

# SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.

3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.

5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

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

THIS SURVEY PLAT OF THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INCORPORATED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

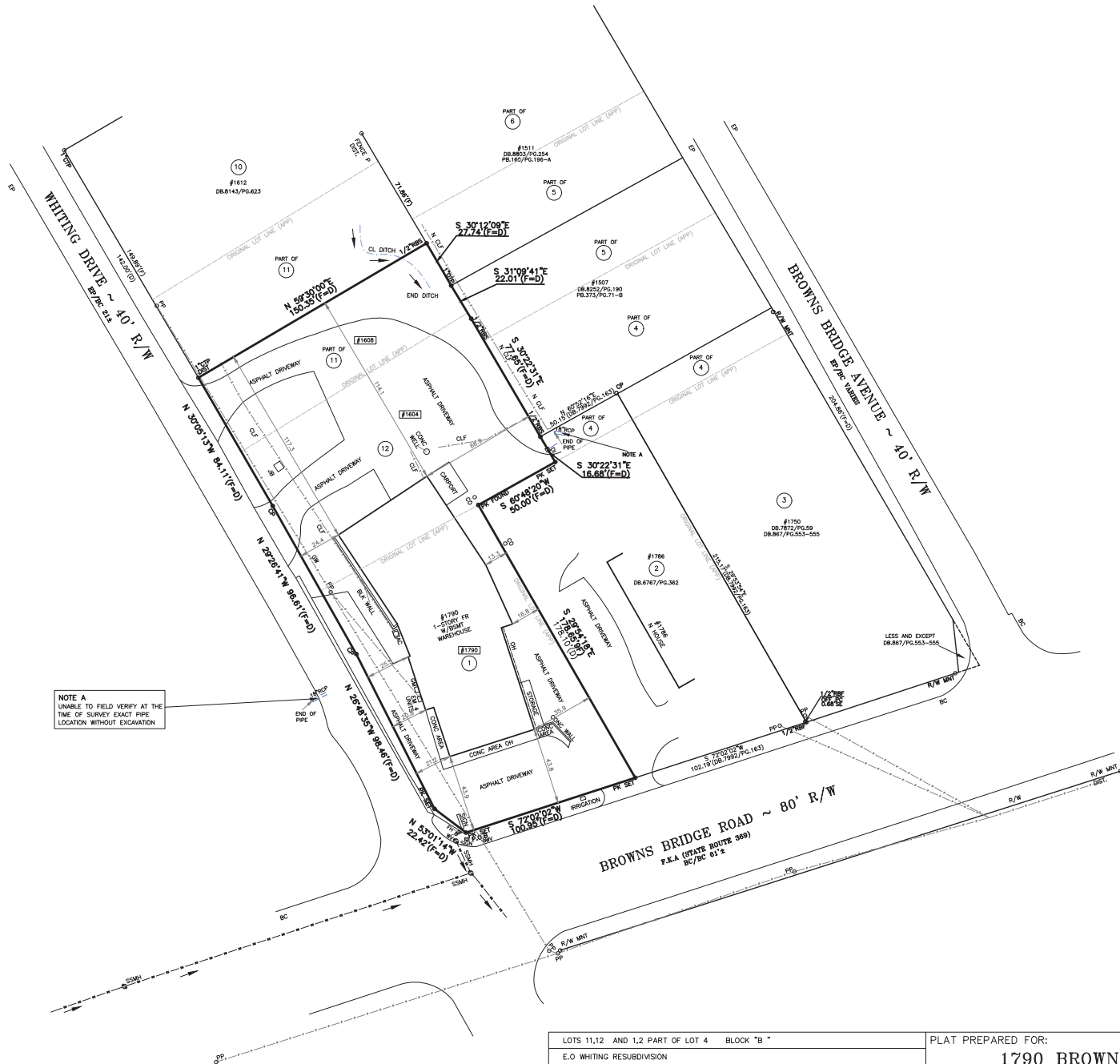
CURRENT PROPERTY CONSISTS OF 3 PARCELS.  
 #1608 = PARCEL ID 00123 007015  
 #1604 = PARCEL ID 00123 007016  
 #1790 = PARCEL ID 00123 007017

NOTE A  
 UNABLE TO FIELD VERIFY AT THE TIME OF SURVEY EXACT PIPE LOCATION WITHOUT EXCAVATION

TOTAL LAND AREA  
 38994.81 SF / 0.895 AC

0 40  
 SCALE 1" = 40'

- \* LEGEND \*
- APD AS PER DEED
  - AE ACCESS EASEMENT
  - APF AS PER FIELD
  - AI ANGLE IRON FOUND
  - AF ANGLE IRON FOUND
  - APP AS PER PLAT
  - APR AS PER RECORD
  - B BOLLARD
  - BC BACK OF CURB
  - BLK BLOCK
  - BL BUILDING LINE SETBACK
  - BR BRICK
  - CB CATCH BASIN
  - CBX CABLE BOX
  - CLF CENTER LINE
  - CL CHAIN LINK FENCE
  - CM CADASTRAL MAP
  - COA CITY OF ATLANTA
  - CO SAK SEWER CLEANOUT
  - CP CALCULATED POINT
  - CPT CANTONMENT
  - CIP CRIMP TOP PIPE FOUND
  - DE DRAINAGE EASEMENT
  - EB ELECTRIC POWER BOX
  - EW ELECTRIC METER
  - EP EDGE OF PAVEMENT
  - F FIELD
  - FC FENCE CORNER
  - FI FIRE HYDRANT
  - FR FENCE POST
  - FR FRAME
  - GL GAS LINE
  - GM GAS METER
  - GV GAS VALVE
  - GW GUY WIRE
  - HW HEAD WALL
  - HW HARDWOOD TREE
  - IPF IRON PIN FOUND
  - IPS IRON PIN SET
  - IR IRON ROD FOUND
  - IRF IRON FENCE
  - IR IRRIGATION VALVE
  - JB JUNCTION BOX
  - LP LIGHT POLE
  - LLL LAND LOT LINE
  - LR MAGNETIC READING
  - MON MAGNETIC TREE
  - MH MAIN HOLE
  - MTF METAL FENCE
  - N NODS
  - OH OVERHANG
  - OT OPEN TOP PIPE FOUND
  - OU OWNERSHIP UNCLEAR
  - P PORCH
  - PC PROPERTY CORNER
  - PL PROPERTY LINE
  - PN PINE TREE
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - PP POWER POLE
  - PW POWER LINE
  - (P) PLAT
  - R RECORD
  - REB REINFORCING BAR FOUND
  - RES REINFORCING BAR SET
  - ROP REINFORCED CONC. PIPE
  - R/W RIGHT-OF-WAY
  - SL SIGN
  - SSL SANITARY SEWER LINE
  - SSE SANITARY SEWER EASEMENT
  - SP SCREENED PORCH
  - TB TOP OF BANK
  - TR TRAFFIC POLE
  - UE UTILITY EASEMENT
  - WD WOOD
  - WDF WOOD FENCE
  - WOK WOOD DECK
  - WM WATER METER
  - WF WIRE FENCE
  - WW WATER VALVE
  - WV WET WEATHER
  - YI YARD INLET
  - X-X- FENCE
  - ⊙ INDICATES STAIRS
  - ⊙ INDICATES BUSHES
- \* SYMBOLS \*
- ELECTRIC PANEL/METER
  - AIR CONDITIONER
  - GAS METER
  - WATER VALVE
  - ⊙ SANITARY SEWER MANHOLE
  - (O) TRAFFIC/NO SIGN
  - ⊙ FIRE HYDRANT
  - DRAINAGE INLET



LOTS 11,12 AND 1,2 PART OF LOT 4 BLOCK "B"		PLAT PREPARED FOR:		SHEET 1 OF 1	
E.O WHITING RESUBDIVISION		1790 BROWNS BRIDGE			
LAND LOT 170 9TH DISTRICT		PROPERTY ADDRESS:			
HALL COUNTY, GEORGIA PB./PG. DB.7992/PG.163		1790 BROWNS BRIDGE ROAD			
FIELD WORK DATE SEPT 18, 2021 PRINTED/SIGNED NOV 19, 2021		GAINESVILLE, GA 30501			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 18" x 24"					
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM		SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES	
SP/AU COORD #20211970 DWG #20211970		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM			