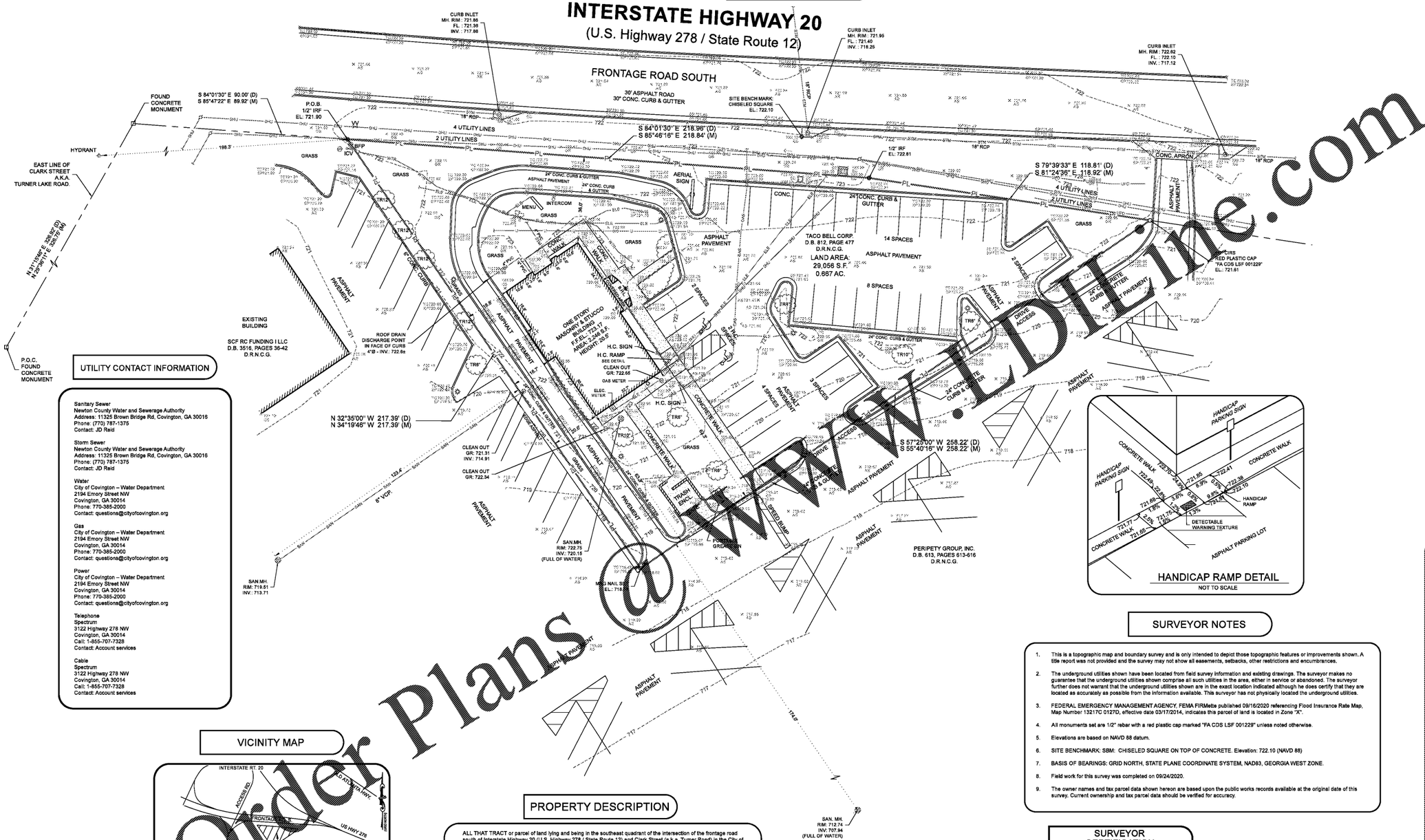
CDS COMMERCIAL DUE DILIGENCE SERVICES

SURVEY DRAWING

INTERSTATE HIGHWAY 20

(U.S. Highway 278 / State Route 12)



UTILITY CONTACT INFORMATION

Sanitary Sewer
Newton County Water and Sewerage Authority
Address: 11325 Brown Bridge Rd, Covington, GA 30016
Phone: (770) 787-1375
Contact: JD Reid

Storm Sewer
Newton County Water and Sewerage Authority
Address: 11325 Brown Bridge Rd, Covington, GA 30016
Phone: (770) 787-1375
Contact: JD Reid

Water
City of Covington – Water Department
2194 Emory Street NW
Covington, GA 30014
Phone: 770-385-2000
Contact: questions@cityofcovington.org

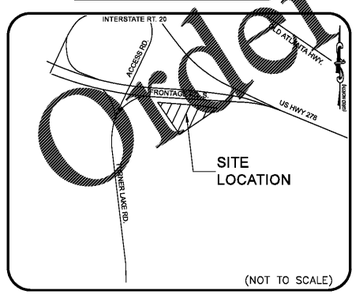
Gas
City of Covington – Water Department
2194 Emory Street NW
Covington, GA 30014
Phone: 770-385-2000
Contact: questions@cityofcovington.org

Power
City of Covington – Water Department
2194 Emory Street NW
Covington, GA 30014
Phone: 770-385-2000
Contact: questions@cityofcovington.org

Telephone
Spectrum
3122 Highway 278 NW
Covington, GA 30014
Call: 1-855-707-7328
Contact: Account services

Cable
Spectrum
3122 Highway 278 NW
Covington, GA 30014
Call: 1-855-707-7328
Contact: Account services

VICINITY MAP



PROPERTY DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in the southeast quadrant of the intersection of the frontage road south of Interstate Highway 20 (U.S. Highway 278 / State Route 12) and Clark Street (a.k.a. Turner Road) in the City of Covington and in the 462nd. G.M.D., Newton County, Georgia, being more particularly described as follows:

To fond the POINT OF BEGINNING, commence at a concrete right-of-way monument located on the easterly edge of the right-of-way of Clark Street (said monument is located at Station 6+00 Clark Street,50' as shown on State Highway Dept. of Ga, (now Department of Transportation) Right of Way Map, Pro. 1-20-2(8), Newton County, Date: March 1, 1961, (Rev. 9/7/67), and from said point run North 31 degrees 15 minutes 46 seconds East a distance of 326.92 feet along the edge of a public right-of-way between the easterly edge of the right-of-way of Clark Street and the southerly edge of Interstate Highway 20 to a concrete right-of-way monument located in the southerly edge of the right-of-way of the frontage road south of Interstate Highway 20 (said concrete monument being located at Station 281+00 Fr.Rd./70' on State Highway Dept. of Ga. Right of Way Map, Pro. 1-20-2(8), Newton County, Date March 1, 1961, (Rev. 9-7-67); thence run South 84 degrees 01 minutes 30 seconds East a distance of 90.00 feet along the southerly edge of the right-of-way of the said frontage road / U.S. Highway 278 to a point on said right-of-way which is the POINT OF BEGINNING. From the POINT OF BEGINNING, continue along the southerly edge of said right-of-way South 84 degrees 01 minutes 30 seconds East a distance of 218.96 feet to a point; thence continuing along said right-of-way South 79 degrees 39 minutes 33 seconds East a distance of 118.81 feet to a point; thence leaving said right-of-way run South 57 degrees 25 minutes 00 seconds West a distance of 258.22 feet to a point; thence run North 32 degrees 35 minutes 00 seconds West a distance of 217.39 feet to the POINT OF BEGINNING. Said property is shown on a survey for Retail Centers, Ltd. By Borders & Associates, Land Surveyors, Last revised June 19, 1985, and said land contains, according to said survey, 0.667 acres. said Survey and the above-referenced right-of-wey map are incorporated herein by reference and the above referenced right-of-way map are incorporated herein by reference. The property is also shown on a survey for Taco Bell by D.W. Lynah, R.L.S., Dated December 18, 1987.

Property Address is: 6151 Hwy. 278 NW, Covington, GA 30014

The surveying company:
Commercial Due Diligence Services
certifies to the accuracy and sufficiency
of the survey provided hereon.

CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

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HANDICAP RAMP DETAIL
NOT TO SCALE

SURVEYOR NOTES

1. This is a topographic map and boundary survey and is only intended to depict those topographic features or improvements shown. A title report was not provided and the survey may not show all easements, setbacks, other restrictions and encumbrances.
2. The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMette published 09/16/2020 referencing Flood Insurance Rate Map, Map Number: 13217C 0127D, effective date 03/17/2014, indicates this parcel of land is located in Zone "X".
4. All monuments set are 1/2" rebar with a red plastic cap marked "FA CDS LSF 001229" unless noted otherwise.
5. Elevations are based on NAVD 88 datum.
6. SITE BENCHMARK: SBM: CHISELED SQUARE ON TOP OF CONCRETE. Elevation: 722.10 (NAVD 88)
7. BASIS OF BEARINGS: GRID NORTH, STATE PLANE COORDINATE SYSTEM, NAD83, GEORGIA WEST ZONE.
8. Field work for this survey was completed on 09/24/2020.
9. The owner names and tax parcel data shown hereon are based upon the public works records available at the original date of this survey. Current ownership and tax parcel data should be verified for accuracy.

SURVEYOR CERTIFICATION

The 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.

*Date of Plat or Map: **/**/****.*

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND IS FOR EXAMINATION / REVIEW ONLY

Commercial Due Diligence Services
J. Wesley Abercrombie
Georgia Professional Land Surveyor
License No. 3098

Only drawings which bear a handwritten signature are to be considered original.

Sheet 1 of 1

NORTH ARROW / SCALE

0' 10' 20' 30' 40'

SCALE: 1" = 20'

LEGEND

UNDER GROUND FIBER OPTIC LINE
UNDER GROUND UNKNOWN UTILITY
UNDER GROUND SANITARY
UNDER GROUND GAS
OVER HEAD UTILITIES
UNDER GROUND WATER
UNDER GROUND ELECTRIC
ADJOINER LINE
PROPERTY LINE
CONTOUR 1'
BUILDING FACE
TRASH ENCLOSURE WALL
BUSHES OR SHRUBS

STORM MANHOLE
CLEAN OUT
WATER METER
TRANSFORMER
BACK FLOW PREVENTER
GAS VALVE
SANITARY MANHOLE
LIGHT POLE
GAS METER
HYDRANT
ELECTRIC METER
WATER VALVE
CONCRETE MONUMENT
GUY ANCHOR
UTILITY POLE
FLAG POLE
SIGN
PK/TS-CONC
TREE
SBM # = SITE BENCH MARK
IRON ROD FOUND

= CONCRETE

(D) = PER RECORDED DEED
(M) = MEASURED VALUE
C-RS = CAPPED IRON ROD SET
IRF = IRON ROD FOUND
CONC. = CONCRETE
S.B.M. = SITE BENCH MARK
ELE = ELECTRIC
O-E = OVERHEAD UTILITIES
SAN = SANITARY SEWER
WTR = WATER
GAS = GAS
TC = TOP OF CURB
EP = EDGE OF PAVEMENT
EC = EDGE OF CONCRETE
AS = ASPHALT ELEVATION
GS = GROUND ELEVATION
CS = CONCRETE ELEVATION
"TRE" = TREE AND SIZE IN INCHES

Topographic Survey

This Work Coordinated By:

CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
Toll Free: 888.457.7878

Drawn By: KPH	Date: -- / Revision: --
Surveyor Ref. No: 20-09-0365	Date: -- / Revision: --
Approved By: JWA	Date: -- / Revision: --
Field Date: 09/24/2020	Date: -- / Revision: --
Scale: 1" = 20'	

Prepared For:

PROJECT ADDRESS
6151 Hwy 278 NE (a.k.a. NW)
Covington, Georgia 30014

Project Name:
Cole - Hwy 278 NE - Covington

CDS Project Number:
20-09-0365

Order Plans @ WWW.LDTline.com