

LEGEND:

- IFS IRON PIN SET (5/8" REBAR)
- IFF IRON PIN FOUND
- R/W RIGHT-OF-WAY
- PP POWER POLE
- EM ELECTRIC METER
- WATER VALVE
- WM WATER METER
- PI PRESSURE INDICATOR VALVE
- FI FIRE HYDRANT
- IC IRRIGATION CONTROL VALVE
- SDMH STORM DRAIN MANHOLE
- CBDI CATCH BASIN DROP INLET
- CBMH CATCH BASIN MANHOLE
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- SSMH SANITARY SEWER MANHOLE
- GMH GREASE MANHOLE
- CO CLEANOUT
- GV GAS VALVE
- GM GAS METER
- T-PED TELEPHONE PEDESTAL
- FOMK FIBER OPTIC CABLE MARKER
- GP GUARD POST
- SGN SIGN
- OE OVERHEAD ELECTRIC LINE
- SS SANITARY SEWER LINE
- WL WHITE LINE
- YL YELLOW LINE
- DFL DOUBLE YELLOW LINE
- SDP 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



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 # _____).

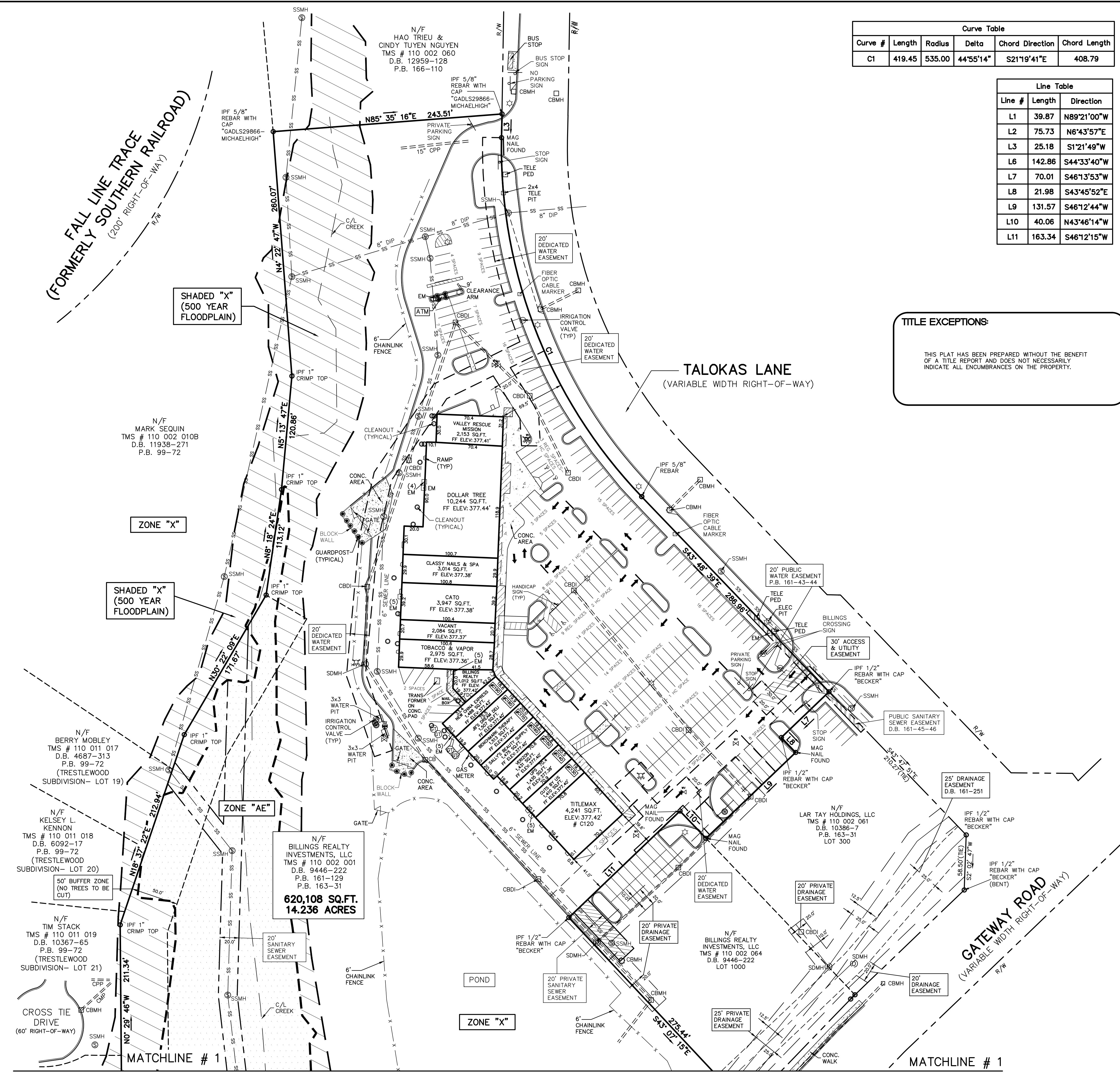
JAMES R. FREELAND, PLS
REGISTRATION/LICENSE NUMBER: 2221

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN 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.

GEORGIA REGISTERED LAND SURVEYOR
No. 2221
JAMES R. FREELAND

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

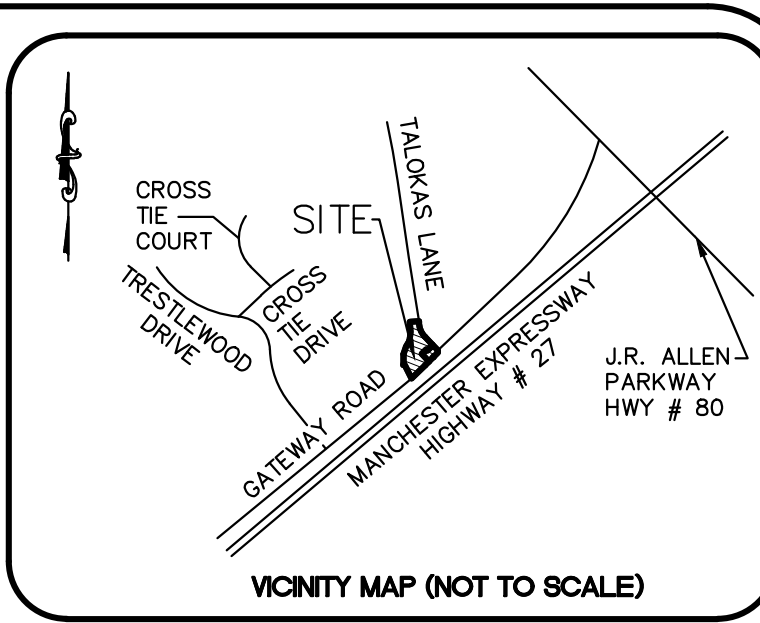


Curve Table

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(3) 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 (O.C.G.A.) 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: 0.00000+
Angular Error: 2 per angle point
Adjusted by: Compass Rule
Equipment used: Topcon QS
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