LEGEND

RBF	#5-BAR FOUND
NL	NAIL FOUND
IPS	IRON PIN SET (1/2" REBAR)
PKS	PK NAIL SET
CMF	CONCRETE MONUMENT FOUND
OTP	OPEN TOP PIPE
TBM	BENCHMARK
CTP	CRIMP TOP PIPE
C/O	SANITARY SEWER CLEAN OUT
ICV	IRRIGATION CONTROL VALVE
DH	DRILL HOLE
PL	PROPERTY LINE
LL	LAND LOT
℄	PROPERTY LINE
C.L.	CENTERLINE
BSL	BUILDING SETBACK LINE
R/W	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
C&G	CURB & GUTTER
BOC	BACK OF CURB
EOP	EDGE OF PAVEMENT
EG	EDGE OF GRAVEL
GMD	GEORGIA MILITIA DISTRICT
PB/PG	PLAT BOOK / PAGE
DB/PG	DEED BOOK / PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
ELEV	ELEVATION
IE	INVERT ELEVATION
FFE	FINISHED FLOOR ELEVATION
BFE	BASEMENT FLOOR ELEVATION
GFE	GARAGE FLOOR ELEVATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYLCHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
LP	LIGHT POLE
PP	POWER POLE OR UTILITY POLE
MH	MANHOLE
CB	CATCH BASIN
JB	JUNCTION BOX
HW	HEADWALL
DI	GRATE INLET
YI	CURB INLET
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
1455.2	EXISTING GROUND ELEVATION
⊗	PIN FOUND OR SET
1450	EXISTING CONTOUR ELEVATION
FO	UNDERGROUND FIBER OPTIC
OHP	POWERLINE
UP	UNDERGROUND POWER
TP	TELEPHONE LINE
UT	UNDERGROUND TELEPHONE LINE
UG	UNDERGROUND GAS LINE
⊗	CONCRETE RIGHT-OF-WAY MARKER
TV	UNDERGROUND CABLE T.V. LINE
SS	SANITARY SEWER LINE
SD	STORM SEWER PIPE
W	WATER LINE / PIPE
	FENCE LINE
	BRANCH / CREEK / STREAM CENTERLINE
	FLOOD HAZARD ZONE LIMITS
	PINE TREE
	HARDWOOD TREE
	LIMITED ACCESS
271	NEW OR FORMERLY
306	BENCH MARK
	CONTROL POINT

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.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.

THE PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.

GEORGIA811®
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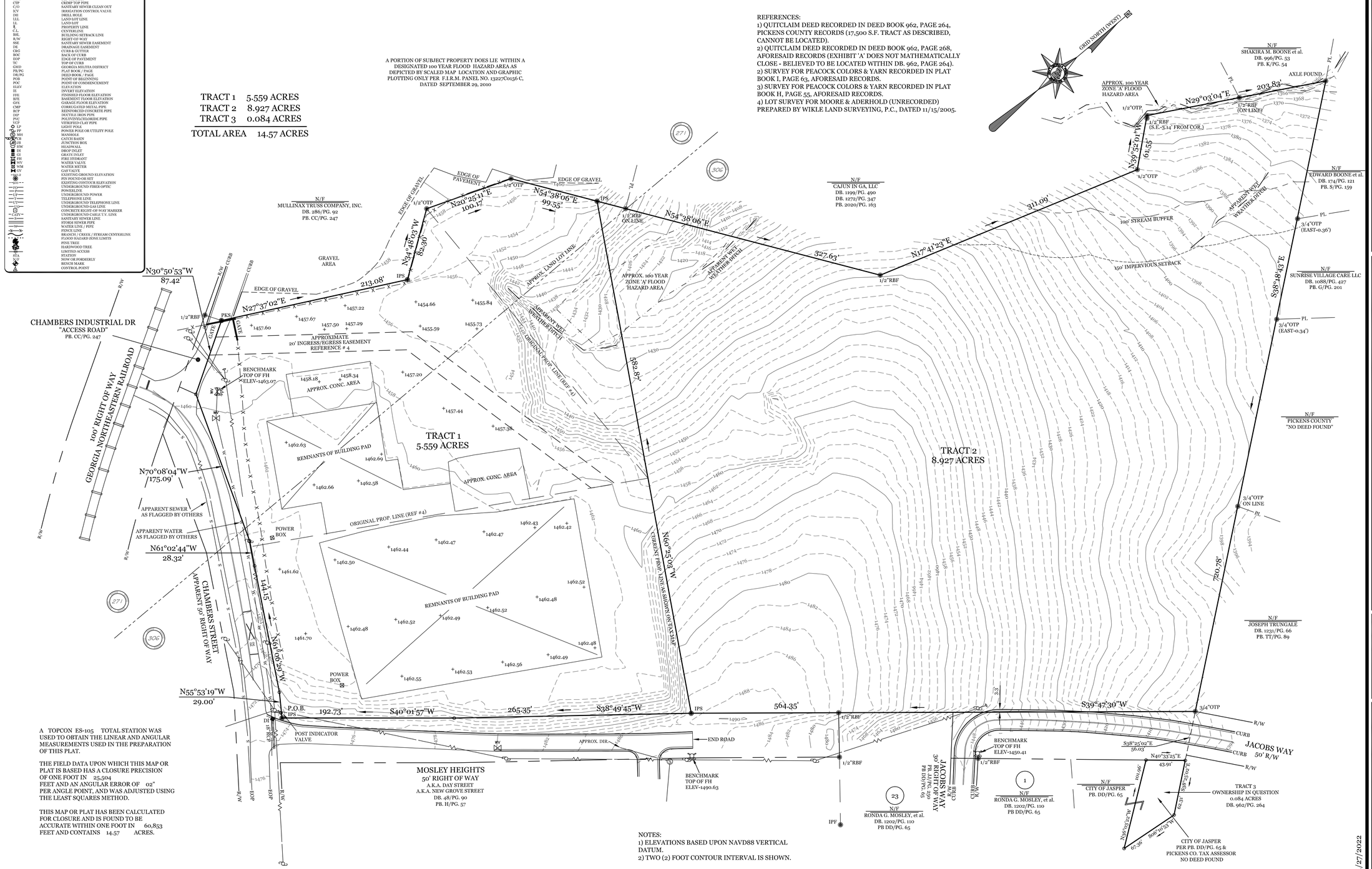
A PORTION OF SUBJECT PROPERTY DOES LIE WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.I.R.M. PANEL NO. 13227C0156 C, DATED SEPTEMBER 29, 2010

TRACT 1	5.559 ACRES
TRACT 2	8.927 ACRES
TRACT 3	0.084 ACRES
TOTAL AREA	14.57 ACRES

REFERENCES:
1) QUITCLAIM DEED RECORDED IN DEED BOOK 962, PAGE 264, PICKENS COUNTY RECORDS (17,500 S.F. TRACT AS DESCRIBED, CANNOT BE LOCATED).
2) QUITCLAIM DEED RECORDED IN DEED BOOK 962, PAGE 268, AFORESAID RECORDS (EXHIBIT 'A' DOES NOT MATHEMATICALLY CLOSE - BELIEVED TO BE LOCATED WITHIN DB. 962, PAGE 264).
2) SURVEY FOR PEACOCK COLORS & YARN RECORDED IN PLAT BOOK I, PAGE 63, AFORESAID RECORDS.
3) SURVEY FOR PEACOCK COLORS & YARN RECORDED IN PLAT BOOK H, PAGE 55, AFORESAID RECORDS.
4) LOT SURVEY FOR MOORE & ADERHOLD (UNRECORDED) PREPARED BY WIKLE LAND SURVEYING, P.C., DATED 11/15/2005.



A TOPCON ES-105 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,504 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 60,853 FEET AND CONTAINS 14.57 ACRES.

NOTES:
1) ELEVATIONS BASED UPON NAVD88 VERTICAL DATUM.
2) TWO (2) FOOT CONTOUR INTERVAL IS SHOWN.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. ALSO, UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

SOLD SOLD SOLD

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS ADOPTED AND SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

DATE OF FIELDWORK: 1/27/2022

GEORGIA PREMIER LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYING
3010 HAMILTON MILL ROAD
BUFORD, GEORGIA 30519
(770) 614-3004 FAX (770) 614-3956
LAND SURVEYING COA #1177

TOPOGRAPHIC SURVEY FOR:

Chambers Street Partners, LLC

LOCATED IN LAND LOTS 271 AND 306 OF THE 12TH DISTRICT, 2ND SECTION
CITY OF JASPER, PICKENS COUNTY, GEORGIA SCALE 1"=50'

GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2900 BRIAN R. SUTHERLAND
5/2/2024

DATE	NO	DESCRIPTION
5/2/24	1	ADD SEWER/WATER ALONG CHAMBERS ST

2/16/2022	21370	BS
DATE	PROJ. NUMBER	DRAWN BY

1 of 1