



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: September 29, 2017

ARC REVIEW CODE: V1709291

TO: Mayor Kasim Reed, City of Atlanta
ATTN TO: Keyetta Holmes, Assistant Director, Zoning and Development
FROM: Douglas R. Hooker, Executive Director, ARC

Digital signature
Original on file

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-17-04A 2180 Garraux Road

Review Type: Metro River

MRPA Code: RC-17-04A

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a new single-family home on an existing single-family housing site.

Preliminary Finding: ARC staff has begun the review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: City of Atlanta

Land Lot: 240 **District:** 17 **Section:** 234

Date Opened: September 29, 2017

Deadline for Comments: October 9, 2017

Earliest the Regional Review can be Completed: October 10, 2017

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE/CRNRA

If you have any questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.org or (470) 378-1645. If ARC staff does not receive comments from you on or before October 9, 2017 we will assume that your agency has no additional comments and will close the review. Comments by email are strongly encouraged. The ARC review website is located at: <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: September 29, 2017

ARC REVIEW CODE: V1709291

TO: ARC Community Development and Natural Resources Managers

FROM: Andrew Smith, 470-378-1645

Reviewing staff by Jurisdiction:

Community Development: Herrig, Robert

Natural Resources: Santo, Jim

Name of Proposal: RC-17-04A 2180 Garraux Road

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Submitting Local Government: City of Atlanta

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Response:

- 1) Proposal is **CONSISTENT** with the following regional development guide listed in the comment section.
- 2) While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) The proposal is **INCONSISTENT** with the following regional development guide listed in the comment section.
- 4) The proposal does **NOT** relate to any development guide for which this division is responsible.
- 5) Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

[illegible]

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

SEP 22 2017

65 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

1. Name of Local Government: CITY OF ATLANTA
2. Owner(s) of Record of Property to be Reviewed:
Name(s): EILEEN DUBOSE ; DEAN DUBOSE SMITH
Mailing Address: 2100 GARRAJX ROAD
City: ATLANTA State: GA Zip: 30327
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404.231.1776 Fax: _____
Other Numbers: 404.272.4241
3. Applicant(s) or Applicant's Agent(s):
Name(s): DARYL COOK, AS AGENT
Mailing Address: 1180 BELLS PERRY RD
City: MARIETTA State: GA Zip: 30066
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-354-9188 Fax: _____
Other Numbers: 404-355-7070
4. Proposed Land or Water Use:
Name of Development: N/A SINGLE LOT (DETACHED)
Description of Proposed Use: SINGLE FAM. RESIDENCES
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: 234 ET.AL, 17TH FULTON CO
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
3 2100 GARRAJX RD, ± 1000 FT TO GARRAJX WOODS RD
Size of Development (Use as Applicable):
Acres: Inside Corridor: 5.53
Outside Corridor: 0
Total: 5.53
Lots: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Units: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
Outside Corridor: _____
Total: _____

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? YES

If "yes", describe the additional land and any development plans: THIS IS ONE LOT OF A POTENTIAL FUTURE SUBDIVISION.

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? NO (SMS) 9/24/17

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): _____

7. How Will Sewage from this Development be Treated?

A. Septic tank EXISTING TO BE REVISED.

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system N/A

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf.
(SF)					
A				(90)	(75)
B				(80)	(60)
C	47,200	29,600	17,100	(70) 62.7% (45) 36.3% SMS	
D	35,100	2,000	100	(50) 5.7% (30) 0.7% SMS	
E	91,850	5,400	4,000	(30) 5.9% (15) 4.4% SMS	
F	71,060	0	0	(10) 0% (2) 0% SMS	
Total:	± 240,000			N/A	N/A

NOTE: EXISTING PRE-ACT HOUSE AND ASSOCIATED IMPERVIOUS IS LOCATED W/ 100-Feet of the river. Proposed structure will be 110-120 feet from river to no-use building site and to minimize new impervious land disturbance. Proposal includes extended 100-foot buffer/setback as per Part 2.5.3.9. of the Chattahoochee Corridor Plan

SMS -ARC
9/23/17

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? YES

If "yes", indicate the 100-year floodplain elevation: 777.5

NOTE: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? YES

If "yes", indicate the 500-year flood plain elevation: 778.5 (at this off form map)

NOTE: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

____ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

____ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

____ Written consent of all owners to this application. (Space provided on this form)

☒ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

☒ Description of proposed use(s). (Space provided on this form)

☒ Existing vegetation plan.

☒ Proposed grading plan.

☒ Certified as-builts of all existing land disturbance and impervious surfaces.

____ Approved erosion control plan.

☒ Detailed table of land-disturbing activities. (Both on this form and on the plans)

____ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

N/A Documentation on adjustments, if any.

____ Cashier's check or money order (for application fee).

~~FOR SINGLE STEP APPLICATIONS (NON-SUBDIVISION):~~

☒ Site plan.

☒ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

____ Concept plan.

____ Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

Ellen E. DuBois

12/20/16

Dean DuBois Smith

12/20/16

Signature(s) of Owner(s) of Record

Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

[Signature]

12/14/16

Signature(s) of Applicant(s) or Agent(s)

Date

14. The governing authority of City of Atlanta requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

Reginald M. Hill

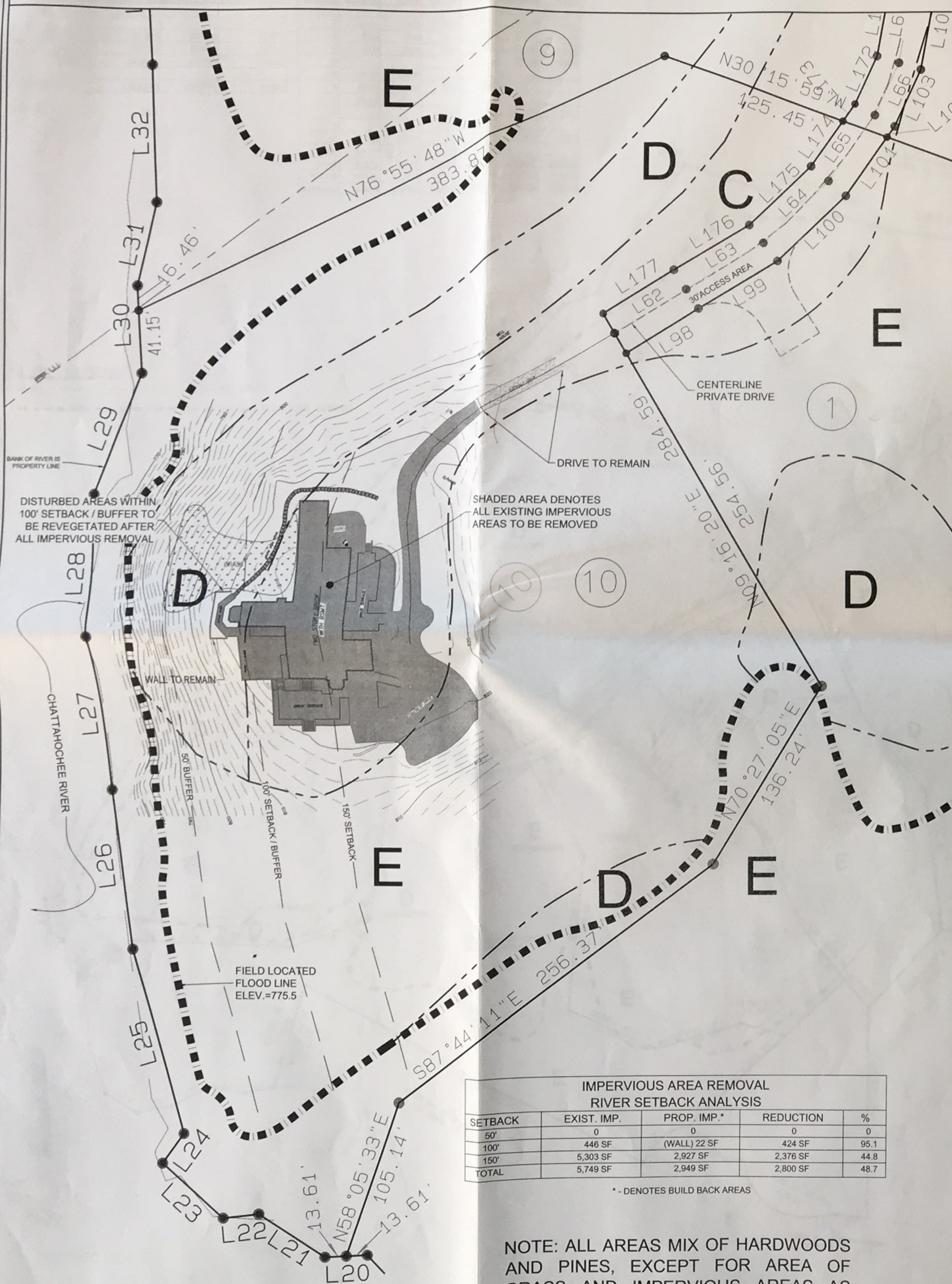
April 22, 2017

Signature of Chief Elected Official or Official's Designee

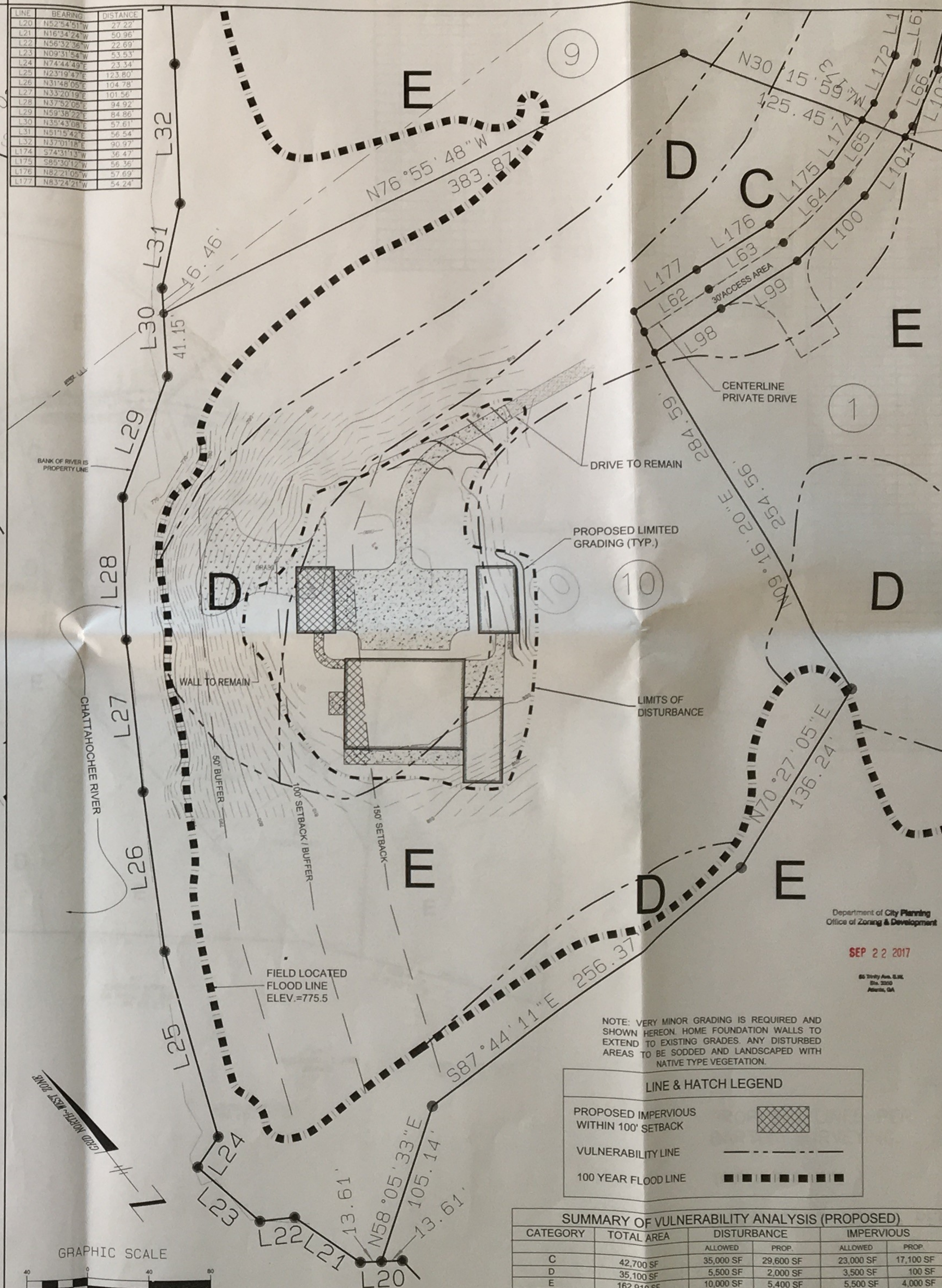
Date

EXISTING CONDITIONS/TO BE REMOVED

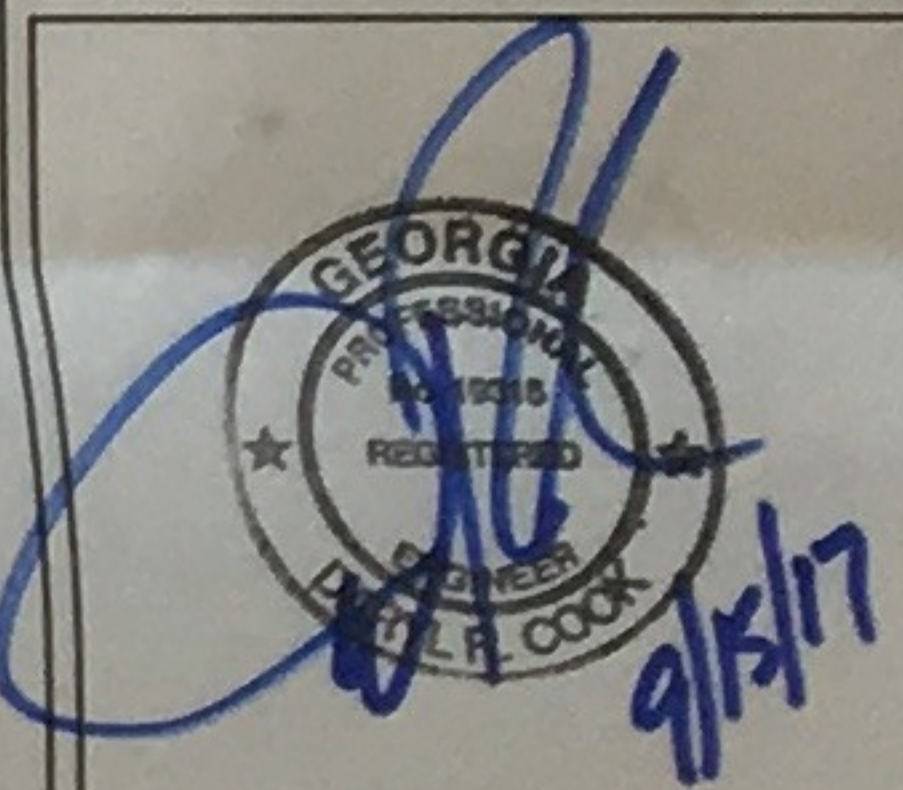
PROPOSED CONDITIONS



LINE	BEARING	DISTANCE
L20	N52°54'51"W	27.22
L21	N16°34'24"W	50.98
L22	N56°32'32"W	22.69
L23	N09°31'54"W	53.53
L24	N74°44'48"E	23.34
L25	N23°19'47"E	123.80
L26	N33°48'05"E	104.76
L27	N33°20'09"E	101.56
L28	N37°52'09"E	94.92
L29	N59°38'22"E	84.86
L30	N30°43'08"E	57.61
L31	N01°19'42"E	56.54
L32	N37°30'11"E	90.97
L174	S74°31'13"W	36.47
L175	S85°30'12"W	56.36
L176	N82°21'09"W	57.69
L177	N83°24'21"W	54.24



A.R.C. SITE PLAN FOR LOT 10
2180 GARRAUX ROAD
 LOCATED IN
 LAND LOTS 240
 17TH DISTRICT
 CITY OF ATLANTA
 FULTON COUNTY, GEORGIA



NO.	DATE	BY	DESCRIPTION
1.	12/05/16	WAB	REV SUBMITTAL
2.	09/14/17	JUT	ADDRESS AND COMMENTS

Department of City Planning
 Office of Zoning & Development

SEP 22 2017

65 Trinity Ave. S.W.
 Ste. 200
 Atlanta, GA

W&B
WATTS & BROWNING ENGINEERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1180 BELLS FERRY ROAD
 MARIETTA, GEORGIA 30066-6030
 PHONE: (678) 324-6132
 FAX: (770) 694-6870
 WWW.WEBNER.COM
 LSF000429 - REF000714

SCALE: 1" = 40'
 DATE SURVEYED: 06/03/14
 DATE UPDATED: 02/01/15, 04/10/15
 SURVEYED BY: N/A
 DATE DRAFTED: 12/05/16
 UPDATE DRAFTED: N/A
 DRAWN BY: N/A
 CHECKED BY: JSC
 FIELD BOOK #: N/A
 JOB NUMBER: 151132
 FOLDER NUMBER: 151132
 CADD FILE: N/A
 DISC FILE: 6 VULNERABILITY ANALYSIS 17TH DISTRICT
 COUNTY/ALL/D/S: FULTON/240/17
 PLAT FILE: 0
 SHEET: 1 OF 1

GARRAUX ROAD ~ BO DUBOSE PROPERTY S/D

CATEGORY	TOTAL AREA (SF)	CLEARING (SF)	IMPERVIOUS (SF)
C	70/45	382,341	267639
D	50/30	575232	287616
E	30/15	1509067	452720
TOTALS	2,466,640	1007975	570983

IN ACRES:

56.6

LOT NO.	C CLEAR	C IMP	D CLEAR	D IMP	E CLEAR	E IMP
1	3800	2500	5000	3000	17000	11000
2	3800	2500	5000	3000	17000	11000
3	5500	3500	6000	3500	15000	10000
4					23000	15000
5	23000	15000		3000		
6	18000	12000	5500			
7	23000	15000				
8			21000	13500	2500	1500
9			25000	16000		
10	35000	23000	5500	3500	7500	5500
STREET	64000	32000	21600	10800		
BANK	91532	66553	193016	115470	363022	172360
TOTALS	267639	172053	287616	172570	452720	226360
ALLOWED	267639	172053	287616	172570	445022	226360

LINE LEGEND

ARC LIMITS

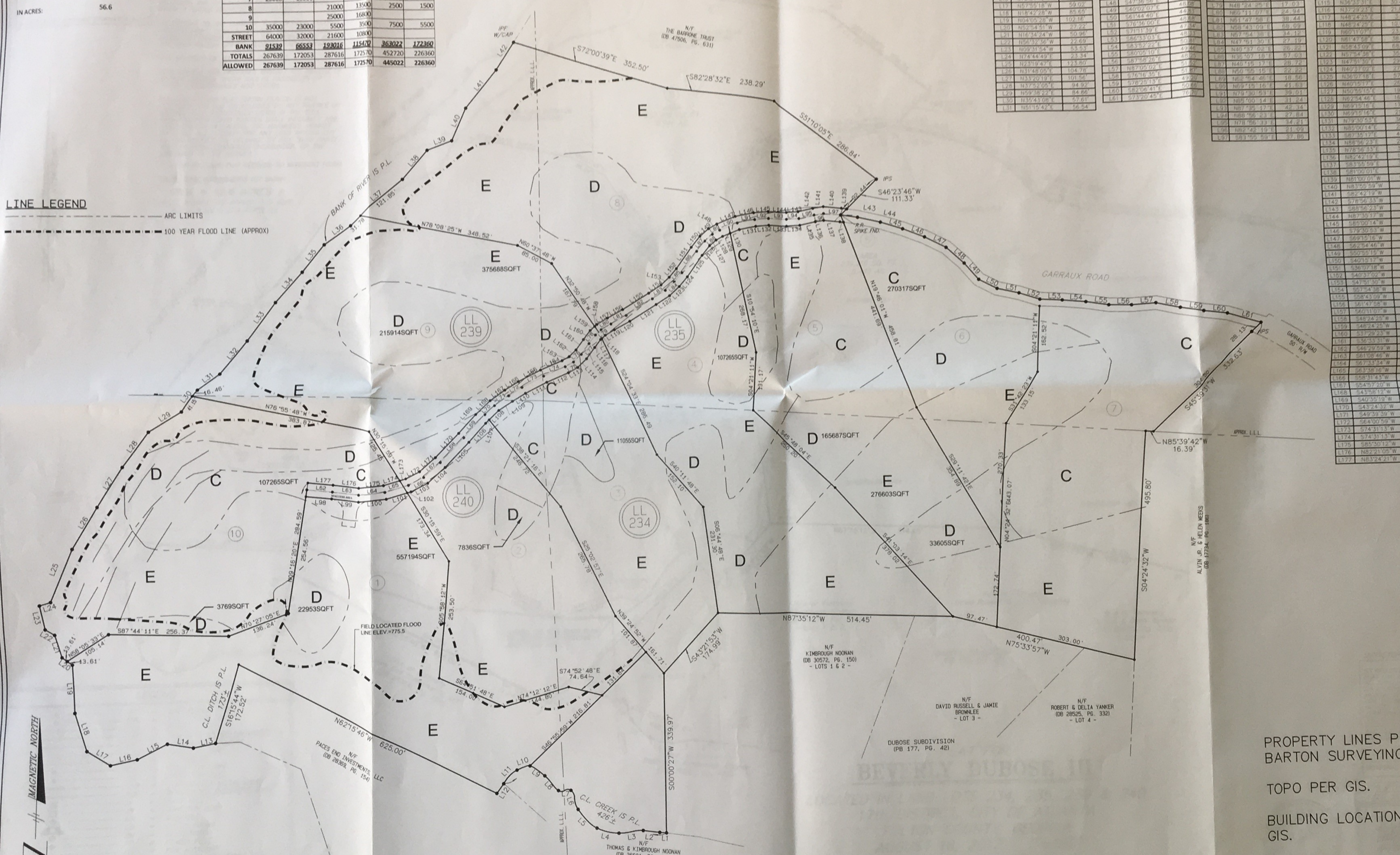
100 YEAR FLOOD LINE (APPROX)



GRAPHIC SCALE

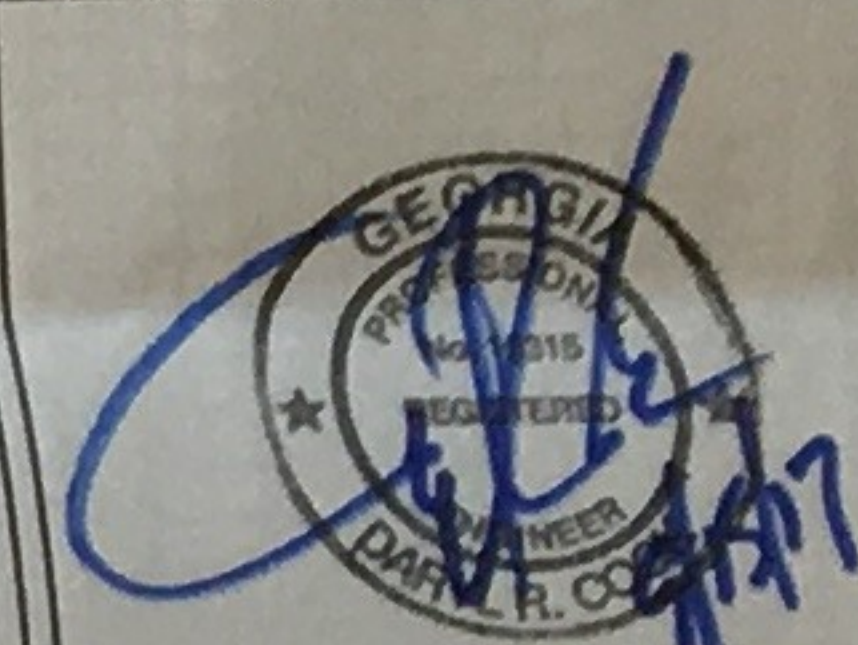
(IN FEET)
1 inch = 100 ft.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N85°06'03"W	14.66	L32	N57°01'18"E	102.72	L61	S83°24'21"E	54.80	L90	S82°24'21"E	55.36
L2	N82°35'03"W	35.83	L33	N55°59'08"E	102.72	L62	S83°24'21"E	54.80	L91	S82°24'21"E	55.36
L3	S84°42'47"W	52.48	L34	N55°59'08"E	102.72	L63	S83°24'21"E	54.80	L92	S82°24'21"E	55.36
L4	N76°22'24"W	48.72	L35	N55°59'08"E	102.72	L64	S83°24'21"E	54.80	L93	S82°24'21"E	55.36
L5	N44°56'53"W	58.67	L36	N55°59'08"E	102.72	L65	S83°24'21"E	54.80	L94	S82°24'21"E	55.36
L6	N20°12'43"W	43.75	L37	N49°48'59"E	85.50	L66	S83°24'21"E	54.80	L95	S82°24'21"E	55.36
L7	N89°45'14"W	27.01	L38	N49°48'59"E	85.50	L67	S83°24'21"E	54.80	L96	S82°24'21"E	55.36
L8	N42°02'06"W	43.29	L39	N70°10'24"E	102.72	L68	S83°24'21"E	54.80	L97	S82°24'21"E	55.36
L9	N54°29'13"W	38.59	L40	N70°10'24"E	102.72	L69	S83°24'21"E	54.80	L98	S82°24'21"E	55.36
L10	N73°40'32"W	29.22	L41	N39°36'27"E	71.00	L70	S83°24'21"E	54.80	L99	S82°24'21"E	55.36
L11	N49°19'06"W	40.35	L42	N31°28'51"E	77.41	L71	S83°24'21"E	54.80	L100	S82°24'21"E	55.36
L12	N36°19'08"W	25.00	L43	S81°00'01"E	51.00	L72	S83°24'21"E	54.80	L101	S82°24'21"E	55.36
L13	N79°41'05"W	42.87	L44	S76°35'32"E	51.00	L73	S83°24'21"E	54.80	L102	S82°24'21"E	55.36
L14	N69°20'43"W	26.58	L45	S72°13'42"E	51.00	L74	S83°24'21"E	54.80	L103	S82°24'21"E	55.36
L15	N56°15'08"W	70.40	L46	S68°12'48"E	52.48	L75	S83°24'21"E	54.80	L104	S82°24'21"E	55.36
L16	N78°44'49"W	67.33	L47	S62°32'48"E	52.48	L76	S83°24'21"E	54.80	L105	S82°24'21"E	55.36
L17	N57°55'18"W	59.02	L48	S47°36'56"E	49.48	L77	S83°24'21"E	54.80	L106	S82°24'21"E	55.36
L18	N18°42'28"W	85.85	L49	S40°02'07"E	49.48	L78	S83°24'21"E	54.80	L107	S82°24'21"E	55.36
L19	N08°05'20"W	102.18	L50	S36°44'40"E	49.48	L79	S83°24'21"E	54.80	L108	S82°24'21"E	55.36
L20	N52°45'51"W	27.22	L51	S78°36'00"E	47.84	L80	S83°24'21"E	54.80	L109	S82°24'21"E	55.36
L21	N16°34'24"W	50.96	L52	S71°01'59"E	45.03	L81	S83°24'21"E	54.80	L110	S82°24'21"E	55.36
L22	N56°32'38"W	22.69	L53	S63°13'03"E	50.81	L82	S83°24'21"E	54.80	L111	S82°24'21"E	55.36
L23	N69°11'54"W	53.53	L54	S55°52'22"E	49.48	L83	S83°24'21"E	54.80	L112	S82°24'21"E	55.36
L24	N74°44'49"W	23.34	L55	S50°05'10"E	45.03	L84	S83°24'21"E	54.80	L113	S82°24'21"E	55.36
L25	N23°19'47"E	123.80	L56	S47°58'26"E	51.02	L85	S83°24'21"E	54.80	L114	S82°24'21"E	55.36
L26	N31°48'05"E	104.78	L57	N87°05'02"E	51.87	L86	S83°24'21"E	54.80	L115	S82°24'21"E	55.36
L27	N33°20'19"E	101.56	L58	S76°16'13"E	49.29	L87	S83°24'21"E	54.80	L116	S82°24'21"E	55.36
L28	N37°42'05"E	84.92	L59	S78°28'13"E	49.29	L88	S83°24'21"E	54.80	L117	S82°24'21"E	55.36
L29	N52°38'22"E	84.86	L60	S82°06'41"E	50.00	L89	S83°24'21"E	54.80	L118	S82°24'21"E	55.36
L30	N35°43'08"E	97.61	L61	S73°20'45"E	102.72	L90	S83°24'21"E	54.80	L119	S82°24'21"E	55.36
L31	N51°12'42"E	56.54				L91	S83°24'21"E	54.80	L120	S82°24'21"E	55.36



ARC AREA EXHIBIT GARRAUX ROAD TRACTS

LOCATED IN
LAND LOT 240
17TH DISTRICT
CITY OF ATLANTA
FULTON COUNTY, GEORGIA



NO.	DATE	BY	DESCRIPTION
1	08/24/16	RTG	ARC AREAS
2	09/13/17	JUT	ADDED LOTS, DIMENSIONS & ARC CHART.

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
4180 BELLS FERRY ROAD
MARIETTA, GEORGIA 30066-6030
PHONE: (770) 354-8192
FAX: (770) 354-6870
WWW.WSENGR.COM
LSF000429 - PEF000714

PROPERTY LINES PER
BARTON SURVEYING.

TOPO PER GIS.

BUILDING LOCATIONS PER
GIS.

ARC PER JIM SANTOS

SCALE: 1" = 100'

DESIGNED BY: RTG

DRAWN BY: RTG

CHECKED BY: SAR/DRC

INITIAL ISSUE DATE: 08/01/2016

JOB NUMBER: 151112

SHEET NUMBER:

ARC AREA EXHIBIT

GENERAL NOTES~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 5.0 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 14,113. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-235.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 646,505.

UNLESS OTHERWISE INDICATED, ALL I.P.'S ARE 1/2" REBARS.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13121C 0227 F DATED SEPTEMBER 18, 2013, THIS PROPERTY IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS (ZONE AE).

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD BARTON SURVEYING, INC. HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

* = PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.

NOTE: SOME IMPROVEMENTS NOT SHOWN.

AREA = 56.6 ACRES ±
(AREA OUTSIDE THE APPROX. 100 YEAR FLOOD PLAIN = 47.4 ACRES ±)

CLERK'S OFFICE: RECORDING INFORMATION ONLY

MAGNETIC NORTH

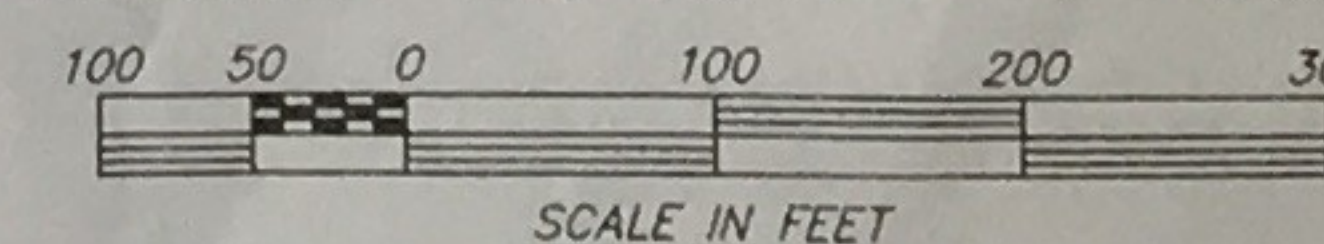
EDGE OF WATER

LEGEND

- IPF = 1/2" REBAR FND.
- IPS = 1/2" REBAR SET
- R.W. = RIGHT OF WAY
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- L.L. = LAND LOT LINE
- C.L. = CENTERLINE
- CT = CRIMP TOP PIPE
- OT = OPEN TOP PIPE
- CMF = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- DI = DROP INLET
- JB = JUNCTION BOX
- MH = MANHOLE
- CB = CATCH BASIN
- BM = BENCHMARK
- PP = POWER POLE
- FH = FIRE HYDRANT
- CMF = CONCRETE MONUMENT FND.
- B.C. = BACK OF CURB
- E.P. = EDGE OF PAVEMENT
- FEN = FENCE
- O.H. = OVERHEAD ELEC. SERVICE LINE
- B.L. = BUILDING LINE
- U.G. = UNDERGROUND POWER LINE
- TX = TRANSFORMER

PLAT FOR BEVERLY DUBOSE III

LOCATED IN LAND LOTS 234, 235, 239 & 240
17th DISTRICT, CITY OF ATLANTA
FULTON COUNTY, GEORGIA
AUGUST 16, 2017 1"=100'



LINE	BEARING	DISTANCE
L1	N85°08'03"W	14.66'
L2	N82°35'03"W	35.83'
L3	S84°42'47"W	52.66'
L4	N76°22'24"W	48.72'
L5	N44°56'53"W	56.82'
L6	N20°12'49"W	43.75'
L7	S89°45'14"W	27.01'
L8	N42°02'06"W	43.29'
L9	N54°39'33"W	29.25'
L10	S73°40'32"W	40.35'
L11	S45°19'06"W	25.00'
L12	S36°19'08"W	47.93'
L13	S79°41'05"W	70.40'
L14	N80°20'43"W	56.58'
L15	S63°53'08"W	59.02'
L16	S78°54'49"W	57.33'
L17	N57°55'18"W	59.02'
L18	N18°42'28"W	85.63'
L19	N04°05'28"W	102.16'
L20	N52°54'51"W	27.22'
L21	N16°34'24"W	50.96'
L22	N56°32'36"W	22.69'
L23	N09°31'54"W	53.53'
L24	N74°44'49"E	23.34'
L25	N23°19'47"E	104.78'
L26	N31°48'05"E	101.56'
L27	N33°20'19"E	101.56'
L28	N37°52'05"E	94.89'
L29	N59°38'22"E	84.86'
L30	N35°43'08"E	57.61'
L31	N51°15'42"E	56.54'

LINE	BEARING	DISTANCE
L32	N37°01'18"E	90.97'
L33	N35°39'58"E	102.72'
L34	N40°52'14"E	87.20'
L35	N38°55'09"E	76.02'
L36	N55°34'56"E	70.99'
L37	N49°46'57"E	153.63'
L38	N40°30'43"E	83.76'
L39	N70°10'24"E	57.87'
L40	N24°15'27"E	78.23'
L41	N39°38'27"E	107.55'
L42	N33°28'51"E	71.50'
L43	S81°00'01"E	37.41'
L44	S76°35'32"E	51.39'
L45	S72°13'42"E	51.09'
L46	S68°12'48"E	51.26'
L47	S62°32'48"E	52.66'
L48	S47°36'56"E	52.62'
L49	S40°02'07"E	48.08'
L50	S61°44'40"E	44.83'
L51	S76°36'00"E	48.68'
L52	S71°11'39"E	47.34'
L53	S86°33'03"E	48.33'
L54	S83°52'22"E	50.81'
L55	S80°05'10"E	49.46'
L56	S87°58'26"E	48.25'
L57	N87°05'02"E	51.52'
L58	S76°16'35"E	51.87'
L59	S78°25'13"E	49.20'
L60	S82°06'41"E	50.66'
L61	S73°20'45"E	76.70'

C.L. 30' ACCESS EASEMENT

LINE	BEARING	DISTANCE
L62	S83°24'21"E	55.36'
L63	S82°21'05"E	60.61'
L64	N85°30'12"E	59.40'
L65	N74°31'13"E	53.14'
L66	N64°00'59"E	38.15'
L67	N49°39'39"E	49.21'
L68	N43°24'32"E	72.30'
L69	N40°35'19"E	53.76'
L70	N43°58'12"E	41.19'
L71	N54°57'20"E	34.14'
L72	N58°31'43"E	53.69'
L73	N63°38'16"E	53.69'
L74	N67°33'34"E	51.39'
L75	N61°08'46"E	20.85'
L76	N46°29'59"E	23.86'
L77	N36°33'31"E	29.26'
L78	N37°29'23"E	23.36'
L79	N48°24'25"E	17.03'
L80	N60°11'07"E	24.94'
L81	N61°47'58"E	38.44'
L82	N58°43'09"E	68.09'
L83	N57°54'58"E	34.12'
L84	N47°51'30"E	27.19'
L85	N40°37'02"E	26.22'
L86	N36°07'18"E	57.03'
L87	N40°51'17"E	27.72'
L88	N50°55'15"E	22.22'
L89	N62°54'46"E	18.56'
L90	N69°51'16"E	41.63'
L91	N79°30'53"E	39.01'
L92	N85°00'14"E	31.24'
L93	N87°35'17"E	42.34'
L94	N88°56'23"E	27.84'
L95	N78°56'33"E	34.21'
L96	N82°42'19"E	21.09'
L97	S83°55'59"E	37.86'

LINE	BEARING	DISTANCE
L98	S83°24'21"E	55.36'
L99	S82°21'05"E	60.61'
L100	N85°30'12"E	59.40'
L101	N74°31'13"E	53.14'
L102	N64°00'59"E	38.15'
L103	N49°39'39"E	49.21'
L104	N43°24'32"E	72.30'
L105	N40°35'19"E	53.76'
L106	N43°58'12"E	41.19'
L107	N54°57'20"E	34.14'
L108	N58°31'43"E	53.69'
L109	N63°38'16"E	53.69'
L110	N67°33'34"E	51.39'
L111	N61°08'46"E	20.85'
L112	N46°29'59"E	23.86'
L113	N36°33'31"E	29.26'
L114	N37°29'23"E	23.36'
L115	N48°24'25"E	17.03'
L116	N60°11'07"E	24.94'
L117	N61°47'58"E	38.44'
L118	N58°43'09"E	68.09'
L119	N57°54'58"E	34.12'
L120	N47°51'30"E	27.19'
L121	N40°37'02"E	26.22'
L122	N36°07'18"E	57.03'
L123	N40°51'17"E	27.72'
L124	N50°55'15"E	22.22'
L125	N62°54'46"E	18.56'
L126	N69°51'16"E	41.63'
L127	N79°30'53"E	39.01'
L128	N85°00'14"E	31.24'
L129	N87°35'17"E	42.34'
L130	N88°56'23"E	27.84'
L131	N78°56'33"E	34.21'
L132	N82°42'19"E	21.09'
L133	S83°55'59"E	37.86'
L134	N88°56'23"E	29.61'
L135	N78°56'33"E	35.03'
L136	N82°42'19"E	18.84'
L137	S83°55'59"E	35.72'
L138	S81°00'01"E	7.85'
L139	N81°00'01"W	11.85'
L140	N83°55'59"W	40.00'
L141	S82°42'19"W	23.34'
L142	S78°56'33"W	33.39'
L143	S88°56'23"W	26.07'
L144	N87°35'17"W	42.86'
L145	S85°00'14"W	32.93'
L146	S79°30'53"W	41.08'
L147	S69°51'16"W	43.81'
L148	S62°54'46"W	20.97'
L149	S50°55'15"W	25.19'
L150	S40°51'17"W	30.68'
L151	S36°07'18"W	56.98'
L152	S40°37'02"W	24.68'
L153	S47°51'30"W	24.92'
L154	S57°54'38"W	32.69'
L155	S58°43'09"W	67.59'
L156	S61°47'58"W	38.25'
L157	S60°11'07"W	26.70'
L158	S48°24'25"W	6.63'
L159	S48°24'25"W	13.38'
L160	S37°29'23"W	24.92'
L161	S36°33'31"W	28.07'
L162	S46°29'59"W	20.63'
L163	S61°08'46"W	18.08'
L164	S67°33'34"W	51.06'
L165	S63°38'16"W	54.87'
L166	S58°31'43"W	35.28'
L167	S54°57'20"W	39.01'
L168	S43°58'12"W	43.07'
L169	S40°35'19"W	53.84'
L170	S43°24'32"W	71.11'
L171	S49°39'39"W	46.50'
L172	S64°00'59"W	34.88'
L173	S74°31'13"W	13.86'
L174	S74°31'13"W	36.47'
L175	S85°30'12"W	56.36'
L176	N82°21'05"W	57.69'
L177	N83°24'21"W	54.24'

SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVAL OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THE PLAT AS TO INTENDED USE OF ANY PARCEL. 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 FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

REGISTERED GA LAND SURVEYOR NO. 2533 DATE

JOB # 14-031 DRAWN BY: TD FIELD CREW: BM, JO
FIELD DATE: 06-03-14 PLAT PREPARED: 08-16-17

BARTON SURVEYING INC.
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(770) 345-2810
(LICENSE NO. LSF 000151)