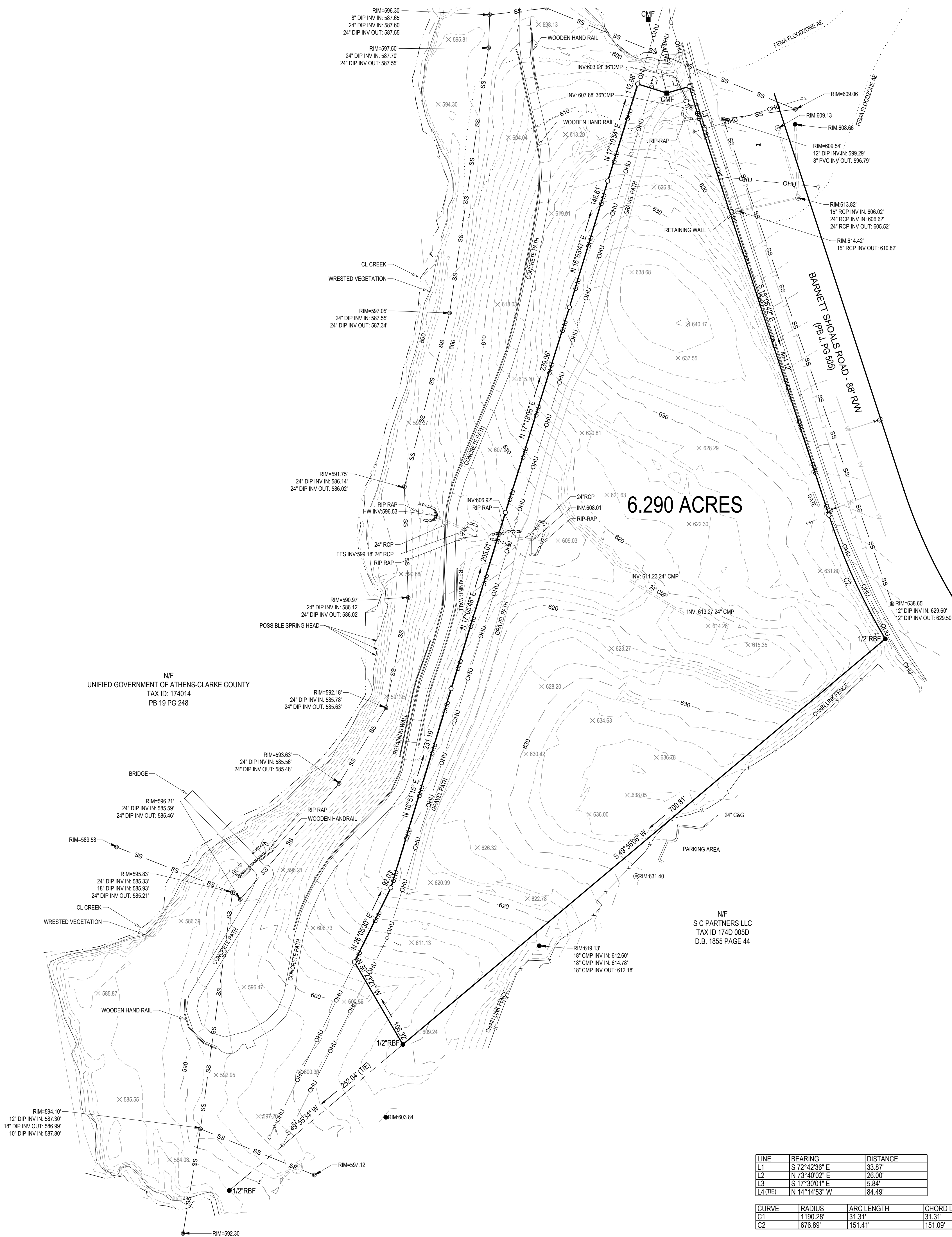
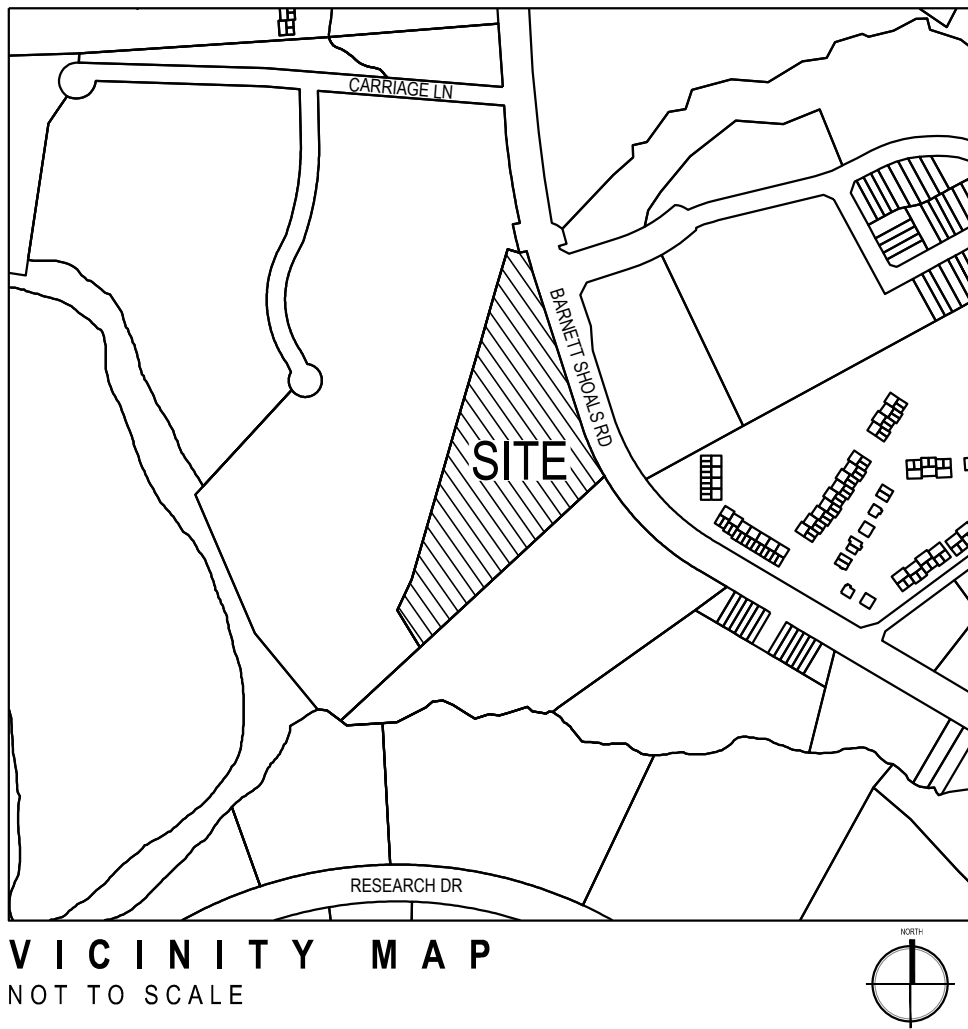


LEGEND:	
8" DIA. FINISHED FLOOR ELEVATION	△ = TRAV PK
BUILDING SETBACK LINE	● = IPF
8" DIA. FINISHED FLOOR ELEVATION	○ = IPS
8" DIA. FINISHED FLOOR ELEVATION	⊕ = POINT ONLY
8" DIA. FINISHED FLOOR ELEVATION	■ = CONCRETE MONUMENT
8" DIA. FINISHED FLOOR ELEVATION	○ = BOLLARD
8" DIA. FINISHED FLOOR ELEVATION	⊞ = ELECTRIC METER
8" DIA. FINISHED FLOOR ELEVATION	⊞ = FIRE HYDRANT
8" DIA. FINISHED FLOOR ELEVATION	⊞ = GAS METER
8" DIA. FINISHED FLOOR ELEVATION	⊞ = GUY WIRE
8" DIA. FINISHED FLOOR ELEVATION	⊞ = IRRIGATION CONTROL VALVE
8" DIA. FINISHED FLOOR ELEVATION	⊞ = JUNCTION BOX
8" DIA. FINISHED FLOOR ELEVATION	⊞ = LIGHT POLE
8" DIA. FINISHED FLOOR ELEVATION	⊞ = SANITARY SEWER MAN HOLE
8" DIA. FINISHED FLOOR ELEVATION	⊞ = TELEPHONE MANHOLE
8" DIA. FINISHED FLOOR ELEVATION	⊞ = TELEPHONE PEDESTAL
8" DIA. FINISHED FLOOR ELEVATION	⊞ = UTILITY POLE
8" DIA. FINISHED FLOOR ELEVATION	⊞ = WATER METER
8" DIA. FINISHED FLOOR ELEVATION	⊞ = WATER VALVE
8" DIA. FINISHED FLOOR ELEVATION	⊞ = BUFFER / EASEMENT
8" DIA. FINISHED FLOOR ELEVATION	⊞ = CENTER LINE CREEK
8" DIA. FINISHED FLOOR ELEVATION	⊞ = FENCE LINE
8" DIA. FINISHED FLOOR ELEVATION	⊞ = GAS LINE
8" DIA. FINISHED FLOOR ELEVATION	⊞ = OVERHEAD POWER
8" DIA. FINISHED FLOOR ELEVATION	⊞ = PROPERTY LINE
8" DIA. FINISHED FLOOR ELEVATION	⊞ = SANITARY SEWER
8" DIA. FINISHED FLOOR ELEVATION	⊞ = STORM SEWER
8" DIA. FINISHED FLOOR ELEVATION	⊞ = UNDERGROUND POWER
8" DIA. FINISHED FLOOR ELEVATION	⊞ = WATER LINE



LINE	BEARING	DISTANCE
L1	S 72° 42' 36" E	33.87'
L2	N 73° 40' 02" E	26.00'
L3	S 17° 30' 11" E	5.84'
L4 (TIE)	N 14° 14' 53" W	84.49'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1190.28'	31.31'	31.31'	S 17° 05' 09" E
C2	1676.89'	151.41'	151.09'	N 24° 31' 08" W

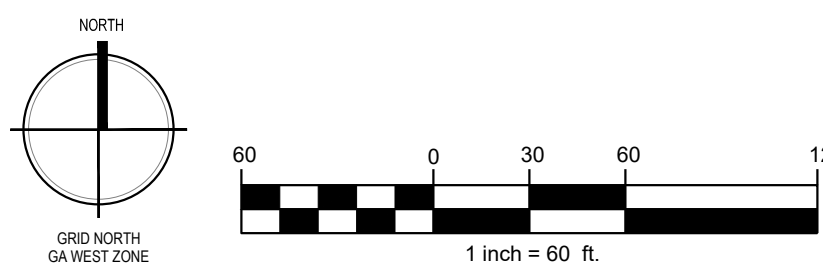


FLOODPLAIN NOTE
FLOOD STATEMENT: A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GRAPHICAL INTERPRETATION OF 1:50,000 SCALE FLOOD INSURANCE RATE MAP (FIRM) DATED: 09/15/2022 THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATION OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. SMITH PLANNING GROUP ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

- NOTES**
- THIS IS A BOUNDARY & EXISTING CONDITIONS SURVEY OF PARCEL 1740005 ATHENS-CLARKE COUNTY, GEORGIA. REFERENCE PB 38, PG 107.
 - SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN BLUE INK.
 - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
 - THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A. 15-6-67) AS AMENDED BY HB1004 (2019), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW.
 - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.01 FEET ± 50 PPM FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A CARLSON 80X7 ROVER SYSTEM USING THE EGGS RTK NETWORK.
 - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,239,555 FEET.
 - IN ADDITION TO THOSE OTHERWISE REFERENCED HEREON, THE FOLLOWING DOCUMENTS WERE USED IN THE PREPARATION OF THIS PLAT: DB 5058 PG 53.

SURVEYORS CERTIFICATION
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND 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.

Aaron P. Blomberg 10/31/2024
AARON P. BLOMBERG-GA PLS #3100 DATE



Seals:

Aaron P. Blomberg
AARON P. BLOMBERG
GA. PLS #3100

Aaron P. Blomberg
GA. PLS #3100

Unified Government of
Athens-Clarke County

G.M.D. 1899
County: Athens-Clarke
Georgia

Sheet Data:

Project No.: 24-317
Drawn By: LPB
Surveyed By: SH
Survey Date: 10/22/24
Checked By: APB
Scale: 1" = 60'
Date: 10/31/24

REVISIONS:

No.	Date	Description
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Firm Info:

Land Surveyors

SPG Land Surveyors
236 W Franklin Street
Hawthell, GA 30643
706.436.4585
C.O.A. LSF #001294
www.onespg.com

Sheet Title:

Boundary & Existing
Conditions Survey