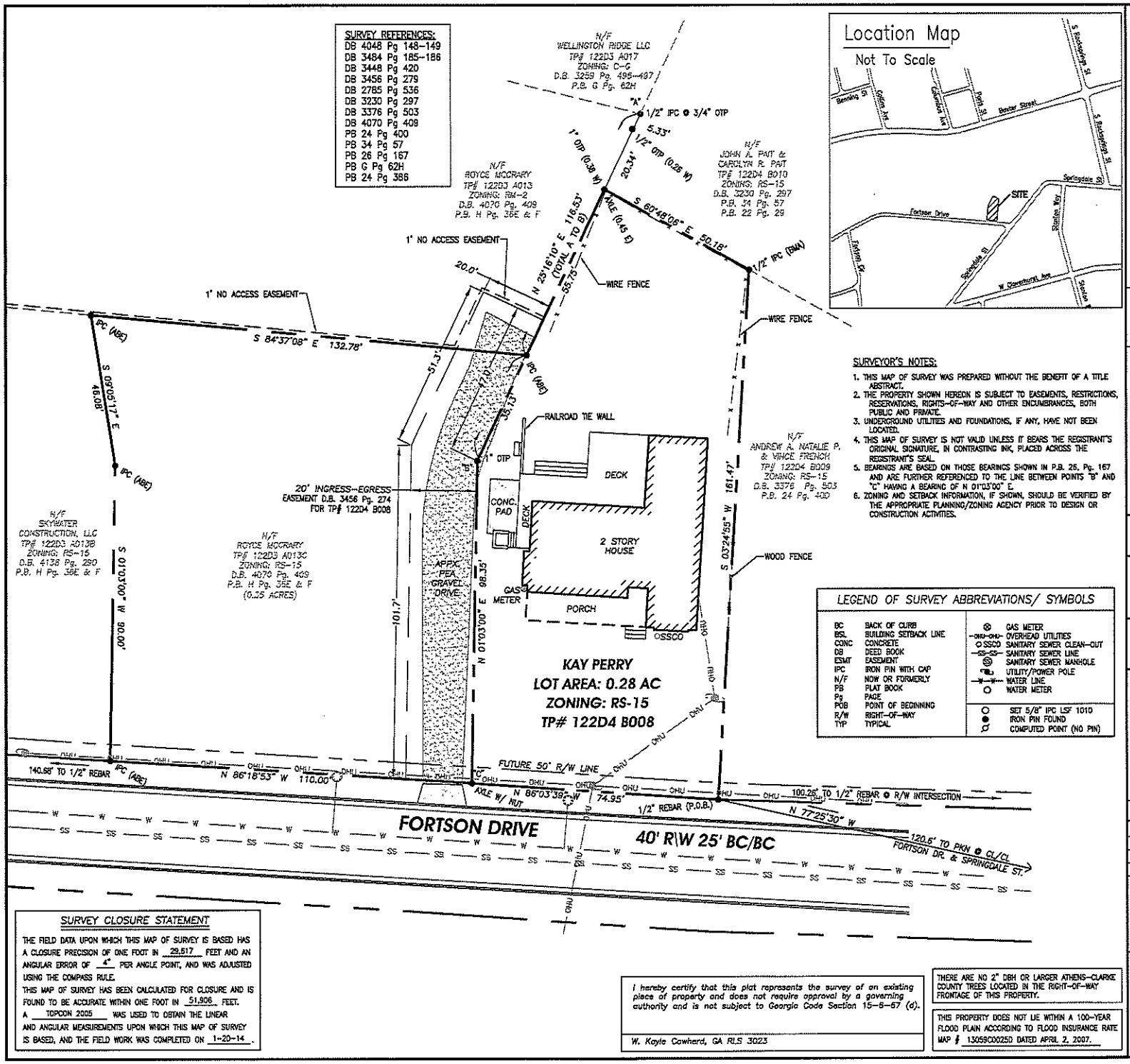

SURVEYOR'S NOTES:

1. THIS MAP OF SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND OTHER ENCUMBRANCES, BOTH PUBLIC AND PRIVATE.
3. UNDERGROUND UTILITIES AND FOUNDATIONS, IF ANY, HAVE NOT BEEN LOCATED.
4. THIS MAP OF SURVEY IS NOT VALID UNLESS IT BEARS THE REGISTRANT'S ORIGINAL SIGNATURE, IN CONTRASTING INK, PLACED ACROSS THE REGISTRANT'S SEAL.
5. BEARINGS ARE BASED ON THOSE BEARINGS SHOWN IN P.B. 25, Pg. 167 AND ARE FURTHER REFERENCED TO THE LINE BETWEEN POINTS "B" AND "C" HAVING A BEARING OF N 01°03'00" E.
6. ZONING AND SETBACK INFORMATION, IF SHOWN, SHOULD BE VERIFIED BY THE APPROPRIATE PLANNING/ZONING AGENCY PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

LEGEND OF SURVEY ABBREVIATIONS/ SYMBOLS

BC	BACK OF CURB		GAS METER
BSL	BUILDING SETBACK LINE	-OHU-OHU-	OVERHEAD UTILITIES
CONC	CONCRETE	OSSCO	SANITARY SEWER CLEAN-OUT
DB	DEED BOOK	-SS-SS-	SANITARY SEWER LINE
ESMT	EASEMENT		SANITARY SEWER MANHOLE
IPC	IRON PIN WITH CAP		UTILITY/POWER POLE
N/F	NOW OR FORMERLY	-W-W-	WATER LINE
PB	PLAT BOOK		WATER METER
Pg	PAGE		
POB	POINT OF BEGINNING		SET 5/8" IPC LSF 1010
R/W	RIGHT-OF-WAY		IRON PIN FOUND
TYP	TYPICAL		COMPUTED POINT (NO PIN)

SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS MAP OF SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 29,517 FEET AND AN ANGULAR ERROR OF 4" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
THIS MAP OF SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 51,906 FEET.
A TOPCON 2005 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS UPON WHICH THIS MAP OF SURVEY IS BASED, AND THE FIELD WORK WAS COMPLETED ON 1-20-14.

I hereby certify that this plat represents the survey of an existing piece of property and does not require approval by a governing authority and is not subject to Georgia Code Section 15-6-67 (d).

W. Kayle Cowherd, GA RLS 3023

THERE ARE NO 2" DBH OR LARGER ATHENS-CLARKE COUNTY TREES LOCATED IN THE RIGHT-OF-WAY FRONTAGE OF THIS PROPERTY.

THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP # 13059C0025D DATED APRIL 2, 2007.

ABE CONSULTING INC

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WATKINSVILLE, GA 30677
706-613-8900 ■ 706-425-9631 (FAX)
abe@ABEconsultinginc.com
www.ABEconsultinginc.com

BOUNDARY SURVEY FOR:

KAY PERRY

112 FORTSON DRIVE
ATHENS, GEORGIA 30606
CLARKE COUNTY
216th G.M.D.

BEING THAT PARCEL OF LAND DESCRIBED IN: D.B. 2785, Pg. 536

TOTAL AREA: 0.28 ACRES
TAX PARCEL #: 122D4 B008,
EXISTING ZONING: RS-15

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I HEREBY CERTIFY THAT 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 ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

GEORGIA REGISTERED NO. 3023 LAND SURVEYOR W. KAYLE COWHERD

LSF 1010

DATE PREPARED: 1-22-14

PROJECT #: 14-413-03

REVISIONS	DATE
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GRAPHIC SCALE

0' 10' 20' 40' 60'

SCALE: 1"=20'

MAGNETIC NORTH (P.B. 26 Pg. 167)

SHEET # 1 / 1