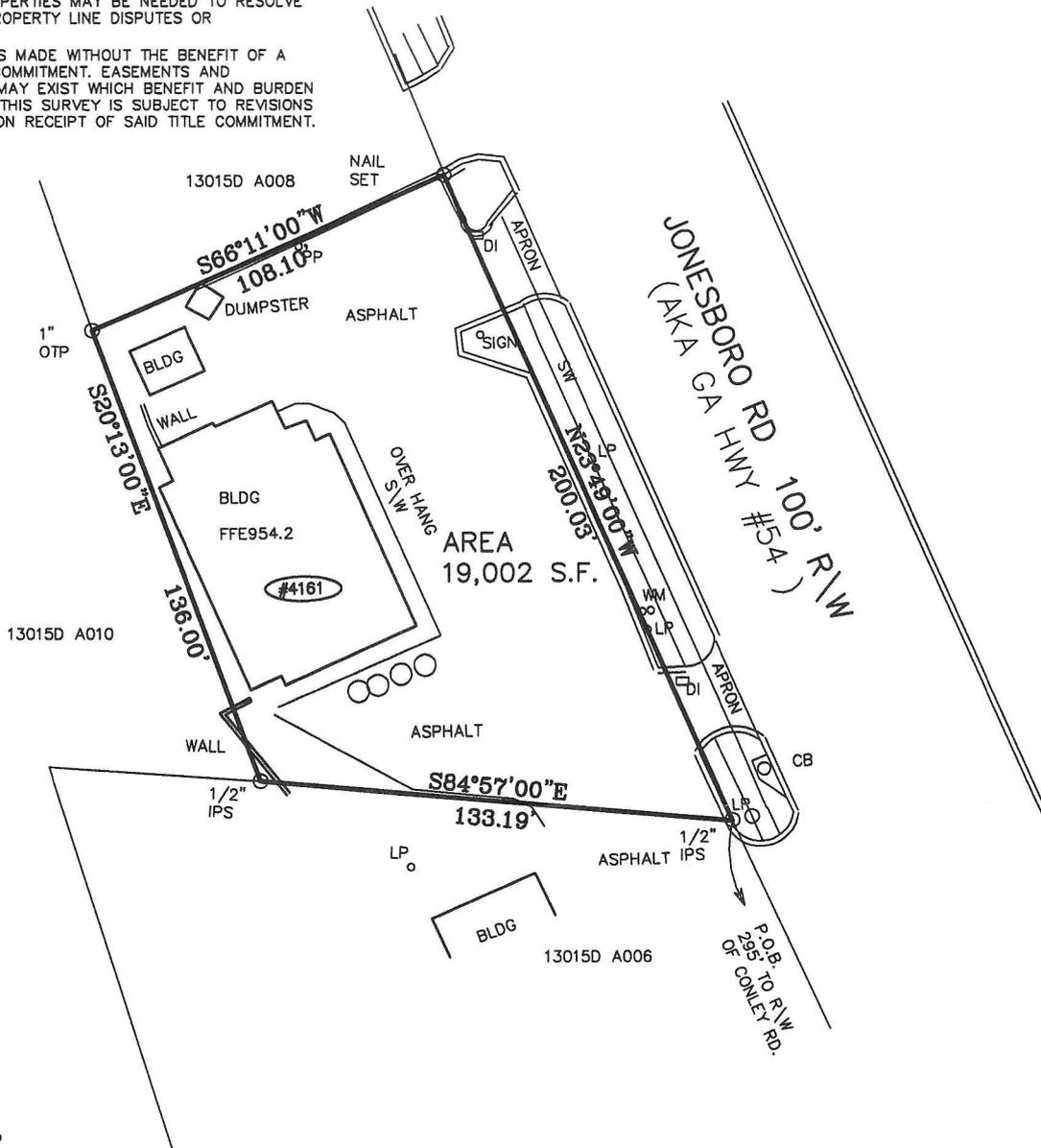


ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.
 NOTE: PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

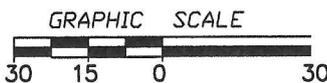
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.



LEGEND

- I.P.F. = IRON PIN FOUND
- I.P.S. = IRON PIN SET
- R/W = RIGHT OF WAY
- MAG = MAGNETIC
- P.O.B. = POINT OF BEGINNING
- B/L = BUILDING LINE
- D.E. = DRAINAGE EASEMENT
- N/F = NOW OR FORMERLY
- P = PREVIOUS
- E = EXISTING
- P/P = POWER POLE
- OTP = OPEN TOP PIPE

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CLOSURE DATA
 FIELD CLOSURE = 1" IN 35,000+
 ANGLE POINT ERROR = <NA
 EQUIPMENT USED = TOTAL STATION GPS
 ADJUSTMENT METHOD = NONE STARNET GPS
 PLAT CLOSURE = 1" IN 100,000+

CURRENT SETBACKS SHOULD BE VERIFIED THRU ZONING DEPT PRIOR TO DESIGN OR CONSTRUCTION.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND ORIGINAL SIGNATURE OF SURVEYOR.

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO REFERENCE PLAT.

PREPARED FOR:

JOHN E. SEAGRAVES

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

4161 JONESBORO RD #13015D A007 DB 8218 PG 117

LOT: NA	LAND LOT: 15	DATE: 1/8/24
BLOCK:	DISTRICT: 13 TH	
SCALE: 1"=40'	COUNTY: CLAYTON	JOB NO: 4161JONES\24

SAWHNEY & ASSOCIATES
 523 HASTINGS WAY JONESBORO GA 30238
 PH.# (678)-500-4358

