

BK:101 PG:546-546

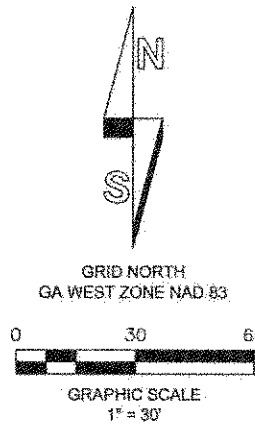
P2023000152

FILED IN OFFICE
CLERK OF COURT
05/22/2023 02:29 PM
NIKI SEWELL, CLERK
SUPERIOR COURT
COWETA COUNTY, GA

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

Niki Sewell

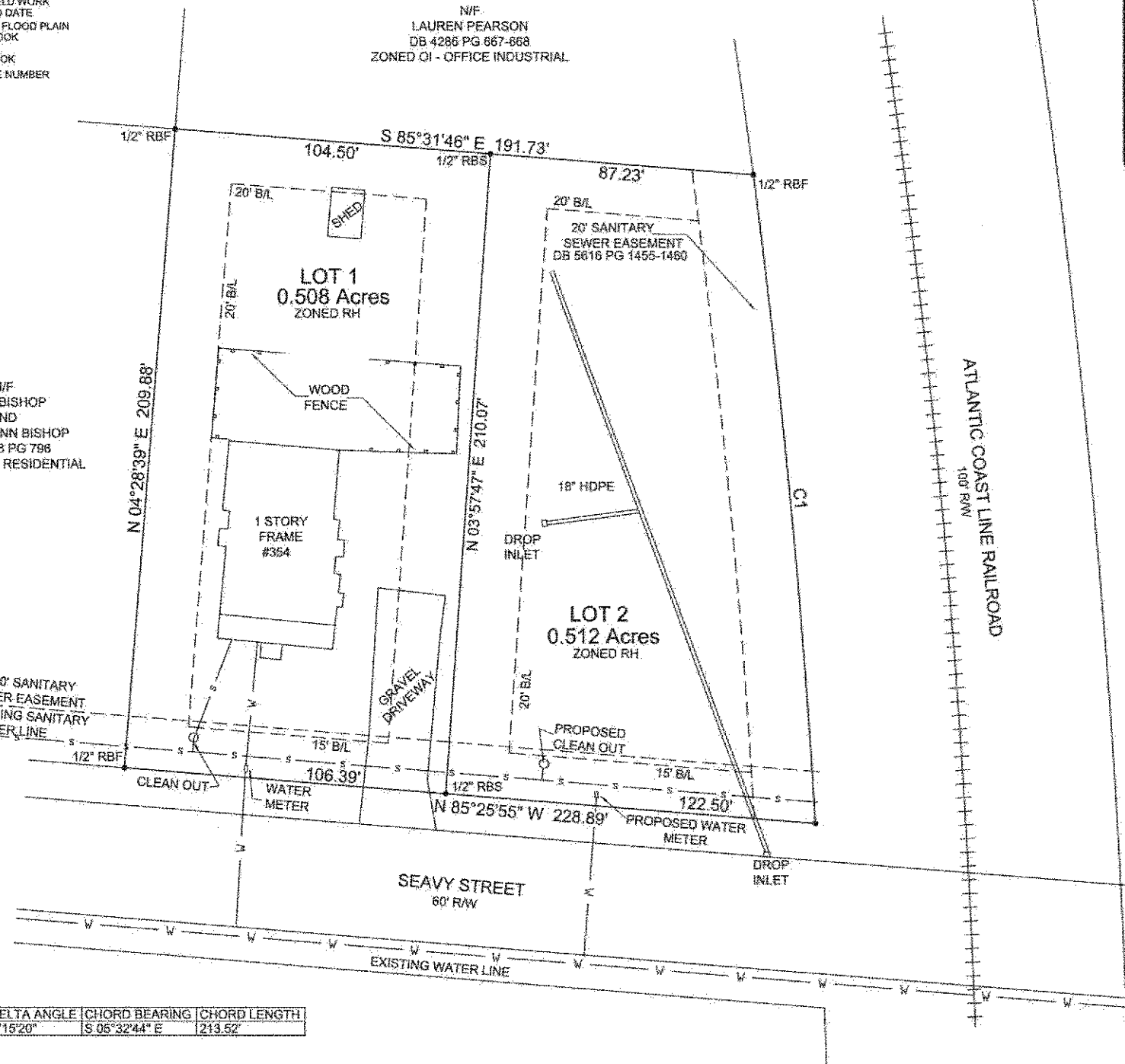
2664949620
PARTICIPANT ID



LEGEND
RBF=REBAR FOUND
RSS=REBAR SET
CTP=CRIMP TOP PIPE
L.L.=LAND LOT
L.L.L.=LAND LOT LINE
P.L.=PROPERTY LINE
CO=CONSTRUCTION ENTRANCE
EP=EDGE OF PAVEMENT
P.O.B.=POINT OF BEGINNING
BL=BUILDING SETBACK LINE
D.E.=DRAINAGE EASEMENT
N/F=NOW OR FORMERLY
F.W.P.D.=FIELD WORK
PERFORMED DATE
OF=OUT OF FLOOD PLAIN
DB=DEED BOOK
PG=PAGE
PB=PLAT BOOK
###=HOUSE NUMBER

N/F
LAUREN PEARSON
DB 4285 PG 667-668
ZONED OI - OFFICE INDUSTRIAL

N/F
SEAN BISHOP
AND
CARLEE ANN BISHOP
DB 4368 PG 798
ZONED R40 - RESIDENTIAL



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	213.57'	2875.40'	4°15'20"	S 05°32'44" E	213.52'

Job No. 23-010

Drawn By: R.D.G. Reviewed By: R.M.B.

Issue Date: 03/03/23

F.W.P.D.: 02/28/23

Revisions: Date



Prepared For:

ADAM WADSWORTH
AND
MATTHEW STUDDARD

354 Seavy Street

Land Lot 279 Of The 1st Land District
Coweta County, Georgia

S.A. GASKINS &
ASSOCIATES, LLC

surveyors planners development consultants
981 CAMPGROUND ROAD GRIFFIN, GA 30223
678-571-3054
rdgaskins79@gmail.com

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-57, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

FINAL SURVEYOR'S 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 GEORGIA PLAT ACT (O.C.G.A. SECTION 15-6-57).

BY: SWINSON A. GASKINS, Sr. GEORGIA REGISTERED LAND SURVEYOR NO.1620

DATE: 03/03/23

STORM WATER RELOCATION - LOT 2
A STORM WATER RELOCATION PLAN WILL BE REQUIRED ON LOT 2 FOR A BUILDING PERMIT.

FINAL PLAT APPROVAL
THIS PLAT CONFORMS WITH THE ZONING REGULATIONS, THE LAND DEVELOPMENT ORDINANCE AND ALL OTHER REGULATIONS GOVERNING THE LAND DEVELOPMENT FOR SENIORA.

CITY ENGINEER

DATE

MAYOR

DATE 5-9-23

CITY ADMINISTRATOR

DATE 5-9-23

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED: HAS A CLOSURE PRECISION OF ONE FOOT IN 42,167 FEET AND AN ANGULAR ERROR OF 00° 00' 02" PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

ANGULAR & LINEAR MEASUREMENTS WERE OBTAINED USING A LIECA 483 TCR TOTAL STATION

FLOOD STATEMENT

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13077C0291D, DATED FEBRUARY 8, 2015, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

For
Sana f.
RECEIVED

MAY 8 2023

BY: [Signature]