

SURVEYOR'S CERTIFICATE

This is a recertification 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. RECORDED 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.

JOHN MARK DUNLAP, GA R.L.S.#3142 DATE

PROJECT DATA:

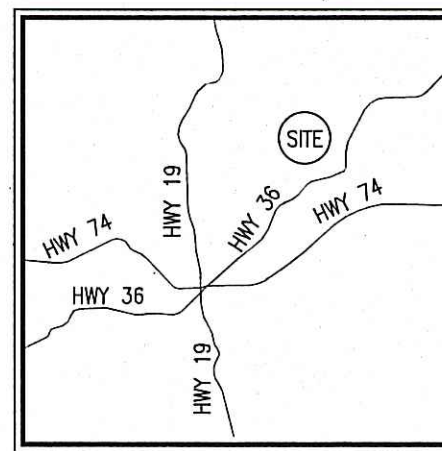
PROPERTY OWNER: THOMASTON-UPSON IDA
106 E LEE STREET SUITE 230
THOMASTON, GA 30286

TAX PARCEL NUMBERS: 067 006
PHYSICAL ADDRESS: JOHNSON RD

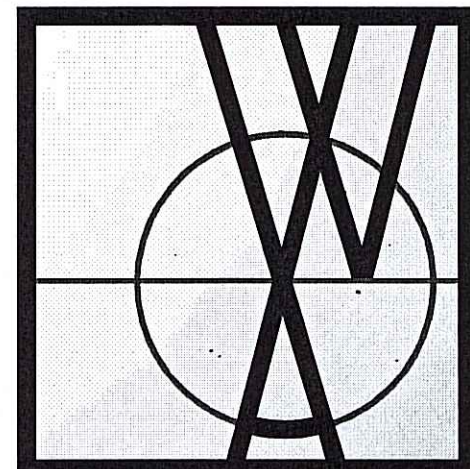
TRACT 1(PORION OF PARCEL 067 006): 218.47 ACRES
TRACT 2(PORION OF PARCEL 067 006): 20.83 ACRES

LAND LOTS 97, 100, 109, 110 & 131, 10TH LAND DISTRICT
TOTAL PROJECT AREA(TRACTS 1 & 2): 239.30

THIS PROPERTY CONTAINS STATE WATERS ONSITE OR WITHIN 200' OF THE SITE.



VICINITY MAP
NOT TO SCALE



W&A Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
SURVEYING - SOIL AND ENVIRONMENTAL CONSULTING
TRAFFIC ENGINEERING - ECONOMIC DEVELOPMENT

2470 Daniels Bridge Road, Suite 161
Athens, GA 30606

P: (706) 310-0400 • F: (706) 310-0411
waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THE SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

THE CENTRAL GEORGIA BUSINESS AND TECHNOLOGY PARK

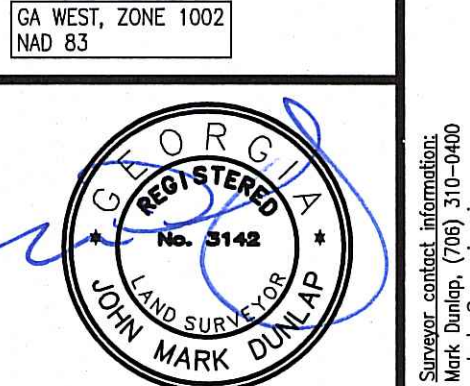
UPSON COUNTY, GEORGIA

0 TECHNOLOGY PARKWAY - 218.47 ACRES

DATE: 02/08/2019

REVISIONS

DATE	COMMENT



18319

EXISTING
CONDITIONS

C101

Line #	Direction	Length
L1	S00°42'51"E	65.97'
L2	S89°17'10"W	50.00'
L3	S00°43'13"E	160.30'
L4	S77°03'14"W	91.63'
L5	S35°02'20"E	65.84'
L6	N30°49'16"E	43.03'
L7	N04°37'00"W	205.80'
L8	N27°29'55"W	197.57'
L9	N18°12'59"W	251.82'
L10	N07°13'13"W	32.63'
L11	N69°45'26"E	33.75'
L12	N23°01'03"W	62.11'
L13	N07°51'34"E	120.87'
L14	N22°23'39"E	78.21'
L15	N39°45'16"E	86.76'
L16	N55°05'13"E	243.32'
L17	N70°14'30"E	146.01'
L18	N81°35'03"E	164.09'
L19	S83°44'01"E	127.79'
L20	N83°47'09"E	21.23'
L21	N22°23'38"E	76.97'
L22	N33°18'20"W	46.27'
L23	S89°00'45"E	30.00'

SYMBOL	DESCRIPTION
●	IRON PIN FOUND
○	IRON PIN SET
○	OPEN TOP PIPE
○	POINT OF BEGINNING
○	TRUE POINT OF BEGINNING
○	PROPERTY CORNER FOUND
○	PROPERTY CORNER
○	CONCRETE MONUMENT
○	ELEVATION BENCHMARK
○	DELTA (SURVEY CONTROL)

SYMBOL	DESCRIPTION
○	BUILDING SETBACK LINE
○	CATCH BASIN
○	CONCRETE MONUMENT FOUND
○	CORRUGATED METAL PIPE
○	DRAINAGE EASEMENT
○	DUCTILE IRON PIPE
○	PIPE JOINT CONNECTION
○	FLARED END SECTION
○	INVERT ELEVATION
○	GRATE INLET
○	HIGH DENSITY POLYETHYLENE
○	INVERT ELEVATION
○	LIGHTPOST
○	OUTLET CONTROL STRUCTURE
○	POWER TELEPHONE POLE
○	REINFORCED CONCRETE PIPE
○	SANITARY SEWER EASEMENT
○	TELEPHONE PEDESTAL
○	POWER TRANSFORMER TRANS
○	TYPICAL
○	WATER METER
○	WATER VALVE
○	SSMH - SANITARY SEWER MH
○	CO - CLEANOUT
○	PH - FIRE HYDRANT
○	WM - WATER METER
○	WM - WATER VALVE
○	WM - MANHOLE
○	JB - JUNCTION BOX
○	HW - HEADWALL
○	WI - WEIR INLET
○	DOUBLE WING CB
○	SINGLE WING CB
○	AIR CONDITIONING UNIT
○	FIBER-OPTIC MARKER
○	GAS VALVE
○	GAS METER
○	GAS MARKER
○	LIGHTPOLE
○	TELEPHONE PEDESTAL
○	POWER TRANSFORMER
○	UTILITY POLE
○	TRANSMISSION POLE
○	GUY WIRE/ANCHOR

SURVEY NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED UPON HAS A CLOSURE PRECISION OF ONE FOOT IN 25,176 FEET, AND AN ANGULAR ERROR OF 0.5" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 7,111,498 FEET BY MAP CHECK.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 1-SECOND GEOMAX ZOOM 90 TOTAL STATION INSTRUMENT. HORIZONTAL DATUM IS GRID NORTH, GEORGIA STATE PLANE, WEST ZONE AND VERTICAL DATUM IS NAVD83, ESTABLISHED WITH ON-SITE NETWORK GPS OBSERVATIONS AND A GEOMAX ZENITH 35 PRO RECEIVER.

CONTOUR INFORMATION SHOWN PER "THOMASTON" AERIAL MAPPING PROJECT PROCESSED ON DECEMBER 17, 2018 BY SKYTEC, LLC (877)-485-0466, WWW.SKYTEC.LLC.COM

NO PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD PLAIN ACCORDING TO FIRM COMMUNITY PANEL NUMBERS 13293C0850 DATE 9/25/2009 & 13293C0950 DATE 9/25/2009.

THIS SURVEY WAS PERFORMED WITHOUT A TITLE COMMITMENT AND MAY BE SUBJECT TO LEASES, EASEMENTS, AND RESTRICTIONS OF RECORD NOT REFLECTED UPON THIS SURVEY. NOT ALL IMPROVEMENTS ARE SHOWN.

REFERENCES:

PLAT OF SURVEY FOR "THOMASTON-UPSON COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY" BY DOUG GORDON LAND SURVEYING, INC., DATED 9/18/2006 AND RECORDED IN PLAT BOOK 29 PAGE 5.

SCALE 1" = 200' 0 100 200 400