

Drawing name: C:\Users\olemeier\Gaskins+LeCraw\Dropbox\Shared Folders\Survey\Boundary\Newton\1010_013111325001_000_Admin Building Expansion\BND\DWG\11325 BROWN BRIDGE RD BND.dwg 24X36 Mar 19, 2025 12:34pm by cmeier

CLERK OF THE SUPERIOR COURT RECORDING
INFORMATION

TOPOGRAPHIC DATA:

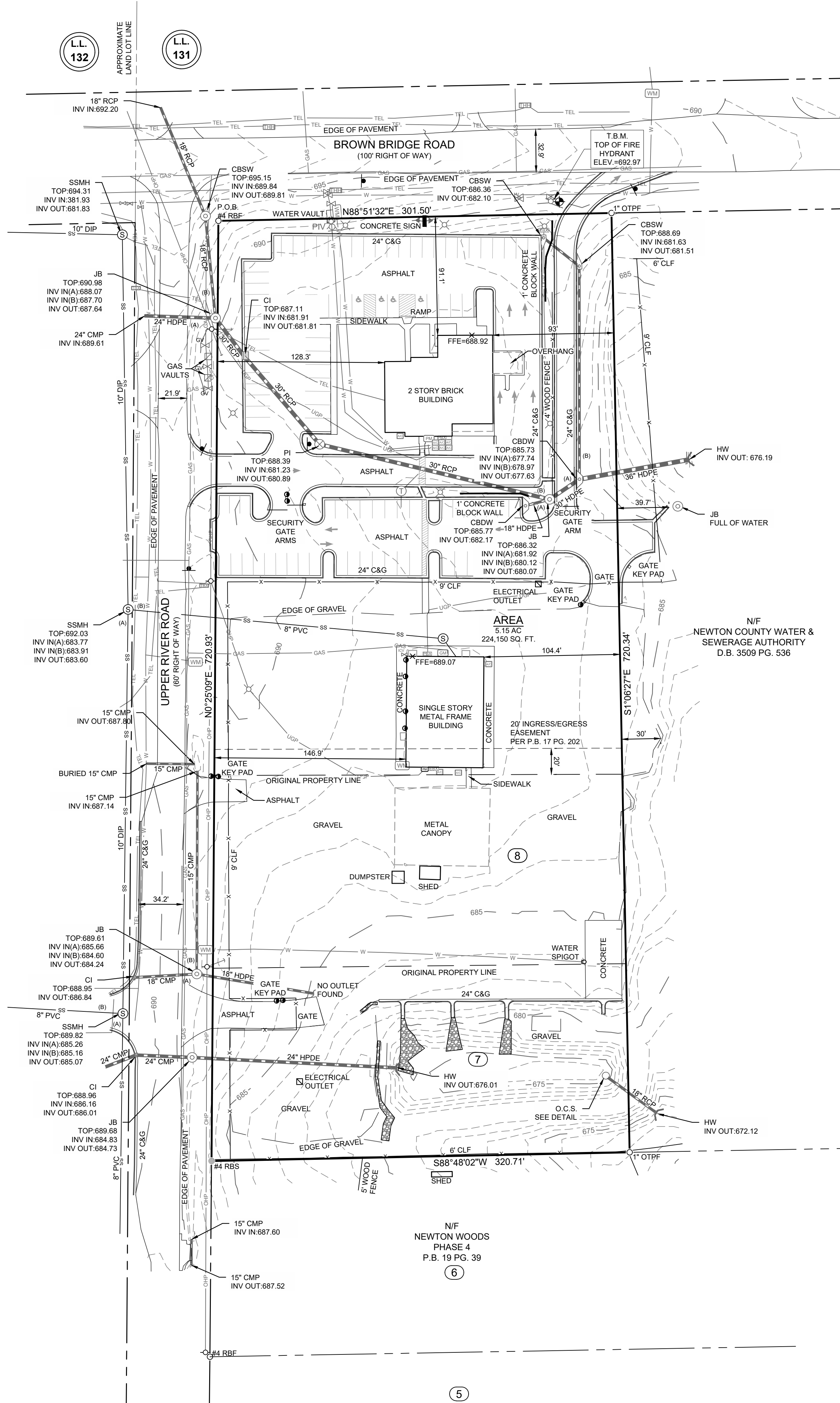
- A. VERTICAL DATUM: NAVD 88 AND WAS OBTAINED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING STATIC OBSERVATIONS AND OPUS POST PROCESSING USING TRIMBLE R12 BASE AND ROVER.
- B. CONTOURS SHOWN HEREON ARE BASED ON FIELD RUN SURVEY DATA AND COMPLETED ON 3/11/2025.

GENERAL NOTES:

- A. PROPERTY ADDRESS: 11325 BROWN BRIDGE ROAD, COVINGTON, GA.
- B. TAX PARCEL ID: 004400000053000
- C. THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOODPLAIN AND IS IN ZONE X ACCORDING TO F.E.M.A. FLOOD INFORMATION RATE MAP, COMMUNITY NUMBER: 130143, MAP NUMBER: 15217C0108D, DATED: MARCH 17, 2014.
- D. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SUE LEVEL B PAINT MARKINGS BY GROUNDHAWK UTILITY LOCATION ON MARCH 13, 2025 AND WERE LOCATED AT TIME OF FIELD SURVEY. OTHER NON-METALLIC UTILITIES WITHOUT TRACER WIRE AND/OR OTHER BURIED STRUCTURES MAY EXIST ON THE PROPERTY.
- E. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE: THEREFORE, THE UNDERSIGNED AND GASKINS + LECRAW MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
- F. IT IS THE RECOMMENDATION OF GASKINS + LECRAW TO HAVE EASEMENTS AND RIGHTS-OF-WAY MARKED AND VERIFIED BY THE APPROPRIATE UTILITY OWNER, ROAD JURISDICTION OR RAILROAD PRIOR TO ANY CONSTRUCTION NEAR SAID EASEMENT OR RIGHT-OF-WAY. SOURCE OF INFORMATION USED TO ESTABLISH EASEMENTS AND RIGHTS-OF-WAY REFERENCED HEREON, IF PROVIDED BY CLIENT, SURVEYED PROPERTY IS SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD THAT MAY NOT BE SHOWN HEREON.
- G. CURRENT ZONING: A-R (AGRICULTURAL RESIDENTIAL) AND M-1 (LIGHT INDUSTRIAL) ZONING CLASSIFICATION IS BASED ON NEWTON COUNTY ZONING MAP
- H. A-R SETBACKS: FRONT - 60 FEET
BACK - 40 FEET
SIDE - 15 FEET
M-1 SETBACKS: FRONT - 60 FEET
BACK - 15 FEET
SIDE - 20 FEET
SOURCE OF SETBACK INFORMATION: NEWTON COUNTY UNIFIED DEVELOPMENT ORDINANCE.

GEORGIA SURVEY NOTES:

- A. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED ON MARCH 17, 2025. ANY CHANGES IN SITE CONDITIONS AFTER THIS DATE ARE NOT REFLECTED ON THE SURVEY.
- B. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY USING RTK BASE AND ROVER OCCUPYING MULTIPLE BASE LOCATIONS AND DUPLICATE OBSERVATIONS ON CORNERS. THE PROCESSED DATA HAS A HORIZONTAL POSITIONAL ACCURACY OF LESS THAN 0.07 FEET.
- C. HORIZONTAL DATUM IS BASED ON NAD 83, GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE, AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING STATIC OBSERVATIONS AND OPUS POST PROCESSING USING TRIMBLE R12 GPS RECEIVER.
- D. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 464,335.
- E. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- F. EQUIPMENT USED: TRIMBLE S5 & TRIMBLE R12 BASE AND ROVER
- G. SOURCE OF TITLE: NEWTON COUNTY WATER & SEWERAGE AUTHORITY, D.B. 564 PG. 175, P.B. 17, PG. 202 & P.B. 19, PG. 39.
- H. PROPERTY CORNERS SET (#4RBS) ARE 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "G+L LSF 1371", UNLESS OTHERWISE NOTED.



LINE LEGEND

---	STORM SEWER
---	FIBER OPTIC
---	OVERHEAD POWER
---	MAJOR CONTOUR
---	FENCE
---	PROPERTY LINE
---	ADJOINING LOT LINE
---	SANITARY SEWER
---	WATER MAIN
---	UNDERGROUND POWER
---	GAS
---	MINOR CONTOUR
---	LAND LOT LINE
---	RIGHT OF WAY
---	EASEMENT
---	TELECOMMUNICATIONS

SYMBOL LEGEND

⊠	AIR CONDITIONER UNIT
⊕	BENCHMARK
●	BOLLARD
⊙	JUNCTION BOX
⊕	HOOD AND GRATE INLET
⊕	SANITARY SEWER CLEANOUT
⊕	ELECTRIC BOX
⊕	ELECTRIC METER
⊕	ELECTRIC MANHOLE
⊕	FIRE HYDRANT
⊕	SINGLE WING CATCH BASIN
⊕	GUY WIRE
⊕	GAS VALVE
⊕	ADA PARKING
⊕	HEADWALL
⊕	IRRIGATION CONTROL VALVE
⊕	IRON PIN FOUND (TYPE NOTED)
⊕	IRON PIN SET
⊕	LIGHT POLE
⊕	LANDSCAPE LIGHT
⊕	OUTLET CONTROL STRUCTURE
⊕	UG POWER TRANSFORMER
⊕	POST INDICATOR VALVE
⊕	POWER METER
⊕	SANITARY SEWER MANHOLE
⊕	SINGLE WING CATCH BASIN
⊕	STREET SIGN
⊕	PAINTED TRAFFIC MARKING
⊕	TELEPHONE BOX
⊕	GAS MARKER
⊕	UTILITY POLE
⊕	WATER METER
⊕	VALVE
⊕	DOUBLE WING CATCH BASIN
⊕	FIRE DEPARTMENT CONNECTION
⊕	LOT NUMBER
⊕	PEDESTAL INLET
⊕	TELEPHONE MANHOLE

ABBREVIATION LEGEND

P.O.C.	POINT OF COMMENCEMENT
RBF	REBAR FOUND
CTPF	CRIMP TOP PIPE FOUND
SSE	SANITARY SEWER EASEMENT
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
CI	CURB INLET
FFE	FINISHED FLOOR ELEVATION
N/F	NOW OR FORMERLY
CLF	CHAIN LINK FENCE
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
OTPF	OPEN TOP PIPE FOUND
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
END	END NOT LOCATED
DI	DROP INLET
X880.7	EXISTING SPOT ELEVATION
C&G	CURB AND GUTTER

SURVEYOR'S CERTIFICATION

(iii) 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 HEREON. 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 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 OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



Dean C. Olson
GEORGIA PLS No. 2806
DATE: 3/19/2025

PREPARED IN THE OFFICE OF:



© 2025 GASKINS + LECRAW, INC.
1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770.424.7168
www.gaskinslecraw.com

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RETRACEMENT AND TOPOGRAPHIC SURVEY PREPARED FOR:
NEWTON COUNTY WATER & SEWERAGE AUTHORITY

PROJECT LOCATION
ADMINISTRATION BUILDING EXPANSION

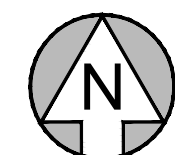
11325 BROWN BRIDGE ROAD
NEWTON WOODS PHASE 4, LOTS 7 & 8
NEWTON COUNTY, GEORGIA

CALL BEFORE YOU DIG



Know what's below.
Call before you dig.

SCALE & NORTH ARROW:



GRID NORTH, GEORGIA WEST ZONE
0' 25' 50' 100'
SCALE: 1" = 50'

SURVEY INFO:

DRAWN BY: CAM
REVIEWED BY: DCO
JOB #: 1325001.000
DATE: 3/19/2025

SHEET NUMBER

1 OF 1