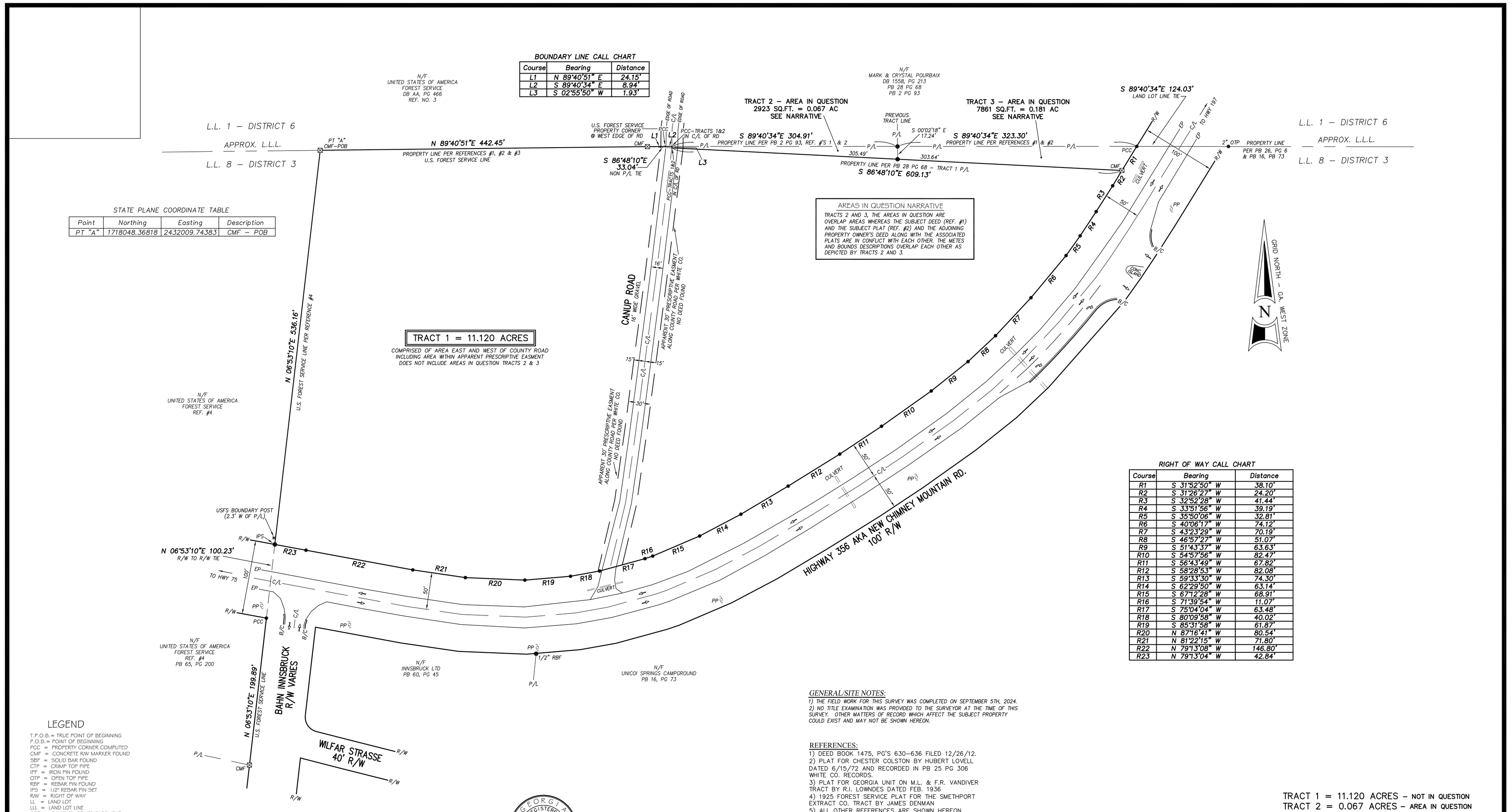

BOUNDARY LINE CALL CHART

Course	Bearing	Distance
L1	N 89°40'51" E	24.15'
L2	S 89°40'34" E	8.94'
L3	S 02°55'50" W	1.93'

STATE PLANE COORDINATE TABLE

Point	Northing	Easting	Description
PT "A"	1718048.36818	2432009.74383	CMF – POB

RIGHT OF WAY CALL CHART

Course	Bearing	Distance
R1	S 31°52'50" W	38.10'
R2	S 31°26'27" W	24.20'
R3	S 32°52'28" W	41.44'
R4	S 33°51'56" W	39.19'
R5	S 35°50'06" W	32.81'
R6	S 40°06'17" W	74.12'
R7	S 43°23'29" W	70.19'
R8	S 46°57'27" W	51.07'
R9	S 51°43'37" W	63.63'
R10	S 54°57'56" W	82.47'
R11	S 56°43'49" W	67.82'
R12	S 58°28'53" W	82.08'
R13	S 59°33'30" W	74.30'
R14	S 62°29'50" W	63.14'
R15	S 67°12'28" W	68.91'
R16	S 71°39'54" W	11.07'
R17	S 75°04'04" W	63.48'
R18	S 80°09'58" W	40.02'
R19	S 85°31'58" W	61.87'
R20	N 87°16'41" W	80.54'
R21	N 81°22'15" W	71.80'
R22	N 79°13'08" W	146.80'
R23	N 79°13'04" W	42.84'

LEGEND

T.P.O.B.= TRUE POINT OF BEGINNING
P.O.B.= POINT OF BEGINNING
PCC = PROPERTY CORNER COMPUTED
CMF = CONCRETE R/W MARKER FOUND
SBF = SOLID BAR FOUND
CTP = CRIMP TOP PIPE
IPF = IRON PIN FOUND
OTP = OPEN TOP PIPE
RBF = REBAR PIN FOUND
IPS = 1/2" REBAR PIN SET
R/W = RIGHT OF WAY
LL = LAND LOT
LLL = LAND LOT LINE
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
UE = UTILITY EASEMENT
UGP = UNDERGROUND ELECTRICAL CABLE
P/L = PROPERTY LINE
B/L = BUILDING LINE
C/L = CENTERLINE
EP = EDGE OF PAVEMENT
BC = BACK OF CURB
MH = MAN HOLE
CB = CATCH BASIN
OCS = OUTLET CONTROL STRUCTURE
DI = DROP INLET
FES = FLARED END SECTION
PP = POWER POLE
TP = TELEPHONE POLE
FH = FIRE HYDRANT
WM = WATER METER
WV = WATER VALVE
IE = INVERT ELEVATION
FFE = FINISHED FLOOR ELEVATION
-S- = SANITARY SEWER LINE/PIPE
::: = STORM SEWER LINE/PIPE
-X- = FENCE LINE
-P- = POWER LINE
-T- = TELEPHONE LINE
-W- = WATER LINE
–UGP– = UNDERGROUND POWER
– G – = UNDERGROUND GAS
ooo= FLOOD HAZARD ZONE LINE
N/F = NOW OR FORMERLY

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 597,135 FEET AND CONTAINS 11.368 ACRES

GLOBAL POSITIONING NOTE:
THE ENTIRE DATA USED TO PRODUCE THIS SURVEY WAS OBTAINED IN LATE AUGUST AND EARLY SEPTEMBER OF 2024 FROM GNSS OBSERVATIONS COLLECTED BY A CARLSON BRX7 DUAL FREQUENCY RECEIVER WHILE UTILIZING THE LEICA SMARTNET RTK NETWORK. ALL COORDINATES ARE STATE PLANE AND MEET THE ALLOWABLE POSITIONAL TOLERANCES AS SPECIFIED IN CHAPTER 180-7 CONCERNING THE RULES AND REGULATIONS SET FORTH BY THE GEORGIA STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS RELATED TO TECHNICAL STANDARDS. A STATED ACCURACY LEVEL AS PER THE ALLOWABLE MINIMUM POSITIONAL TOLERANCE OF 0.1 FOOT FOR PROPERTY CORNERS WITH RESPECT TO EACH OTHER WAS ACHIEVED THROUGH REDUNDANT LINEAR MEASUREMENTS TO VERIFY SUCH ACCURACY AS TO COMPLY SPECIFICALLY WITH RULE 180-7-.03.

GEORGIA REGISTERED NO. 2772 LAND SURVEYOR DANIEL S. GRIFFIN
09/29/24

CERTIFICATION:
THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S) OR OTHER INSTRUMENT(S) WHICH CREATED THE PARCEL(S) ARE STATED HEREON. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67.

BY: 09/29/24
DANIEL S. GRIFFIN, REGISTERED GEORGIA LAND SURVEYOR NO. 2772

GENERAL/SITE NOTES:
1) THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON SEPTEMBER 5TH, 2024.
2) NO TITLE EXAMINATION WAS PROVIDED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. OTHER MATTERS OF RECORD WHICH AFFECT THE SUBJECT PROPERTY COULD EXIST AND MAY NOT BE SHOWN HEREON.

REFERENCES:
1) DEED BOOK 1475, PG'S 630–636 FILED 12/26/12.
2) PLAT FOR CHESTER COLSTON BY HUBERT LOVELL DATED 6/15/72 AND RECORDED IN PB 25 PG 306 WHITE CO. RECORDS.
3) PLAT FOR GEORGIA UNIT ON M.L. & F.R. VANDIVER TRACT BY R.I. LOWNDES DATED FEB. 1936
4) 1925 FOREST SERVICE PLAT FOR THE SMETHPORT EXTRACT CO. TRACT BY JAMES DENMAN
5) ALL OTHER REFERENCES ARE SHOWN HEREON.

UTILITIES PROTECTION CENTER
CALL FREE
IN METRO ATLANTA 623-4344
THROUGHOUT GEORGIA 1-800-282-7411
THREE WORKING DAYS BEFORE YOU DIG

GRAPHIC SCALE
0 30 60 120 180
(IN FEET)
1 inch = 60 ft.

No.	By	Date	Revision

Cadd File No:

PURPOSE OF SURVEY STATEMENT
THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE OWNER TO RETRACE THE BOUNDARY LINES OF THE SUBJECT PROPERTY.

TRACT 1 = 11.120 ACRES – NOT IN QUESTION
TRACT 2 = 0.067 ACRES – AREA IN QUESTION
TRACT 3 = 0.181 ACRES – AREA IN QUESTION
TOTAL = 11.368 ACRES

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

SURVEY FOR:
DWE INVESTMENTS, LLLP.

DS GRIFFIN, INC.
PROFESSIONAL LAND SURVEYING SERVICES
2048 MILL LANDING COURT
LAWRENCEVILLE, GA. 30043
(770) 778-3293

Date: 09/29/2024 Land Lot: 8 District: 3rd
County: WHITE, GEORGIA Scale: 1" = 60'
Project: CANUPRD Drawn By: DSG
Sheet No. 1 OF 1