

**GPS NOTES**

THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.09 FEET (HORZ) 0.23 FEET (VERT)  
 TYPE OF EQUIPMENT: CARLSON, BRX7  
 TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER INTERFACE  
 DATES OF SURVEY: 03/29/2023  
 DATUM / EPOCH: NAD\_83(2011)(EPOCH:2010.0000)  
 PUBLISHED / FIXED CONTROL USE: N/A  
 GEOID MODEL: 18  
 COMBINED GRID FACTOR(S): 0.99996771  
 CONVERGENCE ANGLE: -0.1563333333  
 BENCHMARKS USED: DM4625, DM5373, DM3485

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

**SUBJECT PROPERTY**

OWNER: 2125 WISDOM, LLC  
 SITE ADDRESS: 1791 HIGHWAY 138, RIVERDALE, GA 30296  
 PARCEL ID: 13186C B007 & 13186C B050  
 AREA: 1.432 ACRES ±  
 ZONED: GB (GENERAL BUSINESS)  
 REFERENCE: 1) BOOK 10262 PAGE 430  
 2) BOOK 1351 PAGE 215  
 3) PLAT BOOK 28 PAGE 120

**OWNER'S CERTIFICATE**

STATE OF GEORGIA  
 COUNTY OF CLAYTON  
 THIS IS TO CERTIFY THAT 2125 WISDOM, LLC IS THE HOLDER OF THE RECORDED TITLE OF THE LAND DESCRIBED HEREON, AND AS OWNER HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023

OWNER NAME: 2125 WISDOM, LLC

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

**CLAYTON COUNTY TECHNICAL REVIEW COMMITTEE APPROVAL**

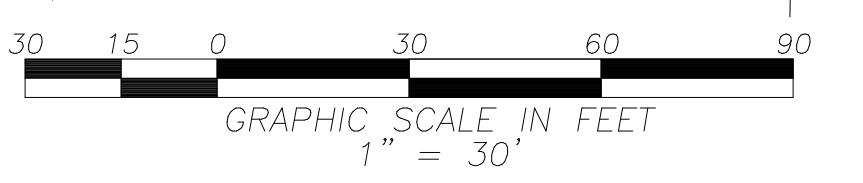
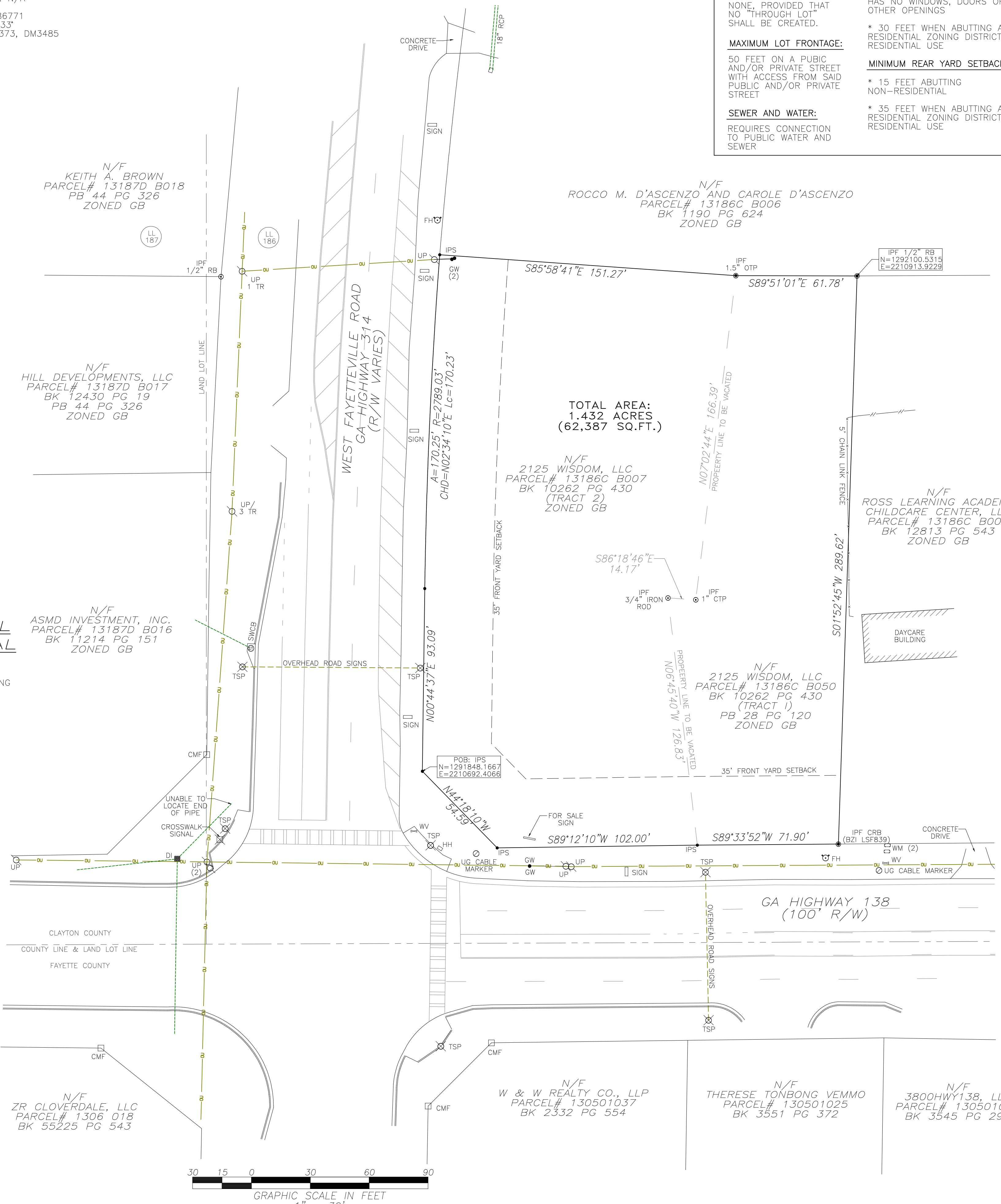
PURSUANT TO THE PROVISIONS OF CLAYTON COUNTY SUBDIVISION REGULATIONS, THIS FINAL PLAT WAS GIVEN APPROVAL BY CLAYTON COUNTY TECHNICAL REVIEW COMMITTEE. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN SATISFIED, THIS PLAT IS HEREBY ACCEPTED AND THIS APPROVAL GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS.

CLAYTON COUNTY PLANNING & ZONING ADMINISTRATOR

**PURPOSED STATEMENT**

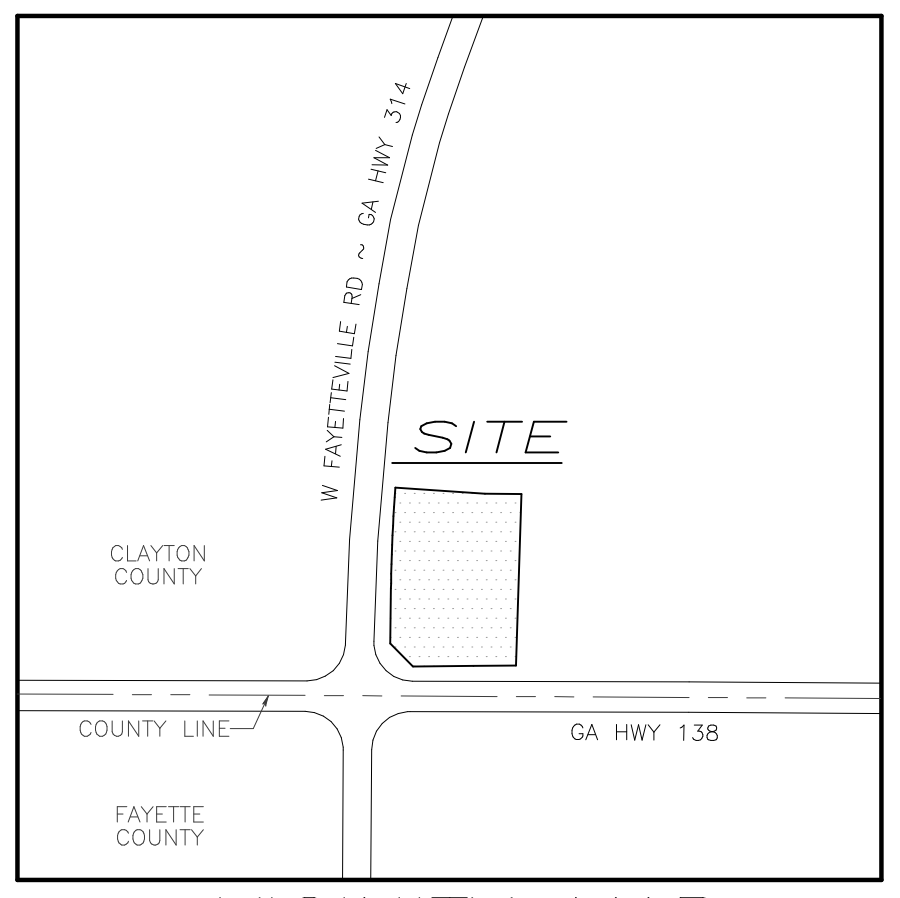
THE PURPOSE OF THIS PLAT IS TO COMBINE TAX PARCELS 13186C B007 AND 13186C B050 INTO ONE PARCEL AND LOT OF RECORD.

LEGEND	
BC	BACK OF CURB
BFD	BURIED FIBER OPTIC
CMF	CORRUGATED METAL PIPE
CTP	CRIMP-TOP PIPE
DI	DROP INLET
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
GW	GUY WIRE ANCHOR
HH	HANDHOLE
INV	INVERT
IPF	IRON PIN FOUND
IPS	IRON PIN SET (1/2" REBAR WITH CAP)
N/F	NOW OR FORMERLY
OTF	OPEN-TOP PIPE
OU	OVERHEAD UTILITY
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RB	REBAR
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SWCB	SINGLE WING CATCH BASIN
TBM	TEMPORARY BENCHMARK
TR	TRANSFORMER
TSP	TRAFFIC SIGNAL POLE
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
CMF	CORRUGATED METAL PIPE
CS	CROSSWALK SIGNAL
DI	DROP INLET
FH	FIRE HYDRANT
GW	GUY WIRE ANCHOR
IPF	IRON PIN FOUND
IPS	IRON PIN SET (1/2" REBAR WITH CAP)
OTF	OPEN-TOP PIPE
OU	OVERHEAD UTILITY
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RB	REBAR
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SWCB	SINGLE WING CATCH BASIN
TBM	TEMPORARY BENCHMARK
TR	TRANSFORMER
TSP	TRAFFIC SIGNAL POLE
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE



**ZONING NOTES**

- MINIMUM LOT AREA:** 10,000 SQUARE FEET
- MINIMUM LOT WIDTH:** 10,000 SQUARE FEET
- MINIMUM LOT DEPTH:** NONE, PROVIDED THAT NO "THROUGH LOT" SHALL BE CREATED.
- MINIMUM LOT FRONTAGE:** 50 FEET ON A PUBIC AND/OR PRIVATE STREET WITH ACCESS FROM SAID PUBLIC AND/OR PRIVATE STREET
- SEWER AND WATER:** REQUIRES CONNECTION TO PUBLIC WATER AND SEWER
- MINIMUM FRONT YARD SETBACK:** 35 FEET
- MINIMUM SIDE YARD SETBACK:** \* 0 FEET
- \* 10 FEET, WHEN INTERIOR WALL HAS NO WINDOWS, DOORS OR OTHER OPENINGS
- \* 30 FEET WHEN ABUTTING A RESIDENTIAL ZONING DISTRICT OR RESIDENTIAL USE
- MINIMUM REAR YARD SETBACK:** \* 15 FEET ABUTTING NON-RESIDENTIAL \* 35 FEET WHEN ABUTTING A RESIDENTIAL ZONING DISTRICT OR RESIDENTIAL USE
- MAXIMUM LOT COVERAGE:** ALL PRIMARY AND ACCESSORY STRUCTURES, AND IMPERVIOUS SURFACE CAN NOT EXCEED 80% OF THE LOT AREA.
- MAXIMUM LOT COVERAGE:** \* 80 FEET ON A COLLECTOR OR LOCAL STREET \* 160 FEET ON AN ARTERIAL
- MAXIMUM BUILDING FOOTPRINT:** \* 20,000 SQUARE FEET WHEN LOCATED ON THE COLLECTOR OR LOCAL ROAD \* 40,000 SQUARE FEET WHEN LOCATED ON AN ARTERIAL ROAD



**GENERAL NOTES**

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 121,353+ FEET.  
 EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND/OR LEICA TS12. [DATE OF LAST FIELD VISIT: 03/29/2023]  
 THE 2' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ±1.0'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.  
 BEARINGS SHOWN ON THIS SURVEY ARE BASED ON GRID NORTH (NAD 83) GEORGIA WEST ZONE.



PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO.: 13063C0062F DATED: 06/07/2017  
 NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.  
 ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.  
 ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

**LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 186, 13TH DISTRICT, CLAYTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT AN IRON PIN SET AT THE NORTHWEST CORNER OF THE MITERED INTERSECTION FORMED BY THE NORTHERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 138 (HAVING A 100'-FOOT RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY LINE OF WEST FAYETTEVILLE ROAD (ALSO KNOWN AS GEORGIA HIGHWAY 314 AND HAVING A VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT HAVING A GEORGIA GRID NORTH, NAD83, WEST ZONE VALUE OF N=1291848.1667, E=2210692.4066; THENCE LEAVING SAID INTERSECTION AND RUNNING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF WEST FAYETTEVILLE ROAD, NORTH 00°44'37" EAST, 93.09 FEET TO A POINT; THENCE, 170.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2789.03 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 02°34'10" EAST, 170.23 FEET TO AN IRON PIN SET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF WEST FAYETTEVILLE ROAD AND RUNNING, SOUTH 85°58'41" EAST, 151.27 FEET TO A 1.5-INCH OPEN-TOP PIPE FOUND; THENCE, SOUTH 89°51'01" EAST, 61.78 FEET TO A 1/2-INCH REBAR FOUND, SAID POINT HAVING A GEORGIA GRID NORTH, NAD83, WEST ZONE VALUE OF N=1292100.5315, E=2210913.9299; THENCE, SOUTH 01°52'45" WEST, 289.62 FEET TO A CARPED REBAR FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 138; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 138, SOUTH 89°33'52" WEST, 71.90 FEET TO AN IRON PIN SET; THENCE, SOUTH 89°12'10" WEST, 102.00 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID MITERED INTERSECTION FORMED BY THE NORTHERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 138 AND THE EASTERLY RIGHT-OF-WAY LINE OF WEST FAYETTEVILLE ROAD; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 138 AND RUNNING ALONG SAID MITER, NORTH 44°18'10" WEST, 54.59 FEET TO AN IRON PIN SET ON THE EASTERLY RIGHT-OF-WAY LINE OF WEST FAYETTEVILLE ROAD AND THE POINT OF BEGINNING.  
 BEARINGS BASED ON GEORGIA GRID NORTH, NAD83, WEST ZONE.  
 SAID TRACT CONTAINS 1.432 ACRES (62,387 SQUARE FEET), MORE OR LESS.

**SURVEYOR'S 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 AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

CERTIFICATE OF AUTHORIZATION: LSF000843

*Justin Kyle Lawrence*  
 04/06/2023



JUSTIN KYLE LAWRENCE  
 GA REGISTERED LAND SURVEYOR #3283

RELEASE DESCRIPTION

DATE: \_\_\_\_\_

A COMBINATION PLAT PREPARED FOR:

**THG PROPERTIES, LLC**  
 1 Wiget Drive  
 Peachtree City, GA 30269

A COMBINATION PLAT PREPARED BY:

**POINT TO POINT LAND SURVEYORS**  
 100 Governors Trace, Ste. 103 Peachtree City, GA 30269  
 (p) 678.565.4440 (f) 678.565.4497  
 (w) pointtopointsurvey.com

LAND LOT: 186  
 DISTRICT: 13TH  
 SECTION: N/A  
 CITY: UNINCORPORATED  
 COUNTY: CLAYTON  
 STATE: GEORGIA  
 DATE: APRIL 6, 2023  
 DRAWN BY: NRW  
 CHKD BY: JKL  
 APPRVD BY: D. MILLER  
 JOB #: 230247GA

SHEET NUMBER:  
**1**  
 OF 2 SHEETS

