

FILED
10:42 AM
11/10/2015
COWETA COUNTY SUPERIOR COURT
CINDY G BROWN
CLERK
BK 93 PG 247

LEGEND			
	1033 CATCH BASIN		HANDICAPPED PARKING
	1034 CATCH BASIN		TRAFFIC FLOW
	DROP INLET		UNDER GROUND POWER
	JUNCTION BOX		OVER HEAD POWER
	DRAINAGE SLOPE		UNDER GROUND TELEPHONE
	HEAD WALL		OVER HEAD TELEPHONE
	DRAINAGE MANHOLE		STORM DRAIN
	SEWER MANHOLE		SILT FENCE
	EXISTING FIRE HYDRANT		WATER
	PROPOSED FIRE HYDRANT		SANITARY SEWER
	LAMP POST		GAS
	UTILITY POLE		WATER VALVE
			GAS VALVE
			TREE
			CHAIN LINK FENCE
			EXISTING GRADE
			PROPOSED GRADE
			EXISTING CURB & GUTTER
			PROPOSED CURB & GUTTER
			EXISTING SPOT ELEVATIONS
			PROPOSED SPOT ELEVATIONS

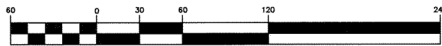
EASEMENTS & AGREEMENTS AFFECTING PROPERTY:
1. EASEMENT TO GA. POWER CO. DB 33 / PG. 171
2. RIGHT OF WAY ORDER & JUDGMENT DB 4056 / PG. 240

Parcel Line Table		
Line #	Length	Direction
L1	100.00	N05° 45' 24"W
L2	109.96	S51° 15' 25"E
L3	60.58	S73° 36' 22"E
L4	96.27	N74° 41' 16"E
L5	64.00	S11° 57' 33"E
L6	85.53	N73° 36' 22"W
L7	58.42	N68° 30' 20"W
L8	56.45	N05° 45' 24"W

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	119.88	619.23	S65° 28' 18"E	119.70
C2	41.81	6950.00	S84° 04' 27"W	41.81
C3	175.58	700.00	N12° 56' 32"W	175.12

LEGEND	
	101 HOUSE NUMBER
	10 LOT NUMBER
	PROPERTY CORNER
	UTILITY POLE
	R/W MONUMENT
	SANITARY SEWER
	POWER BOX
	TELEPHONE BOX
	CABLE TV BOX
	OVERHEAD POWER
	FENCE LINE
	IRON PIN FOUND
	IRON PIN PLACED
	OPEN TOP PIPE
	LAND LOT NUMBER

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

NOTE: EXISTING ZONING: M-INDUSTRIAL

LEGEND	
	GA. D.O.T. EASEMENT
	DRIVE EASEMENT

BOUNDARY SURVEY FOR:
BEST DEVELOPMENT, LLC.

LOCATED IN LAND LOT 72, DISTRICT 2
COWETA COUNTY, GEORGIA
SCALE: 1" = 60' DATE: 12-17-2014
CHECKED BY: REV. 08-25-2015 TRACTS
JN141208
3-14-123

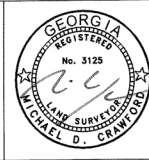
REF: 3-03-206

CLOSURE
THE FIELD DATA UPON THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 1/100 PER ANGULAR POINT, AND WAS ADJUSTED USING CRANDALL RULE.
NIKON 420GL WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

GENERAL NOTES
1. NO TITLE OR ABSTRACT RESEARCH WAS PERFORMED BY THE UNDERSIGNED FOR THIS SURVEY.
2. **WARNING:** THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE OR ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS.
3. NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES IS IMPLIED, ONLY THOSE ITEMS SHOWN.

4. NO WARRANTY OR GUARANTEE AS TO ENVIRONMENTAL ISSUES HAS BEEN IMPLIED, ONLY THOSE ITEMS SHOWN HEREON HAVE BEEN ADDRESSED.
5. ONLY ACTS OF POSSESSION, 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 ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.
6. THE ACCEPTANCE OF POSSESSION, AND MONUMENTS USED AND SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE TORT OF CONTRACT HERETO TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED. IF ADDITIONAL LIABILITY IS REQUIRED BY THE CLIENT, THEN AN AMOUNT OF 1% OF THE TOTAL LIABILITY REQUEST MUST BE PAID TO THE UNDERSIGNED PRIOR TO COMMENCEMENT OF WORK.
7. NO WARRANTY OR GUARANTEE AS TO COUNTY OR CITY ORDINANCE ISSUES, TO INCLUDE SET BACKS, HAS BEEN IMPLIED, ONLY THOSE ITEMS SHOWN HAVE BEEN ADDRESSED.

IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED SUBSTANTIALLY IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
Michael D. Crawford
GA. REG. L.S. #3125, MICHAEL D. CRAWFORD



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