

SITE PLAN EXHIBIT FOR:
LESLIE VAUGHAN SIMMONS
BARTOW COUNTY, GEORGIA
LAND LOTS 171
5th DISTRICT 3rd SECTION

SITE AREA
144,307 Sq. Ft.
3.31 Acres

NOTES

1. THE INFORMATION SHOWN FOR THE PROPERTY BOUNDARY IS BASED ON GIS AND RECORDED PLAT INFORMATION. NO FIELD SURVEY WAS PERFORMED AS PART OF THIS CONCEPTUAL DRAWING.
2. GENERAL PUBLIC UTILITY EASEMENTS ESTABLISHED AS PART OF LAND PLATTING AND CERTIFIES SURVEYS SHALL BE SHOWN AND IDENTIFIED.
3. THE LAND SURVEYING COMPANY, LLC. WILL NOT ACCEPT LIABILITY FOR DAMAGES OR COST ASSOCIATED WITH THE DESTRUCTION OF FACILITIES OR UTILITIES IN OR AROUND THE SITE.
4. THE PURPOSE OF THIS EXHIBIT IS TO SHOW POTENTIAL CONFIGURATIONS FOR THE BUILDING SIZE, PARKING LOT LAYOUT AND POND.
5. THE CONTOURS SHOWN ARE FROM PUBLICLY AVAILABLE CONTOURS. NO VERIFICATION OR ACTUAL FIELD SURVEYING WAS PERFORMED TO VERIFY THE ELEVATIONS AND/OR UTILITIES IN THIS AREA.
6. CONTOURS ARE BASED ON NAVD 88 DATUM AND DERIVED FROM AVAILABLE DIGITAL COAST LIDAR INFORMATION PROCESSED THROUGH A SURFACE PROGRAM. NO FIELD VERIFICATIONS HAVE BEEN PERFORMED AS PART OF THIS TOPOGRAPHY.

REFERENCE

1. A BY KNIGHT & KNIGHT LAND SURVEYORS FOR HOWARD J. CARSON, ESTATE RECORDED IN PLAT BOOK 45 PAGE 84 OF THE CLERK OF COURTS OF BARTOW COUNTY, GEORGIA.
2. A BY KNIGHT & KNIGHT LAND SURVEYORS FOR HOWARD J. CARSON, ESTATE RECORDED IN PLAT BOOK 45 PAGE 85 OF THE CLERK OF COURTS OF BARTOW COUNTY, GEORGIA.

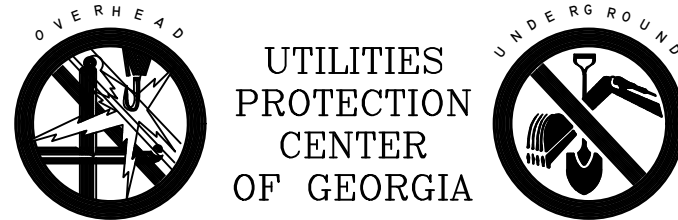
ZONING NOTE

1. THE PARCELS SHOWN HEREON ARE CURRENTLY ZONED RE-1 (RURAL ESTATE) PER THE BARTOW COUNTY FUTURE USE MAP.

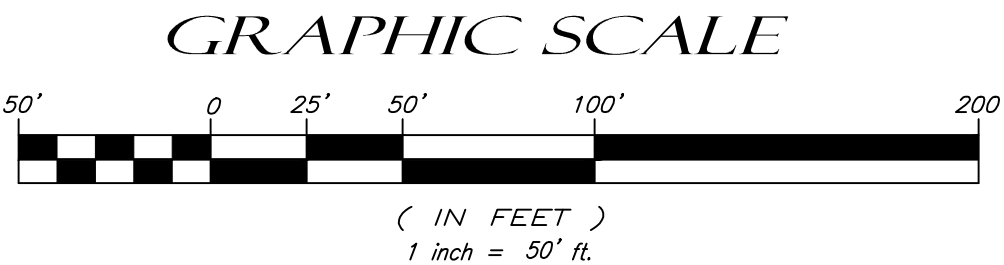
LEGEND

	SUBJECT PROPERTY LINE	IPS	#5 REBAR SET
	ADJACENT PROPERTY LINE	PCF	PROPERTY CORNER FOUND
	LAND LOT LINE	D.E.	DRAINAGE EASEMENT
	BUILDING SETBACK LINES	N/F	NOW OR FORMERLY
	BSL	R/W	RIGHT OF WAY
	OHE	BSL	BUILDING SETBACK LINE
	OVERHEAD POWER LINE (OHE)	L.L.L.	LAND LOT LINE
	FENCE LINE	PL	PROPERTY LINE
	WATER'S EDGE	CL	CENTERLINE
	MONUMENTATION FOUND (PCF)	LSE	LANDSCAPE EASEMENT
	PROPERTY CORNER SET	PP	POWER POLE (PP)
		WM	WATER METER (WM)

IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION AND ADVISE ENGINEERING OF ANY CONFLICTS. ALL LOCATION OF UTILITIES SHOWN ON THESE DRAWINGS IS APPROXIMATE AND MAY NOT BE A COMPLETE LOCATION OF ALL UTILITIES. CERTIFICATION TO THE LOCATION OF ALL UTILITIES IS WITHHELD.

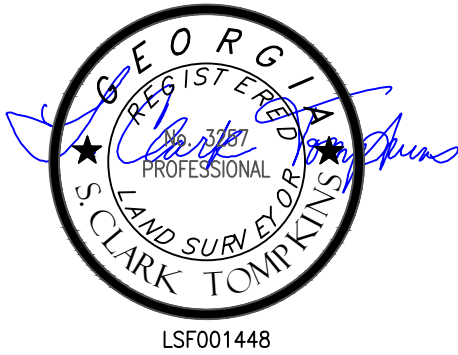


BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN FT.(10') OF OVERHEAD LINES OF 750 VOLTS OR MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION CENTER (UPC) AT 1-800-282-7411 (623-4344 IN METRO ATLANTA).

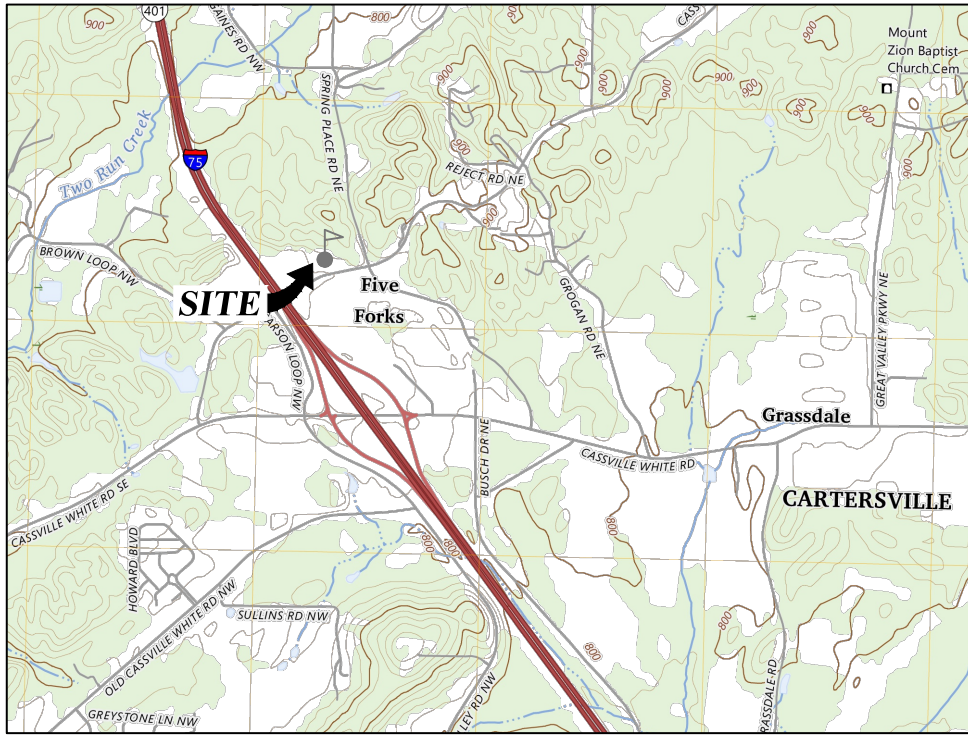
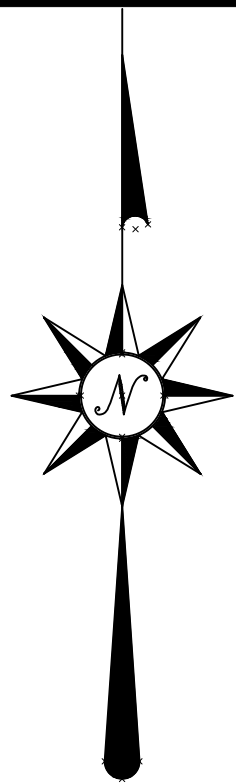
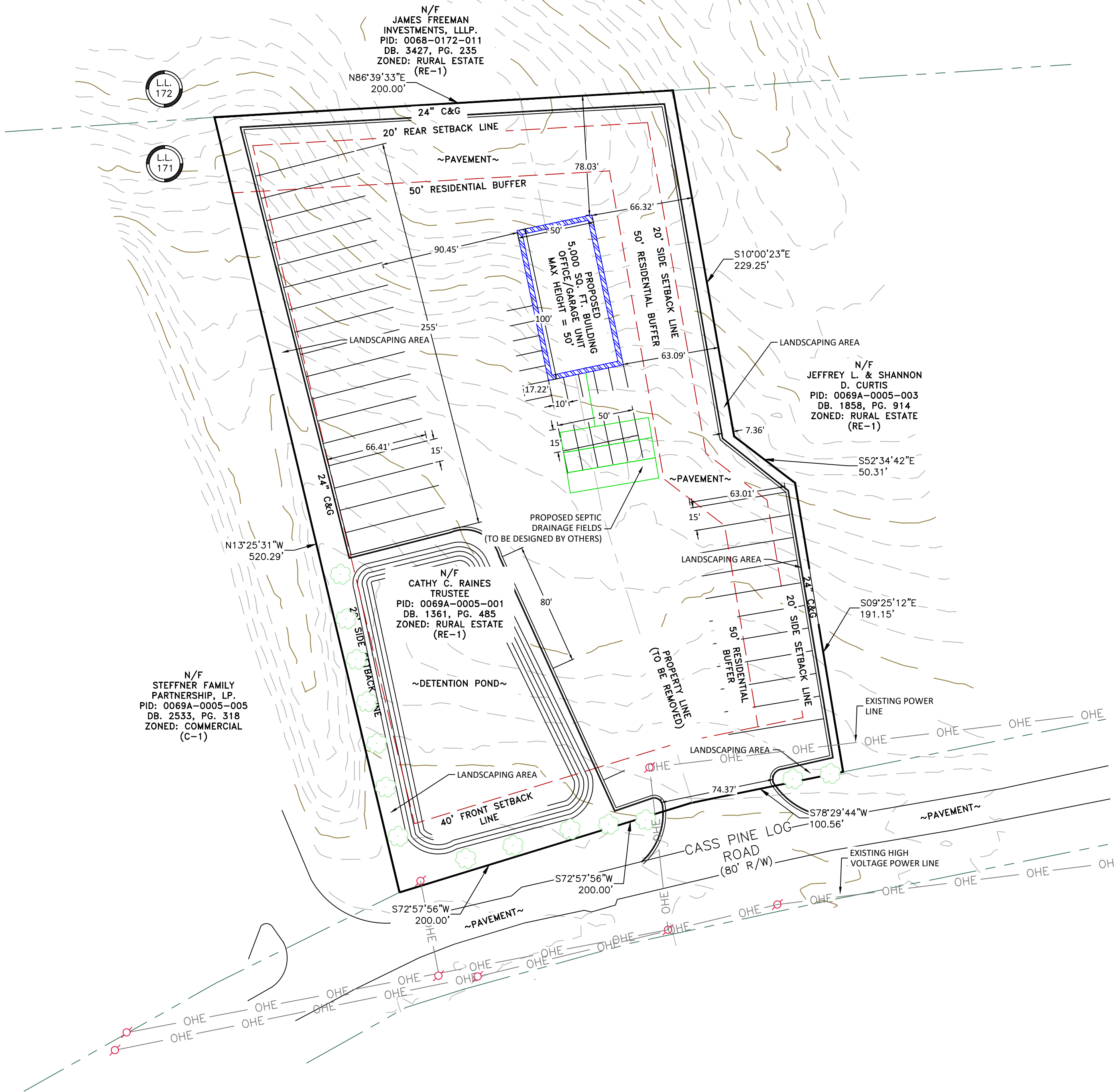


FLOOD HAZARD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF BARTOW COUNTY, MAP NUMBER 13015C0165H, DATED OCTOBER 5TH, 2018 NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ZONE AE. ALL PORTIONS OF SUBJECT PROPERTY LIE WITHIN AN AREA OF MINIMAL FLOOD HAZARD ZONE X.



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VICINITY MAP (N.T.S.)

<div>GEORGIA</div> <div>BARTOW COUNTY</div> <div>LAND LOTS 171</div> <div>5th DISTRICT 3rd SECTION</div>	DATE	REVISION	<div>Project01 & 105 CASS PINE LOG RD.</div> <div>RYDAL, GA 30171</div> <div>Auth. By: LESLIE VAUGHAN SIMMONS</div> <div>Drawing Title</div> <div>A SITE PLAN EXHIBIT FOR:</div> <div>LESLIE VAUGHAN SIMMONS</div>	<div></div> <div>317 CASSVILLE ROAD, CARTERSVILLE, GA 30120 PH: 706-979-6009 THELANDSURVEYINGCOMPANY.COM</div>
DATE: 03/25/2025				
JOB NO: 25-027				
DRN BY: C. TOMPKINS				
CKD BY: C. TOMPKINS				
DATUM: NAD '83/ NAVD '88				
SCALE: 1"=50'				
SHEET 1 - OVERALL EXHIBIT				