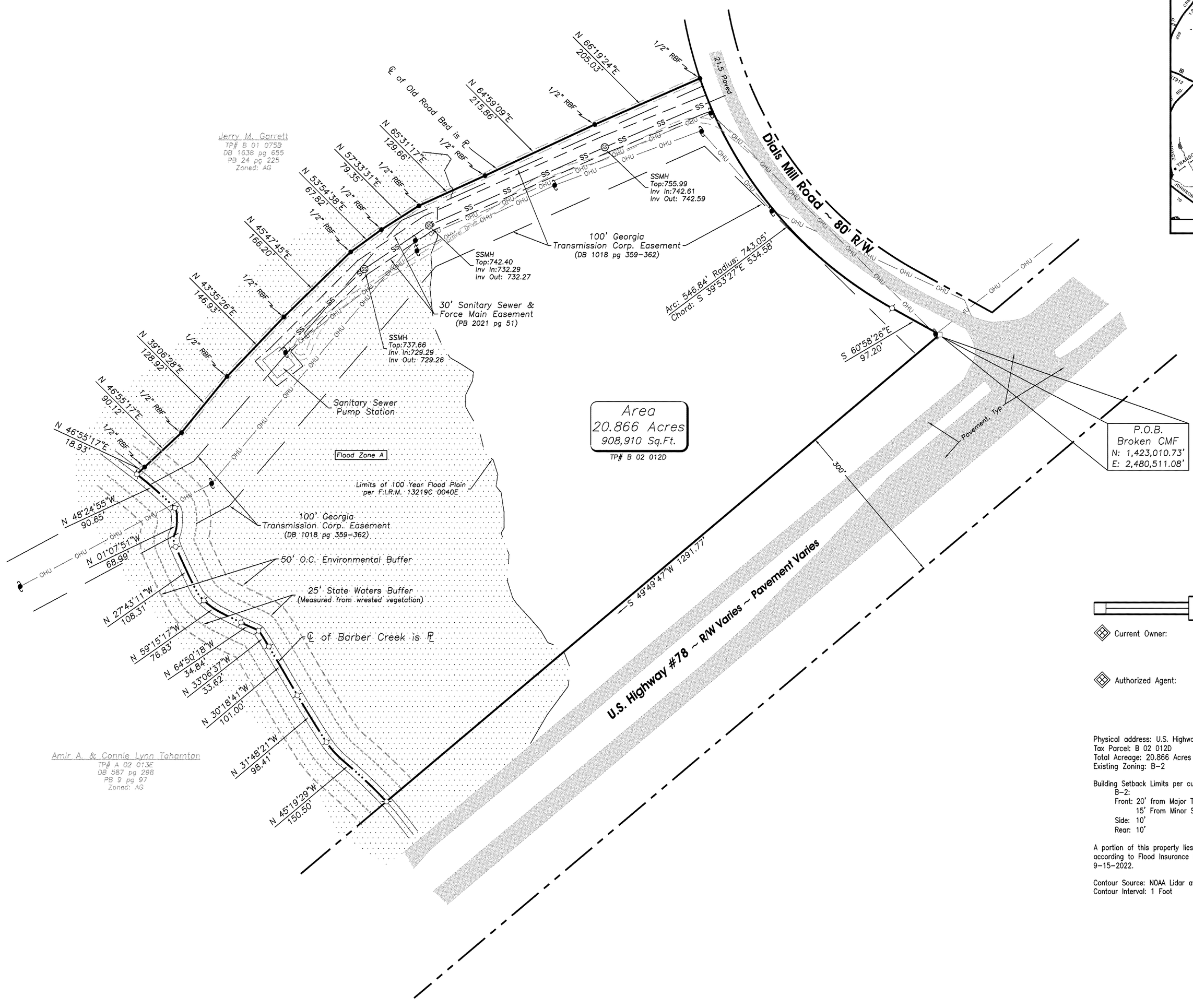
9040303858
PARTICIPANT ID

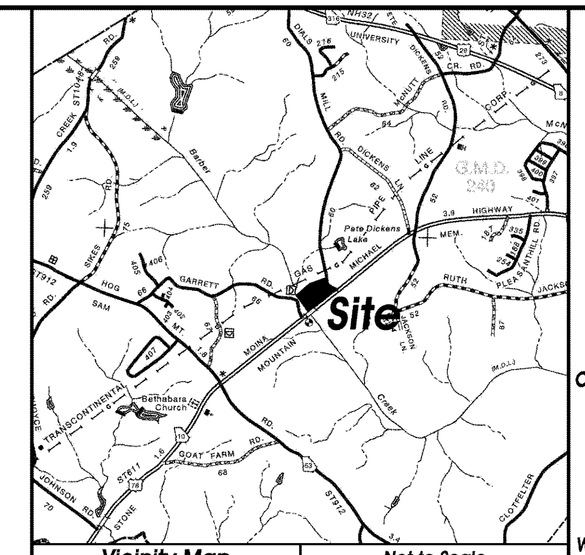
P2022000169

BK:2022 PG:177-177

FILED IN OFFICE
CLERK OF COURT
12/07/2022 11:40 AM
ANGELA ELDER-JOHNSON, CLERK
SUPERIOR COURT
OCONEE COUNTY, GA
Angela Elder-Johnson

THIS AREA RESERVED FOR RECORDING INFORMATION





PROJECT DATA

Current Owner: AZIMA, Inc.
c/o Mr. Saheel Momin
2342 Hog Mountain Road
Watkinsville, Ga. 30677

Authorized Agent: ABE Consulting, Inc.
2410 Hog Mountain Road, Ste. 103
Watkinsville, Georgia 30677
Contact: Abe Abouhamdan, PE. FASCE
Phone: (706) 613-8900
Email: abe@abeconsultinginc.com

Physical address: U.S. Highway #78 & Dials Mill Road
Tax Parcel: B 02 012D
Total Acreage: 20.866 Acres
Existing Zoning: B-2

Building Setback Limits per current UDC:
B-2:
Front: 20' from Major Thoroughfare
15' From Minor Street
Side: 10'
Rear: 10'

A portion of this property lies within the 100 Year Flood Plain according to Flood Insurance Rate Map# 13219C 0040E dated 9-15-2022.

Contour Source: NOAA Lidar available online.
Contour Interval: 1 Foot

LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS

℄	CENTERLINE
CMF	CONC MONUMENT FOUND
DB	DEED BOOK
FND	FOUND
INV	INVERT ELEVATION
IPS	1/2" CAPPED REBAR SET STAMPED LSF 1010
OTF	OPEN TOP PIPE FOUND
ℙ	PROPERTY LINE
PB	PLAT BOOK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
RBF	REBAR FOUND
SSMH	SANITARY SEWER MANHOLE
TP	TAX PARCEL NUMBER
○	1/2" CAPPED REBAR SET STAMPED LSF 1010 (UNLESS OTHERWISE NOTED)
●	IRON PIN FOUND (AS DESCRIBED)
□	CONCRETE MONUMENT FOUND
⌀	COMPUTED POINT (NO PIN)
	UTILITY POLE
	SANITARY SEWER MANHOLE
-OHU-OHU-	OVERHEAD UTILITIES
—SS—	SANITARY SEWER LINE

Survey Closure Statement

The field data upon which this plat is based has a closure precision of one foot in 30,542 feet and an angular error of 4 sec. per angle point and was adjusted by Network Least Squares.

A Carlson CR2 Robotic Total Station was used to obtain all linear and angular measurements and the fieldwork was completed on 12-5-22.

Bearings and Coordinates shown are based on Grid North, Georgia West Zone derived from GPS observations with a Carlson BRX7 GPS Receiver utilizing the eGPS Network.

This plat has been calculated for closure and was found to be accurate within one foot in 115,548 feet.

Surveyor's Notes:

1. This Plat of Survey was prepared without the benefit of a title abstract.
2. The property shown hereon is subject to easements, restrictions, reservations, rights-of-way and other encumbrances, both public and private.
3. Underground utilities and foundations, if any, have not been located.
4. The term "certification" as used in rule "180-6-.09(2) and (3)" and related to Professional Engineering or Professional 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.
5. Zoning and setback information, if shown, should be verified by the appropriate planning/zoning agency prior to design or construction activities.
6. The locations of water boundaries shown hereon are subject to change due to natural causes and may or may not represent the actual limits of title.

Note: Sanitary Sewer inverts were calculated from our field run top elevations and Plat Book 2021 page 51.

CONSULTING INC.

COMPREHENSIVE ENGINEERING SERVICES
CIVIL ENGINEERING
LAND SURVEYING
LAND PLANNING
CONSTRUCTION STAKING
LANDSCAPE ARCHITECTURE
SOIL MAPPING & SEPTIC SYSTEMS
WETLAND & ENVIRONMENTAL MONITORING

2410 HOG MOUNTAIN ROAD
SUITE 103
WATKINSVILLE, GA 30677
706-613-8900
706-425-9631 (FAX)
abe@ABEconsultinginc.com
www.ABEconsultinginc.com

Boundary Retracement for:

Jariwala 786 Ventures, LLC

Monroe Highway
& Dials Mill Road
Bogart, Georgia
Oconee County
240th G.M.D.

Being that parcel of land described in Deed Book 1695 page 14 and depicted on a plat found in Plat Book 17 page 255, Oconee County Records

Total Project Area: 20.866 Acres
Tax Parcel #: B 02 012D
Existing Zoning: B-2

GEORGIA811
www.Georgia811.com
Contact 811 before you dig.

COLORS FOR UTILITY LOCATING:
White = Prop. Excavation
Pink = Temp. Survey Markings
Red = Electric
Yellow = Gas/Oil
Orange = Phone/Cable
Blue = Water
Purple = Reclaimed Water
Green = Sewer

This plat is a Retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel. 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, nor 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.

Stacy C. Carroll, Georgia PLS #2729 — 12-7-22 Date

GEORGIA REGISTERED No.2729 PROFESSIONAL LAND SURVEYOR STACY C. CARROLL
LSF# 1010

DATE PREPARED: 12-7-22

PROJECT #: 22-500-745

REVISIONS	DATE
...	...

GRAPHIC SCALE
0' 50' 100' 200' 300'
SCALE: 1"= 100'

Grid North
Ga. West Zone

SHEET # 1 of 1