

**PROJECT DATA**

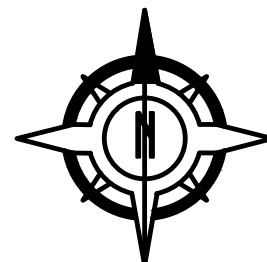
CLIENT: HIGHLAND ASSET - VETERANS PKWY LLC

AUTHORIZED AGENT: DUSOUTH SURVEYING & ENGINEERING, INC.  
CONTACT: JERRY D. WOOD, GRLS  
22 BARNETT SHOALS ROAD  
WATKINSVILLE, GA 30677

This survey is a retracement of an existing parcel of land and does not subdivide or create a new parcel. The recording information of the document(s), map(s), plat(s) or other instrument(s) which created the parcel(s) are stated hereon. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 OCGA 15-6-67.

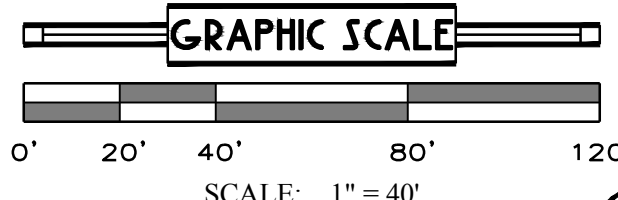
Jerry D. Wood, GRLS # 2999

Date: 7-7-17



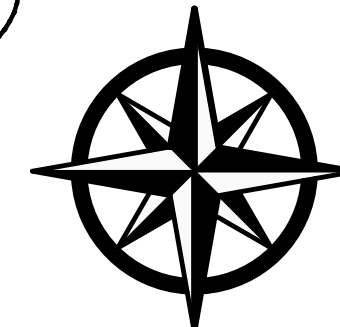
GRID NORTH

BEARINGS ARE BASED ON  
NORTH AMERICAN DATUM OF 1983  
GEORGIA STATE PLANE COORDINATE SYSTEM  
(WESTERN ZONE)  
ELEVATIONS ARE BASED ON  
NORTH AMERICAN VERTICAL DATUM OF 1988



VICINITY MAP

(NOT TO SCALE)



DUSOUTH

SURVEYING & ENGINEERING, INC.

22 BARNETT SHOALS RD.  
WATKINSVILLE, GA 30677  
706.310.1961 OFFICE  
706.310.1964 FAX

ALTA/NSPS SURVEY FOR:

Highland Asset - Veterans Pkwy LLC

5385 VETERANS PARKWAY  
LAND LOTS 55 & 66 - 8th DISTRICT  
CITY OF COLUMBUS  
MUSCOGEE COUNTY, GEORGIA

CHANGES	DATE

THIS PLAN, INCLUDING ALL INFORMATION, DETAILS AND DRAWINGS, IS A COPYRIGHT OF DUSOUTH SURVEYING & ENGINEERING, INC. AND CANNOT BE ALTERED, COPIED OR CHANGED IN ANY FORM WITHOUT WRITTEN CONSENT OF DUSOUTH SURVEYING & ENGINEERING, INC.

DATE  
7/7/17

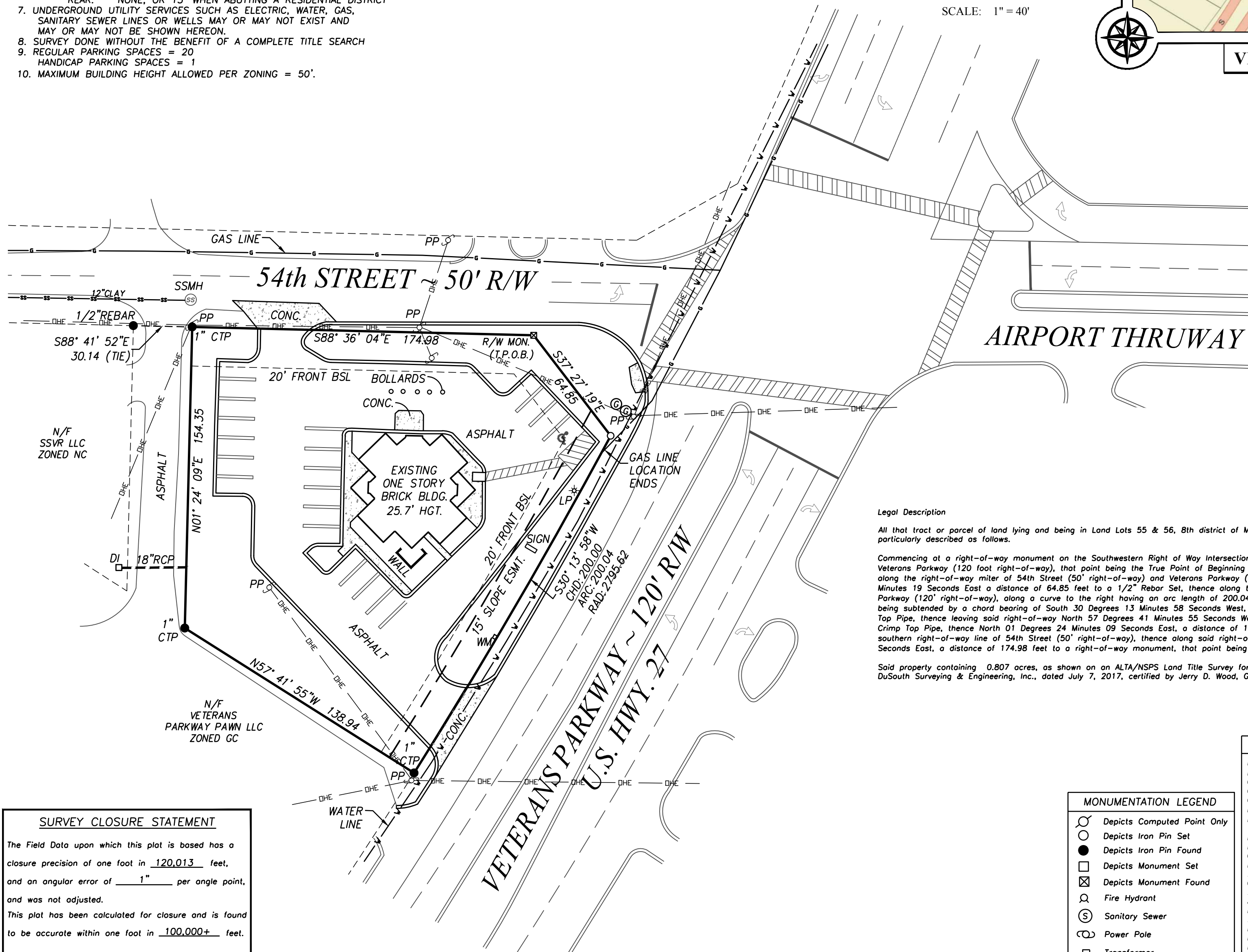
PROJECT  
17-130-01S

ALTA/NSPS  
LAND TITLE  
SURVEY

SHEET  
1 OF 1



- TOTAL PROJECT ACREAGE: 0.807 ACRES
- TAX PARCEL #: 188 020 001
- FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 1351580036F, DATED SEPTEMBER 5, 2007.
- EXISTING ZONING: NC
- REQUIRED BUILDING SETBACKS:  
FRONT: 20'  
SIDE: NONE, OR 15' WHEN ABUTTING A RESIDENTIAL DISTRICT  
REAR: NONE, OR 15' WHEN ABUTTING A RESIDENTIAL DISTRICT
- UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
- SURVEY DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH
- REGULAR PARKING SPACES = 20  
HANDICAP PARKING SPACES = 1
- MAXIMUM BUILDING HEIGHT ALLOWED PER ZONING = 50'.



Legal Description

All that tract or parcel of land lying and being in Land Lots 55 & 56, 8th district of Muscogee County, Georgia, and being more particularly described as follows.

Commencing at a right-of-way monument on the Southwestern Right of Way Intersection of 54th Street (50' right-of-way) and Veterans Parkway (120 foot right-of-way), that point being the True Point of Beginning (T.P.O.B.), thence in a southeasterly direction along the right-of-way miter of 54th Street (50' right-of-way) and Veterans Parkway (120' right-of-way) South 37 Degrees 27 Minutes 19 Seconds East a distance of 64.85 feet to a 1/2" Rebar Set, thence along the western right-of-way line of Veterans Parkway (120' right-of-way), along a curve to the right having an arc length of 200.04 feet and a radius of 2795.62 feet and being subtended by a chord bearing of South 30 Degrees 13 Minutes 58 Seconds West, a distance of 200.00 feet to a 1" Crimp Top Pipe, thence leaving said right-of-way North 57 Degrees 41 Minutes 55 Seconds West, a distance of 138.94 feet to a 1" Crimp Top Pipe, thence North 01 Degrees 24 Minutes 09 Seconds East, a distance of 154.35 feet to a 1" Crimp Top Pipe on the southern right-of-way line of 54th Street (50' right-of-way), thence along said right-of-way South 88 Degrees 36 Minutes 04 Seconds East, a distance of 174.98 feet to a right-of-way monument, that point being the True Point of Beginning (T.P.O.B.).

Said property containing 0.807 acres, as shown on an ALTA/NSPS Land Title Survey for Highland Asset-Veterans Pkwy LLC, by DuSouth Surveying & Engineering, Inc., dated July 7, 2017, certified by Jerry D. Wood, Georgia R.L.S. 2999.

MONUMENTATION LEGEND

	Depicts Computed Point Only
	Depicts Iron Pin Set
	Depicts Iron Pin Found
	Depicts Monument Set
	Depicts Monument Found
	Fire Hydrant
	Sanitary Sewer
	Power Pole
	Transformer
	Drop Inlet
	Light Pole

PLAT ABBREVIATIONS

IPF	IRON PIN FOUND (1/2" REBAR)
IPS	IRON PIN SET (1/2" REBAR)
OTP	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
CMF	CONCRETE MONUMENT FOUND
LLL	LAND LOT LINE
R/W	RIGHT OF WAY
TPOB	TRUE POINT OF BEGINNING
POB	POINT OF BEGINNING
POR	POINT OF REFERENCE
CL	CENTERLINE
PL	PROPERTY LINE
SF	SQUARE FOOT
CONC	CONCRETE
SSMH	SANITARY SEWER MANHOLE
JB	JUNCTION BOX
DI	DROP INLET
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
HW	HEADWALL
PP	POWER POLE
LP	LIGHT POLE
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT

**SURVEY CLOSURE STATEMENT**

The Field Data upon which this plat is based has a closure precision of one foot in 120,013 feet, and an angular error of 1" per angle point, and was not adjusted.

This plat has been calculated for closure and is found to be accurate within one foot in 100,000± feet.

Linear Measurement obtained using TOPCON 3000  
Angular Measurement obtained using TOPCON 3000  
Field Work completed 6-29-17