

LEGEND:

IPF	IRON PIN SET	CMF	BOLLARD	CONC	CONCRETE	CONC	CONCRETE
OT	OPEN TOP PIN	SSMH	OVERHEAD UTILITY LINE(S)	OT	OPEN TOP PIN	SSMH	SANITARY SEWER MAN HOLE
OT	OPEN TOP PIN	MHT	MAN HOLE TELEPHONE	OT	OPEN TOP PIN	MHT	MAN HOLE TELEPHONE
OT	OPEN TOP PIN	MT	MAN HOLE TELEPHONE	OT	OPEN TOP PIN	MHT	MAN HOLE TELEPHONE
OT	OPEN TOP PIN	MT	MAN HOLE TELEPHONE	OT	OPEN TOP PIN	MHT	MAN HOLE TELEPHONE
OT	OPEN TOP PIN	MT	MAN HOLE TELEPHONE	OT	OPEN TOP PIN	MHT	MAN HOLE TELEPHONE
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OT	OPEN TOP PIN	MT	MAN HOLE TELEPHONE	OT	OPEN TOP PIN	MHT	MAN HOLE TELEPHONE

GENERAL NOTES:

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.

3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

4. PURSUANT TO RULE 180-6-39 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

5. DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.

GLOBAL POSITIONING SYSTEMS INCORPORATION NOTE:
A PORTION OF THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS). IT INCLUDES NAVD 1988 ELEVATIONS AND HARN (HPGN) GEORGIA STATE PLANES, WEST ZONE COORDINATES. THE EQUIPMENT USED WAS A TRIMBLE 5800 GPS RECEIVER WITH TRIMBLE DATA COLLECTOR AND A CELL PHONE MODEM. A NETWORK ADJUSTED REAL TIME KINEMATIC SURVEY WAS PERFORMED USING CORRECTED MEASUREMENTS. THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY eGPS SOLUTIONS, INC. POSITIONAL ACCURACY OF THE FIELD DATA UTILIZED IN THIS SURVEY IS 0.04 FEET HORIZONTAL AND 0.07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

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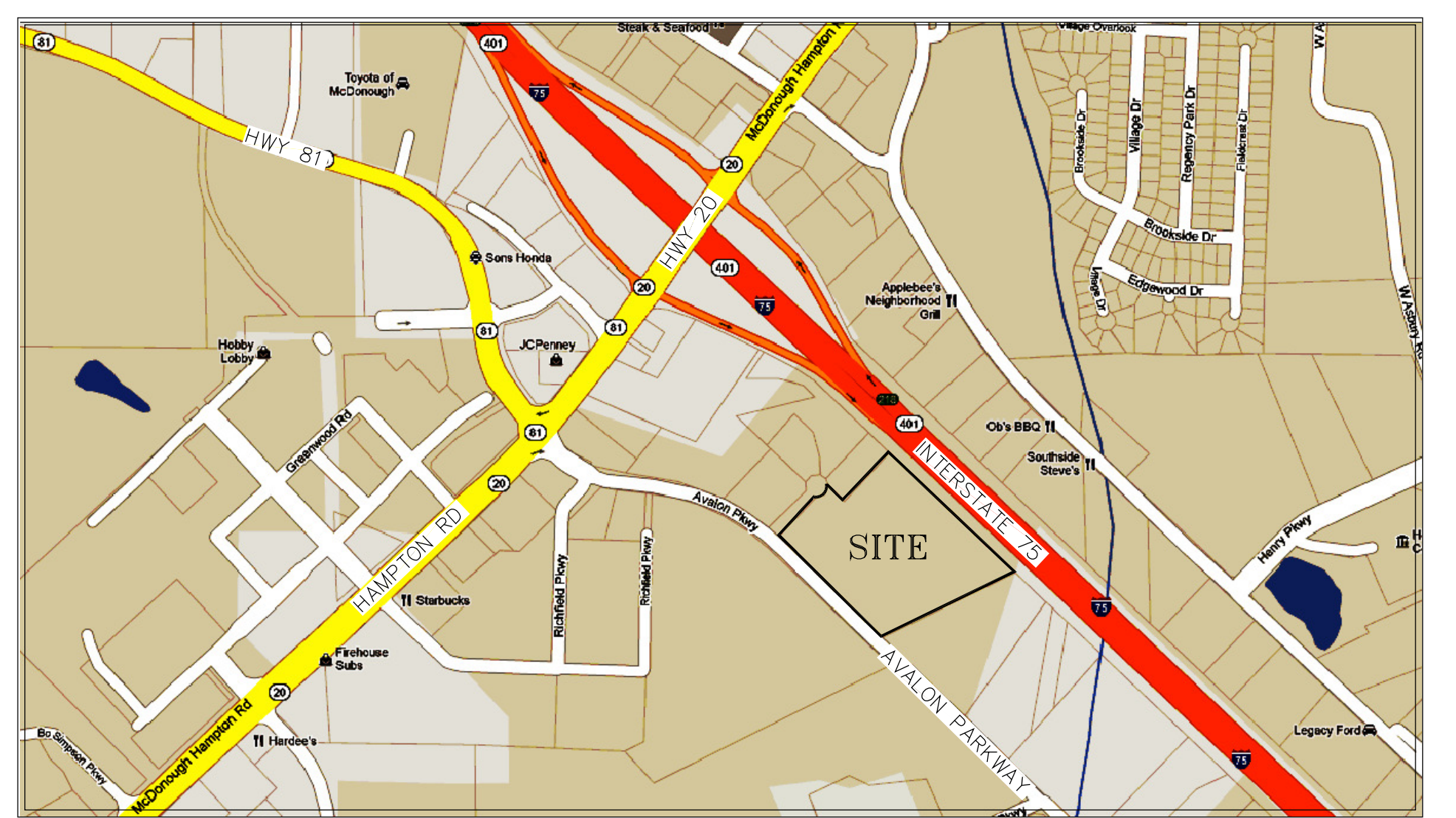
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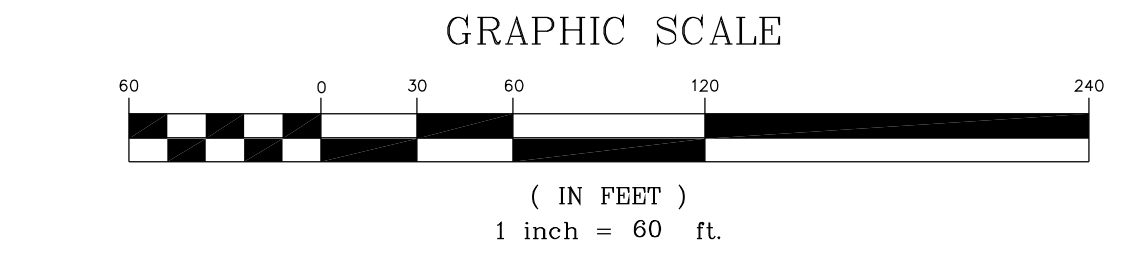
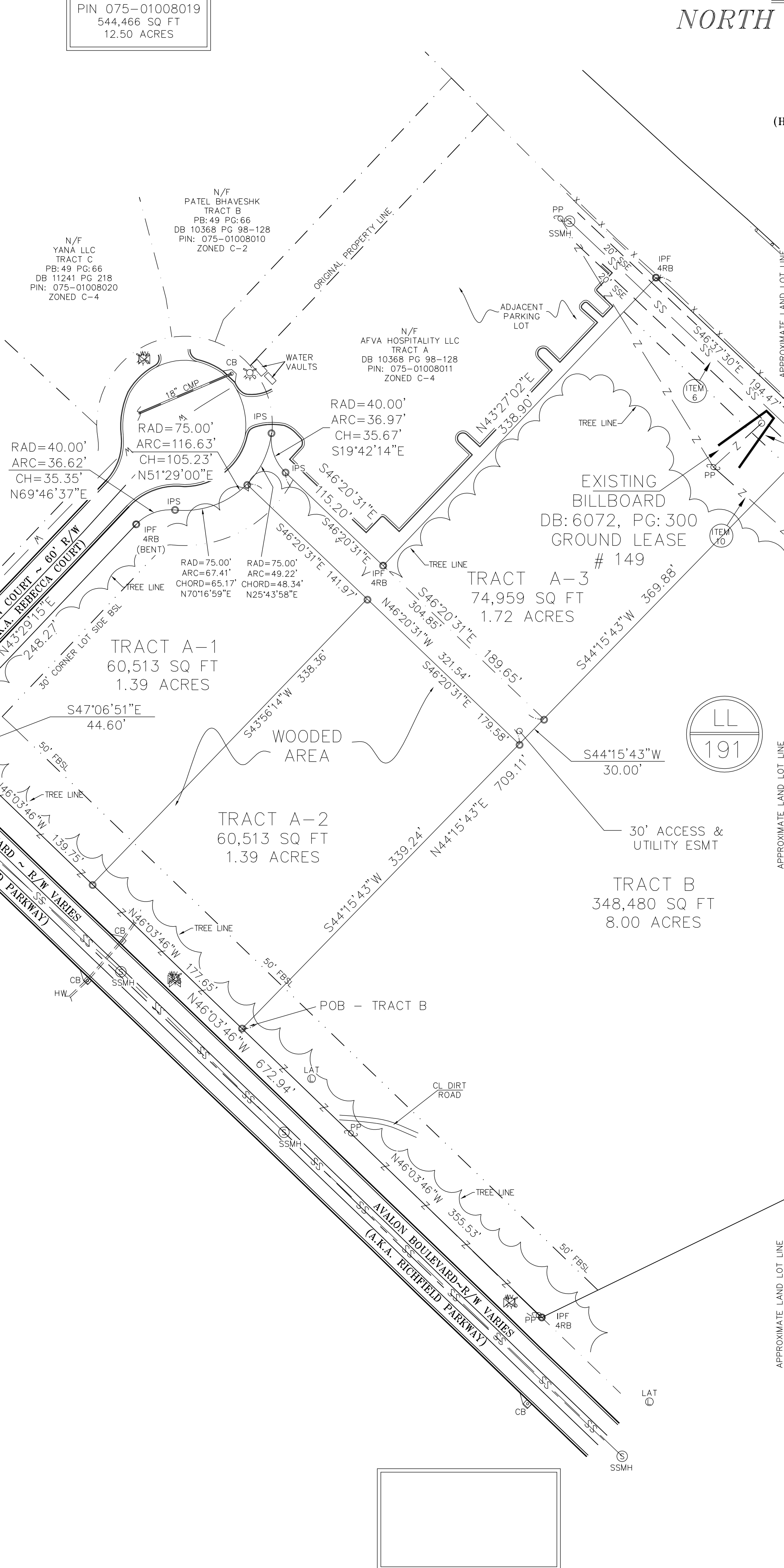
PROPOSED LOT SUBDIVISION PLAT FOR:
NORTH BAY AVALON, LLLP
LAND LOT 191 & 190
7th DISTRICT
HENRY COUNTY, GEORGIA
CITY OF MCDONOUGH
CURRENT ZONING: C-3
(HIGHWAY COMMERCIAL DISTRICT)



SCHEDULE 'B'

CURRENT ZONING:

FRONT SETBACK= 50'
SIDE SETBACK= N/A
CORNER LOT SIDE SETBACK= 30'
MAX HEIGHT (EX)= 50'
MAX HEIGHT (NEW)= N/A
40' ALONG INT.75



DEED REFERENCES

SUBJECT DEED: BOOK 11637 PAGES 184-188, DEED BOOK: 8501 PAGES 178-181
DEED: BOOK 3862 PAGES 259-284; REFERENCES A NON-EXCLUSIVE PERPETUAL EASEMENT FROM HAROLD L. MCGARTHY TO NEC TECHNOLOGIES, INC., DATED MARCH 24, 1995 (DB:2059 PG:89)
PLAT FROM CONCEPTUAL DESIGN ENGINEERING, INC. FOR RICHFIELD PARTNERS, LLC, PROJECT NAME (REMAINING COMMERCIAL TRACTS AVALON/1-75, DEED BOOK 10638, PAGE 98, TRACT B (NORTHEASTERLY ADJOINER), DEED BOOK 3452, PAGE 27 (SOUTHEASTERLY ADJOINER), PLAT BOOK 49 PAGE 66, SURVEY FROM POINT TO POINT LAND SURVEYORS (NORTHWESTERLY TRACTS)

DATE 10/31/13
SCALE 1" = 60'

SECTION HENRY COUNTY, GEORGIA
BLOCK 7th DISTRICT
UNIT

REVISION

BY: DATE:

3595 Canton Road
A-9, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805

FRONTLINE
SURVEYING & MAPPING, INC.
www.frontlinesurveying.com

I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT THIS GRAPHIC FLOODING ONLY REFERENCE PARCEL (S IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
DB 11637 PG 184
MAP ID 13151C0166C
EFFECTIVE DATE: 05/16/08

CRID CA WEST (NAD 1983)

NORTH BAY AVALON, LLLP

LAND LOT 190 & 191

7th DISTRICT

UNIT

PHASE

I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT THIS GRAPHIC FLOODING ONLY REFERENCE PARCEL (S IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

DB 11637 PG 184
MAP ID 13151C0166C
EFFECTIVE DATE: 05/16/08

JOB # 45535-2

PROFESSIONAL
LAND SURVEYOR
No. 2402
GEORGIA
EDWARD PEARSON, III
02/15/12