



FLOOD NOTE:

I HAVE THIS DATE EXAMINED THE "14 FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL. EFFECTIVE DATE: 5/17/2024

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION FOR DEVELOPMENT. THIS INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY BE MADE AVAILABLE TO THE PUBLIC. THE DATE OF THIS SURVEY REQUESTS CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. THE APPLICABLE MANAGER/PLANNERS AND SHOW THAT INFORMATION HEREON, WHENEVER USED FOR ANY PURPOSE, IS THE APPLICABLE FLOOD INFORMATION AS OF THE DATE OF THIS SURVEY.

NOTE A: FIELD VERIFY AT THE LOCATION WITHOUT EXAMINATION. NOTE B: NOT FOUND IN THE FIELD APPROX. LOCATION BY GAS SECTION WATER RESOURCES DEPARTMENT (NEWTON COUNTY GOVERNMENT)

SURVEY NOTES:

- 1. STORM SEWER, SURVEY, SEWER, AND OTHER BURIED UTILITIES MAY HAVE BEEN PLACED COVERED OVER THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES NOT SHOWN ON RECORD DRAWINGS SHOULD BE LOCATED BY THE SURVEYOR. BEFORE EXAMINATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES, BEFORE EXAMINATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER, AND SEWER GAS COMPANIES SHOULD BE NOTIFIED. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE MAY BE PUBLIC OR PRIVATE. 2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. 3. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMENTARY, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THE SUBJECT PROPERTY. THE SURVEYOR IS NOT RESPONSIBLE FOR OR PERSON OBTAINING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMENTARY INCLUDING ALL THE EXCEPTIONS. 4. THE SURVEYOR IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND IS NOT GUARANTEED. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY AND USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY. 5. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY OTHER PERSONS OR ENTITIES. THE SURVEYOR MAKING SUCH PERSON, PERSONS, ENTITY, RECREATION OF THE SURVEYOR MAKING SUCH PERSON, PERSONS, ENTITY.

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED, BUILT COPY/PASTE OR MODIFIED IN ANY MANNER. ANY CHANGES TO THIS SURVEY PLAT MUST BE MADE AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK. SURVEYORS AND SIGNATURES MUST BE MADE ON DEVELOPMENT PROJECTS AND SITEPLANS BY THE SURVEYOR. THE SURVEYOR'S ORIGINAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

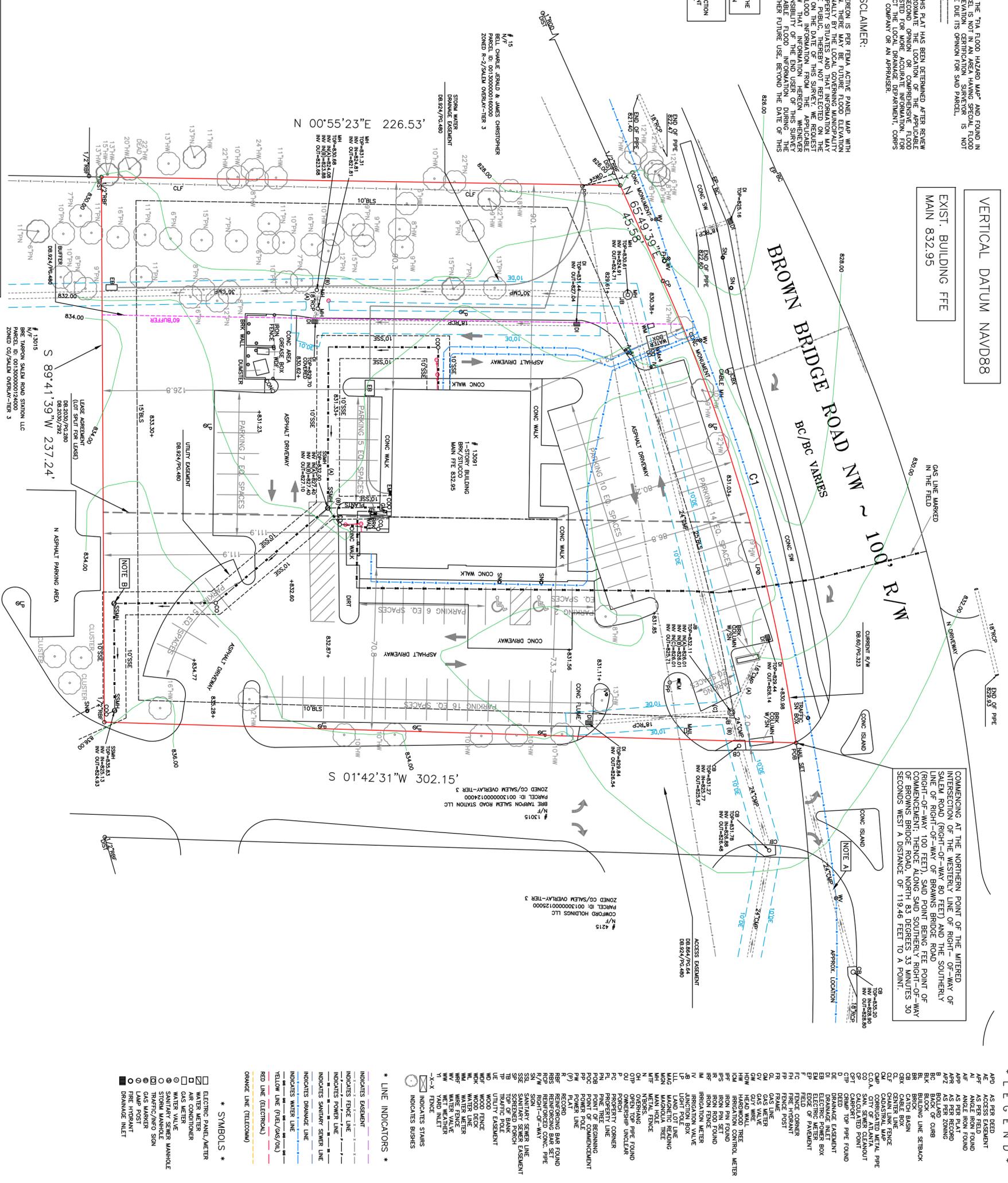
ZONING NOTE: BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONSULT WITH ZONING DISTRICT, PER ZONING DEPARTMENT, NEWTON COUNTY, GEORGIA. ZONING DISTRICT, PER ZONING DEPARTMENT, DERIVED FROM ONLINE SOURCE WUJUNCOE.

PROPERTY IS ZONED CG/SALEM OVERLAY TIER 3 NEWTON COUNTY BUILDING SEVERANCE: BUILDING HEIGHT: 20' NO LESS THEN 20' BETWEEN BUILDINGS MAX BUILDING COVERAGE 60% REAR: 15'0' MAX BUILDING HEIGHT 80 FEET OR 4 STORES



Table with property details: LOT, SUBDIVISION (10TH DISTRICT), LAND LOT 120, NEWTON COUNTY, GEORGIA, FIELD WORK DATE (AUG 21, 2023), PRINTED/SIGNED (AUGUST 22, 2023), PAPER SIZE (18" x 24"), EXISTING CONDITIONS SURVEY PREPARED FOR: AMAR SINGH, SHEET 1 OF 1, PROPERTY ADDRESS: 13091 BROWN BRIDGE ROAD COVINGTON, GA 30016, TOTAL LAND AREA: 64849.09 SF / 1.489 AC, EXISTING LOT COVERAGE: 37583.58 SF / 0.863 AC / 57.96%

Professional Surveyor Seal for Ammar Singh, State of Georgia, License No. 11117. Includes contact information for Survey Land Express, Inc. (24 LENOX POINT, ATLANTA, GA 30324, TEL: 404-552-9747, INFO@SURVEYLANDEXPRESS.COM).



VERTICAL DATUM NAVD88

EXIST. BUILDING FFE MAIN 832.95

COMMENTING AT THE NORTHERN POINT OF THE INTERSECTED LINE OF THE WESTERN 80' LINE OF BROWNS BRIDGE ROAD (RIGHT-OF-WAY 100 FEET), SAID POINT BEING THE POINT OF COMMENCEMENT, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF BROWNS BRIDGE ROAD, NORTH 83 DEGREES 33 MINUTES 30 SECONDS WEST A DISTANCE OF 119.46 FEET TO A POINT.

LEGEND \* listing symbols for easements, fences, utility lines, and other features. Includes a scale bar showing 0 to 30 feet (1 inch = 30 feet).