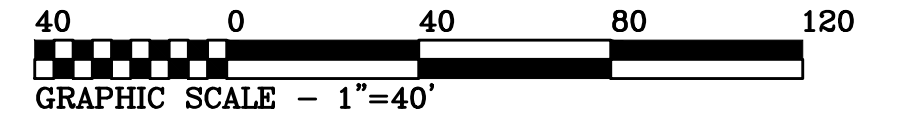


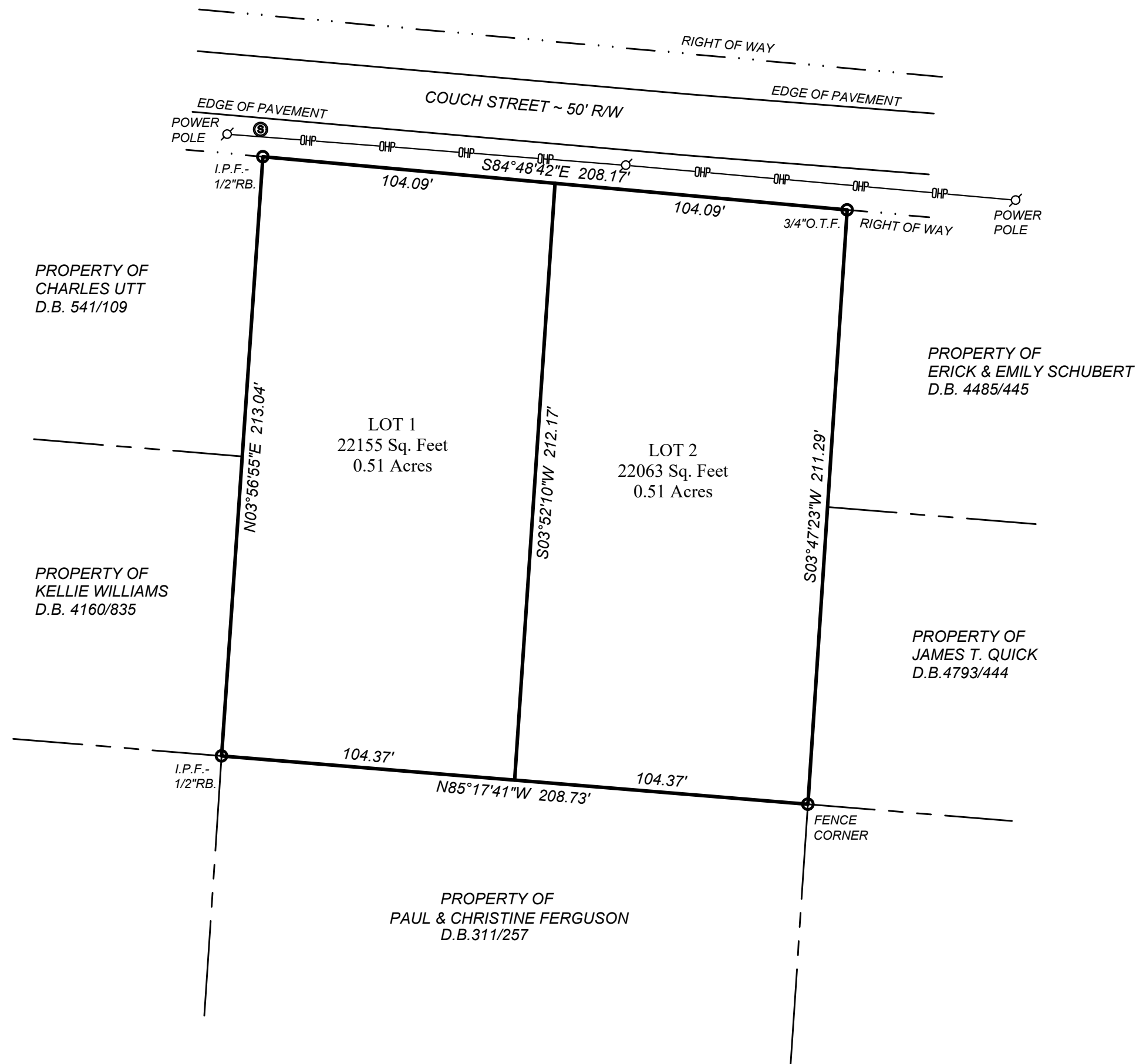
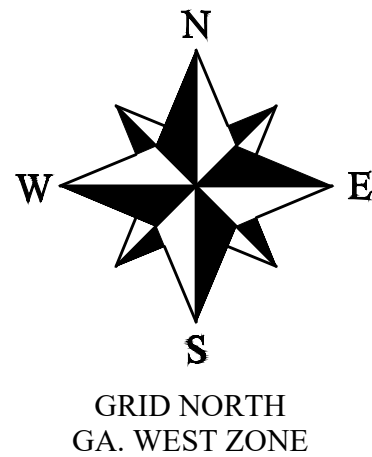
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE; THEREFORE, THE UNDERSIGNED AND MCLAIN SURVEYING, INC., MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.



CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 46,000 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARE RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN (LOT 1: 100,000+, LOT 2: 100,000+) FEET. TYPE OF EQUIPMENT USED: GEOMAX ZOOM 80

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



Reviewed and Approved by:

City Administrator

City Planner

City Engineer

Certificate of design.
I hereby certify that the design and layout of the proposed lots, blocks, streets and other planned features shown on this Preliminary Plat have been prepared by me or under my direct supervision in compliance with Georgia law and all requirements of the City of Senoia, Georgia.

Randy McLain
Ga. P.L.S. #2703

Date: _____

Certificate of preliminary plat approval.
All requirements of the Senoia Land Development Ordinance relative to the preparation and submission of this Preliminary Plat having been fulfilled, approval of this plat is hereby granted by the Mayor and Council.

This ____ day of _____, 20__.

By: _____
Mayor

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE TAX PARCEL E02 0006 013.
2. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON WERE MADE TO PLAT BOOK 59, PAGE 112 OF COWETA COUNTY RECORDS.
3. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 13077C0291D WITH AN EFFECTIVE DATE OF FEBRUARY 6, 2013.
4. THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON FEBRUARY 2021.

LEGEND	
E.O.P.	= EDGE OF PAVEMENT
R/W	= RIGHT OF WAY
I.P.F.	= IRON PIN FOUND
I.P.P.	= IRON PIN PLACED
C.T.	= CRIMPED TOP PIPE
R.B.	= REINFORCING BAR
O.T.	= OPEN TOP
N/F	= NOW OR FORMERLY
B/L	= BUILDING LINE
P.P.	= POWER POLE
L.L.L.	= LAND LOT LINE
D.B.	= DEED BOOK
P.B.	= PLAT BOOK
C.M.F.	= CONCRETE MONUMENT FOUND
P.O.B.	= POINT OF BEGINNING
A.K.A.	= ALSO KNOWN AS
U.E.	= UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
L.P.	= LIGHT POLE
F.H.	= FIRE HYDRANT
W.M.	= WATER METER
M.F.F.E.	= MINIMUM FINISHED FLOOR ELEVATION
L.A.G.	= LOWEST ADJACENT GRADE
H.A.G.	= HIGHEST ADJACENT GRADE
D.I.	= DROP INLET
J.B.	= JUNCTION BOX
C.B.	= CATCH BASIN
T.B.M.	= TEMPORARY BENCHMARK

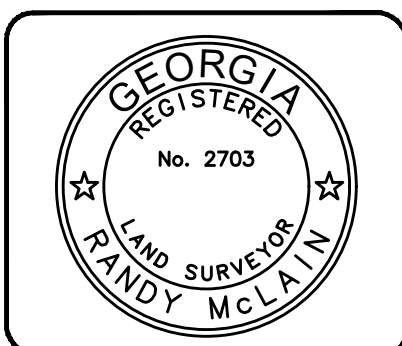
OWNER/DEVELOPER
KIMBERLY PEACOCK
11 AUGUSTA COURT
NEWNAN, GA. 30265
kimberlypeacock@gmail.com

DATE: FEBRUARY 18, 2021	ISSUE		
SCALE: 1"=40'	No.	DESCRIPTION	DATE
ACREAGE:			
CITY:			
DRAWN: TM			
CHECKED: RM			
PROJECT #: 21-075			

IN MY OPINION, THIS IS A TRUE AND CORRECT REPRESENTATION OF THE PLATTED PROPERTY AND HAS BEEN PREPARED IN CONFORMITY WITH THE STANDARDS AND REQUIREMENTS OF LAW.

RANDY MCLAIN
GEORGIA R.L.S. #2703

CONCEPTUAL PLAN FOR:
KIMBERLY PEACOCK
LOCATED IN LAND LOT 280 - 1ST. DISTRICT
CITY OF SENOIA
COWETA COUNTY, GEORGIA



McLAIN SURVEYING, INC.
LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT

6 MADISON STREET
NEWNAN, GEORGIA 30263
PHONE: 770-251-8523 - EMAIL: tmclain339@numail.org