

DATUMS

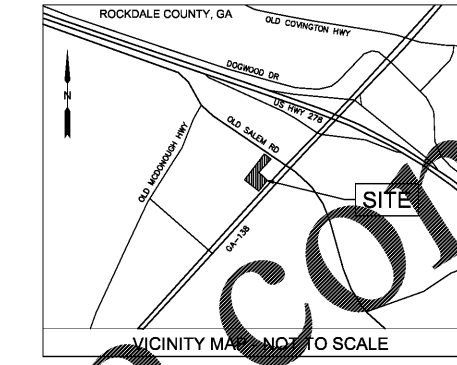
Horizontal: Grid North, NAD83, West Zone (North American Datum of 1983), U.S. Survey Foot, Rockdale County, Georgia.
 Vertical: NAVD88 (North American Vertical Datum of 1988)
 Geoid: Geoid12A Conus

REFERENCES

- LIMITED WARRANTY DEED BETWEEN "CKRY LLC" AND "DSS KRYSAL CONYERS, LLC", DATED OCT. 11, 2012, RECORDED IN DEED BOOK 5243, PAGE 150-156, ROCKDALE COUNTY RECORDS, GEORGIA.
- DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, PROJECT STPN-035-1(26), SHEET NO. 34, DATED JUNE 20, 1994.
- ORIGINAL AS-BUILT SURVEY DONE FOR "THE KRYSAL COMPANY" BY CONSTRUCTION ENGINEERING ASSOCIATES, SIGNED BY MILTON R. LEMON R.L.S. #1439, DATED DEC. 20, 1977.
- ROCKDALE COUNTY, GEORGIA ONLINE TAX MAPS.
- ALL OTHER REFERENCES ARE AS SHOWN HEREON.

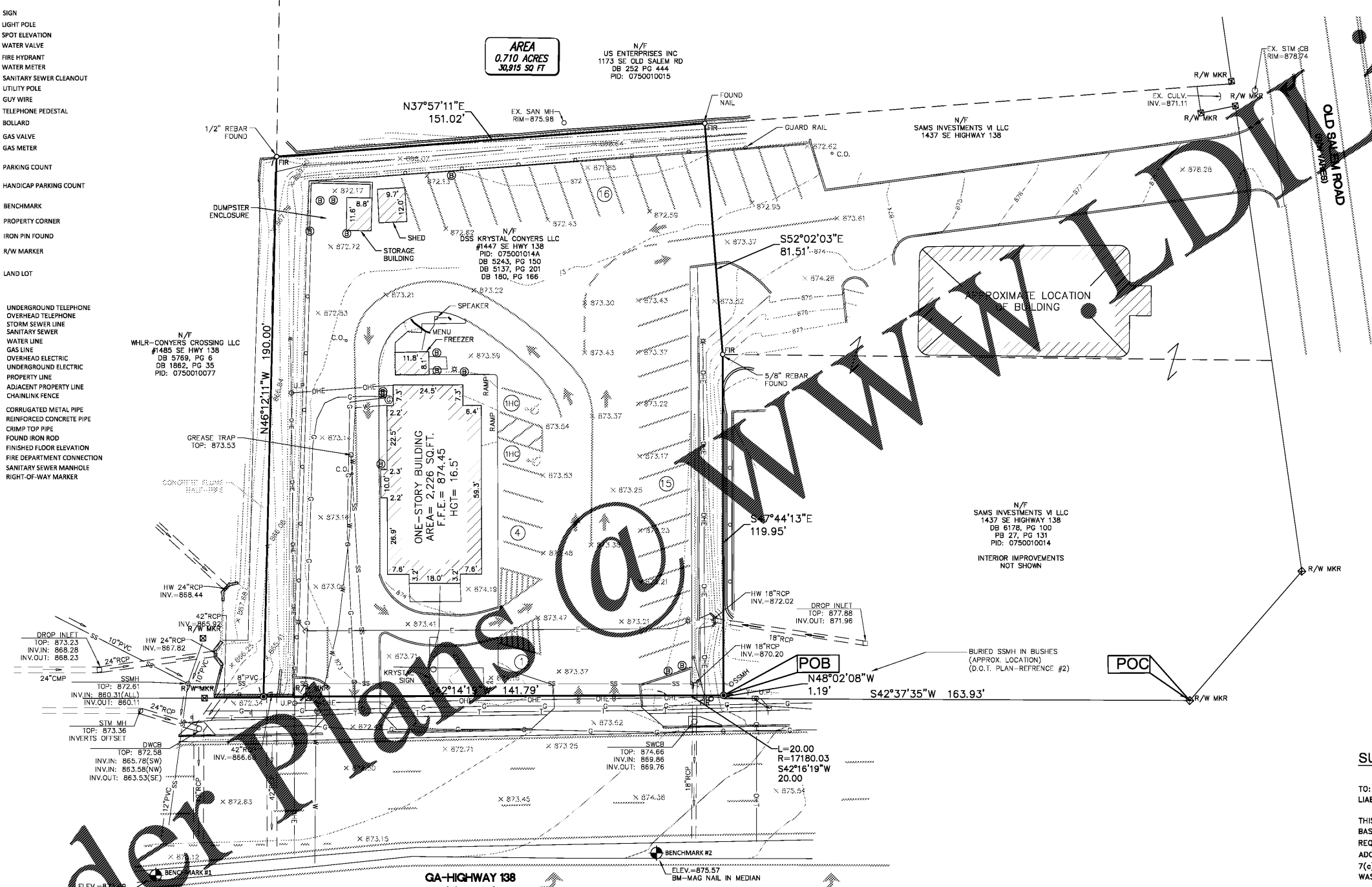
FLOOD NOTE

THE SUBJECT PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ROCKDALE COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13247C0094D, EFFECTIVE DATE OF DECEMBER 8, 2016.



LEGEND

- SIGN
- LIGHT POLE
- SPOT ELEVATION
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SANITARY SEWER CLEANOUT
- UTILITY POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- BOLLARD
- GAS VALVE
- GAS METER
- PARKING COUNT
- HANDICAP PARKING COUNT
- BENCHMARK
- PROPERTY CORNER
- IRON PIN FOUND
- R/W MARKER
- LAND LOT
- UNDERGROUND TELEPHONE
- OVERHEAD TELEPHONE
- STORM SEWER LINE
- SANITARY SEWER
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CHAINLINK FENCE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- CTP CRIMP TOP PIPE
- FIR FOUND IRON ROD
- F.F.E FINISHED FLOOR ELEVATION
- F.D.C. FIRE DEPARTMENT CONNECTION
- SMH SANITARY SEWER MANHOLE
- R/W MKR RIGHT-OF-WAY MARKER



SURVEY NOTES

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE ERROR OF ONE FOOT IN 21,547 FEET AND AN ANGULAR ERROR OF 0.2 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- THIS PARCEL AREA OF THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 92,360 FEET.
- EQUIPMENT USED FOR MEASUREMENT:
 ANGULAR: TRIMBLE S6 ROBOTIC TOTAL STATION
 LINEAR: TRIMBLE S6 ROBOTIC TOTAL STATION
 GPS: TRIMBLE R6 GPS RECEIVER
- ALL UNDERGROUND UTILITIES SHOWN ARE BASED UPON FIELD OBSERVATIONS AND VISIBLE MARKINGS FOUND BY ATWELL, LLC. CONTRACTOR SHOULD VERIFY ALL UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION BEGINS.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), GEORGIA WEST, STATE PLANE COORDINATE SYSTEM.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.
- CERTAIN DATA SHOWN ON THIS PLAT WAS OBTAINED UTILIZING GPS. IT INCLUDES THE CONTROL POINTS ESTABLISHED FOR THE SURVEY TO BE BASED UPON. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A TRIMBLE R6 GPS RECEIVER WITH A TRIMBLE TS02 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE GEORGIA VRS (VIRTUAL REFERENCE SYSTEM).
- ZONING: NOTHING PROVIDED BY CLIENT OR INSURER.
- DURING THE TIME OF THE SURVEY THERE WAS NOT OBSERVED ANY EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- DURING THE COURSE OF THE SURVEY, THERE WERE NOT ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, OR SIDEWALK CONSTRUCTION OR REPAIRS BY EITHER VISIBLE MEANS OR IN ANY OF THE RESEARCH REVIEWED, OBTAINED OR PROVIDED.
- DURING THE COURSE OF THE FIELD SURVEY ATWELL, LLC DID NOT OBSERVE OR FIND ANY EVIDENCE, OR WAS MADE AWARE OF ANY FIELD MARKED OR FIELD DELINEATED WETLANDS OR WETLAND FLAGS UPON THE SUBJECT PROPERTY.
- DURING THE COURSE OF THE SURVEY, OTHER THAN SHOWN HEREON, THERE WERE NOT ANY PLOTTABLE OFF-SITE (I.E., APPURTENANT) EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THE SURVEY.
- THERE ARE NOT ANY VISIBLE ENCROACHMENTS OTHER THAN WHAT IS SHOWN AND NOTED HEREON.

SURVEYOR'S CERTIFICATION

TO: THE KRYSAL COMPANY; DSS KRYSAL CONYERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b-1), 7(c), 8, 9, 11, 13, 16, 17, 18, 19 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED INITIALLY DURING THE MONTH OF JANUARY OF 2018.



CLYDE R. ELDRIDGE, RLS DATE
 GEORGIA REGISTERED LAND SURVEYOR
 REGISTRATION NUMBER 2659

811
 Know what's below.
 Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY AND HAVE NOT BEEN INDICATED BY THIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE ANY CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES WHICH MAY BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND MARK UTILITIES AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2018 ATWELL, LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL, LLC.

ATWELL
 866.850.4200 www.atwell-group.com
 1800 PARKWAY PLACE, SUITE 700
 MARIETTA, GA 30067
 LSFF 001218

LOCATED IN	LAND LOT 298
	16TH DISTRICT
	ROCKDALE COUNTY, GEORGIA

CLIENT: THE KRYSAL COMPANY
 ALTA/NSPS LAND TITLE SURVEY OF KRYSAL RESTAURANT 1447 GA-138 CONYERS, GEORGIA

DATE: JANUARY 8, 2018

REVISIONS

SCALE 0 10 20
 1" = 20 FEET

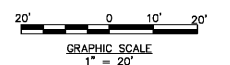
DR. MGB | CH. CRE
 P.M. C. ELDRIDGE
 BOOK ---
 JOB 17003658
 SHEET NO. 1 OF 2

9703566AS-02.DWG

Order Plans

SITE BENCHMARK #1
 MAG NAIL SET IN MEDIAN, FOUND ON GA-HWY 138
 ELEVATION = 873.69'

SITE BENCHMARK #2
 MAG NAIL SET IN MEDIAN, FOUND ON GA-HWY 138
 ELEVATION = 875.57'



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.