

RECORDATION AREA

As required by subsection (d) of O.C.G.A. Section 15-6-67 this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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.

[Signature]
Aaron Studdard (Ga. R.L.S. #3486)

10/4/23
DATE



LEGEND

- | | | | |
|-----|---------------------------------|---|--------------------------------|
| ○ | ----- CALCULATED POINT | ⊗ | ----- WATER METER |
| ● | ----- IRON PIN FOUND | ⊕ | ----- WATER VALVE |
| ○ | ----- IRON PIN SET (1/2" REBAR) | ⊕ | ----- FIRE HYDRANT |
| □ | ----- R/W MONUMENT | ⊕ | ----- SANITARY SEWER MANHOLE |
| P/L | ----- PROPERTY LINE | ⊕ | ----- CLEANOUT |
| R/W | ----- RIGHT OF WAY | ⊕ | ----- GREASE TRAP |
| N/F | ----- NOW OR FORMERLY | ⊕ | ----- GAS METER |
| B/L | ----- BUILDING LINE | ⊕ | ----- POWER METER |
| OTF | ----- OPEN TOP PIPE | ⊕ | ----- POWER BOX |
| ⊕ | ----- DOUBLE WING CATCH BASIN | ⊕ | ----- MAILBOX |
| ⊕ | ----- HEADWALL | ⊕ | ----- GAS VALVE |
| ⊕ | ----- JUNCTION BOX | ⊕ | ----- TRANSFORMER |
| ⊕ | ----- DROP INLET | ⊕ | ----- POWER POLE |
| ⊕ | ----- YARD INLET | ⊕ | ----- GUY ANCHOR |
| ⊕ | ----- CORRUGATED METAL PIPE | ⊕ | ----- BOLLARD |
| RCP | ----- REINFORCED CONCRETE PIPE | ⊕ | ----- IRRIGATION CONTROL VALVE |
| ⊕ | ----- LIGHT POLE | ⊕ | ----- FIBER OPTIC MARKER |
| --- | ----- BOUNDARY LINE | ⊕ | ----- FIRE DEPT. CONNECTION |
| --- | ----- FENCE | ⊕ | ----- CONCRETE |
| --- | ----- GAS LINE | | |
| --- | ----- UNDERGROUND POWER LINE | | |
| --- | ----- OVERHEAD POWER LINE | | |
| --- | ----- SANITARY SEWER LINE | | |
| --- | ----- STORM DRAIN LINE | | |
| --- | ----- WATER LINE | | |

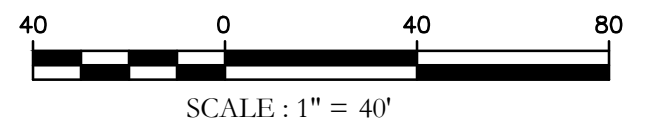
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87° 26' 24" E	14.57'
L2	N 87° 33' 59" E	86.96'
L3	N 03° 02' 27" W	50.58'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	107.08'	260.00'	S 70° 15' 09" W	106.32'
C2	21.98'	260.00'	S 84° 36' 20" W	21.97'
C3	216.92'	6317.45'	N 02° 53' 24" W	216.91'

TOTAL AREA
1.67 ACRES

PARCEL SUMMARY

PARCEL #	AREA	TAX ID #	OWNER
TRACT 1	1.08 AC.	00570150068	LEISA VICK
TRACT 2	0.59 AC.	00570150066	LEISA VICK



SCALE: 1" = 40'

DATE: 4 OCTOBER 2023

NO.	DATE	REVISION DESCRIPTION	DRAWING NO. H23217 SU
			DRAWN BY: JRB
			CHECKED BY: WAS
			JOB NO.: H23217
			SCALE: 1" = 40'
			THIS DRAWING IS COPYRIGHTED. THE ORIGINAL DRAWING WAS PRODUCED AND IS ON RECORD IN THE OFFICES OF THIS FIRM. ANY UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THIS DRAWING, IN PART OR WHOLE, IS HEREBY PROHIBITED.

BOUNDARY & TOPOGRAPHIC SURVEY FOR

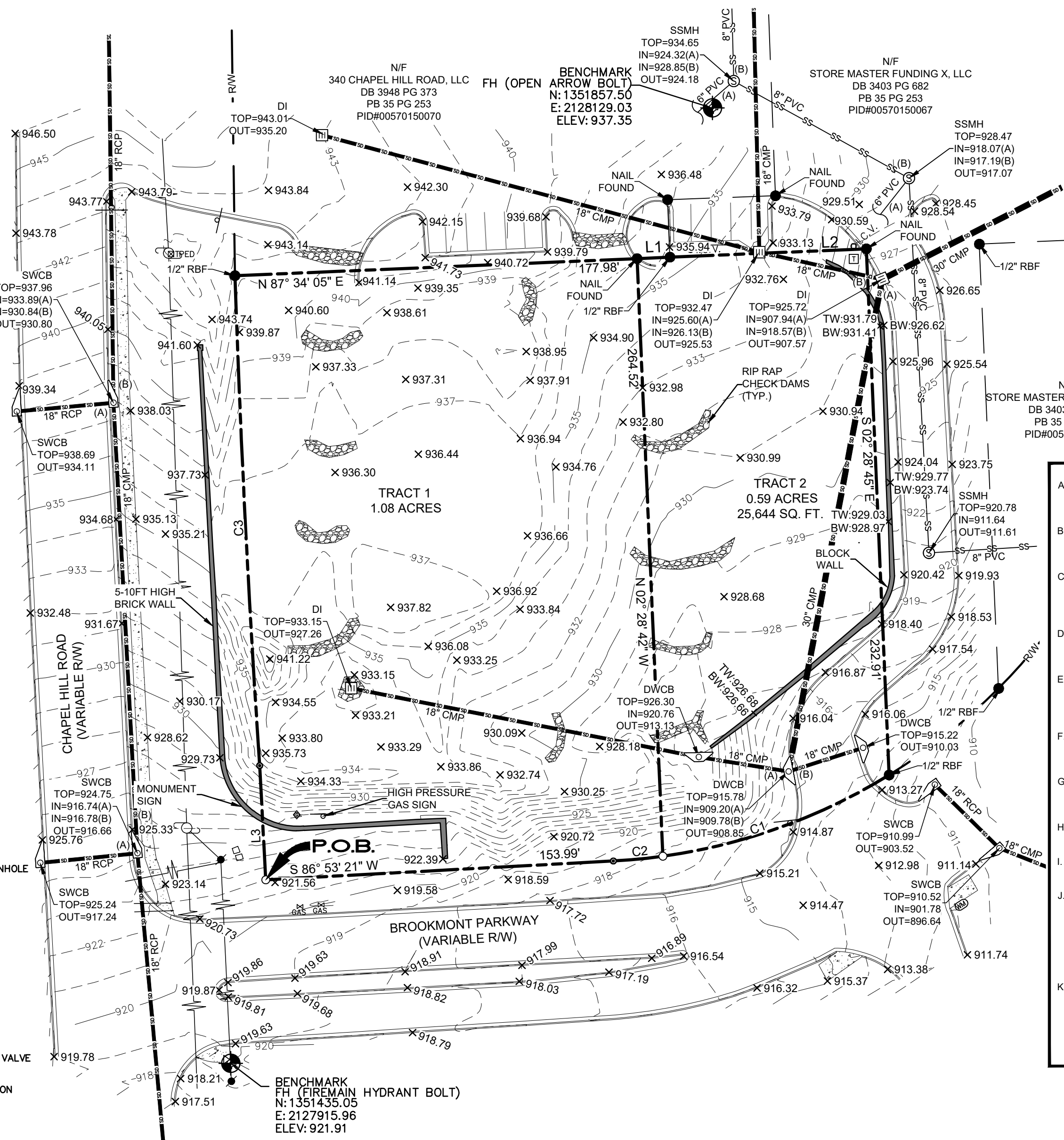
THE BROOKMAN GROUP

LOCATED IN LAND LOT 57,
1st DISTRICT, 5th SECTION
DOUGLAS COUNTY, GEORGIA

PREPARED BY:

HRC ENGINEERS
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
p 770.942.0196 f 770.942.0152
www.hrcengineers.com

STATE OF GEORGIA
CERTIFICATE OF AUTHORIZATION
FOR LAND SURVEYING
HUGHES-RAY COMPANY, INC.
LSF# 000462 EXPIRES 06/30/24



GENERAL NOTES

- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
- THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF HUGHES RAY COMPANY, INC., AUTHORITY OF O.C.G.A. 43-15-22.
- THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE 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 O.C.G.A. 15-6-67. LAST DATE OF FIELD WORK WAS ON 9/27/2023.
- THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT: TRIMBLE S6 ROBOTIC TOTAL STATION AND DATA COLLECTOR.
- TOPOGRAPHY AND ELEVATIONS SHOWN ARE REFERENCED TO NAVD '88 DATUM AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING TRIMBLE VRS NOW NETWORK. THE CONTOUR INTERVAL IS 1 FOOT BASED ON A FIELD-RUN SURVEY.
- THE BEARING BASIS IS GRID NORTH, NAD '83, GEORGIA WEST ZONE, AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING TRIMBLE VRS NOW NETWORK. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 41,634 FEET, AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 657,998 FEET.
- MONUMENTS FOUND ARE AS INDICATED ON DRAWING. MONUMENTS PLACED ARE EITHER A 1/2" REBAR WITH CAP (INSCRIBED LSF 000462) OR A NAIL WITH WASHER (INSCRIBED LSF 000462).
- THIS SURVEY WAS BASED ON CURRENT COUNTY TAX RECORDS, INFORMATION PROVIDED BY THE CLIENT, OR OTHER FACTS KNOWN BY THE SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. ANY FEATURES SHOWN ARE BASED ON MINIMUM REQUIREMENTS OF GEORGIA LAW OR A SPECIFIC AGREEMENT WITH THE CLIENT AND ANY FIELD OBSERVATIONS MADE WERE BASED ON VISIBLE SURFACE EVIDENCE. OTHER SUB-SURFACE IMPROVEMENTS OR FEATURE LOCATIONS NOT REQUESTED AS PART OF THIS SURVEY MAY EXIST AND NOT BE SHOWN HEREON.
- BASED ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 13097C0153C, DOUGLAS COUNTY, GEORGIA AND INCORPORATED AREAS, EFFECTIVE DATE 8/18/2009, THE SUBJECT PROPERTY LIES WITHIN F.E.M.A. ZONE "X" (OTHER AREAS), DEFINED THEREON AS FOLLOWS:

ZONE "X" (OTHER AREAS): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE "FLOODPLAIN"