

2/25/20
etc.

LEGEND

- CMF CONCRETE MONUMENT FOUND
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS 5/8" IRON ROD SET
- CLEANOUT
- E ELECTRIC METER
- FH FIRE HYDRANT
- GM GAS METER
- GUY WIRE
- LP LIGHT POLE
- MH MAN HOLE
- MB MAIL BOX
- PP POWER POLE
- SS SANITARY SEWER MANHOLE
- SD STORM DRAIN MAN HOLE
- TELEPHONE PEDISTAL
- V VAULT
- WM WATER METER
- OHL OVER HEAD UTILITY LINE

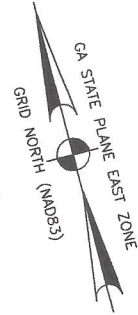
0 60 120 180

GRAPHIC SCALE 1" = 60'

REFERENCES

1. P.B. H PG 2
2. DB. 108 PG 513

EQUIPMENT USED: TOTAL STATION
ANGULAR ERROR = 2" PER
ADJUSTED BY: COMPASS RULE
FLAT CLOSURE = 1/1,450,880.000
FIELD CLOSURE = 1/30,770



SURVEYOR'S NOTES

1. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAP 13051C0135H, REVISED 8/16/2018, THESE PROPERTIES LIE IN ZONE X, NOT A 100 YEAR FLOOD HAZARD AREA.
3. ONLY ABOVEGROUND, READILY VISIBLE STRUCTURES WERE LOCATED FOR THIS SURVEY. THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NONEXISTENCE OF ANY BELOW GROUND, NON-VISIBLE UTILITIES OR STRUCTURES.
4. IT SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DRAWING TO VERIFY ANY AND ALL BUILDING SETBACK LINES, EASEMENTS AND BUFFERS WITH THE PROPER MUNICIPAL AUTHORITIES BEFORE BEGINNING THE DESIGN OR CONSTRUCTION OF IMPROVEMENTS TO THE SITE. THIS SURVEYOR AND THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE DESIGN, PLACEMENT, STAKING, POSITIONING OR LAYOUT OF ANY PROPOSED STRUCTURE OR IMPROVEMENT TO THE SITE.
5. THE PUBLIC RECORDS REFERENCED WERE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
6. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

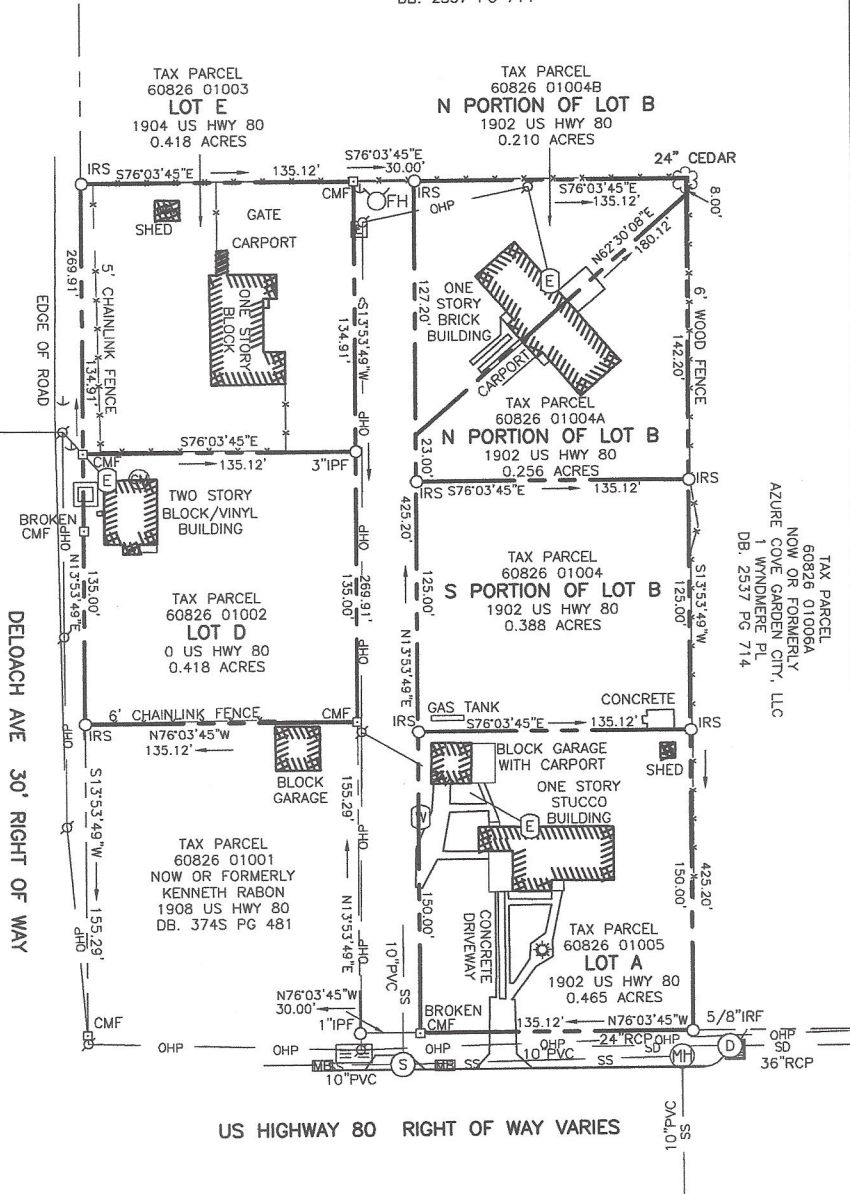
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF 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.



OHP

DELOACH AVE 30' RIGHT OF WAY

TAX PARCEL
60826 01006A
NOW OR FORMERLY
AZURE COVE GARDEN CITY, LLC
1 WYNDMERE PL
DB. 2537 PG 714



US HIGHWAY 80 RIGHT OF WAY VARIES

A BOUNDARY SURVEY OF LOTS A, B, D, & E, BEACH FOREST TRACT GARDEN CITY, CHATHAM COUNTY, GEORGIA

PREPARED FOR
LAURIE DEVEGTER



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PROJECT #:	230716
FIELD:	11/1/23
DRAWING:	11/20/23
LAST REVISION:	NA
DRAWN BY:	CAL

