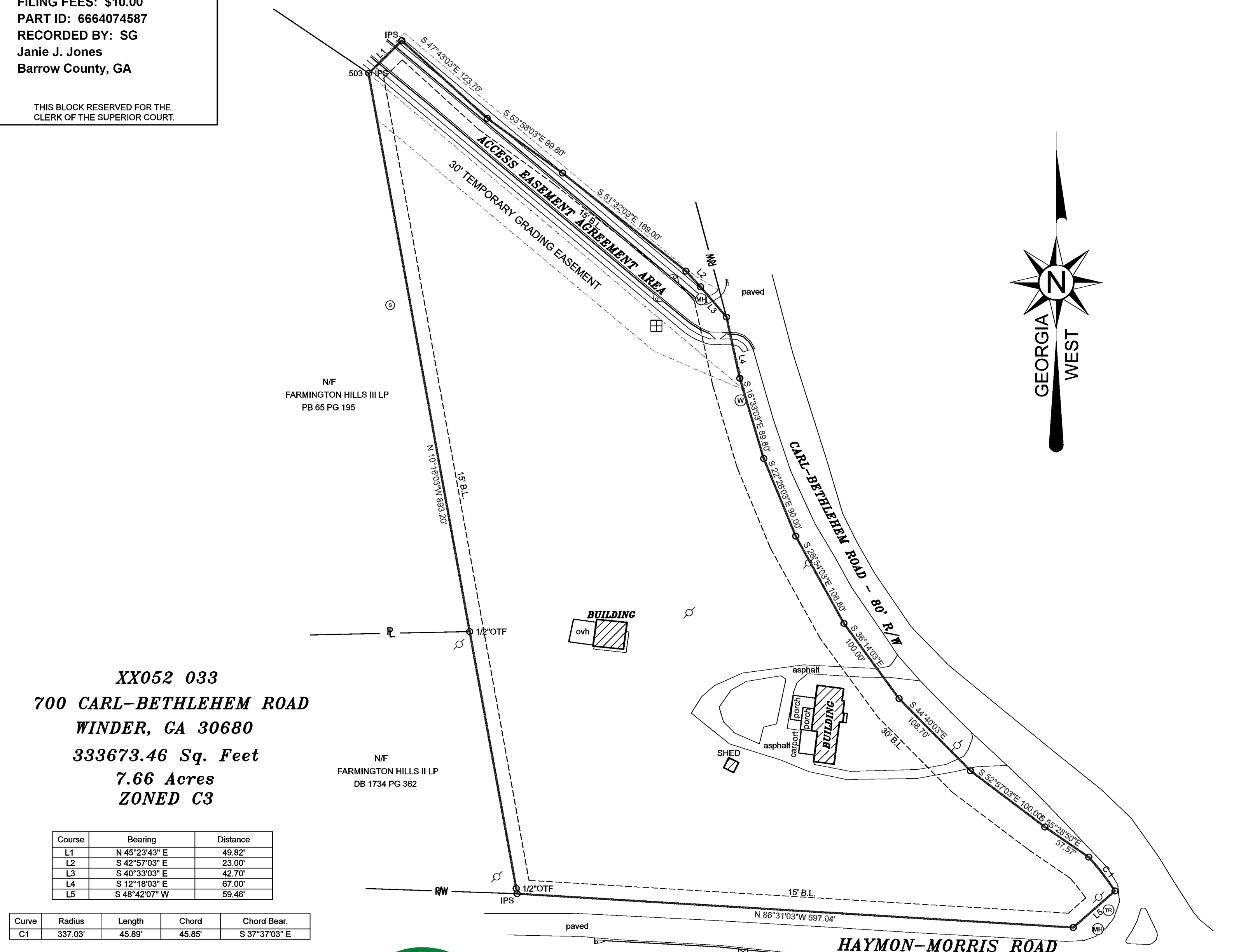
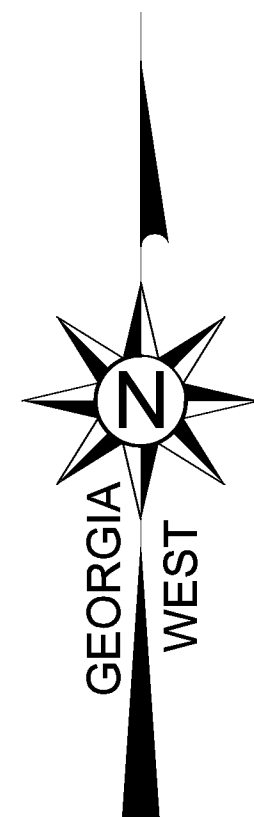


eFiled and eRecorded
 DATE: 09/12/2023
 TIME: 10:28 AM
 PLAT BOOK: 66
 PAGE: 244 - 244
 FILING FEES: \$10.00
 PART ID: 6664074587
 RECORDED BY: SG
 Janie J. Jones
 Barrow County, GA

THIS BLOCK RESERVED FOR THE
 CLERK OF THE SUPERIOR COURT.

LEGEND

- IPS=IRON PIN SET
- RBF=REBAR FOUND
- OTF=OPEN TOP PIPE FOUND
- N/F=NOW OR FORMERLY
- P/L=PROPERTY LINE
- R/W=RIGHT-OF-WAY
- DB=DEED BOOK
- PB=PLAT BOOK
- PG=PAGE
- (TR) =TRAFFIC POLE
- (W) =WELL
- ☐ =GRATE INLET
- (MH) =MANHOLE
- ⊗ =WATER VALVE
- ⊙ =POWER POLE
- (S) =SEWER MANHOLE



XX052 033
700 CARL-BETHLEHEM ROAD
WINDER, GA 30680
333673.46 Sq. Feet
7.66 Acres
ZONED C3

N/F
 FARMINGTON HILLS II LP
 DB 1734 PG 362

N/F
 FARMINGTON HILLS III LP
 PB 65 PG 195

SURVEYORS CERTIFICATION:
 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.



Course	Bearing	Distance
L1	N 45°23'43" E	49.82'
L2	S 42°57'03" E	23.00'
L3	S 40°33'03" E	42.70'
L4	S 12°18'03" E	67.00'
L5	S 48°42'07" W	59.46'

Curve	Radius	Length	Chord	Chord Bear.
C1	337.03'	45.89'	45.85'	S 37°37'03" E

- NOTES**
- ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
 - SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
 - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF +0.03 FEET.
 - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
 - EQUIPMENT USED IN THIS SURVEY WAS A CARLSON MESA 2 DATA COLLECTOR AND A LEICA TS08 TOTAL STATION.
 - FIELD WORK COMPLETED ON APRIL 27, 2022.
 - SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATION. GARMON LAND SURVEYING, LLC IS NOT LIABLE FOR ANY DISCREPANCIES.



By tpalmer at 12:37:59 PM, 9/18/2023



SURVEY FOR:
MARC CULLURO

G.M.D.: 249	DATE: 5/25/2022	 1920 Railroad Street Statham Ga 30666 678-726-7582 garmonsurveying@gmail.com
DISTRICT:	SCALE: 1"=80'	
SECTION:	JOB NO.: 2022-95	

COUNTY:
BARROW

DRAWING NAME:
700 CARL-BETHLEHEM RD