

Legend	Symbol	Description
IPP	1/2" REBAR PLACED	
IPS	IRON PIN SET	
IPF	IRON PIN FOUND	
ITF	IRON TOP PIN FOUND	
CTF	CONCRETE TOP PIN FOUND	
RTF	REINFORCING BAR FOUND	
CL	CENTERLINE	
R/W	RIGHT-OF-WAY	
L	LINE	
L	LINE LOT	
R	RADIUS	
CONC	CONCRETE	
PP	POWER POLE	
SP	SERVICE POLE	
GM	GAS VALVE	
GM	GAS METER	
SS	SANITARY SEWER	
N&C	NAIL & CAP	
FC	FENCE CORNER	
FC	FENCE	
X-X	PLAT	
P	DEED	
CMF	CONCRETE MONUMENT FOUND	
SMH	SEWER MAIN HOLE	
CB	CATCH BASIN	
JB	JUNCTION BOX	
DI	DROP INLET	
HL	HEAD WALL	
LL	LEAK	
CMF	CORRUGATED METAL PIPE	
RCP	REINFORCED CONCRETE PIPE	
CD	CROSS DRAIN	
DE	DRAINAGE EASEMENT	
FH	FIRE HYDRANT	
WV	WATER VALVE	
WM	WATER METER	
POB	POINT OF BEGINNING	
POC	POINT OF COMMENCEMENT	
PI	POINT OF INTERSECTION	
BSL	BUILDING SETBACK LINE	
++ (10)	PLANT TREE (INCHES)	
++ (10)	ORNBAMBTAL TREE (INCHES)	
++ (10)	HARDWOOD TREE (INCHES)	

ZONING NOTES
 SUBJECT PROPERTY IS ZONED GC
 BUILDING SETBACKS ARE
 FRONT = 50'
 SIDE = 10'
 REAR = 10'
 MAXIMUM FLOOR AREA RATIO = 0.25
 MAXIMUM BUILDING HEIGHT = 2 FLOORS (35')

L.L. 61
 L.L. 92
 APPROXIMATE LAND LOT LINE

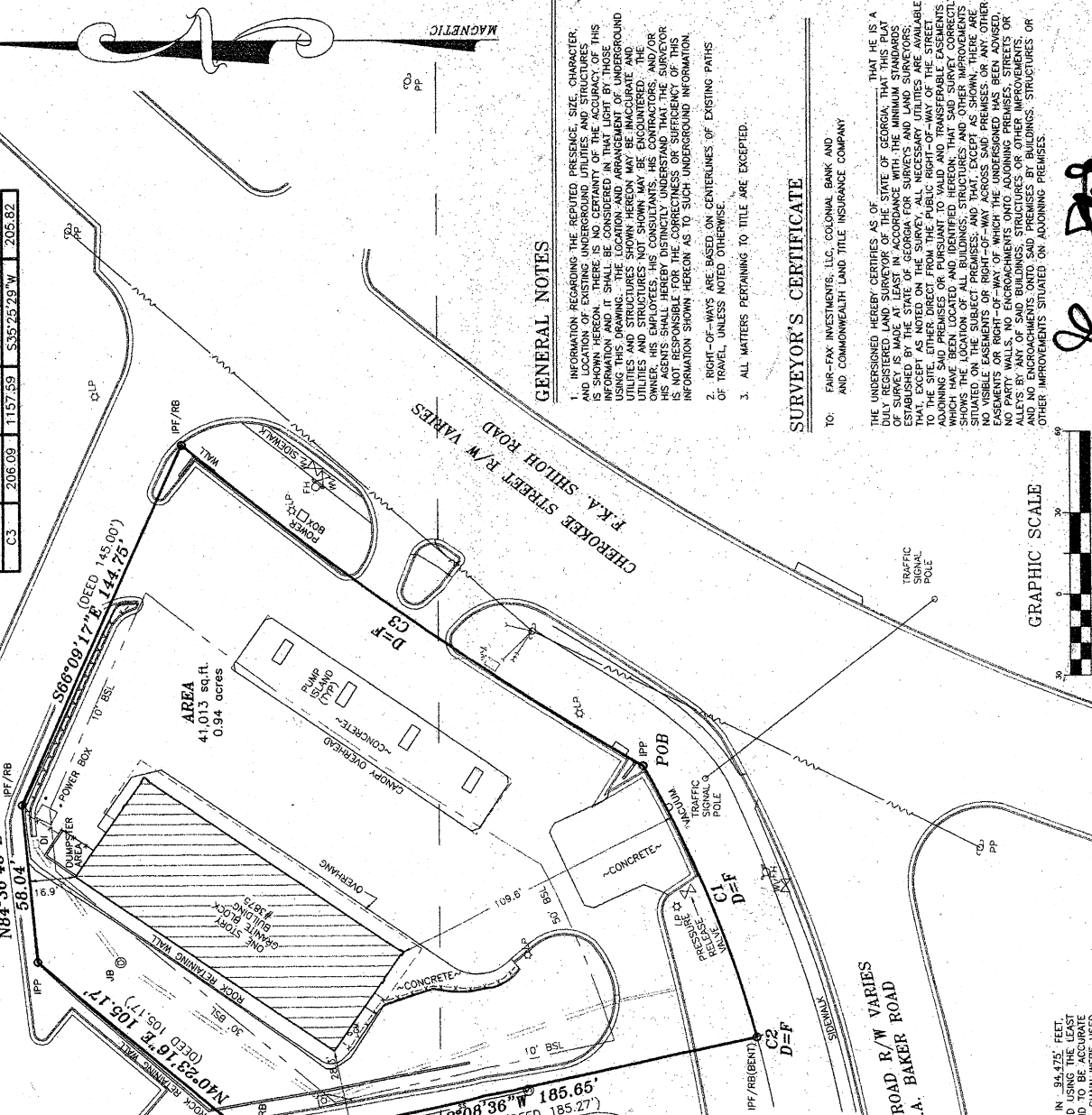
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 PLAT
 DEED

NOTE:
 RIGHT OF WAY INFORMATION
 UNOBTAINABLE FROM COBB
 COUNTY D.O.T.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 95,575 FEET, AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 130,000 FEET. AN ELECTRONIC TOTAL STATION AND A GPS RECEIVER WERE USED TO OBTAIN THE FIELD DATA UPON WHICH THIS PLAT IS BASED. THERE IS NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
 MAP ID 1308700010.F EFFECTIVE DATE AUGUST 18, 1992.

CURVE	LENGTH	RADIUS	CH	BRG	CHORD
C1	108.06	428.36	567.46	43°W	107.77
C2	0.21	618.60	575.00	07°W	0.21
C3	206.09	1157.59	535.25	29°W	205.82



GENERAL NOTES

1. INFORMATION REGARDING THE REQUIRED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE PERSONS WHOSE INTERESTS ARE AFFECTED BY THIS SURVEY. UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINGUISHLY UNDERSTAND THE MEANING OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

SURVEYOR'S CERTIFICATE

TO: FAIR-FAX INVESTMENTS, LLC, COLONIAL BANK AND COMMONWEALTH LAND TITLE INSURANCE COMPANY

THE UNDERSIGNED HEREBY CERTIFIES AS OF FULLY REGISTERED LAND SURVEYOR OF THE STATE OF GEORGIA, THAT HE IS A DULY REGISTERED LAND SURVEYOR OF THE STATE OF GEORGIA, THAT THIS PLAT OF SURVEY IS MADE AT LEAST IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY THE STATE OF GEORGIA FOR SUCH SURVEYS AND THAT ALL INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF AND THAT ALL INFORMATION AVAILABLE TO THE SITE, EITHER DIRECT OR PURSUANT TO VALID AND TRANSFERABLE EASEMENTS ADJOINING SAID PREMISES OR PURSUANT TO THE PUBLIC RIGHT-OF-WAY OF THE STREET WHICH HAVE BEEN LOCATED AND IDENTIFIED HEREON, THAT SAID SURVEY CORRECTLY SITUATED ON THE SUBJECT PREMISES; AND THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY ACROSS SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, NO PART OF WHICH ARE SHOWN ON THIS PLAT, AND NO ENCROACHMENTS OR OTHER IMPROVEMENTS ON SAID PREMISES OR ADJOINING PREMISES, AND NO ENCROACHMENTS ONTO SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

JOHN W. STANULIS, JR.
 GEORGIA #LS NO. 2104

FAIR-FAX INVESTMENTS, LLC
 COMMONWEALTH LAND TITLE INSURANCE COMPANY

DATE 2/20/01 SCALE 1" = 30'

LAND LOT 61 & 92 20th DISTRICT COBB COUNTY, GEORGIA

REVISIONS: [Table with columns for REVISION, BY, DATE]

APPROVED: [Signature]

PLATTED: [Signature]

DISC # []

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PLAT BOOK 90720

REB BOOK 90720

JOB # 01-01245

PROFESSIONAL LAND SURVEYOR

STANULIS, JR.

NO. 2104

STATE OF GEORGIA

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXPRESS OR IMPLY ANY WARRANTY, REPRESENTATION OR LIABILITY OF THE SURVEYOR OR ANY OTHER PERSONS OR ENTITY, OR ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECONVEYANCE BY THE SURVEYOR NAMED SAID PERSON, PERSONS, OR ENTITY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.