

GENERAL NOTES

1. THIS PROPERTY MAY ALSO BE SUBJECT TO EASEMENTS, SETBACKS, OR REGULATIONS NOT SHOWN ON THIS PLAT BUT WHICH MAY BE ON RECORD IN THE CLERK OF COURT'S OFFICE.
2. STATE PLANE COORDINATE DATUM IS NAD 83 GEORGIA EAST ZONE COMB. SCALE FACTOR= 0.999888. ALL COORDINATES AND DISTANCES ARE GROUND. VERTICAL DATUM IS NAVD 88.
3. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE BASED ON VISIBLE SURFACE FEATURES, EXISTING MAPS AND INFORMATION PROVIDED BY OTHERS. THESE LOCATIONS ARE APPROXIMATE. OTHER UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP AND ARE NOT VISIBLE ON THE SURFACE.
4. ALL UTILITIES SHOULD BE FIELD VERIFIED BEFORE ANY CONSTRUCTION OR EXCAVATION BEGINS.
5. THE FLOOD LINES SHOWN HEREON WERE SCALED FROM FIRM PANEL 13073C0230E EFFECTIVE DATE 6-7-2019 AND LOMR CASE NUMBER 13-04-8279P, EFFECTIVE DATE 10-16-2014.

FOR CLERK OF COURT USE ONLY

- LEGEND**
- IPS = 1/2" REINFORCING BAR SET
 - OTF = OPEN TOP PIPE FOUND
 - CIF = CRIMP TOP PIPE FOUND
 - RBF = REINFORCING BAR FOUND
 - CP = COMPUTED POINT
 - CMF = CONCRETE R/W MONUMENT FOUND
 - PROP. LINE = PROPERTY LINE
 - ⊕ = FIRE HYDRANT
 - ⊕ = WATER VALVE
 - ⊕ = WATER METER
 - ⊕ = POST INDICATOR VALVE
 - = STEEL BOLLARD
 - ⊕ = GAS VALVE
 - ⊕ = POWER POLE WITH GUY ANCHOR
 - ⊕ = SANITARY MANHOLE
 - ⊕ = STORM JUNCTION BOX
 - S.W.T. = SINGLE WING TRAP
 - D.W.T. = DOUBLE WING TRAP
 - = WATER LINE
 - = GAS LINE
 - = OVERHEAD POWER LINES
 - = UNDERGROUND TELEPHONE LINES
 - ASPHALT PAVING
 - CONCRETE PAVING
 - ### = TAX MAP PARCEL NUMBER (AS OF PLAT DATE)

LINE TABLE

LINE	BEARING	DISTANCE
L-4	N 43°45'54" E	137.16'
L-5	S 33°00'41" E	20.00'
L-6	N 31°18'08" W	20.00'
L-7	S 58°41'52" W	7.78'
L-8	N 58°41'52" E	7.78'
L-9	N 31°18'08" W	20.00'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C-1	23.94'	925.58'	N 58°29'29" E	23.94'
C-2	24.81'	925.58'	N 58°00'00" E	24.81'
C-3	26.93'	1045.58'	S 58°01'49" W	26.93'

- EQUIPMENT USED**
- ELECTRONIC THEODOLITE
 - ELECTRONIC DISTANCE METER
 - TRAVERSE CLOSURE 1 IN 187,582+
 - PLAT CLOSURE 1 IN 127,190+
 - BALANCED BY COMPASS RULE

RIGHT-OF-WAY PLAT
AT
ESTATES AT DEER HOLLOW, PHASE 1
Prepared for
TOWNSEND FIVE, LLC

THE INTENT OF THIS PLAT IS TO CREATE NEW RIGHT OF WAY OVER THE CONSTRUCTED ROADWAY AND BRIDGE FOR THE EXTENSION OF DEER HOLLOW RUN

LOCATED IN THE CITY LIMITS OF GROVETOWN, GEORGIA AND BEING IN THE 1285TH G.M.D. OF
COLUMBIA COUNTY, GEORGIA
SCALE 1" = 50' DATE AUGUST 5, 2019



3822-E COMMERCIAL COURT P. O. BOX 211525
MARTINEZ, GA. 30917 PHONE (706) 863-3483

SURVEYORS CERTIFICATION
AS REQUIRED BY SUBSECTION (J) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVAL OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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

Randell E. Cook 2-4-2020
RANDPELL E. COOK DATE
GEORGIA REGISTERED LAND SURVEYOR No. 2270

