

**TOTAL AREA**  
**168.519 ACRES**  
 (AREA INCLUDES)  
 EXISTING PARCEL NUMBERS:  
 PN: 167 1311 001 AND PN: 167 1311 006  
 AND GEORGIA POWER EASEMENT FOR RIGHT-OF-WAY

- SURVEY LEGEND:**
- AC = ACRES
  - SF = SQUARE FEET
  - PB = PLAT BOOK
  - DB = 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
  - PP = POWER POLE
  - P- = OVERHEAD POWER LINE
  - E.O.P. = EDGE OF PAVEMENT
  - P.O.B. = POINT OF BEGINNING
  - L.L. = LAND LOT LINE
  - L.L.L. = LAND LOT LINE
  - CMF = CONCRETE MARKER FOUND
  - OTPF = OPEN TOP PIPE FOUND
  - IPF = IRON PIN FOUND
  - IPS = IRON PIN SET (1/2" RE-BAR)

- GENERAL NOTES:**
1. THE CERTIFICATION, AS SHOWN 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 (O.C.G.A.) 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 A PORTION OF THIS PROPERTY LIES WITHIN (ZONE A), A SPECIAL FLOOD HAZARD AREA AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAPS (FIRM) #13077C0283D AND #13077C0285D 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. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO CLAIMS, PRESCRIPTION, AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN.
  8. THIS SURVEY IS RELATED TO GEORGIA, WEST ZONE, STATE PLANE COORDINATE SYSTEM HORIZONTAL DATUM AND NAVD 1988 VERTICAL DATUM. HORIZONTAL AND VERTICAL CONTROL SET BY AVERAGING 180 NETWORK ROVER OBSERVATIONS CONNECTED TO THE EGPS GNSS REFERENCE NETWORK.

**SURVEY DATA:**

TOTAL AREA: ACRES: 168.519 SQ. FEET: 7,340,708 (INCLUDES PARCEL 1 - SHOWN HEREON)

PLAT CLOSURE = 1" IN 1,280,995 FEET

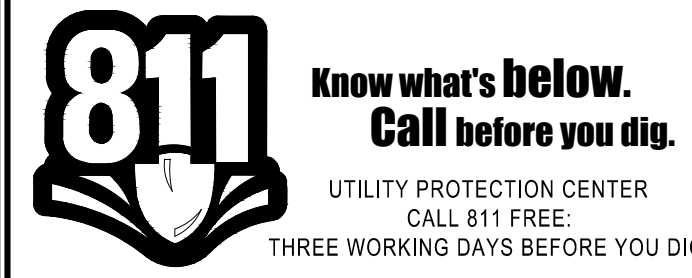
**EQUIPMENT USED:**

1) GEOMAX ZOOM 80 ROBOTIC TOTAL STATION

FIELD CLOSURE: 1" IN 18,997 FEET  
 ANGULAR ERROR: 2" PER ANGLE POINT  
 ADJUSTED BY: LEAST SQUARES

**DEED REFERENCES:**

1. DEED BOOK: 3950 PAGE: 431
2. DEED BOOK: 4850 PAGE: 419



**SURVEY SHEET**  
 1 OF 1

PLAT REVISION DESCRIPTION:

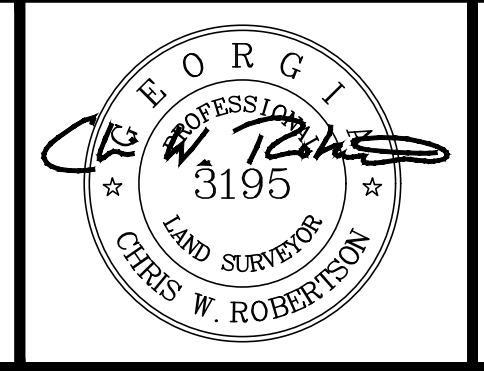
SCALE IN FEET

**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

DATE: 03-11-2022



**Gaskins Christopher BROTHERS**

ENGINEERING SURVEYING PLANNING CONSULTING CONSTRUCTION MGMT

www.gscsurvey.com LSF# 789

24 Jackson Street, Newnan, GA 30263 Phone: (770) 253-5195

RETRACEMENT BOUNDARY SURVEY FOR:

**BRETT HOLDINGS**  
 NEWBERRY ESTATES XING, SENOIA, GA. 30276

CITY OF SENOIA  
 LOCATED IN LAND LOTS 311 & 315 1ST LAND DISTRICT  
 COWETA COUNTY, GA.

DRAWING DATE: 03-11-2022  
 LAST FIELD WORK DATE: 01-25-2022  
 FILE LOCATION: N:\BND\COWETA\01\01\_0311\NEWBERRY\_EST.  
 DWG FILE: NEWBERRY ESTATES CROSSING - BND  
 CRD FILE: NEWBERRY ESTATES CROSSING - BND  
 SCALE: 1" = 150'  
 DRAWN BY: CAF CHECKED BY: CWR