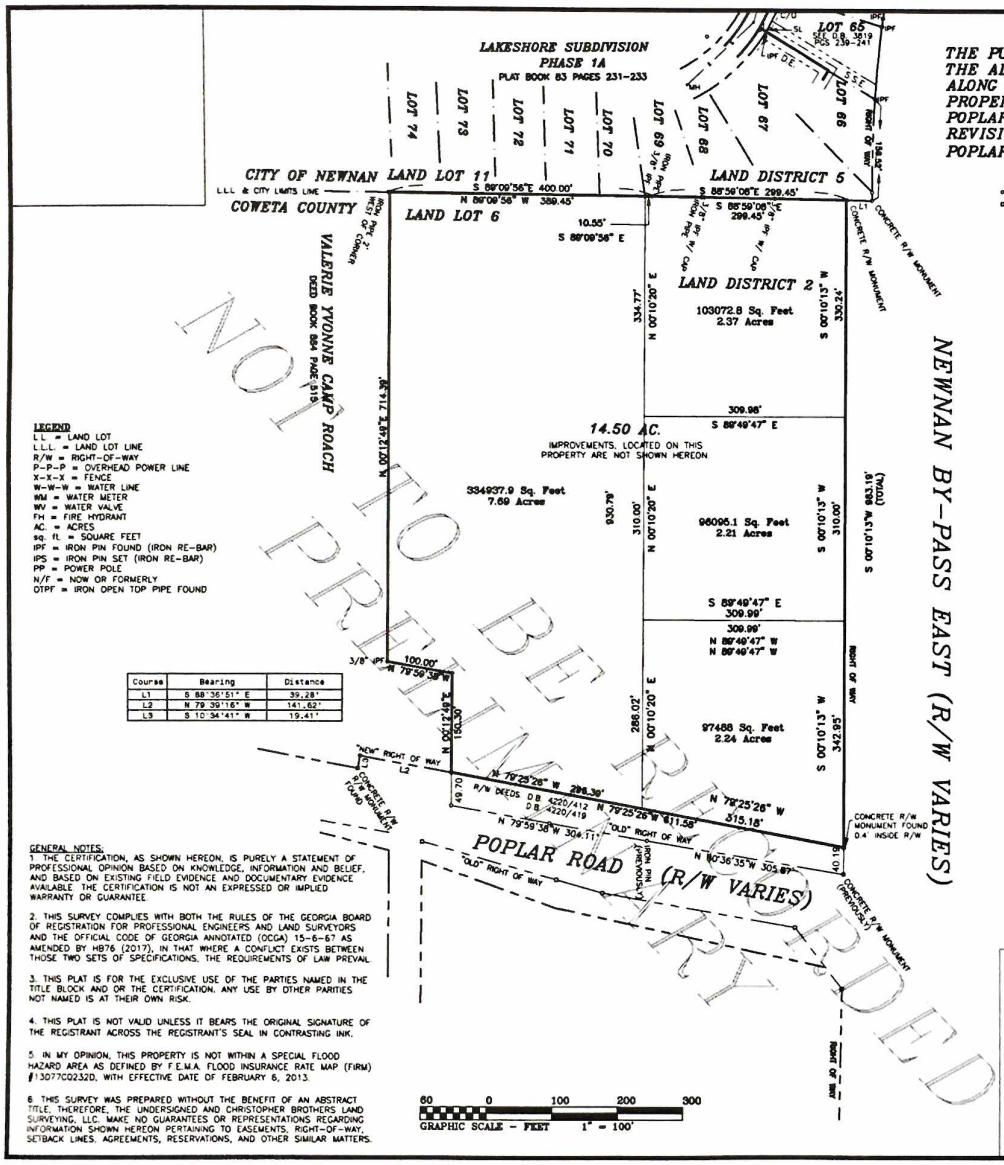

THE PURPOSE OF THIS PLAT IS TO SHOW THE ADDITIONAL RIGHT-OF-WAY TAKEN ALONG POPLAR ROAD AND ADDITIONAL PROPERTY PLANNED TO BE DEVELOPED BY POPLAR ROAD, LLC. THIS PLAT IS A REVISION OF A PLAT BY THIS OFFICE FOR POPLAR ROAD, LLC DATED 9/16/2008.

LEGEND

LL = LAND LOT
L.L.L. = LAND LOT LINE
R/W = RIGHT-OF-WAY
P-P-P = OVERHEAD POWER LINE
X-X-X = FENCE
W-W-W = WATER LINE
WM = WATER METER
WV = WATER VALVE
FH = FIRE HYDRANT
AC. = ACRES
sq. ft. = SQUARE FEET
IPF = IRON PIN FOUND (IRON RE-BAR)
IPS = IRON PIN SET (IRON RE-BAR)
PP = POWER POLE
N/F = NOW OR FORMERLY
OTPF = IRON OPEN TOP PIPE FOUND

Course	Bearing	Distance
L1	S 88°36'51" E	39.28'
L2	N 79°39'16" W	141.62'
L3	S 10°34'41" W	19.41'

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 (OCGA) 15-6-67 AS AMENDED BY HB76 (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, THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #13077C0232D, WITH EFFECTIVE DATE OF FEBRUARY 6, 2013.

6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE; THEREFORE, THE UNDERSIGNED AND CHRISTOPHER BROTHERS LAND SURVEYING, LLC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.

SURVEY DATA

E.O.C. Plat: 1' in 432,550 FEET
E.O.C. Field: 1' in 30,123 FEET
Angular Error: 1" per angle point
Adjusted By: Compass Rule

Equipment Used:

Geomax Zoom 80/90 Robotic Total Station
Topcon GTS-313 Total Station

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 03/11/2019

CHRIS W. ROBERTSON GA RLS #3195 DATE

REVISIONS

1. 3-11-19 SHOW NEW R/W AND ADDITIONAL PROPERTY.

RETRACEMENT BOUNDARY SURVEY FOR:

POPLAR ROAD, LLC

PORTIONS OF THIS PROPERTY BEING LOTS 1-9 & 12 OF A PLAT RECORDED P.B. 29 PG. 201. ALSO BEING A PORTION OF TRACT 5 AND ALL OF TRACTS 6 & 7 OF THE W.A. & C.E. TURNER SUBDIVISION RECORDED D.B. 49 PG. 459 LOCATED IN LAND LOT 6 & 2ND LAND DISTRICT

COWETA COUNTY, GEORGIA

Christopher Brothers
LAND SURVEYING, LLC
NEWNAN, GEORGIA 30263
(770)253-5195
LSF #32
chrisbros@numail.org
www.christophersurveying.com

GEORGIA REGISTERED No. 3195 LAND SURVEYOR CHRIS W. ROBERTSON

DRAWING DATE	09/16/2008
LAST FIELD WORK DATE	02/08/2019
DISK	2019-MARCH
DRAWING	#CF=12033 #SF=12033 NEW RW
SCALE	1" = 100'
DRAWN BY	CWR

1 OF 1