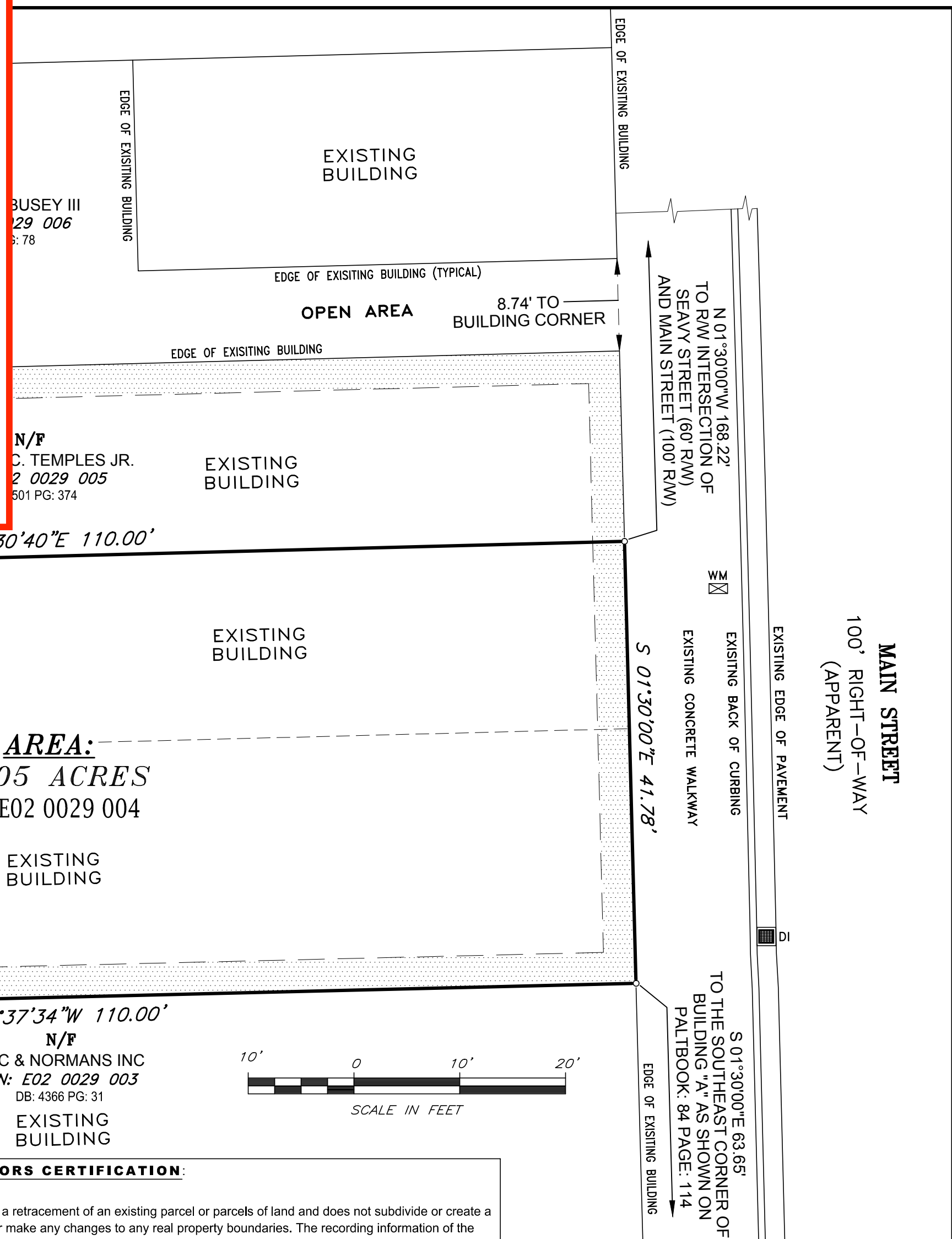
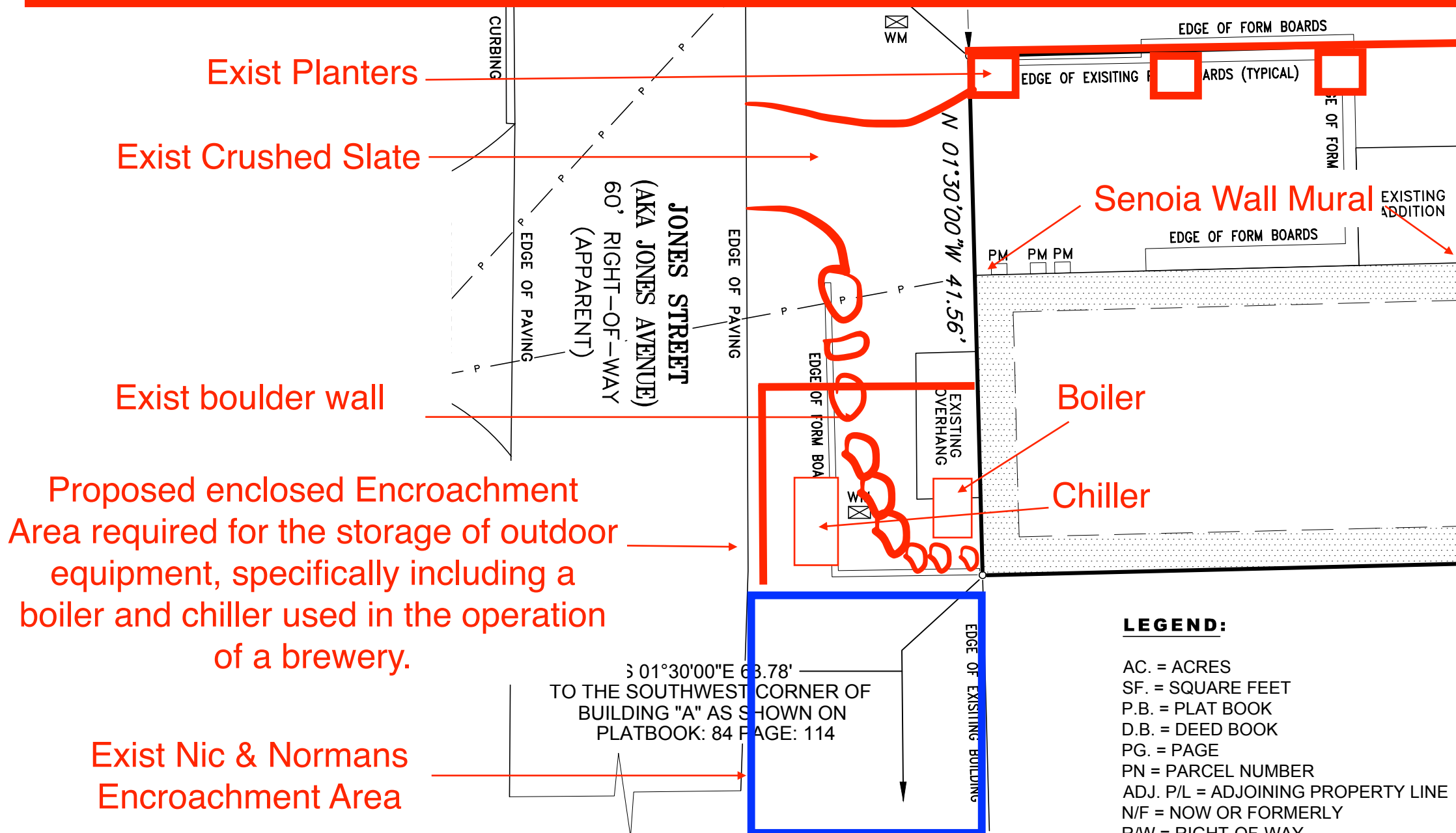


**General Notes:**

1. The Proposed Encroachment Area shall be screened with privacy fencing suitable for the area.
2. Any screening and equipment shall be detachable so as to allow for maintenance and/or repair required by the city to any above or underground utility and/or roadway in the vicinity.
3. Owner shall indemnify the City of Senoia for any potential damages to Owner's property located within the vicinity of the Encroachment Area.
4. Owner shall be responsible for maintaining its property and improvements within the vicinity of the Encroachment Area in a clean and neat manner and shall remedy any issues raised by the city during the term of the permitted encroachment in a timely manner.
5. The cost of any repairs due to any damage caused by Owner to the City of Senoia's existing utilities in the vicinity of the Encroachment Area shall be borne by Owner during the term of the permitted encroachment.
6. Prior to constructing any improvements, Owner shall be required to coordinate with all other local utility providers, including data, gas and electric, in the installation of all improvements within the proposed Encroachment Area.



**AREA:**  
0.105 ACRES  
PN: E02 0029 004

N/F  
NIC & NORMANS INC  
PN: E02 0029 003  
DB: 4366 PG: 31  
EXISTING BUILDING



**LEGEND:**

- AC. = ACRES
- SF. = SQUARE FEET
- P.B. = PLAT BOOK
- D.B. = DEED BOOK
- PG. = PAGE
- PN = PARCEL NUMBER
- ADJ. P/L = ADJOINING PROPERTY LINE
- N/F = NOW OR FORMERLY
- R/W = RIGHT-OF-WAY
- C/L = CENTER LINE
- P/L = PROPERTY LINE
- WM = WATER METER
- PP = POWER POLE
- PM = POWER METER
- DI = DRAINAGE INLET
- IPF = IRON PIN FOUND
- IPS = IRON PIN SET (1/2" RE-BAR)

**SURVEY DATA:**

TOTAL AREA = 0.105 ACRES  
4,584 SQ. FEET  
PLAT CLOSURE: 1' IN 366,646 FEET

**EQUIPMENT USED:**

GEOMAX ZOOM 40 DIRECT TOTAL STATION  
FIELD CLOSURE: 1" IN 19,226 FEET  
ANGULAR ERROR: 3" PER ANGLE POINT  
ADJUSTED BY: COMPASS RULE

**PLAT AND DEED REFERENCES:**

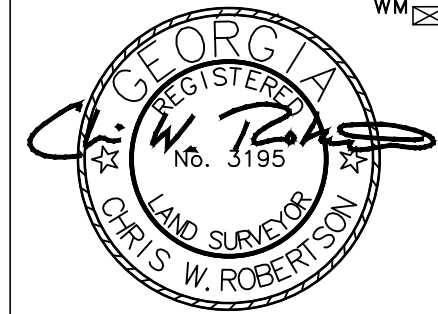
1. PLAT BOOK: 84 PAGE: 114
2. DEED BOOK: 3613 PAGE: 833

**SURVEYORS 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.

*Chris W. Robertson*  
CHRIS W. ROBERTSON GA RLS #3195

02-03-2021  
DATE:



1. THE CERTIFICATION, PROVIDED HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
2. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB 76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
3. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK.
4. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL IN CONTRASTING INK.
5. IN MY OPINION THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #13077C0291D WITH EFFECTIVE DATE OF FEBRUARY 06, 2013.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE; THEREFORE, THE UNDERSIGNED AND GASKINS / CHRISTOPHER BROTHERS MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
7. BEARINGS ARE RELATED TO PLAT BOOK: 84 PAGE: 114 OF COWETA COUNTY RECORDS.

DRAWN BY: CAF
CHECKED BY: CWR
FILE: 01_0279
FIELD DATE: 01-13-21
OFFICE DATE: 02-02-21
SCALE: 1" = 10'
REVISIONS

**Gaskins**  
ENGINEERING • SURVEYING • PLANNING • CONSULTING • CONSTRUCTION MGMT

**Christopher Brothers**  
www.gscsurvey.com LSF# 789  
24 Jackson Street, Newnan, GA 30263  
Phone: (770) 253-5195

RETRACEMENT BOUNDARY SURVEY FOR:  
**HISTORIC BREWERY VENTURES**  
PARCEL NUMBER: E02 0029 004  
  
CITY OF SENOIA  
LOCATED IN LAND LOT 279  
1ST LAND DISTRICT  
COWETA COUNTY, GA.