LEGEND

A – ARC
AC – ACRE(S)
AE – ACCESS EASEMENT
AGLC – ATLANTA GAS LIGHT COMPANY
ASP – ASPHALT
BB – BOTTOM OF BANK
BC – BOTTOM OF CURB
B/C – BUILDING CORNER
B.F.E – BASE FLOOD ELEVATION
BL – BUILDING SETBACK LINE
BM – BENCHMARK
BPF – BLUE PIN FLAG
BPM – BLUE PAINT MARK
BS – BOTTOM OF SLOPE
BSCO – BELLSOUTH TELEPHONE CO.
BSCOM – BELLSOUTH CABLE MARKER
BSGMH – BELLSOUTH MANHOLE
BW – BOTTOM OF WALL
B/W – BARBED WIRE
CB – CATCH BASIN
C/CA – CORNER CONCRETE APRON
CCW – CORNER CONCRETE WALK
CL – CENTERLINE
C/L – CENTERLINE
C/L – CHAINLINK
CMF – CONCRETE MONUMENT FOUND
CMP – CORRUGATED METAL PIPE
CO – CLEANOUT
COMM – COMMUNICATION
CPF – CRIMPED PIN FOUND
CTV – CABLE TELEVISION
C/W – CONCRETE WALK
DB – DEED BOOK
DE – DRAINAGE EASEMENT
DI – DROP INLET
DIP – DUCTILE IRON PIPE
DNR – GA DEPT OF NATURAL RESOURCES
DNRMS – DNR MONUMENT SET
DR – DRIVE
EB – ELECTRIC BOX
EMC – ELECTRIC MEMBERSHIP CORP.
EP – EDGE OF PAVEMENT
FC – FACE OF CURB
F/C – FACE OF CURB
FDC – FIRE DEPARTMENT CONNECTION
FFE – FINISHED FLOOR ELEVATION
FH – FIRE HYDRANT
F/L – FENCE LINE
FOCM – FIBRE OPTIC CABLE MARKER
FP – FENCE POST
F/P – FLAG POLE
GLMP – GAS LINE MARKER POST
GM – GAS METER
G/P – GATE POST
GP – GUY POLE
GPC – GEORGIA POWER COMPANY
G/R – GUARD RAIL
GV – GAS VALVE
G/W – GUY WIRE
HDPE – HIGH DENSITY POLYETHYLENE
H/C – HANDICAP PARKING SPACE
HVPP – HIGH VOLTAGE POWER POLE
H/W – HEADWALL
ICV – IRRIGATION CONTROL VALVE
INV – INVERT
IPF – IRON PIN FOUND
IPS – IRON PIN SET 5/8" OR 1/2" RB W/ CAP
IRF – INTERMEDIATE REGIONAL FLOOD
JB – JUNCTION BOX
L(L) – CURVE TO THE LEFT
L/A – LIMIT OF ACCESS
Lc – LENGTH OF CHORD
LLL – LAND LOT LINE
L/P – LAMP POST/LIGHT POLE
L/S – LANDSCAPED AREA
MB – MAIL BOX
MFE – MINIMUM FLOOR ELEVATION
MFN – METROMEDIA FIBRE NETWORK
MH – MANHOLE
MNP – MAG NAIL PLACED
MW – MONITORING WELL
NF – NAIL FOUND
N/F – NOW OR FORMERLY
NCS – NOW/LEFT CONTROL STRUCTURE
OPF – ORANGE PIN FLAG
OPM – ORANGE PAINT MARK
OT – OPEN TOP PIPE
P – POWER LINE
PB – PLAT BOOK
P/B – POWER BOX
PG – PAGE(S)
PI – PIN/INDICATOR VALVE
PL – PROPERTY LINE
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
PM – POWER METER
P/P – POWER POLE
PS – PARKING SPACE(S)
PVC – POLYVINYLCHLORIDE PIPE
R – RADIUS
(R) – CURVE TO THE RIGHT
RB – RE-BAR
RCP – REINFORCED CONCRETE PIPE
RPF – RED PIN FLAG
RPM – RED PAINT MARK
R/S – RIGHT OF SALE
R/T – RETAINING
R/W – RIGHT OF WAY
SF – SQUARE FEET
S/P – SERVICE POLE
SR – SOLID ROD
SS – SANITARY SEWER
SSE – SANITARY SEWER EASEMENT
SW – SIDEWALK
T – TELEPHONE LINE
T/B – TRAFFIC SIGNAL BOX
T.D – TRENCH DRAIN
TBM – TEMPORARY BENCHMARK
T/C – TOP OF CURB
T/P – TELEPHONE POLE
T/P – TRAFFIC POLE
TRANS – TRANSMISSION
T/S – TRAFFIC SIGNAL
TSI – TRAFFIC SIGN
T/W – TOP OF WALL
T/W – TEST WELL
U/G – UNDERGROUND
VB – VALVE BOX
W/ – WITH/WITHIN
W – WATER LINE
WF – WETLAND FLAG
WIF – WROUGHT IRON FENCE
WM – WATER METER
WV – WATER VALVE
X – CORNER
YI – YELLOW INLET
YPF – YELLOW PIN FLAG
YPM – YELLOW PAINT MARK

SYMBOL LEGEND

A/C – AIR CONDITIONING UNIT
BFP – BACKFLOW PREVENTOR
BOLL – BOLLARD
BSI – BSCO/ATC/COMM BOX
BSGMH – BSCO/ATC/COMM MANHOLE
BSMF – BSCO/ATC/COMM MONUMENT FOUND
CO – CLEANOUT
CON – CONDUIT
CTV – CABLE TV BOX
DI – DROP INLET
FOCM – FIBER OPTIC CABLE MARKER
FDC – FIRE DEPT CONNECTION
FH – FIRE HYDRANT
GLMP – GAS LINE MARKER POST
GM – GAS METER
GMH – GAS MANHOLE
GM – GAS METER
GV – GAS VALVE
GT – GREASE TRAP
G/L – GROUND LIGHT
GP – GUYPOLE
GW – GUYWIRE
ICV – IRRIGATION CONTROL VALVE
IPF – IRON PIN FOUND
IPS – IRON PIN SET
JB – JUNCTION BOX
LP – LAMP POST/LIGHT POLE
MB – MAILBOX
MW – MONITORING WELL
PM/WM – UTILITY PAINT MARK
PMR/WMR – PARKING METER
PVC/CON – POWER CONDUIT
P/JB – POWER/JUNCTION BOX
P/P – POWER POLE
PMH – POWER MANHOLE
PM – POWER METER
SSMH – SANITARY SEWER MANHOLE
SIGN – SIGN
T/B – TRAFFIC SIGNAL BOX
TP – TRAFFIC POLE
T/S – TRAFFIC SIGNAL
TRANS – TRANSFORMER
TREE – TREE
UB – UTILITY BOX
UM – UTILITY MANHOLE
UP – UTILITY POLE
VMP – VALVE MARKER POST
WLMP – WATER LINE MARKER POST
WM – WATER METER
WMH – WATER METER
WV – WATER VALVE
CWP – CROSS WALK SIGNAL POLE
CATV – CABLE TV
FENCE – FENCE LINE
PWER – POWER LINE
TRANSMISSION – TRANSMISSION LINE
PWER & TELEPHONE – POWER & TELEPHONE
GAS – GAS LINE
SSEWER – SANITARY SEWER LINE
STORM – STORM LINE
TELEPHONE – TELEPHONE LINE
U/G POWER – U/G POWER
U/G TEL – U/G TEL
WATER – WATER LINE

REFERENCE MATERIALS

1) TITLE COMMITMENT: NO TITLE COMMITMENT HAS BEEN FURNISHED TO THE UNDERSIGNED SURVEYOR FOR REVIEW AT THIS TIME.

2) ZONING: NO CURRENT ZONING REPORT OR ZONING VERIFICATION LETTER HAS BEEN FURNISHED TO THE UNDERSIGNED SURVEYOR FOR REVIEW AT THIS TIME.

3) DEED: WARRANTY DEED. DATED SEPTEMBER 25, 1992, BETWEEN SHANE LEE FIELDS, TO EDWARD M. FIELDS. FILED FOR RECORD SEPTEMBER 28, 1992 IN DEED BOOK 289, PAGE 152 OF PAULDING COUNTY RECORDS, GEORGIA.

4) SURVEY: OF THE PROPERTY OF L.D. SPRIGGS, JR, LOCATED IN LAND LOTS 145, 19TH DISTRICT, 2ND SECTION, PAULDING COUNTY GEORGIA, PREPARED BY REGISTERED LAND SURVEYOR NO. 146, J. P. PHILLIPS, DATED AUGUST 10, 1959, FILED FOR RECORD IN PLAT BOOK 1, PAGE 62 OF PAULDING COUNTY RECORDS, GEORGIA.

5) SURVEY: FOR JOSEPH NEUNAN, LOCATED IN LAND LOT 145, 19TH DISTRICT, 2ND SECTION, PAULDING COUNTY, GEORGIA, PREPARED BY ARMSTRONG LAND SURVEYING INC., DATED JULY 7, 1998.

6) GENERAL WARRANTY DEED: DATED OCTOBER 7, 1999, BETWEEN WILLIAM L. MCCURLEY AND CYNTHIA J. MCCURLEY TO WAFFLE HOUSE INC., FILED FOR RECORD OCTOBER 8, 1999 IN DEED BOOK 821, PAGES 39-42 OF PAULDING COUNTY RECORDS, GEORGIA.

7) SURVEY: OF THE PROPERTY OF L.D. SPRIGGS, JR, LOCATED IN LAND LOTS 145, 19TH DISTRICT, 2ND SECTION, PAULDING COUNTY GEORGIA, PREPARED BY REGISTERED LAND SURVEYOR NO. 146, J. P. PHILLIPS, DATED FEBRUARY 12, 1958, FILED FOR RECORD IN PLAT BOOK 1, PAGE 42 OF PAULDING COUNTY RECORDS, GEORGIA.

8) BOUNDARY LINE AGREEMENT: DATED JANUARY 23, 2005, BETWEEN EDWARD D. CORLEY AND BRENDA CORELY WITH CLIFFORD R. GEERDES, FILED FOR RECORD JANUARY 24, 2005 IN DEED BOOK 1809, PAGES 911-913 OF PAULDING COUNTY RECORDS, GEORGIA.

9) SUBDIVISION PLAT: PWDER MILL SUBDIVISION, PHASE 4, LOCATED IN LAND LOT 152, 19TH DISTRICT, 2ND SECTION PAULDING COUNTY, GEORGIA, PREPARED BY REGISTERED LAND SURVEYOR NUMBER 2066, CECIL R. KELLY, DATED AUGUST 22, 1986, FILED FOR RECORD NOVEMBER 25, 1986 IN PLAT BOOK 16, PAGE 52 OF PAULDING COUNTY RECORDS, GEORGIA.

10) LIMITED WARRANTY DEED: DATED AUGUST 18, 2010, BETWEEN DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HIS ASSET SECURITIZATION COPORATION TRUST 2007-HE2, TO HOWARD G. SMITH. FILED FOR RECORD AUGUST 23, 2010 IN DEED BOOK 14792, PAGE 2413-2414 OF COBB COUNTY RECORDS, GEORGIA.

11) WARRANTY DEED: DATED MARCH 30, 2017, BETWEEN EMMITT M. KENNEDY AND CHERYL C. KENNEDY, TO STEPHANIE BREITBACH AND JOSEPH BREITBACH, FILED FOR RECORD JUNE 23, 2017 IN DEED BOOK 15453, PAGES 4815-4816 OF COBB COUNTY RECORDS, GEORGIA.

12) LIMITED WARRANTY DEED: DATED MARCH 3, 2017, BETWEEN WESTMORELAND-HARPER DEVELOPMENT SERVICES, LLC, TO MARTINS ASSET HOLDINGS, LLC FILED FOR RECORD MARCH 6, 2017 IN DEED BOOK 3673, PAGES 98-990 OF PAULDING COUNTY RECORDS, GEORGIA.

13) RIGHT OF WAY PLANS: FOR THE WIDENING AND CONSTRUCTION OF S.R. 120, PAULDING COUNTY, FEDERAL AID PROJECT STP-114-1(68), P.I. NO. 621150, PREPARED BY THE OFFICE OF ROAD AND AIRPORT DESIGN, DATED MARCH 19, 1992, LAST REVISED NOVEMBER 2, 1995, ON FILE WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION, (SHEETS 31-33).

14) UTILITY REPORT: FOR SITE 4070 CHARLES HARDY PARKWAY, DALLAS GA, 30157 FURNISHED BY UTILISURVEY, PREPARED FOR HIGHLAND RESIDENTIAL LLC, DATED JANUARY 31, 2022.

SURVEYORS NOTES:

1. THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.

2. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.

3. ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

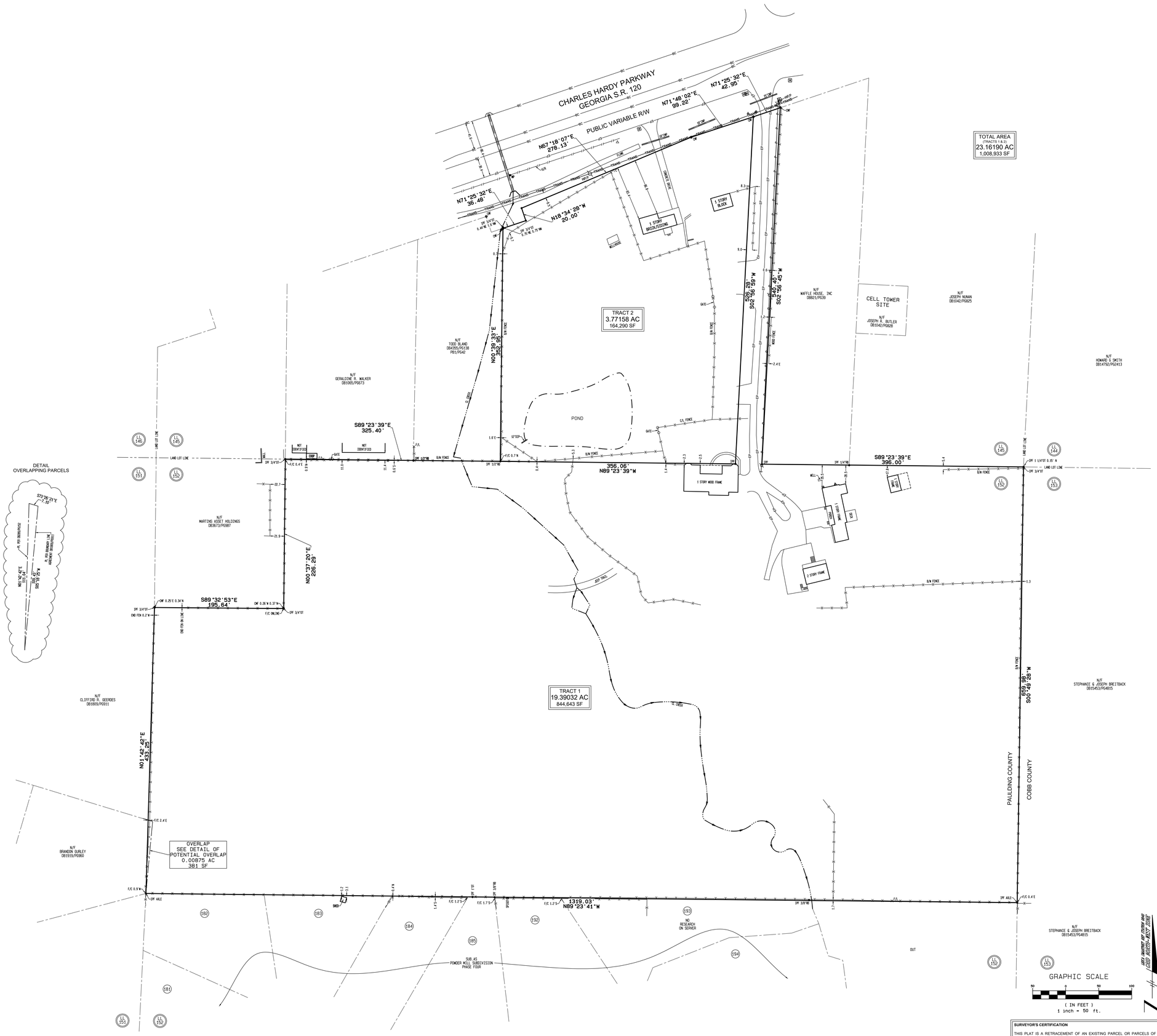
4. ANY DEPICTION OF GROUNDWATER FEATURES (RIVERS, STREAMS, CREEKS, SPRINGS, DITCHES, PONDS, LAKES), NATURAL OR OTHERWISE, SHOWN ON THIS SURVEY ARE MERELY OBSERVATIONS AT THE TIME OF THE SURVEY AND NOT A STATEMENT AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY ENVIRONMENTAL CONDITION. WATTS & BROWNING ENGINEERS, INC. SURVEY PERSONNEL ARE NOT ENVIRONMENTAL PROFESSIONALS. WATTS & BROWNING ENGINEERS, INC. OFFERS NO CERTIFICATION AS TO EXISTENCE OR NONEXISTENCE OF ANY GROUNDWATER FEATURE OR ENVIRONMENTALLY SENSITIVE AREAS ON OR NEAR THE SUBJECT PROPERTY AS MAY BE DEFINED BY FEDERAL, STATE OR LOCAL GOVERNMENTAL REGULATIONS. PRIOR TO PLANNING OR CONSTRUCTION, AN ENVIRONMENTAL PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE HOW THE SUBJECT PROPERTY MAY, OR MAY NOT, BE AFFECTED BY ENVIRONMENTAL ISSUES.

5. BEARING BASIS: GRID NORTH WAS DETERMINED BY MULTIPLE RTK OBSERVATIONS ON SURVEY CONTROL POINTS UTILIZING A LEICA GPS GS4 ROVER CONNECTED TO THE LEICA SMARTNET REFERENCE NETWORK.

6. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES.

7. 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. 15-6-67.

8. THIS SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF ANY ABSTRACT OF TITLE; THEREFORE WATTS & BROWNING ENGINEERS, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. THE EASEMENTS AND BOUNDARIES SHOWN HEREON WERE FOUND DURING NORMAL RESEARCH BY THIS FIRM.



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 78,251 FEET AND AN ANGULAR ERROR OF 11" PER ANGLE POINT, AND WAS LEAST SQUARES ADJUSTED.

TRACT 1: THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,636,145 FEET.
TRACT 2: THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 235,683 FEET.

A LEICA TS13 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

SURVEYOR'S 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 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.

BROCK J. BUCHHOLZ — DATE 03/27/2022
GEORGIA REGISTERED LAND SURVEYOR NUMBER 3470

BOUNDARY SURVEY FOR
HIGHLANDS RESIDENTIAL
LOCATED IN
LAND LOTS 145 & 152
19TH DISTRICT, 2ND SECTION
PAULDING COUNTY, GEORGIA

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	4/22/22	BJB	CORRECT OVERALL ACREAGE CALCULATION.

WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW STE 225
MARIETTA, GEORGIA 30060
PHONE: (678) 834-6195
FAX: (678) 834-6196
WWW.WBENGR.COM
LSF000429 - PEF000714

SCALE:	1" = 50'
DATE SURVEYED:	03/27/2022
DATE UPDATED:	N/A
SURVEYED BY:	MHH
DATE DRAFTED:	04/20/2022
UPDATE DRAFTED:	N/A
DRAWN BY:	AMCM
CHECKED BY:	BJB
FIELD BOOK #:	2809
JOB NUMBER:	220313
FOLDER NUMBER:	220313
COGO FILE:	N/A
DISC FILE:	220313
COUNTY/LL/D/S:	PAULDING/145/19/2
PLAT FILE:	0
SHEET:	1 OF 1