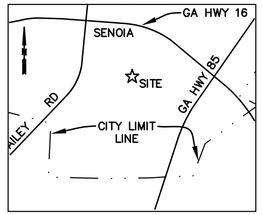
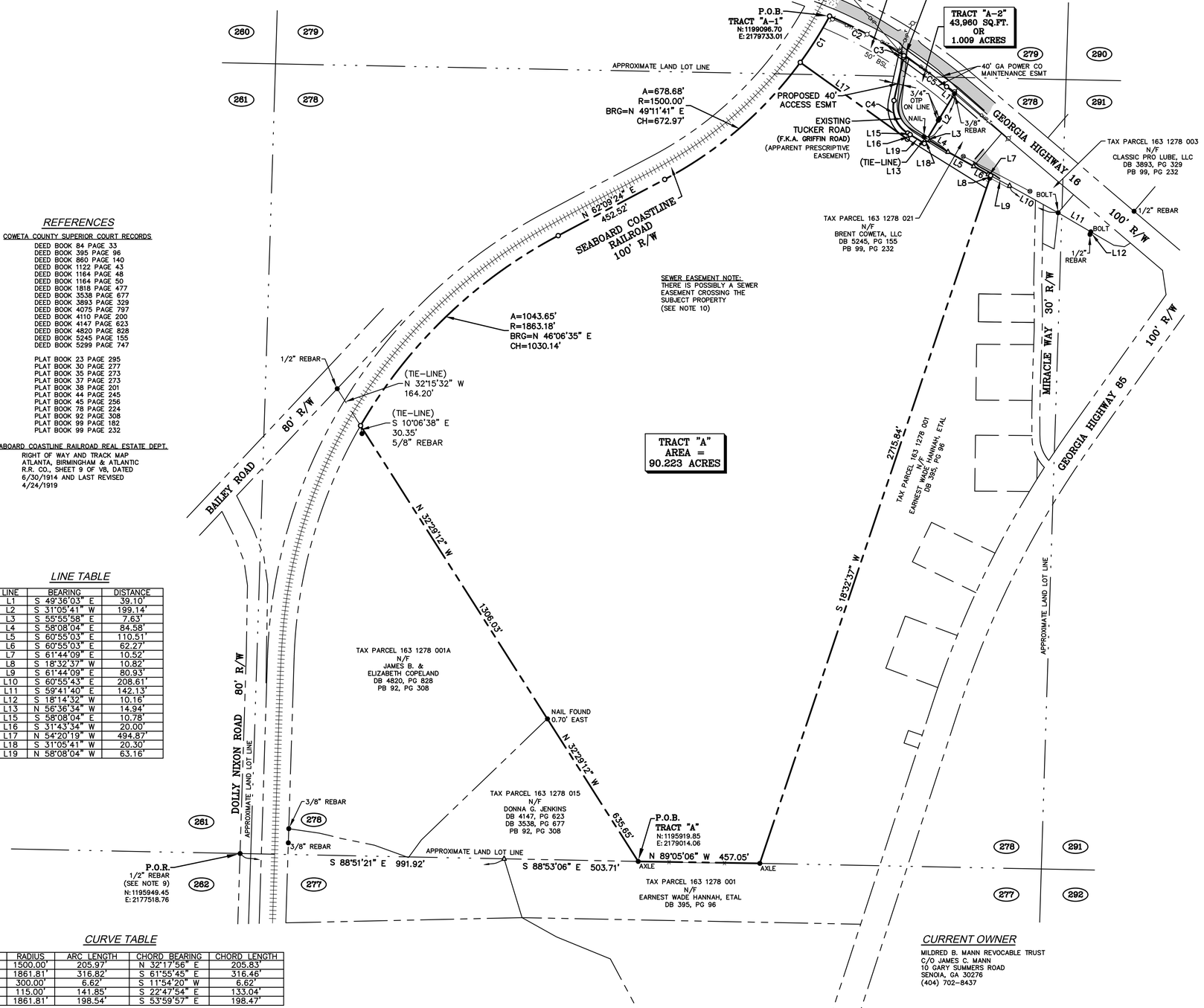
RESERVED FOR RECORDING INFORMATION

VICINITY MAP

NOT-TO-SCALE



GA STATE PLANE GRID (SEE NOTE 3)



SEWER EASEMENT NOTE:
THERE IS POSSIBLY A SEWER EASEMENT CROSSING THE SUBJECT PROPERTY (SEE NOTE 10)

REFERENCES

COWETA COUNTY SUPERIOR COURT RECORDS

DEED BOOK 84 PAGE 33
DEED BOOK 395 PAGE 96
DEED BOOK 860 PAGE 140
DEED BOOK 1122 PAGE 43
DEED BOOK 1164 PAGE 48
DEED BOOK 1164 PAGE 50
DEED BOOK 1818 PAGE 477
DEED BOOK 3538 PAGE 677
DEED BOOK 3893 PAGE 329
DEED BOOK 4075 PAGE 797
DEED BOOK 4110 PAGE 200
DEED BOOK 4147 PAGE 623
DEED BOOK 4820 PAGE 828
DEED BOOK 5245 PAGE 155
DEED BOOK 5299 PAGE 747

PLAT BOOK 23 PAGE 295
PLAT BOOK 30 PAGE 277
PLAT BOOK 35 PAGE 273
PLAT BOOK 37 PAGE 273
PLAT BOOK 38 PAGE 201
PLAT BOOK 44 PAGE 245
PLAT BOOK 45 PAGE 256
PLAT BOOK 78 PAGE 224
PLAT BOOK 92 PAGE 308
PLAT BOOK 99 PAGE 182
PLAT BOOK 99 PAGE 232

SEABOARD COASTLINE RAILROAD REAL ESTATE DEPT.

RIGHT OF WAY AND TRACK MAP
ATLANTA, BIRMINGHAM & ATLANTIC
R.R. CO., SHEET 9 OF V8, DATED
6/30/1914 AND LAST REVISED
4/24/1919

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 49°36'03" E	39.10'
L2	S 31°05'41" W	199.14'
L3	S 55°55'58" E	7.63'
L4	S 58°08'04" E	84.58'
L5	S 60°55'03" E	110.51'
L6	S 60°55'03" E	62.27'
L7	S 61°44'09" E	10.52'
L8	S 18°32'37" W	10.82'
L9	S 61°44'09" E	80.93'
L10	S 60°55'43" E	208.61'
L11	S 59°41'40" E	142.13'
L12	S 18°14'32" W	10.16'
L13	N 56°36'34" W	14.94'
L15	S 58°08'04" E	10.78'
L16	S 31°43'34" W	20.00'
L17	N 54°20'19" W	494.87'
L18	S 31°05'41" W	20.30'
L19	N 58°08'04" W	63.16'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1500.00'	205.97'	N 32°17'56" E	205.83'
C2	1861.81'	316.82'	S 61°55'45" E	316.46'
C3	300.00'	6.62'	S 11°54'20" W	6.62'
C4	115.00'	141.85'	S 22°47'54" E	133.04'
C5	1861.81'	198.54'	S 53°59'57" E	198.47'

CURRENT OWNER

MILDRED B. MANN REVOCABLE TRUST
C/O JAMES C. MANN
10 GARY SUMMERS ROAD
SENOIA, GA 30276
(404) 702-8437

CLOSURE & EQUIPMENT CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE POSITIONAL ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 66,776+ FEET.
THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A SOKKIA IX SERIES ROBOTIC TOTAL STATION AND A CHAMPION PRO DUAL FREQUENCY RTK GPS RECEIVER. FIELD WORK WAS COMPLETED ON 12/22/2021.

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-67, THIS MAP OR PLAT HAS BEEN PREPARED BY A REGISTERED LAND SURVEYOR AND HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING. THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS MAP OR PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL IS SHOWN HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THE SURVEY OR MAP AS TO INTENDED USE OF ANY PARCEL.

ZONING REVIEW OFFICER DATE

FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67.

2/22/202

DAVID G. BENNETT GA RLS NO. 3122 DATE

CERTIFICATE OF DESIGN

I HEREBY CERTIFY THAT THE DESIGN AND LAYOUT OF THE PROPOSED LOTS, BLOCKS, STREETS AND OTHER PLANNED FEATURES SHOWN ON THIS PRELIMINARY PLAT HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN COMPLIANCE WITH GEORGIA LAW AND ALL REQUIREMENTS OF THE CITY OF SENOIA, GEORGIA.

DAVID G. BENNETT GA RLS NO. 3122 DATE

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

ALL REQUIREMENTS OF THE SENOIA LAND DEVELOPMENT ORDINANCE RELATIVE TO THE PREPARATION AND SUBMISSION OF THIS PRELIMINARY PLAT HAVING BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED BY THE MAYOR AND COUNCIL.

THIS _____ DAY OF _____, 20____.

BY:_____
MAYOR

REVIEWED AND APPROVED BY:

CITY ADMINISTRATOR

CITY PLANNER

CITY ENGINEER

LEGEND

PROPERTY LINE	
APPROX LAND LOT LINE	
APPROX PARCEL LINE	
BUILDING SETBACK LINE (BSL)	
OVERHEAD UTILITIES	OHP,T,TV
SANITARY SEWER LINE	SS
RAILROAD TRACKS	
ASPHALT	
CONCRETE	
IRON PIN FOUND (1/2" REBAR UNLESS NOTED)	●
IRON PIN TO BE SET (SEE NOTE 8)	○
CALCULATED POINT (UNMONUMENTED)	△
UTILITY POLE	
OPEN TOP PIPE	OTP
DEED BOOK & PAGE	DB,PG
PLAT BOOK & PAGE	PB,PG
RIGHT-OF-WAY	R/W
NOW OR FORMERLY	N/F
POINT OF REFERENCE	P.O.R.
POINT OF BEGINNING	P.O.B.
EASEMENT	ESMT
LAND LOT NUMBER	278

NOTES

1. REFERENCE POINT LAND SURVEYING, LLC AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
2. THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF A GEORGIA REGISTERED PROFESSIONAL SURVEYOR OF REFERENCE POINT LAND SURVEYING, LLC.
3. THE BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE GA STATE PLANE GRID COORDINATE SYSTEM, WEST ZONE, NAD 83 DATUM AND WERE ESTABLISHED BY GPS METHODS UTILIZING A CHAMPION PRO DUAL FREQUENCY RTK GPS RECEIVER AND PROCESSED BY NGS OPUS. THE BEARINGS HEREON MAY NOT MATCH PRIOR DEEDS OR SURVEYS, HOWEVER, THE PROPERTY LINES AND CORNER MARKERS SHOWN ARE THE SAME. ALL DISTANCES SHOWN HEREON ARE SURFACE/GROUND DISTANCES AND STATED IN U.S. SURVEY FEET.
4. THE SUBJECT PROPERTY IS DESIGNATED AS COWETA COUNTY TAX PARCEL 162 1278 007 AND IS CURRENTLY ZONED "I" INDUSTRIAL DISTRICT.
5. THE FOLLOWING ARE THE MINIMUM BUILDING SETBACK REQUIREMENTS FOR INDUSTRIAL DISTRICT:
-FRONT YARD (ARTERIAL & COLLECTOR STREETS) = 50'
-FRONT YARD (LOCAL STREETS) = 25'
-SIDE YARD (ARTERIAL & COLLECTOR STREETS) = 50' W/ 30' BUFFER
-SIDE YARD (LOCAL STREETS) = 20' W/ 10' BUFFER
-REAR YARD (ARTERIAL & COLLECTOR STREETS) = 60' W/ 30' BUFFER
-REAR YARD (LOCAL STREETS) = 30' W/ 15' BUFFER
6. BY GRAPHICAL PLOTTING ONLY AND PER FEMA FIRM PANEL 13077C0291D FOR THE CITY OF SENOIA AND COWETA COUNTY, GA, DATED 2/6/2013, PORTIONS OF THE SUBJECT PROPERTY LIE WITHIN FLOOD HAZARD ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AND SPECIAL FLOOD HAZARD AREA ZONE "A" (WITHOUT BASE FLOOD ELEVATION).
7. UNLESS OTHERWISE NOTED HEREON, IRON PINS SET ARE 1/2" REBAR WITH RED CAPS STAMPED "RLS 3122".
8. THE POINT OF REFERENCE IS A 1/2" REBAR FOUND AND BEING AT THE WEST RIGHT-OF-WAY LINE OF DOLLY NIXON ROAD (80' R/W) AND THE NORTH LAND LOT LINE OF LAND LOT 262 OF THE 1ST LAND DISTRICT OF COWETA COUNTY, GA, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 37 PAGE 273 IN THE COWETA COUNTY SUPERIOR COURT CLERK'S RECORDS. THE SAID REBAR IS 40' WEST OF THE APPROXIMATE COMMON LAND LOT CORNER OF LAND LOTS 261, 262, 277 & 278 OF SAID LAND DISTRICT. ALSO BEING LOCATED AT THE POSITION OF THE GEORGIA STATE PLANE GRID COORDINATES SHOWN HEREON (SEE NOTE 3).
9. THERE ARE NO IMPROVEMENTS ON THE SUBJECT PROPERTY TO THE KNOWLEDGE OF THIS SURVEYOR.
10. ACCORDING TO DEED BOOK 1818, PAGE 477, THERE IS AN EASEMENT AGREEMENT BETWEEN MANN INVESTMENT COMPANY, L.P. & THE CITY OF SENOIA FOR A SANITARY SEWER LINE. SAID EASEMENT CANNOT BE SHOWN ON THIS PLAT FOR THE LACK OF A LEGIBLE DEFICTION OR DESCRIPTION AS TO ITS LOCATION OR THE LOCATION OF THE SEWER LINE. NO EVIDENCE OF SAID SEWER LINE OR EASEMENT WAS FOUND BY THIS SURVEYOR.

0 200 400 600
GRAPHIC SCALE IN FEET

REFERENCE POINT LAND SURVEYING, LLC
5 NORTH LEE STREET
P.O. BOX 824
FORSYTH, GA 31029
(478) 385-8609
COA#: LSF000413
referencepointlandsurveying@gmail.com

GEORGIA REGISTERED No. 3122 LAND SURVEYOR DAVID G. BENNETT

PRELIMINARY SUBDIVISION PLAT
FOR
MILDRED B. MANN REVOCABLE TRUST, WELLSTAR HEALTH SYSTEM, INC.,
AND
BIG PEACH PROPERTIES, LLC

LAND LOTS 278 & 279
COWETA COUNTY
1ST LAND DISTRICT
GEORGIA
CITY OF SENOIA

DATE	REVISIONS

SCALE:
HORIZONTAL: 1" = 200'
VERTICAL: N/A

DATE: 2/21/2022
DRAWING NO. 2022-01-D
PROJ. NO.: KH 2021-1
ALPH: FH
DRWN: DGB
CHKD: DGB
APVD: DGB
RLS No: 3122

SHEET 1 OF 1

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