

GRAPHIC SCALE
0 60 120'
1 inch = 60 Feet

UTILITY CONTACTS

BARTOW COUNTY WATER
RICHIE BANKS
678-721-5494

AT&T
ANGELO HINES
404-602-4459

CITY OF CARTERSVILLE GAS
GREG THACKER
770-387-5642

GEORGIA POWER
GEORGIA POWER LOCATING
404-506-6539

COMCAST
BRAD SEARS
770-559-6052

ZONING

ZONING FOR THIS PROPERTY IS CURRENTLY CLASSIFIED AS "C-1" (GENERAL BUSINESS DISTRICT). SETBACKS AND RESTRICTIONS ARE AS FOLLOWS:

FRONT YARD: 40 FEET
SIDE YARD: 20 FEET
REAR YARD: 20 FEET
MAXIMUM BUILDING HEIGHT: 50 FEET
WIDTH AT STREET RIGHT OF WAY: 100 FEET
MINIMUM LOT SIZE: 15,000 SQUARE FEET

SURVEY REFERENCES

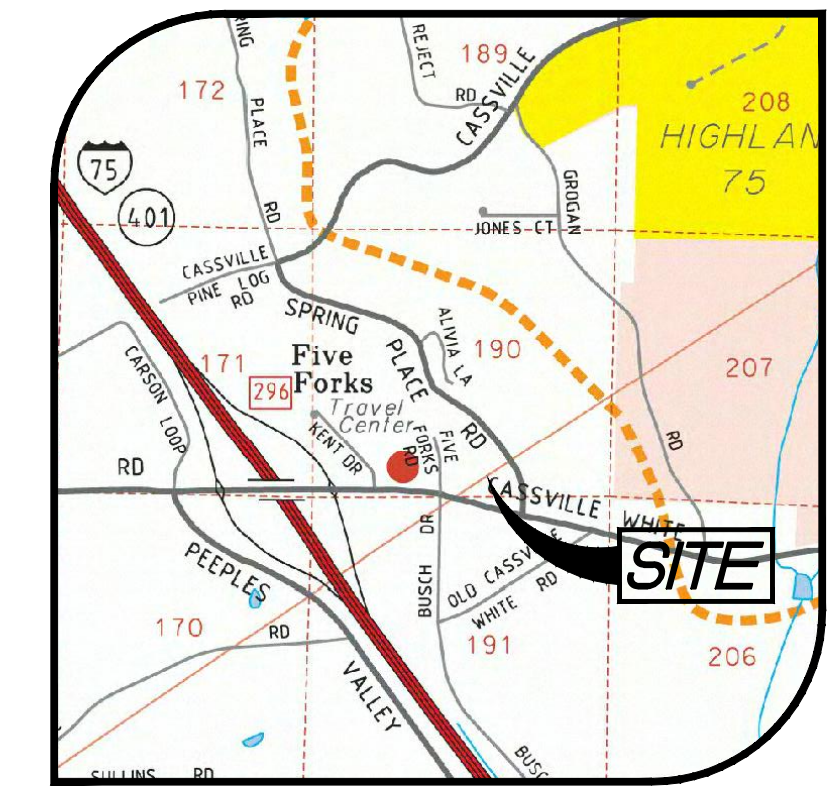
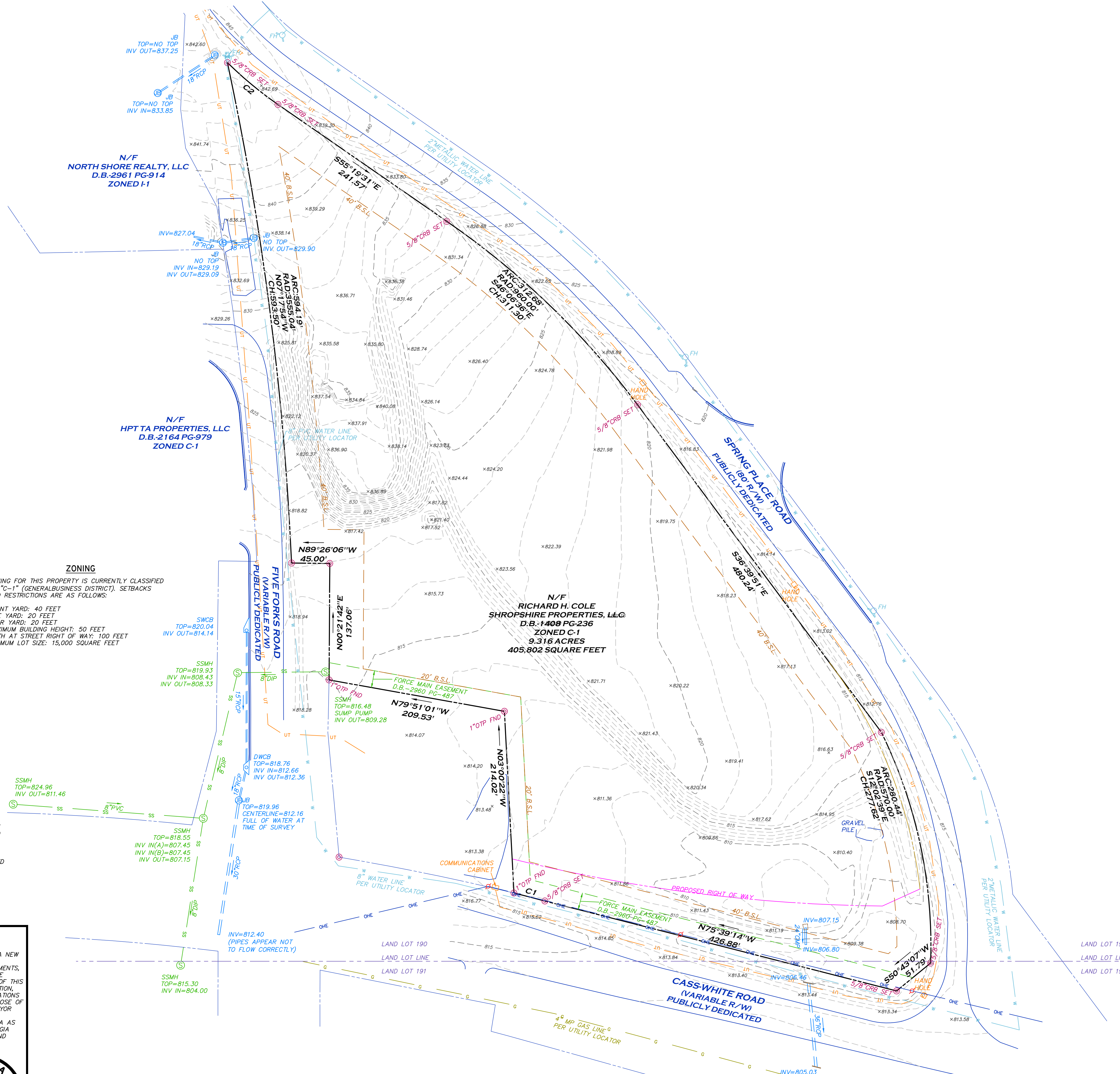
- BOUNDARY SURVEY FOR NORTHSIDE BANK PREPARED BY NORTH GEORGIA SURVEYING DATED JANUARY 23, 2014 AND RECORDED IN PLAT BOOK 74, PAGE 189, BARTOW COUNTY RECORDS.
- BOUNDARY SURVEY FOR DTC PROPERTIES, LLC PREPARED BY HIGHLAND ENGINEERING DATED APRIL 18, 2005 AND RECORDED IN PLAT BOOK 60, PAGE 132, BARTOW COUNTY RECORDS.

SURVEYOR'S CERTIFICATION

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, 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 G.C.G.A. SECTION 15-6-67.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2929.79'	37.64'	37.64'	N75°30'38"W
C2	465.00'	77.26'	77.17'	S50°19'45"E



VICINITY MAP
SURVEY NOTES

- PROPERTY SHOWN HEREON WAS SURVEYED FEBRUARY 10, 2020.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 27,119" WITH AN ANGULAR ERROR OF 3.14 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- A TOPCON GPT-3005LW TOTAL STATION, TOPCON HIPER SR GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- THIS PLAT HAS A MAP CLOSURE OF 1" IN 3,080,039".
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13015C0170C, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 28, 2007, FOR COMMUNITY NUMBER 130463, IN BARTOW COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HIPER SR GPS RECEIVER UTILIZING NETWORK RTK CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY EARL DUDLEY. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FEET HORIZONTAL AND .06 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- UTILITIES SHOWN PER MARKINGS PLACED BY UTILISURVEY, L.L.C. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
- NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.
- PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN DEED UNDER POWER OF SALE RECORDED IN DEED BOOK 2655, PAGE 440, BARTOW COUNTY RECORDS.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LEGEND

(BEARING/DISTANCE)	PROPERTY LINE
---	RECORD CALLS
- - - -	BUILDING SETBACK LINE
- - - -	BUILDING SETBACK LINE
W	WATER LINE
OHE	OVERHEAD UTILITY LINE
G	GAS LINE
SS	SANITARY SEWER LINE
UGE	UNDERGROUND ELECTRIC LINE
UT	UNDERGROUND TELEPHONE LINE
X	FENCE LINE
X	STORM DRAIN PIPE
WV	WATER VALVE
FH	FIRE HYDRANT
CO	CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
OCS	OUTLET CONTROL STRUCTURE
Y	YARD INLET
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
CMP	CORRUGATED METAL PIPE
FD	FLOW DIRECTION
CI	CURB INLET
DI	DROP INLET
SWCB	SINGLE-WING CATCH BASIN
DWCB	DOUBLE-WING CATCH BASIN
JB	JUNCTION BOX
RB	REBAR
CRB	CAPPED REBAR
CRM	CONCRETE R/W MONUMENT
FND	FOUND
LP	LIGHT POLE
SN	SON
T	TREE

LOWERY & ASSOCIATES
LAND SURVEYING, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30114
770-334-8186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A.: LSF-00102

PREPARED FOR:
M. B. S. TRANSPORT INC

BOUNDARY & TOPOGRAPHIC SURVEY OF:
10111 CASS WHITE RD NE
WHITE, GA 30184

REVISIONS
DATE: DESCRIPTION

STATE: GEORGIA
COUNTY: BARTOW
LAND LOTS: 190 & 191
DISTRICT: 5TH
SECTION: 3RD

DATE: FEBRUARY 12, 2020
JOB #: 202837
SCALE: 1"=60'
SHEET 1 OF 1

