

BK:101 PG:422-422  
P2023000073

FILED IN OFFICE  
CLERK OF COURT  
03/17/2023 03:37 PM  
NIKI SEWELL, CLERK  
SUPERIOR COURT  
COWETA COUNTY, GA

*Niki Sewell*

7135769262  
PARTICIPANT ID

This block is reserved for the Clerk  
of the Superior Court.

N/F  
AME CHURCH

N/F  
CHUNN ESTATE

N/F  
McGANN  
(D.B. 5038/811)  
(P.B. 70/162)

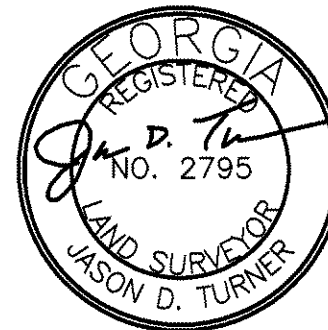
N/F  
PETRIVELLI  
(D.B. 4189/548)  
(P.B. 64/238)

### SURVEYORS CERTIFICATION

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 hereon. 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.

*Jason D. Turner*  
Jason D. Turner GA, R.L.S. # 2795

03-17-2023  
Date



### LEGEND:

IPF = IRON PIN FOUND  
RR = RAILROAD  
AC. = ACRE  
SQ. FT. = SQUARE FEET  
B/L = BUILDING LINE  
D.B. = DEED BOOK  
P.B. = PLAT BOOK  
N/F = NOW OR FORMERLY  
R/W = RIGHT-OF-WAY  
X = OLD WIRE FENCE  
LP = LIGHT POLE  
GA = GUY ANCHOR  
P = OVERHEAD POWER LINE

N/F  
KABRICH  
(D.B. 4392/689)

N/F  
PETRIVELLI  
(D.B. 4189/548)  
(P.B. 64/238)

(ZONED R-40 SINGLE FAMILY RESIDENTIAL)  
**1.015 AC.**  
(44,208 SQ. FT.)

### NOTE:

THIS PLAT IS A RETRACEMENT OF PROPERTY AS SHOWN OF "B. R. MCKNIGHT, JR" ON PLAT RECORDED PLAT BOOK 17 PAGE 229 AND COURT ORDERED JUDGEMENT RECORDED DEED BOOK 5621 PAGES 243-256.



### TURNER & ASSOCIATES LAND SURVEYORS, P.C.

10 SHACK HUNTER RD. SHARPSBURG, GEORGIA 30277  
TELE: (770) 683-5300 EMAIL: turnerlandsurveyors@gmail.com  
JASON D. TURNER GEORGIA REGISTERED LAND SURVEYOR NO. 2795

### RETRACEMENT SURVEY FOR:

**CHRISTOPHER MUCHA SR. & JOYCE MUCHA**

LOCATED IN LAND LOT 261 1st LAND DISTRICT  
COWETA COUNTY, GEORGIA CITY OF SENOA

SCALE: 1" = 30'

PLAT DATE: 05-04-2022

REVISED:

DATES OF FIELD WORK:

05-17-2021; 05-25-2021; 04-20-2022; 01-15-2023;  
03-07-2023

DISK #: 2021

DRAWING #: 2021042-A

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27.202 FEET OR BETTER AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND HAS BEEN ADJUSTED USING THE LEAST SQUARES RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 186.364 FEET OR BETTER.

ANGULAR AND LINEAR MEASUREMENTS WERE OBTAINED BY USING A GEOMAX ZOOM 35 PRO TOTAL STATION.

