



- SURVEY NOTES**
- PROPERTY SHOWN HEREON WAS SURVEYED OCTOBER 27, 2021.
 - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 36,425' WITH AN ANGULAR ERROR OF 3.23 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
 - A SOKKIA IX TOTAL STATION, CARLSON BRX7 GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
 - THIS PLAT HAS A MAP CLOSURE OF 1" IN 531,580'.
 - SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13015C01904, WITH A DATE OF IDENTIFICATION OF OCTOBER 05, 2018, FOR COMMUNITY NUMBER 130463, IN BARTOW COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
 - CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HIPER LITE+ GPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .06 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
 - NO EFFORT TO OBTAIN THE LOCATION OF UNDERGROUND UTILITIES WAS MADE DURING THE COURSE OF THIS SURVEY. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
 - NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESTONES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.
 - PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 2981, PAGE 394, BARTOW COUNTY RECORDS.
 - NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.
 - AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
 - AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - SUBJECT PROPERTY HAS DIRECT ACCESS TO HIGHWAY 411 NE, BEING A PUBLICLY DEDICATED RIGHT OF WAY.
 - SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY. NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXIST.

- SURVEY REFERENCES**
- PLAT BOOK 22, PAGE 17, BARTOW COUNTY RECORDS.
 - PLAT BOOK 34, PAGE 116, BARTOW COUNTY RECORDS.
 - PLAT BOOK 34, PAGE 117, BARTOW COUNTY RECORDS.
 - PLAT BOOK 46, PAGE 264, BARTOW COUNTY RECORDS.
 - PLAT BOOK 52, PAGE 132, BARTOW COUNTY RECORDS.
 - PLAT BOOK 54, PAGE 13, BARTOW COUNTY RECORDS.

REVISIONS

DATE	DESCRIPTION

LEGEND

---	PROPERTY LINE
---	OVERHANG/AWNING
(BEARING/DISTANCE)	RECORD CALLS
---	BUILDING SETBACK LINE
---	BUILDING SETBACK LINE
---	OVERHEAD UTILITY LINE
---	SANITARY SEWER LINE
---	FENCE LINE
---	STORM DRAIN PIPE
WV	WATER VALVE
WM	WATER METER
FDH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
PM	POWER METER
SSMH	SANITARY SEWER MANHOLE
SWCB	SINGLE-WING CATCH BASIN
CRB	CAPPED REBAR
CRWM	CONCRETE R/W MONUMENT
MAG	MAG NAIL
FND	FOUND
---	LIGHT POLE
---	SIGN
---	TREE

LOWERY & ASSOCIATES
 LAND SURVEYING, LLC
 317 GRASSDALE ROAD
 CARTERSVILLE, GA 30013
 WWW.LOWERYLANDSURVEYS.COM
 INFO@LOWERYLANDSURVEYS.COM
 GEORGIA C.O.A.: LSF-00102

PREPARED FOR:
 BILL SWANSON
 SIGNS & MORE, INC.

BOUNDARY SURVEY OF:
 3775 HIGHWAY 411 NE
 WHITE, GEORGIA 30084
 PARCEL # W003-0002-006

COUNTY: BARTOW
 DISTRICT: 5TH
 SECTION: 3RD
 LAND LOT: 298

DATE: OCTOBER 28, 2021
 JOB #: 213482
 SCALE: 1"=40'
 DRAWN BY: H. FISHER

FOR CLERK'S USE

N/F WILLIAM A. VAUGHN & CAROLYN W. VAUGHAN FAMILY, LLLP
 PARCEL #0089-0298-005
 D.B.-2664, PG-380

N/F VICKIE HILLEY & BRANDON BRETT BROKE OWENS
 PARCEL #W003-0002-003
 D.B.-3182, PG-816
 P.B.-34, PG-117

N/F MARIA A. CASTANON
 PARCEL #W003-0002-004
 D.B.-3112, PG-695
 P.B.-34, PG-116

N/F THOMAS E. & LINDA S. BENTLEY
 PARCEL #W004-0004-056
 D.B.-2959, PG-28
 P.B.-7, PG-56

N/F CHARLES W. & THERESA ANNIE PATRICK
 PARCEL #W003-0002-006
 D.B.-2953, PG-646
 P.B.-52, PG-132
 4.848 ACRES
 211,187 SQUARE FEET

N/F MCLAND GROUP, LLC
 PARCEL #0089-0298-001
 D.B.-1945, PG-571
 P.B.-54, PG-13

N/F NICHOLSON ENTERPRISES INC.
 PARCEL #W003-0002-005
 D.B.-2492, PG-712

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 298, IN THE 5TH DISTRICT, IN THE 3RD SECTION, IN BARTOW COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF THE SOUTHERLY LAND LOT LINE OF LAND LOT 298 AND THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY 411 NE (HAVING AN 80 FOOT, PUBLICLY DEDICATED RIGHT OF WAY); THENCE LEAVING SAID LAND LOT LINE AND CONTINUING ALONG SAID RIGHT OF WAY OF STATE HIGHWAY 411 NE THE FOLLOWING COURSES AND DISTANCES: NORTH 42 DEGREES 18 MINUTES 54 SECONDS EAST A DISTANCE OF 135.29 FEET TO A POINT; NORTH 42 DEGREES 18 MINUTES 54 SECONDS EAST A DISTANCE OF 175.00 FEET TO A MAG NAIL SET, SAID MAG NAIL BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT OF WAY OF STATE HIGHWAY 411 NE NORTH 46 DEGREES 42 MINUTES 06 SECONDS WEST A DISTANCE OF 250.00 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE SOUTH 42 DEGREES 18 MINUTES 54 SECONDS WEST A DISTANCE OF 175.00 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE NORTH 46 DEGREES 42 MINUTES 06 SECONDS WEST A DISTANCE OF 382.65 FEET TO A 1/2-INCH REBAR FOUND; THENCE NORTH 37 DEGREES 45 MINUTES 46 SECONDS EAST A DISTANCE OF 84.75 FEET TO A 1/2-INCH REBAR FOUND; THENCE NORTH 83 DEGREES 40 MINUTES 32 SECONDS EAST A DISTANCE OF 713.50 FEET TO A 34" OAK TREE FOUND ON THE WESTERLY RIGHT OF WAY OF FORMER IRON BELT RAILROAD (HAVING AN 20 FOOT RIGHT OF WAY); THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 04 DEGREES 47 MINUTES 59 SECONDS WEST A DISTANCE OF 275.56 FEET TO A MAG NAIL SET ON THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY 411 NE; THENCE LEAVING SAID FORMER IRON BELT RAILROAD RIGHT OF WAY AND CONTINUING ALONG SAID STATE HIGHWAY 411 NE SOUTH 42 DEGREES 18 MINUTES 54 SECONDS WEST A DISTANCE OF 237.30 FEET TO A MAG NAIL SET; SAID MAG NAIL BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 4.848 ACRES (211,187 SQUARE FEET).

SURVEYOR'S CERTIFICATION

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.

MITCHELL LOWERY, Georgia Registered Land Surveyor No. 3109

