dotloop signature verification: dtlp.us/hYXV-bE4v-NE1A

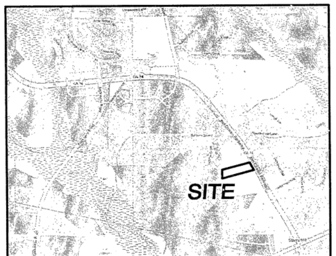
Exhibit A

GS 02/25/22 10:21 PM EST dotloop verified
KS 02/26/22 8:30 AM EST dotloop verified

Doc ID: 009943480001 Type: PLAT
Recorded: 08/04/2016 at 04:25:00 PM
Fee Amt: $8.00 Page 1 of 1
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court
BK 49 PG 51

GENERAL NOTES

1. EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS (OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY OR EASEMENTS THAT CAN BE ESTABLISHED FROM A COMPLETE AND ACCURATE LEGAL DESCRIPTION); BUILDING SETBACKS; RESTRICTIVE COVENANTS; ZONING CONDITIONS OR OTHER LAND USE REGULATIONS.
2. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR.
3. ALL CORNER MONUMENTS SET ARE 1/2" REBAR OR AS OTHERWISE FOUND.
4. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
5. ELEVATION DATUM USED: N/A
6. NO VIABLE USGS MONUMENTS WERE LOCATED WITHIN 500' OF THIS SITE.
7. BEARINGS SHOWN ON THIS SURVEY ARE FROM GRID NORTH. (GA. NAD 83 WEST ZONE)
8. ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION, UTILITY LOCATE SERVICE MARKINGS, AND AVAILABLE AS-BUILT DATA. THIS SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY OBSERVED OR LOCATED THE UNDERGROUND UTILITIES.
9. CURRENT ZONING OF PROPERTY: A-R, O-I.
10. RIGHT-OF-WAY OF GA. STATE HWY 74 ESTABLISHED AS PER R.O.W. PLANS FOR GA. DOT PROJECT No. STP-209-1(2) AND FOUND MONUMENTS. ANY ADDITIONAL R.O.W. CLAIMED SHOULD BE EXCLUDED FROM THIS SURVEY.
11. EXCEPT AS MAY BE EXPRESSLY INDICATED ON THIS PLAT, LOCATIONS OF ENVIRONMENTAL, GEOLOGIC, AND UNDERGROUND FEATURES AND CONDITIONS, NATURAL AND OTHERWISE, AS THEY MAY RELATE TO BUFFERS AND SETBACKS IS BEYOND THE SCOPE OF THIS SURVEY.
12. NO MAPPED WETLANDS SHOWN FOR THIS PROPERTY AS PER THE NATIONAL WETLANDS INVENTORY MAP AS PROVIDED BY THE U.S. FISH AND WILDLIFE SERVICE. INDIVIDUAL WETLAND AREAS MAY EXIST SHOWN OR NOT SHOWN AND ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO WETLANDS WITHOUT PROPER AUTHORIZATION.
13. FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP MAINTENANCE OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN, OR THE LACK OF ONE, INDICATED BY THIS PLAT.
14. SOILS INFORMATION AS PER LEVEL III SOIL MAP FOR HWY 74 TRACT PREPARED BY APPLIED ENVIRONMENTAL SCIENCES, INC., ERIC A. HAMILTON, DPH CSC, #224, DATED 3/3/2016 AND PREPARED FOR GENERAL CONSTRUCTION & DEVELOPMENT.



VICINITY MAP
(NTS)

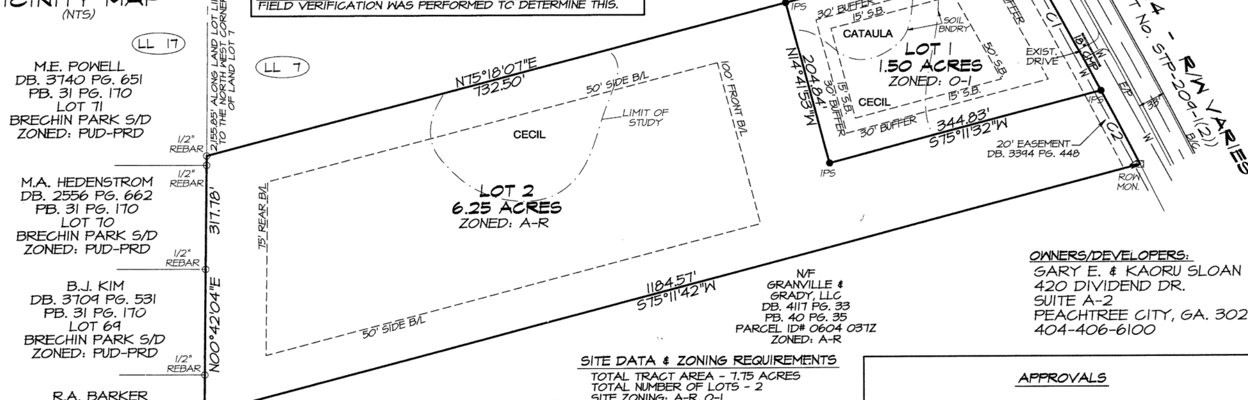
PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 108-6-.09, THE TERM CERTIFICATION AS USED IN BOARD RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

THIS IS TO CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

FLOOD NOTE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEPICTION ONLY, THIS PROPERTY (IS NOT) LOCATED IN A SPECIAL FLOOD HAZARD AREA AS PER INSURANCE RATE MAP NUMBER 13113C0134E WITH A REVISED DATE OF SEPT. 26, 2008. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

LINE	ARC	CHORD BEARING	CHORD	RADIUS	TANGENT
C1	210.69'	S28°58'06"E	210.68'	6425.00'	105.35'
C2	102.57'	S27°34'17"E	102.56'	6425.00'	51.28'



OWNERS/DEVELOPERS:

GARY E. & KAORU SLOAN
420 DIVIDEND DR.
SUITE A-2
PEACHTREE CITY, GA. 30269
404-406-6100

LOT AREA CHART

LOT #	TOTAL AREA	CONTIGUOUS AREA*
LOT 1	1.50 Ac.	N/A
LOT 2	6.25 Ac.	2.81± Ac.

*Each buildable lot has a minimum contiguous area that is free and clear of zoning buffers and setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind.

SITE DATA & ZONING REQUIREMENTS

TOTAL TRACT AREA - 7.75 ACRES
TOTAL NUMBER OF LOTS - 2
SITE ZONING: A-R, O-I
WATER PROVIDED BY FAYETTE CO. WATER SYSTEM
SANITARY SEWER SERVICE PROVIDED BY INDIVIDUAL ON SITE SEWERAGE MANAGEMENT SYSTEM
THERE ARE NO EXISTING STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY AT TIME OF SURVEY.
THERE ARE NO GROUNDWATER RECHARGE AREAS ON THIS SITE.
NO STATE WATERS LOCATED ON SITE.
Zoning Petition No. 1254-16 approved by B.O.C. on 3/24/2016 w/ one (1) condition:
Condition: to extend continuation of the sidewalk along both parcels.

A-R
FRONT YARD SETBACK: (UNLESS NOTED OTHERWISE)
COLLECTOR - 100 Feet
MINOR - 75 Feet
REAR YARD SETBACK - 75 Feet
SIDE YARD SETBACK - 50 Feet
HEIGHT LIMIT - 35 Feet
MIN. LOT AREA - 5.00 ACRES
LOT WIDTH - 250 Feet
MIN. STREET FRONTAGE - 100 Feet

O-I
FRONT YARD SETBACK: (UNLESS NOTED OTHERWISE)
ARTERIAL - 75 Feet
COLLECTOR - 70 Feet
MINOR - 55 Feet
REAR YARD SETBACK - 15 Feet
SIDE YARD SETBACK - 15 Feet
BUFFER - 30'
MIN. LOT AREA - 1.00 ACRE
LOT WIDTH - 125 Feet
MIN. STREET FRONTAGE - 100 Feet

APPROVALS

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
(LEVEL III SOIL SURVEY REQUIRED PRIOR TO OBTAINING SEPTIC SYSTEM PERMIT)
DATE: 6/9/16 SIGNED: [signature] ENVIRONMENTAL HEALTH SPECIALIST

APPROVED BY FAYETTE COUNTY STORMWATER MANAGEMENT DEPARTMENT
DATE: 6-9-16 SIGNED: Vanessen [signature] STORMWATER DEPARTMENT

APPROVED BY FAYETTE COUNTY ENGINEERING DEPARTMENT
DATE: 6/9/16 SIGNED: P. Mallin COUNTY ENGINEER

APPROVED BY FAYETTE COUNTY PLANNING COMMISSION
DATE: 6/17/16 SIGNED: [signature] SECRETARY

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR
DATE: 6/2/16 SIGNED: [signature] ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHAL.
DATE: 6/17/16 SIGNED: [signature] FIRE MARSHAL

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PLATTED PROPERTY, HEREBY DEDICATE THE RIGHTS-OF-WAY FOR PUBLIC USE, AND/OR RESERVE FOR PUBLIC USE THE EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT. WE THE UNDERSIGNED OWNERS UNDERSTAND THIS MINOR SUBDIVISION PLAT AND ANY MAINTENANCE BOND AND/OR IRREVOCABLE LETTER-OF-CREDIT SHALL EXPIRE AND THUS BECOME VOID IF THE MINOR SUBDIVISION PLAT IS NOT RECORDED INTO THE FAYETTE COUNTY CLERK OF SUPERIOR COURT RECORDS WITHIN 90 CALENDAR DAYS OF THE DATE OF APPROVAL BY THE FAYETTE COUNTY PLANNING COMMISSION.

By: [signature] OWNER DATE 6/21/2016

By: [signature] OWNER DATE 6/21/2016

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND INFRASTRUCTURE SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE"; AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

By: [signature] DATE 8/1/16
STEVE J. REEVES, GA. RLS No. 2765

The field data upon which this survey is based has been computed for closure by latitudes and departures and has a closure precision of one foot in 68,000+ ft. and an angular error of 0.8" per angle point, and the NO ADJUSTMENT was used for adjustment. A TOPCON GTS603 was used to obtain linear measurements and a TOPCON GTS603 was used to obtain angular measurements.
It is my opinion, that this plat is a true and correct representation of the land platted, has been prepared to meet minimum standards and requirements of law, and has been computed for closure and has been found to be accurate within one foot in 100,000+ ft.

LEVEL III SOIL SURVEY

I, Eric Hamilton do hereby certify that the Level III Soil Survey information provided on this plat was performed by a.m. In accordance with the procedures specified in the Georgia Department of Human Resources' current Manual for On-Site Sewage Management Systems.

[signature] 6/21/16 — Signature of Soil Classifier/Professional
224 — Georgia DHR Soil Classifier, Professional Geologist, or Professional Engineer Registration No.
AES, Inc. - 90E Glenda Trace #327 Newnan GA 30265 678-262-4020 — Company Address & Telephone
License Numbers

LEGEND

(33.20') DEED DISTANCE
IPS IRON PIN (1/2" rebar) SET
IPF CORNER MONUMENT FOUND
PROPERTY LINE
R/W RIGHT-OF-WAY LINE
EXIST. CONTOURS
EXIST. INDEX CONTOURS
CONCRETE SIDEWALK
EP EDGE PAVEMENT
OVERHEAD UTILITIES
EXISTING FENCE
EXISTING WATER LINE
EXISTING GAS LINE
EXISTING SANITARY SEWER LINE
CURB
CURB & GUTTER
SD STORM DRAIN PIPE
GATE VALVE
FIRE HYDRANT
DOUBLE-WING CATCH BASIN
SINGLE-WING CATCH BASIN
WATER METER
CURB INLET

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 2765 STEVE J. REEVES

PREPARED BY:
s.j. reeves & associates, inc.
P.O. BOX 653 * 11491 HIGHWAY 19 N * ZEBULON, GA. 30295
770-584-5203 * sjreevessurveying@gmail.com (E-mail)
LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

FINAL PLAT OF:
GARY & KAORU SLOAN

GRAPHIC SCALE 1"=100'
0 100 200 300

LANDLOT	DISTRICT
7	6th
SCALE	COUNTY
1"= 100'	FAYETTE
DATE OF FIELD WORK 04/08/2016	
DATE OF PLAT 04/14/2016	
JOB NO.	REV