

LEGEND

- IRON PIN OR PIPE FOUND
- IRON PIN SET (IPS) (1/2"REBAR)
- COMPUTED POINT
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- UTILITY POLE
- ← GUY WIRE
- COMMUNICATION PEDESTAL
- WATER METER
- ⊗ WATER VALVE
- ⊙ SANITARY SEWER MANHOLE
- DIP DUCTILE IRON PIPE
- RCP REINFORCED CONCRETE PIPE
- x— FENCE (CHAIN LINK)
- FENCE (WOOD)
- ⊙ GAS METER
- ⊙ ELECTRIC METER

GENERAL NOTES:

- 1.) NO TITLE SEARCH, ABSTRACT OR TITLE OPINION WAS PERFORMED BY NOR PROVIDED TO S. L. COLWELL & ASSOC., INC. FOR THE SUBJECT PARCEL. THERE MAY BE ADDITIONAL EASEMENTS OR OTHER INSTRUMENTS NOT SHOWN ON THIS MAP OR PLAT WHICH COULD EFFECT THE BOUNDARIES OR INTERIORS OF THE SUBJECT PARCEL.
- 2.) UNDERGROUND UTILITIES OR OTHER NON-VISIBLE STRUCTURES OR ENCROACHMENTS, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.
- 3.) INTERNAL IMPROVEMENTS WERE NOT LOCATED, EXCEPT AS SHOWN.
- 4.) ALL IRON PINS SET ARE 1/2" REBARS UNLESS NOTED OTHERWISE.
- 5.) REFERENCES USED IN COMPILING THIS PLAT ARE SHOWN HEREON.
- 6.) AS PER FLOOD INSURANCE RATE MAP SPALDING COUNTY, GEORGIA AND INCORPORATED AREAS, MAP NUMBER 13255C0185D EFFECTIVE DATE MAY 3, 2010. THIS PARCEL IS NOT LOCATED WITHIN AN IDENTIFIED FLOOD HAZARD ZONE (100 YEAR).
- 7.) BEARINGS ARE REFERENCED TO THE CITY OF GRIFFIN CONTROL NETWORK.
- 8.) OFFSET DISTANCES SHOWN HEREON ARE PERPENDICULAR TO LINES.
- 9.) BUILDING DIMENSIONS SHALL BE FIELD VERIFIED BY ARCHITECT/ENGINEER. BUILDING OUTLINE SHOWN HEREON IS APPROXIMATE ONLY.

DRAWING KEY

- 1.) OWNER/ADDRESS: GRIFFIN MANOR, LLC
P.O. BOX 2028 , BUTLER, GEORGIA 31006
SITE LOCATION ADDRESS: 205/207 WEST COLLEGE STREE, GRIFFIN, GEORGIA.
- 2.) ZONING DISTRICT: CBD
- 3.) LAND LOT: 143 DISTRICT: SECOND
- 4.) THIS PROPERTY IS NOT PART OF A SUBDIVISION.
- 5.) THIS PROPERTY IS NOT IN A FLOOD PLAIN.
- 6.) THIS PROPERTY IS NOT IN A WETLAND AREA.
- 7.) THIS PROPERTY IS IN A WATERSHED AREA (POTATO CREEK).
- 8.) THIS PROPERTY DOES NOT HAVE ANY BODIES OF WATER ON THE PROPERTY.
- 9.) TOTAL AREA OF SITE = 1.03 ACRES.
- 10.) MINIMUM LOT WIDTH MEASURED AT BUILDING LINE: 30 FEET
- 11.) MINIMUM FRONT YARD: 0 FEET - HOSPITAL, CLINIC OR CARE HOME: 10 FEET
- 12.) MINIMUM SIDE YARD: 0 FEET - HOSPITAL, CLINIC OR CARE HOME: 10 FEET
- 13.) MINIMUM REAR YARD: 0 FEET - HOSPITAL, CLINIC OR CARE HOME: 10 FEET
- 14.) MAXIMUM BUILDING HEIGHT: 35 FEET - IF ABOVE 35 FEET A FIRE CONTROL PLAN MUST BE APPROVED IN WRITING BY THE FIRE CHIEF OR THEIR DESIGNEE.
- 15.) MAXIMUM LOT COVERAGE BY IMPERVIOUS SURFACE: 100 PERCENT - WITHIN GRIFFIN HISTORIC COMMERCIAL DISTRICT
80 PERCENT - UNDEVELOPED CBD ZONED PROPERTY.
50 PERCENT - DIRECTLY ADJACENT TO RESIDENTIAL ZONED PROPERTY..
- 16.) PARCEL NUMBER: 023 04008.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,433 FEET AND AN ANGULAR ERROR OF 09" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 257,060 FEET.

A GEOMAX ZOOM 80 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAT.

PARCEL REFERENCES:

DEED BOOK 4065, PAGE 109

UNRECORDED SURVEY PREPARED BY
GRIFFIN ENGINEERING COMPANY

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

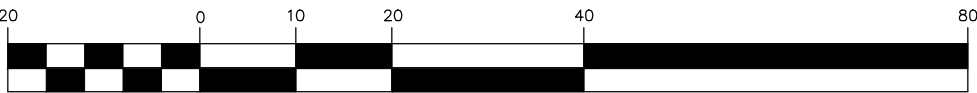
SCALE: 1" = 20'
FIELD SURVEY DATE: JULY 25, 2016
PLAT PREPARATION DATE: JULY 25, 2016
DRAWING NO.: 072516*24x36
DWN. BY SLC
C.O.A.: LSF000525

TOPOGRAPHICAL DRAWING
FOR
Griffin Manor, LLC
LOCATED IN THE CITY OF GRIFFIN
LAND LOT 143 OF THE SECOND LAND DISTRICT OF
SPALDING COUNTY, GEORGIA

S. L. Colwell & Assoc., Inc.

265 CRAWFORD ROAD
BARNESVILLE, GEORGIA 30204
(770) 358-9905

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.