

LEGEND			
101	HOUSE NUMBER	□	R/W MONUMENT
10	LOT NUMBER	223	LAND LOT NUMBER
○	PROPERTY CORNER	L.L.L.	LAND LOT LINE
⌒	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

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	79.87'	1915.92'	N78° 13' 05"W	79.86'

Parcel Line Table		
Line #	Length	Direction
L1	69.99'	N83° 10' 23"W

- NOTES:
1. BEING LOT 170 OF FAIRFIELD PLANTATION, TARNWOOD SECTION 9 AS RECORDED IN P.B. 12 PG. 279.
  2. BEING TAX PARCEL: F09 0170
  3. FIELDWORK PERFORMED ON: 03/13/2020
  4. SITE AREA: 0.24 ACRE
  5. SITE ADDRESS: 9170 LAKEVIEW PKWY VILLA RICA, GA 30180
  6. REFERENCES: D.B. 5549 PG. 100

**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 THE 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 FORTH IN O.C.G.A. SECTION 15-6-67.

*[Signature]*  
GA. REG. L.S. #3145 MICHAEL D. CRAWFORD

**CLOSURE**

THE FIELD DATA UPON THIS MAP OR PLAT IS BASED ON 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.

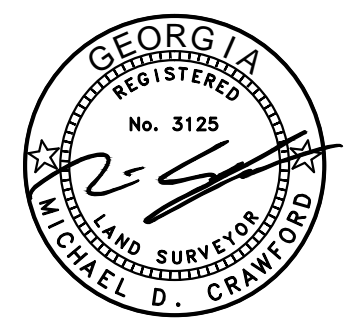
**GENERAL NOTES**

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.

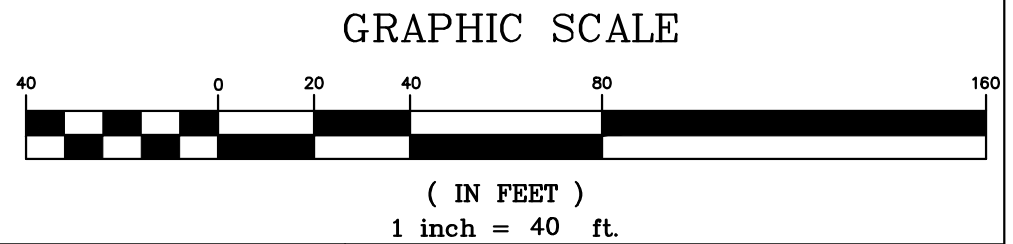
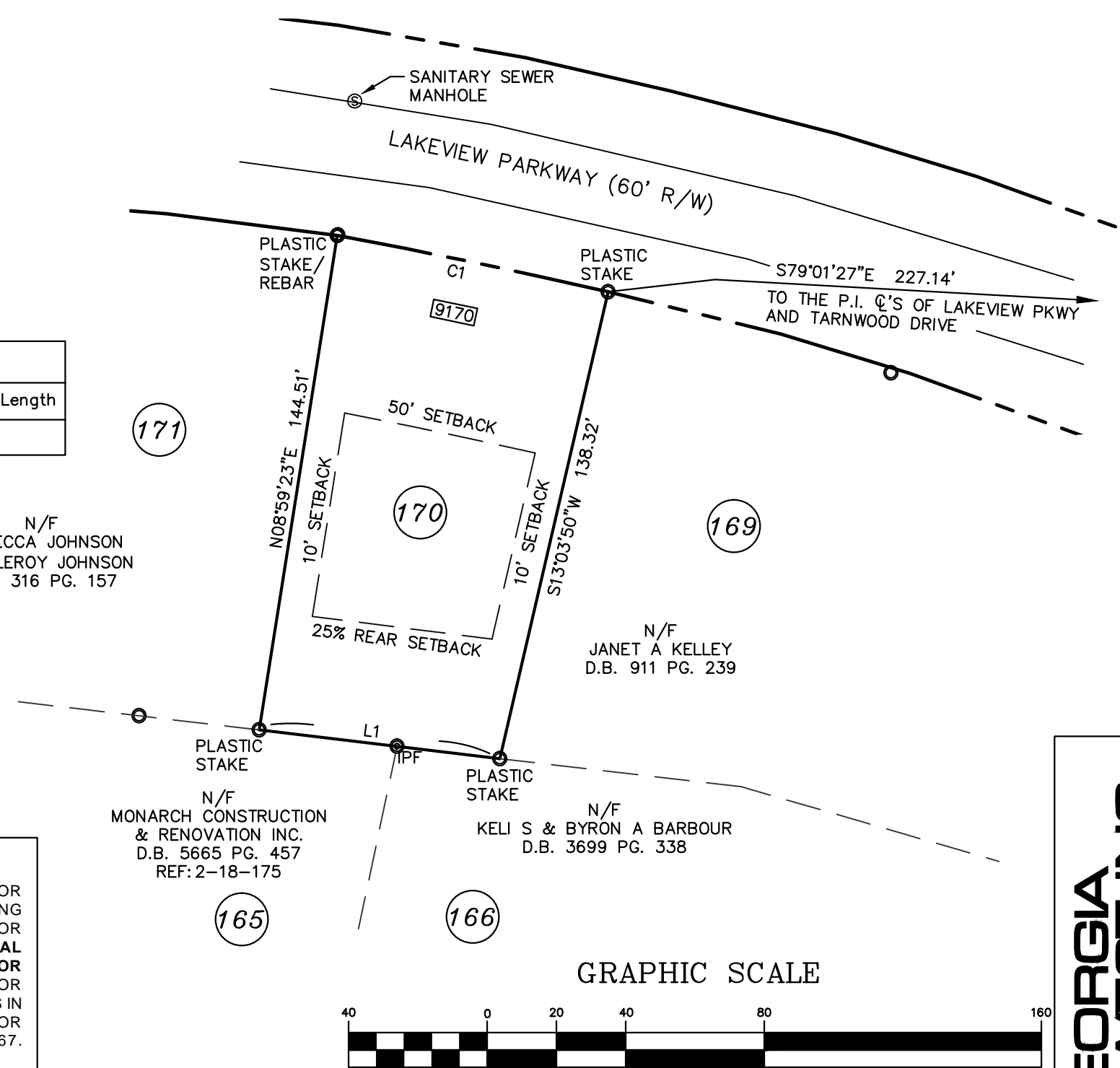


BOUNDARY SURVEY FOR:  
**SJB RESIDENTIAL, LLC**

LOCATED IN LAND LOT 15 DISTRICT 05  
CARROLL COUNTY, GEORGIA  
SCALE: 1" = 40' DATE: 03/17/2020  
CHECKED BY: REVISED:

JN200214  
2-20-088

SHEET 1 OF 1



**GEORGIA & WEST, INC.**

ENGINEERING • LAND SURVEYING • LAND PLANNING

105 CORPORATE DRIVE  
CARROLLTON, GA. 30117  
E-MAIL: mailbox@georgiaandwest.com

OFFICE (770) 834-4694  
FAX (770) 834-1005

