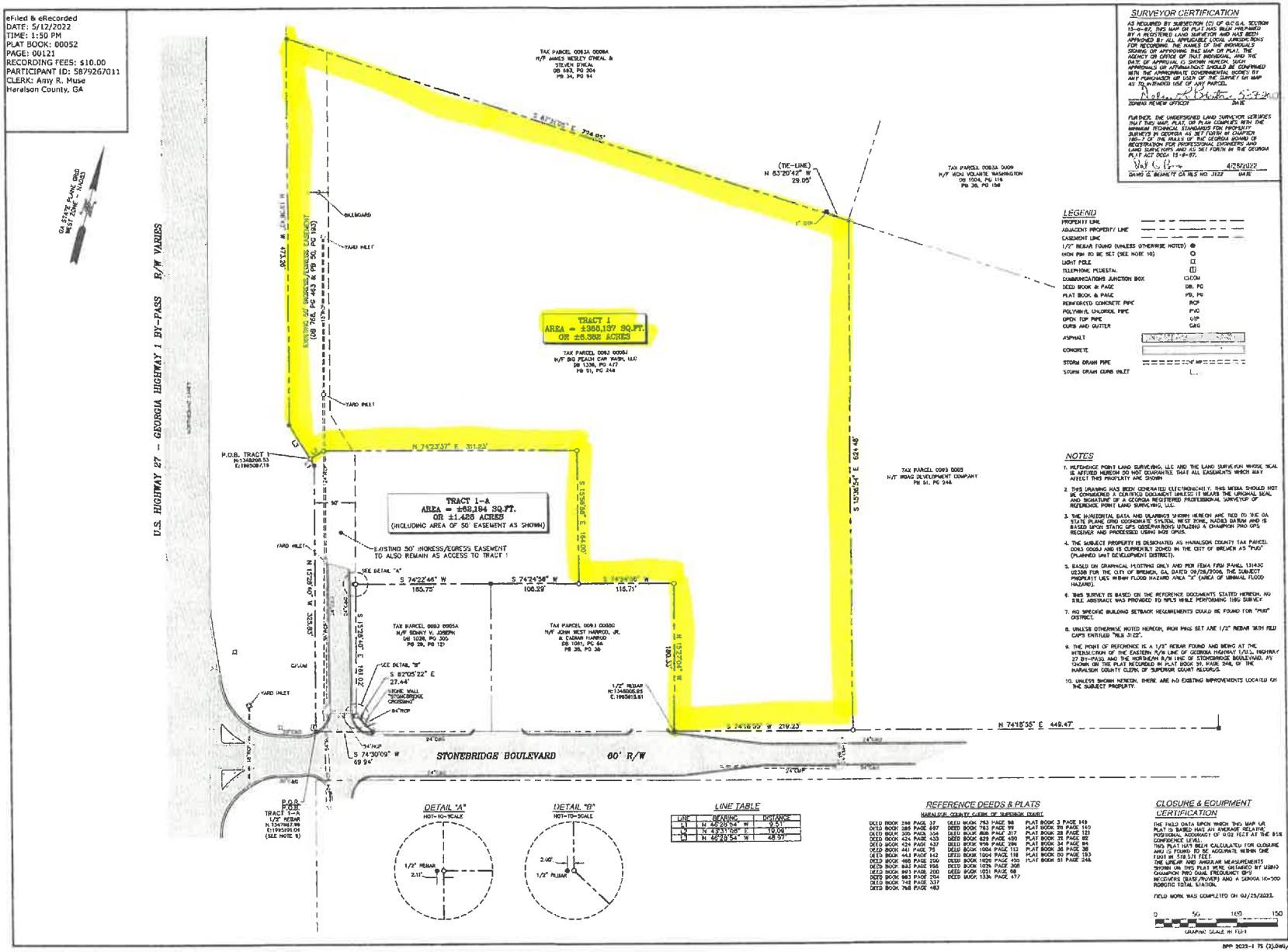
eFiled & eRecorded
DATE: 5/12/2022
TIME: 1:50 PM
PLAT BOOK: 00052
PAGE: 00121
RECORDING FEES: $10.00
PARTICIPANT ID: 5879267011
CLERK: Amy R. Muse
Haralson County, GA



SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-67, THIS MAP OR PLAT HAS BEEN PREPARED BY A REGISTERED LAND SURVEYOR AND HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING. THE NAMES OF THE INDIVIDUALS SIGNING OF APPROVING THIS MAP OR PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL IS SHOWN HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THE SURVEY OR MAP AS TO INTENDED USE OF ANY PARCEL.

ZONING REVIEW OFFICER — DATE

FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM 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).

4/28/2022
DAVID G. BENNETT GA RLS NO. 3122 — DATE

LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
1/2" REBAR FOUND (UNLESS OTHERWISE NOTED)
IRON PIN TO BE SET (SEE NOTE 10)
LIGHT POLE
TELEPHONE PEDESTAL
COMMUNICATIONS JUNCTION BOX — COM
DEED BOOK & PAGE — DB, PG
PLAT BOOK & PAGE — PB, PG
REINFORCED CONCRETE PIPE — RCP
POLYVINYL CHLORIDE PIPE — PVC
OPEN TOP PIPE — OTP
CURB AND GUTTER — C&G
ASPHALT
CONCRETE
STORM DRAIN PIPE — 24" HDPE
STORM DRAIN CURB INLET

NOTES

1. REFERENCE POINT LAND SURVEYING, LLC AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
2. THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF A GEORGIA REGISTERED PROFESSIONAL SURVEYOR OF REFERENCE POINT LAND SURVEYING, LLC.
3. THE HORIZONTAL DATA AND BEARINGS SHOWN HEREON ARE TIED TO THE GA STATE PLANE GRID COORDINATE SYSTEM, WEST ZONE, NAD83 DATUM AND IS BASED UPON STATIC GPS OBSERVATIONS UTILIZING A CHAMPION PRO GPS RECEIVER AND PROCESSED USING NGS OPUS.
4. THE SUBJECT PROPERTY IS DESIGNATED AS HARALSON COUNTY TAX PARCEL 0083 0005J AND IS CURRENTLY ZONED IN THE CITY OF BREMEN AS "PUD" (PLANNED UNIT DEVELOPMENT DISTRICT).
5. BASED ON GRAPHICAL PLOTTING ONLY AND PER FEMA FIRM PANEL 13143C 0130D FOR THE CITY OF BREMEN, GA DATED 09/08/2006, THE SUBJECT PROPERTY LIES WITHIN FLOOD HAZARD AREA "X" (AREA OF MINIMAL FLOOD HAZARD).
6. THIS SURVEY IS BASED ON THE REFERENCE DOCUMENTS STATED HEREON. NO TITLE ABSTRACT WAS PROVIDED TO RPLS WHILE PERFORMING THIS SURVEY.
7. NO SPECIFIC BUILDING SETBACK REQUIREMENTS COULD BE FOUND FOR "PUD" DISTRICT.
8. UNLESS OTHERWISE NOTED HEREON, IRON PINS SET ARE 1/2" REBAR WITH FIELD CAPS ENTITLED "RLS 3122".
9. THE POINT OF REFERENCE IS A 1/2" REBAR FOUND AND BENT AT THE INTERSECTION OF THE EASTERN R/W LINE OF GEORGIA HIGHWAY 1/U.S. HIGHWAY 27 BY-PASS AND THE NORTHERN R/W LINE OF STONEBRIDGE BOULEVARD, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 35, PAGE 248, OF THE HARALSON COUNTY CLERK OF SUPERIOR COURT RECORDS.
10. UNLESS SHOWN HEREON, THERE ARE NO EXISTING IMPROVEMENTS LOCATED ON THE SUBJECT PROPERTY.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 40°23'54" W	9.41'
L2	N 43°31'06" E	19.08'
L3	N 40°23'54" W	48.57'

REFERENCE DEEDS & PLATS

HARALSON COUNTY CLERK OF SUPERIOR COURT

DEED BOOK 246 PAGE 37
DEED BOOK 285 PAGE 697
DEED BOOK 300 PAGE 334
DEED BOOK 424 PAGE 433
DEED BOOK 424 PAGE 437
DEED BOOK 441 PAGE 75
DEED BOOK 443 PAGE 143
DEED BOOK 466 PAGE 209
DEED BOOK 883 PAGE 156
DEED BOOK 893 PAGE 200
DEED BOOK 983 PAGE 294
DEED BOOK 743 PAGE 337
DEED BOOK 748 PAGE 483
DEED BOOK 753 PAGE 98
DEED BOOK 783 PAGE 99
DEED BOOK 808 PAGE 317
DEED BOOK 829 PAGE 430
DEED BOOK 978 PAGE 286
DEED BOOK 1004 PAGE 112
DEED BOOK 1004 PAGE 118
DEED BOOK 1026 PAGE 435
DEED BOOK 1026 PAGE 301
DEED BOOK 1051 PAGE 68
DEED BOOK 1336 PAGE 477
PLAT BOOK 3 PAGE 149
PLAT BOOK 8A PAGE 140
PLAT BOOK 28 PAGE 123
PLAT BOOK 32 PAGE 82
PLAT BOOK 34 PAGE 84
PLAT BOOK 35 PAGE 38
PLAT BOOK 50 PAGE 193
PLAT BOOK 51 PAGE 248

CLOSURE & EQUIPMENT CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE POSITIONAL ACCURACY OF 0.02 FEET AT THE 95% CONFIDENCE LEVEL.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 5,18,571 FEET.
THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING CHAMPION PRO GPS DUAL FREQUENCY GPS RECEIVERS (BASE/ROVER) AND A SOKKIA IX-300 ROBOTIC TOTAL STATION.

FIELD WORK WAS COMPLETED ON 03/25/2022.

0 50 100 150
GRAPHIC SCALE IN FEET

BPP 2022-1 PS (2).DWG/1

REFERENCE POINT LAND SURVEYING LLC
500 NORTH LEE STREET
P.O. BOX 824
BUFORD, GA 30518
(678) 305-4009
COA#: LSF000413
mike@referencepointsurveying@gmail.com

GEORGIA No. 3122 DAVID G. BENNETT

BOUNDARY & SUBDIVISION SURVEY
FOR
BIG PEACH CAR WASH, LLC

7TH LAND DISTRICT
GEORGIA
HARALSON COUNTY
LLMC LOT 244
CITY OF BREMEN

REVISIONS	DATE

SCALE:
HORIZONTAL: 1"=50'
VERTICAL: N/A

DATE: 4/28/2022
DRAWING NO. 2022-11-0
PROJ. NO.: BPP 2022-1
ALPH: BPP 2022-1
DRWN: DGB
CHKD: DGB
APVD: DGB
RLS No: 3122

SHEET 1 OF 1

PLOT DATE: 04/04/2022 BY: dgb

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=2708229&key1=52&key2=121&county=71&countyname=HARALSON&userid=62661&appid… 1/1