK 91 PAGE 235
PLAT BOOK 92 PAGE 335

ADDRESS:
BAILEY STATION
NEWNAN, GEORGIA 30265

BOUNDARY SURVEY FOR:

AD SHARPSBURG LLC

LAND LOTS 59
6TH DISTRICT
COWETA COUNTY, GEORGIA

HARBUCK LAND SURVEYORS, INC

LAND SURVEYOR FIRM NO: 959
WILLIAM G. HARBUCK
GEORGIA REGISTERED LAND SURVEYOR NO. 3006
53C JEFFERSON STREET
NEWNAN, GA 30263
770-253-5585
HARBUCKLANDSURVEYORS@GMAIL.COM
SCALE: 1" = 50'
05.17.2021
FIELD WORK: 05.13.2021

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 138,785 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS NOT ADJUSTED.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 200,552 FEET. THE TYPE OF EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF SAID MAP OR PLAT IS AN ELECTRONIC TOTAL STATION.

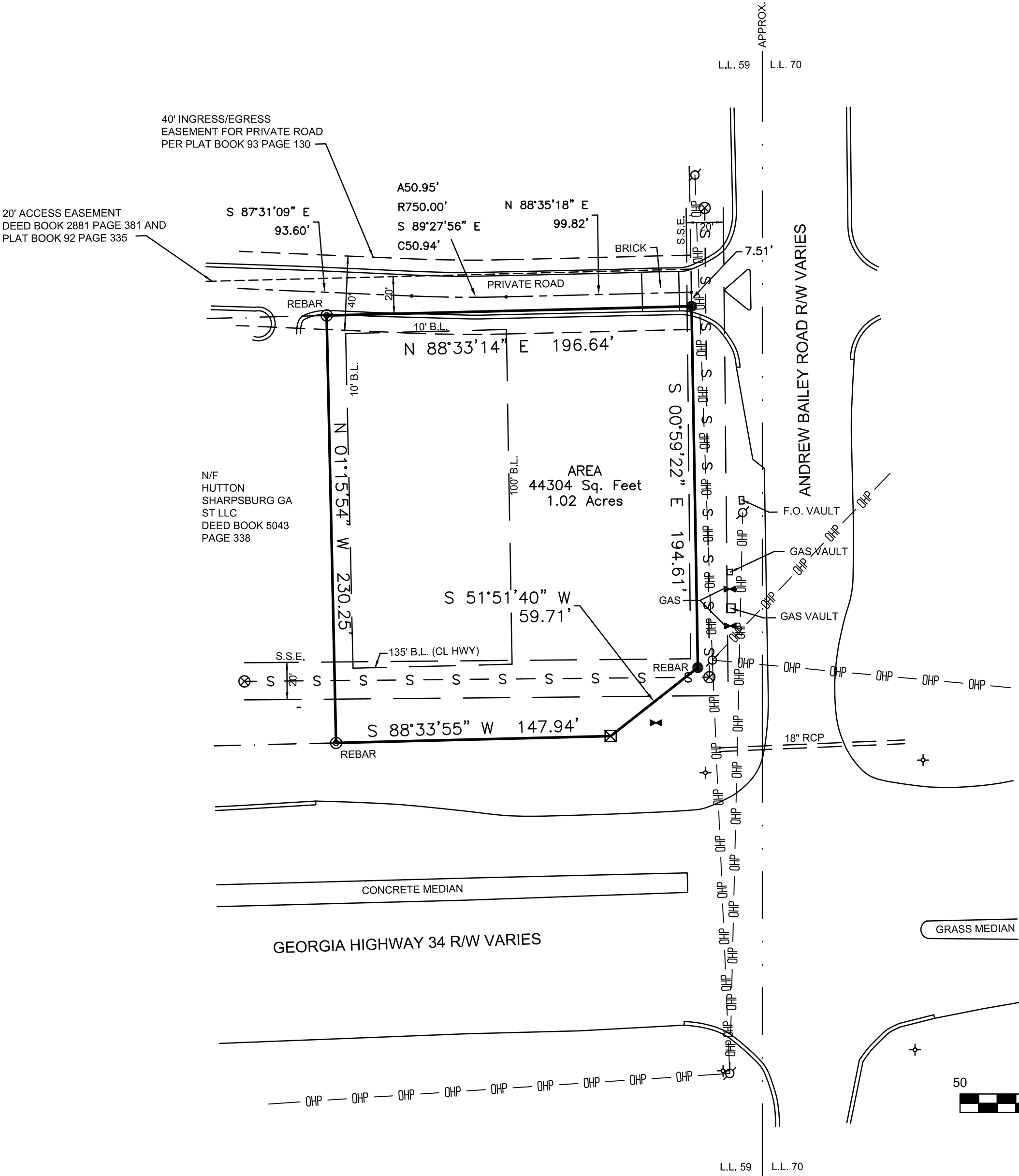


SURVEYOR CERTIFICATION:

TO AMERICAN DELI INTERNATIONAL INC.; FISHERBROYLES LLP; FIDELITY NATIONAL TITLE INSURANCE CO; AND AD SHARPSBURG LLC.

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 CHANGED 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 AN REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AN LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

William G. Harbuck
WILLIAM G. HARBUCK, GA. R.L.S. #3006



BEARINGS ARE BASED ON PLAT
BOOK 96 PAGE 68

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- PROPERTY CORNER
- POWER POLE
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- WATER METER
- DROP INLET
- MANHOLE
- HARDWOOD TREE
- PINE TREE
- WATER VALVE
- TRAFFIC POLE