

BOUNDARY SURVEY FOR:  
**ROBERT MATTERI**  
LAND LOT 82 ~ 6TH DISTRICT  
COWETA COUNTY, GEORGIA

THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT  
RECORDING INFORMATION.

**LEGEND**

D.B.	DEED BOOK	FH	FIRE HYDRANT
P.B.	PLAT BOOK	L	LINE LABEL
PG.	PAGE	NF	NOW OR FORMERLY
LL	LAND LOT	PKS	PK NAIL SET
OTF	OPEN TOP PIPE	S.S.E.	SANITARY SEWER EASEMENT
RB	REBAR	U.E.	UTILITY EASEMENT
IPF	IRON PIN FOUND	REF.	REFERENCE
IPS	1/2" REBAR W/IC LSF 001179	SQ. FT.	SQUARE FOOT
CTP	CRIMP TOP PIPE	FT.	FEET
C&G	CURB & GUTTER	IPF	IRON PIN FOUND (IPF)
R/W	RIGHT-OF-WAY	IPF	IRON PIN SET (IPS)
S/B	SETBACK	CP	CALCULATED POINT
-E-	OVERHEAD POWER LINE	PP	POWER POLE (PP)
CMP	CORRUGATED METAL PIPE	FW	FIRE HYDRANT (FH)
SWMF	STORMWATER MANAGEMENT FACILITY	WV	WATER VALVE (WV)
P.O.B.	POINT OF BEGINNING	WM	WATER METER (WM)
P.O.C.	POINT OF COMMENCEMENT	JB	JUNCTION BOX (JB)
RCP	REINFORCED CONCRETE PIPE	SSMH	SANITARY SEWER MANHOLE (SSMH)
DIP	DUCTILE IRON PIPE	DI	DROP INLET (DI)
PVC	POLYVINYL CHLORIDE PIPE	CMF	CONCRETE R/W MONUMENT FOUND (CMF)
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SWCB	SINGLE WING CATCH BASIN (SWCB)
PL	PROPERTY LINE	DWCB	DOUBLE WING CATCH BASIN (DWCB)
CL	CENTERLINE	H	HOODED INLET (HI)
ID	IDENTIFICATION	HW	HEADWALL (HW)
B.S.L.	BUILDING SETBACK LINE	FES	FLARED END SECTION (FES)
B.O.C.	BACK OF CURB	LP	LIGHT POST (LP)
C	CURVE LABEL	YI	YARD INLET (YI)
CI	CURB INLET	CO	SEWER CLEAN OUT (CO)
D.E.	DRAINAGE EASEMENT	AI	AREA INLET (AI)
A.E.	ACCESS EASEMENT	WPI	WINGED PEDESTAL INLET (WPI)
E.O.P.	EDGE OF PAVEMENT	CP	CIRCULAR PEDESTAL INLET (CP)
		TP	TELEPHONE PEDESTAL

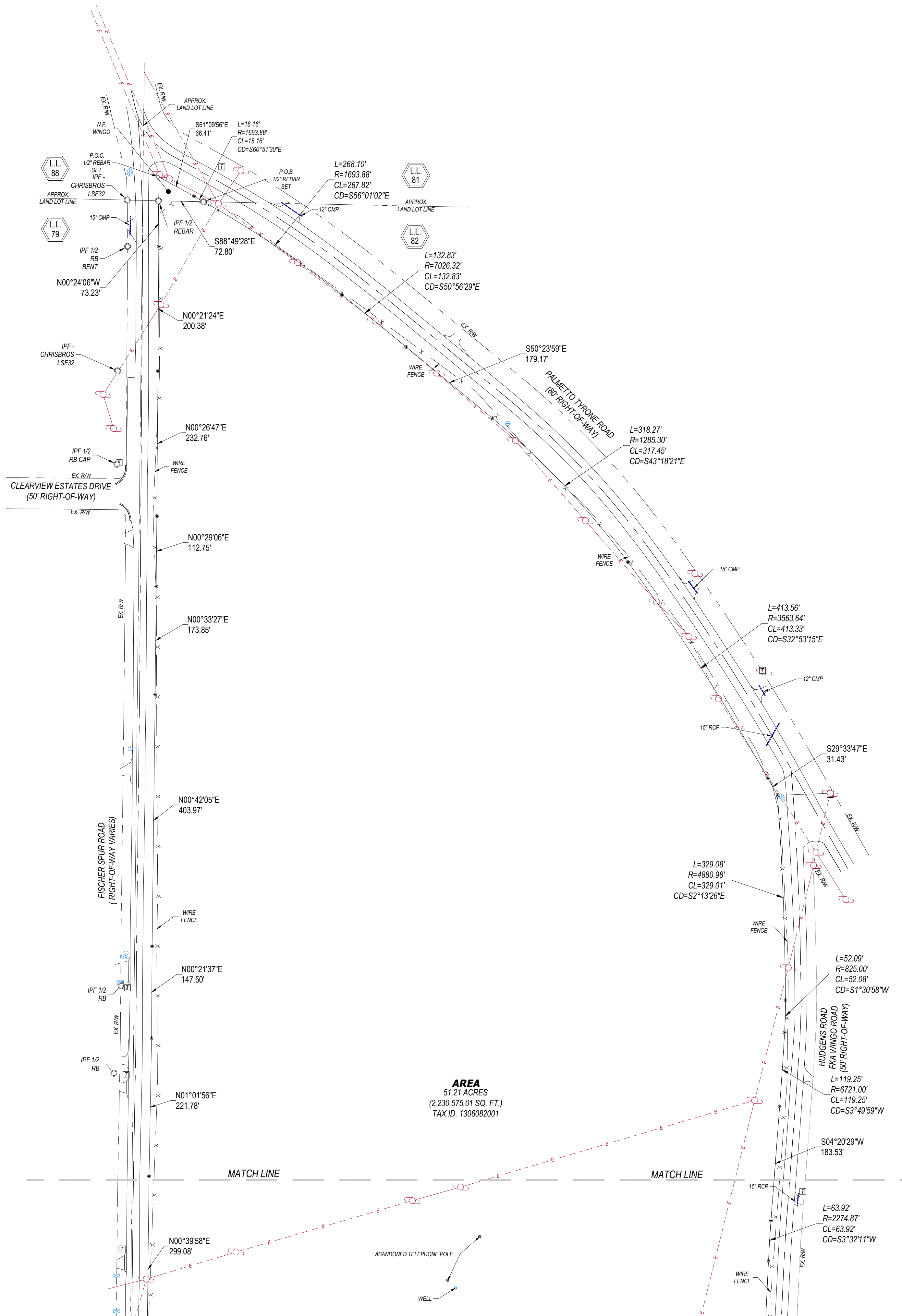
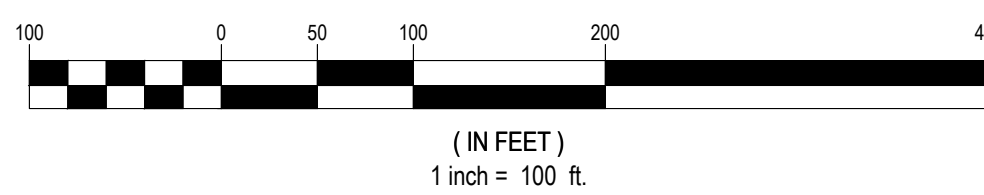
**REFERENCES**

- SURVEY FOR JAMES P. PEAK DATED 11-13-88. SURVEYED BY DELTA ENGINEERS & SURVEYORS, INC. RECORDED IN PLAT BOOK 11 PAGE 293 IN COWETA COUNTY RECORDS.

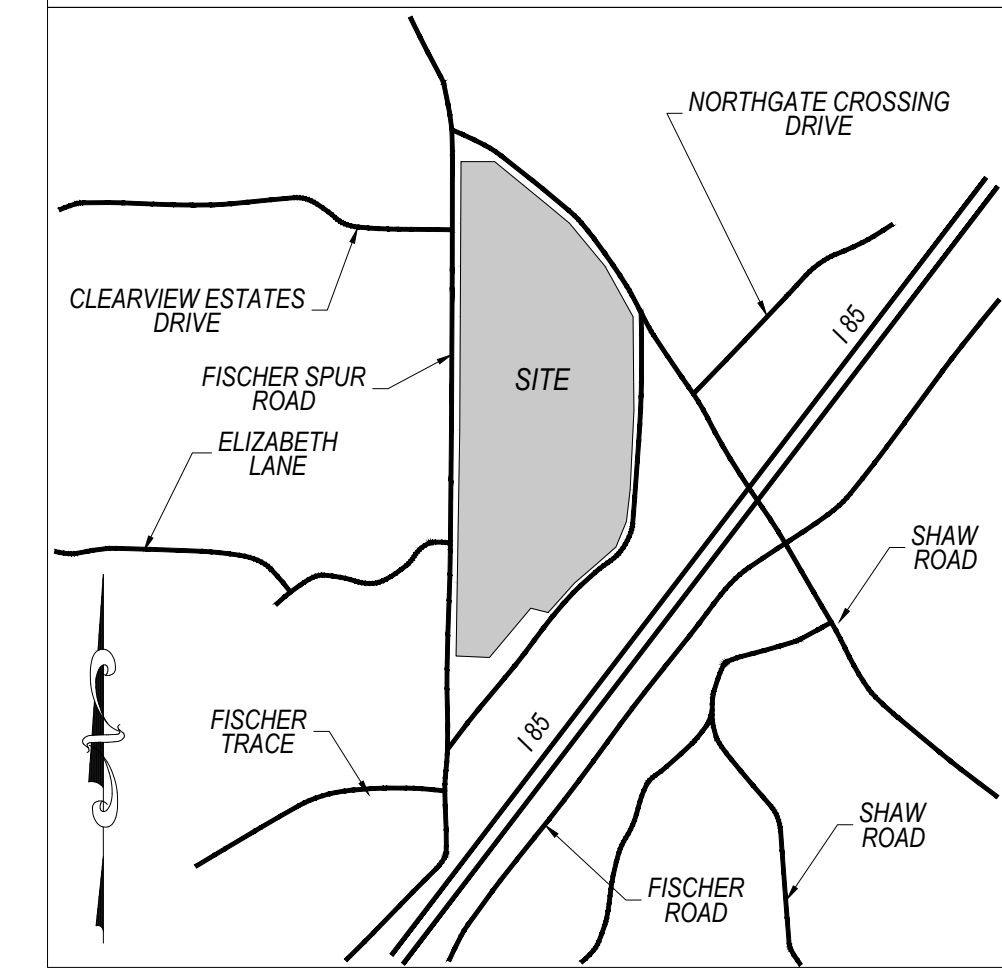
**FLOOD NOTE**

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF COWETA COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13077C0160D EFFECTIVE DATE 02/06/2013, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.

**GRAPHIC SCALE**



**VICINITY MAP (NOT TO SCALE)**



**SURVEY NOTES**

- NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
- ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A 1/2" REBAR PLACED W/ICAP LSF 001179 UNLESS OTHERWISE NOTED.
- MOORE BASS CONSULTING AND/OR ROBERT J. DEBIEN DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY ROBERT J. DEBIEN IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.
- THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.
- THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983 (1994 ADJUSTMENT) FOR HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 FOR THE VERTICAL DATUM. THE USE OF G.P.S. SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE ORTHOMETRIC HEIGHTS WERE DERIVED USING THE GEOID 18.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,665 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- THE CLOSURE PRECISION OF THE DATA SHOWN ON THE MAP OR PLAT. "THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 790,160.47 FEET" THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.
- LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS SURVEY WERE OBTAINED USING A TRIMBLE ROBOTIC TOTAL STATION & CARLSON BRX7 GPS UNIT. THE FIELDWORK WAS COMPLETED 5-7-25 ON THIS PROJECT.

**GEORGIA SURVEY CERTIFICATE**

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 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.

*Robert J. Debien*  
ROBERT J. DEBIEN  
REGISTERED GEORGIA LAND SURVEYOR NO. 2964 (rdebien@moorebass.com)  
MOORE BASS CONSULTING, INC.  
1350 KEYS FERRY CT, MCDONOUGH, GEORGIA 30253  
CERTIFICATE OF AUTHORIZATION NO. LSF-0001179

DATE: 5/9/25



**Moore Bass Consulting, Inc.**

- Civil Engineering
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PROJECT NAME  
FISCHER SPUR ROAD  
COWETA COUNTY, GEORGIA

CLIENT NAME  
ROBERT MATTERI  
1627 N.E. THOMPSON STREET  
PORTLAND, OREGON 97212

REVISIONS

A3616.0001 BND

DATE 05-09-2025

CONTRACT # A1041.0053

DRAWN BY RJD, JW

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1350 KEYS FERRY COURT  
MCDONOUGH, GA 30253  
LSF 01179

SEAL



SHEET TITLE

BOUNDARY SURVEY

SHEET

1 OF 2

