

VICINITY MAP (N.T.S.)

N/F  
CLUBCORP GOLF OF GA LP  
P.I.N.: 051-01016001

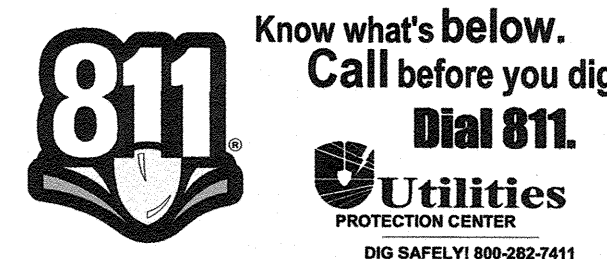
GA West Grid

# LAND ENGINEERING

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GA LSF #0946

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Professional Seal:



## SURVEYOR'S CERTIFICATION

THE SURVEYOR WHOSE SEAL IS AFFIXED HEREON CERTIFIES THIS SURVEY WAS PREPARED IN ACCORDANCE 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.

Project Number: 1062-001  
Drawn By: AJB  
Date: 6/2/2016

No.	Date	Description
0	5/24/16	DATE OF FIELD SURVEY

No.	Date	Description

Client / Prepared for:

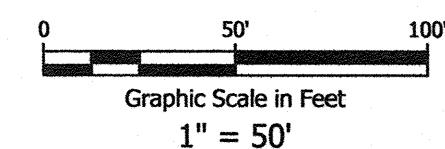
PGP Properties, Inc.

Project Name:

Patrick Henry  
Parkway Parcels

Project Location:  
Patrick Henry Boulevard  
Land Lot: 46  
District: 6th  
Section:  
City: Unincorporated  
County: Henry County  
State: Georgia

Drawing Scale:



Sheet Title:

## Topographic Survey

Drawing Number: Total Sheets: Revision:

1 1 0

### GENERAL NOTES:

- THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF LAND ENGINEERING, INC. AUTHORITY OF O.C.G.A. 43-15-22.
- THE SCOPE OF THIS SURVEY DOES NOT INCLUDE PERFORMING A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON ARE SHOWN PER ALTA SURVEY PREPARED FOR PRESCIENT, INC., PREPARED BY LAND ENGINEERING, INC., DATED JULY 26, 2012. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS OF RECORD OR OTHER TITLE MATTERS AFFECTING THE SUBJECT PROPERTY MAY EXIST.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 821,269 FEET. A LEICA TS 12 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 43,245 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED USING THE METHOD OF LEAST SQUARES. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
- NOT ALL UNDERGROUND UTILITIES ARE SHOWN. UNDERGROUND UTILITIES THAT ARE SHOWN WERE LOCATED BY ABOVE GROUND APPURTENANCES AND OBSERVED EVIDENCE. UTILITIES SHOWN ON THIS SURVEY MAY NOT BE SHOWN IN THEIR EXACT FIELD LOCATION. NO ATTEMPT WAS MADE TO TRACE OR MARK THE LOCATION OF UNDERGROUND UTILITIES WHICH WAS OUTSIDE THE SCOPE OF THIS SURVEY.
- THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA PER HENRY COUNTY FUTURE AND PRESENT CONDITIONS MAP, PANEL NUMBER 152 OF 305, PROJECT NUMBER 1525266, EFFECTIVE DATE MAY, 2010.
- THIS SURVEY WAS PREPARED BY LAND ENGINEERING, INC.  
REF #: 1062-001  
1601 S ZACK HINTON PARKWAY, MCDONOUGH, GEORGIA 30253  
OFFICE: (678) 814-4346 FAX: (678) 814-4348  
WWW.LAND.ENGINEERING

N/F  
PATRICK HENRY INVESTMENTS, LLC  
P.I.N.: 052-01025002  
ZONED: O1 - OFFICE INSTITUTIONAL & C2 - GENERAL COMMERCIAL

PARCELS 2, 3 & 4  
631,474 SF  
14.497 ACRES

### ZONING

#### O-1 OFFICE INSTITUTIONAL

##### BUILDING SETBACKS

FRONT: 50'  
SIDE: 15'  
REAR: 20' AND 75' WHEN BORDERING THE GOLF COURSE  
MAX. HEIGHT: UNLIMITED FOR NEW CONSTRUCTION OR 75'

#### C2 GENERAL COMMERCIAL

##### BUILDING SETBACKS

FRONT: 50'  
SIDE: NONE  
REAR: 20'  
MAX. HEIGHT: UNLIMITED FOR NEW CONSTRUCTION OR 50'

ZONING REFERENCE: CODE OF THE HENRY COUNTY BOARD OF COMMISSIONERS, APPENDIX A - UNIFIED LAND DEVELOPMENT CODE; CHAPTER 2 - ZONING DISTRICTS.

ADDITIONAL ZONING CONDITIONS APPLY PER REZONING MINUTES ON FILE AT THE HENRY COUNTY DEVELOPMENT DEPARTMENT.  
PHONE #: 770-288-7526

### LEGEND

●	IRON PIN FOUND	CMP	CORRUGATED METAL PIPE
○	CALCULATED POINT	CONC.	CONCRETE
⊗	RIGHT OF WAY MONUMENT	CTP	CRIMP TOP PIPE
⊕	BENCHMARK	DB	DEED BOOK
⊙	SANITARY SEWER MANHOLE	DI	DROP INLET
⊗	STORM DRAIN MANHOLE	DIP	DUCTILE IRON PIPE
⊙	WATER VALVE	DIST.	DISTURBED
⊗	FIRE HYDRANT	-EO-	OVERHEAD ELECTRIC
⊙	UTILITY POLE	I.I.	INVERT IN
⊙		I.O.	INVERT OUT
⊙		JB	JUNCTION BOX
⊙		L.L.	LAND LOT
⊙		MON.	MONUMENT
⊙		N/F	NOW OR FORMERLY
⊙		N.T.S.	NOT TO SCALE
⊙		PB	PLAT BOOK
⊙		PG	PAGE
⊙		P.I.N.	PARCEL IDENTIFICATION NUMBER
⊙		P/L	PROPERTY LINE
⊙		PVC	POLYVINYL CHLORIDE PIPE
⊙		RB	REBAR
⊙		RCP	REINFORCED CONCRETE PIPE
⊙		R/W	RIGHT OF WAY
⊙		SBL	SETBACK LINE
⊙		S.F.	SQUARE FEET
⊙		SSMH	SANITARY SEWER MANHOLE

NOTE:  
PARCELS 2, 3 & 4 ARE COMBINED ON THIS SURVEY BECAUSE HENRY COUNTY RECOGNIZES THIS PROPERTY AS ONE TAX PARCEL. THIS PROPERTY HAS NOT BEEN OFFICIALLY SUB-DIVIDED PER HENRY COUNTY SUBDIVISION REGULATIONS.