

SURVEY NOTES

THE FIELD SURVEY WAS PERFORMED ON APRIL 11, 12, 17 & 18, 2023. ISSUE OR REVISION DATES ARE BASED ON FIELD OBSERVATIONS MADE AT THAT TIME. ANY CHANGES IN

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 22,989 FEET, AN ANGULAR ERROR OF 1" SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE ADJUSTMENT. GROUND MEASUREMENTS WERE OBTAINED USING A TRIMBLE S-6 ROBOTIC INSTRUMENT AND TRIMBLE DATA COLLECTOR.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 1,041,560 FEET.

. THE VERTICAL DATUM IS BASED ON NAVD 88. THE HORIZONTAL DATUM IS BASED ON GRID NORTH, NAD '83, GEORGIA COORDINATE SYSTEM OF 1985, WEST ZONE, AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING eGPS GNSS REAL TIME NETWORK USING A TRIMBLE R12 GPS UNIT.

ALL DISTANCES SHOWN ARE HORIZONTAL, GROUND DISTANCES.

NO TITLE COMMITMENT PROVIDED TO SURVEYOR AT THE TIME OF SURVEY.

GENERAL NOTES

PROPERTY ADDRESSES: 2317, 2349, 2610 & 2658 SNAPFINGER ROAD (FROM GIS)

-1512605003 (2349), 1512605002 (2610), 1512605015 (2658) & 1512605021 (2317)

	SYMBOL LEGEND		
	CONCRETE MONUMENT FOUND (CCMF)		
0	IRON PIN FOUND (TYPE NOTED)		
5	LOT NUMBER		
•	COMPUTED POINT		

LINE LE	<u>EGEND</u>
	PROPERTY LINE
	ADJOINING LOT LINE
	LAND LOT LINE
	RIGHT OF WAY

	ABBREVIATION LEGEND		
P.O.C.	POINT OF COMMENCEMENT		
RBF	REBAR FOUND		
CTPF	CRIMP TOP PIPE FOUND		
N/F	NOW OR FORMERLY		
P.O.B.	POINT OF BEGINNING		
R/W	RIGHT-OF-WAY		
OTPF	OPEN TOP PIPE FOUND		

R/W ABANDONMENT LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 126, 15TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT FOUND ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 20 (PUBLIC, VARIABLE R/W) HAVING GEORGIA STATE PLAIN COORDINATES OF N. 1350181.13 AND E.2279782.05;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 20 NORTH 76 DEGREES 12 MINUTES 01 SECONDS EAST 4.07 FEET TO A COMPUTED POINT FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 20 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF SNAPFINGER ROAD (PUBLIC, APPARENT 60' R/W) AND BEING SOUTH 0.6 FEET OF #4 REBAR FOUND USED FOR LINE, SAID POINT BEING THE TRUE

THENCE LEAVING SAID INTERSECTION AND FOLLOWING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 20 AND THE TERMINUS OF SNAPFINGER ROAD NORTH 76 DEGREES 12 MINUTES 01 SECONDS EAST 59.21 FEET TO A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 20 AND THE EASTERLY RIGHT OF WAY LINE OF SNAPFINGER ROAD;

THENCE LEAVING SAID INTERSECTION AND FOLLOWING ALONG THE EASTERLY RIGHT OF WAY LINE OF SNAPFINGER ROAD THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 259.10 FEET, WITH A RADIUS OF 1610.47 FEET, SUBTENDED BY A CHORD OF 258.82 FEET, WITH A CHORD BEARING OF SOUTH 29 DEGREES 49 MINUTES 41 SECONDS EAST TO A COMPUTED POINT;

THENCE SOUTH 24 DEGREES 56 MINUTES 06 SECONDS EAST 327.52 FEET TO A COMPUTED THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF SNAPFINGER ROAD SOUTH 65

DEGREES 01 MINUTES 35 SECONDS WEST 58.78 FEET TO A COMPUTED POINT ON THE WESTERLY RIGHT OF WAY LINE OF SNAPFINGER ROAD;

THENCE FOLLOWING ALONG THE WESTERLY RIGHT OF WAY LINE OF SNAPFINGER ROAD THE FOLLOWING COURSES AND DISTANCES:

NORTH 25 DEGREES 07 MINUTES 16 SECONDS WEST 173.56 FEET TO A 1" METAL BAR FOUND; THENCE NORTH 25 DEGREES 05 MINUTES 22 SECONDS WEST 16.68 FEET TO A COMPUTED

THENCE NORTH 24 DEGREES 32 MINUTES 23 SECONDS WEST 95.30 FEET TO A COMPUTED THENCE NORTH 24 DEGREES 57 MINUTES 31 SECONDS WEST 3.91 FEET TO A #4 REBAR FOUND;

SAID POINT BEING THE TRUE POINT OF BEGINNING. SAID TRACT OR PARCEL CONTAINS 0.82 ACRES (35,915 S.F.) MORE OR LESS.

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) of O.G.C.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF

FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN

FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES GASKINS + LECRAW, INC.

USER OF THIS PLAT AS TO INTENDED USE OF ANY 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.

DEAN C. OLSON

10/11/23

ORG

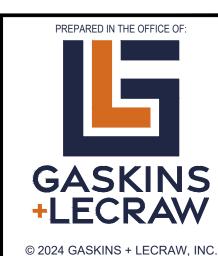
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O SURVE

AS SURVEYOR FOR

1 OF 1

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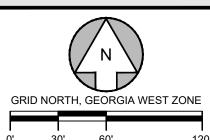
REVISIONS:

CALL BEFORE YOU DIG



Know what's below. Call before you dig.

SCALE & NORTH ARROW:



SCALE: 1" = 60' SURVEY INFO:

FIELD DATE: OFFICE DATE: ROW ABANDON EXHIBIT