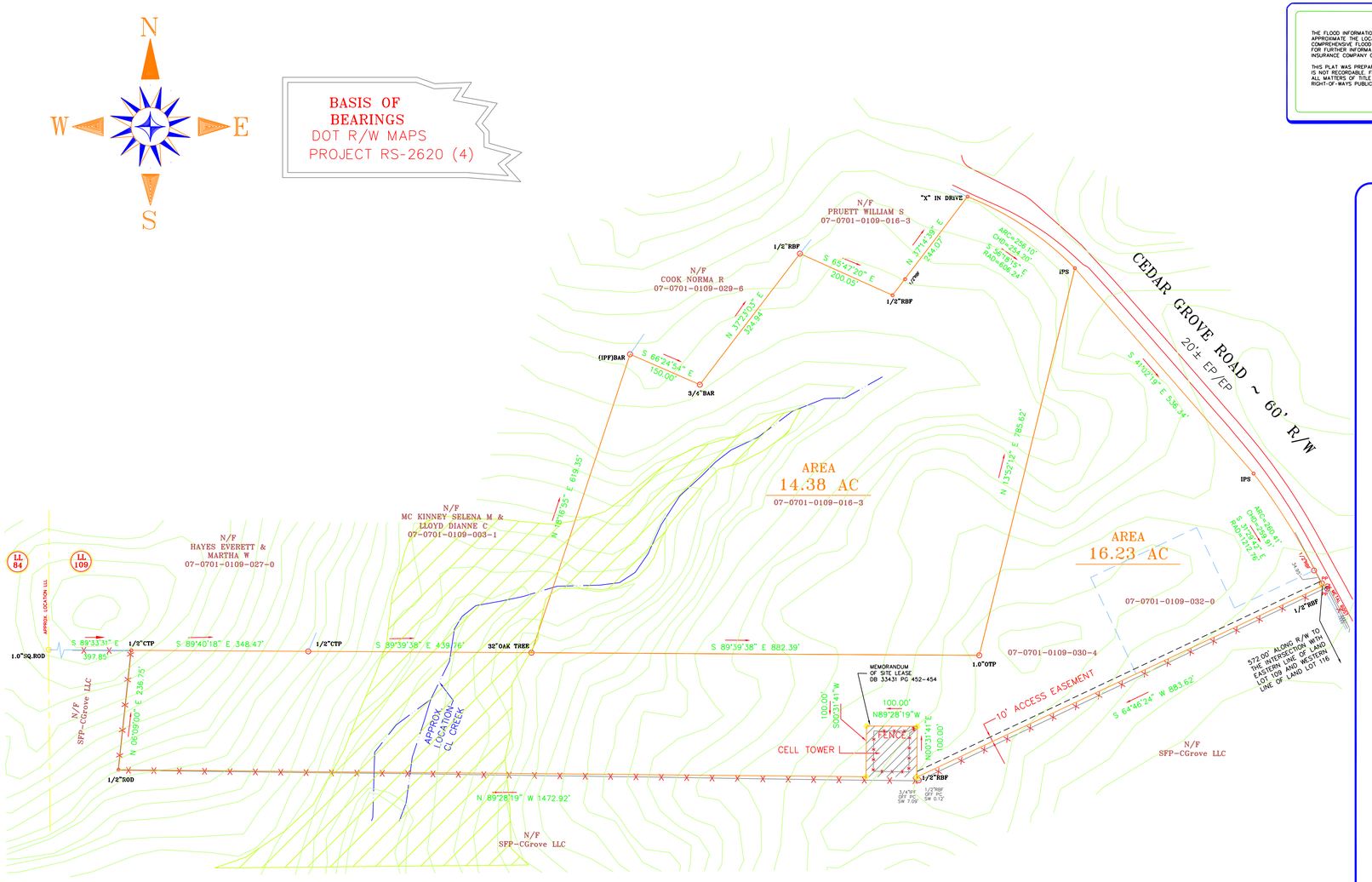


THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

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

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. INSURANCE RATE MAP OF FULTON COUNTY, GEORGIA

MAP ID 13121C0432E EFFECTIVE DATE: JUNE 22, 1998

ZONE: X

GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 70,000+ 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 132574.361 FEET. AN ELECTRONIC TOTAL STATION AND AS 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.

2. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

3. THIS DRAWING IS THE SOLE PROPERTY OF SURVEY SYSTEMS & ASSOC, INC. UNAUTHORIZED USE FOR REPRODUCTION AND/OR RECERTIFICATION TO A DIFFERENT PARTY IS PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF SURVEY SYSTEMS & ASSOC. INC.

4. SURVEY SYSTEMS & ASSOC, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.

5. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY; RECORDED OR UNRECORDED; PUBLIC OR PRIVATE.

6. LOCATION AND DESCRIPTION OF EASEMENTS, UTILITIES AND BUILDING SETBACK LINES TAKEN GRAPHICALLY FROM RECORDED SUBDIVISION PLATS WHERE APPLICABLE.

7. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY SYSTEMS AND ASSOC., INC. FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

8. PROPERTY IS ZONED AG-1

10. THE FIRM SURVEY SYSTEMS & ASSOCIATES, INC., DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER AT 1-800-282-7411 PRIOR TO DIGGING.

11. NOTE: ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. SURVEY SYSTEMS & ASSOCIATES, INC., HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKING IN THE FIELD AND INFORMATION FURNISHED TO US BY OTHERS AND SURVEY SYSTEMS & ASSOCIATES, INC., IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH THE UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGNING OR CONSTRUCTION.

12. IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

13. ALL STREAM AND TRIBUTARY BUFFERS THAT MAY BE SHOWN AS WELL AS 100 YR. FLOOD LINES ARE APPROXIMATE.

14. ALL ELEVATIONS, CREEKS, BRANCHES, FLOOD AND TOPOGRAPHIC INFORMATION ON SHOWN SURVEY/PLAT WAS TAKEN AND INTERPOLATED DIRECTLY FROM FULTON COUNTY GIS TOPO MAPS. THIS SURVEYOR HAS MADE NO ATTEMPT TO FIELD VERIFY ANY TOPOGRAPHIC INFORMATION SHOWN ON THIS SURVEY. DOES NOT CERTIFY TO ABOVE SAID INFORMATION AS SHOWN ON PLAT/SURVEY.

15. THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.

16. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.

17. STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.

18. APPROXIMATE LOCATION OF UNDERGROUND PIPE LINE (SOUTHERN NATURAL GAS CO). EXACT LOCATION TO BE DETERMINED AT A LATE DATE AND UPDATE ON THIS SURVEY. EXACT LOCATION TO BE TAKEN FROM STAKED POINTS ON EASEMENT AS DETERMINED BY SOUTHERN GAS COMPANY

19. THIS BOUNDARY SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THIS SURVEYOR DOES NOT WARRANT THIS INFORMATION TO BE TOTALLY ACCURATE AS OTHER LEGAL DOCUMENTS MAY EXIST THAT WERE NOT UNCOVERED BY THIS SURVEYOR. IT SHOULD BE UNDERSTOOD BY THOSE PARTIES USING THIS INFORMATION THAT OTHER MATTERS OF TITLE MAY OR MAY NOT EXIST.

SPECIAL NOTES

1. THIS PROPERTY IS SUBJECT TO AND AFFECTED BY ALL THAT IMPERTINENT INFORMATION AS CONTAINED IN THAT CERTAIN TITLE COMMITMENT CERTIFICATION ISSUED BY TRINITY TITLE FOR VANDIVER & VANDIVER., HAVING A FILE NUMBER OF 51233, AN EFFECTIVE DATE OF SEPTEMBER 29, 2005 @ 5:00 PM. 51289, AN EFFECTIVE DATE OF OCTOBER 24, 2005 @ 5:00 PM.

2. PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

3. THIS SURVEY/PLAT REPRESENTS IRON PINS FOUND IN THE FIELD AS POSSIBLE POSSESSION PROPERTY LINES. THE IRON PINS FOUND IN THE FIELD MAY BE IN CONTENTION WITH THE RECORD OR PLAT EVIDENCE AS RECORDED AT THE COUNTY COURTHOUSE.

4. STORM, 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 DRAWING PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. A. GEORGIA POWER COMPANY B. SOUTHERN NATURAL GAS COMPANY

5. PROPERTY SUBJECT TO ALL EASEMENT & RESTRICTIONS OF RECORD. LOCATION OF MH & INLETS (DI) ARE LOCATED FROM ABOVE GROUND STRUCTURES ONLY. UNDERGROUND PIPES & UTILITIES ARE APPROXIMATE OR ASSUMED LOCATIONS. FIELD VERIFICATION MAY BE NEEDED.

REFERENCES

1. DEED BOOK 5233 PAGE 277
2. PLAT BOOK 95 PAGE 8
3. DEED BOOK 11327 PAGE 327
4. DEED BOOK 157 PAGE 122
5. DEED BOOK 1996 PAGE 598
6. DEED BOOK 7551 PAGE 479
7. DEED BOOK 28598 PAGE 173
8. DEED BOOK 30103 PAGE 205
9. DEED BOOK 18963 PAGE 179
10. DEED BOOK 33431 PAGE 452
11. DEED BOOK 4452 PAGE 523-524
12. DEED BOOK 28963 PAGE 179-183
13. DEED BOOK 29195 PAGE 183

TOTAL LAND AREA
30.61 AC

LEGEND

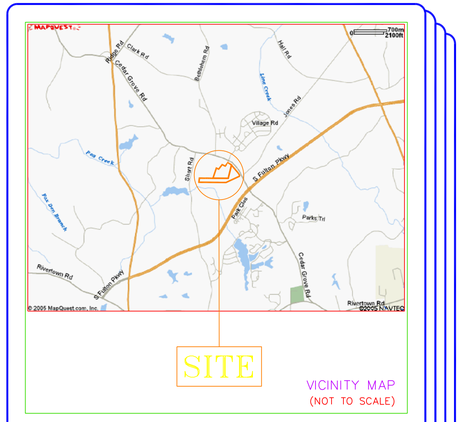
IPF	IRON PIN FOUND	POB	POINT OF BEGINNING
IPS	IRON PIN SET	LLL	LAND LOT LINE
OTP	OPEN TOP PIPE FOUND	MH	MAN HOLE
CTP	CRIMP TOP PIPE FOUND	SSL	SANITARY SEWER LINE
RBF	REINFORCING BAR FOUND	CB	CATCH BASIN
AI	ANGLE IRON FOUND	JB	JUNCTION BOX
CP	CALCULATED POINT	DI	DRAINAGE INLET
-X-X	FENCE	YI	YARD INLET
CLF	CHAIN LINK FENCE	HW	HEAD WALL
WDF	WOOD FENCE	PP	POWER POLE
WRF	WIRE FENCE	PW	POWER LINE
FC	FENCE CORNER	SSE	SANITARY SEWER EASEMENT
BL	BUILDING LINE	DE	DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY	UE	UTILITY EASEMENT
PL	PROPERTY LINE	AE	ACCESS EASEMENT
PC	PROPERTY CORNER	TD	TOP OF DECK
CL	CENTER LINE	CMP	CORRUGATED METAL PIPE
CPT	CARPORT	RCP	REINFORCED CONC. PIPE
BR	BRICK	APP	AS PER PLAT
FR	FRAME	APD	AS PER DEED
WD	WOOD	APR	AS PER RECORD
P	PLAT	APF	AS PER FIELD
D	DEED	BC	BACK OF CURB
R	RECORD	EP	EDGE OF PAVEMENT
F	FIELD	OU	OWNERSHIP UNCLEAR
		OH	OVERHANG
		N	N'BORS.

GEORGIA REGISTERED No. 1688 PROFESSIONAL LAND SURVEYOR L.G. WINSLETTE, JR.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

0 120
SCALE 1" = 120'

COORD 31679
DWG 32298



SITE

VICINITY MAP
(NOT TO SCALE)

overhead
underground
UTILITIES PROTECTION CENTER OF GEORGIA

BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN(10') FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION CENTER (UPC) AT 1-800-282-7411 (623-4344 IN METRO ATLANTA).

CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES FLAGGED PRIOR TO ANY LAND-DISTURBING ACTIVITIES. SURVEY SYSTEMS & ASSOCIATES, INC IS NOT RESPONSIBLE FOR THE LOCATION OF UTILITIES, AND ANY EXISTING UTILITIES SHOWN ARE APPROXIMATE.

SURVEY SYSTEMS & ASSOC.
INCORPORATED
Land Surveyors
70c Lenox Pointe - Atlanta, Georgia 30324
Phone: (404) 760-0010 Fax: (404) 760-0011
SURVSYS1@BELLSOUTH.NET

BOUNDARY SURVEY PREPARED FOR:
Cedar Grove Vision LLC
LAND LOT 109 7TH DISTRICT
FULTON COUNTY, GEORGIA
DECEMBER 8, 2005

REVISIONS	BY

DRAWN BY ES
CHECKED BY LW, CG
DATE: 12/08/2005
SCALE: 1"= 120'
JOB No. 4-32298
SHEET NUMBER 1
1 OF 1 SHEETS