

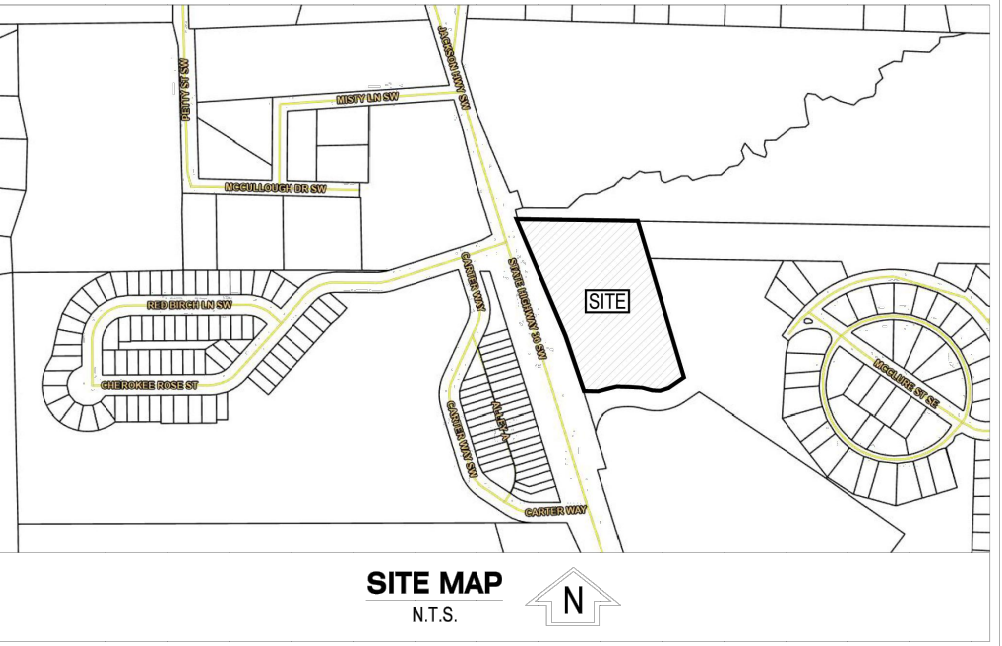
**SURVEYORS CERTIFICATION**

This shall be a true and correct copy of the original and does not constitute or create a new parcel or make any change to any real property boundaries. The recording information of the documents, maps, plans, or other instruments which created the parcels or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that the plat complies with the minimum technical standards for any use or purpose of the land. Furthermore, the undersigned land surveyor certifies that the plat complies with the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

**GEORGIA PROFESSIONAL LAND SURVEYOR**  
**G. BRIAN SLATE**  
 No. 2629  
 DATE 09/15/2025

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

THE PURPOSE OF THIS PLAT IS A BOUNDARY RETRACEMENT, TOPOGRAPHICAL AND EXISTING CONDITIONS SURVEY OF AN EXISTING TRACT KNOWN AS TAX MAP PARCEL 026400000010000, NEWTON COUNTY, GEORGIA. THE SOURCE OF TITLE DESCRIPTION IS PER DB 4377, PG 749, AFORESAID COUNTY. THE CURRENT OWNER, AS PER THE INDICATED TAX RECORDS IS CITY OF COVINGTON. THE PROPERTY ADDRESS IS 9155 HWY 36, COVINGTON, GEORGIA, 30014.



- SURVEY NOTES:**
1. THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND THE BASED REFERENCE FRAME ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83).
  2. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
  3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, SUBJECT AND ADJACENT PROPERTY OWNERS' DEED AND PLAT REFERENCES WERE OBTAINED BY GEORGIA CIVIL, INC. AND ARE NOT GUARANTEED AS TO ACCURACY NOR COMPLETENESS.
  4. ALL DEED AND PLAT BOOK REFERENCES AS SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF NEWTON COUNTY, GEORGIA.
  5. STRUCTURES VISIBLE ON THE DATE OF THE SURVEY ARE AS SHOWN HEREON. ALL LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
  6. A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "A" AND IS SHOWN TO BE LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA, PER THE FEDERAL MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 132170120; EFFECTIVE DATE: 03/17/2014. THIS STATEMENT IS BASED ON GRAPHICALLY LOCATING THE SUBJECT PROPERTY ON SAID MAP. NO ADDITIONAL FIELD WORK HAS BEEN COMPLETED TO VERIFY THIS INFORMATION.
  7. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE. THE TERM "CERTIFICATION" AS USED IN RULE 106-6-18(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(8) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.
  8. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A. 15-6-67), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENT OF LAW PREVAIL.
  9. UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE ONLY AND MARKINGS PROVIDED BY LIMITED LINE SERVICES, LLC. DATED 08/19/2025. THE SURVEYOR DOES NOT WARRANT THE EXACT SIZE, TYPE, LOCATION, ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING THE ABOVE-GROUND UTILITIES AND STRUCTURES. NO GUARANTEE IS MADE THAT OTHER UTILITIES MAY EXIST ON THE SITE, THAT MAY NOT BE SHOWN.
  10. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT A 95% CONFIDENCE LEVEL AND HAS NOT BEEN ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 757,500 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A GEOMAX ROBOTIC TOTAL STATION AND A CARLSON BR97 GPS UNIT (MFG#192, 188.10.1) IN THE PREPARATION OF THIS PLAT. THE FIELD MEASUREMENTS WERE COMPLETED ON 09/10/2025.
  11. THIS PROPERTY IS SUBJECT TO ALL RIGHTS OF WAYS AND EASEMENTS OF RECORD.
  12. IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
  13. THIS PLAT HAS BEEN COMPLETED FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH HEREON. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.



**LIDAR DISCLAIMER:**

LIDAR FLIGHT DATE: 08/20/2025

TOPOGRAPHIC INFORMATION SHOWN WAS GENERATED UTILIZING AIRBORNE LIDAR (LIGHT DETECTION AND RANGING). LIDAR IS A REMOTE SENSING METHOD THAT USES LIGHT IN THE FORM OF A PULSED LASER TO GENERATE A THREE-DIMENSIONAL POINT CLOUD OF THE GROUND SURFACE AND FEATURES ON IT. THE HORIZONTAL DATUM SHOWN HEREON WAS ESTABLISHED USING GLOBAL POSITIONING SYSTEMS AND SHOWN UTILIZING THE NORTH AMERICAN DATUM OF 1983 (NAD83). STATE PLANE COORDINATE SYSTEM - GEORGIA - WEST ZONE. THE VERTICAL DATA SHOWN HEREON IS PROJECTED IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) VERTICAL REFERENCE FRAME TRANSFORMED USING GEOID MODEL GEOID18. DUE TO A LIMITED NUMBER OR COMPLETE LACK OF LIDAR RETURNS IN AREAS OF THICK VEGETATION OR AREAS IRRADIATED WITH WATER, SUCH AS LAKES, PONDS, WETLANDS, CREEKS, AND STREAMS, THE DATA SHOWN IN THESE AREAS MAY BE UNRELIABLE AND MAY NOT REFLECT THE TRUE GROUND SURFACE. IN THE EVENT THESE AREAS ARE DEEMED CRITICAL, ADDITIONAL GROUND RUN TOPOGRAPHIC INFORMATION MAY BE REQUIRED.

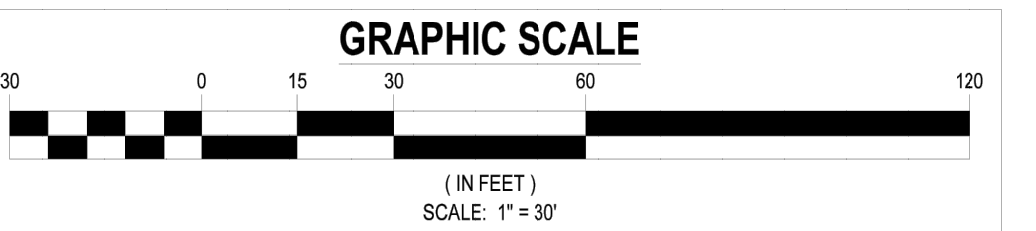
- LEGEND**
- = CONCRETE MONUMENT FOUND
  - = COMPUTED POINT
  - = IRON PIN SET (1/2" REBAR)
  - △ = CONTROL POINT
  - = IRON PIN FOUND
  - ◇ = FIRE HYDRANT
  - ⊕ = TELEPHONE PEDESTAL
  - ⊕ = TELEPHONE JUNCTION BOX
  - ⊕ = ELECTRIC BOX
  - ⊕ = LIGHT POLE
  - ⊕ = POWER POLE
  - ⊕ = GUY ANCHORWIRE
  - ⊕ = SANITARY SEWER MAN HOLE
  - ⊕ = DRAINAGE MANHOLE
  - ⊕ = SAFETY FLARED END STRUCTURE
  - ⊕ = WATER METER
  - ⊕ = WATER VALVE
  - ⊕ = STORM PIPE
  - GAS- = GAS LINE
  - OHP- = OVERHEAD POWER
  - SS- = SANITARY SEWER LINE
  - UT- = UNDERGROUND TELEPHONE
  - W- = WATER LINE
  - A = ARC LENGTH
  - APPROX. = APPROXIMATE
  - B.S.L. = BUILDING SETBACK LINE
  - C&G = CURB & GUTTER
  - CB = CHORD BEARING
  - CD = CHORD DISTANCE
  - CMF = CONCRETE MONUMENT FOUND
  - CMP = CORRUGATED METAL PIPE
  - CONC. = CONCRETE
  - DB = DEED BOOK
  - EX = EXISTING
  - FES = FLARED END STRUCTURE
  - FN = FIRE HYDRANT
  - IE = INVERT ELEVATION
  - OCS = OUTLET CONTROL STRUCTURE
  - PB = PLAT BOOK
  - PG = PAGE
  - PDB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - PVC = POLYVINYL CHLORIDE PIPE
  - R = RADIUS
  - RW = RIGHT OF WAY
  - RBF = REBAR FOUND
  - RCS = REBAR SET (1/2")
  - RCP = REINFORCED CONCRETE PIPE
  - SF = SQUARE FEET
  - SFES = SAFETY FLARED END STRUCTURE
  - SMH = SANITARY SEWER MANHOLE
  - TMP = TAX MAP PARCEL
  - WM = WATER METER
  - WV = WATER VALVE

**COORDINATE TABLE**

STATE PLANE COORDINATES-GA WEST NAD 83

POINT	NORTHING	EASTING	ELEV.	DESC.
100	1300697.84910	2392529.51410	649.72	MAG NL
200	1300594.84010	2392628.48410	650.99	MAG NL
201	1300590.21280	2392648.07120	655.38	MAG NL

ELEVATIONS SHOWN IN FEET-NAVD 88-GEOID12A



**georgia civil**  
 CIVIL ENGINEERING  
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311 North Main Street, Unit C, Suite 101  
 P.O. Box 896 | Madison, GA 30650  
 P: 706.342.1104 | C: 706.201.0996  
 www.georgiacivil.com

**GEORGIA PROFESSIONAL LAND SURVEYOR**  
**G. BRIAN SLATE**  
 No. 2629  
 DATE 09/15/2025

SURVEYED BY:  
 G. BRIAN SLATE, RL2629  
 C: 706-201-0996  
 bslate@georgiacivil.com

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 THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A. 15-6-67), AS AMENDED BY HB 1004 (2017).  
 CERTIFICATE OF AUTHORIZATION LSF001055

**CITY OF COVINGTON**  
 2.997 ACRES, TRACT F1 AND TRACT G5A, OF THE F.L. BULLARD SURVEY IN LAND LOT 232 OF THE 9th LAND DISTRICT IN THE CITY OF COVINGTON, NEWTON COUNTY, GEORGIA

**CREW CHIEF:** GB  
**SURVEYED:** 09/11/2025  
**PROJECT #:** 255BB005  
**DRAWING DATE:** 09/15/2025  
**DRAWN BY:** MP  
**CHECKED BY:** GBS

**REVISIONS**

DATE	DESCRIPTION

**SCALE:** 1"=30'  
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Sheet Title  
**BOUNDARY RETRACEMENT TOPOGRAPHICAL AND EXISTING CONDITIONS SURVEY**  
 Sheet Number  
**S-1**