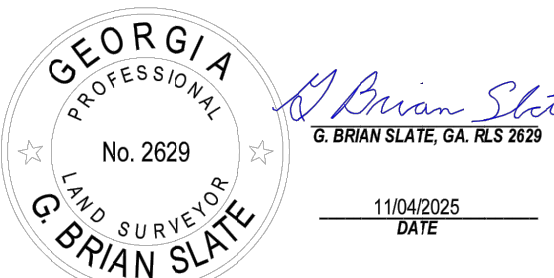


SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel 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 and sewer certifies that the 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 Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

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 EOPS 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 (NAVD88).
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 COURTS OFFICE OF MORGAN COUNTY, GEORGIA.
5. STRUCTURES VISIBLE ON THE DATE OF THE SURVEY ARE AS SHOWN HEREON. ALL LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
6. THIS PROPERTY IS LOCATED IN ZONE "X" AND IS NOT SHOWN TO BE LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 13211C0205B, EFFECTIVE DATE: 01/26/2023. 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 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) 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 (OCGA) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
9. UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE ONLY AND MARKINGS PROVIDED BY UNITED LINE SERVICES, LLC. DATED 10/07/2025. 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 882.384 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A GEOMAX ROBOTIC TOTAL STATION AND A CARLSON BR7 GPS UNIT (MFG#192 168 10.1) IN THE PREPARATION OF THIS PLAT. THE FIELD MEASUREMENTS WERE COMPLETED ON 10/10/2025.
11. THIS PROPERTY IS SUBJECT TO ALL RIGHT 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.
14. THE TOPOGRAPHICAL INFORMATION, SHOWN HEREON, IS BASED ON FIELD SURVEYED DATA. ELEVATIONS SHOWN ARE BASED ON NAVD88 (COMPUTED USING GEOID18).

ZONED: C2
TMP: 036E 009 B
MADISON BYPASS HOLDINGS, LLC
PB 50, PG 234

TMP: 036E 009
4.591 ACRES
(199,976 SF)
DB 753, PG 930 / PB 50, PG 234

ZONED: AG
TMP: 045 030
PENNINGTON LAND COMPANY, LLC
DB 284, PG 227 / PB 5, PG 262

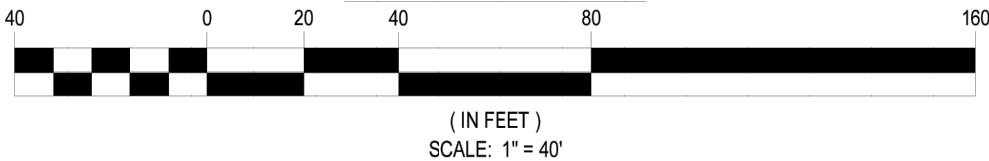
POC:
N45°08'48"W 715.54' TO THE CENTERLINE
INTERSECTION OF MARY MAGNAN BOULEVARD
AND U.S. HIGHWAY 441 / MADISON BYPASS
(AKA U.S. HIGHWAY 25 / STATE ROUTE 24 /
LIONS CLUB ROAD)

COORDINATE TABLE

STATE PLANE COORDINATES-GA WEST-NAD 83
POINT NORTHING EASTING ELEV. DEGS
107 1297817.34787 2592466.93755 655.76 CNS
108 1297465.89968 2598818.11544 656.64 CNS
ELEVATIONS SHOWN IN FEET-NAVD 88-GEOD12A



GRAPHIC SCALE



LEGEND

- = CONCRETE MONUMENT FOUND
- = COMPUTED POINT
- = IRON PIN SET (1/2" REBAR)
- △ = CONTROL POINT
- = IRON PIN FOUND
- ⊕ = FIRE HYDRANT
- ⊕ = TELEPHONE JUNCTION BOX
- ⊕ = TELEPHONE PEDESTAL
- = LIGHT POLE
- ★ = BOLLARD
- ✉ = MAIL BOX
- ⊕ = SANITARY SEWER MAN HOLE
- ⊕ = 2" MAPLE TREE
- ⊕ = 2" CYPRESS TREE
- ⊕ = WATER METER
- ⊕ = WATER VALVE
- ⊕ = SAFETY FLARED END STRUCTURE
- ⊕ = STORM PIPE
- ⊕ = GAS LINE
- ⊕ = SANITARY SEWER LINE
- ⊕ = UNDERGROUND ELECTRIC POWER
- ⊕ = UNDERGROUND TELEPHONE
- ⊕ = WATER LINE
- ⊕ = FENCE LINE
- AKA = ALSO KNOWN AS
- B.S.L. = BUILDING SETBACK LINE
- BWF = BARBED WIRE FENCE
- C&G = CURB & GUTTER
- CLF = CHAIN LINK FENCE
- CMP = CORRUGATED METAL PIPE
- CRBF = CAPPED REBAR FOUND
- DB = DEED BOOK
- EX = EXISTING
- FH = FIRE HYDRANT
- HWF = HOG WIRE FENCE
- IE = INVERT ELEVATION
- LL = LAND LOT
- PL = PROPERTY LINE
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- RBF = REBAR FOUND
- SF = SQUARE FEET
- SFES = SAFETY FLARED END STRUCTURE
- STL = STEEL PIPE
- TMP = TAX MAP PARCEL
- WM = WATER METER
- WV = WATER VALVE



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LAND SURVEYING

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



SURVEYED BY:
G. BRIAN SLATE, RLS#2629
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 (OCGA) 15-6-67, AS AMENDED BY HB1004 (2016)".
CERTIFICATE OF AUTHORIZATION LSP010055

Project Information

REF 2027-3500-01

CITY OF MADISON GEORGIA
SURVEY FOR:
4.591 ACRES
IN LAND LOT 18 OF THE 5th DISTRICT
IN THE 27th (CITY), G.M. DISTRICT
MORGAN COUNTY, GEORGIA

CREW CHIEF: TG
SURVEYED: 10/31/2025
PROJECT #: 25COM001
DRAWING DATE: 11/04/2025
DRAWN BY: MP
CHECKED BY: GBS

REVISIONS
DATE: DESCRIPTION:

SCALE: 1" = 40'

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Sheet Title
BOUNDARY
RETRACEMENT
TOPOGRAPHICAL
AND
EXISTING
CONDITIONS
SURVEY

Sheet Number

S-1