

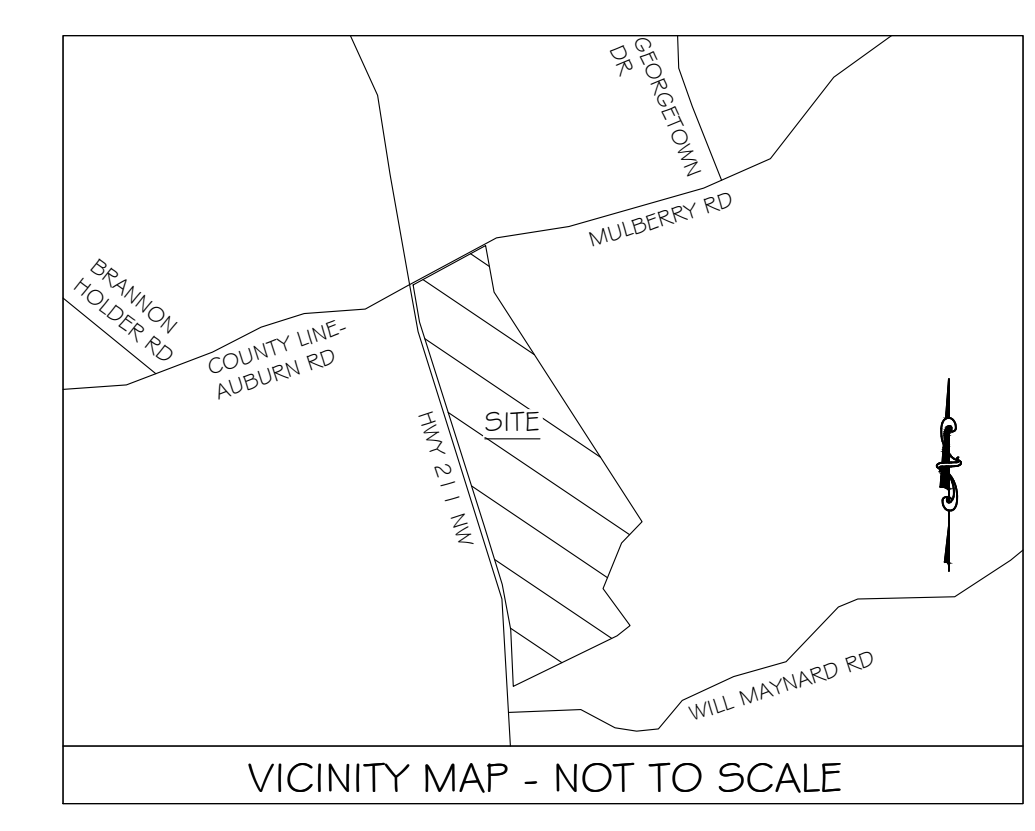
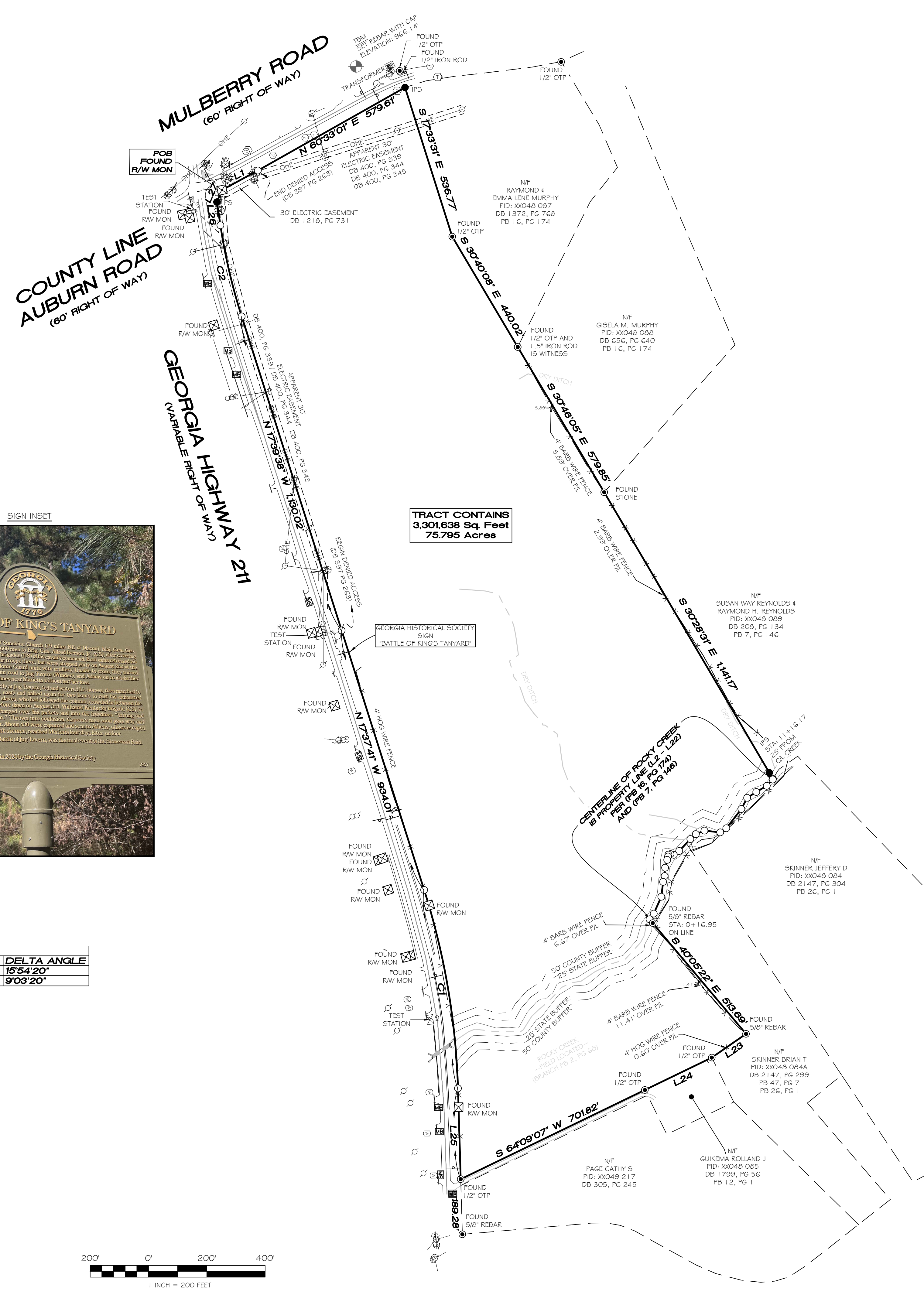
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

ZONING
THE SUBJECT PROPERTY IS ZONED R1 C1 PER CITY OF BARROW ZONING MAP DATED OCTOBER 3, 2017.
THE SETBACKS FOR ZONE R1 SINGLE FAMILY PER CITY OF BARROW MUNICIPAL CODE ACCESSED ON 11/02/2023 ARE AS FOLLOWS:
FRONT: 35 FEET
SIDE: 15 FEET
REAR: 40 FEET
MAXIMUM BUILDING HEIGHT: 50 FEET
THE SETBACKS FOR ZONE C1 COMMERCIAL NEIGHBORHOOD PER CITY OF BARROW MUNICIPAL CODE ACCESSED ON 11/02/2023 ARE AS FOLLOWS:
FRONT: 30 FEET
SIDE: 15 FEET
REAR: 15 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

LINE TABLE
LINE BEARING DISTANCE
L1 N 61°28'42" E 140.04'
L2 S 30°05'10" W 193'
L3 S 43°05'29" W 29.61'
L4 S 59°37'53" W 41.75'
L5 S 57°33'01" W 37.27'
L6 S 27°14'07" W 43.20'
L7 S 38°05'40" W 83.81'
L8 S 55°39'07" W 25.21'
L9 N 83°42'26" W 54.30'
L10 S 67°48'24" W 31.90'
L11 S 48°03'02" W 25.29'
L12 S 43°08'06" W 55.91'
L13 S 54°43'41" W 22.83'
L14 N 77°18'30" W 11.35'
L15 S 76°46'17" W 7.61'
L16 S 12°16'59" W 18.48'
L17 S 15°15'11" W 27.99'
L18 S 31°17'14" W 28.54'
L19 S 14°18'14" W 20.67'
L20 S 7°03'45" W 51.31'
L21 S 24°09'26" W 63.52'
L22 S 36°05'19" W 24.14'
L23 S 55°18'50" W 142.96'
L24 S 64°10'41" W 254.74'
L25 N 1°43'22" W 311.69'
L26 N 8°36'19" W 80.69'
L27 N 22°53'55" E 44.75'

CURVE TABLE
CURVE RADIUS ARC LENGTH CHORD BEARING DELTA ANGLE
C1 2,495.00' 692.62' 690.40' N 9°40'32" W 15°54'20"
C2 2,033.48' 321.39' 321.06' N 19°07'58" W 9°03'20"

LEGEND
SIGN: WATER VALVE, FIRE HYDRANT, WATER METER, UTILITY POLE, GUY WIRE, TRANSFORMER, GAS TEST STATION, TELEPHONE BOX, TELEPHONE PEDESTAL, FIBER OPTIC MARKER, TRAFFIC SIGNAL POLE, MAILBOX, BENCHMARK, IRON PIN FOUND, COMPUTED POINT, IRON PIN SET, RW MARKER.
BM: BENCHMARK, (M) MEASURED DISTANCE, (C) CALCULATED DISTANCE, (R) RECORD DISTANCE, CTP CRIMP TOP PIPE, OTP OPEN TOP PIPE, CMP CORRUGATED METAL PIPE, RCP REINFORCED CONCRETE PIPE, OCS OUTLET CONTROL STRUCTURE, HW HEADWALL, POC POINT OF COMMENCEMENT, POB POINT OF BEGINNING, SS STORM SEWER LINE, SANITARY SEWER, W WATER LINE, GAS LINE, ORE OVERHEAD ELECTRIC, UOE UNDERGROUND ELECTRIC, PL PROPERTY LINE, ADJ ADJACENT PROPERTY LINE, FENCE.



- SURVEY NOTES
1. All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
2. The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
3. According to the Flood Insurance Rate Map (FIRM) for Barrow County, Georgia, (Community-panel number 13013 C 0045 D, dated December 1, 2022), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
4. The locations of underground utilities shown hereon are based on visible structures and maps and/or field located markings provided by LIA Surveying, Inc. and are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. LIA makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any design or construction. LIA's report can be provided upon request.
5. North arrow and bearings shown hereon are based on GA West Zone - NAD83 adjusted 2011. Using Global Positional System (GPS) and obtained by RTK observations on 10-30-2023 using the Leica Smartnet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
6. The field data upon which this plat is based was gathered using base and rover using multiple setups and duplicate observation on corners. The processed data has a horizontal position of less than .05. The scale factor used to adjust the points to ground distances: 0.99997569159237.
7. This plat has been calculated for closure and is found to be accurate within one foot in 837,813 feet.
8. Equipment used for measurement:
GPS: Leica GS18 GPS Rover
GPS: Leica GS18 GPS Base
9. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
10. State, County, and Local buffers and setbacks might exist on the subject property that are not shown hereon.
11. Contours and spot elevations shown hereon are based on U.S.G.S. datum (NAVD 88), site benchmarks are shown hereon.
12. This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
13. There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the field survey.
14. LIA Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
15. At the time of the field survey there was no observable evidence of recent earth moving work, building construction, building additions, changes in right-of-way, or recent street and/or sidewalk repair.
16. Current property owner/site address: Mark Pentecost, Highway 211 NW
17. THIS PARCEL OF LAND MAY BE SUBJECT TO HISTORICAL CLASSIFICATION AND MAY BE DEEMED PROTECTED BY THE GEORGIA HISTORICAL SOCIETY, OF ANY EARTH MOVING WORK OR ANY FORM OF LAND MANIPULATION OF ANY KIND. SEE INSET FOR SIGN INFORMATION.

SURVEYOR CERTIFICATION
TO: HWY 211 and Mulberry Land Holdings LLC, a Georgia limited liability company & Fidelity National Title Insurance Company
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF NOVEMBER OF 2023.
Michael C. Bell, GA P.L.S. #3465 Date 11/21/2023

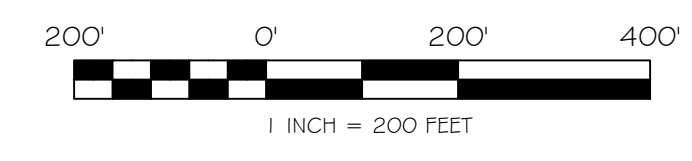
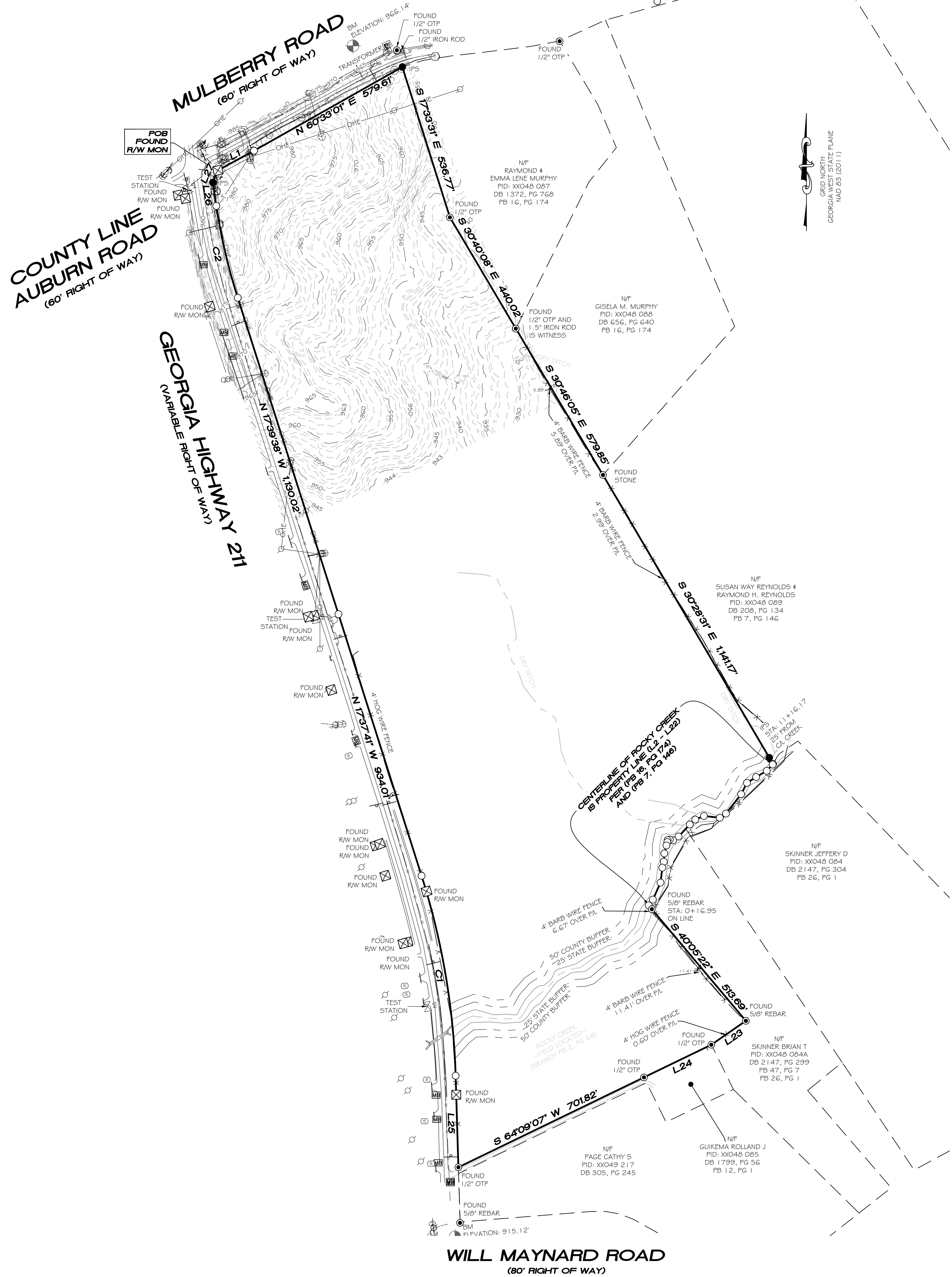
SURVEYOR CERTIFICATION
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS 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 UNDERIGNED 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.
Michael C. Bell, GA P.L.S. #3465 Date 11/21/2023



Vertical sidebar containing LJA SURVEYING INC. logo, address (1525 SOUTH LEE STREET, BUFORD, GA 30516), phone (770) 955-5200, location information (LOCATED IN: G.M.D 1743 BARROW COUNTY, GEORGIA), project title (ALTA/NSPS LAND TITLE SURVEY), lot numbers (LOTS 2, 3, 8, AND 9), page number (PAGE 68 OF 68), client information (FOR: HWY 211 AND MULBERRY LAND HOLDINGS LLC, a Georgia limited liability company & FIDELITY NATIONAL TITLE INSURANCE COMPANY), and a table with columns for ISSUE, DATE, and DESCRIPTION.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND	
	SIGN
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	UTILITY POLE
	GUY WIRE
	TRANSFORMER
	GAS TEST STATION
	TELEPHONE BOX
	TELEPHONE PEDESTAL
	FIBER OPTIC MARKER
	TRAFFIC SIGNAL POLE
	MAILBOX
	BENCHMARK
	IRON PIN FOUND
	COMPUTED POINT
	IRON PIN SET
	RW MARKER
	BM BENCHMARK
	MEASURED DISTANCE
	CALCULATED DISTANCE
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	CTP CRIMP TOP PIPE
	OTP OPEN TOP PIPE
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	RCP REINFORCED CONCRETE PIPE
	OCSS OUTLET CONTROL STRUCTURE
	HW HEADWALL
	POC POINT OF COMMENCEMENT
	POB POINT OF BEGINNING
	STORM SEWER LINE
	SANITARY SEWER
	WATER LINE
	GAS LINE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	FENCE



LJA SURVEYING INC.
 1525 SOUTH LEE STREET
 BUFORD, GA 30516
 Phone: 770.955.5200
 LSI No. 1350

LOCATED IN:
 G.M.D 1743
 BARROW COUNTY, GEORGIA

ALTANSPS LAND TITLE SURVEY
 LOTS 2, 3, 8, AND 9, PER PLAT BOOK 2, PAGE 68
 WINDER, GEORGIA
 FOR
 HWY 211 AND MULBERRY LAND HOLDINGS LLC,
 a Georgia limited liability company &
 FIDELITY NATIONAL TITLE INSURANCE COMPANY

ISSUE	DATE	DESCRIPTION
INITIAL	1/16/2023	
REV. 1		
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: DLB
 CHECKED BY: MCB

PROJECT #:
 LIA53764-2301

811 Know what's below. Call before you dig.
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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File Location: \\electrical\survey\projects\2023\project\53764-2301 - hwy 211 and mulberry road\DC\cad\hwy 211 and mulberry.dwg

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SURVEYOR'S COMMENTS AS TO THOSE SCHEDULE B-II TITLE EXCEPTIONS AS SHOWN ON THAT COMMITMENT OF TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, HAVING A COMMITMENT FILE # 006376-0094 AND AN EFFECTIVE DATE OF 09/20/2023.

TITLE LEGAL

Exhibit "A"

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. All taxes for the year 2023 and subsequent years, not yet due and payable, and any additional taxes for the current year or any prior years resulting from a reassessment, amendment or re-billing of city or county taxes subsequent to the Effective Date.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements or claims of easements, not shown by the public records.
5. Rights or claims of parties in possession not shown by the Public Records.
6. Liens or rights to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. This policy does not insure the exact amount of acreage contained within the Land.
9. All matters as would be disclosed by a current, accurate survey and inspection of the Land.
10. Exception is taken to all county and municipal sewer bills or water bills which are not reduced to files recorded in the General Execution Docket.
11. Right of Way Deed from Mrs. Estelle F. McDonald and Dr. Mark Pentecost to State Highway Department of Georgia, dated September 8, 1969, filed February 20, 1970, recorded in Deed Book 1-E, Page 259, Barrow County, Georgia Records.
DESCRIPTION AND MAP ARE VAGUE IN NATURE. LJA SURVEYING HAS OBTAINED UPDATED RIGHT OF WAY INFORMATION FROM GEORGIA DEPARTMENT OF TRANSPORTATION. A PORTION OF THE HIGHWAY 211 RIGHT OF WAY PLANS WERE NOT RECEIVED AND CANNOT BE LOCATED BY THE GEORGIA DEPARTMENT OF TRANSPORTATION.
12. Right of Way Deed from Mark P. Pentecost, Jr. to Barrow County, dated December 19, 1979, filed May 22, 1980, recorded in Deed Book 26, Page 348, aforesaid Records.
THESE DOCUMENTS AND REFERENCED DOCUMENTS ARE VAGUE IN NATURE AND DO NOT AFFECT THE SUBJECT PARCEL.
13. Right of Way Deed from Ann Pentecost Todd, et al. to Department of Transportation, dated December 12, 1997, filed January 20, 1998, recorded in Deed Book 397, Page 263, aforesaid Records.
DESCRIPTION AND MAP ARE VAGUE IN NATURE. LJA SURVEYING HAS OBTAINED UPDATED RIGHT OF WAY INFORMATION FROM GEORGIA DEPARTMENT OF TRANSPORTATION AND THESE MAPS ARE REFERENCED AND SHOWN HEREON. A PORTION OF THE HIGHWAY 211 RIGHT OF WAY PLANS WERE NOT RECEIVED AND CANNOT BE LOCATED BY THE GEORGIA DEPARTMENT OF TRANSPORTATION.
14. Right of Way Easement from Mark Pentecost, Jr. to Jackson Electric Membership Corporation, dated January 21, 1998, filed February 9, 1998, recorded in Deed Book 400, Page 339, aforesaid Records.
APPARENT 30 FOOT ELECTRIC EASEMENT SHOWN HERON.
15. Right of Way Easement from Ann Pentecost Timberlake to Jackson Electric Membership Corporation, dated September 22, 1997, filed February 9, 1997, recorded in Deed Book 400, Page 344, aforesaid Records.
APPARENT 30 FOOT ELECTRIC EASEMENT SHOWN HERON.
16. Right of Way Easement from Lloyd T. Timberlake to Jackson Electric Membership Corporation, dated September 17, 1997, filed February 9, 1998, recorded in Deed Book 400, Page 345, aforesaid Records.
APPARENT 30 FOOT ELECTRIC EASEMENT SHOWN HERON.
17. Right of Way Easement from Mark P. Pentecost III to Jackson Electric Membership Corporation, dated October 5, 2005, filed August 22, 2006, recorded in Deed Book 1218, Page 731, aforesaid Records.
30 FOOT ELECTRIC EASEMENT SHOWN HERON.
18. All those matters as shown on surveys recorded in Plat Book 2, Page 68; and Plat Book 35, Page 25, aforesaid Records.
CREEK BRANCH ON PLAT BOOK 2, PAGE 68 SHOWN HEREON AS FIELD LOCATED.
PLAT BOOK 35, PAGE 25 DOES NOT INCLUDE THE SUBJECT PROPERTY.

As-Surveyed Legal

A parcel of land lying in Georgia Militia District 1743, Barrow County, Georgia and being particularly described as follows:

Begin at a found concrete right of way monument at the Southeastern intersection of the Easterly right of way of Georgia Highway 211 (variable width right of way) and the Southerly right of way of Mulberry Road (60 foot right of way) being the Northeast corner of the miter, said point being THE POINT OF BEGINNING of the parcel herein described;

Thence run North 61 Degrees 28 Minutes 42 Seconds East along the Southerly right-of-way of Mulberry Road for a distance of 140.04 feet to a point; Thence run along said right of way North 60 Degrees 33 Minutes 01 Seconds East for a distance of 579.61 feet to a set 5/8-inch capped rebar (L.S.F. 1390); Thence leaving said right of way run South 17 Degrees 33 Minutes 31 Seconds East for a distance of 536.77 feet to a found half inch open top pipe; Thence run South 30 Degrees 40 Minutes 08 Seconds East for a distance of 440.02 feet to a found half inch open top pipe; Thence run South 30 Degrees 46 Minutes 05 Seconds East for a distance of 579.85 feet to a found stone; Thence run South 30 Degrees 28 Minutes 31 Seconds East for a distance of 1,141.17 feet to the centerline of Rocky Creek, said point being witnessed by a Set 5/8 inch capped rebar (L.S.F. 1390) being along said line 25 feet from said centerline; Thence run along said centerline of Rocky Creek the following calls;

South 30 Degrees 05 Minutes 10 Seconds West for a distance of 1.93 feet;
 South 43 Degrees 05 Minutes 29 Seconds West for a distance of 29.61 feet;
 South 59 Degrees 37 Minutes 53 Seconds West for a distance of 41.75 feet;
 South 57 Degrees 33 Minutes 01 Seconds West for a distance of 37.27 feet;
 South 27 Degrees 14 Minutes 07 Seconds West for a distance of 43.20 feet;
 South 38 Degrees 05 Minutes 40 Seconds West for a distance of 83.81 feet;
 South 55 Degrees 39 Minutes 07 Seconds West for a distance of 25.21 feet;
 North 83 Degrees 42 Minutes 26 Seconds West for a distance of 54.30 feet;
 South 67 Degrees 48 Minutes 24 Seconds West for a distance of 31.90 feet;
 South 48 Degrees 03 Minutes 02 Seconds West for a distance of 25.29 feet;
 South 43 Degrees 08 Minutes 06 Seconds West for a distance of 55.91 feet;
 South 54 Degrees 43 Minutes 41 Seconds West for a distance of 22.83 feet;
 North 77 Degrees 18 Minutes 30 Seconds West for a distance of 11.35 feet;
 South 76 Degrees 46 Minutes 17 Seconds West for a distance of 7.61 feet;
 South 12 Degrees 16 Minutes 59 Seconds West for a distance of 18.48 feet;
 South 15 Degrees 15 Minutes 11 Seconds West for a distance of 27.99 feet;
 South 03 Degrees 17 Minutes 14 Seconds West for a distance of 28.54 feet;
 South 14 Degrees 18 Minutes 14 Seconds West for a distance of 20.67 feet;
 South 07 Degrees 03 Minutes 45 Seconds West for a distance of 51.31 feet;
 South 24 Degrees 09 Seconds 26 Seconds West for a distance of 63.52 feet;

South 36 Degrees 05 Minutes 19 Seconds West for a distance of 24.14 feet to a point in the centerline of Rocky Creek witnessed by a found 5/8 inch rebar 16.95 feet along the following call; Thence leaving said centerline of Rocky Creek run South 40 Degrees 05 Minutes 22 Seconds East for a distance of 513.69 feet to a Found 5/8 inch rebar; Thence run South 55 Degrees 18 Minutes 50 Seconds West for a distance of 142.96 feet to a found half inch open top pipe; Thence run South 64 Degrees 10 Minutes 41 Seconds West for a distance of 254.74 feet to a found half inch open top pipe; Thence run South 64 Degrees 09 Minutes 07 Seconds West for a distance of 701.82 feet to a found half inch open top pipe on the Easterly right of way of Georgia Highway 211 (variable right of way); Thence run along said right of way through a concrete right of way monument North 01 Degrees 43 Minutes 22 Seconds West for a distance of 311.60 feet to a point, said point lying on a curve to the left and having a radius of 2,495 feet, a central angle of 15 Degrees 54 Minutes 20 Seconds, a chord bearing of North 09 Degrees 40 Minutes 32 Seconds West, and a chord length of 690.40 feet; Thence run along the arc of said curve and said right-of-way through a concrete right of way monument for a distance of 692.62 feet to a point; Thence run North 17 Degrees 37 Minutes 41 Seconds West for a distance of 934.01 feet to a point; Thence run North 17 Degrees 39 Minutes 38 Seconds West for a distance of 1,130.02 feet to a point, said point lying on a curve to the right and having a radius of 2,033.48 feet, a central angle of 09 Degrees 03 Minutes 20 Seconds, a chord bearing of North 13 Degrees 07 Minutes 58 Seconds West, and a chord length of 321.06 feet; Thence run along the arc of said curve and said right-of-way for a distance of 321.39 feet to a point; Thence run North 08 Degrees 36 Minutes 19 Seconds West for a distance of 80.69 feet to a set 5/8 inch capped rebar (L.S.F. 1390) on the southwest corner of the aforementioned mitered intersection; Thence run North 22 Degrees 53 Minutes 55 Seconds East for a distance of 44.75 feet to THE POINT OF BEGINNING.

Said parcel containing 3,301,638 Square Feet, or 75.795 Acres.

41525 SOUTH LEE STREET
DUFORCE, GA 30516
Phone: 770.955.5200
LJA No. 1390

LOCATED IN:
G.M.D 1743
BARROW COUNTY, GEORGIA

ALTANSPS LAND TITLE SURVEY
LOTS 2, 3, 8, AND 9, PER PLAT BOOK 2, PAGE 68
WINDER, GEORGIA
FOR
HWY 211 AND MULBERRY LAND HOLDINGS LLC,
a Georgia limited liability company &
FIDELITY NATIONAL TITLE INSURANCE COMPANY

ISSUE DATE	DESCRIPTION
INITIAL: 1/8/2023	
REV. 1:	
REV. 2:	
REV. 3:	
REV. 4:	
REV. 5:	
REV. 6:	
REV. 7:	

DRAFTED BY: DLB

CHECKED BY: MCB

PROJECT #:
LIA53764-2301

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SHEET NO:
3 OF 3