



Application for Certificate of Appropriateness

Date Received 6/7/2023 Application No.:
Address of Subject Property: 121 Baggarly Way, Senolia, GA 30276
Applicant: Thomas A and Karen Devenney Nolan
E-Mail: tom.nolan@cfacorp.com
Applicant Mailing Address: 116 Baggarly Way, Senolia, GA 30276

Applicant Phone(s): 678-458-0179
Applicant's relationship to the owner: Owner X Architect: Contractor/Builder

Other

Owner(s): same
E-Mail: same
Owner(s) Mailing Address: same

Owner(s) Telephone Number: same

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 113 Years

- Nature of work (check all that apply):
New construction X Demolition Addition Moving a building Other building changes
New accessory building Landscaping Fence/Wall Other environmental changes
Sign installation or replacement Other

Description of Work:

ORIGINAL REQUEST: December 2022

Add 1/2 story to story to update home to 3 bedroom / 2 baths, add front porch, rebuild 2 chimneys, and replace patio area with a back deck.

Front porch across front of home will create a Southern Colonial architectural historic style, typical of homes built in the late 19th / early 20th century in the south.

New windows and other material will be HPC compliant.

REVISED REQUEST: June 2023

As selective demolition began, it became apparent that existing home had significant mold and structural issues. Structural engineer was engaged and recommended "that the best and correct course of action with regard to this structure is to completely demolish existing structure to ground level and build a new structure that meets current code requirements." See attached letter from Robert Winslow, P.E., dated May 25, 2023.

Request is to scrape and rebuild home per the previously approved design, updating plans to meet current building codes.

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). All documents submitted in hard copy must also be

submitted in digital form (.pdf format). All relevant items from the application checklist must be addressed. An application which lacks any of the required attachments shall be determined incomplete and will not be accepted.

Applicant *T. C. Hill*
K. C. Hill Date June 07, 2023

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories.

Please address questions regarding applicability to your project to the Assistant City Manager, Jeff Fisher at 770-599-3679 or jfisher@senoia.com. Applicants are also referred to the City of Senoia website, <https://www.senoia.com/documents>. Please bring completed application to Sharon Casey at city hall or if you would like, you may email it to her at scasey@senoia.com. Her direct number is 770-328-3275.

I have reviewed the "Design Guidelines for the City of Senoia" Y N

I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers Y N

1. General

- a. Label all drawings with the address of the site, owners' name, and contact phone number.
- b. Number all drawings.
- c. Include a graphic scale on reductions.
- d. Date all revisions.
- e. Indicate all unverified numbers with +/- signs
- e. Include photos of the existing condition of the property.

2. Site Plan (existing and proposed) to include

- a. Topographical plan with significant trees sized and located;
- b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- c. Distance between houses;
- d. Façade width to finished face of material;
- e. Grading and elevations across site;
- f. Dirt removal or regrading if more than 18";
- g. Tree protection plan;
- h. Tree removal and replacement plan

3. Driveways and Walkways

- a. Location and relationship to house;
- b. Width;
- c. Material;

d. Curb cut and apron width

4. Fences & Retaining Walls

- a. Placement on lot;
- b. Height of fence or wall. If retaining wall, height on both sides;
- c. Material;
- d. Railing if necessary

5. Elevations and Floor Plans <<Indicate all unverified numbers with +/- signs>>

- a. Plans for all floors (drawn to scale, $\frac{1}{4}''=1'$ preferred);
- b. House orientation on site plan;
- c. Scalable elevations for front, rear, left, right;
- d. Height, grade to ridge;
- e. Streetscape comparison showing heights of two flanking houses on each side;
- f. Height from grade to first floor level at all four corners;
- g. Height from grade or finished floor line to eaves at all four corners;
- h. Ceiling heights of each floor, indicating if rough or finished;
- i. Height of space between the ceiling and finished floor above;
- j. Two people of 5'-6" and 6' height shown;
- k. Landscaping plan

6. Additions

- a. Placement shown on elevations and floor plan;
- b. Visibility from rights-of-way and paths;
- c. Photos of all facades;
- d. Design proportioned to main house;
- e. Landscaping plan;
- f. Materials and their combinations

7. Roof Plan

- a. Shape and pitch of roof;
- b. Roofing material;

- c. Overhang;
- d. Louvers and vents;
- e. Chimney height and material

8. Dormers

- a. Construction details provided;
- b. Shape and size of dormer (show dimensions on drawings);
- c. Overhang;
- d. Size of window(s), with nominal size of sash (show dimensions on drawings)

9. Skylights

- a. Profile;
- b. Visibility from right-of-way;
- c. Material (plastic lens or glass);
- d. Shown in plan and elevation to scale

10. Façade

- a. Consistency in style;
- b. Materials and their combinations
 - brick size and color
 - stone type and color
 - fiber-cement (e.g. Hardieplank) or wood siding
 - shake or shingle
 - other
- c. Height of foundation at corners;
- d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
- e. Detailing: soldier course, brackets, fascia board; water table;
- f. Height from grade to roof ridge;
- g. Dimensions, proportions and placement of windows, doors

11. Entrance

- a. Height and width of door;
- b. Design of door (e.g. 6-panel, craftsman);
- c. Material of door;
- d. Overhang;
- e. Portico height;
- f. Size and height of columns or posts;
- g. Railing

12. Windows

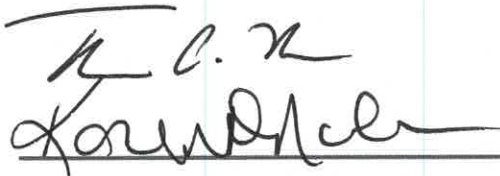
- a. Consistent with original as well as the area of influence;
- b. Size and proportion similar to original;
- c. Pane orientation and size similar to original;
- d. Type (e.g. double hung, casement);
- e. Fenestration on walls visible from right-of-way;
- f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;
- g. Material of window and any cladding;
- h. Width of muntins compared to original (show dimensions on drawings);
- i. Shutters or canopies
- j. Dimensions of windows and doors.

13. Materials

- a. Show all materials and label them on drawings;
- b. Provide samples of brick or stone;
- c. Provide samples if new or unusual materials

14. Garages / Accessory Buildings

- a. Visibility from street;
- b. Placement on site;
- c. Scale, style appropriate for house;
- d. Show dimensions on drawings;
- e. Materials;
- f. Square footage appropriate for lot size;
- g. Garage door size and design
- h. Show height from grade to eaves and to top of roof



5-7-23

Applicant Signature

Date

Grounds for Demolition: The resource constitutes a hazard to the safety of the public or the occupants.

Attached, please find:

- Letter from Robert Winslow, P.E., dated May 25, 2023
- Pre-approved plans (elevation and floor plans) from original project
- Site plan of existing structure to be demolished attached (reference survey)
- Photographs of existing structure

Architectural / historical data

- Date of construction: 1910
- Architectural Style: Regional vernacular - built by craftsmen in the area and typical of other homes built in Senoia in the late 19th / early 20th century
- Historic photographs: N/A
- Name of original owner / builder / developer: Unknown
- Building timeline – Post original construction, it is estimated that the house was remodeled in 1953 with additions, much of which led to the moisture intrusion, creating issues identified in letter from Robert Winslow, P.E.
- Original building materials: House is constructed of wood framing, clapboard siding, and sat on a rock / rubble foundation
- Historic information: Known previous residents included the Mr. and Mrs. Hancock and the Sewell family

May 25, 2023

Tom and Karen Nolan
116 Baggarly Way
Senoia, GA 30276

Regarding: 121 Baggarly Way
Senoia, GA 30276

Subject: Structural Inspection of Historic Residential Structure

Mr. and Mrs. Nolan:

On April 17, 2023, at the request of your designer, I performed an inspection at the above referenced structure. The purpose of the inspection was to evaluate the existing building foundation and floor system for structural soundness and to assess these components for continued use with regard to the proposed remodel of the structure.

During this inspection, I made observations from the building crawl space and exterior and I observed the following:

- The floor framing and foundation of the structure appeared to include many components of original construction, however had been heavily modified at some point in time at which additions had been made to the building.
- The floor framing in the addition areas could best be described as irregular with regard to spacing and geometry and did not appear to sufficiently support the structure.
- The floor framing materials were not consistent in size or material type
- The floor framing for the addition areas had been constructed in a manner in which it potentially compromised the structural integrity of the original structure.
- Vertical deflections (sags and dips) were visible in the framing
- Areas of the framing were being supported by posts / piers that appeared to have been added to resolve floor settlement some time after the addition had been made.
- The exterior foundation was constructed of CMU blocks.
- No evidence of reinforcement (rebar, etc.) or grout in the CMU foundation was observed.
- The structure did not appear to be tied horizontally or vertically to the foundation.
- Upon observing holes that were dug adjacent to the foundation on each side of the structure, the foundation walls did not appear to be set on a concrete footing.

Based on these observations, it was my professional opinion that the existing walls and foundation were not safe for occupancy and that at a minimum the foundation walls and piers should be replaced with new foundations that were properly set on concrete footings and included reinforcement and ties per current code. It was also my opinion that further observation should be performed on the existing wall framing once demolition of surface materials inside the structure had been completed.

On May 23, 2023, I returned to the structure to perform an inspection of the vertical and ceiling framing components, as the interior finish materials had been removed. During this inspection I observed the following:

- Wall framing consisted of materials that varied in dimension and spacing.
- Large portions of the framing had extensive termite damage and rot.
- Large portions of the framing and sheathing were covered with mold spores.
- The interior of the structure had a strong odor of mold and wood decay.
- Exposed framing at the previous addition revealed that said addition had compromised the integrity of the original framing.
- Exposed sections of ceiling framing revealed that the structure had experienced prolonged periods of water intrusion, likely from a leaking roof, that had damaged the integrity of the structural components.
- The floor in nearly every room was not level, with sagging areas that confirmed previous observations from under the structure.

Based on my observations of the structure, it is my professional opinion that the existing structure is not safe for occupancy. Furthermore, required repairs to make the building safe for occupancy and code compliant are likely of a financial magnitude that is of greater value than that of the structure itself. Additionally, the existing structural components were compromised when previously modified incorrectly and have deteriorated to a state that they are no longer adaptable for rehabilitation.

In summary, it is my finding and professional opinion that the best and correct course of action with regard to this structure is to completely demolish the existing structure to ground level and build a new structure that meets current code requirements.

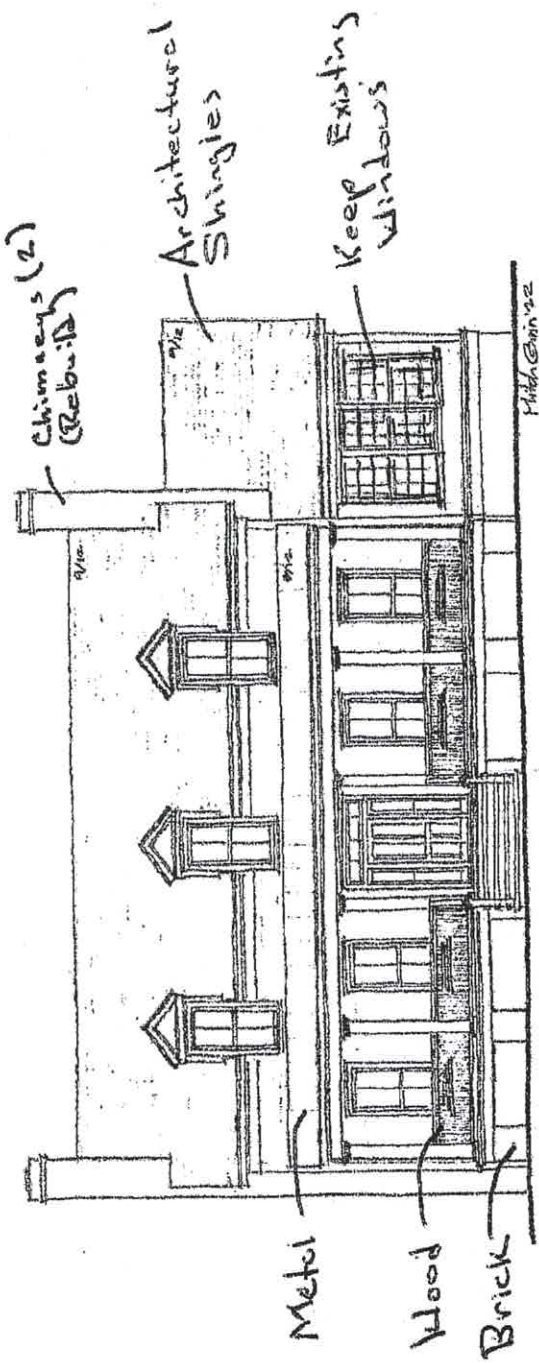
If you have any questions, please contact me.

Regards,

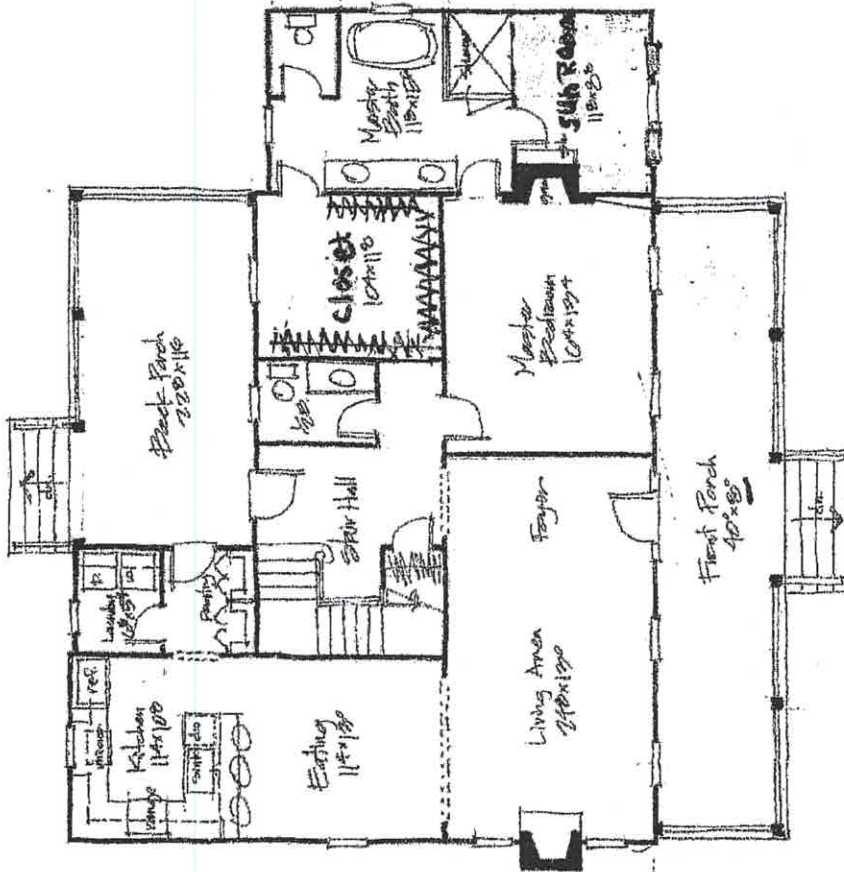


Robert Winslow, PE

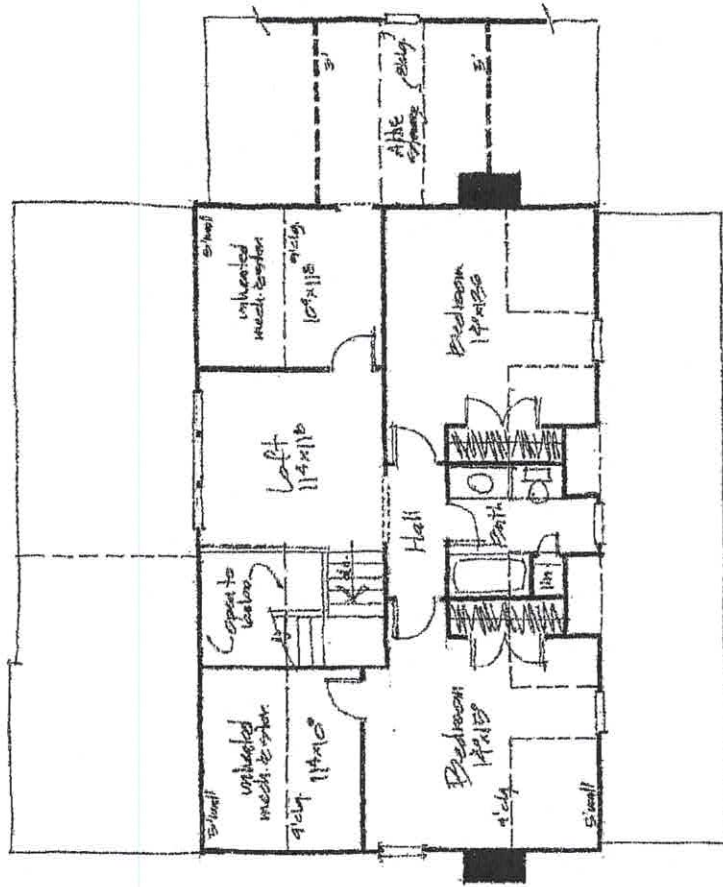




Front Sketch
121 Broadway Way
San Francisco



1st Floor Plan
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2nd Floor Plan
 also place ht. 5'10" heater sys. Post
 see 1st fl.

BK:5278 PG:777-779

D2021008343

FILED IN OFFICE
CLERK OF COURT
03/19/2021 01:47 PM
CINDY BROWN, CLERK
SUPERIOR COURT
COWETA COUNTY, GA

Cindy B. Brown

PT-61 038-2021-002068

REAL ESTATE
TRANSFER TAX
PAID: \$178.50



Return to:
Edge & Kimbell Law, LLC
503 Commerce Drive
Peachtree City, GA 30269

File No.: PTC-21-2218
Parcel ID: E02-0009-004

9035938284
7067927936
PARTICIPANT ID

LIMITED WARRANTY DEED

STATE OF GEORGIA, COUNTY OF FAYETTE

THIS INDENTURE, Made the 19th day of March, 2021 between

Winnie Merie Hancock,

of the State of Georgia, as party of the first part, hereinafter called Grantor and

Thomas A. Nolan and Karen Devenney Nolan, as joint tenants with right of survivorship,

as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of ONE HUNDRED SEVENTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 Dollars (\$178,500.00) AND OTHER VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto the said Grantees, all that tract or parcel of land:

See Exhibit "A" Attached Hereto and Made a Part Hereof

commonly known as 121 Baggarly Way, Senoia, GA 30276

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees forever in **FEB SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

File No.: PTC-21-2218

Limited Warranty Deed

Page 1 of 3

IN WITNESS WHEREOF, the Grantor have signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

*Winnie Merle Hancock by
Gale Goldenberg Attorney in Fact*

[Signature]
UNOFFICIAL WITNESS

(SEAL)
Winnie Merle Hancock by Gale Goldenberg, Attorney
-In-Fact

[Signature]

Notary Public John A. Kimbell
My Commission Expires: February 23, 2025
SEAL:



EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the City of Senoia, Georgia, to-wit: One house and lot on Baggarly Way (Formerly known as Jones Ave.), in the Town of Senoia, Coweta County, Georgia, fronting West on Baggarly Way 94 feet running back even width 61 feet, bound on North by R.C. Sullivan, East by Eugene Harris, South by John W. Cooper and West by said Baggarly Way.

This is the same property as deceded by Mrs. Daniel, Et Al to R.S. Sewell on the th day of March 1937 and Recorded Clerk's Office Superior Court, Newnan, Coweta County, Georgia in Book 33, Folio 551 on March 13, 1937

Also:

All that tract or parcel of land situate, lying and being in the City of Senoia, Coweta County, Georgia and being a ten foot wide strip more particularly described as follows:

Begin on the East side Baggarly Way at the Southwest corner of the tract obtained by grantors by Warranty Deed from Nell B. Sullivan of record in Deed Book 843, Page 433, Office of the Clerk, Coweta County Superior Court, and run thence Northeasterly along the North line of grantee sixty-one feet, more or less, to the Northeast corner of the tract obtained by grantee from R.S. Sewell by Warranty Deed of record in Deed Book 287, Page 402, aforesaid records; thence run Northwesterly ten feet along a line parallel to the East side of Baggerly Way to a point; thence run southwesterly sixty-one feet, more or less, along a line parallel to the North line of grantee to the East side of Baggarly Way; thence run Southeasterly along the East side of Baggerly Way ten feet to the Point of Beginning of the tract herein conveyed.

Also

All that tract or parcel of land situate, lying and being in the City of Senoia, Coweta County, Georgia, identified as Tract 2, all as shown on plat of property dated December 4, 2000 prepared by W. W. Flowers, Jr., Georgia Registered Land Surveyor for Saundra Frank, said plat of record in Plat Book 72, Page 199, Office of the Clerk, Coweta County Superior Court, references to which plat is here by made for a more particularly description of Tract 2 described herein.

Tax ID#: E02-0009-004

Subject to any Easements or Restrictions of Record



NORTH BASED ON
19 74, PG 209

RETRACEMENT SURVEY OF 121 BAGGARLY WAY

DEED BOOK 402, PAGES 389-391
ALSO REFERENCE DEED BOOK 199, PAGE 408, DEED BOOK 344,
PAGE 807, DEED BOOK 387, PAGE 403, PLAT BOOK 72, PAGE 100,
PLAT BOOK 72, PAGE 808, AND PLAT BOOK 71, PAGES 107-108

- LEGEND
- U/P - UTILITY POLE
 - OR - GUY WIRE
 - IFS - 1/2" REPAIR WITH CAP SET
 - DB - DEED BOOK
 - N/P - NOW OR FORMERLY
 - C/O - APPARENT CLEAR CUT
 - SSNH - SANITARY SEWER MAINLINE

RECORD DESCRIPTION NOTE

THE CURRENT DESCRIPTION CALLS THIS PROPERTY TO HAVE 94 FEET ALONG BAGGARLY WAY. THIS VAGUE DESCRIPTION HAS EXISTED SINCE THE 1930'S. DURING THE COURSE OF THIS SURVEY, NO MONUMENTS OR EVIDENCE OF POSSESSION WAS FOUND ALONG THE "94 FOOT" LINE. HOWEVER, MONUMENTS AND EVIDENCE OF POSSESSION WERE FOUND ALONG THE "MONUMENTED LINE", WHICH MATCHES THE ADJOINING PROPERTY DESCRIPTIONS.

THIS IS A RETRACEMENT SURVEY OF
THREE EXISTING TRACTS OF LAND.

CURRENT OWNERS
LINDA M. HANCOCK
DEED BOOK 402, PAGES 389-390, CONETA COUNTY RECORDS
THIS SURVEY WAS AUTHORIZED BY THOMAS A. NOLAN
ALL DISTANCES ARE HORIZONTAL GRINDING DISTANCES
CLOSURE DATA
FIELD CLOSURE = 1" : 81.740
ANGLE POINT ERROR = 2.3"
EQUIPMENT USED: SOKKIA 200M SO
ADJUSTMENT METHOD: NONE
PLAT CLOSURE = 1" : 113.750

IN MY OPINION, THIS PROPERTY DOES NOT
LIE WITHIN THE 100 YEAR FLOOD PLAIN AS
SHOWN ON THE FLOOD INSURANCE
RATE MAP 15077 C, 08/31/0
DATE: FEBRUARY 2008

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS
RULE 180-6-0, BY THE 15th CERTIFICATION RELATING TO LAND SURVEYING
SERVICES, AS DEFINED IN O.C.G.A. 43-10-2(B) AND (11) SMALL REAR A SIGNED
STATEMENT OF ACCURACY MUST BE SUBMITTED TO THE REGISTRANT AND IS NOT A
GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY
NAMED HEREON. NO CERTIFICATION OR LIABILITY IS EXTENDED TO ANY UNNAMED PERSON,
PERSONS OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON,
PERSONS OR ENTITY.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE
UNDERIGNED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO GUARANTEE,
WARRANTY, OR WARRANTY REGARDING INFORMATION SHOWN HEREON PERTAINING
TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, AGREEMENTS, SETBACK
LINES, BUFFERS, AND OTHER SIMILAR MATTERS. OTHER CONDITIONS OR DOCUMENTS MAY
EXIST THAT WOULD AFFECT THIS PROPERTY. NO LIABILITY IS ASSUMED FOR LOSSES
RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH
OF THE PROPERTY.

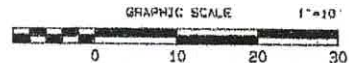
THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING
ORDINANCES, ENVIRONMENTAL RESTRICTIONS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN,
RECORDED OR NOT RECORDED.

W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE
OR NON-EXISTENCE OF UNDERGROUND UTILITIES OR ANY OTHER SYSTEMS. UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND
LOCATED BY THE CLIENT OR ASSOCIATE. NO LIABILITY IS ASSUMED FOR LOSSES OR
DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES
AND/OR STRUCTURES.

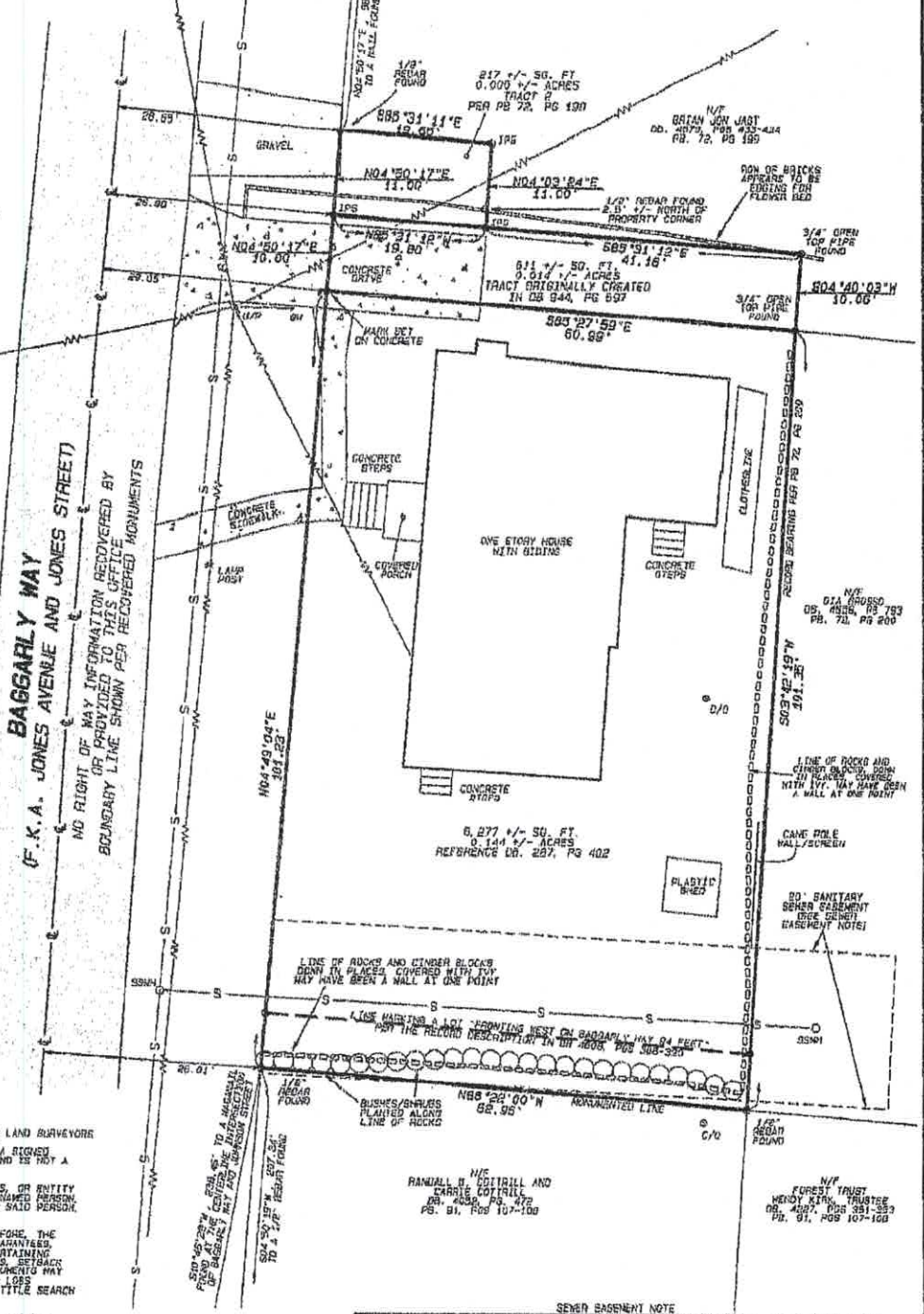
(11) This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a
new parcel or make any changes to any real property boundaries. The recording information of the documents,
maps, plats, or other instruments which created the parcel or parcels are based upon. RECORDED BY THIS
SURVEYOR. THIS SURVEYOR HAS NO LIABILITY FOR ANY LOCAL, SUBDIVISION, STATE, OR FEDERAL REGULATIONS
OR REGULATIONS OR STATUTES FOR ANY USE PURPOSES OF THE LAND. Furthermore, the undersigned land surveyor
certified 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 43-6-07.

W.D. Gray, R.I. 9D2984

03/11/2021
DATE



BAGGARLY WAY
(F. K. A. JONES AVENUE AND JONES STREET)
NO RIGHT OF WAY INFORMATION RECOVERED BY
BOUNDARY LINE SHOWN PER RECOVERED MONUMENTS



SEWER EASEMENT NOTE
A SEWER EASEMENT WAS RECORDED FOR THE SURVEYED PROPERTY IN DEED BOOK 1910,
PAGES 209-211. HOWEVER, THE EASEMENT IS ONLY FOR THE SEWER LINE LABELED 43-111,
PER EXHIBIT A IN SAID DEED. BASED ON THE VERY BLURRY, ALMOST ILLEGIBLE ATTACHMENT,
LINE 0+11 APPEARS TO BE THE LINE RUNNING MORE OR LESS NORTH/SOUTH ALONG
BAGGARLY WAY FOR THE EASEMENT USED FOR THE EASTERN ANOTHER RECORDED IN
DEED BOOK 1910, PAGES 209-211. THE LINE RUNNING EAST/WEST ALONG THE SUBJECT
PROPERTY IS LABELED 0+11. THE LINE LABELED 0+11 IS NOT ATTACHED TO THE
ADJOINING DEED. THE CITY OF SENOIA SHOULD BE CONTACTED TO DETERMINE IF THE
EASEMENT USED FOR THE SURVEYED PROPERTY SHOULD HAVE INCLUDED LINE 0+11.
A NEW EASEMENT DEED MAY BE NECESSARY. IT IS THE OFFICE'S OPINION THAT AN ATTORNEY
FAMILIAR WITH SUCH MATTERS SHOULD BE CONSULTED TO DETERMINE IF, IF ANY, ACTION
SHOULD BE TAKEN TO CORRECT THE RECORDED EASEMENT DEED. DUE TO THE AMOUNT OF
TIME THE SEWER LINE HAS BEEN IN USE, EASEMENT WAS DEEDED AN 8000', IT IS POSSIBLE
THAT AN EASEMENT BY PRESCRIPTION EXISTS.

W.D. Gray and Associates, Inc.

land surveyors - planners

P.O. Box 3847 Peachtree City, GA 30269
(770) 495-7552 Fax (770) 465-0195
LSF000701

PREPARED FOR:
THOMAS A. NOLAN

LAND LOT: 279	DATE OF SURVEY: 2-24-2021
DISTRICT: 1ST	DATE OF DRAWING: 3-11-2021
CITY OF SENOIA CONETA COUNTY, GA	REV.
SCALE: 1" = 10'	JOB NO: 2102020



Front Western Elevation



Side Southern Elevation



Rear Eastern Elevation



Side Northern Elevation