

LEGAL DESCRIPTION  
1012 Iris Drive, Conyers, Georgia 30013

All that tract or parcel of land lying and being in Parcel Lot 271, of the 16th District, Kockadee County, Georgia, and being more particularly described as follows:

BEGINNING at a PK nail set on the Southwesterly right-of-way of Iris Drive, said point being South 49 degrees 03 minutes 54 seconds East a distance of 175.00 feet from said right-of-way and the Southwesterly right-of-way of Royal Drive, thence along said right-of-way of Iris Drive South 50 degrees 01 minutes 00 seconds East a distance of 154.87 feet to a 1/2 inch rebar found, thence leaving said right-of-way South 38 degrees 21 minutes 00 seconds West a distance of 320.32 feet to a point, said point being South 38 degrees 21 minutes 00 seconds West a distance of 0.76 feet from a 1/2 inch rebar found; thence North 51 degrees 38 minutes 00 seconds West a distance of 169.54 feet to a 1/2 inch rebar set, thence North 40 degrees 57 minutes 00 seconds East a distance of 325.02 feet to THE TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 1.201 acres.

**LEGEND**

- A/C AIR CONDITIONING
- R/W RIGHT-OF-WAY
- N/F ADJOINING OWNERSHIP
- BC BACK OF CURB
- CLF CHAIN LINK FENCE
- BSL BUILDING SETBACK LINE
- CO CLEAN-OUT
- CONC CONCRETE
- COR CORNER
- C&G CURB & GUTTER
- CP CALCULATED POINT
- CIP CRIMP TOP PIPE
- EM ELECTRICITY METER
- EDG EDGE OF PAVEMENT
- FES FLEDGE END SECTION
- FDG FIRE DEPARTMENT CONNECTION
- GM GAS METER
- IPM 1/2" REBAR W/ CAP
- PLP \*POWER LIGHT POLE
- MON MONUMENT
- OHP OVERHEAD POWER
- OTP OPEN TOP PIPE
- PL PROPERTY LINE
- PP POWER POLE
- D.B. DEED BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PWR POWER TRANSFORMER
- PS PARKING SPACE
- SSE SANITARY SEWER EASEMENT
- REB REBAR
- TYP TYPICAL
- WM WATER METER
- WVV WATER OVERHEAD UTILITY LINES

**NOTES:**

ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY THE ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE SURVEYOR FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED, AND SEALED WITH A SURVEYOR'S SEAL.

**2"x3" FOR OFFICIAL USE ONLY**

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 COMPLETS WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION IN PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

SIGNATURE: JAMES A. JACOBS DATE: 09/26/2018

PRINTED NAME: JAMES A. JACOBS

DATE OF PLAT PREPARATION	09/25/2018	BY:	DWJ
DATE OF FIELD SURVEY	09/20/2015	BY:	AMB
DEED NO. RECORDED PLAT			
PLAT D.B. NO.	1610, PG. 308		
SCALE:	1"=40'		
SHEET #	1 OF 1		
	18310		

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

UTILITY PROTECTION CENTER  
IF YOU DIG GEORGIA...  
CALL US FIRST!  
**811**  
IT'S THE LAW

THREE WORKING DAYS BEFORE YOU DIG

**ZONING INFORMATION:**

ZONING PER CITY OF CONYERS (GEORGIA ZONING HBC (HIGHWAY SERVICE BUSINESS) BUILDING SETBACK REQUIREMENTS):  
FRONT - 50' - 25' CORNER LOTS  
REAR - 40'

NOTE: ZONING INFORMATION SHOWN HEREON TAKEN FROM ZONING MAPS AND MUNICOD.COM ONLINE LIBRARY. NO ZONING REPORT PROVIDED FOR THIS SURVEY.

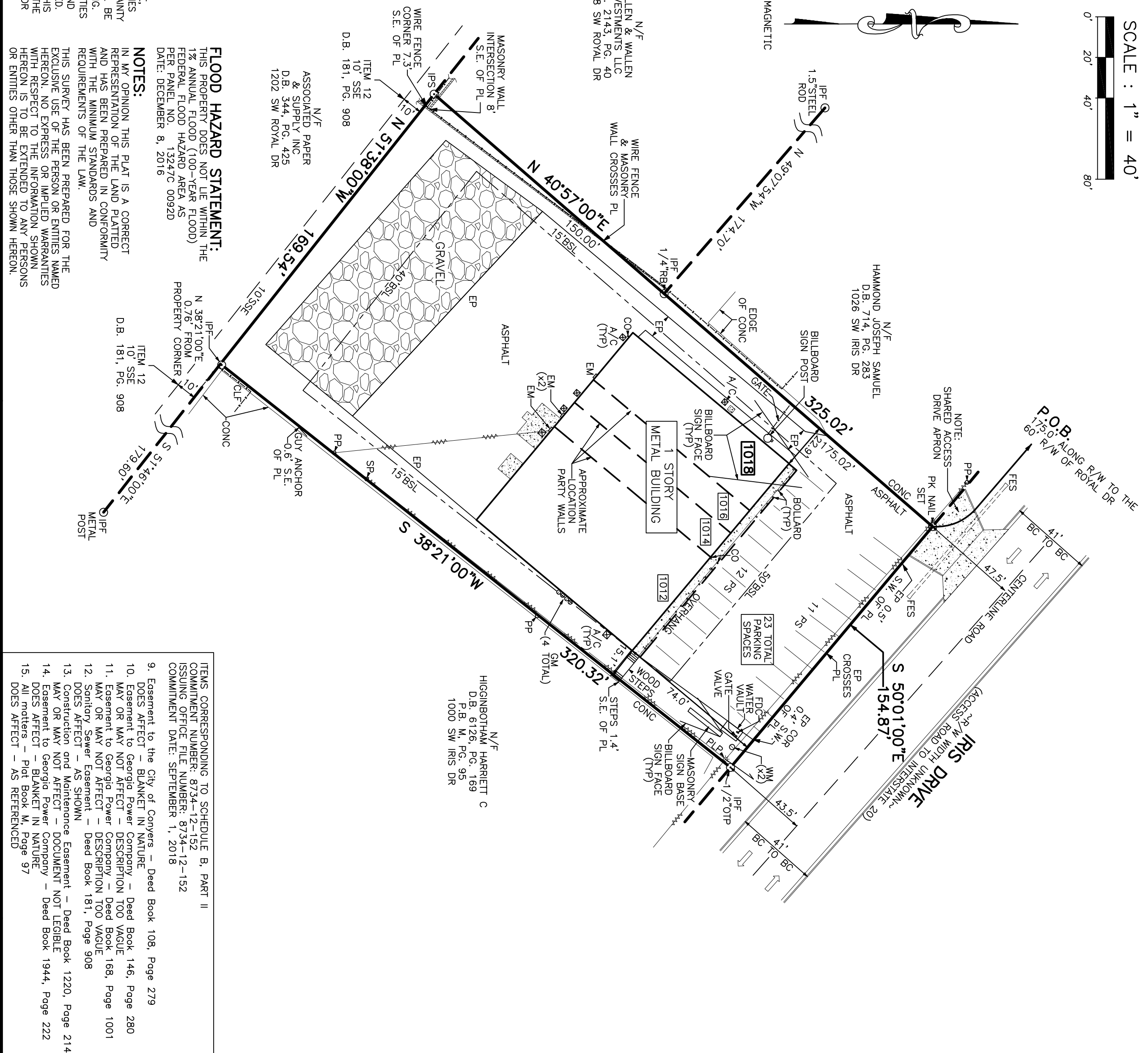
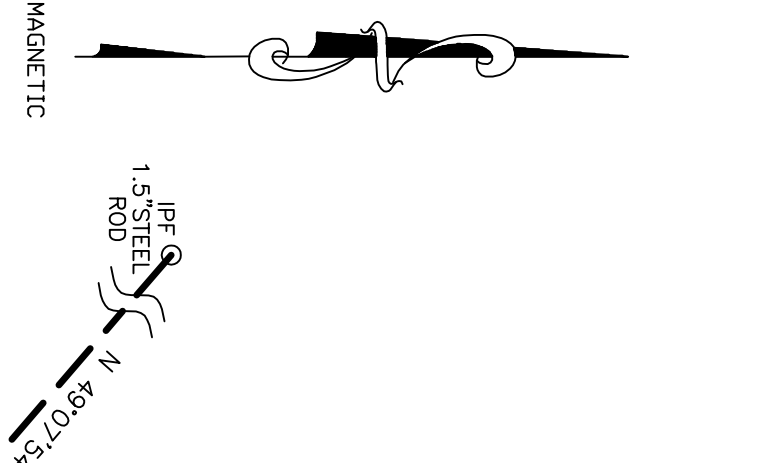
**AREA**  
**1.201 ACRES**  
**52,316 SQ. FEET**

NOTES:  
THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.  
THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET.  
THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

**NOTES:**

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.  
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 100,000 FEET PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.  
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 88,391 FEET. ALL IRON PINS LABELED AS SET OR FOUND UNLESS OTHERWISE NOTED.  
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 SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

SCALE : 1" = 40'



**FLOOD HAZARD STATEMENT:**

THIS PROPERTY DOES NOT LIE WITHIN THE 1% ANNUAL FLOOD (100-YEAR FLOOD) FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 1202 SW ROYAL DR DATE: DECEMBER 8, 2016

**NOTES:**

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.  
THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

**PROJECT DESCRIPTION:**

ROCK CITY CYCLES INC., HERITAGE BANK,  
CHICAGO TITLE INSURANCE COMPANY AND  
U.S. SMALL BUSINESS ADMINISTRATION

SURVEY FOR:  
1012 IRIS DRIVE, CONYERS, GEORGIA 30013  
DISTRICT: 16TH  
SECTION:  
LAND LOT: 271

**ADAM & LEE LAND SURVEYING**

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