

This drawing is the property of Engineering303, L.L.C. and is not to be reproduced or copied in whole or in part or used for furnishing information to others, or for any other purpose without the written consent of Engineering303, L.L.C. and is to be returned upon request.

COPYRIGHT © 2017

ABBREVIATION LEGEND:	SYMBOL LEGEND:
BC = back of curb	= existing concrete
C&G = curb and gutter	= existing asphalt
CB = catch basin	= existing gravel/riprap
CD = check dam	= fire hydrant
CL = centerline	= guy wire
CMF = concrete monument found	= light pole
CMP = corrugated metal pipe	= power pole
CO = clean out	= sanitary sewer manhole
CT = crimp top pin	= transformer
DI = drop inlet	= water meter
DIP = ductile iron pipe	= single wing catch basin
DWCB = dbl. wing catch basin	= grate inlet
EP = edge of pavement	= junction box
FC = face of curb	= head wall
FES = flared end section	= buffer
FH = fire hydrant	= land lot line
GI = grate inlet	= light pole
GW = guy wire	= manhole (sanitary sewer)
GP = guy pole	= outlet control structure
HW = head wall	= open top pipe
IFF = iron pin found	= property line
IFS = iron pin set	= reinforced concrete pipe
JB = junction box	= right-of-way
INV = invert	= traffic signal pole
LLL = land lot line	= traffic signal box
LP = light pole	= telephone pole
MH = manhole (sanitary sewer)	= traffic signal pole
OCS = outlet control structure	= water meter
OT = open top pipe	= water valve
PL = property line	= yard inlet
PP = power pole	
RB = reinforcing bar	
RCP = reinforced concrete pipe	
R/W = right-of-way	
TSP = traffic signal pole	
TP = telephone pole	
TSP = traffic signal pole	
WM = water meter	
WV = water valve	
YI = yard inlet	

**GENERAL NOTES:**

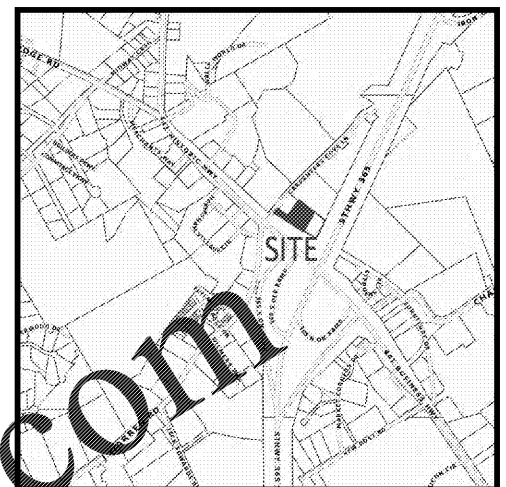
1. Only evidence of easements or structures which are readily apparent from an above ground field inspection of the premises are shown, unless stated otherwise hereon. No liability is assumed by this firm for losses relating to the existence of any easement not discovered by above ground field inspection of the premises.
2. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. Said certification does not extend to any unnamed persons without a recertification by the surveyor.
3. Jurisdictional areas or negative easements, if any, which might impact the use of the property were not located, unless stated otherwise. No liability is assumed by this firm for any losses resulting from the exercise of any government jurisdiction affecting the use of the property.
4. The property shown and described hereon is subject to any existing easements, rights-of-way, restrictive covenants, zoning regulations, underground utilities and/or setback lines whether or not they may be shown. No liability is assumed by this firm for any losses that may be associated with the existence of any easements or restrictions on the use of the property.
5. Location map from Habersham County qPublic.
6. All buildings ties are perpendicular to the property lines unless otherwise noted.
7. Only Surface Observable Utilities were located. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.

**SURVEY NOTES:**

1. Certain interior improvements may not be shown hereon, i.e. fence lines, guy wires, etc.
2. Matters of record not shown hereon are excepted.
3. Bearings based on Reference 3. Record line held as indicated.
4. Measurements shown are US Survey Feet (ground).
5. Field angles and linear distances measured using a Leica TS12.
6. The field data upon which this plat is based has a field closure of one foot in 54,911 feet and an angular error of 1 second per angle point and was adjusted using Compass Rule. Fieldwork Completed on December 12, 2018.
7. Property corners marked IPS (Iron Pin Set) are 1/2" x 18" rebar with blue plastic cap (E303 LSF #1121) unless otherwise indicated. Unless indicated as set, monumentation shown was found.
8. No evidence of human burials or cemeteries was observed during the course of the fieldwork.
9. This plat has been calculated for closure and is found to be accurate within one foot in 453,956 feet.
10. Rights-of-way shown per Reference 3.
11. No parking paint stripes as of 12/12/18 when field work was completed.

**REFERENCES:**

1. Deed Book 1101, Page 21 & Deed Book 1101, Page 18 - Jets Associates, Ltd
2. Deed Book 1101, Page 25 & Deed Book 1101, Page 15- Cornelia CCR. LLC
3. Boundary and Topographic Survey for The Trilogy Group prepared by Engineering 303, dated 10/31/2017.
4. ALTA/ASCM Survey for Jets Associates, a GA Limited Partnership, Cornelia CCR, LLC, a GA Limited Liability Company and Chicago Title Insurance Company prepared by Engineering 303, dated 12/15/2015.
5. Boundary Improvement, and Topographic Survey for: 216 Carpenters Cove Lane, prepared by Engineering 303, dated 08/28/2015.
6. Final Subdivision Plat for Lowe's Home Centers, Inc. prepared by Wolverton Associates dated 06/19/2008.
7. Site Plan for Jets Associates, LTD prepared by Civil Consulting Engineers, Inc. dated March 11, 2018.



LOCATION MAP NOT TO SCALE

**PARCEL INFORMATION:**  
Parcel Id No.: 083-135A  
083-135

Property is zoned:  
HI (High Intensity) as per Habersham County GIS  
B1 (Neighborhood Business) per Reference 7

**OWNER'S ACKNOWLEDGMENT:**

The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent having legal power of attorney, acknowledges that this plat was made from an actual survey.

Owner \_\_\_\_\_

Signed, sealed and delivered in the presence of: \_\_\_\_\_

Witness \_\_\_\_\_

Notary Public \_\_\_\_\_

**ENVIRONMENTAL NOTES:**

1. No attempt was made by this firm to determine presence of wetlands.
2. No attempt was made by this firm to determine the presence of specimen trees.

**COMMUNITY DEVELOPMENT APPROVAL:**

Name \_\_\_\_\_

Date \_\_\_\_\_

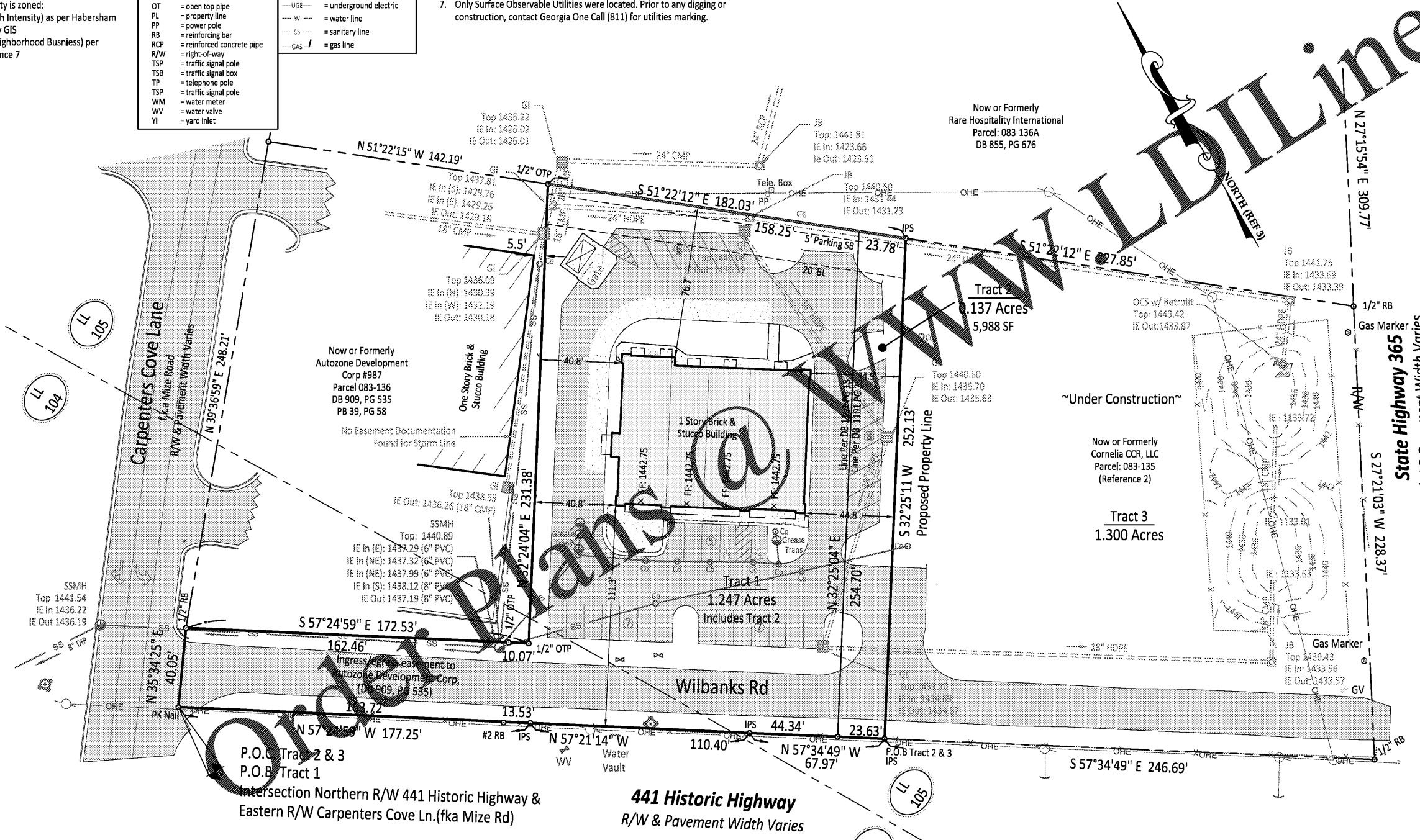
**SURVEYOR CERTIFICATION:**

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 certificates, signatures, stamps, or statements hereon. 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 forth in O.C.G.A. Section 15-6-67.

GA CERT OF AUTH. LSF 1121

**FLOOD HAZARD NOTE:**  
No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 1304580216D of Habersham County, GA. (Community Panel No.1303290216C), most recently revised January 5, 2018.

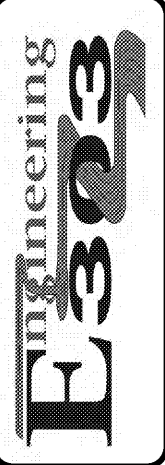
**Parking:**  
Parking Provided-  
33 Total spaces  
2 Handicap spaces



P.O.B. Tract 2 & 3  
P.O.B. Tract 1  
Intersection Northern R/W 441 Historic Highway & Eastern R/W Carpenters Cove Ln. (fka Mize Rd)

**441 Historic Highway**  
R/W & Pavement Width Varies

**State Highway 365**  
R/W & Pavement Width Varies



As-Built Survey of:  
**216 Carpenters Cove Lane for:  
The Trilogy Group**

**Civil Engineering, Land Surveying,  
Stream and Wetland Restoration**  
108 Allen Street, Suite B, Cumming, Georgia 30040  
Phone: 770-442-0500 www.engineering303.com