

LEGEND

EX. WATER MAIN	POWER POLE W/GUY WIRE	PP
OVERHEAD POWER	TELEPHONE POLE	TP
UNDERGROUND POWER	SERVICE POLE	SP
LAND LOT LINE	GUY POLE	GP
WOODEN FENCE	MAILBOX	MB
EXIST. SANITARY SEWER	COMPUTED POINT	CP
BURIED C&G LINE	IRON PINS	IP/IPS
RIGHT-OF-WAY LINE	CABLE JUNCTION BOX	TJB
PROPERTY LINE	GAS VALVE	GV
DIRT ROAD/PATH	UTILITY JUNCTION BOX	UJB
SANITARY STORM PIPE	SINGLE/DOUBLE SIGN POST	SSP
CHAINLINK FENCING	LAMP/OUTDOOR LIGHTING	L
BARBED WIRE FENCING	CONCRETE MONUMENT	M
STORM STRUCTURES		
SANITARY SEWER MANHOLE		
SEWER CLEANOUT		
EXISTING F.H.		
EXISTING WATER VALVE		
WATER METER/GAS METER		

SURVEYOR'S NOTES

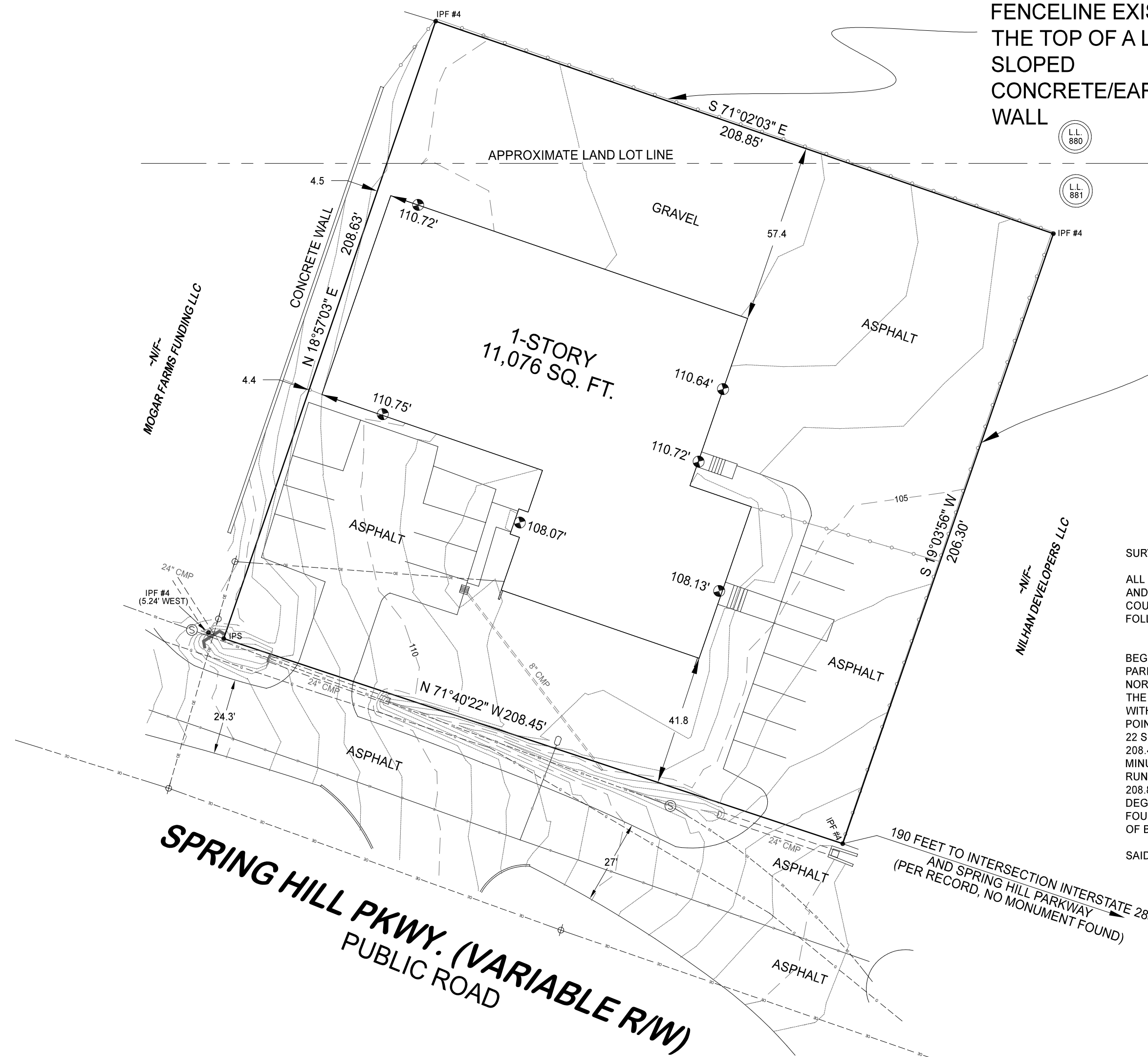
1. THE FIELD DATA ON WHICH THIS PLAT IS BASED WAS COMPLETED ON JUNE 15, 2017.
2. THE FIELD DATA ON WHICH THIS PLAT IS BASED USED REDUNDANT LINEAR MEASUREMENTS TO VERIFY ACCURACY. THE CALCULATED POSITIONAL TOLERANCE ON OBSERVED POSITIONS WAS FOUND TO BE .02 FEET
3. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY FIELD SURVEY USING A LEICA TS12 ROBOTIC TOTAL STATION AND NETWORK ROVER ON aGPS NETWORK.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 664,279
5. LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES ARE PROVIDED BY VISIBLE ACCESSIBLE FIELD EVIDENCE, MAKINGS BY UTILITY LOCATION AND PUBLIC RECORDS. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS SURVEY. UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON.
6. SUBJECT PROPERTY HAS DIRECT ACCESS TO SPRINGHILL PARKWAY, A DEDICATED PUBLIC ROAD
7. THERE ARE 13 MARKED PARKING SPACES, 0 OF WHICH ARE MARKED HANDICAPPED
8. THERE ARE VISIBLE SIGNS OF ENCROACHMENTS. PARTY WALLS ALONG THE NORTH AND EAST PROPERTY LINES EXIST, ALSO CONCRETE AND ASPHALT PAVING OVERLAP ALONG THE FRONT ENTRANCE.
9. THERE IS NO SIGNIFICANT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS
10. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING PROPERTY, ACCORDING TO COBB COUNTY
11. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY
12. THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
13. THERE IS NO OBSERVABLE EVIDENCE OF A CEMETARY OR BURIAL GROUNDS ON THE PROPERTY. HOWEVER, NO HISTORICAL OR ARCHAEOLOGICAL STUDY HAS BEEN CONDUCTED BY THIS FIRM
14. ADJOINERS NAMES ARE CURRENT PER COBB COUNTY TAX RECORDS ON JUNE 19, 2017
15. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH BY IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

FLOOD NOTE:

PER NFIP FIRM #13067C0138G, DATED DECEMBER 16, 2008, THE SUBJECT PROPERTY FALLS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN

TOTAL AREA
43,286 SQ. FT.
0.99 ACRES

FENCELINE EXIST UPON THE TOP OF A LARGE SLOPED CONCRETE/EARTHEN WALL



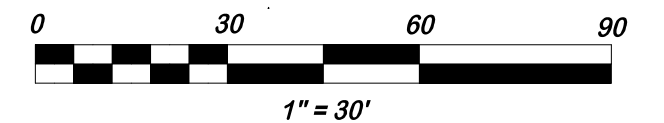
SURVEY BASED DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 880 AND LAND LOT 881 OF THE 17TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

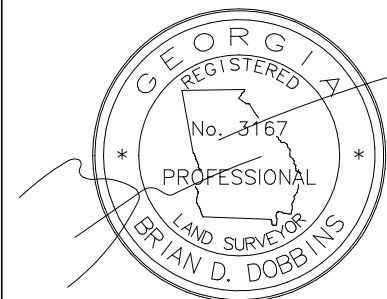
BEGINNING AT A POINT ON THE NORTHEASTERN SIDE OF SPRING HILL PARKWAY 190 FEET NORTHWESTERLY AS MEASURED ALONG THE NORTHEASTERN SIDE OF SPRING ROAD FROM THE POINT FORMED BY THE INTERSECTION OF THE NORTHWESTERN SIDE OF INTERSTATE 285 WITH THE NORTHEASTERN SIDE OF SPING ROAD, SAID POINT BEING THE POINT OF BEGINNING; RUNNING THENCE NORTH 71 DEGREES 40 MINUTES 22 SECONDS WEST ALONG THE NORTHEASTERN SIDE OF SPRING ROAD 208.45 FEET TO A POINT; RUNNING THENCE NORTH 18 DEGREES 57 MINUTES 03 SECONDS EAST, 208.63 FEET TO A #4 REBAR FOUND; RUNNING THENCE SOUTH 71 DEGREES 02 MINUTES 03 SECONDS EAST, 208.85 FEET TO A #4 REBAR FOUND; RUNNING THENCE SOUTH 19 DEGREES 03 MINUTES 56 SECONDS WEST, 206.30 FEET TO A #4 REBAR FOUND ON THE NORTHEASTERN SIDE OF SPRING ROAD AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 43,286 SQ. FT. OR 0.99 ACRES

SITE ADRESS:
2875 SPRING HILL PARKWAY



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ASBUILT SURVEY FOR:
MCP III Real Estate, LLC, Georgia Commerce Bank and
Republic Commercial Title Company
LAND LOTS 880 & 881, 17TH DISTRICT
2ND SECTION
COBB COUNTY, GEORGIA

DRAWN BY: BDD
APPROVED BY: BDD
DATE: 6-19-17
PROJECT # 13126

DWG NAME: SPRINGHILL.DWG