

FILED IN OFFICE
CLERK OF COURT
07/26/2019 11:46 AM
MELBA SCOGGINS, CLERK
SUPERIOR COURT
BARTOW COUNTY, GA

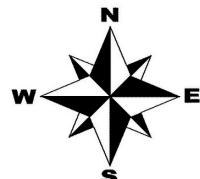
Melba Scoggins

0601018321
PARTICIPANT ID

. FOR RECORDING PURPOSES

1
OF
1

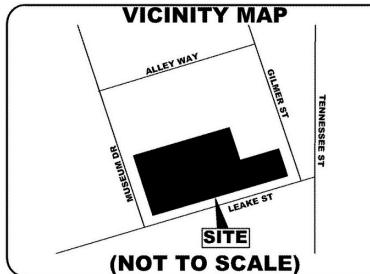
GRID NORTH



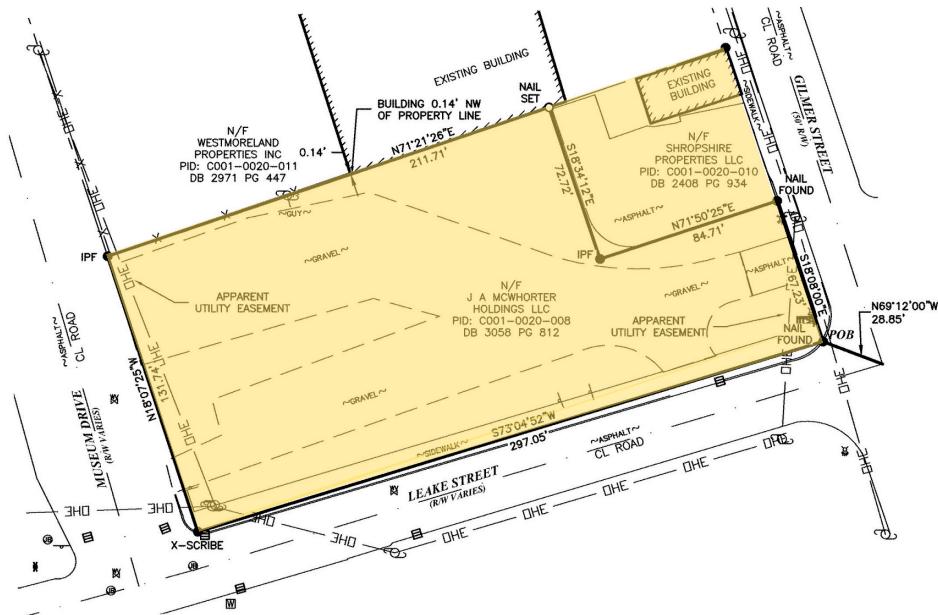
GEORGIA WEST ZONE - NAD 83 (2011)

40' 0' 40' 80'
SCALE IN FEET
1" = 40'

VICINITY MAP



(NOT TO SCALE)



LEGEND

BOUNDARY	—	WATER VALVE
ADJ. BOUNDARY	— — —	FIRE DEPT. CONNECTION
BUILDING	████████	SPRINKLER HEAD
WALL	~~~~~	GAS VALVE
WOODS LINE	—	TELE. PEDESTAL
FENCE	X	ELECTRIC BOX
SAN. SEWER LINE	—	ELECTRIC METER
LAND LOT LINE	— — —	PULL BOX
STORM SEWER LINE	—	LIGHT POLE
JUNCTION BOX	○	POWER POLE
SINGLE WING C.B.	△	H/C PARKING
DOUBLE WING C.B.	□	BOLLARD
DROP INLET	■	MAIL BOX
SAN. SEWER MANHOLE	○	CLEAN OUT
FIRE HYDRANT	●	SIGN
WATER METER	○	TREE
IRRIG. CONTROL VALVE	○	REBAR FOUND
	○	IRON PIN SET (IPS)

SURVEYOR'S NOTES

1. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF RECORD WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED.
2. THE UTILITIES SHOWN ARE FOR THE CLIENT'S CONVENIENCE ONLY - THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN HEREON. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN. ALL DAMAGES MADE TO EXISTING UTILITIES BY THE OWNER OR THE OWNER'S AGENT, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, OR THE OWNER'S AGENT; I.E. UNDERGROUND TANKS, GAS LINES, WATER LINES, SEWER LINES, ETC.
3. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
4. THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A HEMISPHERE GPS/TRIMBLE RECEIVER WITH A TRIMBLE TS3 DATA COLLECTOR RUNNING TRIMBLE ACCESS SOFTWARE. NETWORK RTK CORRECTIONS WERE RECEIVED VIA CELLULAR MODEM. THE SURVEY OF THIS PROPERTY WAS CONDUCTED UTILIZING THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY GPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FT. HORIZONTAL AND .07 FT VERTICAL AT THE 95% CONFIDENCE LEVEL.
5. FIELD WORK FOR THIS PROJECT WAS COMPLETED ON 04/18/2019. THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A TRIMBLE S7 TOTAL STATION, AND TRIMBLE TS3 DATA COLLECTOR. LINEAR PRECISION OF TRAVERSE: 1/52,297; ANGULAR ERROR: 1.75" PER POINT. THE COMPASS RULE TRAVERSE ADJUSTMENT WAS APPLIED TO THIS PROJECT. LINEAR PRECISION OF THIS PLAT: 1/82,020. MATTERS OF TITLE EXCEPTED.
6. THE BEARINGS SHOWN ON THIS PLAT WERE BASED ON A GRID NORTH GEORGIA STATE PLANE COORDINATE SYSTEM - WEST ZONE NAD83 AS ESTABLISHED BY CROY-ENGINEERING LLC. DISTANCES AND AREAS SHOWN REFLECT HORIZONTAL GROUND - SURFACE MEASUREMENTS.

PROPERTY INFORMATION

CURRENT OWNER:
PRODIGY ENTERPRISES, LLC
PROPERTY ADDRESS:
21 LEAKE STREET
CARTERSVILLE, GA 30120
SITE:
34,240 S.F. OR 0.786 ACRES
ZONING: DB-DOWNTOWN BUSINESS DISTRICT HISTORIC DISTRICT

PID: C001-0020-008
DEED BOOK 3058 PAGE 812

CROY
162 WEST MAIN STREET
CARTERSVILLE, GA 30120
PHONE: (866) 879-1454

RETRACMENT SURVEY FOR:
PRODIGY ENTERPRISES, LLC
LAND LOT 482 OF THE 4TH DISTRICT, 3RD SECTION
CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA

SURVEYOR'S CERTIFICATION

(iii) 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 herein. RECORDING 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 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.

S. Clark Tompkins

S. CLARK TOMPKINS PROFESSIONAL SURVEYOR
REGISTRATION NO. 3257



04/19/2019
DATE

1. REvised CERTIFICATION
Project No. 201904
Field Surveyor: On/Off 04/18/2019
Drawn By: SW
Checked By: ST
Date of Plot: 04/19/2019
Scale: 1" = 40'
No.