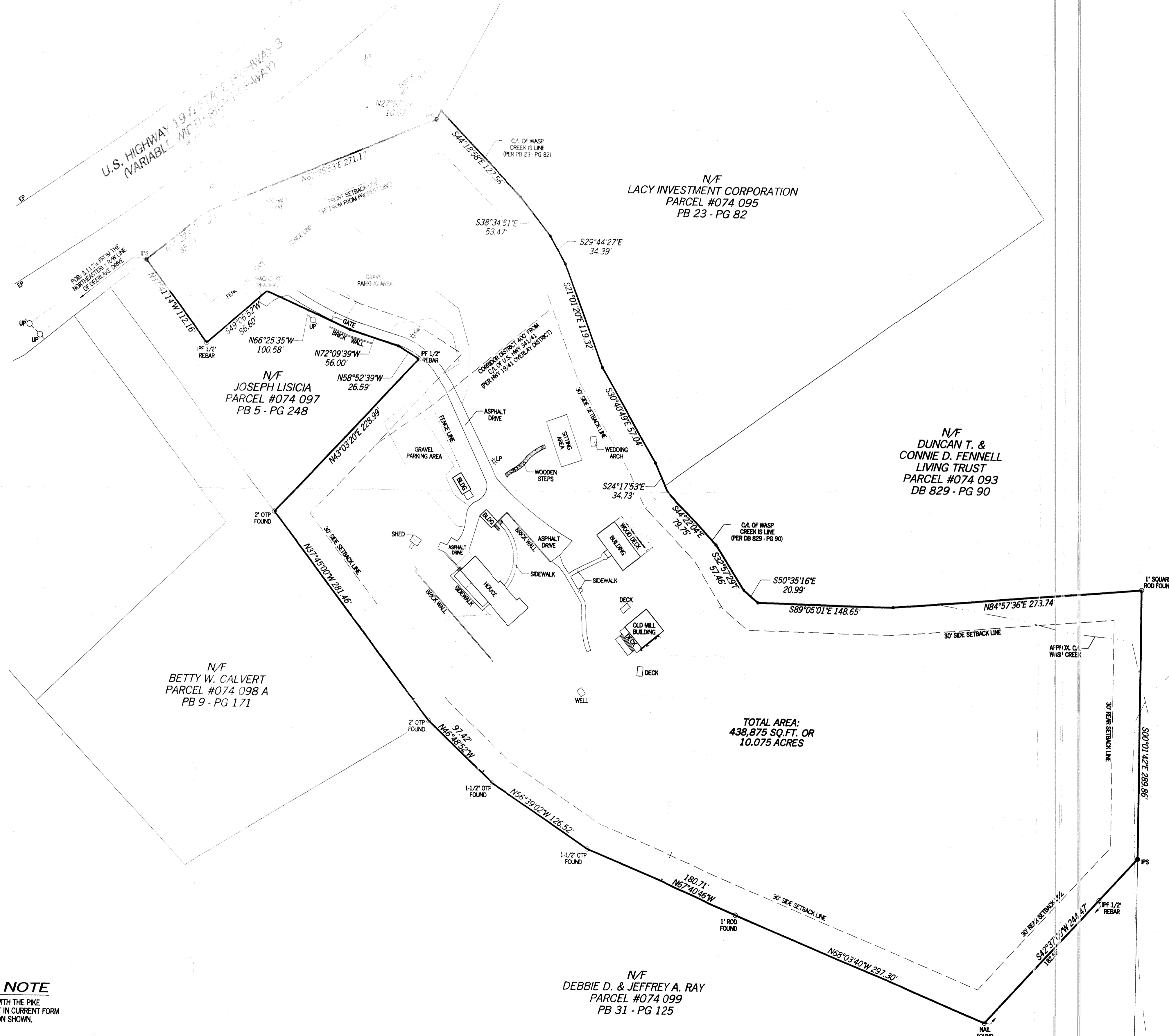


ZONING INFORMATION

- AR ZONING DISTRICT (AGRICULTURAL - RESIDENTIAL)
- MINIMUM FRONT YARD SETBACK:
 - (1) ARTERIAL ROADS - 100 FEET (FROM ROAD CENTERLINE). THE FRONT OF ALL BUILDINGS MUST BE AT LEAST 35 FEET FROM THE FRONT PROPERTY LINE.
 - (2) COLLECTOR ROADS - 100 FEET (FROM ROAD CENTERLINE). THE FRONT OF ALL BUILDINGS MUST BE AT LEAST 35 FEET FROM THE FRONT PROPERTY LINE.
 - (3) OTHER ROADS - 80 FEET (FROM ROAD CENTERLINE). THE FRONT OF ALL BUILDINGS MUST BE AT LEAST 35 FEET FROM THE FRONT PROPERTY LINE.
 - MINIMUM SIDE YARD SETBACK: 30 FEET
 - MINIMUM REAR YARD SETBACK: 30 FEET

ZONING INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM THE PIKE COUNTY ONLINE CODE OF ORDINANCES AND BRAD VAUGHAN, THE DIRECTOR OF PLANNING. ALL ZONING INFORMATION WILL NEED TO BE VERIFIED BEFORE THE APPROVAL OF ANY SITE WORK.



GENERAL NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE; THEREFORE, THE UNDERSIGNED AND CHARLES D. MCCANN CAPLS #2245 MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION, BELIEF AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED ON HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET HORIZONTAL AT THE 95% CONFIDENCE LEVEL.

EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS: CARLSON BRX4 GNSS DUAL FREQUENCY RECEIVER, IN COMBINATION WITH A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION. (DATE OF LAST FIELD VISIT: AUGUST 13, 2020)

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 371,895 FEET.

THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS: PLAT BOOK 1 - PAGE 63A

A PORTION OF THIS SITE APPEARS TO BE IN A SPECIAL FLOOD AREA AS DEFINED BY THE PIKE COUNTY F.E.M.A. F.I.R.M. COMMUNITY PANEL NUMBER 13231 C-0070 B, DATED SEPTEMBER 11, 2009.

PARCEL IS SITUATED WITHIN THE U.S. HIGHWAY 19/41 OVERLAY DISTRICT PER THE PIKE COUNTY ONLINE CODE OF ORDINANCES. (CHAPTER 160 - US HIGHWAY 19 & US HIGHWAY 41 OVERLAY DISTRICTS ORDINANCE).

THE BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A PREVIOUS BOUNDARY SURVEY PERFORMED BY MCCANN LAND SURVEYORS, DATED AUGUST 14, 2020; AND HAS BEEN USED VIA MEANS OF SUPPLEMENTAL FIELD VERIFICATION, WHICH IN NO WAY CONSTITUTES A BOUNDARY CERTIFICATION OR WARRANTY OF BOUNDARY INFORMATION.

- SYMBOLS**
- IPF = ○ - AS SHOWN HEREON
 - IPS = ● - 1/2" CAPPED REBAR TO BE SET
 - CMF = □ - CONCRETE MONUMENT FOUND

RECORDING NOTE

SHOULD NOT BE RECORDED WITH THE PIKE COUNTY CLERK OF SUPERIOR COURT IN CURRENT FORM WITH SITE PLAN INFORMATION SHOWN.

THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY. THE BOUNDARY INFORMATION SHOWN HEREON WAS PERFORMED AT A PREVIOUS DATE. PLEASE SEE GENERAL NOTES FOR DETAILS.

THIS SURVEY DOES NOT MEET 'MINIMUM STANDARDS OF PROPERTY BOUNDARY SURVEYS' AND MERELY REPRESENTS CONDITIONS FOUND ONSITE AT THE TIME OF SURVEY.

SUBJECT PROPERTY

OWNER: MILL CREEK EVENTS LLC
 SITE ADDRESS: 15046 U.S. HIGHWAY 19, GRIFFIN, GA 30224
 AREA: 10.075 ACRES
 PARCEL #074 096
 REFERENCE: PLAT BOOK 1 - PAGE 63A
 PLAT BOOK 5 - PAGE 248
 PLAT BOOK 9 - PAGE 171
 PLAT BOOK 23 - PAGE 82
 PLAT BOOK 31 - PAGE 125
 DEED BOOK 829 - PAGE 90
 RIGHT-OF-WAY PLANS EDS-19(38)
 (P.1. #321200)

APPROX LIMITS OF THE 100-YEAR SPECIAL ZONE A FLOOD AREA AS SHOWN PER PIKE COUNTY FLOOD MAP #13231 C-0070 B, DATED SEPTEMBER 11, 2009.

N/F DUNCAN T. & CONNIE D. FENNELLS LIVING TRUST
 PARCEL #074 093
 DB 829 - PG 90

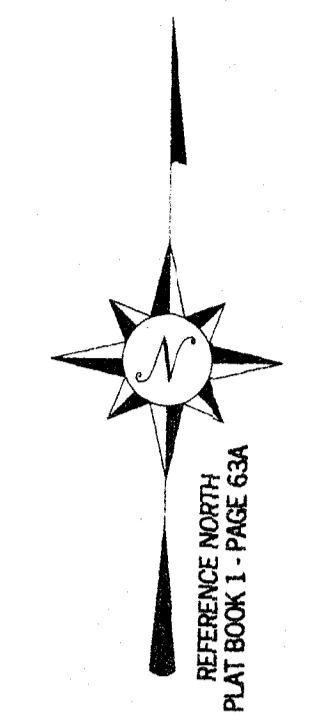
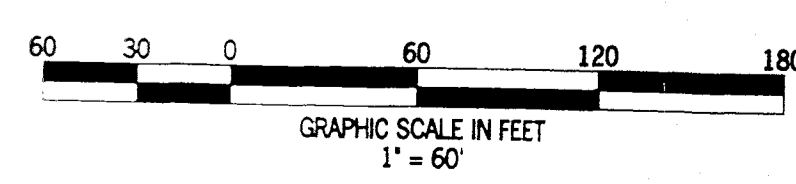
N/F DEBBIE D. & JEFFREY A. RAY
 PARCEL #074 099
 PB 31 - PG 125

N/F DUNCAN T. & CONNIE D. FENNELLS LIVING TRUST
 PARCEL #074 093
 DB 829 - PG 90

N/F LACY INVESTMENT CORPORATION
 PARCEL #074 095
 PB 23 - PG 82

N/F JOSEPH LISICIA
 PARCEL #074 097
 PB 5 - PG 248

N/F BETTY W. CALVERT
 PARCEL #074 098 A
 PB 9 - PG 171



MCCANN LAND SURVEYORS
 2819 ROLAND ROAD
 THOMASTON, GA 30286

PIKE COUNTY, GA
 2ND DISTRICT
 LAND LOT 104

GEORGIA REGISTERED
 No. 215
 CHARLES D. MCCANN
 LAND SURVEYOR

MCLS JOB #20203
 DRAWN BY NEW REVIEWED BY COM & CAM
 ISSUE DATE 8/19/2020

15046 U.S. HIGHWAY 19
 SITE PLAN SURVEY

NO.	REVISIONS	DATE

1
 OF 1