

NOTES:

1. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP DEKALB COUNTY, GA. COMMUNITY PANEL NO. 130065 0154 J AND 130065 0162 J, EFFECTIVE DATE: MAY 16, 2013. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

EQUIPMENT USED FOR MEASUREMENT: TOPCON G.T.S. 303.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, & HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

- AREA: TRACT - 1 = 5.83 ACRES
TRACT - 2 = 2.43 ACRES
TRACT - 3 = 2.06 ACRES
TRACT - 4 = 0.81 ACRES
TRACT - 5 = 0.89 ACRES
TRACT - 6 = 5.14 ACRES
TRACT - 7 = 1.47 ACRES
TRACT - 8 = 0.26 ACRES
TOTAL AREA: 18.89 ACRES

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,698 FEET AND AN ANGULAR ERROR OF 00'00"02" PER ANGLE POINT, AND WAS ADJUSTED USING CRANDALL RULE. PARTY: WJ, AJ

TRACT - 1: THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 140,031 FEET.

TRACT - 2: THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 214,449 FEET.

TRACT - 3: THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,720 FEET.

TRACT - 4: THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 115,159 FEET.

TRACT - 5: THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 214,203 FEET.

TRACT - 6: THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 329,413 FEET.

TRACT - 7: THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 110,880 FEET.

TRACT - 8: THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 125,499 FEET.

THIS SURVEY WAS NOT PREPARED FOR THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MIGHT BE RECORDED.

REFERENCES:

- 1. DEED BOOK 24361, PAGE 280-292
2. DEED BOOK 25076, PAGE 188
3. DEED BOOK 25076, PAGE 187
4. DEED BOOK 25076, PAGE 188
RIGHT OF WAY DEEDS:
5. DEED BOOK 20582, PAGES 547-554
6. DEED BOOK 22494, PAGE 490
7. DEED BOOK 24182, PAGES 793-799
8. DEED BOOK 20582, PAGES 555-561
9. DEED BOOK 20582, PAGES 562-569
10. RIGHT OF WAY PLANS FOR SNAPPINGER ROAD WIDENING GDOT PROJECT NUMBER STP-165-1 (060), P.I. NUMBER 721820, SHEETS 13-01 THRU 13-06, DATED 09/11/2009 AND LAST REVISED 03/01/2010.

EXISTING ZONING: (AS SHOWN)

NEIGHBORHOOD SHOPPING DISTRICT - NSD
COMMERCIAL - C-1 (LOCAL COMMERCIAL DISTRICT)
RESIDENTIAL - R-100 (SINGLE FAMILY RESIDENTIAL DISTRICT)

STATE WATERS BUFFER:

AN UNDISTURBED VEGETATIVE BUFFER MEETING COUNTY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. BUFFER IS TO BE MEASURED FROM THE TOP EDGE OF WATERS BANK.

WETLANDS STATEMENT:

TO THE BEST OF MY KNOWLEDGE, THIS SITE DOES NOT CONTAIN WETLANDS. NO FORMAL WETLANDS DELINEATION HAS PERFORMED ON THIS SITE.

THIS PLAT OR SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES LISTED UNDER THE CAPTION "SURVEY FOR". ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains data for Tract 1 along creek.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains data for Tract 2 along property lines.

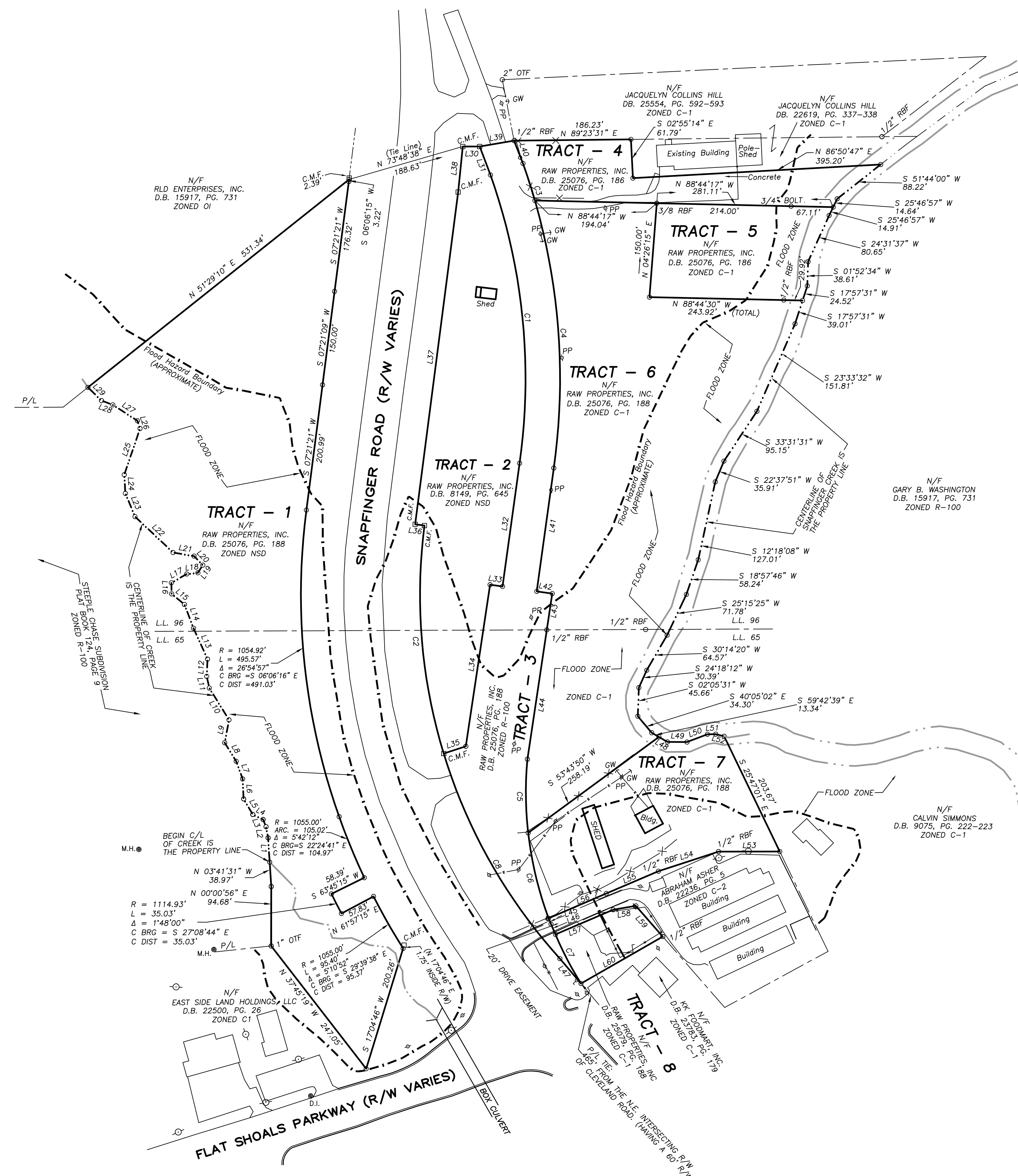
Table with 3 columns: LINE, BEARING, DISTANCE. Contains data for Tract 3 along property lines.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains data for Tract 4 along property lines.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains data for Tract 6 along property lines.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains data for Tract 7 along property lines.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains data for Tract 8 along property lines.

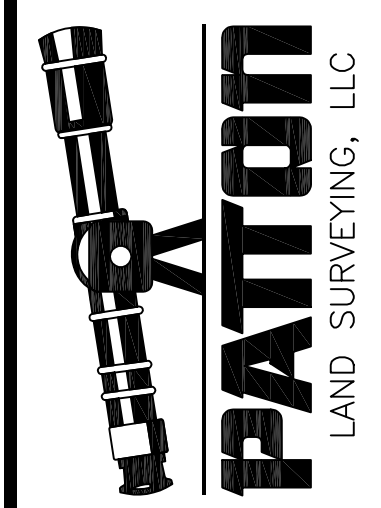


- LEGEND:
O.I.P.F. - IRON PIN FOUND
C.T.F. - CRIMPED TOP PIN FOUND
R.B.F. - REBAR PIN FOUND
R.B.S. - REBAR PIN SET
O.T.F. - OPEN TOP FOUND
A.I.F. - ANGLE IRON FOUND
C.C.M.F. - CONCRETE MONUMENT FOUND
P/L - PROPERTY LINE
R/W - RIGHT OF WAY
N/F - NOW OR FORMERLY
C/L - CENTER LINE
L.L.L. - LAND LOT LINE
F.H. - FIRE HYDRANT
G.V. - GATE VALVE
W.M. - WATER METER
W. - WATER MAIN
D.I.P. - DUCTILE IRON PIPE
PVC - POLYVINYL CHLORIDE PIPE
P.P. - POWER POLE
S.P. - SERVICE POLE
T.P. - TELEPHONE POLE
P.T.P. - POWER TRANSFORMER BOX
B.T.R. - TELEPHONE RISER
E. - ELECTRICAL LINE
T. - TELEPHONE CABLE
G. - GAS MAIN
C.M.P. - CORRUGATED METAL PIPE
B.C.C.M.P. - BITUMINOUS COATED CORRUGATED PIPE
R.C.P. - REINFORCED CONCRETE PIPE
C.B. - CATCH BASIN
J.B. - JUNCTION BOX
S.D.M.H. - STORM DRAIN MANHOLE
D.I. - DROP INLET
E.P. - EDGE OF PAVEMENT
B.C. - BACK OF CURB
G.W. - GUY WIRE
S.W.C.B. - SINGLE WING CATCH BASIN
D.W.C.B. - DOUBLE WING CATCH BASIN
CONTIGUOUS

REVISIONS: DATE COMMENTS
SEAL: GEORGIA REGISTERED LAND SURVEYOR No. 2647 CHRIS M. PATTON

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE SURVEYOR AND SHALL NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY MANNER WITHOUT THE PERMISSION OF THE SURVEYOR.

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FAX: (770) 532-1995
www.pattonsurveying.com



BOUNDARY SURVEY FOR:
RAW PROPERTIES, INC.
LOCATED IN:
LAND LOTS 65 AND 96 - 15TH LAND DISTRICT
DEKALB COUNTY, GEORGIA

SHEET NUMBER 1 OF 1
FILE NAME
SCALE 1" = 100'
REVISED DATE: 12 - 22 - 2017
DATE: 12 - 05 - 2006
PROJECT NO. 17-282

