





5/8"RBS E: 2,008,632.20 ELEV: 1,077.

24"¢URB & GUTTER

__(VACANT OUTLOT)

N/F PROPERTY OF WEST GEORGIA NATIONAL BANK

DB 3881 PG 223

SITE AREA

1.318 Acres

N: 1,297,146.95 E: 2,008,810.69

⊚BH-B3

& J. CONCRETE SIDEWALK

/N68°07'09"E / 203.39'

MAPLE CROSSING

8" PVC → (50' RIGHT OF WAY) 77.48 \ ASPHALT — PUBLIC

N/F PROPERTY OF MAPLE STREET COMMONS, LLC PB 94 PGS 159-162



SITE PHOTOGRAPHS





VICINITY MAP SITE LOCATION - LATITUDE: 33° 33' 45" LONGITUDE: 85° 06' 42"

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAPS FOR THIS AREA. THE FIRST MAP NUMBER FOR THIS AREA IS 13045C0253D, AND THE DATE OF SAID MAP IS SEPTEMBER 19, 2007. THE SECOND MAP NUMBER FOR THIS AREA IS 13045C0261D, AND THE DATE OF SAID MAP IS SEPTEMBER 19, 2007. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "PD" (MIXED USE PLANNED DEVELOPMENT DISTRICT) AS SHOWN ON THE ZONING MAP OF THE CITY OF CARROLLTON, GEORGIA, 2021

ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

SURVEY REFERENCES

1> ALTA/ACSM LAND TITLE SURVEY OF 2145 MAPLE STREET FOR COMMUNITY & SOUTHERN BANK, ETC., PREPARED BY GEOSURVEY, LTD., DATED JUNE 21,

SURVEYOR CERTIFICATION

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 O 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.



Georgia Registered Land Surveyor # 3042



LEGEND STANDARD ABBREVIATIONS STANDARD SYMBOLS AIR CONDITIONER POWER POLE BUILDING SETBACK LINE GUY WIRE POWER LINE CURB INLET CORRUGATED METAL PIPE LIGHT POLE CONCRETE MONUMENT FND SANITARY CLEANOUT COMMUNICATION PEDESTAL CRIMPED TOP PIPE WATER VAULT DROP INLET DUCTILE IRON PIPE DIP DUCTILE IRON PIPE
DWCB DOUBLE WING CATCH BASIN
FNC FENCE
FND FOUND
GM GAS METER
INV INVERT GAS VALVE GAS METER WATER VALVE WATER METER JUNCTION BOX FIRE HYDRANT — G — UNDERGROUND GAS LINE POWER METER PK NAIL SET

POINT OF BEGINNING

SS SANITARY SEWER
SWCB SINGLE WING CATCH BASIN SANITARY SEWER

TRANS ELECTRIC TRANSFORMER

POINT OF COMMENCEMENT

IRON REINFORCING BAR

REINFORCED CONCRETE PIPE

5/8"RBR SET CAPPED LSF 621

OVERHEAD TRAFFIC SIGNAL LIGHT ELECTRIC TRANSFORMER

E UNDERGROUND ELECTRIC LINE 1 PHOTO POSITION INDICATOR REGULAR PARKING SPACE COUNT

HANDICAP PARKING SPACE

TREE POSITION INDICATOR

Know what's **below**. before you dig. **Dial 811** Or Call 800-282-7411

IF YOU DIG

N/F PROPERTY OF

UNIVERSITY VILLAGE PARTNERS, LLC

GRAPHIC SCALE

S64°51'55"W

S65°48'29"W

~GRASS MEDIAN~

EDGE OF PAVEMENT

MAPLE STREET - GEORGIA HIGHWAY 166

ASPHALT - PUBLIC

E: 2,008,644.25

ELEV: 1,087.39

∖ BENCHMARK

N: 1,297,158.10 E: 2,008,869.01 ELEV: 1,086.56

~SIGNALIZED INTERSECTION~

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN <u>82,810</u>, AND WAS UNADJUSTED. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC—3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

Land Surveying • 3D Laser Scanning 1660 Barnes Mill Road Marietta, Georgia 30062

(770) 795-9900(770) 795-8880 www.geosurvey.com EMAIL: info@geosurvey.com Certificate of Authorization #LSF-000621 Carago Bell

BOUNDARY & TOPOGRAPHIC SURVEY

Maple Street @ Commons Boulevard

FOR

GS JOB NO:	20103927	DRAWING SCALE:		1 "=	<i>30'</i>	SURVEY DA		DATE	Ξ:	DECEM	BER	17, 2	2021
FIELD WORK:	SA	CITY: CARR	STATE:	GA	REVISIONS No. Date Descr			IONS Descrip	/				
PROJ MGR:	CAB	COUNTY:	CARRO	DLL		140.	Dute		Безепр	don			
REVIEWED:	DLH	LAND LOT:	93										
DWG FILE: 2010	3927-2.dwg	DISTRICT:	10th										

GeoSurvey

CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN <u>484,140</u> FEET. <u>ERP</u> INIT.