

RESERVED FOR THE CLERK OF SUPERIOR COURT

PLAT NOTES

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1':27,861' AND AN ANGULAR ERROR OF 03" PER ANGLE POINT.

THE FIELD DATA WAS ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS A CLOSURE PRECISION OF 1':51,508'.

EQUIPMENT

ALL FIELD MEASUREMENTS WERE MADE USING A SOKKIA IX1003 ROBOTIC TOTAL STATION AND SOKKIA SHC5000 FIELD CONTROLLER.

FLOOD STATEMENT

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA (100-YEAR FLOOD ZONE) AS SHOWN ON F.I.R.M. MAP NO. 13313C0138D, EFFECTIVE DATE 09/19/2007.

BASIS OF BEARINGS

BEARINGS ROTATED TO MONUMENTS FOUND AND SURVEY CONTROL POINTS LOCATED BY GPS OBSERVATION USING A SOKKIA GRX3 GNSS RECEIVER WITH A SOKKIA SHC5000 FIELD CONTROLLER OPERATING ON THE REAL TIME GNSS NETWORK OPERATED BY eGPS SOLUTIONS, INC.

SOURCE OF TITLE

TITLE TO THE SUBJECT PARCEL IS CURRENTLY VESTED IN THE CITY OF DALTON PER DEED BOOK 5934, PAGE 293.

REFERENCES

1. PLAT OF CROWN COTTON MILLS - GROUP 5 BY RALPH D. STOUT DATED AUGUST, 1953. (PLAT BOOK 3, PAGE 148)

ZONING INFORMATION

THE SUBJECT PROPERTY IS CURRENTLY ZONED R-2

BUILDING SETBACKS:

FRONT (MAJOR): 40'
SIDES (MINOR): 25'
REAR: 10'
REAR: 15'

GENERAL NOTES

- THIS PLAT WAS PREPARED BY THE SURVEYOR OR UNDER HIS DIRECT SUPERVISION BASED ON AN ACTUAL ON THE GROUND SURVEY.
- THE BOUNDARY CONDITIONS AND IMPROVEMENTS ARE CERTIFIED ONLY AS TO THE DATE OF PLAT PREPARATION AS LISTED IN THE TITLE BLOCK.
- NO TITLE REPORT WAS PROVIDED TO LEWIS & ASSOCIATES LAND SURVEYING, LLC, NOR WAS AN INDEPENDENT TITLE SEARCH PERFORMED BY LEWIS & ASSOCIATES LAND SURVEYING, LLC. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- ALL DIMENSIONS SHOWN ARE HORIZONTAL GROUND DISTANCES.
- LEWIS & ASSOCIATES LAND SURVEYING, LLC DOES NOT CERTIFY AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA. NO UNDERGROUND INVESTIGATIONS HAVE BEEN PERFORMED.
- CERTIFICATION IS MADE ONLY TO THE PARTY(IES) NAMED ON THIS PLAT. CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY(IES) WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR.
- THIS SURVEY PLAT MAY NOT BE REPRODUCED, SCANNED OR ALTERED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF LEWIS & ASSOCIATES LAND SURVEYING, LLC.
- COPIES OF THIS SURVEY ARE NOT VALID WITHOUT AN ORIGINAL SEAL AND SIGNATURE. COPIES WITHOUT AN ORIGINAL SIGNATURE SHOULD BE CONSIDERED PRELIMINARY AND ARE NOT VALID FOR RECORDING OR CONDUCTING LAND TRANSACTIONS.
- ALL IRON PINS SET TO BE 5/8" REBAR WITH YELLOW CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR UNLESS NOTED OTHERWISE.
- THE TERM "CERTIFICATION" AS USED IN RULE "180-6-092(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- 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, IN THAT WHERE A CONFLICT EXISTS, THE REQUIREMENTS OF LAW PREVAIL.

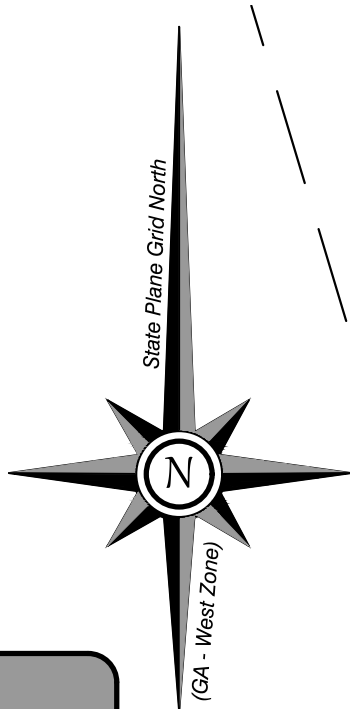
SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

CHRISTOPHER T. LEWIS
REGISTERED LAND SURVEYOR
NO. 1169

4/27/2022
DATE

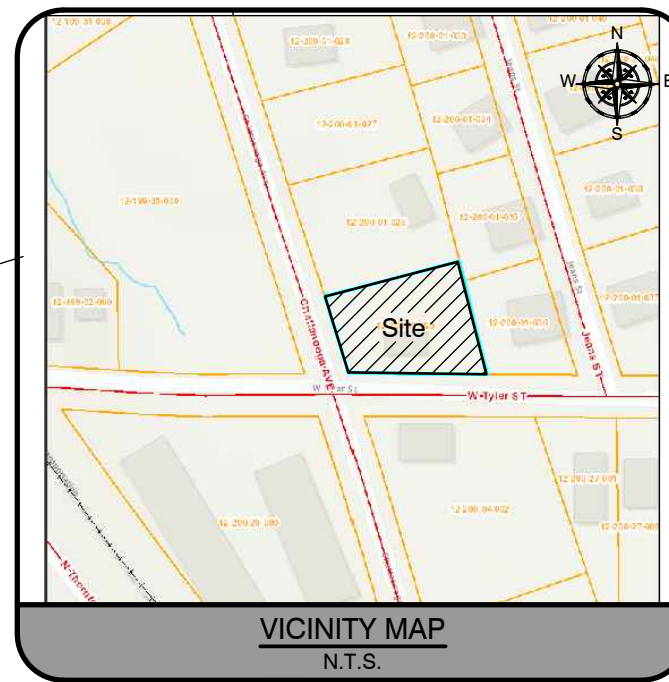
CHRISTOPHER T. LEWIS - GEORGIA LAND SURVEYING FIRM #1169
GEORGIA PLS #2824 / NORTH CAROLINA PLS #L-5329
TENNESSEE RLS #2824



Chatanoga Avenue - 60' R/W

N/F
HR Advocate, LLC
TPN 12-200-01-026
DB 6836 / Pg 004

Lot 421(Rev)
0.21 Acres
9,165 Square Feet
(3,548 Sq. Ft. Building Area)



VICINITY MAP
N.T.S.

Jeans Street (Elk Oak Street) - 44' R/W

N/F
Crow
TPN 12-200-01-036
DB 6789 / Pg 877

Magnetic Tone
Under Asphalt

IPF
1.25" O.T. Pipe

Magnetic Tone
Under Asphalt

Tyler Street - 50' R/W

LINE	BEARING	DISTANCE
L1	N 82°58'08" W	16.40'
L2	N 66°37'24" W	7.84'
L3	N 66°37'24" W	1.52'
L4	N 56°22'35" W	12.85'
L5	N 39°19'38" W	8.62'
L6	N 22°01'39" W	12.75'
L7	N 88°47'26" W	17.80'
L8	N 73°27'42" E	3.15'
L9	S 09°13'28" E	26.77'
L10	S 09°13'28" E	4.70'



Know what's below.
Call before you dig.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

SYMBOL LEGEND

⊙	STORM MANHOLE (STMH)
⊙	SANITARY SEWER MANHOLE
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	WATER VALVE
⊙	UTILITY POLE
⊙	TELEPHONE PEDESTAL
⊙	LIGHT POLE
⊙	IRON PIN FOUND (IPF)
●	IRON PIN SET (IPS)
—	BUILDING SETBACK LINE
—	CENTERLINE
—	OVERHEAD POWER LINE
—	CHAIN LINK FENCE
—	OPEN TOP PIPE
—	CRIMPED TOP PIPE
—	POINT OF BEGINNING
—	DEED BOOK/PAGE
—	PLAT BOOK/PAGE
—	TAX PARCEL NUMBER

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GEORGIA PLS #3063
TENNESSEE RLS #2824
NORTH CAROLINA PLS #L-5329
GEORGIA LSF #1169
NORTH CAROLINA LSF #P-2042
GSWCC LEVEL 2 #3115

SURVEY DATE	10/11/2021, 10/21/2021
SURVEY CREW	DSM, CLL
COMPUTED BY	CLL
DATE DRAWN	10/20/2021
DRAWN BY	CLL
CHECKED BY	CLL
REVISIONS	REVISION DATE
BUILDING AREA	4/27/2022

DWG SCALE	1"=20'	SHEET NO.
PROJ. NO.	21-115	1/1