

PARCEL AREAS

PARCEL A - 181,092.0 SQ. FT.
4.157 ACRES

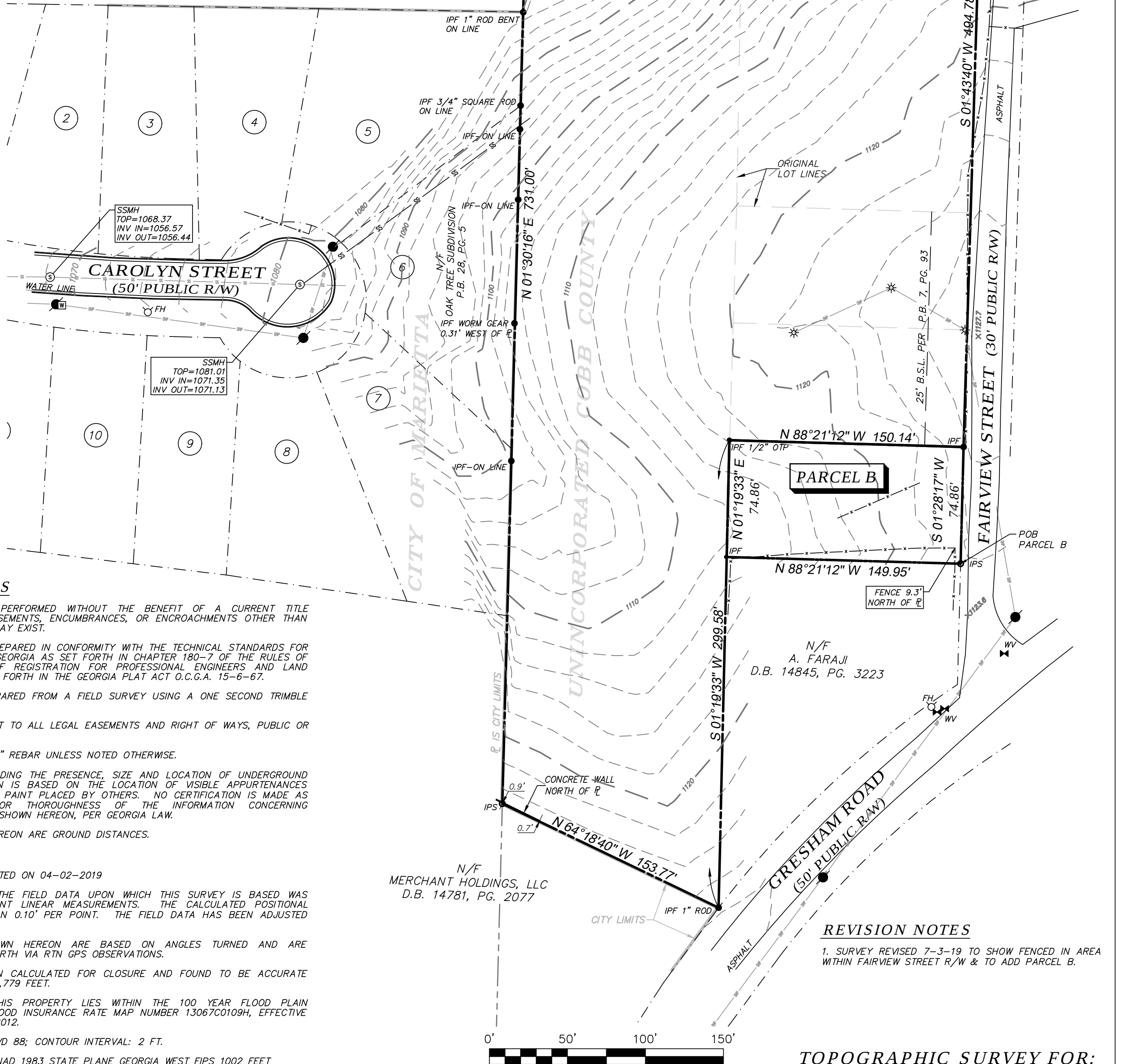
PARCEL B - 11,232.0 SQ. FT.
0.258 ACRES

SURVEYOR'S CERTIFICATION

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.



JAMES H. RADER GEORGIA RLS# 3033



SURVEY NOTES

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT, EASEMENTS, ENCUMBRANCES, OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
- 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.
- THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE ROBOTIC TOTAL STATION.
- THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
- ALL IPF & IPS ARE 1/8" REBAR UNLESS NOTED OTHERWISE.
- INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES AND ON FLAGS AND/OR PAINT PLACED BY OTHERS. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON, PER GEORGIA LAW.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

SURVEY DATA

- FIELD SURVEY COMPLETED ON 04-02-2019
- THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.10' PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
- THE BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH VIA RTN GPS OBSERVATIONS.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 243,779 FEET.
- NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13067C0109H, EFFECTIVE DATE OF NOVEMBER 2, 2012.
- VERTICAL DATUM: NAVD 88; CONTOUR INTERVAL: 2 FT.
- HORIZONTAL DATUM: NAD 1983 STATE PLANE GEORGIA WEST FIPS 1002 FEET

LEGEND

PROPERTY LINE	INV	INVERT ELEVATION	GV	GAS METER
LAND LOT LINE	SS	SANITARY SEWER LINE	CV	GAS VALVE
CONCRETE MONUMENT FOUND	SSMH	SANITARY SEWER MANHOLE	FH	FIRE HYDRANT
IRON PIN SET	SCC	SEWER CLEANOUT	WV	WATER VALVE
IRON PIN FOUND	CTP	GREASE TRAP	WDC	WATER METER
CRIMPED-TOP PIPE	DIP	DUCTILE IRON PIPE	FDC	FIRE DEPARTMENT CONNECTION
OPEN-TOP PIPE	PVC	POLYVINYL CHLORIDE PIPE	W	IRRIGATION CONTROL VALVE
RIGHT OF WAY	W	WATER LINE	W	WATER LINE
POINT OF BEGINNING	W	LIGHT POLE	W	TREE LINE
BUILDING SETBACK LINE	W	POWER (TRANSFORMER) BOX	W	TREE
CENTERLINE	W	GUY WIRE	W	MONITORING WELL
CURB INLET	W	POWER METER	W	BUILDING (FINISHED)
DROP INLET	W	POWER MANHOLE	W	GUARD RAIL
YARD INLET	W	OVERHEAD POWER LINE	W	RAILROAD TRACKS
DOUBLE-WING CATCH BASIN	W	UNDERGROUND POWER LINE	W	FENCE LINE
SINGLE-WING CATCH BASIN	W	TELEPHONE MANHOLE	W	CONTOUR
HEADWALL	W	TELEPHONE PEDESTAL	W	INDEX CONTOUR
JUNCTION BOX	W	UNDERGROUND TELEPHONE LINE	W	SPOT ELEVATION
STORM DRAINAGE PIPE	W	TELEVISION (CABLE) LINE	W	FINISHED FLOOR ELEVATION
CORRUGATED METAL PIPE	W	TELEVISION PEDESTAL	W	CENTERLINE OF STREAM
CORRUGATED PLASTIC PIPE	W	TRAFFIC CONTROL BOX	W	FLOOD LIMITS
REINFORCED CONCRETE PIPE	W	GAS LINE	W	CONCRETE

REVISION NOTES

- SURVEY REVISED 7-3-19 TO SHOW FENCED IN AREA WITHIN FAIRVIEW STREET R/W & TO ADD PARCEL B.

TOPOGRAPHIC SURVEY FOR:

MATERIAL HANDLING
SYSTEMS, INC.

CURRENT OWNER: TROIX PROPERTIES, LLC.

LAND LOT 1137
DISTRICT 16
SECTION 2
COBB COUNTY, GA

SCALE	DATE	PROJECT NO.	SHEET
1" = 50'	04/04/19	20190404	1 OF 1

LandPro

Surveying and Mapping

305 Creekstone Ridge

Woodstock, GA 30188

Tele: 404-386-2170

AUTHORIZATION NO. LSF000838

www.landprosurveying.com

INFO@LANDPROSURVEYING.COM

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