ALTA/NSPS BOUNDARY SURVEY
LOCATED IN LAND LOTS 238 AND 243 OF THE 10TH LAND DISTRICT
CITY OF CONYERS, ROCKDALE COUNTY, GEORGIA
EXISTING TAX ID: 076003014J
SUBJECT VESTING DEED: DEED BOOK 3672, PAGE 1
TOTAL AREA= 11.527 ACRES
MAP CLOSURE 1:671,201

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SURVEYOR'S CERTIFICATION

To: CDV, LLLP
FIRST AMERICAN TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,5,8,9,11,12,13,16,18 and 19 of Table A thereof. The fieldwork was completed on 4-28-2022.

JOSEPH P. BREWER, RLS 3209 MAY 3, 2022

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE 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.

Joseph P. Brewer Ga. RLS #3209 5/3/2022

SURVEYED LEGAL DESCRIPTION

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 238 and 243 of the 10th Land District, City of Conyers, Rockdale County, Georgia and being more particular described as follows;

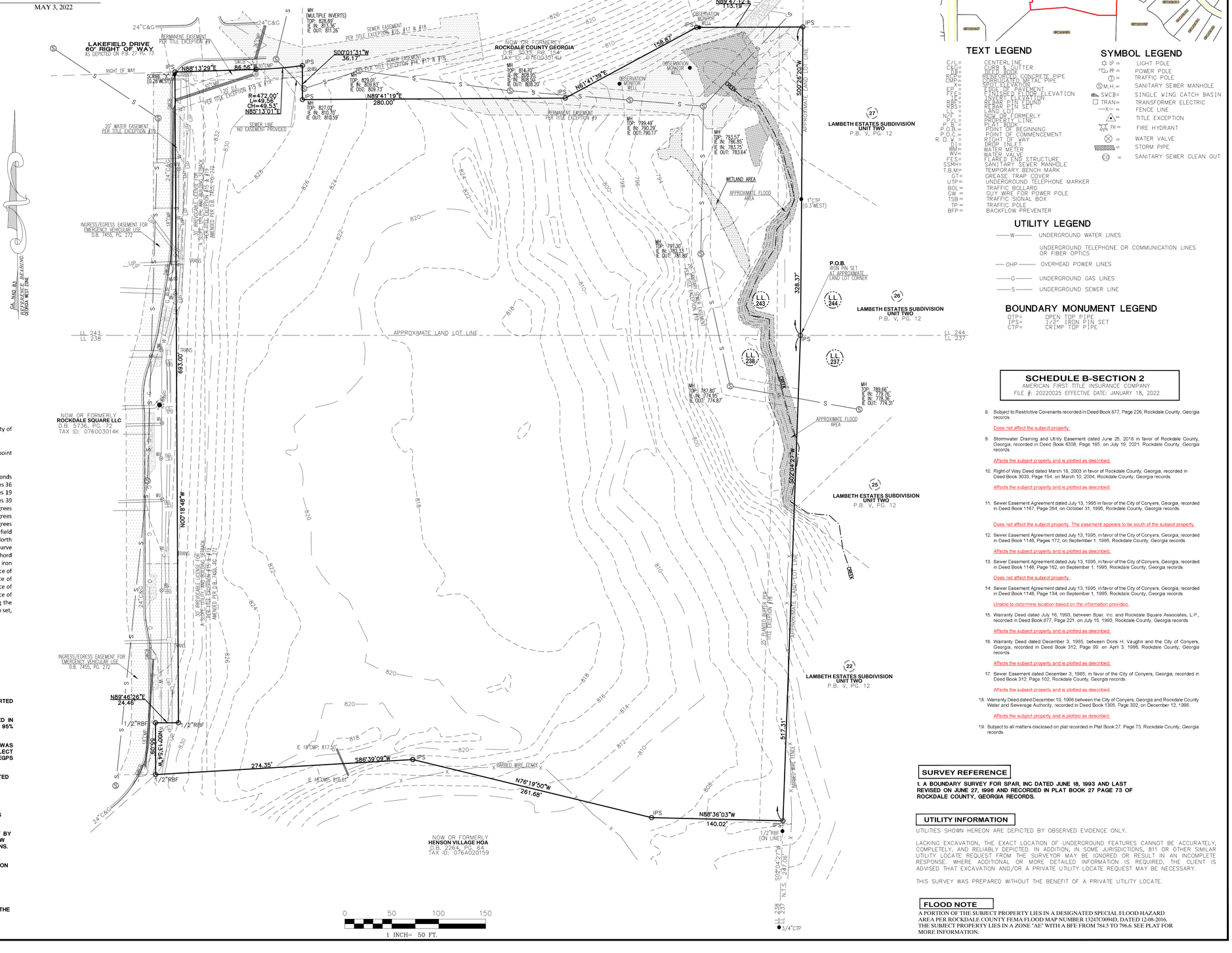
BEGINNING at an iron pin set at the land lot corner common to land lots 237, 238, 243 and 244, said point being the **POINT OF BEGINNING;**

THENCE along the land lot line common to land lots 237 and 238 South 02 degrees 04 minutes 27 seconds West for a distance of 517.31 feet to an iron pin set; THENCE leaving the land lot line North 88 degrees 36 minutes 03 seconds West for a distance of 140.02 feet to an iron pin set; THENCE North 76 degrees 19 minutes 50 seconds West for a distance of 261.68 feet to an iron pin set; THENCE South 86 degrees 39 minutes 09 seconds West for a distance of 274.35 feet to a ½ inch rebar found; THENCE North 00 degrees 13 minutes 54 seconds West for a distance of 55.09 feet to a ½ inch rebar found; THENCE North 89 degrees 46 minutes 26 seconds East for a distance of 24.46 feet to a ½ inch rebar found; THENCE North 00 degrees 18 minutes 48 seconds West for a distance of 693.00 feet to an iron pin set on the right of way of Lakefield drive (60' right of way); THENCE along the right of way the following two (2) courses and distances North 88 degrees 13 minutes 29 seconds East for a distance of 86.56 feet to a point; THENCE along a curve turning to the left having a radius of 472.00 feet, arc length of 49.56 feet and being subtended by a chord having a bearing of North 85 degrees 13 minutes 01 seconds East for a distance of 49.53 feet to an iron pin set; THENCE leaving the right of way South 00 degrees 01 minutes 31 seconds West for a distance of 36.17 feet to an iron pin set; THENCE North 89 degrees 41 minutes 19 seconds East for a distance of 280.00 feet to an iron pin set; THENCE North 61 degrees 41 minutes 39 seconds East for a distance of 158.67 feet to an iron pin set; THENCE North 89 degrees 47 minutes 12 seconds East for a distance of 113.19 feet to an iron pin set on the land lot line common to land lots 243 and 244; THENCE along the land lot line South 00 degrees 26 minutes 20 seconds West for a distance of 328.37 feet to an iron pin set, said point being the **POINT OF BEGINNING.**

The above-described tract contains 11.527 acres.

SURVEYOR'S NOTES

1. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS REPORTED HEREON WAS A CARLSON BRX7 MULTI-FREQUENCY GPS BASE AND ROVER SYSTEM.
2. THE RELATIVE POSITIONAL TOLERANCE OF ALL FIELD LOCATED SURVEY POINTS USED IN THE PREPARATION OF THIS PLAT IS 0.04' HORIZONTAL AND 0.07' VERTICAL AT THE 95% CONFIDENCE LEVEL.
3. THE HORIZONTAL AND VERTICAL DATUM FOR WHICH THIS SURVEY IS BASED WAS OBTAINED BY THE USE OF GPS. A CARLSON NETWORK RTK ROVER WAS USED TO COLLECT CORRECTED MEASUREMENTS REPORTED BY A REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC.
4. VERTICAL DATUM SHOWN HEREON IS NAVD 88 AND AS REPORTED BY THE RTN OPERATED BY EGPS SOLUTIONS, INC.
5. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE.
6. THE RIGHT OF WAY SHOWN HEREON WAS CALCULATED FROM DEEDS AND PLATS OF RECORD AND MONUMENTS FOUND IN THE FIELD. THE CENTERLINE OF THE ROADWAY DOES NOT REPRESENT THE CENTERLINE OF THE RIGHT OF WAY.
7. UTILITY PIPES, LINES, AND APPARATUS'S SHOWN ARE FROM OBSERVED EVIDENCE ONLY BY WHAT WAS VISIBLE ABOVE GROUND OR MARKED ON THE GROUND BY OTHERS. ALL BELOW GROUND UTILITIES SHOWN ON THIS MAP SHOULD BE CONSIDERED APPROXIMATE LOCATIONS.
8. THE BEARING BASIS USED TO PREPARE THIS PLAT IS BASED UPON NAD-83, GEORGIA STATE PLANE, WEST ZONE COORDINATES. ALL DIRECTIONS AND DISTANCES SHOWN HEREON ARE A GROUND LEVEL PROJECTION OF THE SYSTEM.
9. THE CONTOUR INTERVAL IS 2 FOOT.
10. THE SUBJECT PROPERTY HAS ACCESS TO A PUBLIC ROADWAY.
11. THE VESTING LEGAL DESCRIPTION AND THE SURVEYED LEGAL DESCRIPTION DESCRIBE THE SAME PROPERTY.
12. NO EVIDENCE OF ANY EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSVERED.



TEXT LEGEND

C/L =	CENTERLINE
C&G =	CURB & GUTTER
DB =	DEED BOOK
RCP =	REINFORCED CONCRETE PIPE
CMP =	CORRUGATED METAL PIPE
EL =	SPOT ELEVATION
FP =	EDGE OF PAVEMENT
FFE =	FINISHED FLOOR ELEVATION
IE =	INVERT ELEVATION
RBF =	REBAR PIN FOUND
RBS =	REBAR PIN SET
LL =	LAND LOT
N/F =	NOW OR FORMERLY
P/L =	PROPERTY LINE
PB =	PLAT BOOK
P.O.B. =	POINT OF BEGINNING
P.O.C. =	POINT OF COMMENCEMENT
R.O.W. =	RIGHT OF WAY
DI =	DROP INLET
WM =	WATER METER
WV =	WATER VALVE
FES =	FLARED END STRUCTURE
SSMH =	SANITARY SEWER MANHOLE
T.B.M. =	TEMPORARY BENCH MARK
GT =	GREASE TRAP COVER
UTP =	UNDERGROUND TELEPHONE MARKER
BOL =	TRAFFIC BOLLARD
GW =	GUY WIRE FOR POWER POLE
TSB =	TRAFFIC SIGNAL BOX
TP =	TRAFFIC POLE
BFP =	BACKFLOW PREVENTER

SYMBOL LEGEND

LP =	LIGHT POLE
PP =	POWER POLE
=	TRAFFIC POLE
M.H. =	SANITARY SEWER MANHOLE
SWCB =	SINGLE WING CATCH BASIN
TRAN =	TRANSFORMER ELECTRIC
-X- =	FENCE LINE
=	TITLE EXCEPTION
FH =	FIRE HYDRANT
=	WATER VALVE
=	STORM PIPE
=	SANITARY SEWER CLEAN OUT

UTILITY LEGEND

—W—	UNDERGROUND WATER LINES
	UNDERGROUND TELEPHONE OR COMMUNICATION LINES OR FIBER OPTICS
—OHP—	OVERHEAD POWER LINES
—G—	UNDERGROUND GAS LINES
—S—	UNDERGROUND SEWER LINE

BOUNDARY MONUMENT LEGEND

OTP =	OPEN TOP PIPE
IPS =	1/2" IRON PIN SET
CTP =	CRIMP TOP PIPE

SCHEDULE B-SECTION 2
AMERICAN FIRST TITLE INSURANCE COMPANY
FILE #: 20220025 EFFECTIVE DATE: JANUARY 18, 2022

8. Subject to Restrictive Covenants recorded in Deed Book 677, Page 226, Rockdale County, Georgia records.

Does not affect the subject property.

9. Stormwater Draining and Utility Easement dated June 26, 2018 in favor of Rockdale County, Georgia, recorded in Deed Book 6308, Page 185, on July 19, 2021, Rockdale County, Georgia records.

Affects the subject property and is plotted as described.

10. Right-of Way Deed dated March 18, 2003 in favor of Rockdale County, Georgia, recorded in Deed Book 3033, Page 154, on March 10, 2004, Rockdale County, Georgia records.

Affects the subject property and is plotted as described.

11. Sewer Easement Agreement dated July 13, 1995 in favor of the City of Conyers, Georgia, recorded in Deed Book 1167, Page 264, on October 31, 1995, Rockdale County, Georgia records.

Does not affect the subject property. The easement appears to be south of the subject property.

12. Sewer Easement Agreement dated July 13, 1995, in favor of the City of Conyers, Georgia, recorded in Deed Book 1148, Pages 172, on September 1, 1995, Rockdale County, Georgia records.

Affects the subject property and is plotted as described.

13. Sewer Easement Agreement dated July 13, 1995, in favor of the City of Conyers, Georgia, recorded in Deed Book 1148, Page 162, on September 1, 1995, Rockdale County, Georgia records.

Does not affect the subject property.

14. Sewer Easement Agreement dated July 13, 1995, in favor of the City of Conyers, Georgia, recorded in Deed Book 1148, Page 134, on September 1, 1995, Rockdale County, Georgia records.

Unable to determine location based on the information provided.

15. Warranty Deed dated July 16, 1993, between Spar, Inc. and Rocktale Square Associates, L.P., recorded in Deed Book 877, Page 221, on July 16, 1993, Rockdale County, Georgia records.

Affects the subject property and is plotted as described.

16. Warranty Deed dated December 3, 1985, between Doris H. Vaughn and the City of Conyers, Georgia, recorded in Deed Book 312, Page 99, on April 3, 1986, Rockdale County, Georgia records.

Affects the subject property and is plotted as described.

17. Sewer Easement dated December 3, 1985, in favor of the City of Conyers, Georgia, recorded in Deed Book 312, Page 102, Rockdale County, Georgia records.

Affects the subject property and is plotted as described.

18. Warranty Deed dated December 10, 1996 between the City of Conyers, Georgia and Rockdale County Water and Sewerage Authority, recorded in Deed Book 1305, Page 302, on December 12, 1996.

Affects the subject property and is plotted as described.

19. Subject to all matters disclosed on plat recorded in Plat Book 27, Page 73, Rockdale County, Georgia records.

SURVEY REFERENCE

1. A BOUNDARY SURVEY FOR SPAR, INC DATED JUNE 18, 1993 AND LAST REVISED ON JUNE 27, 1996 AND RECORDED IN PLAT BOOK 27 PAGE 73 OF ROCKDALE COUNTY, GEORGIA RECORDS.

UTILITY INFORMATION

UTILITIES SHOWN HEREON ARE DEPICTED BY OBSERVED EVIDENCE ONLY.

LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUEST FROM THE SURVEYOR MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A PRIVATE UTILITY LOCATE.

FLOOD NOTE

A PORTION OF THE SUBJECT PROPERTY LIES IN A DESIGNATED SPECIAL FLOOD HAZARD AREA PER ROCKDALE COUNTY FEMA FLOOD MAP NUMBER 13247C0094D, DATED 12-08-2016. THE SUBJECT PROPERTY LIES IN A ZONE "AE" WITH A BFE FROM 784.5 TO 796.6. SEE PLAT FOR MORE INFORMATION.

PREPARED BY:
acre
PROFESSIONAL SURVEYORS
A GEORGIA LAND SURVEYING FIRM: LSF# 001105
ACRE GROUP, INC.
139 W WASHINGTON ST | MADISON | GEORGIA 30650 | 706.431.4990

GEORGIA REGISTERED LAND SURVEYOR No. 3209 JOSEPH P. BREWER

NO.	DATE:	REVISION:
1	6-15-22	REVISED TO MAP UTILITIES ALONG WEST BOUNDARY
2	10-3-22	REVISED TO REFLECT DEED BOOK 7455 PAGE 272

SURVEY INFORMATION:
DATE: 4/25/2022 LAND LOT: 238 & 243 DISTRICT: 10TH COUNTY: ROCKDALE
CITY: CONYERS SCALE: 1"=50' DRAWN BY: J BENNETT
JOB NUMBER: 22-565 DATE OF FIELD WORK: 4/28/2022

ALTA/NSPS LAND TITLE SURVEY FOR:
CDV, LLLP
FIRST AMERICAN TITLE INSURANCE COMPANY

SHEET:
1 OF 1