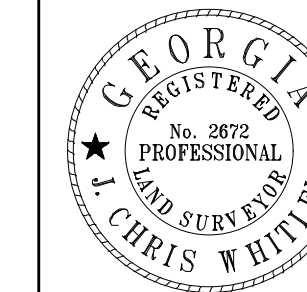


SUPERIOR COURT RECORD INFORMATION

REFERENCES:

1. PLAT BOOK 22, PAGE 84
2. PLAT BOOK 109, PAGE 46
3. PLAT FOR CHURCH AT THE GROVE BY ALPHA LAND SERVICES, DATED 02/08/2022

**SURVEYOR'S CERTIFICATION BOX**  
 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 herein. 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.



*Chris Whitley* 12/12/22



**LINE CHART**

LINE	BEARING	DISTANCE
L1	N 05°58'58" E	60.18'
L2	N 76°21'35" E	192.29'
L3	S 11°18'14" E	13.62'
L4	S 69°06'13" E	22.77'
L5	S 43°01'43" W	10.89'
L6	S 04°00'34" W	8.00'
L7	S 15°02'18" W	15.66'
L8	S 27°12'22" E	19.40'
L9	S 13°19'42" E	12.16'
L10	S 19°11'23" E	11.09'
L11	S 35°52'19" E	19.49'
L12	S 39°32'14" W	19.66'
L13	S 02°58'31" W	17.47'
L14	S 30°10'51" W	19.40'
L15	S 38°02'34" E	9.65'
L16	S 19°35'22" E	24.22'
L17	S 23°56'12" E	46.58'
L18	S 64°50'44" E	13.87'
L19	S 60°18'02" E	31.92'
L20	S 80°43'19" E	23.68'
L21	S 33°17'28" E	10.13'
L22	S 54°41'31" E	35.11'
L23	N 69°15'42" E	12.83'
L24	S 49°33'27" E	21.79'
L25	S 59°02'51" E	28.34'
L26	S 48°59'40" E	14.22'
L27	S 82°53'36" E	24.44'
L28	S 07°20'51" E	14.53'
L29	S 45°04'33" E	45.21'
L30	N 75°54'24" E	16.55'
L31	S 55°52'13" E	52.98'
L32	S 70°13'51" E	12.02'
L33	S 09°19'52" W	42.89'
L34	S 32°18'32" E	14.04'
L35	S 51°41'46" E	25.14'
L36	S 64°11'00" E	31.66'
L37	S 56°23'54" W	28.14'
L38	S 05°29'45" E	27.72'
L39	S 25°48'35" E	21.27'
L40	S 70°11'06" E	20.41'
L41	S 56°08'51" E	21.61'
L42	S 22°35'05" E	5.71'
L43	S 21°29'31" E	38.72'
L44	S 17°28'10" E	15.72'
L45	S 42°21'46" E	24.82'
L46	S 70°02'17" E	44.42'
L47	S 49°02'56" E	27.77'
L48	S 14°25'37" E	32.38'
L49	S 57°54'59" E	24.42'
L50	S 31°53'52" E	2.66'
L51	S 45°50'15" W	145.53'
L52	S 45°47'27" W	127.50'
L53	S 73°11'50" W	239.51'

**GENERAL NOTES:**

1. FIRM MAP NUMBER 13297C0125E, EFFECTIVE 12/08/2016 AND FIRM MAP NUMBER 15297C0225E, EFFECTIVE 12/08/2016 INDICATES THAT THIS TRACT DOES LIE IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD.
2. THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE SEARCH WAS PERFORMED BY THE SURVEYOR TO DISCOVER THE EXISTENCE OF ANY EASEMENTS.
3. THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, AND/OR SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN ON THE PLAT HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENTS OR RESTRICTION ON THE USE OF THE PROPERTY.

**ABBREVIATIONS**

INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
DIP	DUCTILE IRON PIPE
FFE	FINISHED FLOOR ELEVATION
TBM	TEMPORARY BENCHMARK
GM	GAS METER
GV	GAS VALVE
FDC	FIRE DEPARTMENT CONNECTION
UGCM	UNDERGROUND CABLE MARKER
GLM	GAS LINE MARKER
PIV	POST INDICATOR VALVE
ICV	IRRIGATION CONTROL VALVE
WLM	WATER LINE MARKER
CT	COOLING TOWER
CB	COMMUNICATIONS BOX
UB	UTILITY BOX
PB	PLAT BOOK
DB	DEED BOOK
N/F	NOW OR FORMERLY
CO	CLEAN OUT
G.M.D.	GEORGIA MILITIA DISTRICT
GTMH	GREASE TRAP MANHOLE
SSMH	SANITARY SEWER MANHOLE
DWCB	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN
JB	JUNCTION BOX (STORM)
PI	PEDESTAL INLET
FES	FLARED END SECTION
HW	HEADWALL
LP	LIGHT POLE
PP	POWER POLE
TP	TELEPHONE PEDESTAL
CWP	CROSSWALK POLE
SB	SWITCH BOX
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
CMF	CONCRETE MONUMENT FOUND
OTP	OPEN TOP PIPE
P.O.B.	POINT OF BEGINNING

**CURVE CHART**

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	231.91'	100.00'	S 62°57'31" W	183.32'
C2	62.71'	73.00'	S 21°10'54" W	60.80'
C3	158.33'	331.00'	S 59°29'38" W	156.82'

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 1807-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, 15-6-67, 43-1-4, 43-1-6, 43-1-19, 43-1-22.

This plat and permitted reproductions, in whole or in part, are instruments of service and are the sole property of McFarland-Oyer & Associates, Inc., a Bowman Company unless otherwise agreed to, they shall not be reproduced or conveyed in any manner nor are they to be used for any projects other than specifically indicated hereon without written authorization from and due compensation to Bowman Consulting Group Ltd.

This plat was prepared for the exclusive use of the person, persons, or entity named herein. This plat does not extend to any unnamed person, persons, or entity without the express certification of the surveyor naming such person, persons, or entity.

GEORGIA HIGHWAY #81 (100' R/W)

N/F SUBDIVIDED AS HOLLY HILLS DEVELOPMENT UNIT 1, BLOCK A PB 22, PG 84

N/F SUBDIVIDED AS HOLLY HILLS DEVELOPMENT UNIT 1, BLOCK B PB 22, PG 84

TRACT 2 OF CHURCH PROPERTY TO BE DEEDED TO TAX PARCEL WG010026 (4.146 ACRES)

TRACT C: 4.146 ACRES

COMBINED AREA FOR TRACT B & TRACT C: 11.929 ACRES

TRACT B: 7.783 ACRES

TRACT A: 16.262 ACRES

THE TOTAL AREA IS DIFFERENT FROM THE SUM DUE TO ROUNDING.

**TOTAL TRACT A & B : 24.044 ACRES**

**CLOSURE**

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 95,308 FEET AND AN ANGULAR ERROR OF 111 PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 494,488 FEET.
- A TRIMBLE S6 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
- ELEVATIONS DETERMINED BY A TRIMBLE MODEL R12 GPS AND ELEVATIONS ADJUSTED TO GEOID03 - NAVD88.
- FIELD DATA WAS OBTAINED ON 05-09-2022.



**LEGEND**

- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- EDGE OF PAVEMENT
- CURB AND GUTTER
- PROPERTY LINE
- ADJOINER PROPERTY LINE (NOT SURVEYED)
- FENCE LINE
- SWALE / DITCH LINE
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND WATER LINE
- UNDERGROUND COMMUNICATION SERVICE
- UNDERGROUND GAS SERVICE
- UNDERGROUND ELECTRIC SERVICE
- OVERHEAD ELECTRIC
- GUARD RAIL
- TREE LINE
- BUILDING
- CONCRETE
- IRON REBAR FOUND (SIZE NOTED)
- IRON PIPE FOUND (SIZE NOTED)
- #5 IRON REBAR SET
- PK NAIL FOUND
- CONCRETE MONUMENT FOUND
- CALCULATED POINT (NO MONUMENT SET)
- BENCHMARK
- BOLLARD / POST
- FLAG POLE
- ROOF DRAIN
- SIGN
- HANDICAP SYMBOL
- GAS METER
- GAS REGULATOR
- GUY ANCHOR WIRE
- LIGHT POLE
- GROUND LIGHT
- DRAIN INLET (DI)
- CURB DRAIN INLET (CDI)
- STORM DRAIN MANHOLE (SB)
- SINGLE WING CATCH BASIN (SWCB)
- DOUBLE WING CATCH BASIN (DWCB)
- HEADWALL (HW)
- END SECTIONS (FES)
- SANITARY SEWER MANHOLE (SMH)
- SANITARY SEWER CLEAN-OUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- TREE SIZE & TYPE

BOUNDARY SURVEY FOR:  
 BENCHMARK EXCAVATING, INC.  
 (TAX PARCEL WG010026)

LOCATED IN:  
 LAND LOT 175 & 198, 4TH DISTRICT  
 CITY OF WALNUT GROVE  
 WALTON COUNTY, GEORGIA

DATE: DECEMBER 12, 2022

REVISION	

**Bowman**  
 Bowman Consulting Group, Ltd.  
 474 Silver Peak Parkway  
 Suwanee, GA 30024  
 Phone (770) 932-6550  
 Fax (770) 932-6551  
 www.bowmanconsulting.com

BCG PROJECT NO: 200307-01-001 TASK: 00002 SURVEY DATE: MAY 09, 2022 BY: CD CHK: MP QC: [Signature]  
 SHEET 1 OF 1



12/12/22