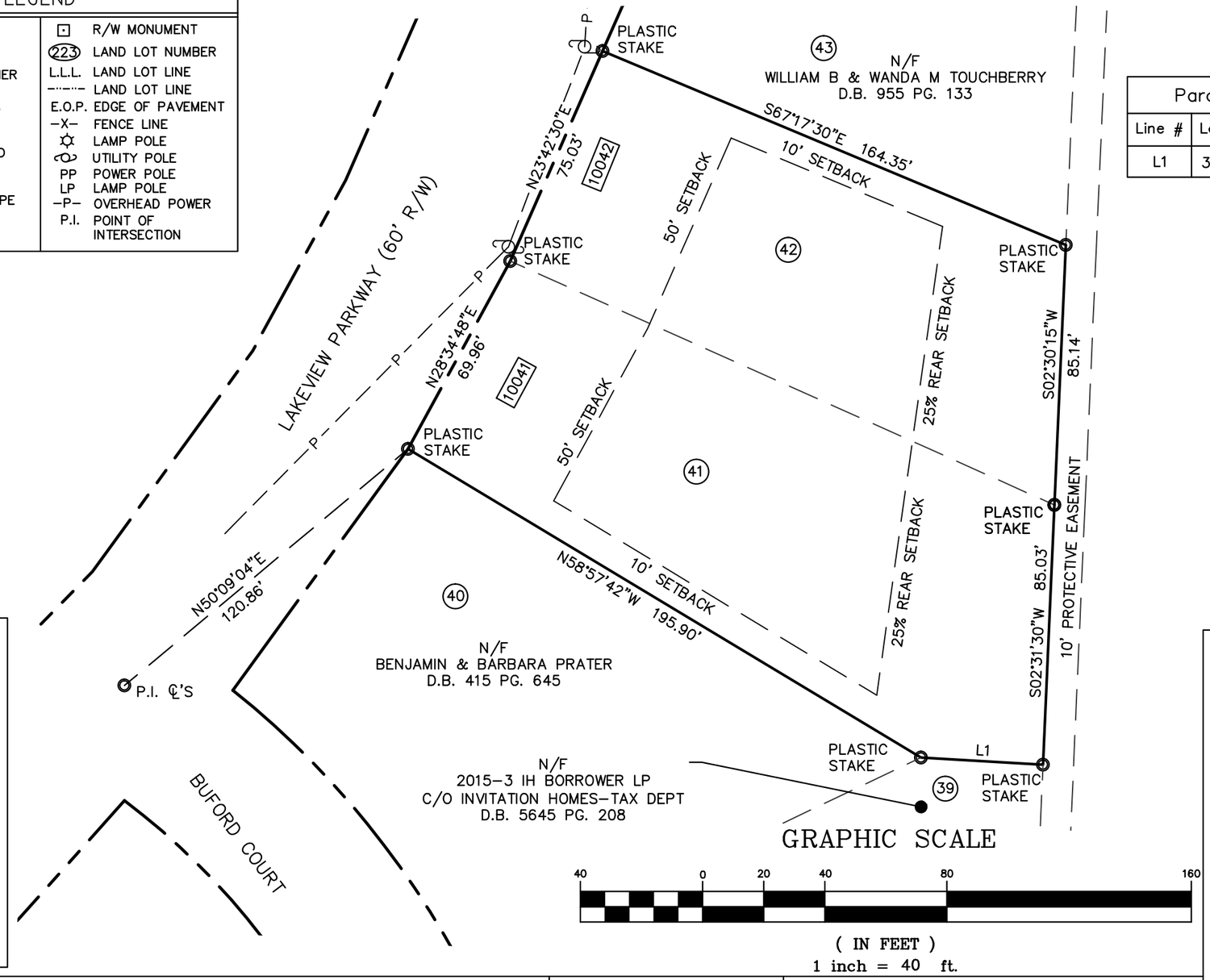
LEGEND

101	HOUSE NUMBER	⊡	R/W MONUMENT
(10)	LOT NUMBER	(223)	LAND LOT NUMBER
○	PROPERTY CORNER	L.L.L.	LAND LOT LINE
PL	PROPERTY LINE	—··—··—	LAND LOT LINE
IPF	IRON PIN FOUND (1/2" REBAR UNLESS NOTED)	E.O.P.	EDGE OF PAVEMENT
IPP	IRON PIN PLACED (1/2" REBAR)	—X—	FENCE LINE
OTP	OPEN TOP PIPE	☼	LAMP POLE
CTP	CRIMPED TOP PIPE		UTILITY POLE
R/W	RIGHT OF WAY	PP	POWER POLE
—··—	RIGHT OF WAY	LP	LAMP POLE
		—P—	OVERHEAD POWER
		P.I.	POINT OF INTERSECTION

RESERVED FOR CLERK OF COURT

NOTES:
1. BEING LOTS 41 AND 42 OF FAIRFIELD PLANTATION, HOLLY SECTION 10 AS RECORDED IN P.B. 13 PG. 38.
2. BEING TAX PARCELS F10 0041 AND F10 0042
3. TAX PARCEL F10 0041 TO BE COMBINED WITH TAX PARCEL F10 0042
4. FIELDWORK PERFORMED ON 12–03–2019
5. REFERENCES: DEED BOOK 1343 PG. 121
   DEED BOOK 5643 PG. 122
6. SITE AREA: 0.71 ACRE
7. SITE ADDRESS: 10041 LAKEVIEW PARKWAY
   VILLA RICA, GA 30180
8. THIS PROPERTY IS SALE PENDING



Parcel Line Table		
Line #	Length	Direction
L1	39.99'	N86° 40' 33"W

SURVEYORS CERTIFICATION

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 FOR CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HERON. 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 FOR IN O.C.G.A. SECTION 15-6-67.

GA. REG. L.S. #3125 MICHAEL D. CRAWFORD

CLOSURE

THE FIELD DATA UPON THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 10" PER ANGLE POINT, AND WAS ADJUSTED USING CRANDAL RULE.

TOPCON 233 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 300,000 FEET.

1. NO TITLE OR ABSTRACT RESEARCH WAS PERFORMED BY THE UNDERSIGNED FOR THIS SURVEY.
2. **WARNING**: THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OR RIGHTS OF WAY OF ANY TYPE NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RIGHTS OF WAY.
3. NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES IS IMPLIED, ONLY THOSE ITEMS SHOWN.

GENERAL NOTES

4. NO WARRANTY OR GUARANTEE AS TO ENVIRONMENTAL ISSUES HAS BEEN IMPLIED, ONLY THOSE ITEMS SHOWN HEREON HAVE BEEN ADDRESSED.

5. ONLY ACTS OF POSSESSION, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.

6. THE ACCEPTANCE OF THE PLAT HEREON AND MONUMENTS USED AND SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE TORT OR CONTRACT HERETO TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED. IF ADDITIONAL LIABILITY IS REQUIRED BY THE CLIENT, THEN AN AMOUNT OF 1% OF THE TOTAL LIABILITY REQUEST MUST BE PAID TO THE UNDERSTOOD PRIOR TO COMMENCEMENT OF WORK.

7. NO WARRANTY OR GUARANTEE AS TO COUNTY OR CITY ORDINANCE ISSUES, TO INCLUDE SET BACKS, HAS BEEN IMPLIED. ONLY THOSE ITEMS SHOWN HAVE BEEN ADDRESSED.

GEORGIA REGISTERED No. 3125 LAND SURVEYOR MICHAEL D. CRAWFORD

COMBINATION SURVEY FOR:

SJB RESIDENTIAL, LLC

LOCATED IN LAND LOT 14 DISTRICT 05
CARROLL COUNTY, GEORGIA
SCALE: 1" = 40' DATE: 02/17/2020
CHECKED BY: REVISED:

JN191201
2-19-324A

SHEET 1 OF 1

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