

# THE EXCHANGE

**PROJECT SUMMARY:**  
 1. Location Peachtree City, Fayette County, Georgia  
 2. Number of lots: 8 lots  
 3. Street Length: 1,344' (private)  
 LOT AREAS 927,443 SF 21.29 AC  
 STREET AREA 65,557 SF 1.51 AC  
 TOTAL AREA 993,000 SF 22.796 AC

**LOTS 1-7 = G/I ZONING**  
**SETBACKS:**  
 FRONT=50' from back of curb  
 SIDE=20'  
 REAR=50'  
 MAX. BUILDING HEIGHT=35'

**LOT 8 = LUC-31 ZONING**  
**(LIMITED USE COMMERCIAL)**  
**SETBACKS: AS SHOWN ON SHEET 2 OF 2**

**Owner's Certificate.**  
 I, being the owner of the land shown on this plat, hereby certify that all state, city and county taxed or other assessments now due on this land have been paid; all streets, drainage ways and easements shown hereon are dedicated to the use of the public and enforcement by public safety officials forever; and, that I will be responsible for the maintenance and repair of all infrastructure associated with this development until expiration of the maintenance period.  
**NO NEW DEDICATIONS.**

Date \_\_\_\_\_  
 Owner \_\_\_\_\_

CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	80.93	331.00	80.73	N55°04'03"W
C-2	107.34	331.00	106.87	N71°22'12"W
C-3	176.99	375.00	175.36	N67°31'16"W
C-4	134.08	375.00	133.37	N43°45'23"W
C-5	385.67	375.00	368.90	N04°03'01"W
C-6	32.68	20.00	29.16	N42°06'52"E
C-7	71.25	430.00	71.17	N84°17'01"E
C-8	19.64	20.00	18.86	S72°20'16"E
C-9	357.36	70.00	77.78	N10°27'48"W
C-10	19.64	20.00	18.86	S51°24'41"W
C-11	53.15	370.00	53.10	S83°39'05"W
C-12	36.23	20.00	31.48	N40°16'23"W
C-13	88.63	370.00	88.42	N18°33'01"E
C-14	442.22	430.00	423.00	S04°03'20"E
C-15	25.84	261.53	25.83	S44°56'07"E
C-16	155.76	281.00	153.77	S64°44'52"E
C-17	233.03	425.00	230.12	S65°20'05"E
C-18	119.52	425.00'	119.13	S41°34'12"E
C-19	154.92'	430.00'	154.08	S59°51'20"E
C-20	120.22'	430.00'	119.83	S41°31'28"E
C-21	24.71'	425.00'	24.71'	S31°50'51"E
C-22	235.59'	425.00'	232.59	S14°18'05"E
C-23	176.79'	425.00'	175.52	S13°29'45"W
C-24	30.76'	2242.84'	30.76	S22°35'28"E
C-25	244.98'	2242.84'	244.86	S26°09'07"E
C-26	276.53'	2242.84'	276.36	S32°48'32"E
C-27	236.54'	2242.84'	236.43	S39°21'45"E
C-28	42.83'	2242.84'	42.83	S42°54'35"E
C-29	1.67'	430.00'	1.67	N80°55'34"W
C-30	29.82'	430.00'	29.81	N78°49'41"W
C-31	68.72'	70.00'	66.00	S51°24'41"W
C-32	109.96'	70.00'	98.99	N55°27'48"W
C-33	109.96'	70.00'	98.99	N34°32'12"E
C-34	68.72'	70.00'	66.00	S72°20'16"E

**Certificate of private street**  
 State of Georgia  
 County of Fayette

The owner or owners of the subdivision shown on this plat will be responsible for the maintenance of all private streets contained within this subdivision, and furthermore the subdivider will demonstrate to the city that all deeds and deed covenants for the property within this subdivision shall contain full and complete notice to all future property owners that they will be responsible for the maintenance of the private streets.

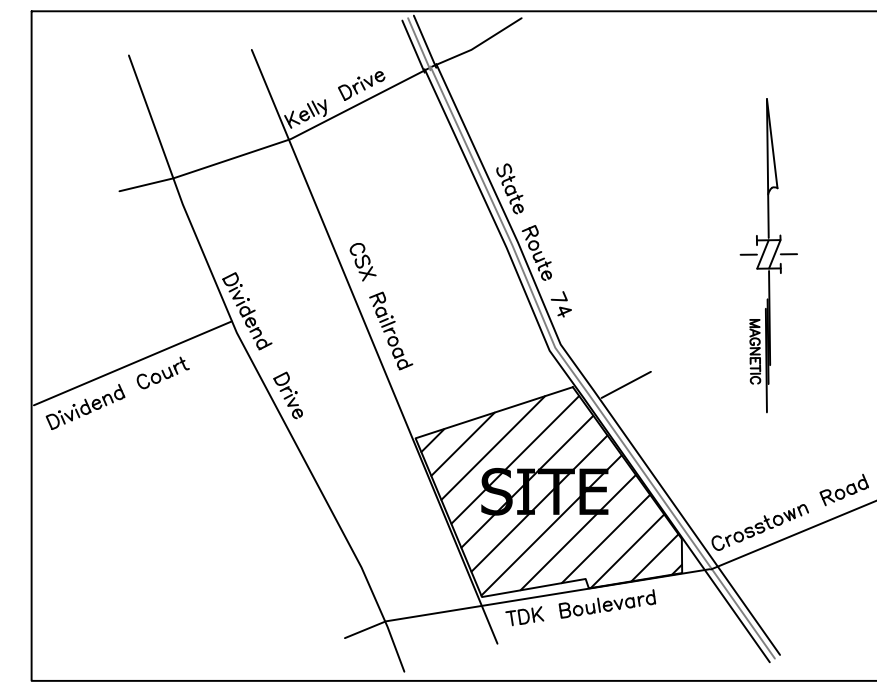
Date \_\_\_\_\_  
 Owner \_\_\_\_\_

**Owner's acknowledgement**  
 The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and that he or she is aware and acknowledges the changes shown on this plat.

Owner/ agent \_\_\_\_\_ Date: \_\_\_\_\_

### LINE CHART

LINE	BEARING	DISTANCE
L1	S63°06'07"E	22.05'
L2	S72°28'44"E	51.60'
L3	S85°03'17"E	98.09'
L4	S41°32'20"E	74.45'
L5	S33°46'32"E	139.21'
L6	S07°45'45"E	35.88'
L7	S07°45'45"E	18.42'
L8	S01°15'59"W	103.65'
L9	S67°51'49"E	34.02'
L10	S31°50'32"W	53.11'
L11	S55°31'40"W	78.05'
L12	S65°13'41"W	92.09'
L13	S53°38'08"W	66.62'
L14	S02°46'14"E	51.30'
L15	S46°58'19"E	60.82'
L16	S69°37'54"E	47.79'
L17	N86°41'52"E	35.53'
L18	S11°10'44"E	46.99'
L19	S51°01'30"E	117.32'
L20	S69°35'47"E	29.07'
L21	S77°57'43"E	90.28'
L22	N09°31'15"E	34.05'
L23	N12°52'38"W	54.24'
L24	N05°02'10"W	65.08'
L25	N17°55'53"E	54.27'
L26	N49°05'13"E	61.35'
L27	N85°22'05"E	32.22'
L28	N41°38'48"E	68.93'
L29	N33°49'47"E	52.49'
L30	N12°50'33"E	102.57'
L31	S35°13'43"W	40.09'
L32	S42°03'02"E	66.32'
L33	S47°54'35"W	30.00'
L34	S42°03'02"E	64.98'
L35	S47°54'35"W	25.16'
L36	S48°02'48"W	30.00'
L37	S42°05'25"E	39.13'



THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE, PER F.E.M.A. FLOOD INSURANCE RATE MAP OF FAYETTE COUNTY, GEORGIA. PANEL NO. 13113C0127E EFFECTIVE DATE: SEPTEMBER 26, 2008.

**GENERAL NOTES:**  
 1. DESIGNATED SANITARY SEWER EASEMENTS ARE HEREBY DEEDED AND CONVEYED TO PEACHTREE CITY WATER AND SEWERAGE AUTHORITY.  
 2. AS INDIVIDUAL LOTS ARE DEVELOPED, COMPLIANCE WITH THE POST-CONSTRUCTION RUNOFF MANAGEMENT SECTION OF THE WATER RESOURCE PROTECTION ORDINANCE IS REQUIRED.  
 3. THE PROPERTY IS SERVED BY PUBLIC WATER (FAYETTE COUNTY WATER) AND SEWER (PEACHTREE CITY WATER AND SEWERAGE AUTHORITY).

**FINAL PLAT APPROVAL**  
 This plat complies with the zoning regulations, the land development ordinance and all other regulations governing the land development for the City of Peachtree City.

City Engineer \_\_\_\_\_ Date \_\_\_\_\_  
 City Planner \_\_\_\_\_ Date \_\_\_\_\_  
 Mayor/City Manager \_\_\_\_\_ Date \_\_\_\_\_  
 City Clerk \_\_\_\_\_ Date \_\_\_\_\_

**THIS PLAT SUPERSEDES PREVIOUSLY RECORDED PLAT FILLED 10-27-2005 PLAT BOOK 41 PAGES 194-195. PURPOSE OF THIS REVISION IS TO SHOW WIDGET DRIVE AS A 50' WIDTH AND TO REVISE SETBACK LINES TO CITY CODES.**

**OWNER OF RECORD**  
**HQ28, LLC**  
 P.O. BOX 2506  
 PEACHTREE CITY, GA  
 30269-2506  
 (770) 487-9997

ASHFORD ENGINEERS LLC 2019  
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NO.	DATE	DESCRIPTION
1	05/11/15	12 LOTS
2	09/21/19	PRIVATE STREET WIDTH & RE-ZONING

**ashford engineers LLC**  
 337 Vintage Bay Drive, D18  
 Marco Island, Florida 34145  
 Tel. (770) 435-2733 Fax. (770) 435-7639  
 civil engineers - land planning - development services

ACTIVITY	NAME
DESIGNED BY:	C. SHANNON
DRAWN BY:	J. D. REED
CHECKED BY:	R. GALPIN
APPROVED BY:	K. NUTT
REGISTRATION NO.	GA 2104

SCALE: N/A  
 DATE: 02-27-15  
 JOB NO. 14M6014.10

**THE EXCHANGE**  
**FINAL PLAT**  
 LAND LOTS 52 & 53, 6th DISTRICT,  
 PEACHTREE CITY, FAYETTE COUNTY, GEORGIA

SHEET 1 OF 2

**Drainage note.**  
 The owner of record, on behalf of himself and all successors in interest specifically releases the City of Peachtree City from any and all liability and responsibility for flooding or erosion from storm drains or erosion from storm drains or from flooding from high water of natural creeks, rivers or drainage features shown herein. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flood surface waters along all watercourses as established by the city. The City Engineer and/or the City's Public Works Department may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition which in the judgment of the City Engineer or Public Works Director, is potentially injurious to life, property or the public roads or utility system. Such emergency maintenance, conducted for the common good, shall not be construed a continuing maintenance obligation of the City of Peachtree City nor an abrogation of the city's rights to seek reimbursement from the owner (s) of the property(ies) of the lands that generated the conditions.

The City of Peachtree City shall not be held accountable or liable for claims of injury or damage resulting from the stormwater drainage system installed on the property identified on this plat and shall be indemnified from claims brought by downstream owners based on the operation, failure to operate, improper design or improper construction.

**FINAL SURVEYORS CERTIFICATE**  
 It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future" and their location, size, type, and material are correctly shown: This plat conforms to all requirements of the current Georgia Plat Act.

By \_\_\_\_\_ Registered Georgia Land Surveyor  
 No. \_\_\_\_\_ Date \_\_\_\_\_



**SURVEY REFERENCE:**  
 SURVEY BY GROUP VI CORPORATION  
 DATED 3-29-2002  
**EQUIPMENT STATEMENT :**  
 EQUIPMENT USED:  
 TOPCON GTS-304  
 DATE OF FIELD SURVEY : JANUARY 6, 2003  
 DATE OF LAST FIELD SURVEY : SEPTEMBER 17, 2019

IRON PINS SET ARE #4 REBAR  
 INTERNAL LOT CORNERS ARE #4 REBAR SET (TYPICAL)  
 NO U.S.C. & G.S. MONUMENTS WITHIN 500 FEET

**CLOSURE STATEMENT:**  
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 38,677 FEET AND AN ANGULAR ERROR OF 0.02 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING CRANDALL RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 4,128,174 FEET

**SURVEY INFORMATION:**  
 Datum referenced by survey performed by Crane & Associates, Inc (dated 4-19-02).  
 Boundary survey performed by Integrated Science & Engineering (dated 1-29-02).  
 Wetlands delineated by Wetlands Ecological Consultants (dated 6-3-02).  
 Wetlands surveyed by Ashford Engineers (dated 6-11-02).

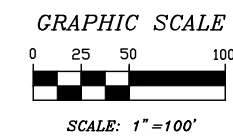
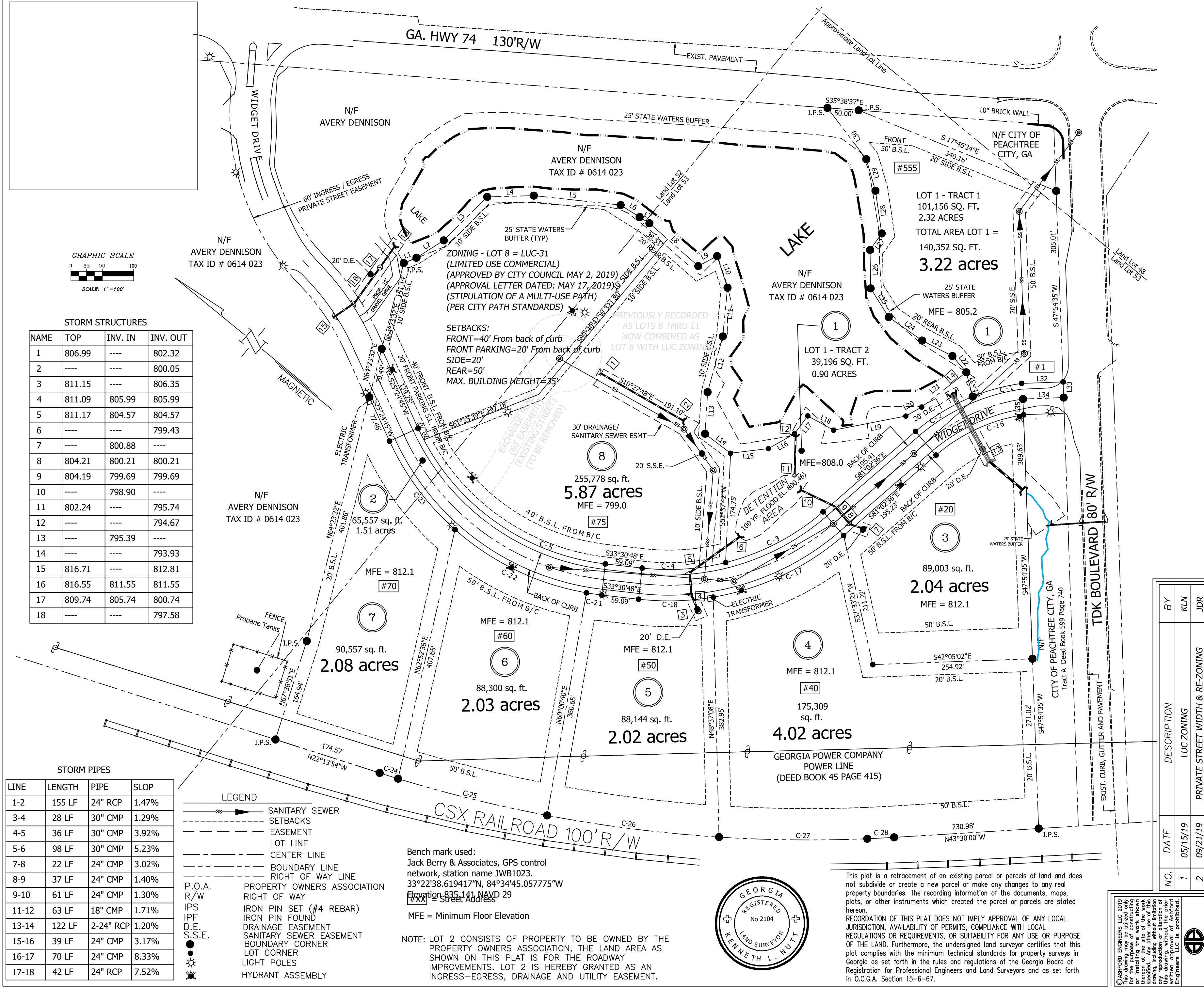
THE EXCHANGE  
FINAL PLAT

LAND LOTS 52 & 53, 6th DISTRICT,  
PEACHTREE CITY, FAYETTE COUNTY, GEORGIA

SCALE: 1" = 100'  
DATE: 02-27-15  
JOB NO. 14M6014.10

ACTIVITY	NAME
DESIGNED BY:	C. SHANNON
DRAWN BY:	J. D. REED
CHECKED BY:	R. GALPIN
APPROVED BY:	K. NUTT
REGISTRATION NO.	GA 2104

ashford engineers LLC  
337 Vintage Bay Drive, D18  
Marco Island, Florida 34145  
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civil engineers - land planning - development services



**STORM STRUCTURES**

NAME	TOP	INV. IN	INV. OUT
1	806.99	----	802.32
2	----	----	800.05
3	811.15	----	806.35
4	811.09	805.99	805.99
5	811.17	804.57	804.57
6	----	----	799.43
7	----	800.88	----
8	804.21	800.21	800.21
9	804.19	799.69	799.69
10	----	798.90	----
11	802.24	----	795.74
12	----	----	794.67
13	----	795.39	----
14	----	----	793.93
15	816.71	----	812.81
16	816.55	811.55	811.55
17	809.74	805.74	800.74
18	----	----	797.58

**STORM PIPES**

LINE	LENGTH	PIPE	SLOP
1-2	155 LF	24" RCP	1.47%
3-4	28 LF	30" CMP	1.29%
4-5	36 LF	30" CMP	3.92%
5-6	98 LF	30" CMP	5.23%
7-8	22 LF	24" CMP	3.02%
8-9	37 LF	24" CMP	1.40%
9-10	61 LF	24" CMP	1.30%
11-12	63 LF	18" CMP	1.71%
13-14	122 LF	2-24" RCP	1.20%
15-16	39 LF	24" CMP	3.17%
16-17	70 LF	24" CMP	8.33%
17-18	42 LF	24" RCP	7.52%

**LEGEND**

- SS SANITARY SEWER
- SETBACKS
- - - EASEMENT
- - - LOT LINE
- - - CENTER LINE
- - - BOUNDARY LINE
- - - RIGHT OF WAY LINE
- P.O.A. PROPERTY OWNERS ASSOCIATION
- R/W RIGHT OF WAY
- IPS IRON PIN SET (#4 REBAR)
- IPF IRON PIN FOUND
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- BOUNDARY CORNER
- LOT CORNER
- ☼ LIGHT POLES
- ☼ HYDRANT ASSEMBLY

Bench mark used:  
Jack Berry & Associates, GPS control  
network, station name JWB1023.  
33°22'38.619417"N, 84°34'45.057775"W  
Elevation 835.141 NAVD 29  
#XXX = Street Address  
MFE = Minimum Floor Elevation

NOTE: LOT 2 CONSISTS OF PROPERTY TO BE OWNED BY THE PROPERTY OWNERS ASSOCIATION, THE LAND AREA AS SHOWN ON THIS PLAT IS FOR THE ROADWAY IMPROVEMENTS. LOT 2 IS HEREBY GRANTED AS AN INGRESS-EGRESS, DRAINAGE AND UTILITY EASEMENT.



This plat is a retracement of an existing parcel or parcels of land and does not 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 herein.  
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR 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.

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NO.	DATE	DESCRIPTION	BY
1	05/15/19	LUC ZONING	KLN
2	09/21/19	PRIVATE STREET WIDTH & RE-ZONING	JDR