

**GENERAL NOTES**

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES ARE SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. BASIS OF BEARINGS WERE TAKEN FROM REFERENCE #1.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000+ FEET.
5. EQUIPMENT USED: TRIMBLE S5 ROBOTIC TOTAL STATION.
6. FIELD WORK FOR SURVEY COMPLETED ON OR ABOUT 9/17/19. NO SITE VISIT MADE SINCE THIS DATE.
7. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.
8. TOP OF CREEK BANKS WERE LOCATED BY A FIELD RUN SURVEY.
9. CREEK BUFFERS PROVIDED BY UNITED CONSULTING ENVIRONMENTAL DEPARTMENT.

**LEGEND**

IPS	IRON PIN SET	SMH	SAN MAN HOLE	
IPF	IRON PIN FOUND	-X-X-	FENCE	
CM	CONC. MONUMENT FOUND	⊕	SAN SEWER LAT	
OT	OPEN TOP PIN	OHUL	OVERHEAD UTILITY LINE	
CT	CRIMP TOP PIN	PP	POWER POLE	
#4 RB	REINFORCING BAR	FH	FIRE HYDRANT	
R/W	RIGHT-OF-WAY	GV	GAS VALVE	
POC	POINT OF COMMENCEMENT	⊗	WV	WATER VALVE
POB	POINT OF BEGINNING	⊗	WM	WATER METER

**FLOOD STATEMENT**

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE "A", ACCORDING TO THE FLOOD INSURANCE RATE MAP 130067C0038H (FIRM), COBB COUNTY, GA., DATED: 3-4-2013.

**SURVEY REFERENCES**

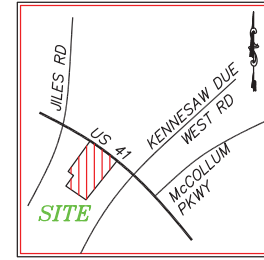
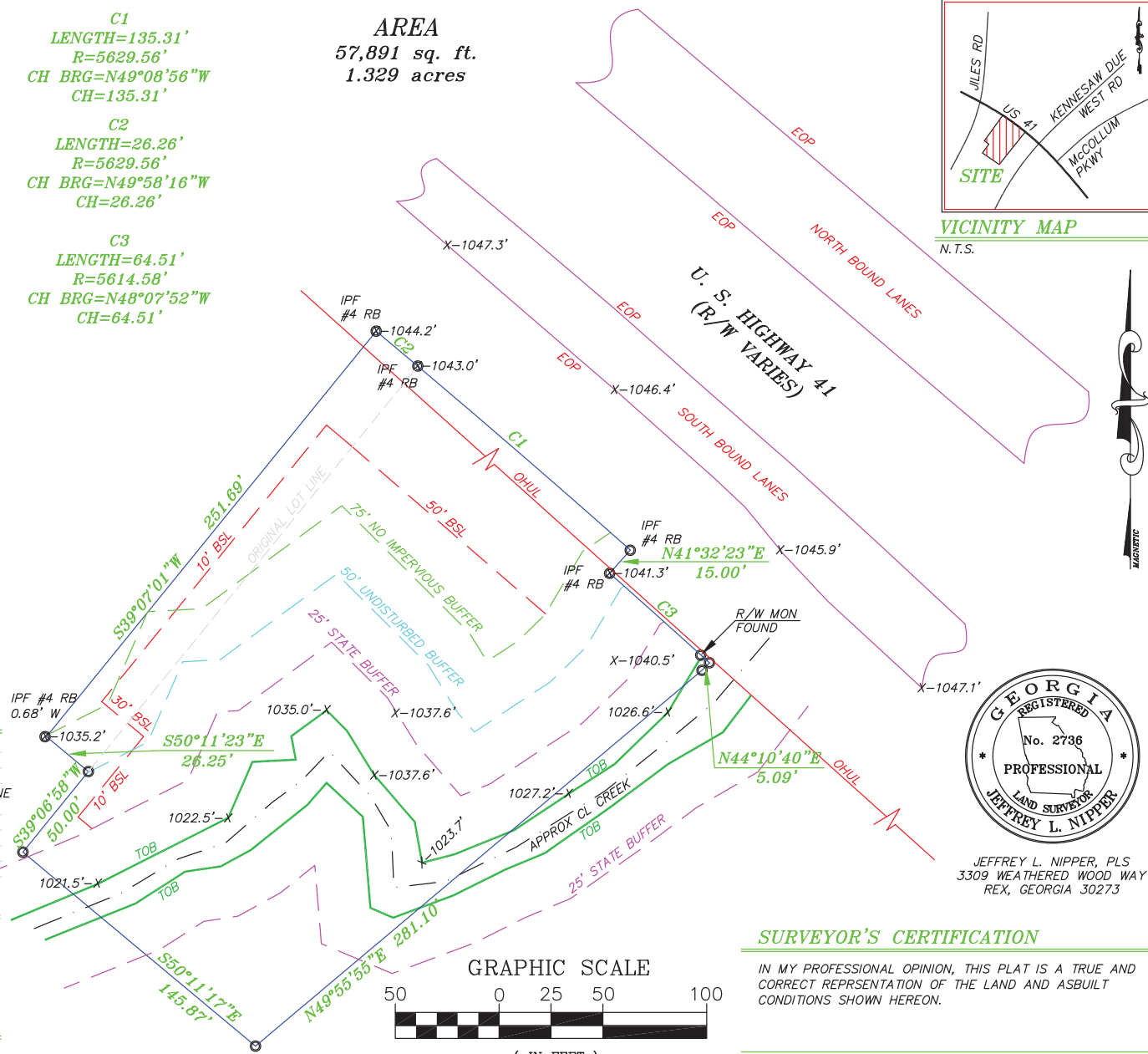
1. PLAT BOOK 171, PAGE 84.
2. PLAT BOOK 200, PAGE 1.

**C1**  
 LENGTH=135.31'  
 R=5629.56'  
 CH BRG=N49°08'56"W  
 CH=135.31'

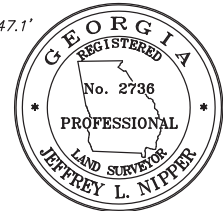
**C2**  
 LENGTH=26.26'  
 R=5629.56'  
 CH BRG=N49°58'16"W  
 CH=26.26'

**C3**  
 LENGTH=64.51'  
 R=5614.58'  
 CH BRG=N48°07'52"W  
 CH=64.51'

**AREA**  
 57,891 sq. ft.  
 1.329 acres



**VICINITY MAP**  
 N.T.S.

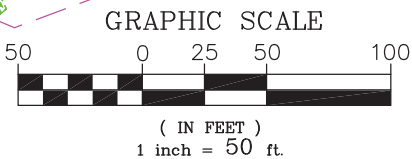


JEFFREY L. NIPPER, PLS  
 3309 WEATHERED WOOD WAY  
 REX, GEORGIA 30273

**SURVEYOR'S CERTIFICATION**

IN MY PROFESSIONAL OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AND ASBUILT CONDITIONS SHOWN HEREON.

JEFFREY L. NIPPER, GA. PLS #2736 DATE



TITLE: #2695 COBB PKWY TOP OF CREEK BANK SURVEY

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 Norcross, Georgia 30071  
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 770-209-0029 Fax 582-2900  
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SURVEY PREPARED FOR:  
**UNITED REALTY ADVISORS**

LOCATED IN:  
 LAND LOT 166 of the 2nd DISTRICT, 2nd SECTION  
 COBB COUNTY, GEORGIA

SCALE: 1" = 50'  
 DRAWN: J. NIPPER (CHECKED):  
 PROJECT NO.:  
 REVISIONS: ELEV'S SHOWN: (10-16-19)