

USE AND PURPOSE:
 THE PURPOSE OF THIS PLAT IS A MINOR SUBDIVISION PLAT ON AN EXISTING TRACT KNOWN AS TAX MAP PARCELS 0025 041, 0025 042 & 0025 043 NEWTON COUNTY, GEORGIA. THE SOURCE OF TITLE DESCRIPTION AND CURRENT OWNER AS PER THE INDICATED TAX RECORDS IS SHOWN HEREON.

SURVEY:
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 714' AND AN ANGULAR ERROR OF 00'00.02" PER ANGLE POINT AND WAS ADJUSTED USING THE CARLSON SURVEY LEAST SQUARES METHOD.

1. THE NEAR ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE TAKEN WITH A TOPCON PS-35A ROBOTIC TOTAL STATION. FIELD WORK WAS COMPLETED ON 03/16/2017.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 713.256'

2. THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH AS SHOWN HEREON. ALL OTHER PARTIES TO ANY PREVIOUSLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
 3. THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NAD 83 - STATE PLANE COORDINATE SYSTEM OF GEORGIA - WEST ZONE. THE VERTICAL REFERENCE FRAME IS NAVD83.

4. THE SURVEYOR IS UN-AWARE OF ANY IMPENDING ROW CHANGES IN CONNECTION WITH THE SUBJECT PROPERTY.
 5. ALL OBSERVED ACCESS TO A PUBLIC WAY, SUCH AS CURB CUTS AND DRIVEWAYS ARE AS SHOWN.

6. THE RECORDS REFERENCED HEREON DO NOT CONSTITUTE A TITLE SEARCH AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.

7. IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

8. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONALS ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO STATEMENTS, THE REQUIREMENTS OF LAW PREVAIL.

FLOOD NOTE:
 ACCORDING TO FLOOD INSURANCE RATE MAP NO. 132170106D, DATED MARCH 17, 2014 FOR NEWTON COUNTY, GEORGIA AND INCORPORATED AREAS A PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN ZONE A AND IS WITHIN A SPECIAL FLOOD HAZARD AREA.

UTILITY NOTES & INFORMATION:
 THE UTILITY INFORMATION SHOWN ON THIS PLAT IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. UTILITIES SHOWN ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE AND MARKINGS PROVIDED BY UTILISURVEY, LLC. SURVEYOR DOES NOT WARRANT THE EXACT SIZE, TYPE, LOCATION OF UTILITIES SHOWN AND NO GUARANTEE IS MADE THAT OTHER UTILITIES MAY EXIST ON SITE THAT MAY NOT BE SHOWN. THE ENGINEER, CONTRACTOR, ARCHITECT, OWNER AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

SURVEYOR'S CERTIFICATE
 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 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.

G. BRIAN SLATE, GA RLS: 2629

LINE & CURVE TABLES

LINE	BEARING	DISTANCE
L1	S 59°35'26" E	108.65'
L2	S 60°43'56" E	90.03'
L3	S 59°44'40" E	187.92'
L4	S 05°30'23" W	303.58'
L5	S 79°51'51" W	95.31'
L6	S 68°45'23" E	340.97'
L7	S 23°07'15" W	116.85'
L8	S 23°07'15" W	116.85'
L9	S 23°07'15" W	116.85'
L10	S 23°07'15" W	116.85'
L11	S 23°07'15" W	116.85'
L12	S 23°07'15" W	116.85'
L13	S 23°07'15" W	116.85'
L14	S 23°07'15" W	116.85'
L15	S 23°07'15" W	116.85'
L16	S 23°07'15" W	116.85'
L17	S 23°07'15" W	116.85'
L18	S 23°07'15" W	116.85'
L19	S 23°07'15" W	116.85'
L20	S 23°07'15" W	116.85'
L21	S 23°07'15" W	116.85'
L22	S 23°07'15" W	116.85'
L23	S 23°07'15" W	116.85'
L24	S 23°07'15" W	116.85'
L25	S 23°07'15" W	116.85'
L26	S 23°07'15" W	116.85'
L27	S 23°07'15" W	116.85'
L28	S 23°07'15" W	116.85'
L29	S 23°07'15" W	116.85'
L30	S 23°07'15" W	116.85'
L31	S 23°07'15" W	116.85'
L32	S 23°07'15" W	116.85'
L33	S 23°07'15" W	116.85'
L34	S 23°07'15" W	116.85'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	175.74'	2889.71'	S 72°25'28" E	175.73'
C2	48.22'	30.00'	S 72°56'37" W	43.20'
C3	268.19'	350.70'	S 24°28'15" W	268.45'
C4	67.59'	350.70'	S 24°28'15" W	67.59'
C5	168.87'	292.00'	S 23°17'19" W	168.87'
C6	223.58'	350.70'	S 24°28'15" W	223.58'
C7	175.78'	350.00'	S 10°55'05" E	174.30'

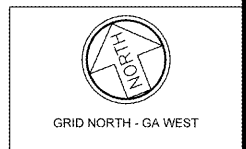
PROPOSED DEVELOPMENT SHOWN FOR REFERENCE PURPOSES ONLY

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THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 18-7 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, AUTHORITY O.C.G.A. SECS 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

CIVIL BASE SURVEY FOR:
GINN - CHRYSLER, JEEP, DODGE, LLC
 Located in Land Lot 197, 10th Land District, City of Covington, Newton County, Georgia



- VESTING DEEDS & SURVEY REFERENCES:**
- DEED BOOK 2837 - PAGE 203
 - DEED BOOK 3043 - PAGE 29
 - DEED BOOK 3254 - PAGE 397
 - PLAT BOOK 21 - PAGE 104
 - PLAT BOOK 48 - PAGE 142

- SYMBOL LEGEND**
- IRON PIN FOUND
 - MONUMENT FOUND (ROCK)
 - IRON PIN SET
 - COMPUTED POINT
 - ▲ SITE BENCHMARK
 - SANITARY MANHOLE
 - ELEVANT
 - UNDERGROUND TELEPHONE MARKER
 - TELEPHONE JUNCTION BOX
 - TELEPHONE MH
 - GAS METER
 - UNDERGROUND GAS MARKER
 - ELECTRIC JUNCTION BOX
 - LIGHT POLE
 - POWER POLE
 - WATER METER
 - FIRE HYDRANT
 - WATER VALVE
 - IRRIGATION CONTROL VALVE
 - K- FENCE LINE
 - SS- SANITARY SEWER
 - OH- OVERHEAD UTILITY
 - W- WATER LINE
 - GAS- GAS LINE
 - UT- UNDERGROUND COMMUNICATION LINES

- ABBREVIATION LEGEND**
- RFB REBAR FOUND
 - CMF CONCRETE MONUMENT
 - IPS IRON PIN SET (1/2" REBAR)
 - ROW RIGHT OF WAY
 - NF NOW OR FORMERLY
 - DB BRED BODY
 - PB PLAT BOOK
 - PG PAGE
 - N.T.S. NOT TO SCALE
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - G.D. GA DEPT. OF TRANSPORTATION
 - R RADIUS
 - R SITE BENCHMARK
 - B CHORD BEARING
 - CHL CHORD LENGTH
 - TBM SITE BENCHMARK
 - FFE FINISH FLOOR ELEVATION
 - EL ELEVATION
 - PH FIRE HYDRANT
 - WM WATER METER
 - WV WATER VALVE
 - G.M. GAS METER
 - PP UTILITY POLE
 - LP LIGHT POLE
 - SWCB SINGLE WING CATCH BASIN
 - DWCB DOUBLE WING CATCH BASIN
 - DI DRAIN INLET
 - VI YARD INLET
 - HW HEADWALL
 - RCP REINFORCED CONCRETE PIPE
 - CMF CORRUGATED METAL PIPE
 - HDPE HIGH DENSITY POLYETHYLENE
 - IE INVERT ELEVATION
 - SSMH SANITARY SEWER MANHOLE
 - CLANOUT CLEANOUT
 - TC CLAY PIPE
 - D.I.P. DUCTILE IRON PIPE

PROJECT NO: 117GCD001
 ISSUE DATE: 02/14/2019
 SCALE: 1" = 80'
 FIELD: SPK - WJC
 DATE: 03/19/2017
 DRAWN BY: KRS
 CHECKED BY: GBS

REVISIONS	
DATE	DESCRIPTION

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MINOR SUBDIVISION PLAT
 SHEET NUMBER
SP-1.1