

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 95.892 FEET AND AN ANGULAR ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

EQUIPMENT USED: TOPCON GTS-313.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

I CERTIFY THAT THIS 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 AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 16-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

GENERAL NOTES:

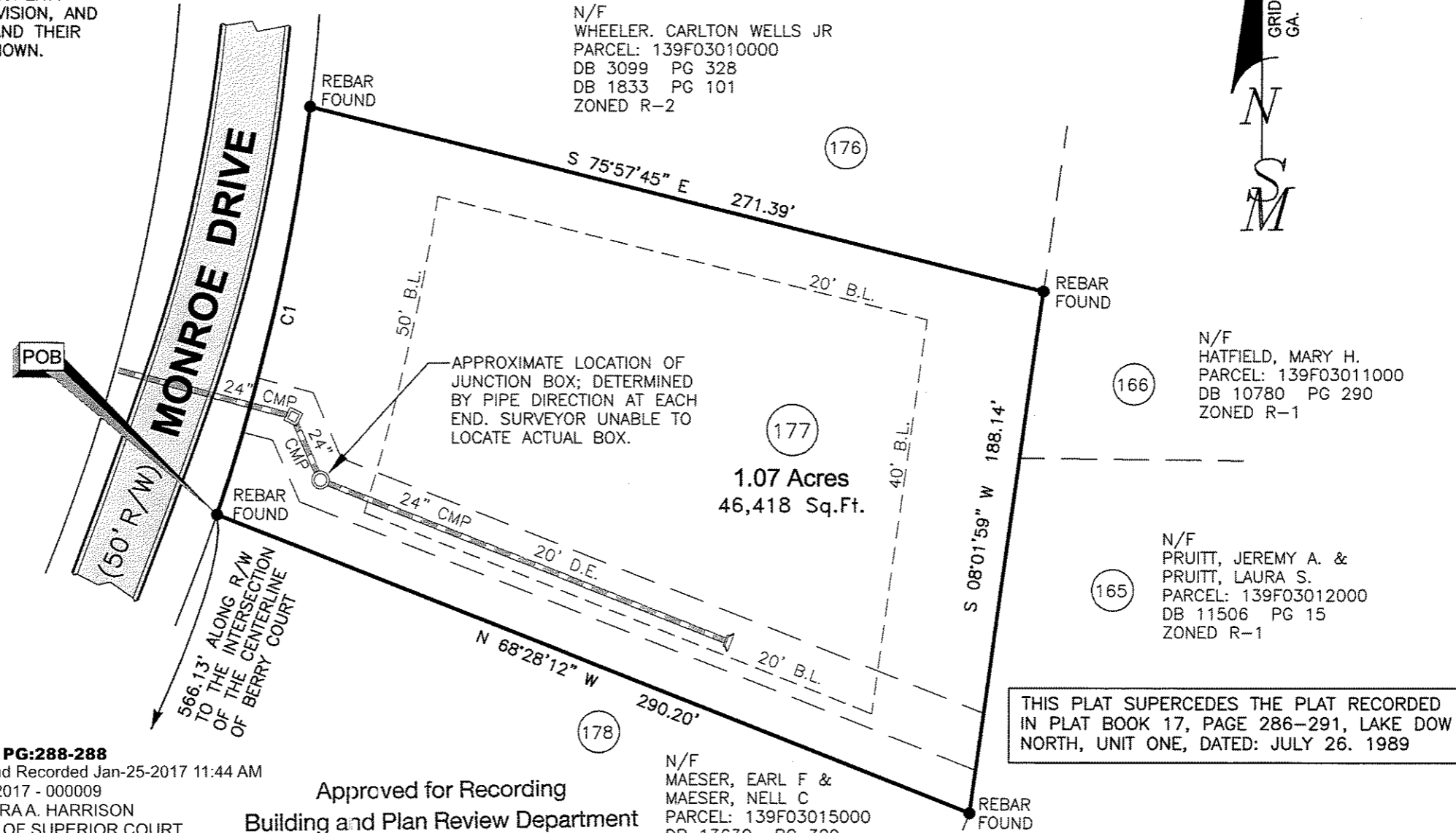
SITE AREA-----46,418 SQ. FT./ 1.07 ACRES
 OWNER- LAKE DOW NORTH CORPORATION
 ADDRESS- 220 MONROE DR.,
 McDONOUGH, 30252
 PARCEL- 139F03014000
 SUBDIVISION: LAKE DOW NORTH, UNIT ONE
 PLAT BOOK 17 PAGES 286-291
 DATED: JULY 26, 1989
 LOT# 177
 SITE ZONED R-1

MINIMUM LOT AREA= 43,560/1.0 AC.
 MINIMUM LOT WIDTH= 150'
 FRONT SETBACK-----50'
 REAR SETBACK-----40'
 SIDE SETBACK-----20'
 MINIMUM HEATED FLOOR AREA--1,500 SQ. FT.

SEWER AS PER SEPTIC SYSTEM.
 WATER AS PER HENRY COUNTY

THIS PROPERTY IS ON THE COUNTY WATER SYSTEM.
 THIS PROPERTY IS ON A PAVED COUNTY RIGHT OF WAY
 THIS PROPERTY IS PART OF A PLATTED SUBDIVISION.
 THIS PROPERTY IS NOT IN A FLOOD PLAIN. 13151C0180D (10/6/16)
 (HENRY FLOOD PANEL 180 OF 305)
 THIS PROPERTY IS NOT IN A WETLAND AREA. (PER HENRY COUNTY GIS)
 THIS PROPERTY IS NOT IN A WATERSHED AREA.
 THIS PROPERTY DOES NOT HAVE BODIES OF WATER ON THE PROPERTY

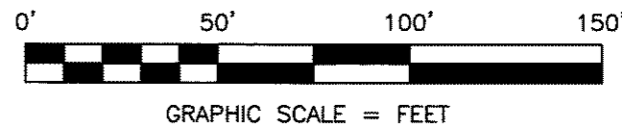
LEGEND	
DB. = DEED BOOK	R/W = RIGHT OF WAY
PB. = PLAT BOOK	DRAINAGE EASEMENT = D.E.
PG. = PAGE	JUNCTION BOX-----○
N/F = NOW OR FORMERLY	STORM HEADWALL-----∩
EX. = EXISTING	WEIR INLET-----□
POB = POINT OF BEGINNING	EX. ASPHALT-----■
IPS = IRON PIN SET (#4 REBAR)	EX. CONCRETE-----■
OTP = OPEN TOP PIPE	
CMP = CORRUGATED METAL PIPE	



BK:55 PG:288-288
 Filed and Recorded Jan-25-2017 11:44 AM
 DOC# 2017 - 000009
 BARBARA A. HARRISON
 CLERK OF SUPERIOR COURT
 HENRY COUNTY, GA
 Participant ID: 0802928423

Approved for Recording
 Building and Plan Review Department
 Henry County Board of Commissioners
 Henry County, Georgia
 Approved By *[Signature]*
 Date 1-12-17

PROPERTY LINE CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	730.00'	149.56'	149.30'	S 12°45'06\" W



SIBLEY-MILLER
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 www.sibleysurveying.com
 *TOPOGRAPHICAL SURVEYS
 *LAND SURVEYING
 *LAND PLANNING
 *CONSTRUCTION LAYOUT
 *LAND DEVELOPMENT DESIGN
 *CIVIL ENGINEERING

BOUNDARY SURVEY
LAKE DOW NORTH CORPORATION
LOT 177
LAKE DOW NORTH - UNIT ONE
LAND LOT 115, 7th DISTRICT
HENRY COUNTY, GEORGIA



PROJECT NO.: D16018
 BOUNDARY SURVEY
 LOT 177
 DRAWN BY: JWS
 SCALE: 1" = 50'
 DATE: 1-12-2017

THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 17, PAGE 286-291, LAKE DOW NORTH, UNIT ONE, DATED: JULY 26, 1989

SURVEY ORDERED BY: DAVID W. AYNES
 FIELDWORK COMPLETED ON: 12-12-16 A
 SEARCH WAS MADE FOR NGS MONUMENTS
 AND NONE WERE FOUND WITHIN 500' OF SITE.

THE PURPOSE OF THIS SURVEY IS SHOW THE ACTUAL LOCATION OF THE STORM DRAINS AND DRAINAGE EASEMENT.



KENDALL & ASSOCIATES, INC.

Soil and Ecological Consultants



SOIL INVESTIGATION REPORT

Report Date: 3/2/17 Inspection Date: 3/1/17 Level of Study: 4
 Site Location: Lake Dow North, Lot 177, 220 Monroe Drive Job No. 16356.1
 Client: Dave Aynes, Atlanta Leasing & Investment Phone: 404-348-4448
 County: Henry Land Lot: 115 District: 7th
 Field Inspection By: Robert Kendall, Christian Hoadley and Jeffrey Reichel
 Boring Location Method: Spectra Precision Mobile Mapper 120 GPS from surveyed property corners
 Certified By: Robert L. Kendall, DPH CSC



SOIL INTERPRETIVE DATA

Soil Units	Slope (%)	Depth to Bedrock (in)	Depth to SHWT* (in)	Estimated Perc. (min/in)	Depth of Estimated Perc/(in)	Optimum Trench Depth (in)	Soil Suit. Code
Fill Over Pacolet	2-6	>72	>72	45	24-60	36-48	Q1
Pacolet	2-10	>72**	>72	45	24-60	36-48	A
Starr	1-6	>72	40	---	---	---	F4

* Seasonal High Water Table

** Auger refusal on quartz fragments, not bedrock.

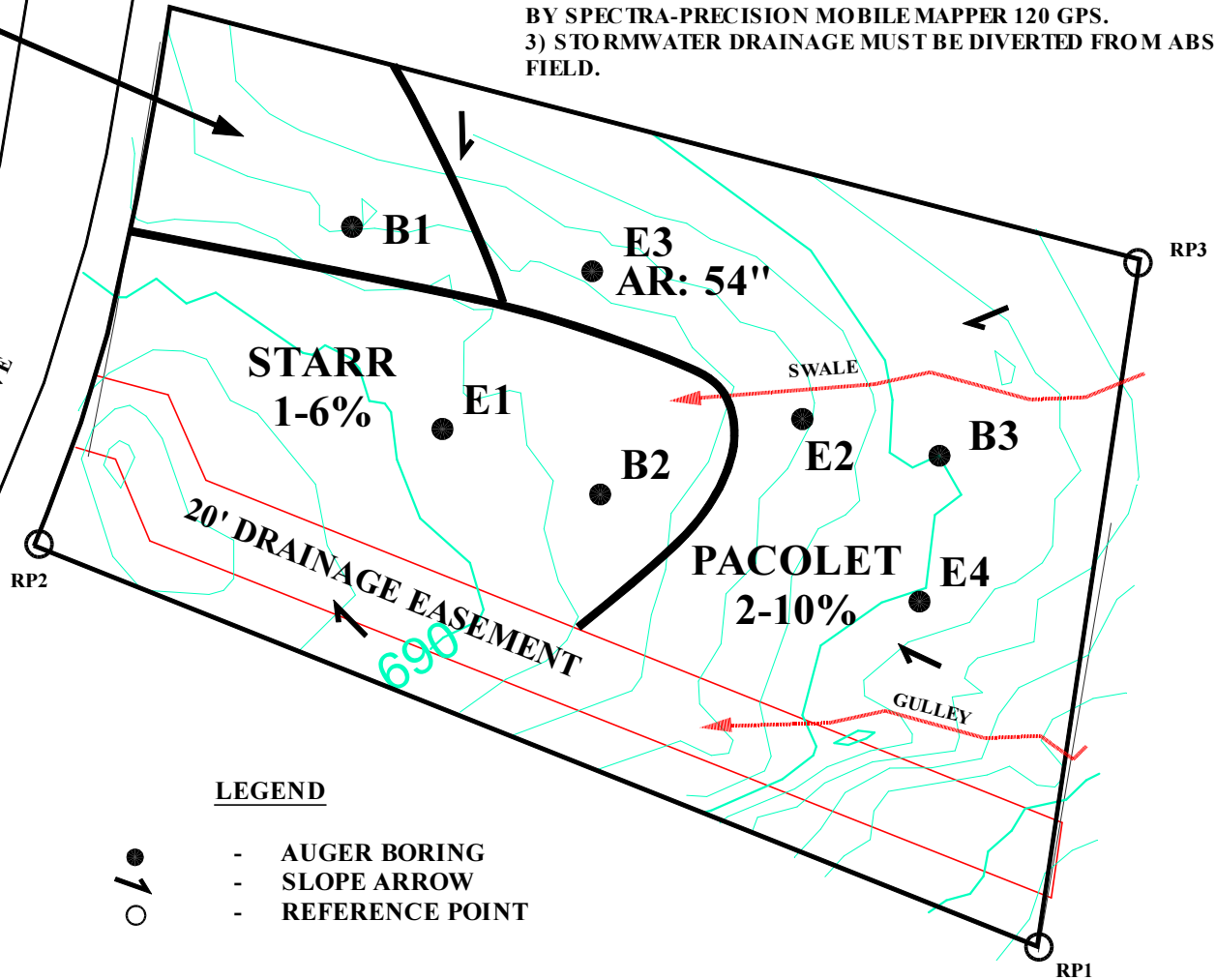
SOIL SUITABILITY LEGEND

- A Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
- F4 Soils are unsuitable for on-site wastewater disposal due to storm water drainage patterns.
- Q1 Soils contain variable depth of fill over well drained upland soil. Absorption field should be installed so that chambers are entirely in natural soil. Estimated percolation rate is for natural soil underlying fill. Trench depth should be determined in the field after identifying greatest depth of fill within absorption field area.

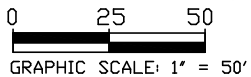
**FILL OVER
PACOLET
2-6%**

- 1) PROPERTY BOUNDARIES AND DRAINAGE EASEMENT OBTAINED FROM SURVEY BY SIBLEY-MILLER SURVEYING DATED 1/12/17. CONTOUR LINES OBTAINED FROM HENRY COUNTY GIS DEPT. AND SHOULD BE CONSIDERED APPROXIMATE.
- 2) BORINGS B1-B3 ADVANCED DURING STUDY IN 2001 AND LOCATED BY TRIMBLE PRO-XR GPS. BORINGS E1-E4 ADVANCED 3/1/17 AND LOCATED BY SPECTRA-PRECISION MOBILE MAPPER 120 GPS.
- 3) STORMWATER DRAINAGE MUST BE DIVERTED FROM ABSORPTION FIELD.

MONROE DRIVE



3/2/17



LEGEND

- - AUGER BORING
- SLOPE ARROW
- - REFERENCE POINT

**LEVEL 4 SOIL MAP
LAKE DOW NORTH, LOT 177
220 MONROE DRIVE
L.L. 115, 7TH DISTRICT
HENRY COUNTY, GEORGIA**



**KENDALL &
ASSOCIATES, INC.**

Soil and Ecological Consultants

61 White Oak Trail S, Dalton, Georgia 30533, (Ph.) 770-439-8824