

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16,218 FEET, AND AN ANGULAR ERROR OF 08" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,792,800.000

EQUIPMENT USED GEOMAX ZOOM 90 ROBOTIC & SPECTRA SP85 GPS UNIT

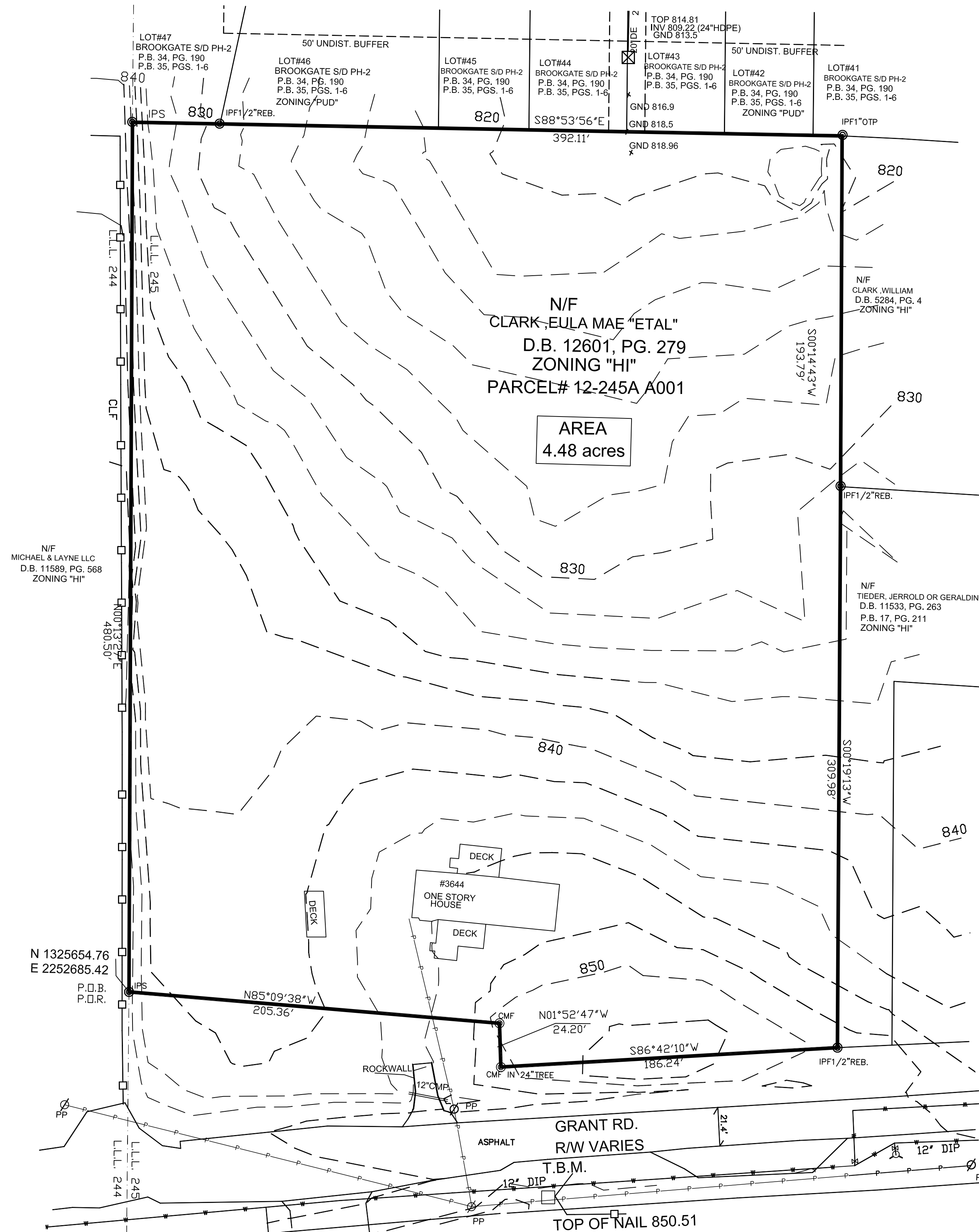
FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE OF THE 100-YEAR FLOOD HAZARD AREA.

PANEL# 13063C0043F DATED 06/07/2017

LEGENDS OF SYMBOLS

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
OOP	OPEN TOP PIPE
CIFF	IRON PIN FOUND
CIPI	IRON PIN SET 1/2" REBAR W/ CAP
C/G	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L/L	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
COL	POINT ON LINE
B.O.C.	BACK OF CURB
FNG	FENCE CORNER
EP	EDGE OF PAVEMENT
PC	PROPERTY CORNER
#LP	LIGHT POLE
#PP	POWER POLE
GW	GUY WIRE
JB	EXISTING JUNCTION BOX
WV	EXISTING WATER VALVE
YFH	EXISTING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
H/W	HEADWALL
SWCB	SINGLE WALL CATCH BASIN
DWCB	DOUBLE WALL CATCH BASIN
OS	OUTLET STRUCTURE (ROSER)
DI	DROP INLET
W	WATER METER
W	WATERLINE
SS	SANITARY SEWER LINE
OV	OVERHEAD POWERLINE
UFO	UNDERGROUND FIBER OPTICS
G	GASLINE
LS	LANDSCAPING
PKS (F)	PK NAIL SET (FOUND)
EX-WH	EXISTING SANITARY SEWER MANHOLE
SMH	SANITARY SEWER MANHOLE
S.E.	SANITARY EASEMENT
C/O	CLEAN-OUT
FD	FIRE DEPARTMENT CONNECTOR
C.L.F.	CHAIN LINK FENCE
D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
H	HEIGHT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS



HI Heavy Industrial District Standards

Minimum Lot Area: None
 Minimum Lot Width: None
 Maximum Lot Depth: None
 Minimum Lot Frontage: 100 feet on a public street with access from said Public Street
 Sewer and Water: Requires connection to public water and sewer
 Minimum Front Yard Setback: 50 feet when adjacent to an Arterial Road; 45 feet when adjacent to a Collector Rd.; 40 feet when adjacent to a Local Rd.
 Minimum Side Yard Setback: 50 feet
 Minimum Rear Yard Setback: 50 feet
 Maximum Lot Coverage: All primary and accessory structures, and impervious surface can not exceed 70% of the lot area.

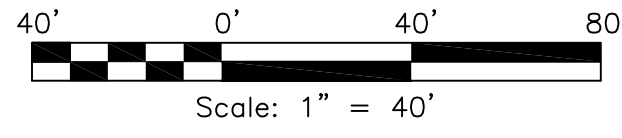
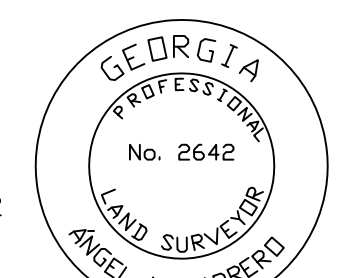
SURVEY ORDERED BY:
 GEORGE HARPER
 404-391-0442

- GENERAL NOTES**
- TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
 - LAST DATE OF FIELD SURVEY 12/16/2021
 - ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
 - INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
 - ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
 - THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHTS-OF-WAY NOT SHOWN HEREON.
 - TOPOGRAPHIC SURVEY FIELD RUN BY SOUTHSIDE SURVEYING. CONTOURS INTERVAL 2FT.

** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

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, NOR 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.

Angel M. Marrero
 ANGEL M. MARRERO P.L.S. #2642
 Certified Design Professional # 4479



REV.	DESCRIPTION	DATE
1	SOUTHSIDE SURVEYING & PLANNING LSF000831	01/12/2022
LIMITED TOPOGRAPHY FOR: JOSE HERNANDEZ		
Land Lot 245	12TH Dist.	CLAYTON County, GA
Drawn By: AMM SR.	Scale: 1"=40'	
Dwg No: 2-2111189	Date: 01/12/2022	