

**SURVEYORS 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.

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 15-6-67).

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

DATE 02 / 09 / 2022

**S.A. GASKINS & ASSOCIATES, LLC.**

SURVEYORS PLANNERS DEVELOPMENT CONSULTANTS  
981 Camp Ground Road Griffin Ga. 30223

sgaskins55@gmail.com

678-618-5067

JOHN 3:16



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

**CLOSURE STATEMENT**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,111 FEET AND AN ANGULAR ERROR OF 00° 00' 01" 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 LEICA TS02 TOTAL STATION & GEOMAX CHAMPION PRO GPS ON THE TRIMBLE NETWORK.

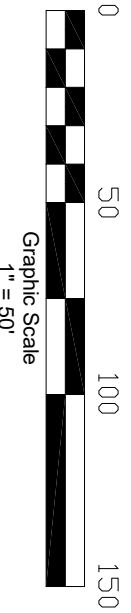
**FLOOD STATEMENT**

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13077C0291D, DATED FEBRUARY 06, 2013, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

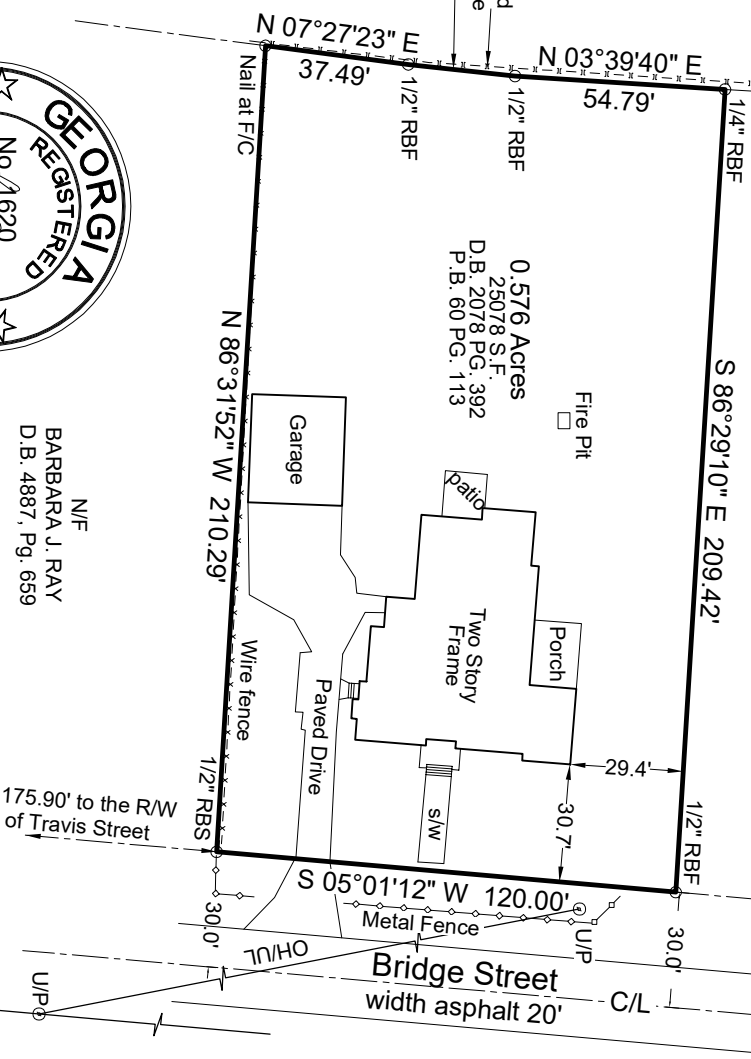
N/F  
CITY OF SENOIA  
D.B. 4304, Pg. 138  
P.B. 93, Pg. 56  
P.B. 92 PG. 62

N 06°11'25" E  
27.96'  
LEGEND

- B/L=BUILDING LINE
- C/L=CENTERLINE
- CTP=CRIMP TOP PIPE
- D.B.=DEED BOOK
- D.E.=DRAINAGE EASEMENT
- ESMT.=EASEMENT
- EP=EDGE OF PAVEMENT
- F/C=FENCE CORNER
- F.W.P.D.=FIELD WORK PERFORMED DATE
- L.L.=LAND LOT
- L.L.L.=LAND LOT LINE
- N/F=NOW OR FORMERLY
- P.B.=PLAT BOOK
- PG.=PAGE
- P.O.B.=POINT OF BEGINNING
- P/P=POWER POLE
- RBF=REBAR FOUND
- RBS=REBAR SET
- R/W=RIGHT OF WAY
- U/P=UTILITY POLE



N/F  
JANE M. WHITEHURST  
D.B. 3196, Pg. 431



N/F  
BARBARA J. RAY  
D.B. 4887, Pg. 659

Prepared For:  
**Rich Terry**

F.W.P.D.: 02/07/2022 CITY OF SENOIA Date: 02/09/2022  
Scale: 1" = 50' Job No: SA22-018A  
County: Coweta, GA Land Lot: 280 District: 1st