

1. A PORTION OF THIS SURVEY WAS PERFORMED USING A CHAMPION WR1 DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING VRS REAL TIME NETWORK OPERATED BY eGPS SOLUTIONS, INC. THE REMAINDER OF THIS SURVEY WAS PERFORMED AS A RADIAL TRAVERSE USING A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION. THE RELATIVE POSITIONAL PRECISION, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS +/- 0.03 FT. HORIZONTAL AT A 95% CONFIDENCE LEVEL.
2. GEORGIA EAST ZONE STATE PLANE COORDINATES ARE BASED ON NAD 83 AND WERE ESTABLISHED USING GPS VRS TECHNIQUES.
3. THIS PLAT IS SUBJECT TO ALL RECORDED OR UNRECORDED EASEMENTS. CONTACT YOUR LOCAL GOVERNING AUTHORITIES FOR CURRENT BUILDING SETBACK REQUIREMENTS.
4. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP AND ARE NOT VISIBLE ON THE SURFACE. ALL UTILITIES SHOULD BE FIELD VERIFIED BEFORE ANY CONSTRUCTION OR EXCAVATION BEGINS.
5. ALL DEED REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURTS OFFICE OF RICHMOND COUNTY, GEORGIA.
6. THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. PROPERTY OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
7. ACCORDING TO FEMA FIRM PANEL NUMBER 13245 C 0130 H, MAP DATE 11/15/2019, NO PORTION OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD PLAIN.
8. THE FIELD WORK WAS COMPLETED ON AUGUST 23, 2021.