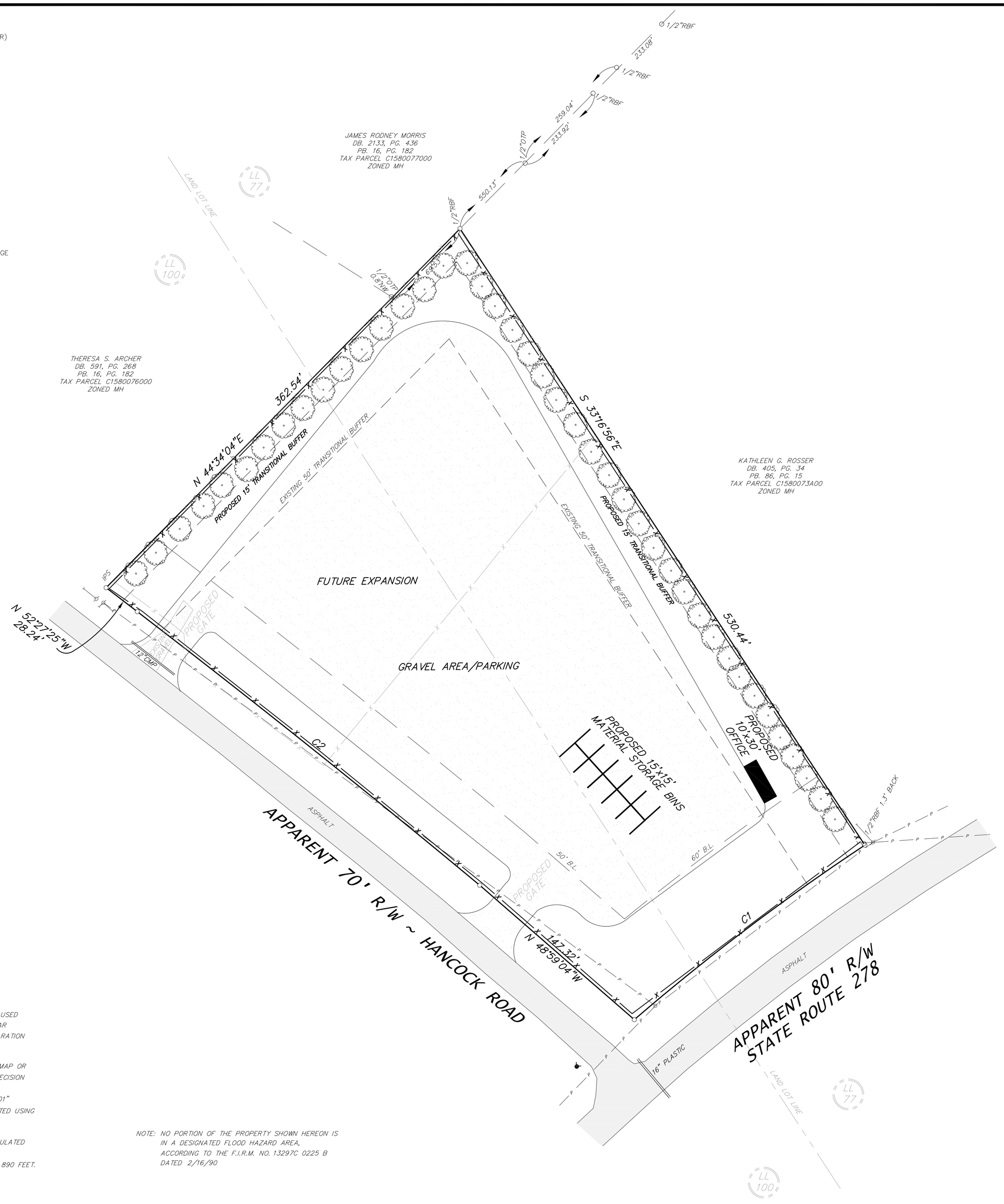
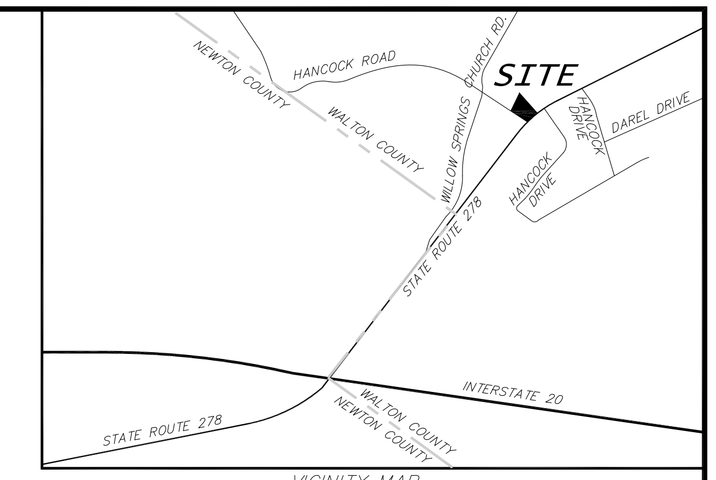
LEGEND

I.P.F.	=	IRON PIN FOUND
I.P.S.	=	IRON PIN SET (1/2" RE-BAR)
R.B.F.	=	RE-BAR FOUND
R.B.S.	=	RE-BAR SET
O.T.	=	OPEN TOP
C.T.	=	CRIMPED TOP
R/W	=	RIGHT OF WAY
P.L.	=	PROPERTY LINE
C.L.	=	CENTER LINE
B.L.	=	BUILDING LINE
L.L.	=	LAND LOT
L.L.L.	=	LAND LOT LINE
G.M.D.	=	GEORGIA MILITIA DISTRICT
	=	POWER POLE
-P-	=	POWER LINE
-X-	=	FENCE LINE
R.	=	RADIUS
CH.	=	CHORD
TAN.	=	TANGENT
N/F	=	NOW OR FORMERLY
D.B.	=	DEED BOOK
P.B.	=	PLAT BOOK
PG.	=	PAGE
D.E.	=	DRAINAGE EASEMENT
S.E.	=	SEWER EASEMENT
	=	FIRE HYDRANT
M.H.	=	MANHOLE
C.B.	=	CATCH BASIN
999.0 E.	=	EXISTING SPOT ELEVATION
999.0 F.	=	FINISHED SPOT ELEVATION
999.0 P.	=	PROPOSED SPOT ELEVATION
F.F.E.	=	FINISHED FLOOR ELEVATION
→	=	DIRECTION OF SURFACE DRAINAGE





VICINITY MAP

GRID NORTH

REFERENCE:
1) LIMITED WARRANTY DEED TO RAGSDALE HOLDINGS, LLC, DATED 10/24/2006, RECORDED IN DEED BOOK 2627, PAGE 155, WALTON COUNTY RECORDS.

2) WALTON COUNTY ESTATES SUBDIVISION PLAT RECORDED IN PLAT BOOK 16, PAGE 182 WALTON COUNTY RECORDS.

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	1649.60'	104.17'	208.06'	7°13'36"	3°28'24"	207.92'	S 52°51'44" W
C2	8250.13'	157.63'	315.21'	2°11'21"	0°41'40"	315.19'	N 51°21'45" W

3.252 ACRES

TAX PARCEL C1580074000, ZONED MH

40' 0 40' 80' 120'

GRAPHIC SCALE – FEET

PROPOSED B3 ZONING FOR PROPOSED LANDSCAPE MATERIAL SALES CENTER

A TOPCON 225 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 493,577 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 208,890 FEET.

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13297C 0225 B DATED 2/16/90

GEORGIA REGISTERED No. 2921 PROFESSIONAL LAND SURVEYOR RONALD CALVIN SMITH

REZONING PLAN FOR:

RAGSDALE HOLDINGS, LLC

LAND LOT(S) 1st DISTRICT WALTON COUNTY, GEORGIA

SCALE: 1" = 40'

ALCOVY SURVEYING AND ENGINEERING, INC.
2205 HWY. 81 S., LOGANVILLE, GA. 30052
Phone 770-466-4002

DATE: 6/16/08

JOB NO. 08-063