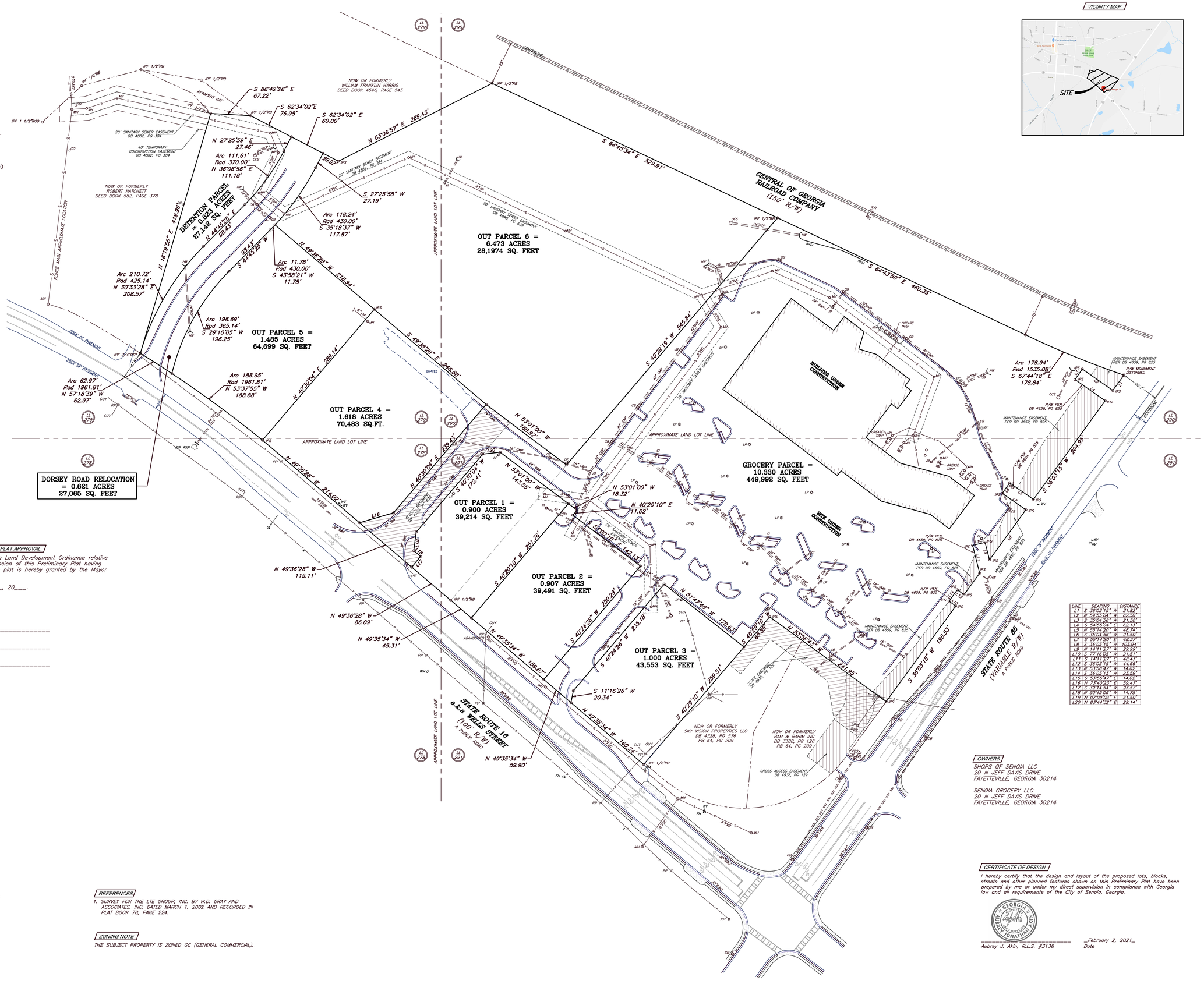

LINE	BEARING	DISTANCE
L1	S 36°03'15" W	31.82'
L2	N 54°55'04" W	69.50'
L3	S 35°04'56" W	21.50'
L4	S 54°55'04" E	62.13'
L5	N 55°14'20" W	48.74'
L6	S 35°04'56" W	21.50'
L7	S 55°14'20" E	48.37'
L8	S 36°03'15" W	103.94'
L9	N 14°11'27" W	29.99'
L10	S 77°16'05" W	21.91'
L11	S 14°11'27" E	48.43'
L12	S 36°03'15" W	44.66'
L13	N 53°56'47" W	14.02'
L14	S 36°03'13" W	23.59'
L15	S 53°56'47" E	14.02'
L16	N 73°40'23" E	59.47'
L17	S 39°14'54" W	23.53'
L18	N 50°45'06" W	14.75'
L19	N 07°09'03" E	31.50'
L20	N 83°44'38" E	29.74'

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

Reviewed and Approved by:

_____
City Administrator

_____
City Planner

_____
City Engineer

OWNERS

SHOPS OF SENOIA LLC
20 N JEFF DAVIS DRIVE
FAYETTEVILLE, GEORGIA 30214

SENOIA GROCERY LLC
20 N JEFF DAVIS DRIVE
FAYETTEVILLE, GEORGIA 30214

FLOOD NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 13077C0291D, DATED FEBRUARY 6, 2013. THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN ___49,722___ FEET AND AN ANGULAR ERROR OF __07" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A ___LEICA TS12___ TOTAL STATION AND AN__CARLSON__DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN ___327,990___ FEET.

REFERENCES

1. SURVEY FOR THE LTE GROUP, INC. BY W.D. GRAY AND ASSOCIATES, INC. DATED MARCH 1, 2002 AND RECORDED IN PLAT BOOK 7B, PAGE 224.

ZONING NOTE

THE SUBJECT PROPERTY IS ZONED GC (GENERAL COMMERCIAL).

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.

GEORGIA REGISTERED AUBREY J. AKIN JONATHAN 3138 LAND SURVEYOR

_____ _February 2, 2021_
Aubrey J. Akin, R.L.S. #3138 Date

TSS
TECHNICAL SURVEY SERVICES
Land Surveyors
1641 Autumn Blvd, SW
Conyers, Georgia 30012
(770) 922-6391 Office
(770) 922-0767 Fax
www.tss-atl.com

No	Revision	Date

Original
Bndy Date: 08/29/2019
Updated
Field Date: 01/19/2021
Plat Date: 02/03/2021
Scale: 1" =60'

PRELIMINARY PLAT OF SENOIA VILLAGE

LAND LOTS 278, 279, 290 & 291 1ST DISTRICT
CITY OF SENOIA, COWETA COUNTY, GEORGIA

1
SHEET 1 OF 1

JOB #: 2018-516
CRD: SENOIA.CRD
DWG: SENOIA.DWG
LSV: BND