



LOCATION MAP
(NOT TO SCALE)

LEGEND

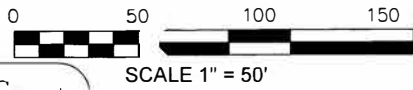
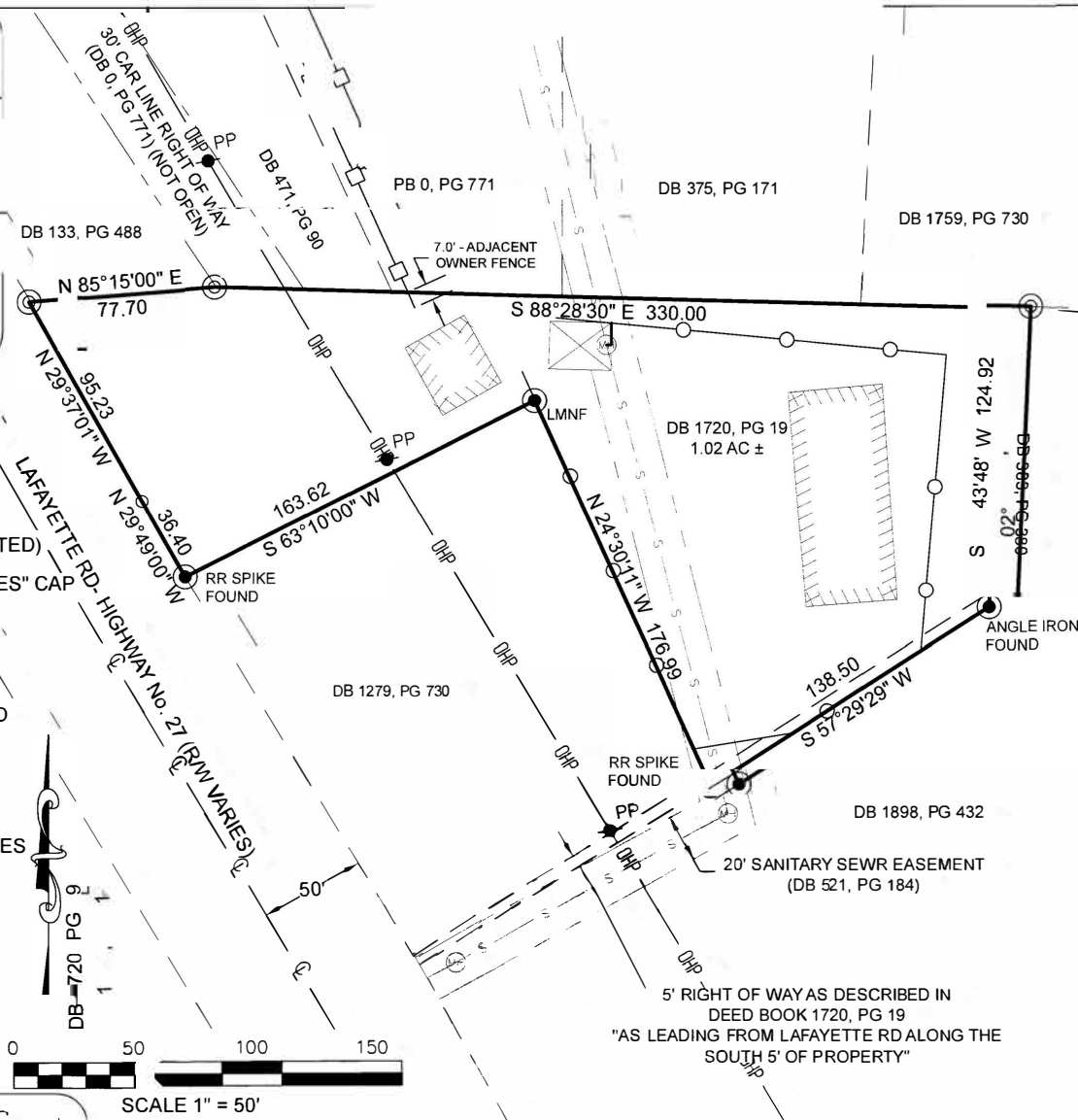
- CORNER FOUND (AS NOTED)
- 1/2" IRON ROD SET W/ "NILES" CAP
- POWER POLE
- MANHOLE
- RAIL ROAD SPIKE
- LARGE MAG NAIL FOUND
- PROPERTY LINE
- ADJOINER LINE
- ROAD CENTERLINE
- CHAINLINK FENCE
- OVER HEAD POWER LINES
- SANITARY SEWER LINE (FLOW DIRECTION)
- BUILDING
- COVERED CARPORT

VF: 62-CWS MARKETING GROUP-1
 FB: FILE
 FF: FILE
 JOB: 22-185
 DRAFTED BY: TABITHA PFEIFFER
 CHECKED BY: JEFF DAWSON

NILES SURVEYING CO., INC.

LAND SURVEYING--MAPPING--FLOOD CONSULTATION

CERTIFICATE OF AUTHORIZATION NUMBER LSF 0000090
 3962 CHURCHILL ROAD
 CHATTANOOGA, TENNESSEE 37406-1616
 PHONE: (423) 624-5041 FAX: (423) 629-7813
 EMAIL: admin@nilessurvey.com



GENERAL NOTES
 Survey for: CWS Marketing Group

- Deed Book 1720, Page 19
 Tax Parcel: 0002A05600C
 Street Address: 1641 Lafayette Rd
1. Area of property surveyed: 1.02 Acres +/-
 2. According to FEMA Flood Insurance Rate Map (FIRM) Panel 13047C0009E (Effective date: 9/11/2009), a portion of this property is not subject to the 1% chance Special Flood Hazard Area (SFHA)
 3. Property corners marked with 1/2" rebar (IRS) with yellow plastic cap labeled "Niles Surveying", unless otherwise noted.
 4. This survey conducted utilizing a Sokkia IX 505 Robotic Total Station.
 5. The field data upon which this plat is based has a closure precision of 1 foot in 23,647 feet and an angular error of 12 seconds per angle point and was not adjusted.
 6. Bearing basis: Deed Book 1270, Page 19.
 7. This plat has been calculated for closure and found to be accurate to a precision of 1 foot in 177,380 feet. Last date of field survey: October 19, 2022.
 8. The flagging or ribbon we use while conducting our field surveys are color coded. Pink or orange colored flagging is used to mark either property lines or property corners. Blue colored flagging marks points that are meaningful only to the surveyor and are not necessarily tied to proper lines or property corners. Yellow flagging simply marks ground locations to topographic purposes and are not tied to property lines or corners. *Do not rely on any blue or yellow flagging or ribbon found.

SURVEYORS 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 REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS, SECTION 15-6-07, O.C.G.A. SECTION 15-6-07.



JEFF DAWSON, LS GA#3128

DATE

BOUNDARY RETRACEMENT SURVEY DRAWING

1641 LAFAYETTE RD
 DEED BOOK 1720, PAGE 19
 LOCATED IN LAND LOT 48
 9TH DISTRICT, 4TH SECTION
 OF CATOOSA COUNTY, GA
 1" = 50' ---- OCTOBER 20, 2022