

PRELIMINARY
NOT-TO-BE RECORDED

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

SURVEY DATA:

N/F LOT 1 PARCEL NUMBER: E02 0016 005
0.501 ACRES / 21,821 SQ. FEET
PLAT CLOSURE = 1' IN 25,678 FEET

N/F LOT 2 PARCEL NUMBER: E02 0016 003
0.501 ACRES / 21,833 SQ. FEET
PLAT CLOSURE = 1' IN 24,384 FEET

EQUIPMENT USED:

GEOMAX ZOOM 90 ROBOTIC TOTAL STATION
FIELD CLOSURE: 1' IN 14,521 FEET
ANGULAR ERROR: 02" PER ANGLE POINT
ADJUSTED BY: COMPASS RULE

PLAT AND DEED REFERENCES:

- 1. PLAT BOOK: 60 PAGE: 167
- 2. DEED BOOK: 4311 PAGE: 48
- 3. DEED BOOK: 5632 PAGE: 1909
- 4. DEED BOOK: 5632 PAGE: 2039

SURVEY LEGEND:

- AC. = ACRES
- SF. = SQUARE FEET
- PB. = PLAT BOOK
- DB. = DEED BOOK
- PG. = PAGE
- PN = PARCEL NUMBER
- ADJ. P/L = ADJOINING PROPERTY LINE
- N/F = NOW OR FORMERLY
- R/W = RIGHT-OF-WAY
- P/L = PROPERTY LINE
- PP = POWER POLE
- GW = GUY WIRE
- SSCO = SANITARY SEWER CLEAN-OUT
- SSMH = SANITARY SEWER MANHOLE
- EOP = EDGE OF PAVEMENT
- FH = FIRE HYDRANT
- WV = WATER VALVE
- WM = WATER METER
- OTPF = OPEN TOP PIPE FOUND
- IPF = IRON PIN FOUND
- IPS = IRON PIN SET (1/2" RE-BAR)
- P.O.B. = POINT OF BEGINNING

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SURVEYOR'S 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.

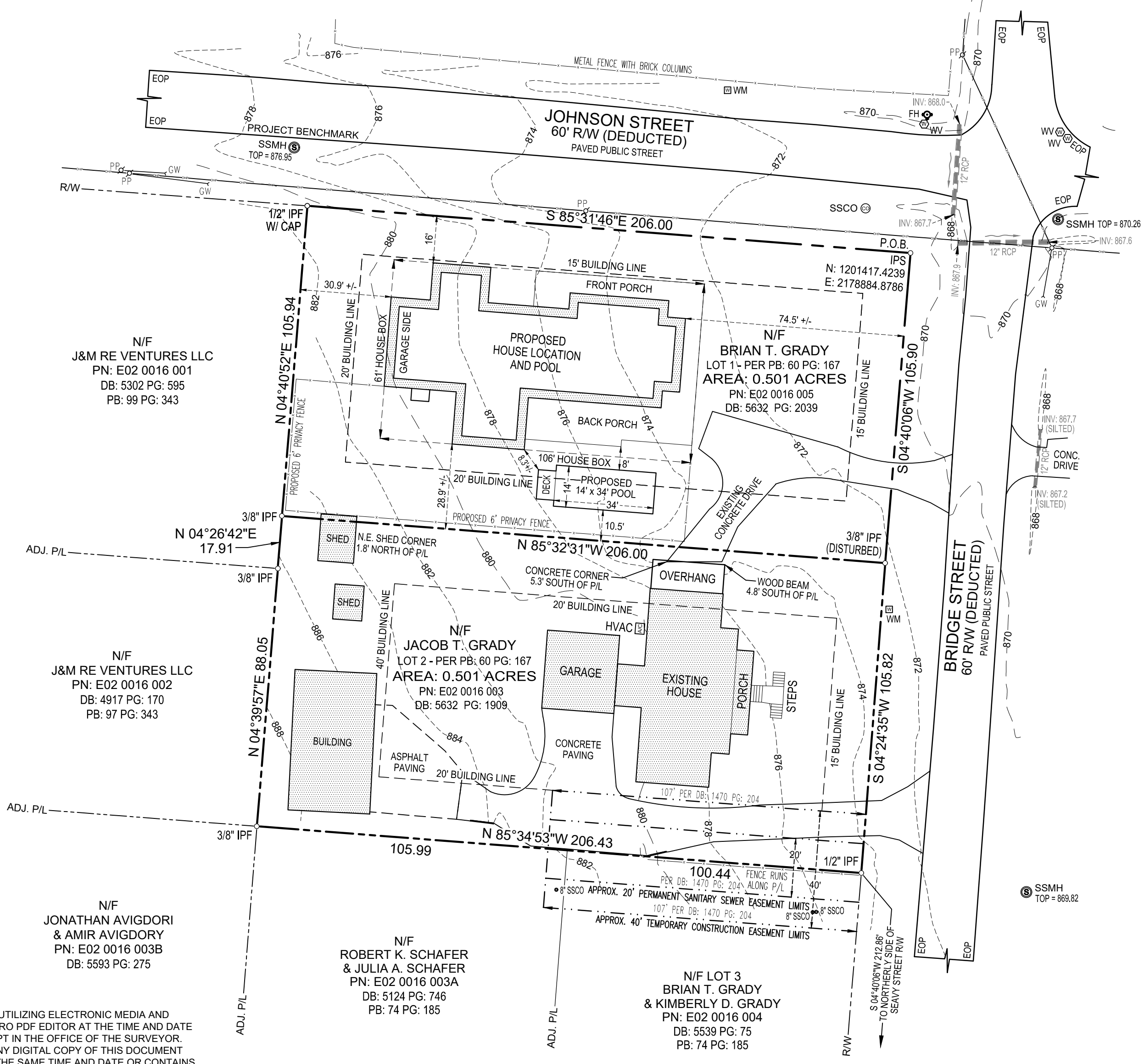


AS SURVEYOR FOR
GASKINS + LECRAW, INC.

Chris W. Robertson
CHRIS W. ROBERTSON
GEORGIA REGISTERED LAND SURVEYOR NO. 3195
DATE: 06-16-2023

GENERAL SURVEY NOTES:

1. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
2. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB 76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
3. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK.
4. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL IN CONTRASTING INK.
5. IN MY OPINION THIS PROPERTY IS NOT WITHIN (ZONE A/AE) OR (ZONE X - SHADED) SPECIAL FLOOD HAZARD AREAS AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #13077C0291D WITH EFFECTIVE DATE OF FEBRUARY 06, 2013.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE; THEREFORE, THE UNDERSIGNED AND GASKINS + LECRAW MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
7. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO CLAIMS, PRESCRIPTION, AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN.
8. THIS SURVEY IS RELATED TO GEORGIA, WEST ZONE, STATE PLANE COORDINATE SYSTEM HORIZONTAL DATUM. CONTOUR ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 VERTICAL DATUM. HORIZONTAL AND VERTICAL CONTROL SET BY AVERAGING 180 NETWORK ROVER OBSERVATIONS CONNECTED TO THE EGPS GNSS REFERENCE NETWORK.



PREPARED IN THE OFFICE OF:



**GASKINS
+ LECRAW**

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24 JACKSON STREET
NEWNAN, GA 30263
PHONE - 770.253.5195
www.gaskinsleccraw.com
LSF 001371

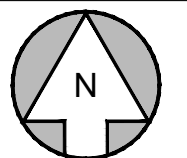
CLIENT
**BRIAN T. GRADY
AND JACOB T. GRADY**
PROJECT
RETRACEMENT BOUNDARY SURVEY
EXISTING PARCEL NUMBERS: E02 0016 005 AND E02 0016 003
CITY OF SENOIA, GEORGIA
LAND LOT: 279, LAND DISTRICT: 1
COWETA COUNTY, GEORGIA

CALL BEFORE YOU DIG



Know what's below.
Call before you dig.

SCALE & NORTH ARROW:



GRID NORTH ARROW GEORGIA WEST ZONE
0' 15' 30' 60'
SCALE: 1" = 30'

SURVEY INFO:

DRAWN BY: CAF REVIEWED BY: CWR
FIELD DATE: 06-01-23 OFFICE DATE: 06-16-23
CRD FILE: 284 BRIDGE ST - BND
DWG FILE: 284 BRIDGE ST - BND (TOPO)
AJERA: #2305042 N:COWETA\0101_0279

SHEET TITLE:

1 OF 1