

DO NOT RECORD WITHOUT COUNTY STAMP

THIS BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

EQUIPMENT USED:
THEODOLITE READING TO 05 SECONDS;
ELECTRONIC DISTANCE METER READING TO .005 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 IN 23,280.

DATE OF FIELD WORK: 1-13-25

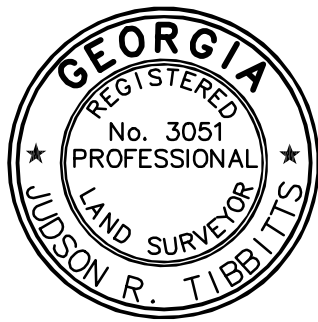
TRAVERSE IS ADJUSTED USING THE LEAST SQUARES METHOD.

IRON PINS PLACED ARE 1/2" REBAR

THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 401,538 FEET

NOTES

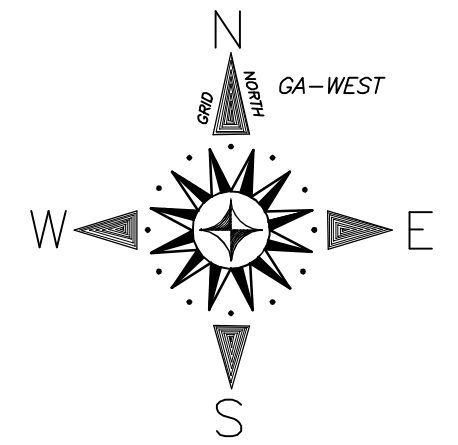
- STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON.
- LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.



PRELIMINARY NOT FOR RECORDING

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.

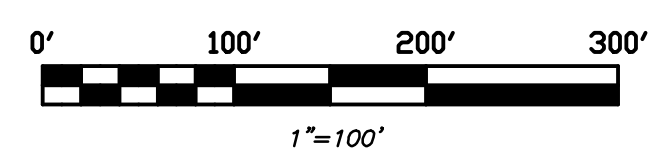
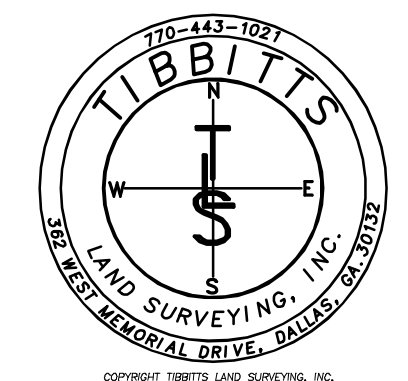
03/18/2025 JUDSON R. TIBBITTS, GAPLS#3051



LEGEND

- I.P.F. IRON PIN FOUND
- I.P.P. IRON PIN PLACED
- L.L.L. LAND LOT LINE
- L.L. LAND LOT
- P.P. POWER POLE FOUND
- D.B. DEED BOOK
- P.B. PLAT BOOK
- P. PAGE
- COR. CORNER
- C.L. CENTERLINE
- R/W RIGHT-OF-WAY
- F.H. FIRE HYDRANT
- B/L BUILDING LINE
- W.V. WATER VALVE
- W.M. WATER METER
- G.V. GATE VALVE
- M.H. MANHOLE
- S.E. SANITARY EASEMENT
- S.S. SANITARY SEWER
- D.E. DRAINAGE EASEMENT
- H.W. HEADWALL
- C.B. CATCH BASIN
- D.I. DROP INLET
- N/F NOW OR FORMERLY
- O.T. = OPEN TOP
- C.T. = CRIMPED TOP
- G.M.D. = GEORGIA MILITIA DISTRICT
- OHP- = OVERHEAD POWER LINE
- X- = FENCE LINE
- R. = RADIUS
- CH. = CHORD
- TAN. = TANGENT
- PG. = PAGE
- GAS- = GAS MAIN LOCATION
- U- = UNDERGROUND ELECTRIC
- T- = UNDERGROUND TELECOMMUNICATIONS

LINE	BEARING	DISTANCE
L1	N 88°16'45" W	38.76'
L2	S 88°38'32" W	36.85'
L3	S 76°05'13" W	25.05'
L4	S 50°10'21" W	44.02'
L5	S 60°15'28" W	31.42'
L6	S 39°37'54" W	35.34'
L7	S 23°29'02" E	32.35'
L8	S 27°50'10" E	37.90'
L9	S 14°39'03" E	29.75'
L10	S 07°09'17" E	36.91'
L11	S 06°54'55" E	25.58'
L12	S 03°20'13" E	89.43'
L13	S 05°01'39" E	38.84'
L14	S 03°11'59" W	23.86'
L15	S 08°25'26" W	41.32'
L16	S 17°13'04" W	32.87'
L17	S 13°46'02" W	62.40'
L18	S 10°29'55" W	60.34'
L19	N 00°04'26" E	100.02'
L20	S 89°55'29" E	100.01'
L21	N 00°04'26" W	100.02'
L22	S 89°55'34" W	100.01'
L23	S 13°18'29" E	185.16'
L24	N 10°29'14" E	166.66'
L25	N 00°30'46" W	303.68'
L26	N 04°11'51" W	155.53'
L27	S 31°27'34" E	120.40'
L28	N 89°55'34" W	26.06'
L29	N 00°00'14" W	20.00'
L30	S 00°04'26" W	20.00'
L31	S 89°55'34" W	50.49'
L32	S 31°27'34" W	126.17'
L33	S 04°11'51" E	149.75'
L34	S 00°30'46" E	306.24'
L35	S 10°29'14" W	168.58'
L36	S 13°18'29" W	189.52'
L37	N 67°05'58" W	20.25'
L38	S 29°16'11" W	10.44'



DIVISION SURVEY FOR:

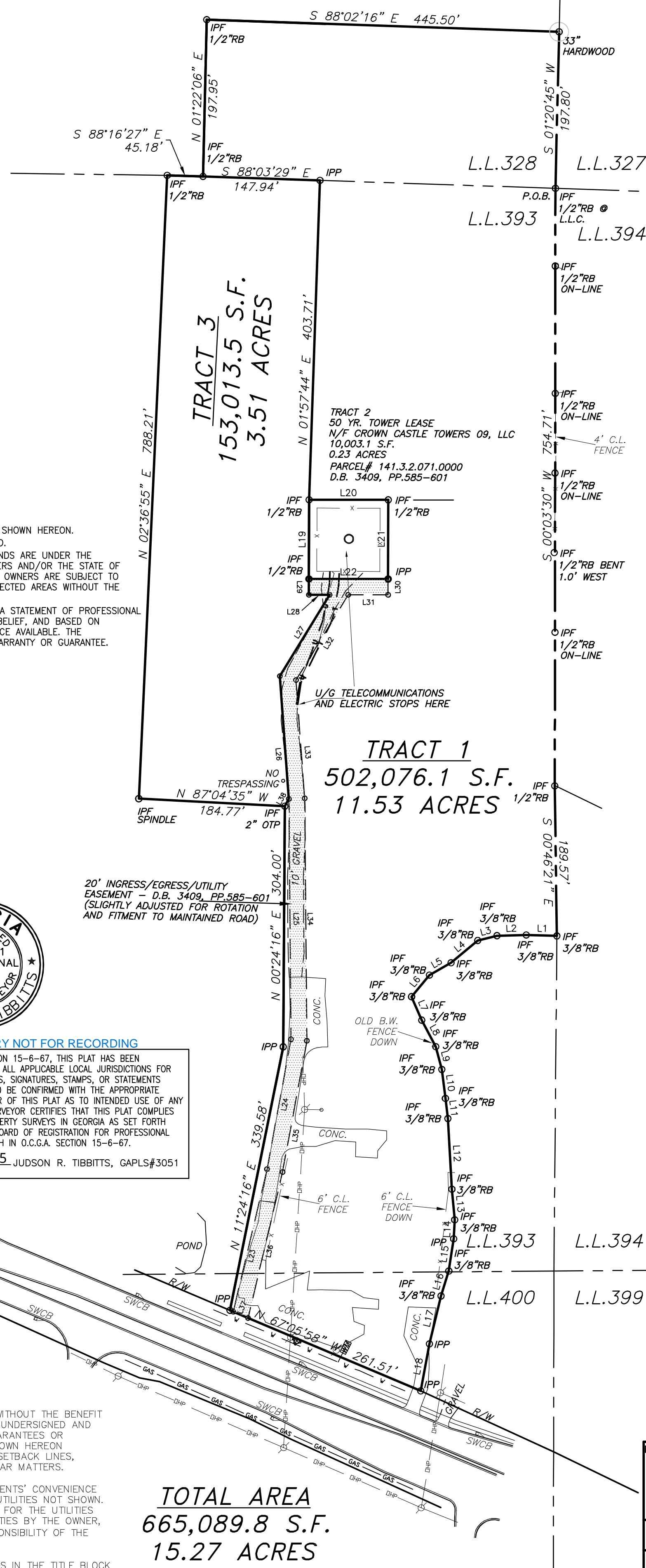
3089 MACLAND RD LLC

3089 & 3091 MACLAND RD
PARENT PARCELS: 141.3.2.071.0000, 141.3.2.073.0000

LAND LOTS	DISTRICT	SECTION	COUNTY	GEORGIA
328,393	2ND	3RD	PAULDING	GEORGIA

DATE: 3-12-25 DRAWN BY: BTE CHECKED: JRT JOB NO.: 24165 DISK SERVER

TIBBITTS LAND SURVEYING, INC.
362 WEST MEMORIAL DRIVE, DALLAS, GEORGIA 30132
(770) 443-1021
FIRM # 15F000146



TOTAL AREA
665,089.8 S.F.
15.27 ACRES

**UTILITIES SHOWN AS PAINTED IN THE FIELD.

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND TIBBITTS LAND SURVEYING, INC. MAKE NO WARRANTIES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.

THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS' CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE OWNER, OR OWNERS' AGENT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, OR OWNERS' AGENT.

THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. TIBBITTS LAND SURVEYING, INC. WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSON, OR PERSONS, NAMED IN THE TITLE BLOCK.