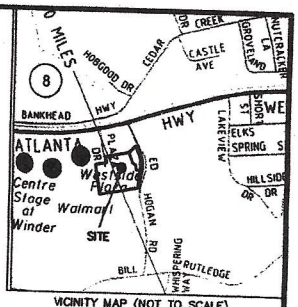
eFiled and eRecorded
DATE: 05/09/2025
TIME: 1:55 PM
PLAT BOOK: 67
PAGE: 431 - 431
FILING FEES: $10.00
RECORDED BY: AW
Janie J. Jones
Barrow County, GA

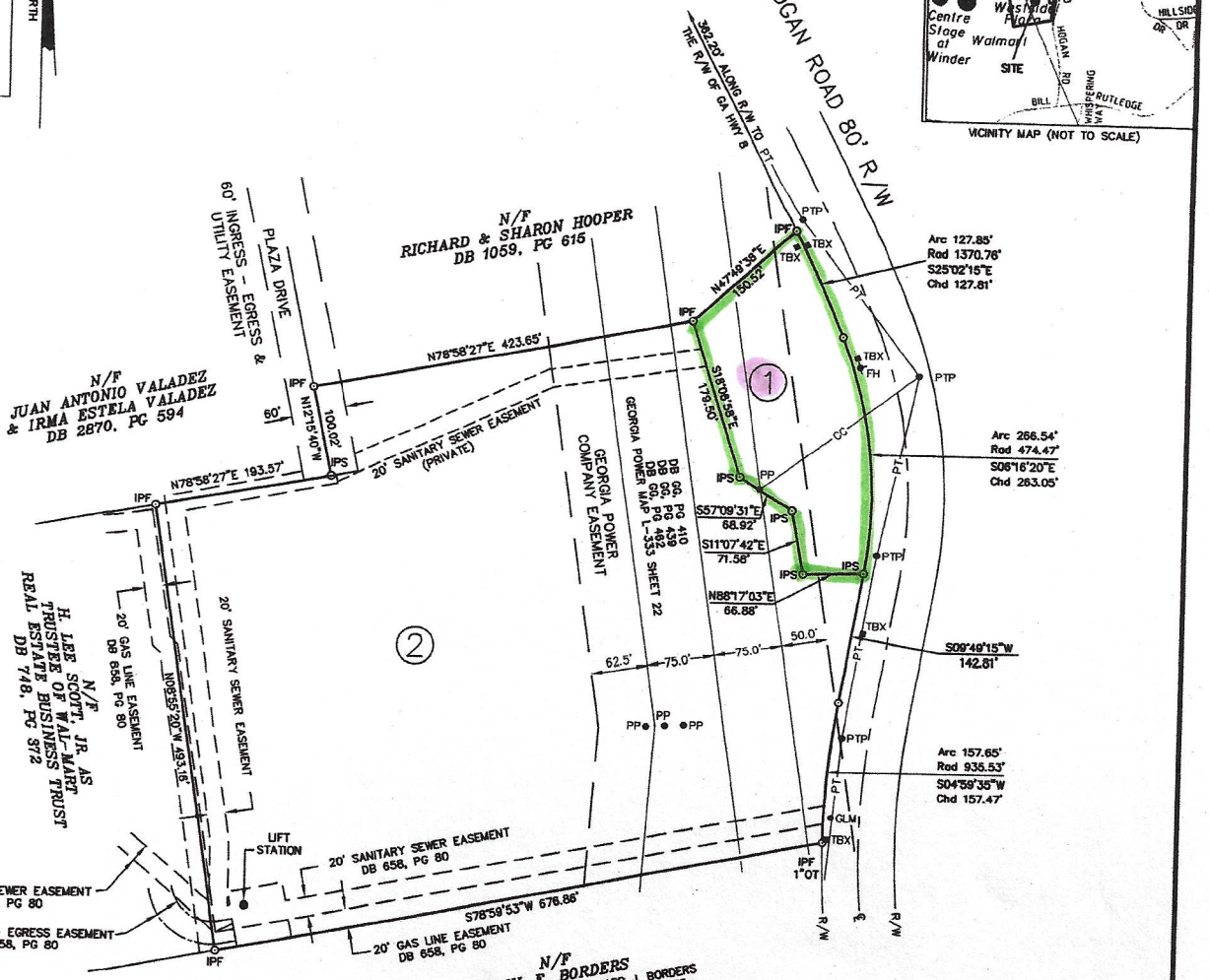
RESERVED FOR SUPERIOR COURT CLERK

① TRACT 1 44,802 SF 1.029 AC
② TRACT 2 384,996 SF 8.838 AC
TOTAL 429,798 SF 9.867 AC

MAGNETIC NORTH



VICINITY MAP (NOT TO SCALE)



FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE PER F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY MAP NO. 13013C 0110 C, FOR BARROW COUNTY, GEORGIA BEARING THE EFFECTIVE DATE OF DECEMBER 18, 2009.

NOTES:

1. THE FIELD SURVEY WAS PERFORMED ON APRIL 16, 2025.
2. THE LINEAR AND ANGULAR MEASUREMENTS USED IN IN THE PREPARATION OF THIS PLAT WERE OBTAINED USING A TRIMBLE S5 ROBOTIC TOTAL STATION.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 68,053 FEET, AN ANGULAR CLOSURE OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 83,706 FEET.
5. REFERENCES USED FOR THIS SURVEY WERE DEED BOOK 628, PAGE 786 AND DEED BOOK 881, PAGE 314 AND AS SHOWN HEREON.
6. THIS SURVEY WAS AUTHORIZED BY DAVID WHITTEN.
7. THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE-GROUND EVIDENCE VISIBLE AT THE TIME OF THE SURVEY. THERE MAY BE OTHER UTILITIES ON OR ABUTTING THIS PROPERTY NOT SHOWN HEREON.
8. THIS PROPERTY CONTAINS IMPROVEMENTS NOT SHOWN HEREON.
10. THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING TAKEN FROM PLAT BOOK 56, PAGE 207.
11. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT/TITLE POLICY. THEREFORE EXCEPTION IS MADE FOR ANY MATTERS WHICH WOULD BE REVEALED BY SAME.
12. THE ROAD RIGHTS-OF-WAY SHOWN HEREON ARE BASED ON USAGE AND/OR OLD PLATS AND DEEDS. NO RIGHT-OF-WAY DEEDS WERE FOUND.
13. GEORGIA POWER COMPANY EASEMENTS PER DEED BOOK GG, PAGE 410, DEED BOOK GG, 439, DEED BOOK GG, PAGE 462 AND FROM MAPS BY THE GEORGIA POWER COMPANY.

LEGEND

BL - BUILDING SETBACK LINE
BWF - BARBED WIRE FENCE
CLF - CHAIN LINK FENCE
℄ - CENTERLINE
CC - COMMUNICATION CABLE
C&G - CURB & GUTTER
DB - DEED BOOK
EP - EDGE OF PAVEMENT
FH - FIRE HYDRANT
G.M.D. - GEORGIA MILITIA DISTRICT
GLM - GAS LINE MARKER
IPF - IRON PIN FOUND(1/2"RB UNLESS NOTED OTHERWISE)
IPS - IRON PIN SET(1/2"RB W/ CAP STAMPED "WOOD BROS LSF000758")
MH - MANHOLE
MNS - MAG NAIL SET
N/F - NOW OR FORMERLY
OT - OPEN TOP PIPE
PB - PLAT BOOK
PG - PAGE
℗ - PROPERTY LINE
-P- - POWER LINE
-PT- - POWER & TELEPHONE LINE
PP - POWER POLE
PTP - POWER & TELEPHONE POLE
RB - REINFORCING BAR
R/W - RIGHT OF WAY
SS - SANITARY SEWER
SSE - SANITARY SEWER EASEMENT
TBX - TELEPHONE BOX
WM - WATER METER
WV - WATER VALVE

BARROW COUNTY
APPROVED FOR RECORDING
BARROW COUNTY PLANNING DEPARTMENT
By tpalmer at 11:40:46 AM, 5/5/2025

Owner's Certification:
STATE OF GEORGIA, COUNTY OF BARROW
The undersigned certifies that she is the fee simple absolute owner of the land shown on this plat and that the plat and the public improvements contained therein or associated therewith meet all applicable requirements and standards of the Barrow County Unified Development Code.

Owner: Professional Equities, Inc., 190 Camden Hill Road, Suite C
Lawrenceville, GA 30046
770) 963-4000
David Whitten, Managing Member

Signed — Date 5-5-2025

SURVEYOR CERTIFICATIONS

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.

Warren S. Wood GA RLS #2849

PROPERTY LINE ADJUSTMENT PLAT

PARCELS XX066 001 & XX066 001A

FOR

PROFESSIONAL EQUITIES, INC.

LOCATED IN
G.M.D. 243
BARROW COUNTY, GEORGIA
THIS PLAT WAS PREPARED ON APRIL 16, 2025.

THIS PLAT IS VALID ONLY IF IT BEARS THE REGISTRANT'S ORIGINAL SIGNATURE ACROSS THE REGISTRANT'S CERTIFICATION.
WARREN S. WOOD GA. RLS #2849
MY REGISTRATION EXPIRES ON DECEMBER 31, 2025.

0' 50' 100' 200' 300'
GRAPHIC SCALE 1"=100'

GEORGIA REGISTERED No. 2849 LAND SURVEYOR WARREN S. WOOD

PREPARED BY
WOOD BROTHERS
LAND SURVEYORS, INC.
LSF000758
P.O. BOX 477
JEFFERSON, GA. 30549
(706) 387-0075

JOB NO. 21003.FP1-1228 SHEET 1 OF 1

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.