

BOUNDARY SURVEY FOR: DOROTHY BLACK

REFERENCES

DB 1701 PG. 317
DB 1700 PG. 738
DB 1513 PG. 629
DB 4512 PG. 699
DB 4599 PG. 327

THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.

LEGEND

D.B.	DEED BOOK	FH	FIRE HYDRANT
P.B.	PLAT BOOK	L	LINE LABEL
PG.	PAGE	NF	NOW OR FORMERLY
LL	LAND LOT	PKS	PK NAIL SET
OTF	OPEN TOP PIPE	S.S.E.	SANITARY SEWER EASEMENT
RB	REBAR	U.E.	UTILITY EASEMENT
IPF	IRON PIN FOUND	REF.	REFERENCE
IPS	1/2" REBAR W/IC LSF 001179	SQ. FT.	SQUARE FOOT
CTP	CRIMP TOP PIPE	FEET	FEET
C&G	CURB & GUTTER	IPF	IRON PIN FOUND (IPF)
RW	RIGHT-OF-WAY	IPF	IRON PIN SET (IPF)
SIB	SETBACK	IPF	IRON PIN SET (IPF)
-E-	OVERHEAD POWER LINE	IPF	IRON PIN SET (IPF)
CMP	CORRUGATED METAL PIPE	IPF	IRON PIN SET (IPF)
SWMF	STORMWATER MANAGEMENT FACILITY	IPF	IRON PIN SET (IPF)
P.O.B.	POINT OF BEGINNING	IPF	IRON PIN SET (IPF)
P.O.C.	POINT OF COMMENCEMENT	IPF	IRON PIN SET (IPF)
DIP	DUCTILE IRON PIPE	IPF	IRON PIN SET (IPF)
PVC	POLYVINYL CHLORIDE PIPE	IPF	IRON PIN SET (IPF)
HDPE	HIGH DENSITY POLYETHYLENE PIPE	IPF	IRON PIN SET (IPF)
P	PROPERTY LINE	IPF	IRON PIN SET (IPF)
I	IDENTIFICATION	IPF	IRON PIN SET (IPF)
B.S.L.	BUILDING SETBACK LINE	IPF	IRON PIN SET (IPF)
B.O.C.	BACK OF CURB	IPF	IRON PIN SET (IPF)
C	CURVE LABEL	IPF	IRON PIN SET (IPF)
CI	CURB INLET	IPF	IRON PIN SET (IPF)
D.E.	DRAINAGE EASEMENT	IPF	IRON PIN SET (IPF)
A.E.	ACCESS EASEMENT	IPF	IRON PIN SET (IPF)
E.O.P.	EDGE OF PAVEMENT	IPF	IRON PIN SET (IPF)

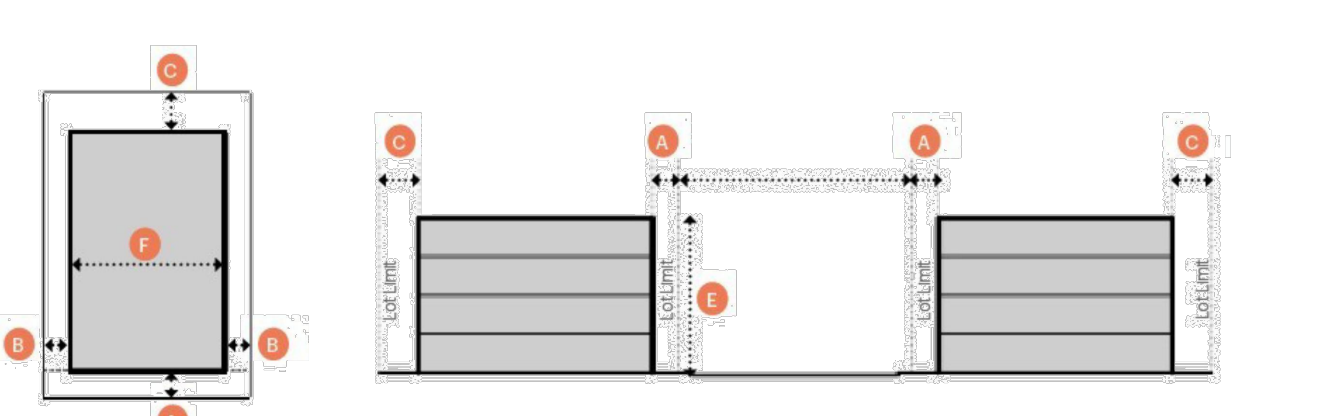
ZONING NOTES

THE ZONING INFORMATION SHOWN ON THIS PLAT WAS ACQUIRED FROM THE CITY OF FAYETTEVILLE UNIFIED DEVELOPMENT ORDINANCE, ADOPTED MAY 4th, 2023, REVISED APRIL 17th, 2025.

DOWNTOWN MIXED USE - MIXED USE CORE (DMU-MUC)

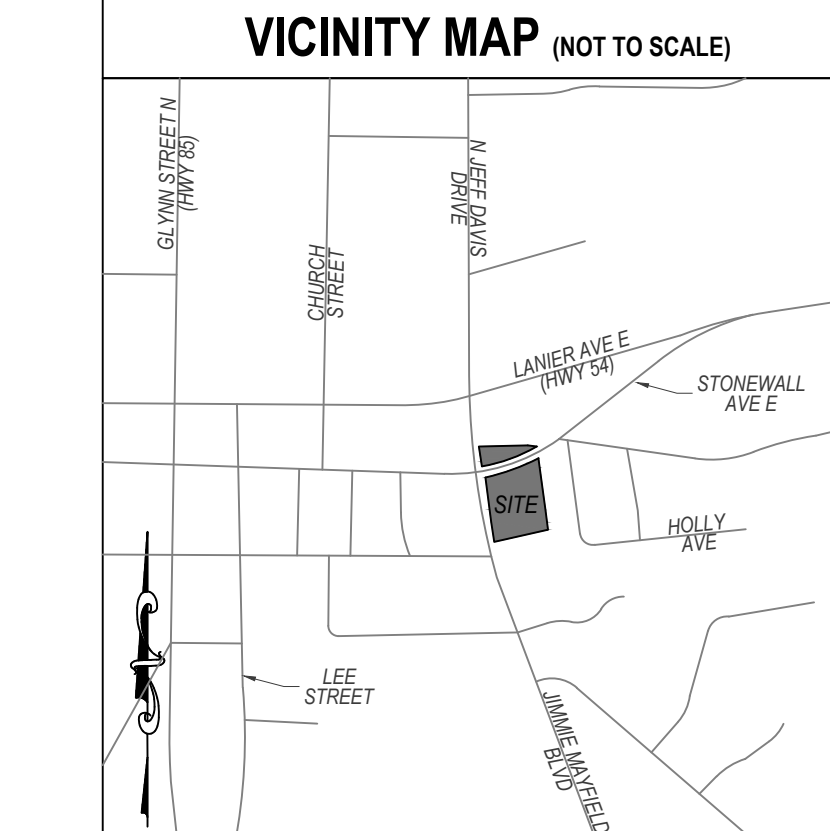
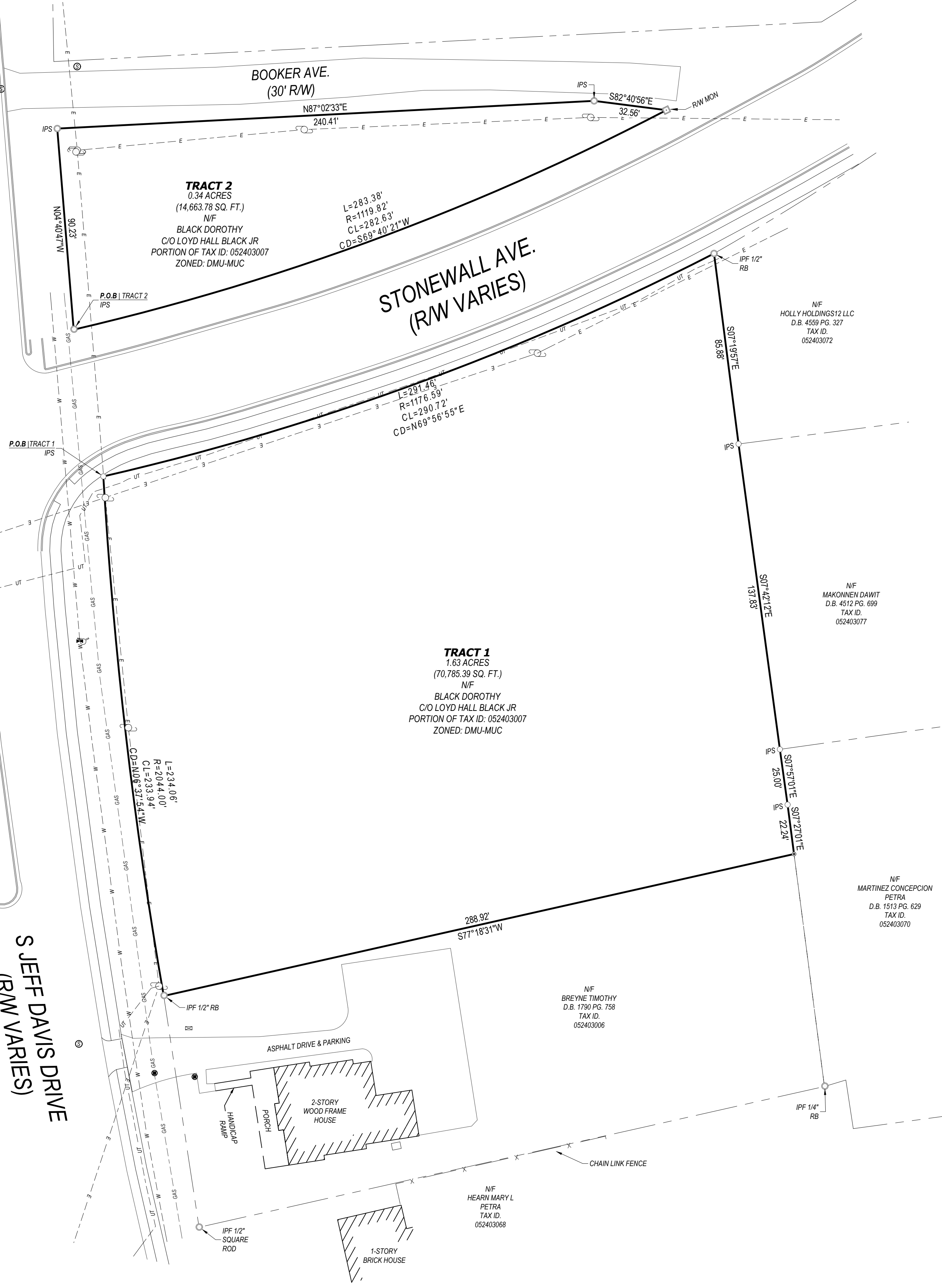
- B. Use regulations:**
- Principal uses shall comply with Sec. 203.12
 - Accessory uses shall comply with Sec. 207.7
 - Temporary uses shall comply with Sec. 207.17
 - Conditional uses shall comply with Sec. 207.264.
- C. Building types:**
The following principal building types are permitted by-right or by Special Use Permit (SUP):
- | | | |
|-------------------------|-------------------------------|---------------------------------|
| 1. House | 6. Multiplex (Five to Twelve) | 11. Commercial Building (Small) |
| 2. Carriage House | 7. Townhouse (Stacked) | 12. Mixed Commercial Building |
| 3. Cottage Court | 8. Live/Work Building | 13. Civic Building (Small) |
| 4. Duplex | 9. Mixed Use Building | 14. Civic Building (Prominent) |
| 5. Multiplex (Fourplex) | 10. Commercial House | |
- D. Design standards:**
- General site design requirements: Refer to Sec. 203.34.
 - General building design requirements: Refer to Sec. 203.35.
 - Specific building type requirements - residential: Refer to Sec. 203.38.
 - Specific building type requirements - commercial: Refer to Sec. 203.39.
- E. Spatial standards:**
All lots and buildings within the DMU-MUC district shall comply with the minimum and maximum spatial requirements of this section:

Requirement	Principal Building Type													
	House	Cottage Court	Cottage Court	Duplex	Multiplex (Fourplex)	Multiplex (Five to Twelve)	Townhouse (Stacked)	Live/Work Building	Mixed Use Building	Commercial House	Commercial Building (Small)	Mixed Commercial Building	Civic Building (Small)	Civic Building (Prominent)
Building placement (min./max. where appropriate)														
A Front setback	20'	20'	20'	10'	10'	5'11"	5'11"	5'11"	5'11"	5'11"	10'	10'	10'	20'
B Side setback	10'	10'	10'	5'	5'	5'	5'	5'	10'	10'	10'	10'	5'	10'
C Rear setback	30'	25'	25'	25'	25'	25'	25'	25'	25'	25'	15'	15'	5'	10'
Appurtenance encroachment into building setback														
Front yard*	6' max.													
Side yard*	5' max., but no closer than 5' to property line													
Rear yard*	15' max., but no closer than 20' to the property line													
* Steps may encroach up to the front property line, but no closer than 5' from rear or side property lines														
Building form (min./max. where appropriate)														
D Front line coverage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	90%	90%	N/A	N/A	75%	75%	N/A
E Building height/levels	1/3	1/2	1/2	1/2	2/4	2/3	2/3	2/4	1/2	1/3	1/3	2/4	1/3	2/3
F Building width	50'	N/A	N/A	50'	80'	80'	200'	200'	200'	80'	80'	200'	200'	150'
Impervious lot coverage	70%	70%	70%	75%	75%	70%	70%	90%	90%	75%	75%	75%	80%	60%



N JEFF DAVIS DRIVE
(RW VARIES)

S JEFF DAVIS DRIVE
(RW VARIES)



SURVEY NOTES

- NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
- ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A 1/2" REBAR PLACED W/ICAP LSF 001179 UNLESS OTHERWISE NOTED.
- MOORE BASS CONSULTING AND/TIMOTHY M. WORLEY DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY TIMOTHY M. WORLEY IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.
- THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.
- THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983/1994 ADJUSTMENT FOR HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 FOR THE VERTICAL DATUM. THE USE OF G.P.S. SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE ORTHOMETRIC HEIGHTS WERE DERIVED USING THE GEOID 18.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 63,815.76 FEET, AND AN ANGULAR ERROR OF 03" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE FOR TRACT 1 WITHIN ONE FOOT IN 97,966.67 FEET AND TRACT 2 WITHIN ONE FOOT IN 132,384.83 FEET. THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.
- LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS SURVEY WERE OBTAINED USING A TRIMBLE ROBOTIC TOTAL STATION & CARLSON BRKX GPS UNIT. THE FIELDWORK WAS COMPLETED AUGUST 26th, 2025 ON THIS PROJECT.

GEORGIA SURVEY CERTIFICATE

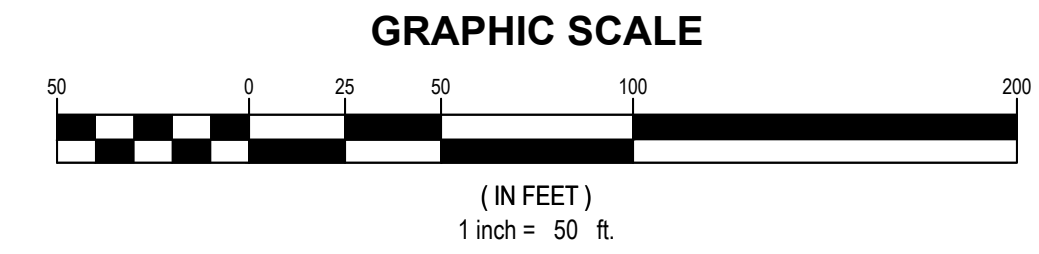
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION 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.

TIMOTHY M. WORLEY
REGISTERED GEORGIA LAND SURVEYOR NO. 3360 (tworley@moorebass.com)
MOORE BASS CONSULTING, INC.
1350 KEYS FERRY CT, MCDONOUGH, GEORGIA 30253
CERTIFICATE OF AUTHORIZATION NO. LSF-0001179

DATE: 9/12/25

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 1313C0104E EFFECTIVE DATE 9/26/2008, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.



Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

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TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME: 170-180 JEFF DAVIS ROAD, FAYETTE COUNTY, GEORGIA, LAND LOT 122 OF THE 8th DISTRICT
CLIENT NAME: DOROTHY BLACK

REVISIONS	DATE	DESCRIPTION

A3478.0004 - BND (DOROTHY BLACK)

DATE: 9/12/25

CONTRACT # A3478.0004

DRAWN BY AC TWM

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
578.617.72



SHEET TITLE: BOUNDARY SURVEY

SHEET: 1 OF 1