

This box reserved for the Clerk of Superior Court

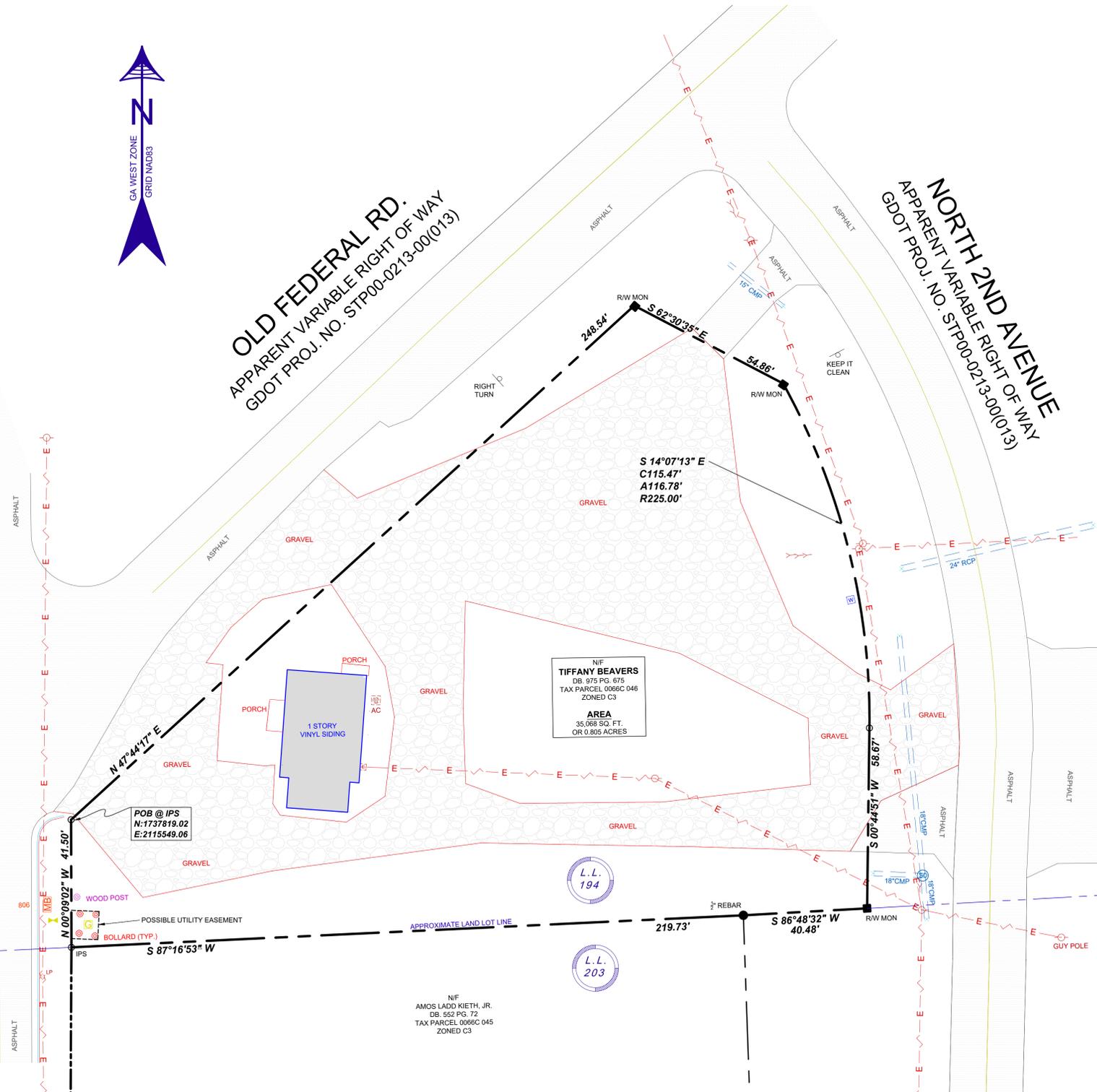
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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.

**U.S. HIGHWAY 411  
A.K.A. NORTH 3RD AVENUE  
APPARENT 80' RIGHT OF WAY**



**OLD FEDERAL RD.  
APPARENT VARIABLE RIGHT OF WAY  
GDOT PROJ. NO. STP00-0213-00(013)**

**NORTH 2ND AVENUE  
APPARENT VARIABLE RIGHT OF WAY  
GDOT PROJ. NO. STP00-0213-00(013)**



POB @ IPS  
N:1737819.02  
E:2115549.06

NIF  
**TIFFANY BEAVERS**  
DB: 875 PG: 676  
TAX PARCEL 0066C 046  
ZONED C3  
**AREA**  
35,068 SQ. FT.  
OR 0.805 ACRES

NIF  
**AMOS LADD KIEITH, JR.**  
DB: 552 PG: 72  
TAX PARCEL 0066C 045  
ZONED C3

**SURVEYOR'S NOTES**

**EQUIPMENT AND FIELD SURVEY STATEMENT**  
Type of equipment: CARLSON DUAL BAND GPS BRX7 RECEIVER ON THE eGPS NETWORK USING RTK METHODOLOGY.

**DATUM**  
-Horizontal: State Plane Grid (Georgia West Zone)  
-Vertical: Mean Sea Level (NAVD 83 - Geoid 12A) as established by GPS observations.  
Distances shown on the plat are horizontal ground distances using US survey feet.

**CLOSURE STATEMENT**  
The field data on which this survey is based was gathered by a dual band GPS receiver. RTK GPS was the data collection method utilized for this survey. Periodic positional accuracy examinations have yielded results of 0.08 ft. vertical accuracy and 0.06 ft. horizontal accuracy at 95% confidence level.  
This drawing has been calculated for closure and is found to be accurate within 1" in 747.044'.

**REFERENCE INFORMATION**  
**DEED TO TIFFANY BEAVERS**  
RECORDED AT DB: 875 PGS: 675  
MURRAY COUNTY, GEORGIA LAND RECORDS

**CERTIFICATION**  
This survey is made without original signature or if any alterations have been made by other than the surveyor. In addition, this survey was prepared for the exclusive use of the client named hereon and represents a specific scope of services.

**TITLE**  
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE. THEREFORE THERE MAY BE OTHER RESTRICTIONS, EASEMENTS, SETBACKS, AGREEMENTS, OR OTHER SIMILAR MATTERS NOT SHOWN HEREON. ALL MATTERS OF TITLE ARE EXCEPTED.

**UTILITIES**  
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES ARE 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 SHOWN HEREON MAY BE INACCURATE AND 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.

**FLOOD ZONE**  
AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 13120C0119D, HAVING AN EFFECTIVE DATE OF SEPTEMBER 29, 2010, NO PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA. MLS DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY FLOOD HAZARD AREAS, WETLANDS, OR HAZARDOUS WASTE IN THE SURVEY AREA. CREEK BUFFERS MAY EXIST NO OTHERWISE SHOWN. HEREON, ALL CREEK BUFFERS SHOULD BE VERIFIED WITH THE APPLICABLE GOVERNING AUTHORITIES.

**ZONING**  
C-3 (COMMERCIAL PARKWAY DISTRICT)  
MLS MAKES NO WARRANTY AS TO THE EFFECT OF ZONING TO THE CURRENT OR FUTURE USE OF THE SUBJECT PROPERTY. USER OF THIS MAP IS HEREBY CAUTIONED TO CONSULT THE APPROPRIATE GOVERNING BODY FOR FINAL INTERPRETATION CONCERNING ZONING, ALLOWABLE USES AND SETBACKS.



**SYMBOL LEGEND**

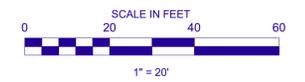
- BOLLARD
- CATCH BASIN (SINGLE WING)
- CATCH BASIN (DOUBLE WING)
- CLEANOUT
- CURB INLET
- DROP INLET
- ELECTRIC METER
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- GUY WIRE
- HEADWALL
- JUNCTION BOX
- LAND LOT NUMBER
- LIGHT POLE
- MAIL BOX
- RW MONUMENT FOUND
- RE-BAR SET
- SEWER MANHOLE
- SIGN
- SITE BENCHMARK
- TELEPHONE BOX
- TREE HARDWOOD
- TREE PINE
- UTILITY POLE
- WATER METER
- WATER VALVE

**ABBREVIATIONS**

- AC = ACRE
- BSL = BUILDING SETBACK LINE
- CH = CHORD
- CONC = CONCRETE
- CMP = CORRUGATED METAL PIPE
- DB = DEED BOOK
- DE = DRAINAGE EASEMENT
- DIP = DUCTILE IRON PIPE
- ESMT = EASEMENT
- IPS = IRON PINS SET
- L = LINE LENGTH
- NIF = NOW OR FORMERLY
- PB = PLAT BOOK
- PG = PAGE
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- PVC = POLYVINYL CHLORIDE PIPE
- R = RADII
- RCF = REINFORCED CONCRETE PIPE
- SPG = SQUARE FEET
- SPG = STATE PLANE GRID

**LINETYPES**

- CENTERLINE
- EASEMENT / SETBACK
- E - ELECTRIC
- FM - FORCE MAIN
- G --- G - GAS
- LAND LOT LINE
- PROPERTY LINE
- S --- S - SANITARY
- STORM PIPES
- T --- TELEPHONE
- TREE / BRUSH LINE
- W --- WATER



**SURVEYOR'S CERTIFICATE**

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.

SCOTT E. BURSON, PLS 3037

08/29/2025

DATE

ISSUE DATE : 08-29-2025

FIELD SURVEY COMPLETE: 08-27-2025

DRAWN BY: SEB

CHECKED BY: SEB

DRAWING : MLS25-58 BOUNDARY.dwg

**MERIDIAN**  
LAND SURVEYS, INC.

304 Sunset Court, #20521  
Jasper, GA 30143  
(470) 234-3761  
scott@meridianlandsurveys.com  
CERTIFICATE OF AUTHORIZATION: 1414

**RETRACEMENT SURVEY FOR**  
**TIFFANY BEAVERS & ROSS HIX**

**TAX PARCEL 0066C 046**  
**806 NORTH 3RD AVE.**  
**CHATSWORTH, GA 30705**  
LOCATED IN LAND LOT 194,  
9TH DISTRICT, 3RD SECTION  
CITY OF CHATSWORTH  
MURRAY COUNTY, GA  
MLS PROJECT: 25-58 SHEET 1 OF 1