



THIS SURVEY



E Park Dr NE

LOCATION MAP

NOT TO SCALE

PROPERTY DEVELOPMENT STANDARDS:

- (1) MINIMUM LOT WIDTH: 100 FEET
(2) MINIMUM SETBACK REQUIREMENTS:
a. FRONT: 50 FEET
b. SIDE, INTERIOR LOT: 25 FEET
c. SIDE, CORNER LOT: 50 FEET
d. REAR LOT: 50 FEET
(3) MINIMUM LOT AREA: ONE ACRE
(4) MINIMUM FLOOR AREA: 2,000 GROSS SQUARE FEET
(5) MAXIMUM DENSITY: 30,000 GROSS SQUARE FEET PER NET ACRE.
(6) MAXIMUM IMPERVIOUS SURFACE: 75 PERCENT OF THE GROSS AREA OF THE LOT.
(7) MAXIMUM HEIGHT OF BUILDINGS: 75 FEET

BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING UNIT
B/L = BUILDING SETBACK LINE
C&G = CURB & GUTTER
C/L = CENTERLINE
CALC = CALCULATED POINT
CHB = CHORD BEARING
CHH = COMMUNICATIONS HANDHOLE
CHL = CHORD LENGTH
CMP = CORRUGATED METAL PIPE
CPED = COMMUNICATIONS PEDESTAL
D = DELTA ANGLE
DB = DEED BOOK
DMH = DRAINAGE MANHOLE
EHH = ELECTRIC HANDHOLE
FH = FIRE HYDRANT
GEN = GENERATOR
GM = GAS METER
GMP = GAS MARKER POST
HW = HEADWALL
IPP = IRON PIN PLACED
L.L.L. = APPARENT LAND LOT LINE
LL = LAND LOT
LP = LIGHT POLE
LT BOL = LIGHT BOLLARD
N/F = NOW OR FORMERLY
OCS = OUTLET CONTROL STRUCTURE
OHW = OVERHEAD WIRE
OTP = OPEN TOP PIPE
P/C = PROPERTY CORNER
P/L = PROPERTY LINE
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POWER POLE
R = RADIUS
R/W = RIGHT OF WAY
RB = REBAR
SMH = SANITARY SEWER MANHOLE
SOFT = SQUARE FEET
TRAN = ELECTRIC TRANSFORMER
WV = WATER VALVE

REFERENCE MATERIALS INCLUDE:

- DB 3932, PG 160
DB 6074, PG 228
DB 1204, PG 129
DB 7231, PG 271
DB 1773, PG 171
DB 1619, PG 21
DB 6672, PG 141
ROCKDALE COUNTY RECORDS

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE, ALL EASEMENTS AND MATTERS OF RECORD MAY NOT BE SHOWN HEREON.

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA. PANEL 13247C0111D EFFECTIVE DATE: 12/8/2016

ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY GPS. 100% OF THIS SURVEY WAS PERFORMED BY GPS. TYPE OF GPS USED WAS REAL TIME KINEMATIC (RTK). THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY WAS MADE BY CARLSON. MODEL: BRX7 AND ARE MULTI-FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.05'.

FIELD WORK COMPLETED ON: 2/14/2024
PLAT COMPLETED ON: 2/20/2024

THE CURRENT PROPERTY OWNER IS SCENIC VISION ENTERPRISES LLC PER DEED BOOK 3932, PAGE 160 OF ROCKDALE COUNTY, GEORGIA RECORDS. SCENIC VISION ENTERPRISES LLC 2074 EAST PARK DRIVE CONYERS, GA 30013 770-548-8249

THE PURPOSE OF THIS PLAT IS TO DIVIDE PARCEL, TAX ID: 071001002L, INTO TWO TRACTS AS DEPICTED HEREON.

THESE LOTS SHALL BE BOUND BY ANY RESTRICTIVE COVENANTS OF RECORD AT THE TIME OF THIS SURVEY.

NOTE: THE PROPERTY BEING SUBDIVIDED IS LOCATED WITHIN THE CITY OF CONYERS.

SYMBOL LEGEND

- [Symbol] = CONCRETE
[Symbol] = ASPHALT PAVEMENT
[Symbol] = BUILDING OUTLINE
[Symbol] = IRON PIN FOUND
[Symbol] = IRON PIN PLACED (1/2" REBAR)
[Symbol] = BOUNDARY POINT
[Symbol] = IPP CONCRETE MONUMENT
[Symbol] = OVERHEAD WIRE
[Symbol] = POWER POLE
[Symbol] = LIGHT POLE
[Symbol] = ELECTRIC TRANSFORMER
[Symbol] = ELECTRIC HANDHOLE
[Symbol] = COMMUNICATIONS PEDESTAL
[Symbol] = COMMUNICATIONS HANDHOLE
[Symbol] = FIRE HYDRANT
[Symbol] = WATER VALVE
[Symbol] = DRAINAGE MANHOLE
[Symbol] = SEWER MANHOLE
[Symbol] = GAS MARKER POST
[Symbol] = SIGN
[Symbol] = CHAINLINK FENCE

NOTE: TAX ID: 071001002L IS PART OF PARCEL 'H' CONYERS ROCKDALE INDUSTRIAL PARK AS RECORDED IN PLAT BOOK T, PAGE 200 OF ROCKDALE COUNTY RECORDS ON JULY 28, 1986.

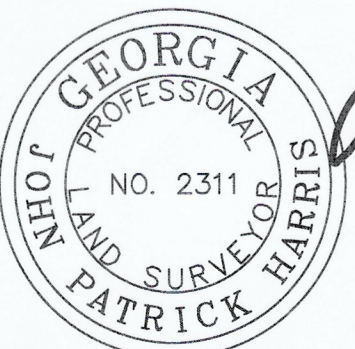
POC

COMMENCING FROM AN IRON PIN FOUND AT THE SOUTHWESTERLY MITERED CORNER OF PARCEL # 071001002P, PB 28 PG 163, AND THE NORTHERLY R/W OF EAST PARK DRIVE (75' R/W) THENCE 549.22' IN AN NORTHEASTERLY DIRECTION ALONG SAID R/W TO AN IRON PIN PLACED, 1/2" RB; WHICH IS THE POINT OF BEGINNING. (POB)

POB
N: 1332627.467
E: 2355054.210

A = 94.55'
R = 85.00'
D = 063°43'58"
CHB = N 56°24'01" W
CHL = 89.75'

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.



JOHN PATRICK HARRIS, P.L.S. #2311
02/21/2024
DATE

THIS REVISED PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CONYERS-ROCKDALE PLANNING COMMISSION AND IS HEREBY APPROVED SUBJECT TO ANY PROTECTIVE COVENANTS SHOWN HEREON.

DATED THIS ___ DAY OF ___
CONYERS-ROCKDALE PLANNING COMMISSION
BY CHAIRPERSON
DIRECTOR, P&I SERVICES

OWNER'S CERTIFICATION:

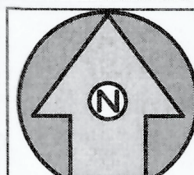
STATE OF GEORGIA: CITY OF CONYERS: THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

Denise M. Hill DATE 4/23/2024
OWNER: SCENIC VISION ENTERPRISES, LLC

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND ACCURATE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS 'FUTURE' AND THEIR LOCATION, SIZE TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL ENGINEERING REQUIREMENTS OF TITLE 8, CHAPTER 6 OF THE CITY OF CONYERS CODE OF ORDINANCES HAVE BEEN FULLY COMPLIED WITH.

REGISTERED GEORGIA CIVIL ENGINEER NO.
BY:
OR
REGISTERED GEORGIA LAND SURVEYOR NO. 2311
BY: John Patrick Harris

Table with columns: ORIGINAL PLAT DATE, DRAWN BY, CREW, AS/MW, JOB NUMBER, ADDRESS, THIS DRAWING IS THE PROPERTY OF IRONSTONE SURVEYING AND IS AN INSTRUMENT OF SERVICE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME, THIS DRAWING IS NOT VALID WITHOUT ALL SHEETS PRESENT, STAMPED, AND SIGNED BY THE REGISTERED SURVEYOR NAMED IN THE OFFICIAL SEAL STAMPED HEREON, THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY, THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 350,347 FEET, SCALE, SHEET NUMBER: 1 of 1

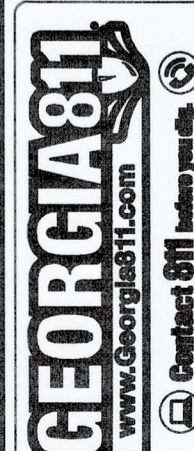


GRID NORTH NAD83/GA WEST

Table with columns: No., JOB No., CITY OF CONYERS, REVIEW COMMENTS, DATE, DESCRIPTION OF REVISION

IRONSTONE SURVEYING logo and contact information: 96 Ernest Biles Drive, Jackson, Georgia 30233, Phone 770-957-4614, Email office@ironstonesurveying.com

REVISED FINAL PLAT FOR SCENIC VISION ENTERPRISES LLC IN LAND LOT 343, DISTRICT 16, ROCKDALE COUNTY, GEORGIA



SHEET NUMBER: 1 of 1