

BOARD MEMBERS

Brian Haren, Chairman
John H. Culbreth, Sr., Vice-Chairman
Al Gilbert
Jim Graw
Arnold L. Martin, III

STAFF

Peter A. Frisina, Director of Community Services
Chanelle Blaine, Planning and Zoning Coordinator

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
February 2, 2017
7:00 pm

***Please turn off or turn to mute all electronic devices during the
Planning Commission Meetings**

1. Consideration of the Minutes of the meeting held on January 19, 2017.

PUBLIC HEARING

2. Consideration of Petition No. 1262-17, Mahmoud J. Amercani & Hadia Youssef, Owner, and Randy M. Boyd, Agent, request to rezone 14.39 acres from A- R to R-85 to develop a Single-Family Residential Subdivision. This property is located in Land Lot(s) 26 & 39 of the 5th District and fronts on Seay Road.
3. Consideration of Petition No. RP-061-17, Mahmoud J. Amercani & Hadia Youssef , Owner, and Randy M. Boyd, Agent, request to add 4 lots to the Final Plat of J.K Singletary and Patricia A. Singletary. This property is located in Land Lot(s) 26 & 39 of the 5th District and fronts on Seay Road.

PETITION NO: 1262-17 & RP-061-17

REQUESTED ACTION: A-R to R-80 and add three (3) lots to the Minor Subdivision Plat of J.K. Singletary and Patricia Singletary Property

PROPOSED USE: Residential

EXISTING USE: Residential

LOCATION: Seay Road

DISTRICT/LAND LOT(S): 5th District, Land Lot(s) 26 & 39

OWNER: Mahmoud J. Americani

AGENT: Randy M. Boyd

PLANNING COMMISSION PUBLIC HEARING: January 5, 2017

BOARD OF COMMISSIONERS PUBLIC HEARING: January 26, 2017

APPLICANT'S INTENT

Applicant proposes to develop a Single-Family Residential Subdivision consisting of four (4) lots on 14.39 acres by adding three (3) lots to the Minor Subdivision Plat of J.K. Singletary and Patricia Singletary Property.

STAFF RECOMMENDATION

APPROVAL

1.

1262-17& RP-061-17

INVESTIGATION

A. PROPERTY SITE

The subject property is a 14.39 tract fronting on Seay Road in Land Lot(s) 26 & 39 of the 5th District. Seay Road is classified as a Major Arterial road on the Fayette County Thoroughfare Plan. The subject property contains a single-family residence and is currently zoned A-R.

History: The Minor Subdivision Plat of J.K. Singletary and Patricia Singletary Property was approved by the Planning Commission on July 7, 2016 and contains one (1) lot.

B. SURROUNDING ZONING AND USES

The general situation is a 14.39 tract that is zoned A-R. In the vicinity of the subject property is land which is zoned R-72, R-40, A-R & R-40. See the following table and also the attached Zoning Location Map.

The subject property is bound by the following adjacent zoning districts and uses:

Direction	Acreage	Zoning	Use	Comprehensive Plan
North (across Seay Road)	3.4	R-72	Single-family Residence	Low Density Residential (1 Unit/1 to 2 Acres)
	3.4	R-72	Single-family Residence	Low Density Residential (1 Unit/1 to 2 Acres)
South	24.0	A-R	Single-family Residence	Low Density Residential (1 Unit/1 to 2 Acres)
East	1.5	R-40	Single-family Residence	Low Density Residential (1 Unit/1 to 2 Acre
West	1.5	R-40	Single-family Residence	Low Density Residential (1 Unit/1 to 2 Acres)
	37.16	A-R	Single-family Residence	Low Density Residential (1 Unit/1 to 2 Acres)

Proposed Zoning District Requirements

Zoning District	Zoning Setbacks	Minimum Lot Size	Minimum House Size	Lot Width at Building Line	Buffer
R-80	F - 75' Arterial F - 75' Collector F - 50' Minor S - 30' R - 50'	3 Acres	2,500 sq ft	175'	N/A

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Low Density Residential (1 Unit/1 to 2 Acres). This request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone from A-R to R-80 for the purpose of developing a Single-Family Residential Subdivision consisting of four (4) lots on 14.39 acres by adding three (3) lots to the Minor Subdivision Plat of J.K. Singletary and Patricia Singletary Property. The R-80 zoning district requires a three (3) acre lot.

Revision to the Minor Subdivision Plat (RP-061-17)

Sec. 104-595. Approval of subdivisions. (2), k. of the Subdivision Regulations states:

....Proposed revisions to a recorded minor subdivision plat of any existing residential or agricultural-residential subdivisions which add property to, increases the number of platted lots, or changes the principal use on lots will be considered in public hearings before the planning commission and the board of commissioners. The legal notice shall be advertised at least seven calendar days prior to the public hearing before the planning commission, but not more than 45 calendar days, nor less than 15 calendar days prior to the public bearing before the board of commissioners. In the event that the timeframes above cannot be met with one advertisement, the notice shall be published twice.

Should this request be approved, the platting of the four (4) proposed lots will have to be done as a Final Plat. While the existing J.K. Singletary and Patricia Singletary Property subdivision is a Minor Subdivision Plat, the proposed lots will be less than five (5) acres in size. This is based on the Subdivision Regulations definitions as follows:

Plat, final, means all divisions of a tract of land into two or more lots where the lots are less than five acres in size and/or new streets are created.

Plat, minor subdivision, means all divisions of a tract of land into two or more lots where the lots are five acres or greater in size and no new streets are created.

The applicant is reminded that before any lots can be sold or building permits issued for the proposed subdivision, the subject property must be platted per the Fayette County Subdivision Regulations, as applicable.

E. REVIEW OF CONCEPT PLAN

The applicant is advised that the Concept Plan is for illustration purposes only. Any deficiencies must be addressed at the time of submittal of the Preliminary Plat, Final Plat, and/or Site Plan, as applicable.

G. DEPARTMENTAL COMMENTS

Water System

Water Available

Public Works/Engineering

Under current zoning the parcel on Seay road could be subdivided into two lots. As proposed there could be four. This would double the number of potential driveway cuts on Seay Road. There are no known sight distance issues along this stretch of Seay Road.

Environmental Management

Reviewed and approved recent plat. EMD has no issues with rezoning.

Environmental Health Department

Request to rezone 14.39 ac to develop single family residential lots (3) at 162 Seay Road. Environmental Health Comments: This department has no objection to the proposed rezoning request (A-R to R- 85) to develop 3 additional single family residential lots. However, based on department records, the existing septic system serving the residence at 162 Seay Road will need to be fully relocated onto proposed Tract 3 before this department would be in a position to sign any final plats for recording.

Fire

Must Show Fire Hydrants on Final Plat.

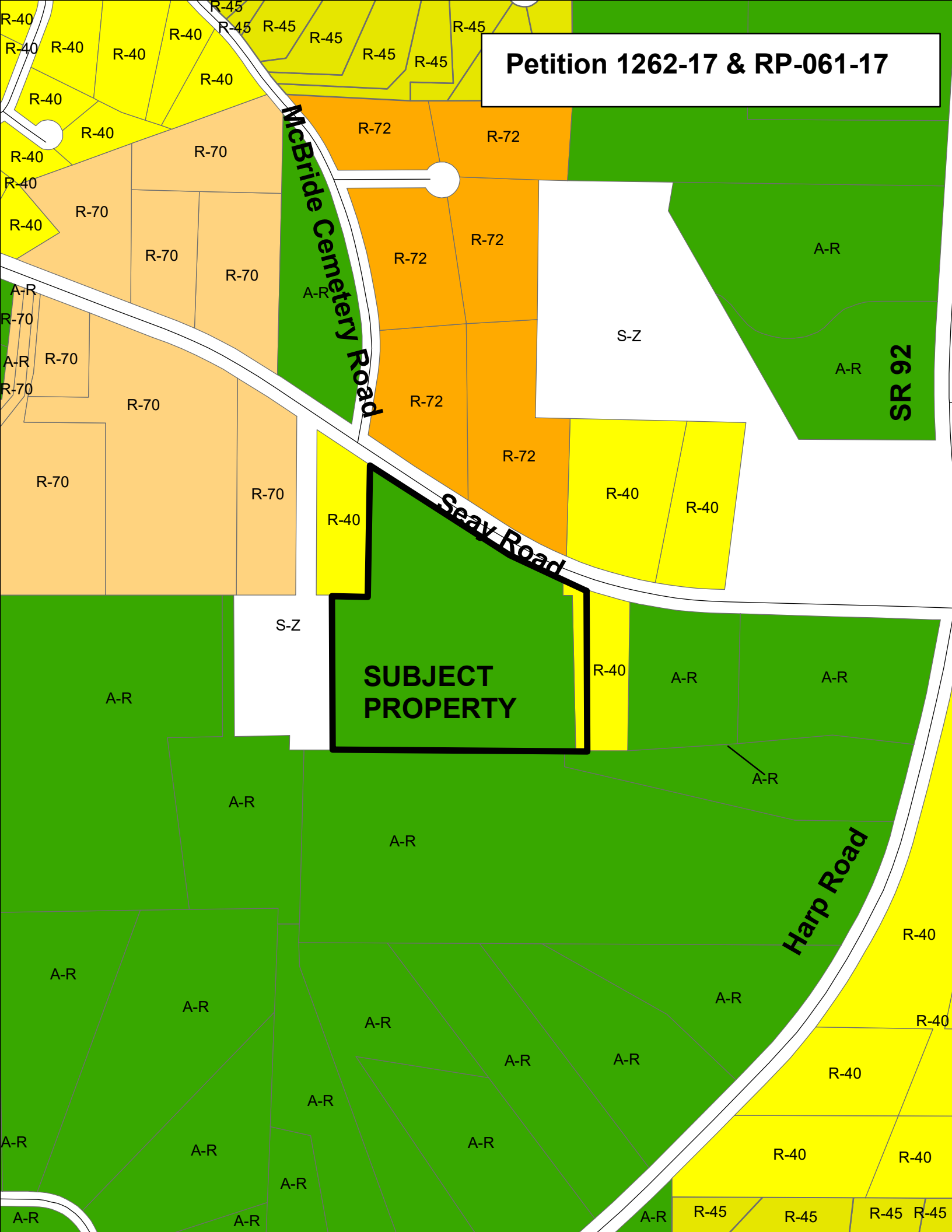
STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from A-R to R-80 for the purpose of developing Residential. Per Section 110-300 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

1. The subject property lies within an area designated for Low Density Residential (1 Unit/1 to 2 Acres). This request conforms to the Fayette County Comprehensive Plan.
2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.
3. The proposed rezoning will not result in a burdensome use of roads, utilities, or schools.
4. Existing conditions and the area's continuing development as a single-family residential district support this petition.

Based on the foregoing Investigation and Staff Analysis, Staff recommends **APPROVAL.**

Petition 1262-17 & RP-061-17



PUBLIC
FACILITIES/
INSTITUTION
(FIRE
STATION)

McBride Cemetery Road

SR 92

Seav Road

SUBJECT
PROPERTY

LOW DENSITY
RESIDENTIAL

Harp Road

RURAL
RESIDENTIAL

Petition 1262-17 & RP-061-17

McBride Cemetery Road

SR 92

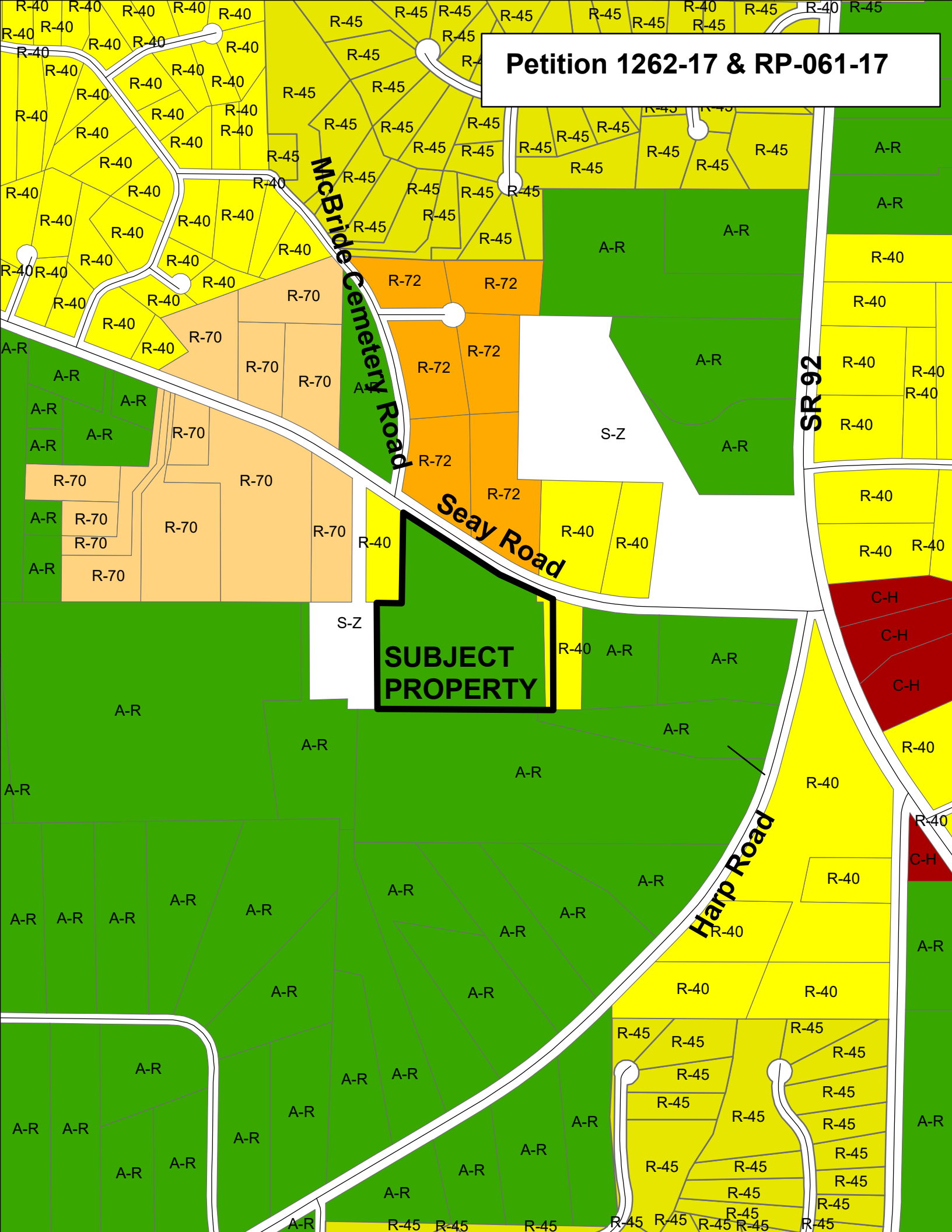
Seay Road

**SUBJECT
PROPERTY**

Harp Road



Petition 1262-17 & RP-061-17



APPLICATION TO AMEND
TO AMEND THE OFFICIAL ZONING MAP OF FAYETTE COUNTY, GA

PROPERTY OWNERS: MAHMOUD J. AMERICANI & HADIA YOUSSEF
MAILING ADDRESS: 301 GA. 138 - JONESBORO, GA. 30238
PHONE: 770-240-2277 E-MAIL: mahmoud@sunrisebuilders.net
AGENT FOR OWNERS: RANDY M. BOYD
MAILING ADDRESS: P.O. Box 64 - ZEBULON, GA. 30295
PHONE: 404-225-1677 E-MAIL: boyd2227@gmail.com

PROPERTY LOCATION: LAND LOT 26 LAND DISTRICT 5th PARCEL _____
LAND LOT 39 LAND DISTRICT 5th PARCEL _____

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 14.39 ACRES PUB

EXISTING ZONING DISTRICT: AR PROPOSED ZONING DISTRICT: R-85 R-80

ZONING OF SURROUNDING PROPERTIES: NORTH-R-12, EAST-R40, SOUTH AR, WEST AR & R-40

PRESENT USE OF SUBJECT PROPERTY: EXISTING RESIDENTIAL TRACT

PROPOSED USE OF SUBJECT PROPERTY: CONSTRUCT ADDITIONAL HOMES

LAND USE PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1 UNIT/1 TO 2 ACRES)

NAME AND TYPE OF ACCESS ROAD: SEAY ROAD - ASPHALT PAVING

LOCATION OF NEAREST WATER LINE: ALONG SOUTH SIDE OF SEAY ROAD

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: 1262-17

☐ Application Insufficient due to lack of: _____

by Staff: _____ Date: _____

☒ Application and all required supporting documentation is Sufficient and Complete

by Staff: Pete Frisum Date: 11/30/16

DATE OF PLANNING COMMISSION HEARING: January 5 2016

DATE OF COUNTY COMMISSIONERS HEARING: January 26 2016

Received from Mahmoud Amerianni a check in the amount of \$ 350 for application filing fee, and \$ 20 for deposit on frame for public hearing sign(s).

Date Paid: 11/30/16 Receipt Number: _____

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM
(Applications require authorization by ALL property owners of subject property).

Name(s) of All Property Owners of Record found on the latest recorded deed for the subject property:

MAHMOUD J. AMERCAHI & HADIA YOUSSEF

Please Print Names

Property Tax Identification Number(s) of Subject Property: _____

(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 26 & 39 of the 5th District, and (if applicable to more than one land district) Land Lot(s) _____ of the _____ District, and said property consists of a total of _____ acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to BANDY M. BAY to act as (my) (our) Agent in this rezoning. As Agent, they have the authority to agree to any and all conditions of zoning which may be imposed by the Board.

(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

[Signature]
Signature of Property Owner 1

Address _____

Hadia Youssef
Signature of Property Owner 2

Address _____

Signature of Property Owner 3 _____

Address _____

Randolph M. Bay
Signature of Authorized Agent

P.O. Box 64 - ZEBULON, GA
Address

30295

Velma L. Thomas
Signature of Notary Public

11/30/16
Date

Velma L. Thomas
Signature of Notary Public

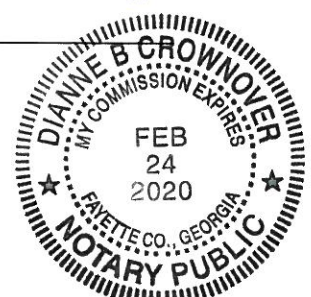
11/30/16
Date

Signature of Notary Public _____

Date _____

Dianne B. Crownover
Signature of Notary Public

11-29-16
Date



NAME: MAHMOUD J. AMERCIANT & YOUSSEF ^{HADIA} PETITION NUMBER: _____

ADDRESS: 301 GA. 138 - JONESBORO, GA. 30238

PETITION FOR REZONING CERTAIN PROPERTY IN THE UNINCORPORATED AREAS OF FAYETTE COUNTY, GEORGIA.

RANDY M. BOYD affirms that he is ~~the owner or~~ the specifically authorized agent of the property described below. Said property is located in a(n) AK Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ _____ to cover all expenses of public hearing. He/She petitions the above named to change its classification to R-85. R-80 VMS

This property includes: (check one of the following)

☐ See attached legal description on recorded deed for subject property or

☒ Legal description for subject property is as follows: (ATTACHED)

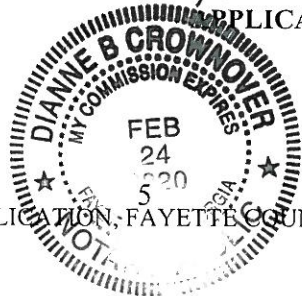
PUBLIC HEARING to be held by the Planning Commission of Fayette County on the _____ day of _____, 20____ at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the _____ day of _____, 20____ at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20____,

Dianne B. Crownover
NOTARY PUBLIC

Randy M. Boyd
APPLICANT'S SIGNATURE



APPLICATION TO REVISE A RECORDED PLAT

NAME OF RECORDED PLAT: ~~MAHMOUD~~ J.K. Singletary and Patricia A Singletary

OWNER OF PROPERTY: MAHMOUD AMERCIANI - Hadra YOUSSEF

MAILING ADDRESS: 301 Hwy 138 Jonesboro GA 30238

PHONE: 770 210 2277

E-MAIL: MAHMOUD@sunrisebellevue.net

AGENT FOR OWNER: Randy M. Boyd

MAILING ADDRESS: PO Box 164 - Zebulon, GA 30295

PHONE: 404 275-1077

E-MAIL: boyd2227@gmail.com

LOCATION: LAND LOT(S) 26/39 DISTRICT 5th

ZONING: A-R to R 55

TOTAL NUMBER OF LOTS: 41 TOTAL NUMBER OF ACRES: 14.39

DATE OF PLANNING COMMISSION HEARING: January 5, 2017

DATE OF COUNTY COMMISSIONERS HEARING: January 24, 2017

REASON FOR REVISION: to add ~~3~~ lots to
the minor Subdivision Plat of J.K. Singletary
and Patricia A. Singletary Property.

RP-061-17

I respectfully submit this application and certify that the above information is correct and true to the best of my knowledge. I further certify that I am the owner or the specifically authorized agent of the above-referenced property.

11-30-16, 20

M. Amerciani
OWNER/AGENT'S SIGNATURE

, 20



Each residential building lot has a minimum contiguous area that is free and clear of zoning setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind.

TAX PARCEL ID# 0511 010 PARENT TRACT
THERE ARE NO RECORDED EASMENTS FOUND ASSOCIATED WITH THIS PROPERTY

CONCPT PLAT

LOCATED IN LAND LOTS 26 & 39
5th LAND DISTRICT, FAYETTE COUNTY, GA.

TOTAL AREA
14.39 ACRES

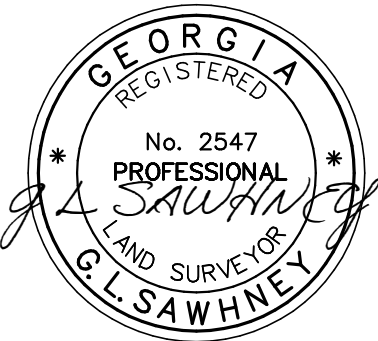
SITE DATA & ZONING REQUIREMENTS

TOTAL TRACT AREA - 14.39 ACRES
TOTAL NUMBER OF LOTS - 1
CURRENT SITE ZONING: A-R AGRICULTURE-RESIDENTIAL

PROPOSED ZOINING: R-80
FRONT YARD SETBACK:

FRONT - 75 Feet
REAR YARD SETBACK -50 Feet
SIDE YARD SETBACK - 30 Feet
HEIGHT LIMIT - 35 Feet
MIN. FLOOR AREA - 3000 Sq.Ft.

MIN. LOT AREA - 3.00 ACRES
LOT WIDTH - 175 Feet @ BL
MIN. STREET FRONTAGE - 100 Feet
WATER PROVIDED BY ON SITE INDIVIDUAL WELLS
SANITARY SEWER SERVICE PROVIDED BY INDIVIDUAL ON SITE SEWERAGE MANAGEMENT SYSTEM



PREPARED BY:
SAWHNEY & ASSOCIATES

523 HASTINGS WAY JONESBORO GA 30238
PH.# (678)-478-6857 PH.# (678)-500-4356
EMAIL SHAREMUSIC140@GMAIL.COM
REV: PER COM. 12/27/16

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DIRECTION
C5	169.18	1414.47	169.08	S60°28'42"E
C7	204.73	1414.47	204.55	S68°03'05"E

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND INFRASTRUCTURE SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE"; AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

By: G.L. Sawhney 12/27/16
G.L. SAWHNEY, GA. RLS No. 2547 DATE

THIS IS TO CERTIFY THAT 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.

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 108-6-.09, THE TERM CERTIFICATION AS USED IN BOARD RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

OWNERS:

OWNER / DEVELOPER
MAHMOUD AMERCANI
135 HARP ROAD
FAYETTEVILLE, GA 30215
770-210-8470

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PLATTED PROPERTY, HEREBY DEDICATE THE RIGHTS-OF-WAY FOR PUBLIC USE, AND/OR RESERVE FOR PUBLIC USE THE EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT. WE THE UNDERSIGNED OWNERS UNDERSTAND THIS MINOR SUBDIVISION PLAT AND ANY MAINTENANCE BOND AND/OR IRREVOCABLE LETTER-OF-CREDIT SHALL EXPIRE AND THUS BECOME VOID IF THE MINOR SUBDIVISION PLAT IS NOT RECORDED INTO THE FAYETTE COUNTY CLERK OF SUPERIOR COURT RECORDS WITHIN 90 CALENDAR DAYS OF THE DATE OF APPROVAL BY THE FAYETTE COUNTY PLANNING COMMISSION.

By: OWNER MAHMOND AMERCANI DATE

GENERAL NOTES

- EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS (OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY OR EASEMENTS THAT CAN BE ESTABLISHED FROM A COMPLETE AND ACCURATE LEGAL DESCRIPTION); BUILDING SETBACKS; RESTRICTIVE COVENANTS; ZONING CONDITIONS OR OTHER LAND USE REGULATIONS.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR.
- ALL CORNER MONUMENTS SET ARE 1/2" REBAR OR AS OTHERWISE FOUND.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
- ELEVATION DATUM USED: N/A
- NO VIALS USGS MONUMENTS WERE LOCATED WITHIN 500' OF THIS SITE.
- BEARINGS SHOWN ON THIS SURVEY ARE FROM GRID NORTH. (GA. NAD 83 WEST ZONE)
- ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION, UTILITY LOCATE SERVICE MARKINGS, AND AVAILABLE AS-BUILT DATA. THIS SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY OBSERVED OR LOCATED THE UNDERGROUND UTILITIES.
- THERE ARE NO STATE WATERS ON PROPERTY.
- EXCEPT AS MAY BE EXPRESSLY INDICATED ON THIS PLAT, LOCATIONS OF ENVIRONMENTAL, GEOLOGIC, AND UNDERGROUND FEATURES AND CONDITIONS, NATURAL AND OTHERWISE, AS THEY MAY RELATE TO BUFFERS AND SETBACKS IS BEYOND THE SCOPE OF THIS SURVEY.
- NO MAPPED WETLANDS SHOWN FOR THIS PROPERTY AS PER THE NATIONAL WETLANDS INVENTORY MAP AS PROVIDED BY THE U.S. FISH AND WILDLIFE SERVICE. INDIVIDUAL WETLAND AREAS MAY EXIST SHOWN OR NOT SHOWN AND ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROEYTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO WETLANDS WITHOUT PROPER AUTHORIZATION.
- FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP MAINTENANCE OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN, OR THE LACK OF ONE, INDICATED BY THIS PLAT.
- SOILS INFORMATION AS PER U.S.D.A. SOIL MAPS OF FAYETTE COUNTY.
- THERE ARE NO CEMETERIES,BURIAL GROUNDS FOUND ON THIS PROPERTY.
- THERE ARE NO GROUND WATER RECHARGE AREAS ON THIS PROPERTY.
- THERE ARE NO STATE WATERS ON PROPERTY.

N/F
RANDY L. & TERESA D. THOMAS
D.B. 2808 PG. 336
ZONED AR

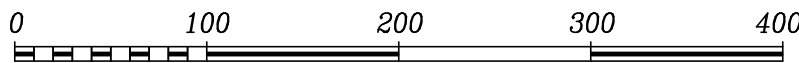
LEGEND

IPF=IRON PIN FOUND
IPS=IRON PIN SET
R/W=RIGHT OF WAY
MAG= MAGNETIC
P.O.B.=POINT OF BEGINNING
B/L=BUILDING LINE
D.E.=DRAINAGE EASEMENT
N/F=NOW OR FORMERLY
P = PREVIOUS
E = EXISTING
P/P = POWER POLE
PRP = PER REFERENCE PLAT
EQUIPMENT UTILIZED --
ANGULAR -- lieca 1201
LINEAR -- lieca 1201

CLOSURE DATA

FIELD CLOSURE=1"IN 42,000+
ANGLE POINT ERROR=< .03"
EQUIPMENT USED=TOTAL STATION
ADJUSTMENT METHOD=COMPASS RULE
PLAT CLOSURE=1"IN 100,000+

N/F
MOHMAUD AMERCANI
D.B. 4050 PG. 405
ZONED AR



Graphic Scale: 1" = 100'

LEGEND

IPF=IRON PIN FOUND
IPS=IRON PIN SET
R/W=RIGHT OF WAY
MAG= MAGNETIC
P.O.B.=POINT OF BEGINNING
B/L=BUILDING LINE
D.E.=DRAINAGE EASEMENT
N/F=NOW OR FORMERLY
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EQUIPMENT UTILIZED --
ANGULAR -- lieca 1201
LINEAR -- lieca 1201

CLOSURE DATA

FIELD CLOSURE=1"IN 42,000+
ANGLE POINT ERROR=< .03"
EQUIPMENT USED=TOTAL STATION
ADJUSTMENT METHOD=COMPASS RULE
PLAT CLOSURE=1"IN 100,000+

DATE OF SURVEY
04/03/2016
DATE OF PLAT
04/06/2016
04/16/2016