

# ALTA/NSPS LAND TITLE SURVEY

## LOCATED IN LAND LOT 65 OF THE 3RD LAND DISTRICT, 419TH G.M.D.

### 216 DAVIS STREET CITY OF MONROE, WALTON COUNTY, GEORGIA

#### TAX PARCELS: M0160130

#### TEXT LEGEND

- C = CENTERLINE
- C&G = CURB & GUTTER
- DB = DEED BOOK
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- X = SPOT ELEVATION
- EOP = EDGE OF PAVEMENT
- FFE = FINISHED FLOOR ELEVATION
- IE = INVERT ELEVATION
- RBF = REBAR PIN FOUND
- RBS = REBAR PIN SET
- LL = LAND LOT
- N/F = NOW OR FORMERLY
- PL = PROPERTY LINE
- PB = PLAT BOOK
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- DI = DROP INLET
- WM = WATER METER
- WV = WATER VALVE
- FES = FLARED END STRUCTURE
- SSMH = SANITARY SEWER MANHOLE
- MH = MANHOLE
- S.W. = SIDEWALK

#### SYMBOL LEGEND

- = IRON PIN FOUND/SET
- = CALCULATED POINT
- = POWER POLE
- = SERVICE POLE
- ⊗ = SEWER MANHOLE
- ⊗ = WATER VALVE
- ⊗ = FIRE HYDRANT
- S — = SEWER LINE
- X — = FENCE LINE
- P — = OVERHEAD POWER

**SCHEDULE B-SECTION 2**  
CHICAGO TITLE INSURANCE COMPANY  
FILE #: 23-26188  
COMMITMENT DATE: OCTOBER 13, 2023

9. ALL MATTERS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 7 PAGE 262, WALTON COUNTY, GEORGIA RECORDS - AFFECTS THE SUBJECT PROPERTY. NOTHING TO PLOT
10. ALL MATTERS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 1 PAGE 43, WALTON COUNTY, GEORGIA RECORDS - AFFECTS THE SUBJECT PROPERTY. NOTHING TO PLOT
11. ALL MATTERS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 106 PAGE 117, WALTON COUNTY, GEORGIA RECORDS - AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AS DESCRIBED
12. RIGHT OF WAY EASEMENT TO THE WALTON ELECTRICAL ASSOCIATION, RECORDED IN DEED BOOK 23, PAGE 95, WALTON COUNTY, GEORGIA RECORDS. - AFFECTS THE SUBJECT PROPERTY. EASEMENT IS BLANKET IN NATURE.
13. RIGHT OF WAY EASEMENT TO THE WALTON ELECTRICAL ASSOCIATION, RECORDED IN DEED BOOK 23, PAGE 143-157, WALTON COUNTY, GEORGIA RECORDS. - UNABLE TO DETERMINE THE EXACT LOCATION BASED ON THE INFORMATION PROVIDED.

REFERENCE DEED: D.B. 86, PG. 487 & D.B. 129 PG. 615  
REFERENCE PLAT: P.B. 1 PG 43 & P.B. 7, PG. 262

**BK:125 PG:186-186**  
Filed and Recorded  
Oct-24-2023 08:22 AM  
DOC# 2023 - 000278  
KAREN P. DAVID  
CLERK OF SUPERIOR COURT  
WALTON COUNTY, GA  
Participant ID: 9651848499

#### SURVEYOR'S CERTIFICATION

To: CHICAGO TITLE INSURANCE COMPANY  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,8,13,16, and 20 of Table A thereof. The fieldwork was completed on 8-10-2023.

#### SURVEYOR 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 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 16-8-67.

*Joseph P. Brewer*  
Joseph P. Brewer Ga. RLS #3209 10-3-2023

#### UTILITY INFORMATION

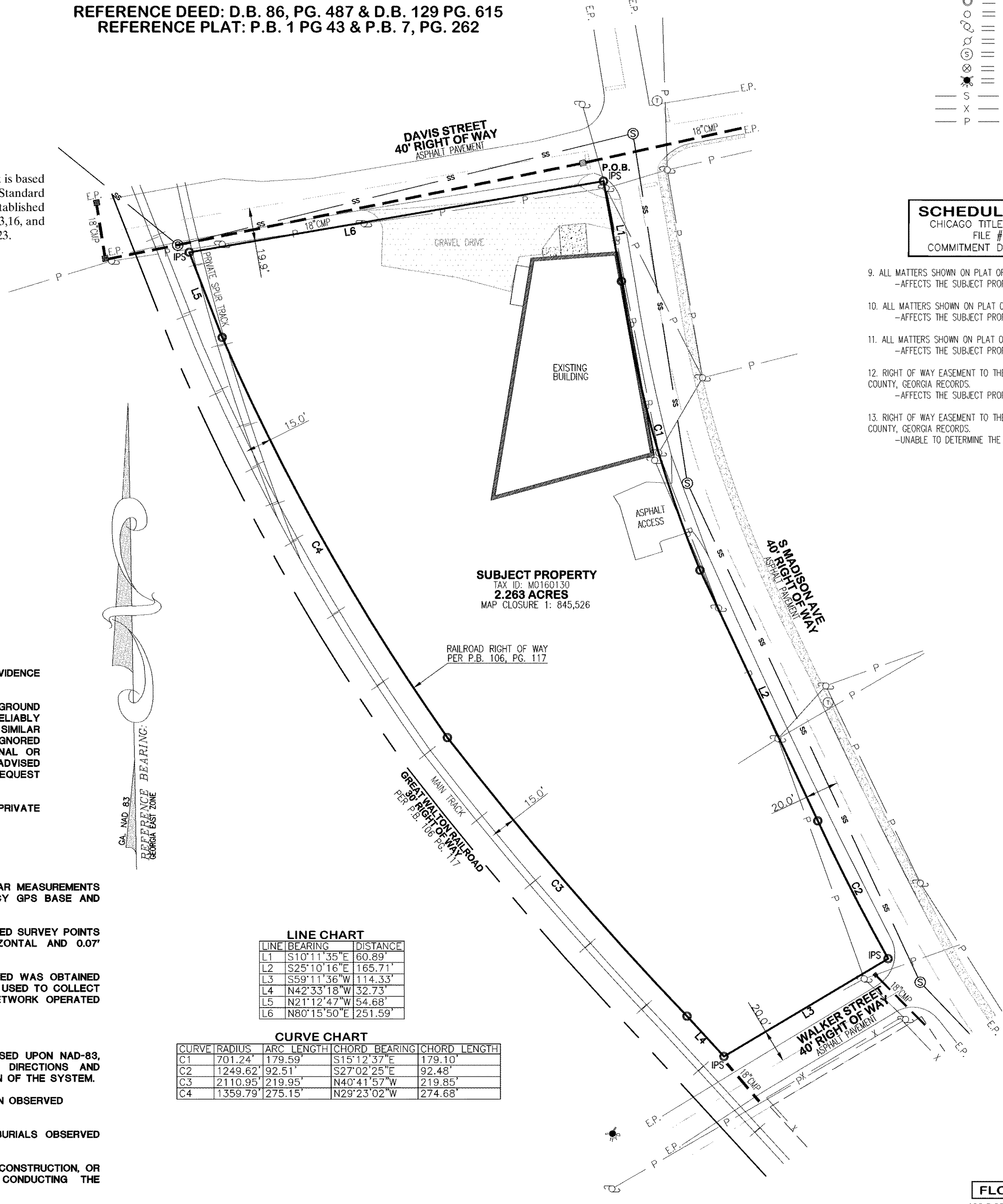
UTILITIES SHOWN HEREON ARE DEPICTED BY OBSERVED EVIDENCE ONLY.

LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUEST FROM THE SURVEYOR MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A PRIVATE UTILITY LOCATE.

#### SURVEYOR'S NOTES

1. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS REPORTED HEREON WAS A CARLSON BRX7 MULTI-FREQUENCY GPS BASE AND ROVER SYSTEM.
2. THE RELATIVE POSITIONAL TOLERANCE OF ALL FIELD LOCATED SURVEY POINTS USED IN THE PREPARATION OF THIS PLAT IS 0.04' HORIZONTAL AND 0.07' VERTICAL AT THE 95% CONFIDENCE LEVEL.
3. THE HORIZONTAL DATUM FOR WHICH THIS SURVEY IS BASED WAS OBTAINED BY THE USE OF GPS. A CARLSON NETWORK RTK ROVER WAS USED TO COLLECT CORRECTED MEASUREMENTS REPORTED BY A REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC.
4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE.
5. THE BEARING BASIS USED TO PREPARE THIS PLAT IS BASED UPON NAD-83, GEORGIA STATE PLANE, WEST ZONE COORDINATES. ALL DIRECTIONS AND DISTANCES SHOWN HEREON ARE A GROUND LEVEL PROJECTION OF THE SYSTEM.
6. THERE WAS NO EVIDENCE OF WETLANDS OR DELINEATION OBSERVED DURING THE FIELD WORK.
7. THERE WAS NO EVIDENCE OF CEMETERIES OR FAMILY BURIALS OBSERVED DURING THE FIELD WORK.
8. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.



**LINE CHART**

LINE	BEARING	DISTANCE
L1	S10°11'35"E	60.89'
L2	S25°10'16"E	165.71'
L3	S59°11'36"W	114.33'
L4	N42°33'18"W	32.73'
L5	N21°12'47"W	54.68'
L6	N80°15'50"E	251.59'

**CURVE CHART**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	701.24'	179.59'	S15°12'37"E	179.10'
C2	1249.62'	92.51'	S27°02'25"E	92.48'
C3	2110.95'	219.95'	N40°41'57"W	219.85'
C4	1359.79'	275.15'	N29°23'02"W	274.68'

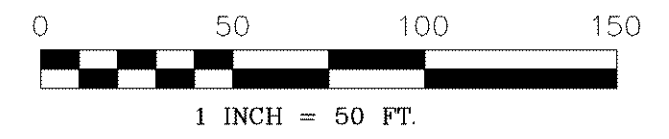
#### SURVEYED LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land lot 65 of the 3rd Land District, 419th G.M.D., City of Monroe, Walton County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin set at an intersection formed by the southerly right of way of Davis Street (40' right of way) and the westerly right of way of S Madison Ave. (40' right of way) said point being the POINT OF BEGINNING;

THENCE continuing along the right of way of S Madison Ave. the following four (4) courses and distances South 10 degrees 11 minutes 35 seconds East for a distance of 60.89 feet to a point; THENCE along a curve turning to the left having a radius of 701.24 feet, an arc length of 179.59 feet and being subtended by a chord having a bearing of South 15 degrees 12 minutes 37 seconds East for a distance of 179.10 feet to a point; THENCE South 25 degrees 10 minutes 16 seconds East for a distance of 165.71 feet to a point; THENCE along a curve turning to the left having a radius of 1249.62 feet, an arc length of 92.51 feet and being subtended by a chord having a bearing of South 27 degrees 02 minutes 25 seconds East for a distance of 92.48 feet to an iron pin set on the right of way of Walker Street (40' right of way); THENCE along the right of way of Walker Street South 59 degrees 11 minutes 36 seconds West for a distance of 114.33 feet to an iron pin set on the right of way of Great Walton Railroad (30' right of way); THENCE along the right of way of Great Walton Railroad the following four (4) courses and distances North 42 degrees 33 minutes 18 seconds West for a distance of 32.73 feet to a point; THENCE along a curve turning to the right having a radius of 2110.95 feet, an arc length of 219.95 feet and being subtended by a chord having a bearing of North 40 degrees 41 minutes 57 seconds West for a distance of 219.85 feet to a point; THENCE along a curve turning to the right having a radius of 1359.79 feet, an arc length of 275.15 feet and being subtended by a chord having a bearing of North 29 degrees 23 minutes 02 seconds West for a distance of 274.68 feet to a point; THENCE North 21 degrees 12 minutes 47 seconds West for a distance of 54.68 feet to an iron pin set on the right of way of Davis Street; THENCE along the right of way of Davis Street North 80 degrees 15 minutes 50 seconds East for a distance of 251.59 feet to an iron pin set, said point being the POINT OF BEGINNING.

The above described tract contains 2.263 acres.



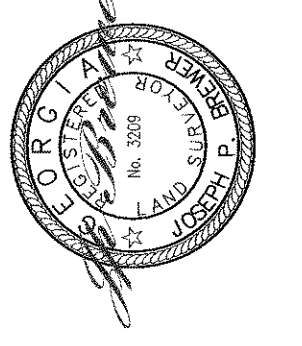
#### FLOOD NOTE

NO PORTION OF THE SUBJECT PROPERTY LIES IN A DESIGNATED SPECIAL FLOOD HAZARD AREA PER GREENE COUNTY FEMA FLOOD MAP NUMBER 13297C0137F, DATED 12-15-2022. THE PROPERTY LIES IN A FLOOD ZONE "X".

ALTA/NSPS BOUNDARY SURVEY FOR:

NO.	DATE:	REVISION:

DATE: 8/9/2023 LAND LOT: 65 DISTRICT: 3RD  
CITY: MONROE COUNTY: WALTON SCALE: 1"=50' DRAWN BY: J BENNETT  
JOB NUMBER: 23-757 DATE OF FIELD WORK: 8/10/2023



PREPARED BY: A Georgia Land Surveying Firm: LSF# 001105

**acre**  
PROFESSIONAL SURVEYORS  
LAND DEVELOPMENT SURVEYING AND MAPPING

ACRE GROUP, INC.  
139 W. WASHINGTON ST. | MADISON | GEORGIA 30650 | 706.431.4990

THE CITY OF MONROE, GEORGIA