

BOUNDARY SURVEY FOR:
BRENT HOLDINGS, LLC
LAND LOTS 235 8TH DISTRICT
HENRY COUNTY, GEORGIA

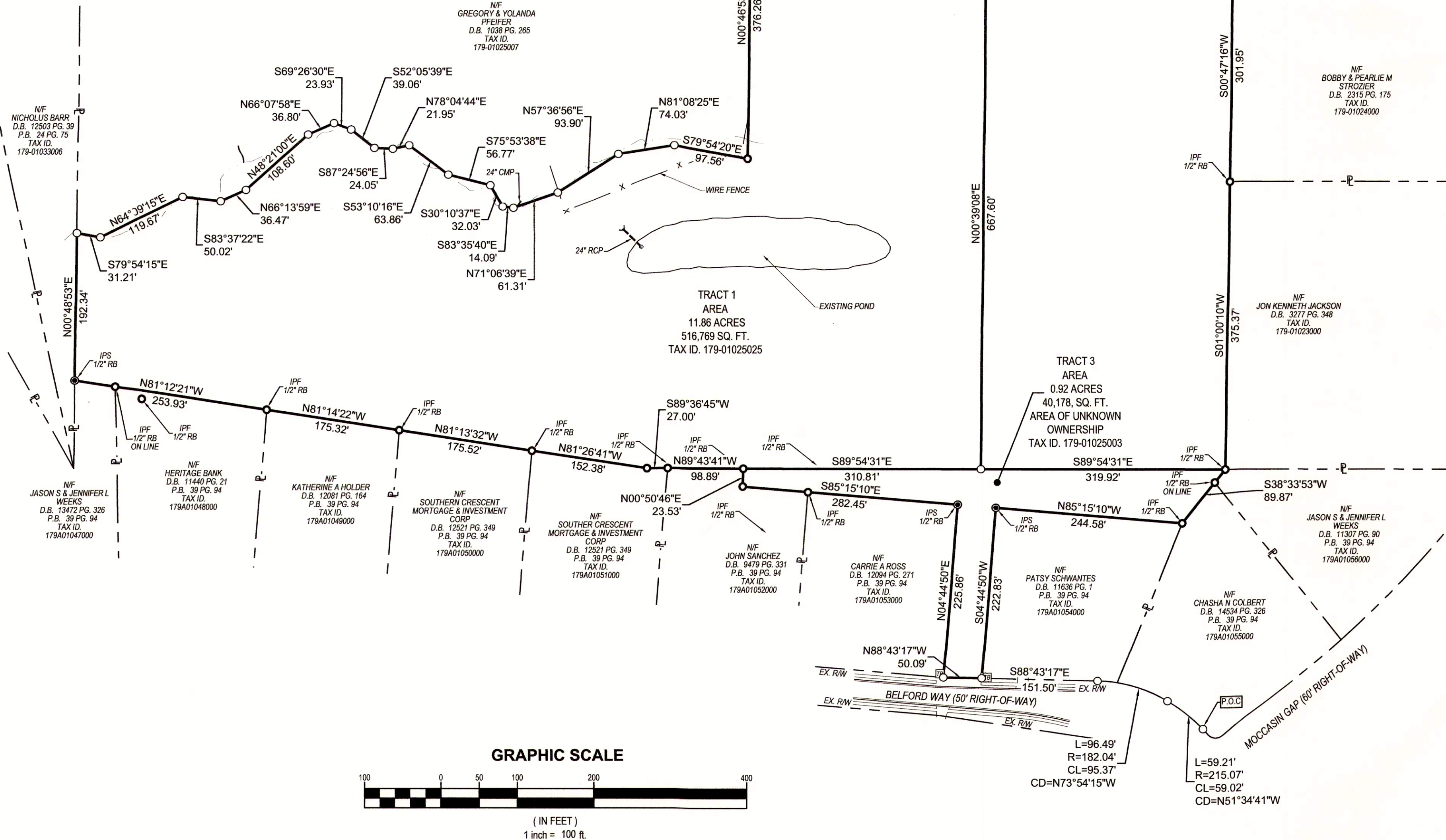
THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT
RECORDING INFORMATION.

LEGEND

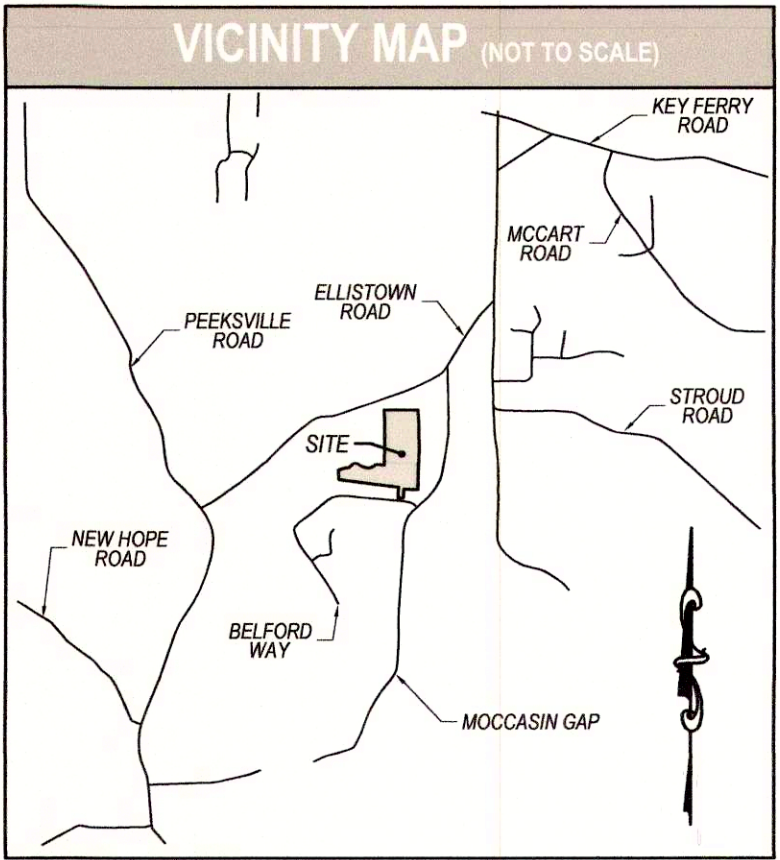
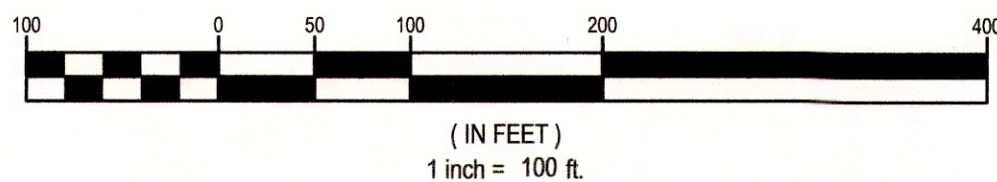
DB	DEED BOOK	EOP	EDGE OF PAVEMENT
PB	PLAT BOOK	FH	FIRE HYDRANT
PG	PAGE	L	LINE LABEL
LT	LAND LOT	NF	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PNS	PRIVACY SET
RB	REBAR	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	UE	UTILITY EASEMENT
IPS	1/2" REBAR W/ 1/2" SF 001179	REF	REFERENCE
CTP	CRIMP TOP PIPE	CO	SEWER CLEAN OUT
C&G	CURB & GUTTER	SO	SQ. FT.
RW	RIGHT OF WAY	IPF	IRON PIN SET
NF	NOW OR FORMERLY	IPF	IRON PIN SET
-E-	OVERHEAD POWER LINE	IPF	IRON PIN SET
CMP	CORRUGATED METAL PIPE	IPF	IRON PIN SET
SWMF	STORMWATER MANAGEMENT FACILITY	IPF	IRON PIN SET
TBM	TEMPORARY BENCHMARK	IPF	IRON PIN SET
POB	POINT OF BEGINNING	IPF	IRON PIN SET
POC	POINT OF COMMENCEMENT	IPF	IRON PIN SET
RCP	REINFORCED CONCRETE PIPE	IPF	IRON PIN SET
DIP	DUCTILE IRON PIPE	IPF	IRON PIN SET
PVC	POLYVINYL CHLORIDE PIPE	IPF	IRON PIN SET
HDPE	HIGH DENSITY POLYETHYLENE PIPE	IPF	IRON PIN SET
IL	PROPERTY LINE	IPF	IRON PIN SET
IL	CENTERLINE	IPF	IRON PIN SET
IL	IDENTIFICATION	IPF	IRON PIN SET
B.S.L.	BUILDING SETBACK LINE	IPF	IRON PIN SET
BOC	BACK OF CURB	IPF	IRON PIN SET
C	CURVE LABEL	IPF	IRON PIN SET
CI	CURB INLET	IPF	IRON PIN SET
DE	DRAINAGE EASEMENT	IPF	IRON PIN SET

REFERENCES

1. FINAL PLAT FOR BELFORD ESTATES RECORDED IN PLAT BOOK 39 PAGE 94.



GRAPHIC SCALE



SURVEY NOTES

NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A 1/2" REBAR PLACED WCAP LSF 001179 UNLESS OTHERWISE NOTED.

MOORE BASS CONSULTING AND/OR ROBERT J. DEBIEN DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY ROBERT J. DEBIEN IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.

THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.

THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983/1984 ADJUSTMENT FOR HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 FOR THE VERTICAL DATUM. THE USE OF G.P.S. SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE ORTHOMETRIC HEIGHTS WERE DERIVED USING THE GEOID A12.

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 56,789 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE CLOSURE PRECISION OF THE DATA SHOWN ON THE MAP OR PLAT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 56,789 FEET. THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.

ALL LOTS OR PARCELS SHOWN ON LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE S6 ROBOTIC TOTAL STATION & CHAMPION TWO ROVER GPS UNIT. THE FIELDWORK WAS COMPLETED NOVEMBER 2ND, 2017 ON THIS PROJECT.

FLOOD ZONE

1. AS SHOWN ON FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER:1315102150 EFFECTIVE DATE OCTOBER 6, 2016, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.

2. AS SHOWN ON FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER:1303502020 EFFECTIVE DATE JUNE 7, 2017, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.

SURVEY CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

ROBERT J. DEBIEN
REGISTERED LAND SURVEYOR #2964 (rdebien@moorebass.com)

11/2/17
DATE:

Moore Bass

CONSULTING

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TALLAHASSEE
(904) 844-9556
MADISON, ALABAMA 35203

25 YEARS

1991-2017

PROJECT NAME

BELFORD WAY BNDRY

CLIENT NAME

BRENT HOLDINGS, LLC
270 N. JEFF DAVIS DRIVE
FAYETTEVILLE, GA 30214

REVISIONS

MB

BELFORD-WAY-BNDRY

ARCHIVE

DATE 11-2-2017

FILE #

CONTRACT #

DRAWN BY RJD

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this project are instruments of MBC for use solely with respect to the Project and, unless otherwise provided, will not be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

1300 KEYS FERRY COURT
MADISON, ALABAMA 35203
SF #1179

SEAL

GEORGIA
REGISTERED
LAND SURVEYOR
ROBERT J. DEBIEN
No. 2964
11/2/17

SHEET TITLE

BOUNDARY SURVEY

SHEET

1 OF 1