

RESERVED FOR COURT CLERK

PROPERTY LINE DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 99 AND 100 OF THE 10 DISTRICT, CARROLL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE OF INTERSECTION OF WEST GEORGIA DRIVE AND MAPLE STREET;

THENCE NORTH 47 DEGREES 33 MINUTES 44 SECONDS EAST, 2600.99 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 49.00 FEET TO A POINT;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 70.60 FEET TO A POINT;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 28.00 FEET TO A POINT;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 16.58 FEET TO A POINT;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 13.81 FEET TO A POINT;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 28.00 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 15.77 FEET TO A POINT;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 37.73 FEET TO A POINT;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 131.93 FEET TO A POINT;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 49.00 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 67.16 FEET TO A POINT;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 24.50 FEET TO A POINT;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 66.00 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 24.50 FEET TO A POINT;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 44.58 FEET TO A POINT;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 15.77 FEET TO A POINT;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 30.00 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 32.21 FEET TO A POINT;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 7.73 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 111.67 FEET TO A POINT;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 49.00 FEET TO A POINT;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 63.67 FEET TO A POINT;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 11.27 FEET TO A POINT;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 15.44 FEET TO A POINT;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 21.06 FEET TO A POINT;

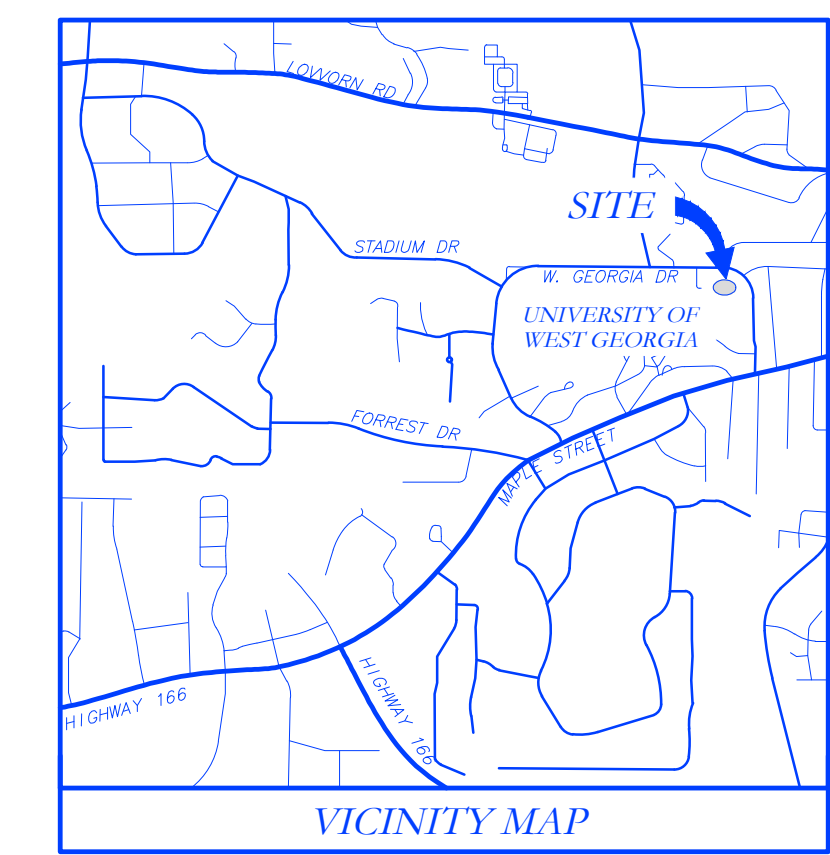
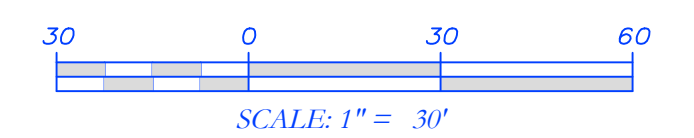
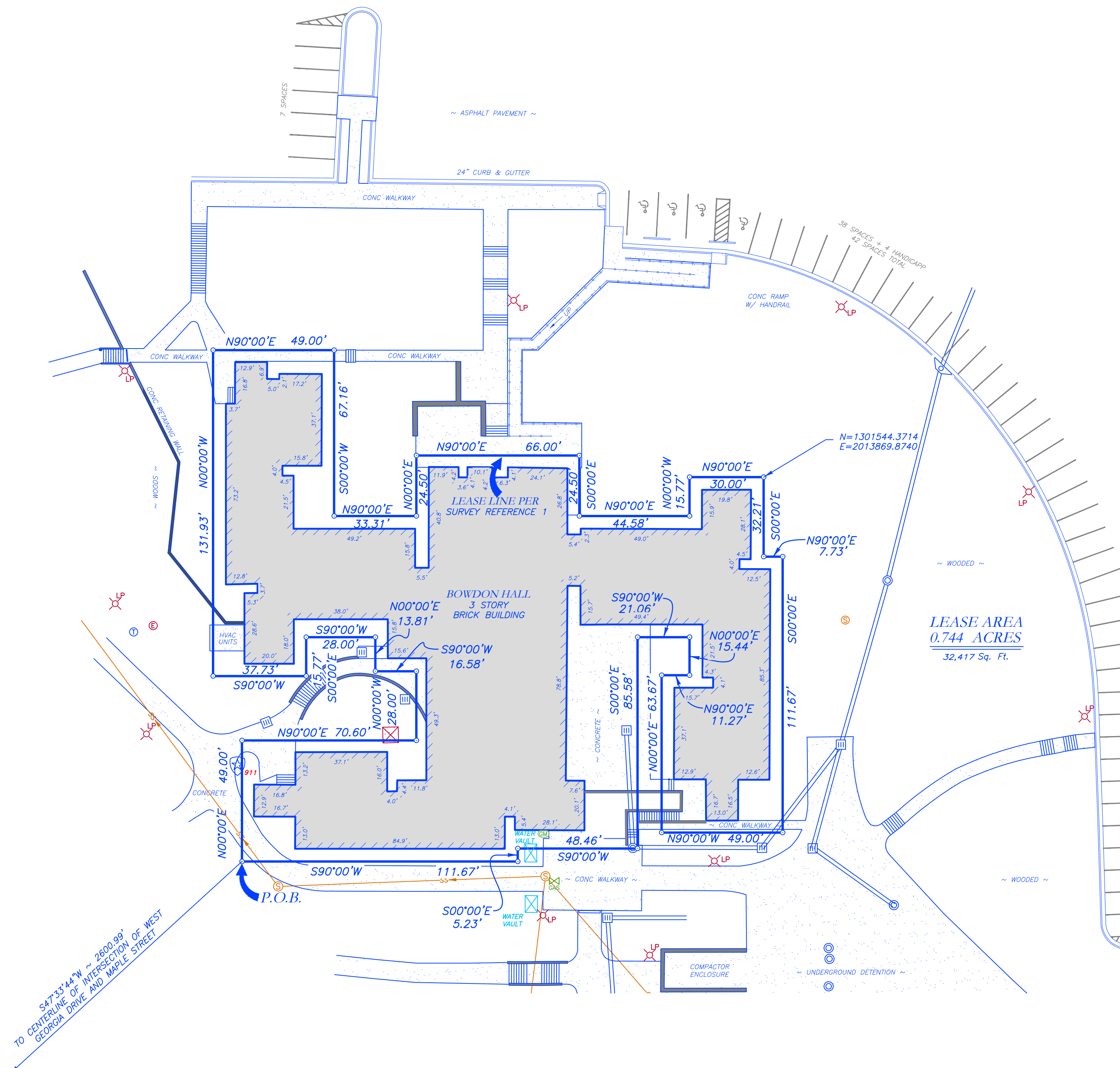
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 48.46 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 5.23 FEET TO A POINT;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 111.67 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;

SAID TRACT OR PARCEL OF LAND CONTAINS 32,417 SQUARE FEET.

LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RBS	REBAR SET
RBF	REBAR FOUND
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
CRF	CAPPED REBAR FOUND
OTF	OPEN TOP PIPE FOUND
CMF	CONCRETE MONUMENT FOUND
DI	DROP INLET
CI	CATCH INLET
YI	YARD INLET
OS	OUTLET CONTROL STRUCTURE
JB	JUNCTION BOX
SWB	SINGLE WING CATCH BASIN
DWB	DOUBLE WING CATCH BASIN
HW	HEADWALL
FES	FLARED END SECTION
CMF	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
SS	SANITARY SEWER
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
PHOTO	PHOTO POSITION INDICATOR
1/4"	FIRE HYDRANT
1/4"	WATER VALVE
1/4"	WATER METER
1/4"	GAS METER
1/4"	POWER METER
1/4"	ELECTRICAL BOX
1/4"	POWER POLE
1/4"	OVERHEAD ELECTRICAL
1/4"	GUY WIRE
1/4"	BRK ROOF DRAIN
1/4"	DROP INLET
1/4"	JUNCTION BOX
1/4"	SINGLE WING CATCH BASIN
1/4"	DOUBLE WING CATCH BASIN
1/4"	HEAD WALL
1/4"	FLARED END SECTION
1/4"	UNDERGROUND WATER LINE
1/4"	UNDERGROUND GAS LINE
1/4"	UNDERGROUND ELECTRIC LINE
1/4"	UNDERGROUND TELECOM
1/4"	SANITARY SEWER LINE
1/4"	SANITARY SEWER MANHOLE
1/4"	CLEAN OUT
1/4"	OROSE TRAP
1/4"	FENCE
1/4"	BOLLARD
1/4"	SPOT ELEVATION
1/4"	FIRE DEPT. CONNECTION



GENERAL NOTES

A LEICA ROBOTIC TOTAL STATION WITH A WVA CS-15 DATA COLLECTOR WITH CARLSON SURV CE SOFTWARE WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED A CLOSED TRAVERSE WITH A HORIZONTAL CLOSURE CALCULATED TO BE 1:52,704 WITH AN ANGULAR ERROR OF 2.9 SECONDS TO THE SQUARE ROOT OF N. THE TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE HORIZONTAL CLOSURE OF THIS PLAT HAS BEEN CALCULATED TO BE 1:130,924.

THE HORIZONTAL AND VERTICAL DATUM FOR THIS SURVEY IS BASED ON GPS OBSERVATION WITH A LEICA GS14 GPS RECEIVER ON THE "SMART NET" HARN NETWORK WITH REDUCTION TO GEORGIA STATE PLANE COORDINATES (WESTERN ZONE).

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13045C023C, AND THE DATE OF SAID MAP IS SEPTEMBER 18, 2007. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THERE WAS NO OBSERVED EVIDENCE OF MARKINGS FOR WETLANDS ON THE SITE AT THE TIME OF THE SURVEY.

SURVEY REFERENCES

1. REFERENCE A BOUNDARY SURVEY FOR THE UNIVERSITY OF WEST GEORGIA, LAST REVISED 11-3-06.

SURVEYOR'S CERTIFICATIONS

PER H.B. 76:

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 THAT PARCEL OR PARCELS ARE STATED HERE ON. 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

PER ALTA/NSPS SPECIFICATIONS:

TO THE BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6B, 7a, 7c, 8, 9, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 20, 2016.

DATE OF PLAT OR MAP: APRIL 25, 2016.

J. T. Baker, LS # 2874 DATE 4-25-18



REVISIONS	DATE
CORRECT NORTH ARROW ALIGNMENT	5/13/18

JOB NUMBER	DRAWN BY	CHECKED BY	DATE	SCALE
5029A	JTB	JTB	4-25-18	1" = 30'

ALTA/NSPS LAND TITLE SURVEY FOR THE BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA BOWDON HALL UNIVERSITY OF WEST GEORGIA CARROLLTON, GEORGIA

SURVEYS PLUS, INC.

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