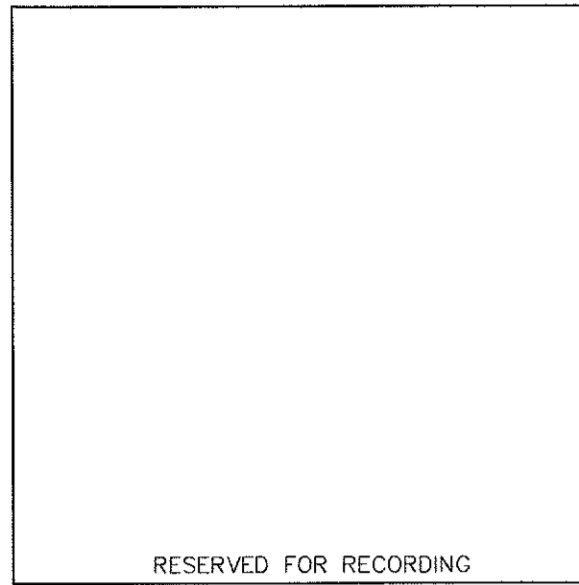


C  
 B  
 A  
 PLOT DATE: 3/19/2018  
 BY: JONES, KEITH  
 LAST SAVED: 3/19/2018  
 CREATED: 3/19/2018



**NOTES:**

- THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND SIGNED BY A REGISTERED LAND SURVEYOR OF JACOBS ENGINEERING GROUP INC., AUTHORITY O.C.G.A. 43-15-22. JACOBS ENGINEERING GROUP INC. IS CURRENTLY PERFORMING PROFESSIONAL LAND SURVEYING ACTIVITIES UNDER CERTIFICATE OF AUTHORIZATION NUMBER - LSF001109. THE C.O.A. NUMBER IS SHOWN HEREON PURSUANT TO CHAPTER 180-7-.07(b)(6) OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- JACOBS ENGINEERING GROUP INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- THE DATUMS FOR THIS SURVEY WERE ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS) AND BASED ON THE POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL DATUM IS BASED ON AND RELATIVE TO THE NAD 1983(1994) STATE PLANE COORDINATE SYSTEM OF GEORGIA, WEST ZONE. THE VERTICAL DATUM IS BASED ON AND RELATIVE TO THE NAVD 88 (GEOID12B). THE GPS EQUIPMENT USED WAS A TRIMBLE R8 GNSS
- THE AREAS AND DISTANCES SHOWN ON THIS SURVEY ARE BASED UPON SURFACE DISTANCES WITH NO COMBINATION FACTOR APPLIED.
- THE SUBJECT PROPERTY IS CURRENTLY OWNED BY THE CITY OF COLUMBUS, GEORGIA, PER DEED BOOK 7216, PAGE 122 - PLAT BOOK 9, PAGE 72, DATED DECEMBER 17, 2003. THE EXISTING OWNERSHIP SHOWN HEREON IS BASED UPON INFORMATION OBTAINED FROM THE MUSCOGEE COUNTY TAX ASSESSORS OFFICE AS OF 3/15/2018.
- A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD AREA ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN A FLOOD HAZARD AREA ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND IN A SPECIAL FLOOD HAZARD AREA (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD PER FEDERAL INSURANCE RATE MAP OF CITY OF COLUMBUS-MUSCOGEE COUNTY, GEORGIA. PANEL 46 OF 76, MAP NUMBER 1351580046F, MAP REVISED SEPTEMBER 5, 2007.

A LEICA TC 1201 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 121,840 FEET AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

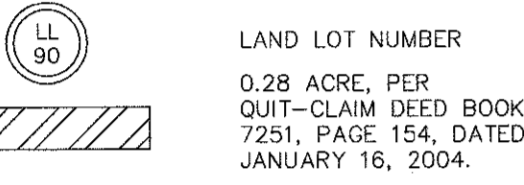
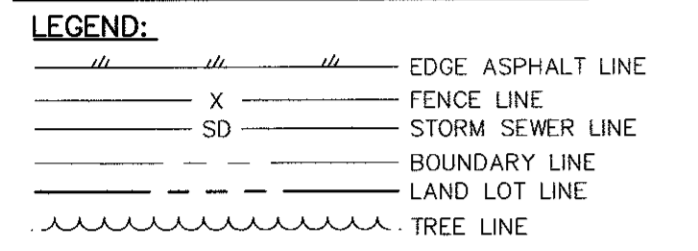
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 101,536 FEET.

THE LAST DATE OF FIELD WORK FOR THIS SURVEY WAS PERFORMED ON 3/14/2018.

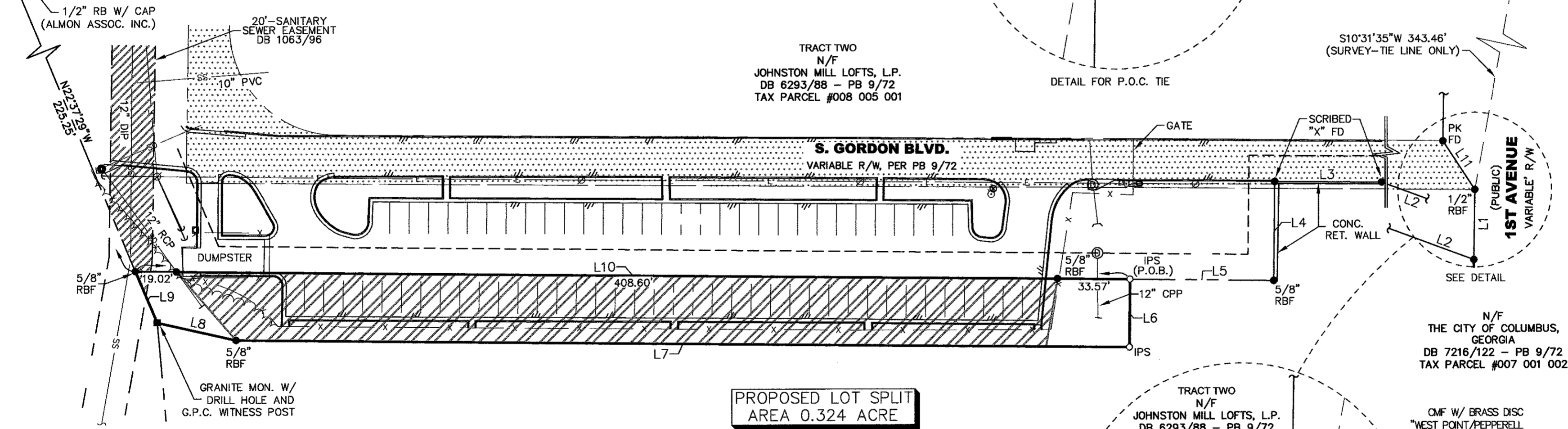
**SURVEY REFERENCES:**

- PLAT OF SURVEY "PROPERTY LINE OF THE COLUMBUS POWER CO. EAST OF THE RIVER BETWEEN 29TH ST. AND MINK ROCK", BY JOSTA H. FLOUROY, DATED FEB. 12, 1906. PLAT WAS PROVIDED BY GA. POWER.
- PLAT OF SURVEY "COLUMBUS MANUFACTURING CO.", BY CLARENCE J. WHITE, JR., DATED FEB. 2, 1953, RECORDED PLAT BOOK 9, PG 72 OF MUSCOGEE COUNTY RECORDS. THE PLAT AS RECORDED IS UNREADABLE, HOWEVER, A FRAMED COPY OF THE PLAT IS DISPLAYED IN THE LOBBY OF THE JOHNSTON MILL LOFTS LEASING OFFICE. INFORMATION ON SAID DISPLAYED COPY IS LEGIBLE AND WAS USED IN THE DETERMINATION OF THE SUBJECT TRACT BOUNDARY.
- PLAT OF SURVEY "EASEMENT FOR SANITARY SEWER", BY COLUMBUS WATER WORKS, DATED DEC 2, 1965, RECORDED PLAT BOOK 37, PG 137 OF MUSCOGEE COUNTY RECORDS, REFERENCED IN DB 1063, PG 96 OF MUSCOGEE COUNTY RECORDS.
- PLAT OF SURVEY "SANITARY SEWER EASEMENT", BY JOE D. McELVY, DATED JUNE 12, 1986, RECORDED PLAT BOOK 98, PG 40 OF MUSCOGEE COUNTY RECORDS, REFERENCED IN DB 2632, PG 212 OF MUSCOGEE COUNTY RECORDS.
- ALTA/ACSM LAND TITLE SURVEY, BY THE SOMMERVILLE GROUP, INC., FOR JORDAN JONES & GOULDING, DATED 11/04/03, LAST REVISED 2/24/04, JOB NO. 03-432, SHEETS 2 OF 2.
- ALTA/NSPS LAND TITLE SURVEY, BY JACOBS ENGINEERING GROUP, FOR JOHNSTON MILL LOFTS, L.P., DATED 7/21/16, LAST REVISED 7/26/16, PROJECT NO. EGXK3600, SHEETS 2 OF 2.

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.



- IPS IRON PIN SET
- N/F NOW OR FORMERLY
- RBF REBAR FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- CPP CORRUGATED PLASTIC PIPE
- RCP REINFORCED CONCRETE PIPE
- REF. REFERENCE
- RET. RETAINING



**PROPOSED LOT SPLIT AREA 0.324 ACRE**

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.27	S00°55'05"W
L2	105.59	N69°52'47"W
L3	120.03	N89°36'38"W
L4	45.59	S00°38'41"W
L5	66.67	N89°23'00"W
L6	31.33	S00°37'00"W
L7	414.33	N89°23'00"W
L8	37.43	N77°18'36"W
L9	25.64	N22°58'35"W
L10	461.19	S89°23'00"E
L11	26.82	N33°15'22"W

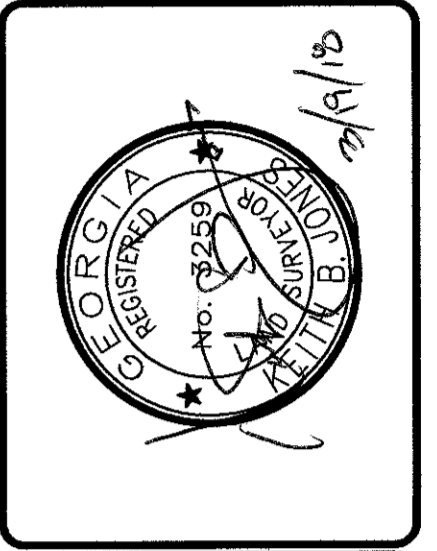
N/F  
 THE CITY OF COLUMBUS,  
 GEORGIA  
 DB 7216/122 - PB 9/72  
 TAX PARCEL #007 001 002

**CERTIFICATION:**

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE MAPS OR PLATS FOR RECORDING. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH THE MINIMUM 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 AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67.

KEITH B. JONES 3/19/18  
 DATE

**JACOBS**  
 46 Liberty Industrial Blvd.  
 McDonough, Georgia 30253  
 Ph. 678-432-7908



**SURVEY FOR**  
**CITY OF COLUMBUS, GEORGIA**  
 LOCATED IN LAND LOT 90, 8TH DISTRICT, CITY OF COLUMBUS, MUSCOGEE COUNTY, GEORGIA

REV	DATE	REVISION DESCRIPTION

THIS LINE IS ONE INCH LONG WHEN PLOTTED FULL SCALE  
 THIS DRAWING MUST BE USED IN CONJUNCTION WITH THE APPLICABLE OR GOVERNING TECHNICAL SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS.

PROJECT NO: EGXK8800  
 DATE: 03/19/2018  
 DWG NAME: EGXK8800V800\_DWG  
 DRAWN: RPE CHECKED: KBJ SCALE: 1" = 40'  
 SHEET TITLE

**BOUNDARY SURVEY**  
 JEG DWG. NO. F679-18-C  
 SHEET 1 OF 1

