

**FLOOD NOTE:**

Said described property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 13119C0150C with a date of identification of September 26, 2008, for community number 130659, in the city of Lavonia, in Franklin County, State of Georgia, which is the current Flood Insurance Rate Map for the community in which said property is situated.

**NOTE:**  
ALL EASEMENTS, STRUCTURES, UTILITIES, ETC. THAT ARE UNDERGROUND ARE NOT SHOWN ON THIS PLAT. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND/OR HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ANY EASEMENTS, STRUCTURES, UTILITIES, ETC. THAT ARE UNDERGROUND WHICH MAY BE ENCOUNTERED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED. USE DOES NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS CONSENT BY THE SURVEYOR NAMING SAID PARTY.

**NOTES:**  
THE FIELD DATA USED TO CALCULATE THIS PLAT HAS A POSITIONAL TOLERANCE OF LESS THAN 0.07 FEET. 100% OF THE FIELD DATA WAS GATHERED USING GNSS. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WAS A LEICA GS18T ROVER UNIT & A LEICA GS16 BASE UNIT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 233,248 FEET.

**LEGEND**

- I.P.F.=IRON PIN FOUND
- I.P.S.=IRON PIN SET(1/2"REBAR)
- RBF =RE-BAR FOUND
- OTF =OPEN TOP PIPE
- CTP =CRIMPED TOP PIPE
- FND. =FOUND
- R/W =RIGHT-OF-WAY
- P.L.=PROPERTY LINE
- C.L.=CENTER LINE
- B.L.=BUILDING LINE
- L.L.=LAND LOT
- L.L.L.=LAND LOT LINE
- W- =WATER LINE
- SS- =SEWER LINE
- G- =GAS LINE
- X- =FENCE LINE
- P- =POWER LINE
- PP- =OVERHEAD LINES
- P.V.=POWER POLE
- U.P.=UTILITY POLE
- G.A.=GUY ANCHOR
- A.=ARC
- CH.=CHORD
- R.=RADIUS
- TAN.=TANGENT
- TP = TELEPHONE POLE
- CP- CALCULATED POINT
- NTS- NOT TO SCALE
- AC- AIR CONDITIONER
- NTS- NOT TO SCALE
- C.B.=CATCH BASIN
- SWCB =SINGLE WING CATCH BASIN
- DWCB =DOUBLE WING CATCH BASIN
- J.B.=JUNCTION BOX
- D.I.=DROP INLET
- C.I.=CURB INLET
- Y.I.=YARD INLET
- H.W.=HEAD WALL
- C.M.P.=CORRUGATED METAL PIPE
- R.C.P.=REINFORCED CONCRETE PIPE
- D.I.P.=DUCTILE IRON PIPE
- D.E.=DRAINAGE EASEMENT
- SSMH =SANITARY SEWER MANHOLE
- S.S.E.=SANITARY SEWER EASEMENT
- F.H.=FIRE HYDRANT
- W.V.=WATER VALVE
- W.M.=WATER METER
- G.V.=GAS VALVE
- G.M.=GAS METER
- N/F =NOW OR FORMERLY
- D.B.=DEED BOOK
- P.B.=PLAT BOOK
- PG.=PAGE
- C.M.F.=CONCRETE MONUMENT FOUND
- UGP =UNDERGROUND POWER LINE
- OHE- OVER HEAD ELECTRIC WIRES
- OHT- OVER HEAD TELEPHONE WIRES
- WDFL-WOOD FENCE LINE
- CO- SEWER CLEAN OUT
- WIFL- WROUGHT IRON FENCE LINE

**SURVEYOR CERTIFICATIONS**

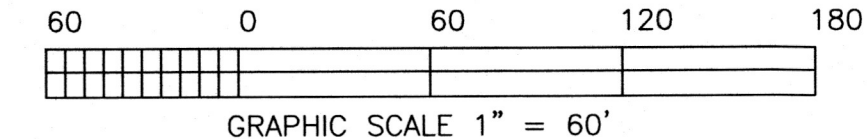
This plat is a retracement of an existing parcel or parcels of land and does no subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY OF 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 Engineers and Land Surveyors and as set forth in O.G.S.A. Section 15-6-67.



*Grant A. Houston* 5-01-2023  
GRANT A. HOUSTON GA RLS #3340 DATE

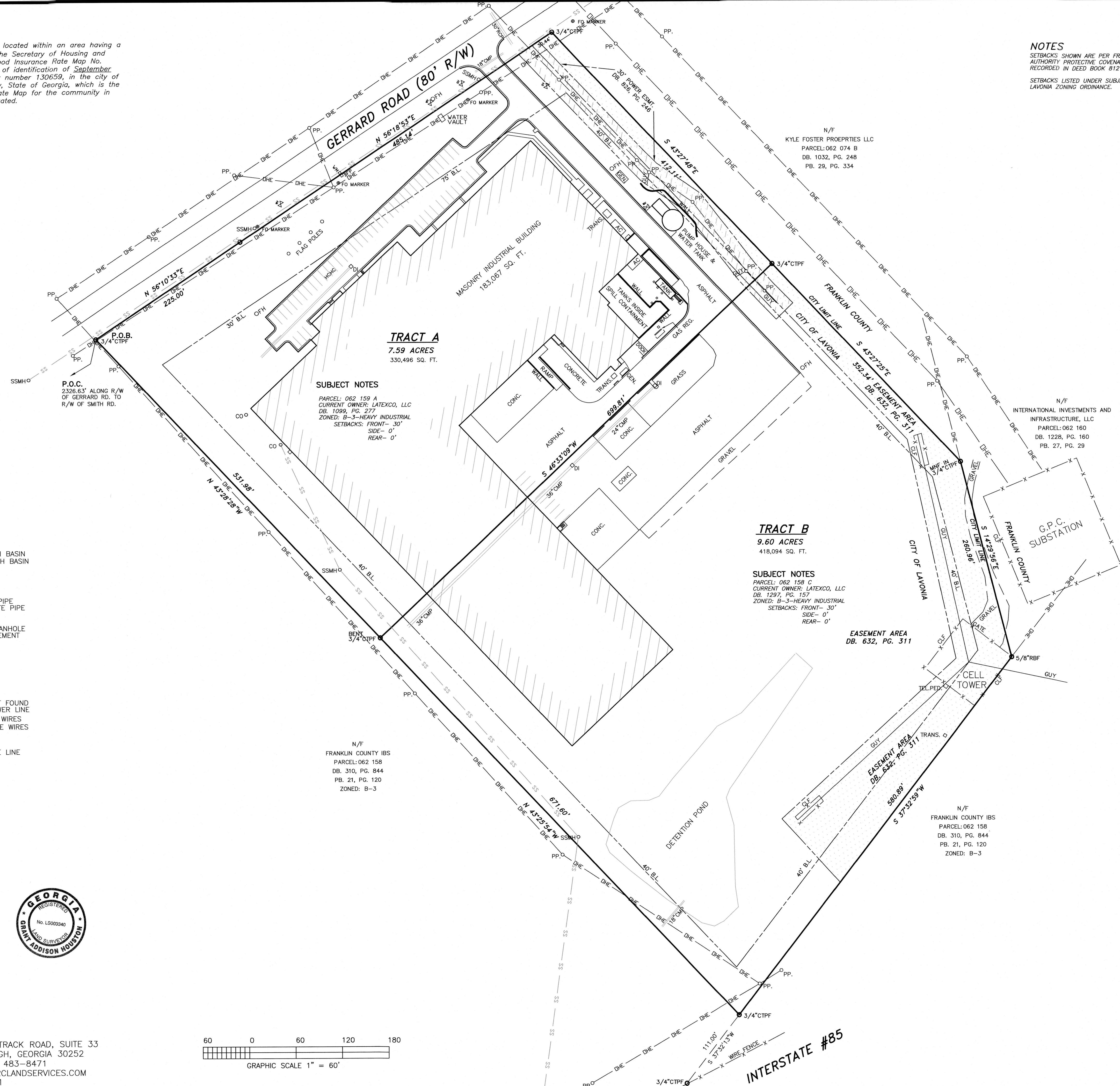
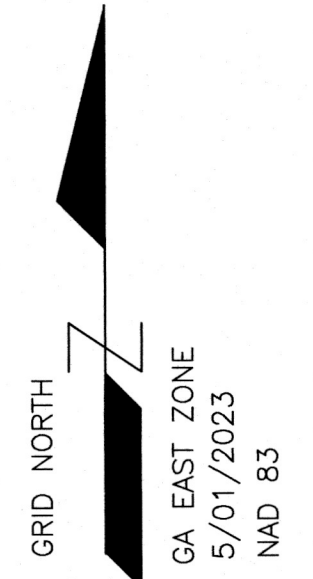


255 RACETRACK ROAD, SUITE 33  
MCDONOUGH, GEORGIA 30252  
PH (770) 483-8471  
GRANT@BRCLANDSERVICES.COM  
LSF001391



**NOTES**

SETBACKS SHOWN ARE PER FRANKLIN COUNTY INDUSTRIAL BUILDING AUTHORITY PROTECTIVE COVENANTS FOR GERRARD ROAD INDUSTRIAL PARK RECORDED IN DEED BOOK 812 PAGE 105.  
SETBACKS LISTED UNDER SUBJECT NOTES ARE BASED ON THE CITY OF LAVONIA ZONING ORDINANCE.



**TRACT A**  
7.59 ACRES  
330,496 SQ. FT.

**SUBJECT NOTES**  
PARCEL: 062 159 A  
CURRENT OWNER: LATEXCO, LLC  
DB. 1099, PG. 277  
ZONED: B-3-HEAVY INDUSTRIAL  
SETBACKS: FRONT- 30'  
SIDE- 0'  
REAR- 0'

**TRACT B**  
9.60 ACRES  
418,094 SQ. FT.

**SUBJECT NOTES**  
PARCEL: 062 158 C  
CURRENT OWNER: LATEXCO, LLC  
DB. 1297, PG. 157  
ZONED: B-3-HEAVY INDUSTRIAL  
SETBACKS: FRONT- 30'  
SIDE- 0'  
REAR- 0'

**TOTAL AREA**  
17.19 ACRES  
748,590 SQ. FT.

975 GERRARD ROAD

BOUNDARY SURVEY FOR:

LATEXCO, LLC

G.M.D. 206	
FRANKLIN, COUNTY	CITY OF LAVONIA, GEORGIA
SCALE 1" = 60'	DATE 05/01/2023
REVISIONS:	
JOB NO: 023-0045	