

Done, Ratified, and Passed this 12th day of July, 2022.

Kim Learnard, Mayor

Phil Prebor, Post 1

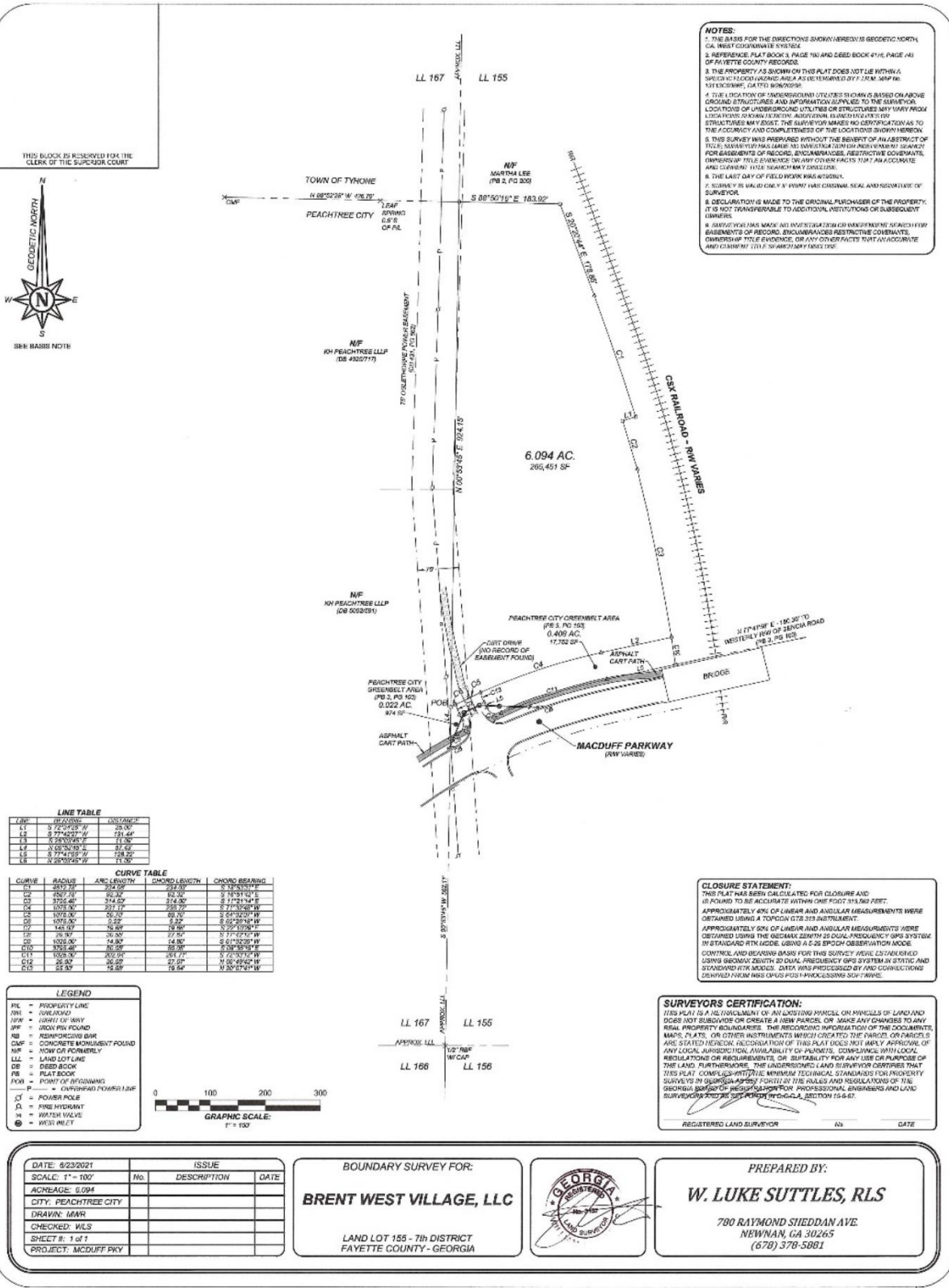
Mike King, Post 2

Gretchen Caola, Post 3

Frank Destadio, Post 4

Attest: _____
City Clerk

EXHIBIT "A"



THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



NOTES:

1. THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS GEODETIC NORTH, GA. BEST COORDINATE SYSTEM.
2. REFERENCE PLAT BOOK 3, PAGE 140 AND DEED BOOK 414, PAGE 481 OF FAYETTE COUNTY RECORDS.
3. THE PROPERTY AS SHOWN ON THIS PLAT DOES NOT LIE WITHIN A SPECIFIC FLOOD HAZARD AREA AS DETERMINED BY FEMA MAP NO. 15167C-0102E, (A TO) WINDBORNE.
4. THE LOCATION OF UNDERGROUND UTILITIES IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS OF ABOVE GROUND UTILITIES. ENDEAVOR HAS BEEN MADE TO IDENTIFY STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO GUARANTY AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ASSESSOR OF TITLE. NEITHER HAS LARGE NE ADVERTISED TO BE NEITHER SEARCHED FOR EVIDENCE OF RECORD, ENCUMBRANCE, RESTRICTIVE COVENANTS, EVIDENCE OF TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENCY TITLE SURVEY MAY REVEAL.
6. THE LAST DAY OF FIELD WORK WAS 4/25/2021.
7. SURVEY IS VALID ONLY IF OWNER HAS COUNTERSIGNED AND SIGNED AND SIGNED OFF SURVEYOR.
8. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE PROPERTY. IT IS NOT TRANSFERABLE TO ADDITIONAL PURCHASERS OR SUBSEQUENT OWNERS.
9. SURVEYOR HAS MADE AN INVESTIGATION FOR ENCUMBRANCE SEARCH FOR EVIDENCE OF RECORD, ENCUMBRANCE RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENCY TITLE SURVEY MAY REVEAL.

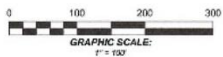
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 77°19'19" W	29.90
L2	S 77°42'21" W	131.64
L3	S 78°00'00" W	131.64
L4	N 02°25'35" E	87.90
L5	S 77°41'19" E	128.58
L6	N 02°26'25" W	111.90

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2613.50	222.25	222.25	S 12°30'11" E
C2	492.75	82.32	82.32	S 16°19'41" E
C3	3702.42	214.02	214.02	S 12°30'11" E
C4	1078.00	212.77	220.25	S 77°32'48" W
C5	1078.00	50.72	89.70	S 67°49'00" W
C6	1078.00	5.22	5.22	S 68°20'38" W
C7	145.00	76.85	78.90	N 52°32'58" W
C8	36.97	36.97	37.50	S 77°27'10" W
C9	1078.00	14.90	14.90	S 67°49'00" W
C10	3702.42	86.98	86.98	S 08°08'16" E
C11	1078.00	202.00	204.71	S 67°32'10" W
C12	26.97	30.57	37.57	N 55°49'42" W
C13	26.97	78.85	79.64	N 55°49'42" W

- LEGEND**
- PK = PROPERTY LINE
 - YN = OVERLAP
 - WPA = 100' W/10' W/ARY
 - JFF = JROWN P/L FOUND
 - MB = REINFORCED BAR
 - CMB = CONCRETE MONUMENT FOUND
 - NB = NOW OR FORMERLY
 - LL = LAND LOT LINE
 - DB = DEED BOOK
 - PB = PLAT BOOK
 - PL = POINT OF BEGINNING
 - POB = POINT OF BEGINNING
 - POW = CONTINUED POWER LINE
 - CT = POWER POLE
 - DL = FIRE HYDRANT
 - WA = WATER VALVE
 - MW = WATER WELL



CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT AND 3/16ths INCH. APPROXIMATE 90% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON DTB 300 INSTRUMENT. APPROXIMATE 10% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING THE BRICKMAN ZEPHYRUS DUAL-FREQUENCY GPS SYSTEM IN STANDARD RTK MODE. USING A 2.25 SECOND OBSERVATION MODE. CONTROL AND OBSERVATION FOR THIS SURVEY WERE OBTAINED USING GEOMAX ZEPHYRUS DUAL-FREQUENCY GPS SYSTEM IN STATIC AND STANDARD RTK MODES. DATA WAS PROCESSED BY LAND CONNECTIONS DERIVED FROM WGS 84 PLUS 10 PROJECTIONS SET-TABLE.

SURVEYOR'S CERTIFICATION:
THIS PLAT IS A NEUTRALIZATION OF AN ERROR OR ERRORS OF LAND AND DOES NOT SUBSIDIZE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENT, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECISTRATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PLANTS, 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 PROFESSIONAL ENGINEERS AND LAND SURVEYORS, SECTION 16-2-20, SECTION 16-6-20.

REGISTERED LAND SURVEYOR 443 DATE _____

DATE: 8/23/2021	ISSUE
SCALE: 1" = 100'	No. DESCRIPTION DATE
PACKAGE: 6.004	
CITY: PEACHTREE CITY	
DRAWN: MMR	
CHECKED: WLS	
SHEET #: 1 of 1	
PROJECT: MACDUFF PKY	

BOUNDARY SURVEY FOR:
BRENT WEST VILLAGE, LLC

LAND LOT 155 - 7th DISTRICT
FAYETTE COUNTY - GEORGIA



PREPARED BY:
W. LUKE SUTTLES, RLS

780 RAYMOND SHEDDAN AVE.
NEWNAN, GA 30265
(678) 378-5881

EXHIBIT "B"

