



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION  
OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY  
WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW  
OF THE STATE OF GEORGIA.

BY FIELD LOCATION, THE SUBJECT PROPERTY DOESN'T FALL WITHIN A 100 YEAR  
FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS  
IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.  
13121C0357F - EFFECTIVE DATE OF SEPTEMBER 18, 2013, ZONE "X",  
AS DESCRIBED BY SAID MAP BEING "AREAS DETERMINED TO BE OUTSIDE THE  
0.2% ANNUAL FLOODPLAIN."

IPS	IRON PIN SET	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	OHUL	OVERHEAD UTILITY LINE(S).
OT	OPEN TOP PIN	SMH	SEWER MAN HOLE
CT	CRIMP TOP PIN	MHT	MAN HOLE TELEPHONE
RB	REINFORCING BAR	CB	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LL	LAND LOT	LLL	LAND LOT LINE
L	LINE	HW	HEAD WALL
R	RADIUS	CMP	CORRUGATED METAL PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
C	CURVE	CD	CROSS DRAIN
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
GP	SERVICE POLE	DE	DRAINAGE EASEMENT
GV	GAS VALVE	FI	FIRE HYDRANT
GM	GAS METER	WM	WATER VALVE
LP	LAMP POLE	WW	WATER METER
SS	SANITARY SEWER	PC	POINT OF CURVE
N&C	NAIL & CAP	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
-X-X-	FENCE	PI	POINT OF INTERSECTION
F	FIELD	D	DED
PLAT	PLAT	IPB	IRON PIN PLACED (1/2" REBAR)
(M)	MEASURED	IPP	4" CORRUGATED PLASTIC PIPE (DOWN SPOUT)

1. FIELD CLOSURE: AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. THE FIELD TRAVESE WAS CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND FOUND TO HAVE UNADJUSTED FIELD CLOSURE PRECISION THAT EXCEEDS 1" IN 10,000' AND WAS ADJUSTED BY THE LEAST SQUARES METHOD.
2. PLAT CLOSURE: THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO HAVE A PRECISION OF CLOSURE IN EXCESS OF 1' IN 100,000'.
3. NO STATE PLANE COORDINATE MONUMENT WAS FOUND WITHIN 500' OF THIS PROPERTY.
4. INFORMATION REGARDING THE REPUTED 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 USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
5. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
6. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
7. CURRENT ZONING: R-5  
SETBACKS: FRONT- 30'  
SIDE- 7' (MIN. 1/2 DEPTH FRONT / CORNER LOTS)  
REAR- 7'  
MINIMUM STREET FRONTAGE: 50'  
MINIMUM LOT AREA: 7,500 sq.ft.  
MAXIMUM FLOOR AREA: (SEE SECTION 16-07.010, OF ZONING ORDINANCE)  
MAXIMUM LOT COVERAGE: 50%
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.
9. WATERS OF THE STATE REQUIRING BUFFER PROTECTION DO NOT EXIST WITHIN 200 FEET OF THE PROJECT SITE.
10. BEARINGS BASED ON A SINGLE MAGNETIC NORTH OBSERVATION.
11. TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON NAVD 88. DATUM OBTAINED BY STATIC GPS OBSERVATION MADE ON DECEMBER 19, 2013, NGM OPUS USED FOR POST PROCESSING OF DATA.

THIS 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. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

LOREN K. HEYNS &amp; TERRI E. HEYNS

DATE	12/19/13
SCALE	1" = 20'

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THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREIN. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED



JOB # 13-6003

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