

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED OR THAT THEY ARE LOCATED ACCURATELY. THE LOCATION OF UTILITIES NOT POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BARROW COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13013C0040C, PANEL 40 OF 175, EFFECTIVE DATE DECEMBER 18, 2009 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).

3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN MARCH 2022. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.

4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES 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.

5. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.

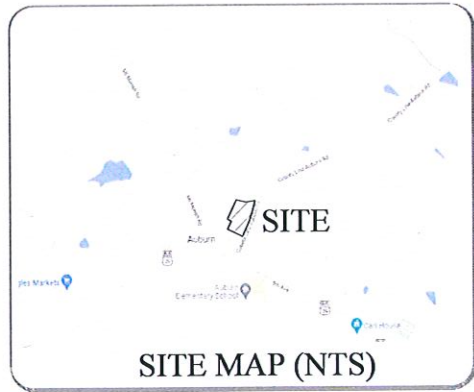
ALL THAT TRACT OR PARCEL OF LAND lying and being in the 1740TH District, G.M., in the City of Auburn, Barrow County, Georgia and being more particularly described as follows:

BEGIN at a set 5/8 inch rebar with cap, said rebar having coordinates of North: 1,460,290.0 and East: 2,400,318.2, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said monument located at the intersection created by the westerly right of way of County Line Auburn Road (f.k.a. Sixth Street) (variable public right of way) and the northerly right of way of Third Avenue (100 foot public right of way), said rebar being the TRUE POINT OF BEGINNING;

THENCE along said northerly right of way of Third Avenue North 64 degrees 03 minutes 29 seconds West a distance of 379.44 feet to a found 1 1/2 inch open top pipe; thence leaving said northerly right of way of Third Avenue and proceed North 26 degrees 35 minutes 13 seconds East a distance of 199.70 feet to a found angle iron; thence North 62 degrees 55 minutes 21 seconds West a distance of 100.00 feet to a point; thence North 24 degrees 55 minutes 27 seconds East a distance of 475.62 feet to a found 1 inch steel rod; thence South 77 degrees 45 minutes 20 seconds East a distance of 231.73 feet to a found 3/4 inch open top pipe; thence North 81 degrees 29 minutes 03 seconds East a distance of 250.50 feet to a found 1 inch steel rod; thence leaving said westerly right of way of County Line Auburn Road; thence along said westerly right of way of County Line Auburn Road the following courses and distances: South 13 degrees 56 minutes 45 seconds West a distance of 98.42 feet to a point; South 14 degrees 47 minutes 34 seconds West a distance of 113.29 feet to a point; South 15 degrees 25 minutes 26 seconds West a distance of 108.87 feet to a point; along a curve turning to the right with an arc length of 334.48 feet, having a radius of 212.68 feet, being 45 degrees 45 minutes 45 seconds, to a found 1/2 inch steel rod; and a chord length of 334.16 feet to a point; South 25 degrees 16 minutes 29 seconds West a distance of 200.54 feet to a set 5/8 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING.

Contains 323,434 square feet or 7.425 acres.

1. AQUATIC RESOURCE DETERMINATION REPORT PREPARED BY CARDNO, INC., DATED
APRIL 15, 2022, PROJECT NUMBER ONESTREET2 - AUBURN, GA.



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.

Date of Map or Plat: 04/13/2022

The field data upon which this map or plat is based has a closure precision of one foot in 17,859 feet and an angular error of 00' 00' 07" per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in 256,927 feet.

EQUIPMENT USED:

ANGULAR: TOPCON TOTAL STATION

LINEAR: TOPCON TOTAL STATION



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

DRAWN BY: MS
CHECKED BY: JNH
FILE NO.: 22076.00
DATE: 04/13/2022
SCALE: 1" = 50'

BOUNDARY AND TOPOGRAPHIC SURVEY

ONE STREET RESIDENTIAL

LAND LOT(S)
DISTRICT 1740TH G.M.D.

CITY OF AUBURN

BARROW COUNTY GEORGIA

REVISED		
REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		



PSC+
Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
3350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-2741 WWW.PEC.PLUS

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STRUCTURE LEGEND

CABLE / TV	
	Cable / TV Marker
	Cable / TV Pedestal
	Cable / TV Manhole
	Cable / TV Handhole
	Cable / TV Cable Box
ELECTRIC/POWER	
	Transformer
	Guy Wire
	Electric Meter
	Power Pole/Utility Pole
	Street Light/Utility Pole
	Electric Panel
	Electric Manhole
	Electric Handhole
	Electric / Power Marker
	Spot Light
FIBER OPTIC	
	Fiber Optic Marker
	Fiber Optic Manhole
	Fiber Optic Pedestal
GAS	
	Gas Meter
	Gas Valve
	Gas Fill Cap
	Gas Manhole
	Gas Marker
	Gas Pressure Relief Valve
	Gas Vault
	Gas Vent Pipe
	Gas Something
PAVEMENT MARKING	
	Pavement Marking
	Pavement Marking
	Pavement Marking
	Turn Arrow Left/Right
	Turn Arrow Left
	Turn Arrow Right
	Traffic Arrow Straight
	Traffic Arrow Straight/Left
	Traffic Arrow Straight/Right
	Traffic Arrow U-Turn
	Handicap Pavement Marking
	Bike Lane Pavement Marking
PROPERTY MONUMENTS	
	Right-of-Way Monument Found
	Concrete Monument Found
	Iron Pin Set
	Iron Pin Found (Rebar found)
	PK Nail Set
	PK Nail Found
	Point
	Benchmark
MISCELLANEOUS	
	Land Lot Symbol
SEWER	
	Grease Trap
	Sanitary Sewer Manhole
	Cleanout
	Sanitary Sewer Vent Pipe
	Sanitary Sewer Marker
	Sanitary Sewer Force Main Valve
	Sanitary Sewer Lift Station
SITE / TOPOGRAPHIC FEATURES	
	Street Sign
	Air Condition Unit
	Bollard
	Mailbox
	Satellite Dish
	Flag Pole
	Monitoring Well
	Antenna
	Camera Pole / Camera
	Bore Hole Location
	Mile Post
	Rail Road Mile Post
STORM / DRAINAGE	
	Storm Structure Lid
	Drop Inlet
	Catch Basin
	Single Wing Catch Basin
	Double Wing Catch Basin
	Water Inlet
	Head Wall
	Junction Box
	Curb Inlet
	Flared-In Section
	Down Spout
TELEPHONE	
	Telephone Terminal Box
	Telephone Marker
	Telephone Handhole Box
	Telephone Manhole
	Telephone Cabinet
TRAFFIC	
	Overhead Traffic Signal
	Traffic Handhole Box
	Traffic Handhole Box
	Traffic Signal Pole
	Traffic Signal Loop Control Box
WATER	
	Fire Hydrant
	Irrigation Control Valve
	Water Meter
	Water Valve
	Fire Department Connection
	Water Vault
	Pressure Irrigation Valve
	Water Vent Pipe
	Water Valve Marker
	Water Marker
	Water Manhole
	Water Air Release Valve
	Water Back Flow Preventer
	Sprinkler Head
	Sprinkler Valve

LINETYPES

PROPERTY	
	Adjacent Property
	Property Line
	Center of Creek
FENCE LINES	
	Barb Wire Fence
	Chain Link Fence
	Wood Fence
	Woven Wire Fence
SITE / TOPOGRAPHIC FEATURES	
	Guardrail
EXISTING OVERHEAD	
	Overhead Wire
EXISTING UNDERGROUND	
	Cable
	Electric
	Fiber Optic
	Gas
	Telecommunications
	Water
	Television
	Storm Drainage Line
	Sanitary Sewer

ABBREVIATIONS

APPROX.	Approximate	IE	Invert Elevation
#4	1/2" Rebar	IPF	Iron Pin Found
C&G	Curb and Gutter	IPS	Iron Pin Set
CLF	Chain Link Fence	LP	Light Pole
CLP	Corrugated Metal Pipe	MW	Monitoring Well
CO	Clean Out	N/F	Now or Formerly
CPP	Corrugated Plastic Pipe	OTP	Open Top Pipe
DB	Dead Book	PG	Pick Book
DI	Drop Inlet	PGS	Pages
DE	Drainage Easement	PKF	PK Nail Found
EOP	Edge of Pavement	PKS	PK Nail Set
EPP	Electric Power Pole	POB	Point of Beginning
EPAN	Electric Panel	POC	Point of Commencement
ESMT	Easement	PVC	Polyvinyl Chloride Pipe
FES	Flared End Section	RBC	Rebar Capped
FFE	Finish Floor Elevation	RCP	Reinforced Concrete Pipe
FH	Fire Hydrant	RWM	Right of Way Monument
FLGP	Flag Pole	SSE	Sanitary Sewer Easement
GA	Georgia	SSMH	Sanitary Sewer Manhole
GW	Guy Wire	TRAN	Transformer
HDR	Hard Roll	VCP	Vitrified Clay Pipe
HW	Hard Wood	W.D.F.	Wood Fence
HW	Hardwood	WM	Water Meter
ICV	Irrigation Control Valve	WV	Water Valve

BOUNDARY AND TOPOGRAPHIC SURVEY

ONE STREET RESIDENTIAL

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

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DRAWN BY: MS
CHECKED BY: JNH
FILE NO: 22076.00
DATE: 04/13/2022
SCALE: 1" = 50'
DATE OF FIELD WORK: 3/31/22

SHEET 2 OF 2

BARROW COUNTY
GEORGIA

CITY OF AUBURN

LAND LOT(S)
DISTRICT 1140TH G.M.D.

REVISIONS

REV

DATE

DESCRIPTION

BY

DATE