


BOUNDARY RETRACEMENT PLAT

NO NEW LOTS CREATED

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 LOCATED.

 G.L. SAWHNEY, GA. RLS No. 2547
 DATE 4/25/2024

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.

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.

SURVEYOR'S NOTES

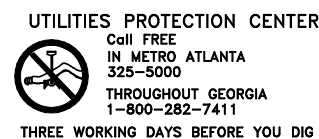
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS OTHER THAN THE PERSONS LISTED IN THE SURVEY CERTIFICATION.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
- FIELD WORK BY THIS OFFICE WAS COMPLETED ON 04/22/24
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OMBENSIVE TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- BASIS FOR DIRECTION SHOWN HEREON TAKEN FROM MAGNETIC
- ANGULAR & LINEAR MEASUREMENTS WERE OBTAINED USING A LEICA TOTAL STATION.
- NO VISIBLE EVIDENCE OF CEMETERY

LINE	LENGTH	BEARING
L1	69.38	S38°13'45"W
L2	109.73	S07°59'42"W
L3	60.00	N81°59'28"W
L4	110.00	N08°00'32"E
L5	97.81	N33°17'17"W
L6	97.82	N33°48'06"W
L7	113.33	S58°31'43"W
L8	52.21	S88°46'35"E
L9	45.00	N00°15'26"E
L10	24.99	S85°56'32"E
L11	112.75	S67°13'41"E
L12	44.38	N46°05'52"E
L13	94.27	N33°56'22"W
L14	30.00	N33°14'22"W

LEGEND
 IPF=IRON PIN FOUND
 IPS=IRON PIN SET
 R/W=RIGHT OF WAY
 MAG= MAGNETIC
 P.D.B.=POINT OF BEGINNING
 B/L=BUILDING LINE
 D.E.=DRAINAGE EASEMENT
 N/F=NOW OR FORMERLY
 P = PREVIOUS
 E = EXISTING
 P/P = POWER POLE
 PRP = PER REFERENCE PLAT
 CLOSURE DATA
 FIELD CLOSURE=1" IN 20,000+
 ANGLE POINT ERROR=< 03"
 EQUIPMENT USED=TOTAL STATION
 ADJUSTMENT METHOD=COMPASS RULE
 PLAT CLOSURE=1" IN 100,000+

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
 SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND ORIGINAL SIGNATURE OF SURVEYOR.

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO REFERENCE PLAT.



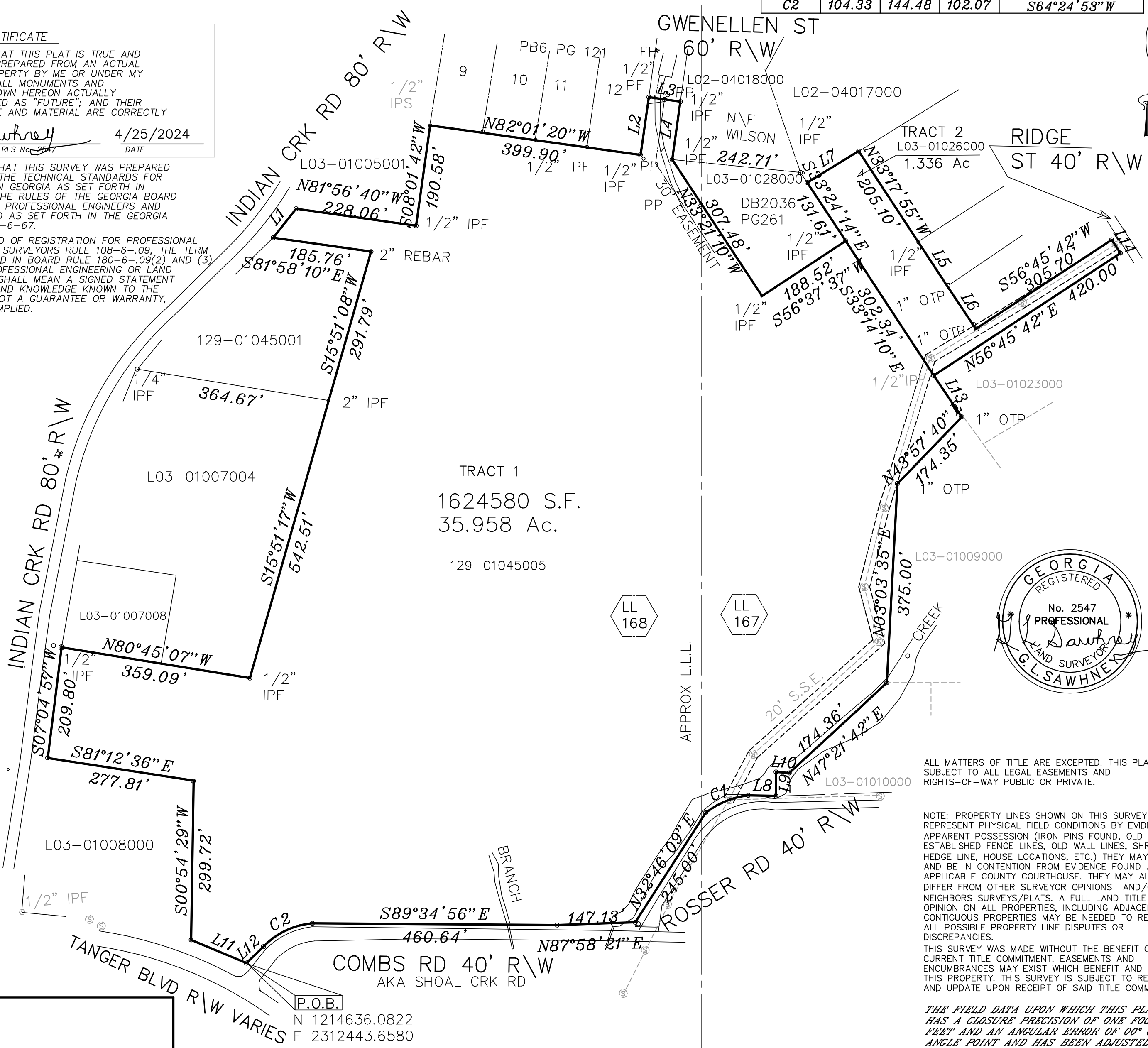
PREPARED FOR:
37 SHOAL CREEK, LLC.

TRACT 1 AND 2

LOT:	LAND LOT: 167&168	DATE: 4/25/2024
BLOCK:	DISTRICT: 2ND	
SCALE: 1" = 150'	COUNTY: HENRY, GA	JOB NO.: 37SHOAL/24

SAWHNEY & ASSOCIATES
 523 HASTINGS WAY JONESBORO GA 30238
 PH.# (678)-500-4356

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DIRECTION
C1	87.48	160.00	86.39	S67°37'46"W
C2	104.33	144.48	102.07	S64°24'53"W



ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.

NOTE: PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31,650 FEET AND AN ANGULAR ERROR OF 00° 00' 03" PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

THIS SITE IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY THE REFERENCE PLATS.

EQUIPMENT UTILIZED --
 ANGULAR -- LEICA 1202
 LINEAR -- LEICA 1202

(iii) This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

