

EASEMENT NOTES:

THIS PROPERTY IS SUBJECT TO A BLANKET RIGHT-OF-WAY EASEMENT IN FAVOR OF SNAPPING SHOALS ELECTRIC MEMBERSHIP CORPORATION. EASEMENT IS BLANKET IN NATURE AND IS NOT SHOWN ON THIS SURVEY. SAID EASEMENT IS RECORDED AT DEED BOOK 686, PAGE 338 NEWTON COUNTY, GEORGIA RECORDS.

THE SURVEYOR IS UNABLE TO DETERMINE IF THE PROPERTY DEPICTED ON THIS SURVEY IS SUBJECT TO AN EASEMENT IN FAVOR OF SOUTHERN TELECOM, INC. SAID EASEMENT IS NOT SHOWN ON THIS SURVEY. THE EASEMENT IS RECORDED AT DEED BOOK 906, PAGE 369 NEWTON COUNTY, GEORGIA RECORDS.

THE SURVEYOR IS UNABLE TO FIND RECORD OF AN EASEMENT OF A SPECIFIED SHAPE OR SIZE FOR THE OVERHEAD POWER LINES SHOWN. POWER LINES MAY OR MAY NOT BE COVERED BY THE EASEMENT MENTIONED ABOVE UNDER EASEMENT NOTES.

SYMBOLS LEGEND

	CHAIN LINK FENCE		BURIED CABLE SIGN
	BARBED WIRE FENCE		SAN. SEWER MANHOLE
	OVERHEAD POWER LINE		CONCRETE R/W MONUMENT FOUND
	FIRE HYDRANT		#4 REBAR FOUND
	WOOD POWER POLE		#3 REBAR FOUND
	GUY WIRE		COMPUTED POINT
	WATER VALVE		ROCK FOUND
	PHONE BOX		LAND LOT

REFERENCES

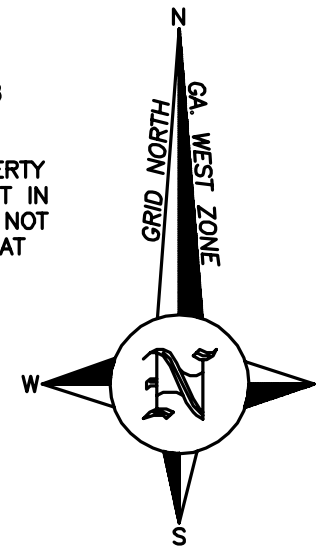
- PLAT BOOK 11; PAGE 2.
- DEED BOOK 990; PAGES 445-447.
- PLAT BY LIBERTY SURVEYING FOR R.S./B.K., L.L.C., DATED 1-28-99.
- PLAT BOOK 33; PAGE 6.
- PLAT BOOK 30; PAGE 213.
- DEED BOOK 3259; PAGE 204.
- PLAT BOOK 43; PAGES 250.

LINE	BEARING	LENGTH
L1	S56°25'19"E	91.88'
L2	S25°23'52"W	123.65'
L3	S56°16'45"E	60.02'
L4	S56°23'46"E	141.42'
L5	S89°24'15"E	5.43'
L6	N89°58'37"E	40.12'
L7	N89°56'52"E	20.20'
L8	N89°56'58"E	155.00'



**** GENERAL NOTES ****

1. ALL UTILITIES ARE NOT LOCATED ON THIS SURVEY.
2. ALL FENCES ARE NOT LOCATED ON THIS SURVEY.
3. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD.
4. THIS SURVEY IS BASED ON INFORMATION PROVIDED BY THE CLIENT. THIS SURVEY IS NOT BASED ON A TITLE ABSTRACT.
5. VEGETATION / SHORELINES ARE NOT CONSIDERED BY THE SURVEYOR TO BE AN ENCROACHMENT.
6. SUBJECT PARCEL IS LOCATED ON NEWTON COUNTY TAX MAP 26 PARCEL 28G.
7. ALL CREEKS ARE NOT SHOWN ON THIS SURVEY.
8. 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.



GEODETIC CONTROL POINT
TRAVERSE NAIL
NORTHING: 1305666.61
EASTING: 2370931.68
LATITUDE: 33°35'21.0686"
LONGITUDE: -83°55'21.0634"
ELEVATION (NAVD88): 695.78

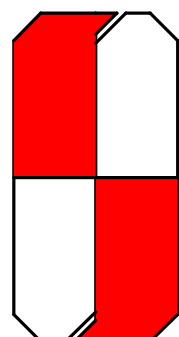
SANITARY SEWER
MANHOLE ENCROACHES
(NO PRESCRIBED
EASEMENT FOUND ON
PUBLIC RECORD).

N/F MAGNOLIA ARBOR, L.P.
D.B. 1034; PG. 129-132

N/F RS/BK, LLC
D.B. 2791; PG. 43

N/F NUNLEY
D.B. 832; PG. 161

N/F GRN COMMUNITY
SERVICE BOARD
D.B. 983; PG. 431-446



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THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14.626 FEET AND AN ANGULAR ERROR OF 14 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES. ANGLES TURNED BY A LEICA TC405 AND DISTANCES MEASURED WITH A LEICA TC405.

PLAT FOR:

JOFFE KIRKLAND 24, LLC & FIRST AMERICAN TITLE INSURANCE COMPANY

24.23 ACRES
LOCATED IN LAND LOTS 156 AND 157
10TH LAND DISTRICT
NEWTON COUNTY, GEORGIA

SURVEY DATE	8-25-15
MAP CLOSURE	1/795,808
DRAWN BY	M.J.M.
C.O.A. NO.	LSF000082
JOB NO.	2015-1686
REVISIONS	



9/2/15