

LEGEND:

- IPS IRON PIN SET (5/8" REBAR)
- IPF IRON PIN FOUND
- R/W RIGHT-OF-WAY
- P/W POWER POLE
- L/P LIGHT POLE
- EM ELECTRIC METER
- W/V WATER VALVE
- W/M WATER METER
- P/IV PRESSURE INDICATOR VALVE
- F/H FIRE HYDRANT
- I/CV IRRIGATION CONTROL VALVE
- S/MH STORM DRAIN MANHOLE
- C/DI CATCH BASIN DROP INLET
- C/BMH CATCH BASIN MANHOLE
- R/CP REINFORCED CONCRETE PIPE
- C/MP CORRUGATED METAL PIPE
- S/SMH SANITARY SEWER MANHOLE
- G/MH GREASE MANHOLE
- C/O CLEANOUT
- G/V GAS VALVE
- G/M GAS METER
- T-PED TELEPHONE PEDESTAL
- F/MCMR FIBER OPTIC CABLE MARKER
- G/P GUARD POST
- S/OE OVERHEAD ELECTRIC LINE
- S/SS SANITARY SEWER LINE
- W/L WHITE LINE
- Y/L YELLOW LINE
- D/YL DOUBLE YELLOW LINE
- S/DMP STORM DRAIN PIPE
- F/FENCE

PARKING INFORMATION:

197 REGULAR SPACES
7 HANDICAP SPACES
204 SPACES TOTAL

ZONING INFORMATION:

ZONED: GC (GENERAL COMMERCIAL)

SETBACK LINE:
FRONT:
SIDE:
BACK:
MAXIMUM BUILDING HEIGHT:

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "AE" "X" AND SHADED "X" 500 YEAR FLOODPLAIN

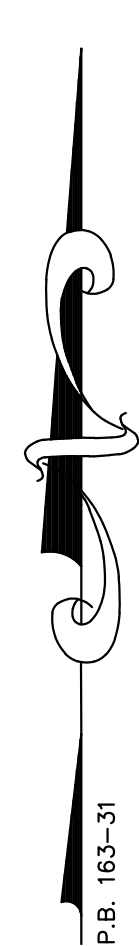
PER NFIP FIRM COMMUNITY PANEL NO. 1351580026F EFFECTIVE DATE: 9-5-2007

ALWAYS CALL BEFORE YOU DIG

811

EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR SHRUBS. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN HARM YOURSELF OR THOSE AROUND YOU, DAMAGE THE UTILITY LINE, AND CAUSE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.



ALTA/NSPS CERTIFICATE:

TO: RIVERCREST REALTY INVESTORS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 11, 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2-24-2022.

DATE OF PLAT OR MAP: 3-1-2022

THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN (TITLE COMMITMENT # _____).

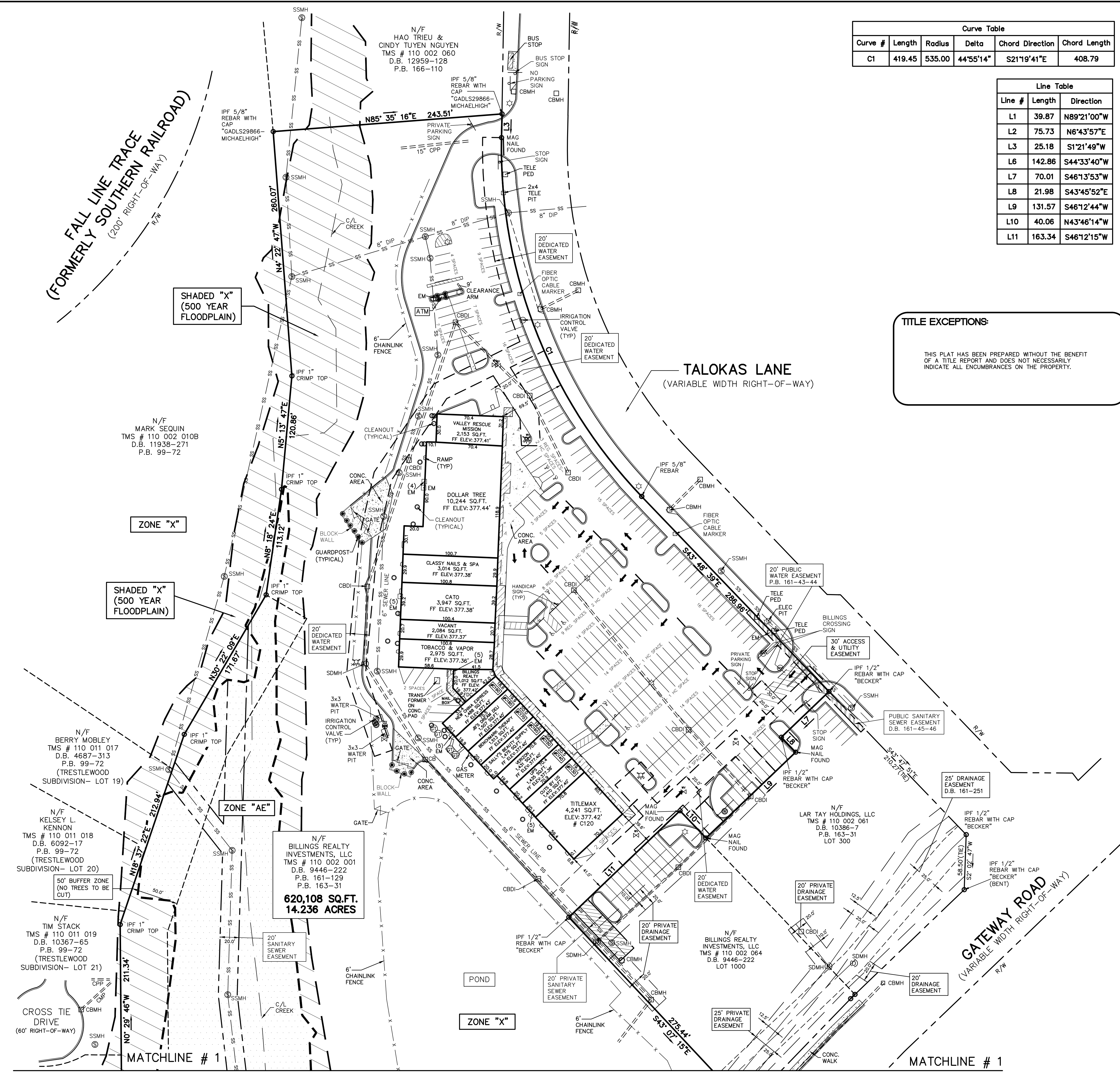
JAMES R. FREELAND, PLS
REGISTRATION/LICENSE NUMBER: 2221

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



GA. REG. L.S. LIC. NO. 2221 DATE



Curve Table

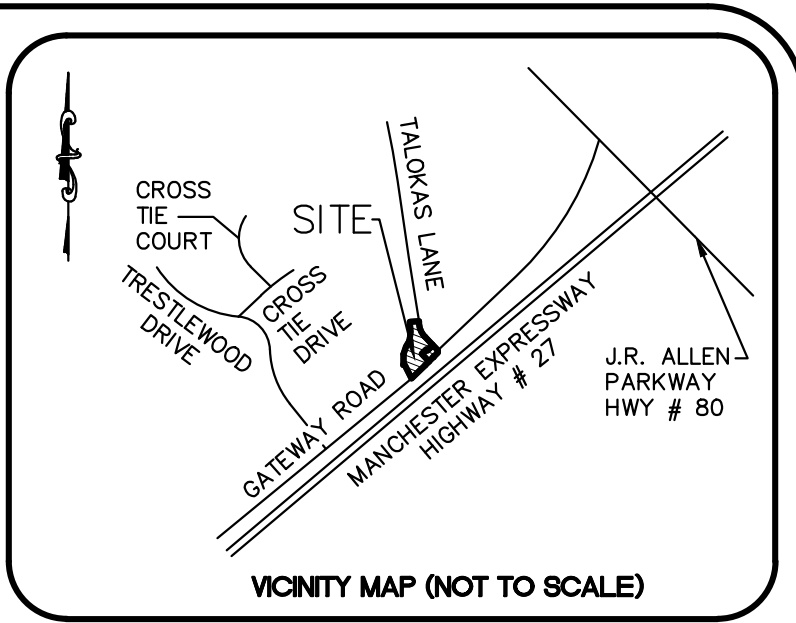
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	419.45	535.00	44°55'14"	S21°19'41"E	408.79

Line Table

Line #	Length	Direction
L1	39.87	N89°21'00"W
L2	75.73	N6°43'57"E
L3	25.18	S1°21'49"W
L6	142.86	S44°33'40"W
L7	70.01	S46°13'53"W
L8	21.98	S43°45'52"E
L9	131.57	S46°12'44"W
L10	40.06	N43°46'14"W
L11	163.34	S46°12'15"W

TITLE EXCEPTIONS:

THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.



SURVEYOR'S NOTES:

1) 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, EITHER EXPRESSED OR IMPLIED.

2) 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.

3) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY: TO BE USED FOR INFORMATIONAL PURPOSES ONLY.

4) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.

5)THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

POSSIBLE PROJECTIONS:

NONE OBSERVED

LAND AREA:

620,108 SQ.FT.
14.236 ACRES

BASIS OF BEARINGS:

BEARINGS BASED ON
PLAT BOOK 163-31

FREELAND
SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE, S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN: CF PARTY CHIEF: GRA CHECKED: JCC
REF. PLAT BOOK: 163-31 & 161-129
REF. DEED BOOK: 9446-222
TAX MAP : 110-002-001
DATE OF SURVEY: 2-23-2022
DATE DRAWN: 2-25-2022
DRAWING NO: 76579
DATE OF LAST REVISION:

0' 50' 100' 150'
SCALE: 1" = 50'

SURVEY DATA

Total Area: 16.342 Acres
Error of Closure Plat: 1 in 10,000+
Error of Closure: 0.000+
Angular Error: 2 per angle point
Adjusted by: Compass Rule
Equipment used: OS
Field Work Completed: 2-24-2022

STATE OF GEORGIA
MUSCOGEE COUNTY

ALTA/NSPS LAND TITLE
SURVEY FOR
RIVERCREST REALTY
INVESTORS

SITE ADDRESS:
6361 TALOKAS LANE
COLUMBUS, GA 31909