SURVEY FOR:

NORTH BAY AVALON, LLLP

200 & 400 CALUMET PARKWAY
LAND LOT 75, 5th DISTRICT
COWETA COUNTY, GEORGIA
CITY OF NEWNAN

LEGEND:

IPS	IRON PIN SET	HC	HANDI-CAP
IPF	IRON PIN FOUND		BOLLARD
OT	OPEN TOP PIN	CMF	CONCRETE MONUMENT FOUND
CT	CRIMP TOP PIN	—Z—Z—	OVERHEAD UTILITY LINE(S).
RB RE-BAR	REINFORCING BAR	SSMH	SANITARY SEWER MAN HOLE
CRB	CAPPED RE-BAR	MHT	MAN HOLE TELEPHONE
CL	CENTERLINE	DWCB	CATCH BASIN
R/W	RIGHT-OF-WAY	JB	JUNCTION BOX
LLL	LAND LOT LINE	DI	DROP INLET
L	LINE	HW	HEAD WALL
R	RADIUS	CMP	CORRUGATED METAL PIPE
CONC	CONCRETE	CPP	CORRUGATED PLASTIC PIPE
C	CURVE	RCP	REINFORCED CONCRETE PIPE
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
GV	GAS VALVE	FH	FIRE HYDRANT
GM	GAS METER	DE	DRAINAGE EASEMENT
LP	LAMP POLE	WV	WATER VALVE
—SS—	SANITARY SEWER	PIV	POST INDICATOR VALVE
FC	FENCE CORNER	WM	WATER METER
—X—X—	FENCE	CO	SANITARY SEWER CLEANOUT
AE	ACCESS EASEMENT	POB	POINT OF BEGINNING
PROP	PROPOSED	POC	POINT OF COMMENCEMENT
AC	AIR-CONDITIONER	NTS	NOT TO SCALE
	GA POWER MANHOLE	SWCB	SINGLE WING CATCH BASIN
PB	POWER BOX	UE	UTILITY EASEMENT
CATV	CABLE TELEVISION JUNCTION BOX	PM	POWER METER
TB	TELEPHONE JUNCTION BOX		CLF CHAIN-LINK FENCE
APP	ABANDONED POWER POLE		CTW CROSS-TIE WALL

PB	ELECTRIC POWER BOX
CATV	CABLE TELEVISION JUNCTION BOX
TB	TELEPHONE JUNCTION BOX
UB	UTILITY BOX

LEGAL DESCRIPTION - EASEMENT AREA

LEGAL DESCRIPTION – Easement Area 0.28 Acres of Land

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 75 of the 5th District of Coweta County, Georgia and being more particularly described as follows:

TO LOCATE THE POINT OF BEGINNING, commence at a point (Concrete Monument Found) located at the northerly end of the mitered right-of-way margin of the northerly right-of-way margin of Millard Farmer Industrial Boulevard (aka State Route 34 Bypass) (R/W Varies) and the easterly right-of-way margin of Calumet Parkway (100' right-of-way);

Thence following said northern right-of-way margin of Millard Farmer Industrial Boulevard (aka State Route 34 Bypass) (R/W Varies) proceed South 44°28'37" East a distance of 71.68 feet (Concrete Monument Found);

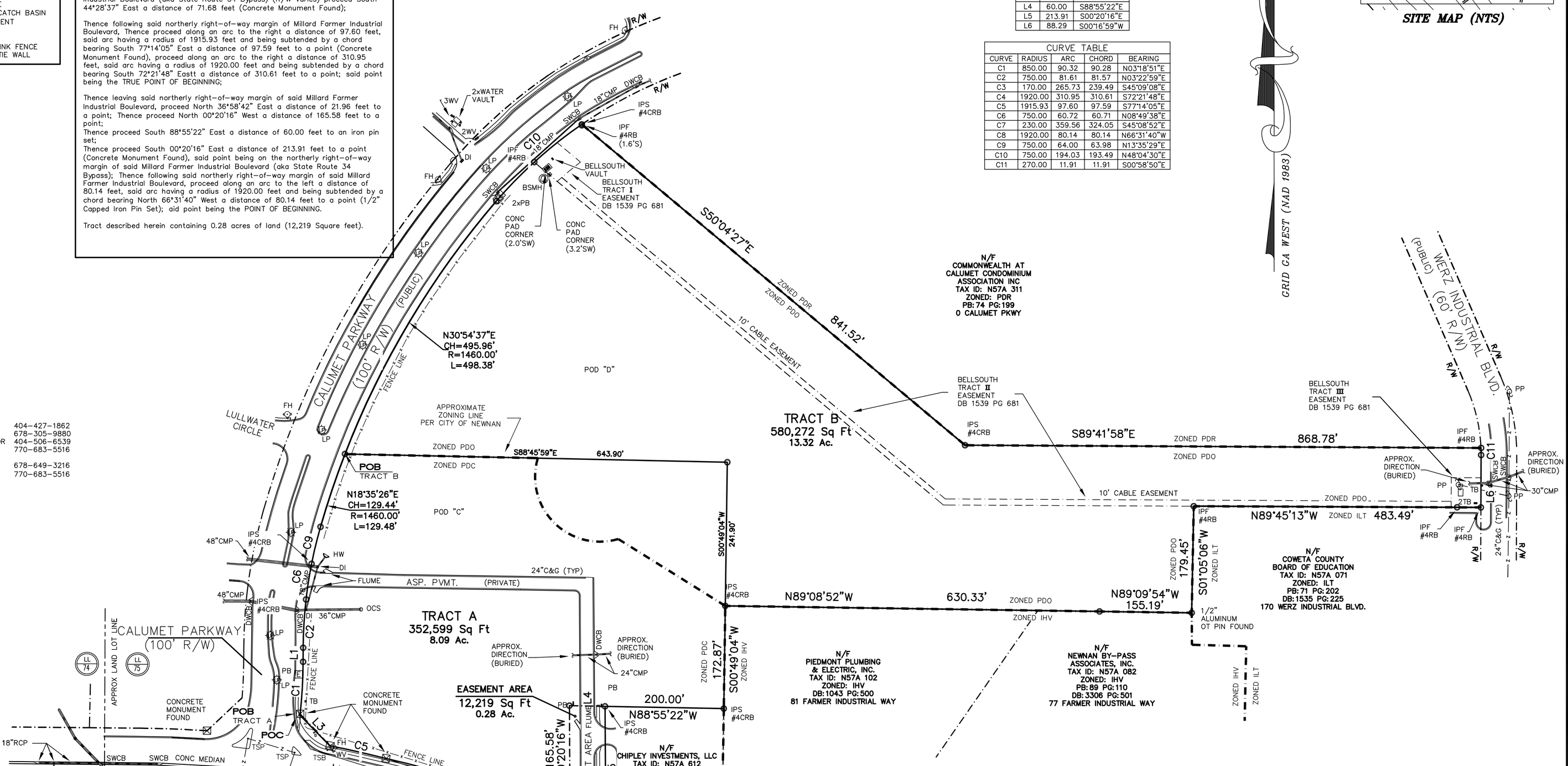
Thence following said northerly right-of-way margin of Millard Farmer Industrial Boulevard, Thence proceed along an arc to the right a distance of 97.60 feet, said arc having a radius of 1915.93 feet and being subtended by a chord bearing South 77°14'05" East a distance of 97.59 feet to a point (Concrete Monument Found), proceed along an arc to the right a distance of 310.95 feet, said arc having a radius of 1920.00 feet and being subtended by a chord bearing South 72°21'48" East a distance of 310.61 feet to a point; said point being the TRUE POINT OF BEGINNING;

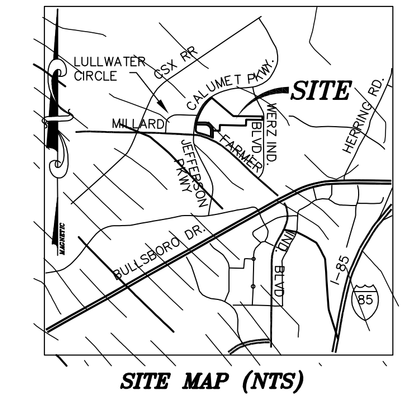
Thence leaving said northerly right-of-way margin of said Millard Farmer Industrial Boulevard, proceed North 36°58'42" East a distance of 21.96 feet to a point; Thence proceed North 00°20'16" West a distance of 165.58 feet to a point;
Thence proceed South 88°55'22" East a distance of 60.00 feet to an iron pin set;
Thence proceed South 00°20'16" East a distance of 213.91 feet to a point (Concrete Monument Found), said point being on the northerly right-of-way margin of said Millard Farmer Industrial Boulevard (aka State Route 34 Bypass); Thence following said northerly right-of-way margin of said Millard Farmer Industrial Boulevard, proceed along an arc to the left a distance of 80.14 feet, said arc having a radius of 1920.00 feet and being subtended by a chord bearing North 66°31'40" West a distance of 80.14 feet to a point (1/2" Capped Iron Pin Set); aid point being the POINT OF BEGINNING.

Tract described herein containing 0.28 acres of land (12,219 Square feet).

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.55	N00°16'13"E
L2	21.96	N36°58'42"E
L3	71.68	S44°26'37"E
L4	60.00	S88°55'22"E
L5	213.91	S00°20'16"E
L6	88.29	S00°16'59"W

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD	BEARING
C1	850.00	90.32	90.28	N03°18'51"E
C2	750.00	81.61	81.57	N03°22'59"E
C3	170.00	265.73	239.49	S45°09'08"E
C4	1920.00	310.95	310.61	S72°21'48"E
C5	1915.93	97.60	97.59	S77°14'05"E
C6	750.00	60.72	60.71	N08°49'38"E
C7	230.00	359.56	324.05	S45°08'52"E
C8	1920.00	80.14	80.14	N66°31'40"W
C9	750.00	64.00	63.98	N13°35'29"E
C10	750.00	194.03	193.49	N48°04'30"E
C11	270.00	11.91	11.91	S00°58'50"E





SITE MAP (NTS)

CLOSURE STATEMENT:

1) BOUNDARY SURVEY BY FRONTLINE SURVEYING & MAPPING, INC. DATE OF SURVEY: 11/07/2013
2) EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER.
3) ANGULAR ERROR: 3 SECONDS PER ANGLE.
4) PRECISION: 1;23,241
5) ADJUSTED BY LEAST SQUARES.
6) PLAT CLOSURE: 1:684,966
7) DISTANCES SHOWN ARE HORIZONTAL.

ZONING:

PDC	PLANNED COMMERCIAL DEVELOPMENT DISTRICT
PDO	PLANNED OFFICE AND INSTITUTIONAL DISTRICT
PDI	PLANNED INDUSTRIAL DISTRICT
PDR	PLANNED RESIDENTIAL DEVELOPMENT DISTRICT
ILT	LIGHT INDUSTRIAL DISTRICT
IHV	HEAVY INDUSTRIAL DISTRICT

	PDC	PDO
MINIMUM DISTRICT SIZE (ACRES)	25	25
MAX BUILDING COVERAGE (PROJECT AREA AVG)	35%	35%
MIN LOT SIZE	10,000	10,000
BUILDING SETBACKS	MAJ ST: 30/80 MIN ST:15/40	MAJ ST: 30/80 MIN ST:15/40
SIDE SETBACK	10 FT	10 FT
STREET SIDE SETBACK	MAJ ST: 30/80 MIN ST:15/40	MAJ ST: 30/80 MIN ST:15/40
REAR SETBACK	10 FT	10 FT
MIN BLDG LINE WIDTH	50 FT	50 FT
MIN LOT FRONTAGE	50 FT	50 FT
MIN LOT DEPTH	100 FT	100 FT
PRINCIPLE BLDG HEIGHT	35 FT	35 FT
MIN/MAX BLDG COVERAGE PER LOT	NONE/50%	NONE/50%
MIN LANDSCAPED AREA	10%	10%

UTILITY COMPANY INFO:

ATLANTA GAS LIGHT COMPANY	GAS	OPERATOR	404-427-1862
AT&T	TELEPHONE	RICKY PORTER	678-305-9880
GEORGIA POWER COMPANY	ELECTRIC	SHIFT SUPERVISOR	404-506-6539
NEWNAN WATER & LIGHT	ELECTRIC, WATER & SEWER	OPERATOR	770-683-5516
CHARTER COMMUNICATIONS	CABLE	OPERATOR	678-649-3216
HC CABLE/OPCO (NEW LINK)	CABLE	OPERATOR	770-683-5516

FLOOD STATEMENT:

PER GRAPHICAL PLOTTING OF F.E.MA. MAP 13077C0144D, DATED 02/06/2013, THE REFERENCE PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

WETLANDS:

FRONTLINE SURVEYING & MAPPING, INC., HAS FOUND NO OBSERVABLE EVIDENCE OF WETLANDS WITHIN THE BOUNDARY OF SUBJECT PROPERTY EXCEPT AS NOTED HEREON.

STATE WATERS NOTE:

FRONTLINE SURVEYING & MAPPING, INC., HAS FOUND OBSERVABLE EVIDENCE OF STATE WATERS WITHIN THE SUBJECT PROPERTY AS SHOWN HEREON.

EASEMENT STATEMENT:

EASEMENTS WIDTH AND LOCATIONS, IF ANY, OTHER THAN SHOWN HEREON, ARE UNKNOWN.

REFERENCES:

1) FINAL PLAT OF POD E CALUMET PREPARED FOR PARKWAY VENTURES, INC., BY STAN STEELE SURVEYING, DATED 07/30/2001, JOB No. 01_123.
2) PLAT OF SURVEY FOR PARKWAY VENTURES, PODS C AND D CALUMET, PREPARED BY McLAIN SURVEYING, INC., DATED 11/18/2004, PROJECT NAME: 02-294, JOB No. 02-294A.
3) GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS, PROJECT No. STP-164-1(39)&(48).
4) PLAT BOOK 80 PAGE 37, SHOWS POD "C" AT 8.26 AC.

NOTES:

1) UPON VISUAL INSPECTION, NO OBSERVABLE EVIDENCE WAS FOUND ON THIS SITE BEING USED AS A LANDFILL.
2) DISTANCES SHOWN ARE HORIZONTAL.
3) THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO CALUMET PARKWAY, A PUBLIC STREET OR HIGHWAY.
4) THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES.
5) THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PREMISES, AND NO ENCROACHMENTS ONTO SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES EXCEPT AS NOTED ON SURVEY.
6) THERE WAS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION NOR BUILDING ADDITIONS AT THE TIME OF SURVEY.

GLOBAL POSITIONING SYSTEMS INCORPORATION NOTE:

A PORTION OF THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS). IT INCLUDES NAVD 1988 ELEVATIONS AND HORIZONTAL DATUM 1983 (2012) GEORGIA STATE PLANE COORDINATES. THE EQUIPMENT USED WAS A TRIMBLE 5800 GPS RECEIVER WITH TRIMBLE DATA COLLECTOR. A NETWORK ADJUSTED REAL TIME KINEMATIC SURVEY WAS PERFORMED USING CORRECTED MEASUREMENTS. THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY eGPS SOLUTIONS, INC. POSITIONAL ACCURACY OF THE FIELD DATA UTILIZED IN THIS SURVEY IS 0.04 FEET HORIZONTAL AND 0.07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

GENERAL NOTES:

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. DEED/PLAT DISCLAIMER: 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 MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN MAS ADJUSTED, AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND ADJUSTED BY THE LEAST SQUARES METHOD. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN – 684,966 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED , COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2013 FRONTLINE SURVEYING AND MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com
FRONTLINE SURVEYING & MAPPING, INC.

DATE 11/07/13 (FIELD SURVEY)
SCALE 1" = 100'

SECTION	REVISION	BY:	DATE:
COWETA COUNTY, GEORGIA			
	CORRECTED LEGAL DESCRIPTION DIRECTIONS	CAM	11-19-13
	EASEMENT PARCEL AND TRACTS	TEP	6-12-15

ALTA/ACSM SURVEY FOR:
NORTH BAY AVALON, LLLP

LAND LOT 75 | 5th DISTRICT
LOT | BLOCK | UNIT
SUBDIVISION | PHASE

I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP", AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
MAP ID 13077C0144D EFFECTIVE DATE: 02/06/2013

PB 52 PG 5225
DB PG

GEORGIA REGISTERED No. 2402 PROFESSIONAL LAND SURVEYOR DAVID EDWARD PUTT, JR. 6-12-15

FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF #000631

JOB # 55079

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