

SURVEYOR 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 herein. 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.

Bradley D. Cash
Georgia Registered
Land Surveyor # 2840



UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:
SUBSURFACE UTILITY INVESTIGATIONS, LLC
858 SWETT BRAR TRAIL
CONYERS, GEORGIA 30094
(770) 557-4142

SUBSURFACE UTILITY INVESTIGATIONS, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACUSTIC AND PASSIVE TECHNIQUES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

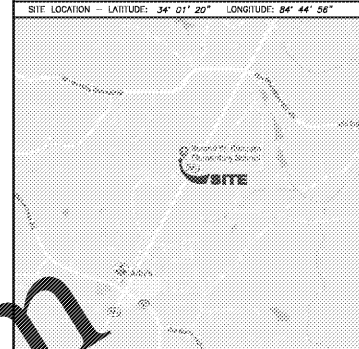
THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED USING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.
CONTRACTOR WAS UNABLE TO TRACE PVC WATER LINES PAST THE WATER VAULT.

LEGEND

- STANDARD ABBREVIATIONS**
- ABE OBSERVATION
 - BL BORE HOLE
 - BRL BUILDING SETBACK LINE
 - CI CURB INLET
 - CMF CORRUGATED METAL PIPE
 - CONF CONCRETE MONUMENT (NO SANITARY CLEANOUT)
 - COT COMMUNICATION FIBER OPTICAL
 - CIP CORRUGATED TOP PIPE
 - DI DUCTILE IRON PIPE
 - DM DOUBLE WING GARDEN BASIN
 - FNC FENCE
 - FND FOUND
 - GM GAS METER
 - INW INVERT
 - JBI JUNCTION BOX
 - MANB MANHOLE
 - OCS OUTLET CONTROL STRUCTURE
 - OPN OPEN TOP PIPE
 - PA POWER METER
 - PNH PAVEMENT
 - POB POINT OF BEGINNING
 - POI POINT OF INTERMENT
 - RPC REINFORCED CONCRETE PIPE
 - RBN REINFORCING BAR
 - RIS 5/8" IRON SET CAPPED LSF 821
 - SE SANITARY SEWER
 - SWB SINGLE WING GARDEN BASIN
 - TRANS TRANSFORMER
- STANDARD SYMBOLS**
- OVERHEAD TRAFFIC SIGNAL LIGHT
 - POWER POLE
 - QUI WIRE
 - POWER LINE
 - LIGHT POLE
 - ELECTRIC TRANSFORMER
 - WATER VAULT
 - GAS VALVE
 - GAS METER
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND COMMUNICATION LINE
 - UNDERGROUND WATER LINE
 - PHOTO POSITION INDICATOR
 - REGULAR PARKING SPACE
 - HANDICAP PARKING SPACE
 - TRIT POSITION INDICATOR
 - SIGN

VICINITY MAP



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBERS FOR THIS AREA ARE 1322300080 & 132230004C, AND THE DATE OF SAID MAPS ARE 08/07/2018 & 09/28/2008, RESPECTIVELY. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY WSP SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD 83). STATE PLANE COORDINATE SYSTEM OF GEORGIA - WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIMENSIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACTS ARE SHOWN GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

SURVEY REFERENCES
1- PLAT OF SURVEY FOR PAULDING COUNTY SCHOOLS, PREPARED BY CARLTON WATKINSRAW & ASSOCIATES, DATED 11/26/2019.



N/E PROPERTY OF
THE PARK AT CEDARCREST
SECTION C, PHASE 2C
DEED BOOK 105 / PAGE 213

SEE SHEET 2 MATCH LINE
SEE SHEET 1

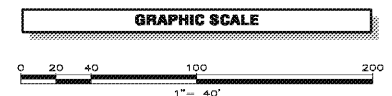
CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 54,252, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIANGLE OF BENCH STATION AND TRIMBLE 560-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,385,252. SEE 15C, 16C.

IF YOU DIG

Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411



SHEET
1 OF 2



Land Surveying • 3D Laser Scanning
1680 Barnes Mill Road
Marietta, Georgia 30052
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

N/E PROPERTY OF
PAULDING COUNTY SCHOOL DISTRICT
DEED BOOK 1275 / PAGE 47

SITE AREA
26.541 Acres
1,156,107 SF
ZONED XXX

BOUNDARY & TOPOGRAPHIC SURVEY OF
Russom Elementary School District
FOR
Paulding County School District

IS JOB NO:	20196291	DRAWING SCALE:	1" = 40'	SURVEY DATE:	10/23/2019
FIELD WORK:	MV	CITY:	DALLAS	STATE:	GA
PROJ MGR:	BDC	COUNTY:	PAULDING		
REVIEWER:	JRC	LAND LOT:	611		
DWG FILE:	20196291.dwg	DISTRICT:	3rd SECTION	3rd	