BOUNDARY RETRACEMENT AND LOT COMBINATION SURVEY FOR:

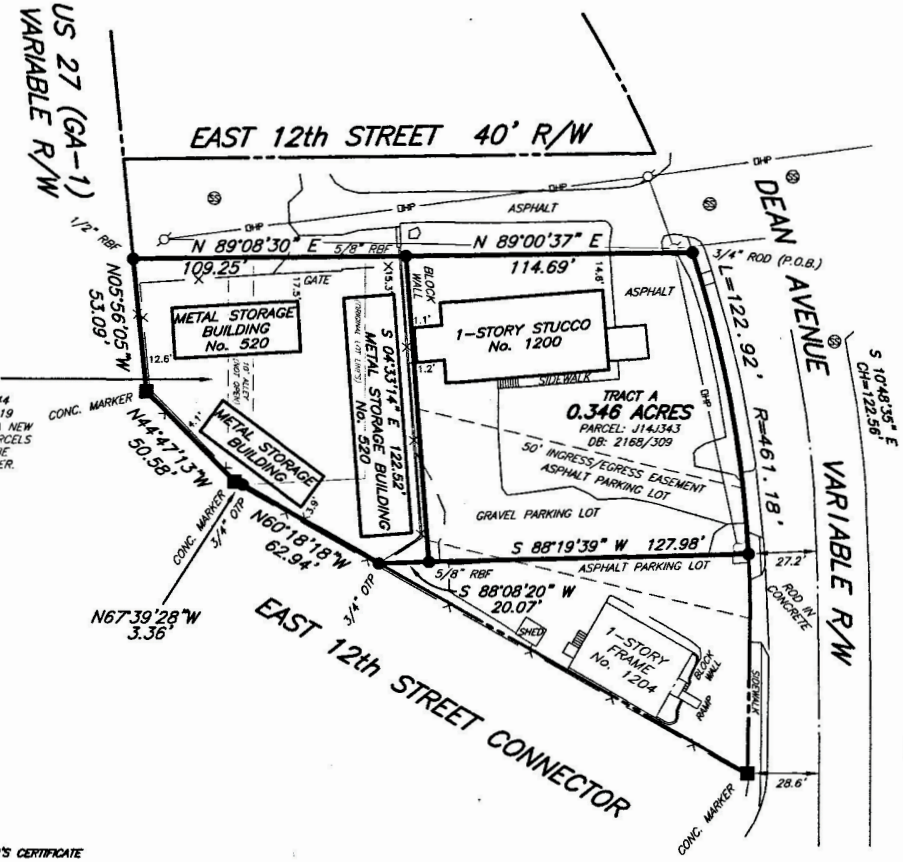
KEN AND BEV SLEDGE

LOCATED IN LAND LOT 315 – 23rd DISTRICT – 3rd SECTION, FLOYD COUNTY, 2nd WARD OF THE CITY OF ROME, GEORGIA

FIELD WORK DATE: 8/16/2015
PLAT DATE: 10/30/2015
(NO ADDITIONAL FIELD WORK WAS COMPLETED) REVISED: 11/28/2016
(LOT COMBINATION) REVISED: 12/01/2016

0' 50' 100' 150'
SCALE 1"=50'

Doc ID: 007088680001 Type: PLAT
Recorded: 12/02/2016 at 09:50:00 AM
Fee Amt: $8.00 Page 1 of 1
Floyd County Superior Court
Barbara H. Penson Clerk
BK 36 PG 35



TRACT B
0.244 ACRES
PARCELS: J14J343A & J14J344
DB: 2168/309 & DB: 1326/619
THIS SURVEY DOES NOT CREATE A NEW INDIVIDUAL BUILDING LOT AND PARCELS J14J343A & J14J344 MUST BE PERMANENTLY DEEDED TOGETHER.

BEARINGS CALCULATED FROM ANGLES TURNED AND ROTATED TO MATCH SURVEY BY THIS FIRM FOR KEN & BEV SLEDGE PROPERTIES, INC. DATED SEPTEMBER 14, 1995, REVISED DECEMBER 10, 1996 AND REFERENCED IN DB: 2168, PG: 309

TOTAL AREA: 0.590 ACRES

CERTIFICATE OF FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE ROME-FLOYD COUNTY UNIFIED LAND DEVELOPMENT CODE HAVING BEEN REPRESENTED AS BEING FULFILLED BY THIS PLAT AND THE RELATED AS-BUILT SURVEYS APPROVED ON _____ THE ROME-FLOYD COUNTY PLANNING COMMISSION HEREBY APPROVES THIS PLAT FOR RECORDATION BY THE CLERK OF SUPERIOR COURT AND RECOGNIZES THE OWNER'S OFFER OF DEDICATION OF ALL AREAS AND PUBLIC IMPROVEMENTS SHOWN THEREON AND ON SAID AS-BUILT SURVEYS ON BEHALF OF THE PUBLIC, SUBJECT TO MAINTENANCE AND GUARANTEE BY THE OWNER FOR ONE YEAR FROM THE DATE OF THIS APPROVAL.

SIGNATURE OF PLANNING DIRECTOR/DESIGNEE

DATE: _____

REFERENCE PLATS:

SURVEY FOR KEN AND BEV SLEDGE PROPERTIES, INC. BY THIS FIRM DATED SEPT. 14, 1995 AND LAST REVISED DECEMBER 10, 1996.

THE WIMPEE SUBDIVISION OF THE S.P. SMITH ADDITION TO EAST ROME RECORDED IN PB: 1/203.

NOTES:

1. NO ABSTRACT OF TITLE NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
2. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. RIGHTS OF WAY BASED UPON APPARENT WIDTHS AND EXISTING CENTERLINE. NO DEEDS FOR R/W FOUND UNLESS NOTED.
4. THIS PLAT MAKES NO CERTIFICATION CONCERNING THE EXISTENCE OR NON-EXISTENCE OF WETLANDS.

NOTICE:

THIS PLAT OF SURVEY IS MADE FOR THE SOLE USE AND BENEFIT OF THE PERSON(S) OR ENTITIES NAMED HEREON. THE SURVEYOR ASSUMES NO RESPONSIBILITY TO PERSON(S) OR ENTITIES NOT NAMED HEREON AND ANY USE OF THIS PLAT BY UNNAMED PARTIES IS DONE AT THEIR OWN RISK. THE SURVEYOR MAKES NO CLAIM AS TO THE ACCURACY OF THE INFORMATION SHOWN HEREON BEYOND LAST FIELD WORK DATE SHOWN. COPIES OF THIS PLAT WITHOUT ORIGINAL SIGNATURE ACROSS SEAL ARE NOT VALID.

SURVEYOR'S CERTIFICATE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,848 FEET, AND AN ANGULAR ERROR OF 4.75" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 168,689 FEET.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A THREE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER.

BILLY L. FLOYD
REGISTERED GEORGIA
LAND SURVEYOR #3078

2510 SHORTER AVENUE
ROME, GA 30165
(706) 234-5852

OWNER'S CERTIFICATE

STATE OF GEORGIA

COUNTY OF FLOYD

THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED THEREIN OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE ROME-FLOYD COUNTY UNIFIED LAND DEVELOPMENT CODE. THE OWNER FURTHER ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED, AND DEDICATES TO THE PUBLIC FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, EASEMENTS OR OTHER PUBLIC USE AREAS, AND ALL WATER SYSTEM, SEWERAGE AND OTHER PUBLIC IMPROVEMENTS AS DEPICTED ON THE AS-BUILT SURVEYS FOR THIS SUBDIVISION.

APPROVED ON _____.

OWNER'S NAME: _____.

OWNER'S ADDRESS: _____.

_____.

DATE: _____.

_____.

(OWNER'S SIGNATURE)

LEGEND

	DENOTES RIGHT OF WAY
	DENOTES EASEMENT
	DENOTES LOT LINE
DHP	DENOTES OVERHEAD POWER LINES
X	DENOTES FENCE
▲	DENOTES CALCULATED POINT
●	DENOTES PROPERTY CORNER
RBS	DENOTES REBAR SET WITH CAP
RBF	DENOTES REBAR FOUND
P.O.B.	DENOTES POINT OF BEGINNING
DB:	DENOTES DEED BOOK
PB:	DENOTES PLAT BOOK
■	DENOTES CONCRETE MARKER
∅	DENOTES POWER POLE
Ⓢ	DENOTES SANITARY SEWER MANHOLE

GEORGIA REGISTERED 3078 LAND SURVEYOR BILLY L. FLOYD

FLOYD-HORNE
LAND SURVEYORS
2510 SHORTER AVENUE
ROME, GEORGIA
(706) 234-5852

15-120; 1200 DEAN AVE SE