

FILED IN OFFICE... PARTICIPANT ID

LEGEND: U/P = UTILITY POLE... IPS = 1/2" REBAR AND CAP SET

RETRACEMENT SURVEY AND SURVEY TO DIVIDE PROPERTY (SHOWN AS TRACT A)

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS... THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT... REPRESENTATIONS, OR WARRANTY REGARDING INFORMATION SHOWN HEREON PERTAINING TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, SETBACK LINES, BUFFERS, AND OTHER SIMILAR MATTERS.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN... W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES.

CURRENT OWNERS: TRACT A, B, C, D, F, AND G, CITY OF SENOIA (SEE N/F FOR REFERENCES) TRACT E, COWETA COUNTY (SEE N/F FOR REFERENCES)

BUILDING/ZONING RESTRICTIONS AND ENVIRONMENTAL MATTERS (CREAKS, SWAMPY AREAS, ETC.) AND ASSOCIATED BUFFERS/SETBACKS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY BUT DO EXIST.

AS NOTED ABOVE, THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE EXAMINATION... ATTENTION IS BROUGHT TO WILHURI PARKWAY AND THE AREA SURROUNDING THE DETENTION POND TO THE SOUTH/EAST.

GENERAL FOOTPRINT OF ABOVE GROUND SUBSTANTIAL IMPROVEMENTS SHOWN FOR REFERENCE. OTHER FEATURES MAY EXIST THAT ARE NOT SHOWN. THIS IS NOT A DETAILED ASBUILT SURVEY.

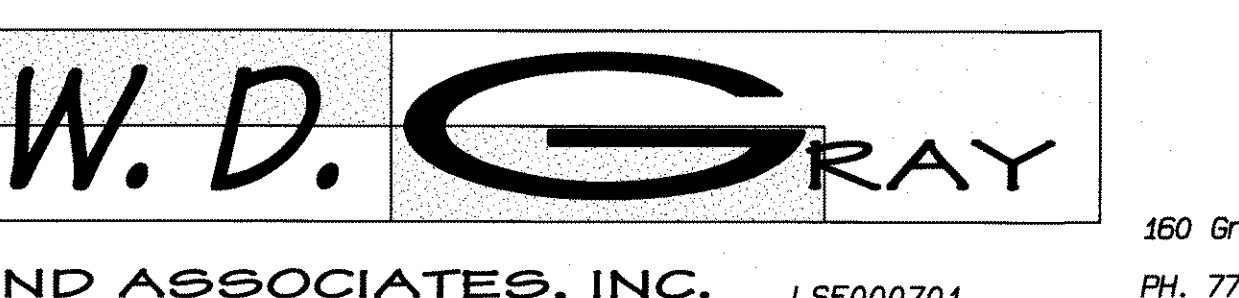
OWNER (TRACT A): THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO... PRINTED NAME: Harold S. ... SIGNATURE: ... DATE: 11/15/22

FINAL PLAT APPROVAL: THIS PLAT COMPIES WITH THE ZONING REGULATIONS, THE LAND DEVELOPMENT ORDINANCE, AND ALL OTHER REGULATIONS GOVERNING THE LAND DEVELOPMENT FOR SENOIA, GA. CITY ENGINEER: ... DATE: 11-15-2022

CLOSURE DATA: FIELD CLOSURE = 1" = 95.829 ANGLE POINT ERROR = +/- 3" ADJUSTMENT METHOD: NONE

FLOOD NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP # 13077002870 LAST REVISED FEBRUARY 2013 THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

PREPARED FOR: CITY OF SENOIA LAND LOT 249, 248, AND 260 1ST DISTRICT CITY OF SENOIA COWETA COUNTY, GA. SCALE: 1" = 50'



LEASE NOTE: THERE HAVE BEEN MULTIPLE MEMORANDUMS OF UNDERSTANDING AND/OR MEMORANDUMS OF ASSIGNMENT OF THIS LEASE AREA... THE LAST RECORDING RECORDED BY THIS OFFICE WAS FROM MUNICIPAL COMMUNICATIONS II, LLC TO MUNICIPAL SIA, INC. RECORDED IN DEED BOOK 3350, PAGES 615-619.

TRACT A 1.35 +/- ACRES N/F THE CITY OF SENOIA DEED BOOK 1409, PAGE 561 A PORTION OF TRACT B PLAT BOOK 71, PAGE 34

TRACT B 0.06 +/- ACRES N/F THE CITY OF SENOIA DEED BOOK 1500, PAGE 304 TRACT 2 AND 3

TRACT C 0.25 +/- ACRES N/F THE CITY OF SENOIA DEED BOOK 1500, PAGE 304 PLAT BOOK 71, PAGE 36 TRACT 1 AND 2

TRACT D 32.25 +/- ACRES N/F THE CITY OF SENOIA DEED BOOK 83, PAGE 291 PORTION OF PROPERTY SHOWN ON PLAT BOOK 3, PAGE 19

TRACT E 0.77 +/- ACRES N/F COWETA COUNTY, GEORGIA DEED BOOK 1550, PAGE 124 PLAT BOOK 70, PAGE 43

TRACT F 2.00 +/- ACRES N/F THE CITY OF SENOIA, GEORGIA DEED BOOK 340, PAGES 318-321 PLAT BOOK 67, PAGE 244

TRACT G 32.25 +/- ACRES N/F THE CITY OF SENOIA DEED BOOK 83, PAGE 291 PORTION OF PROPERTY SHOWN ON PLAT BOOK 3, PAGE 19

TRACT H 0.77 +/- ACRES N/F COWETA COUNTY, GEORGIA DEED BOOK 1550, PAGE 124 PLAT BOOK 70, PAGE 43

TRACT I 0.77 +/- ACRES N/F COWETA COUNTY, GEORGIA DEED BOOK 1550, PAGE 124 PLAT BOOK 70, PAGE 43

TRACT J 0.77 +/- ACRES N/F COWETA COUNTY, GEORGIA DEED BOOK 1550, PAGE 124 PLAT BOOK 70, PAGE 43

TRACT K 0.77 +/- ACRES N/F COWETA COUNTY, GEORGIA DEED BOOK 1550, PAGE 124 PLAT BOOK 70, PAGE 43

TRACT L 0.77 +/- ACRES N/F COWETA COUNTY, GEORGIA DEED BOOK 1550, PAGE 124 PLAT BOOK 70, PAGE 43

TRACT M 0.77 +/- ACRES N/F COWETA COUNTY, GEORGIA DEED BOOK 1550, PAGE 124 PLAT BOOK 70, PAGE 43

TRACT N 0.77 +/- ACRES N/F COWETA COUNTY, GEORGIA DEED BOOK 1550, PAGE 124 PLAT BOOK 70, PAGE 43

TRACT O 0.77 +/- ACRES N/F COWETA COUNTY, GEORGIA DEED BOOK 1550, PAGE 124 PLAT BOOK 70, PAGE 43

TRACT P 0.77 +/- ACRES N/F COWETA COUNTY, GEORGIA DEED BOOK 1550, PAGE 124 PLAT BOOK 70, PAGE 43

TRACT Q 0.77 +/- ACRES N/F COWETA COUNTY, GEORGIA DEED BOOK 1550, PAGE 124 PLAT BOOK 70, PAGE 43

TRACT R 0.77 +/- ACRES N/F COWETA COUNTY, GEORGIA DEED BOOK 1550, PAGE 124 PLAT BOOK 70, PAGE 43

TRACT S 0.77 +/- ACRES N/F COWETA COUNTY, GEORGIA DEED BOOK 1550, PAGE 124 PLAT BOOK 70, PAGE 43

TRACT T 0.77 +/- ACRES N/F COWETA COUNTY, GEORGIA DEED BOOK 1550, PAGE 124 PLAT BOOK 70, PAGE 43

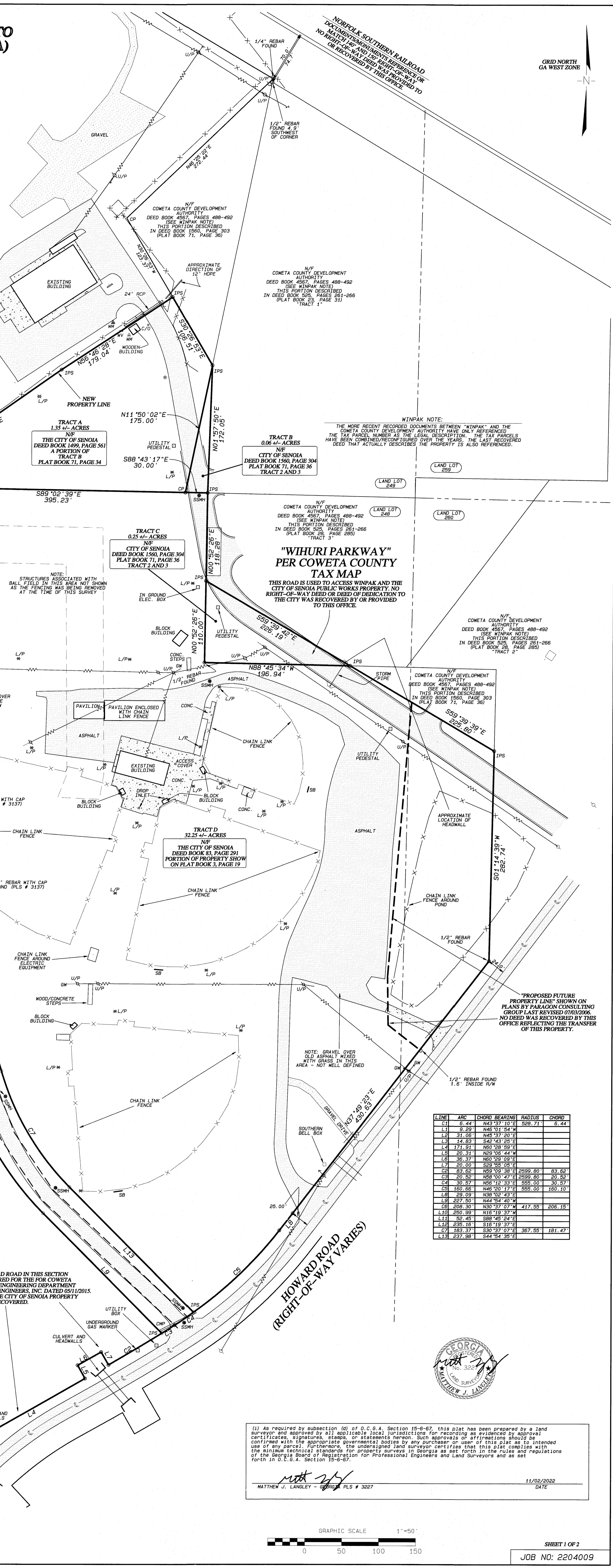
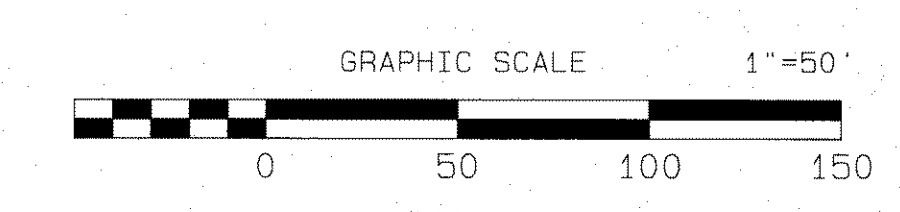


Table with columns: LINE, ARC, CHORD BEARING, RADIUS, CHORD. Lists data for lines L1 through L19.

(I) As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all interested local jurisdictions... MATTHEW J. LANGLEY - 68822, PLS # 3227 11/02/2022



BK:101 PG:277-277

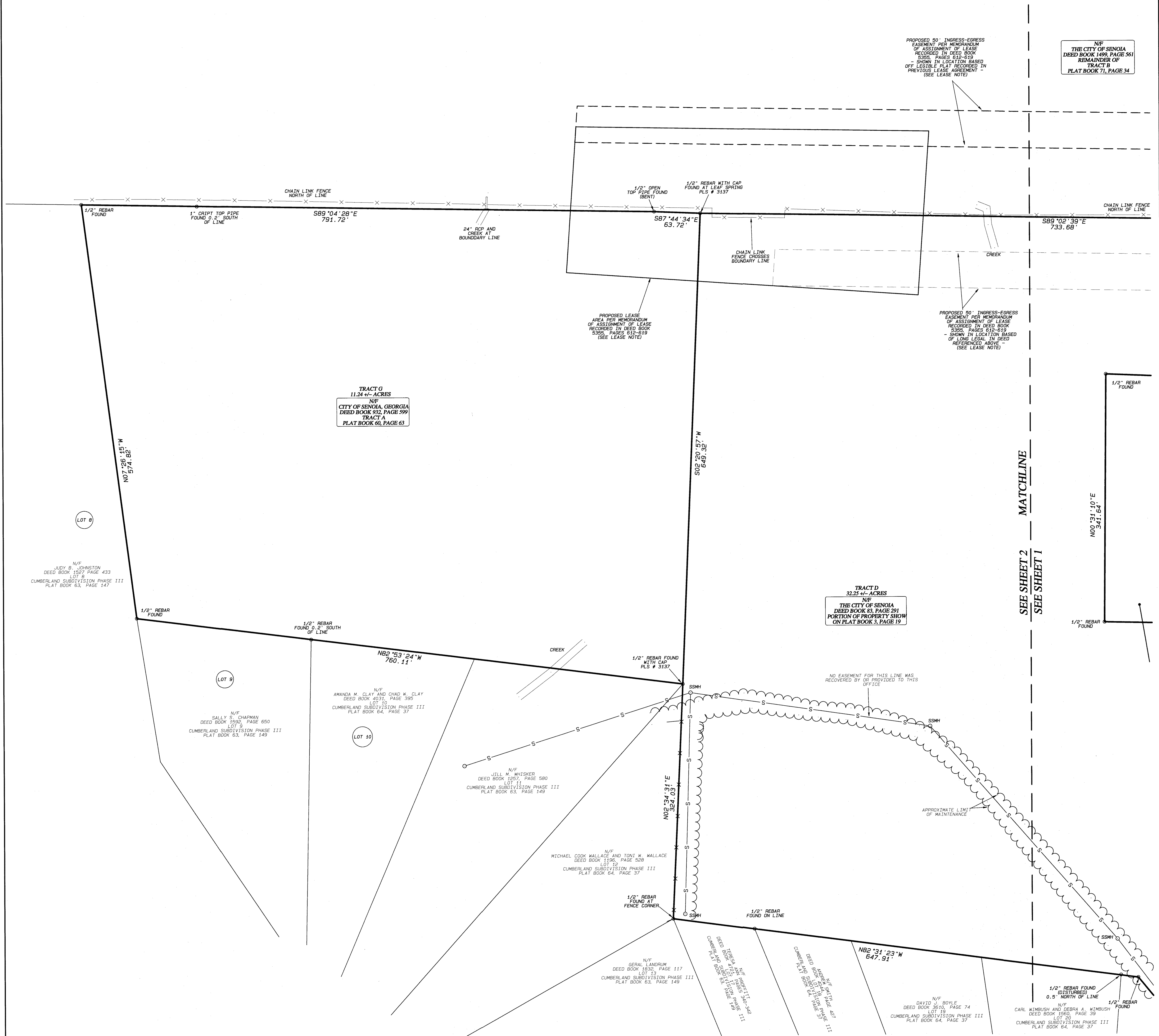
P2022000283

FILED IN OFFICE
CLERK OF COURT
11/29/2022 01:46 PM
NIKI SEWELL, CLERK
SUPERIOR COURT
COWETA COUNTY, GA
Mike Swensen

0046697396
PARTICIPANT ID

RETRACEMENT SURVEY AND SURVEY TO DIVIDE PROPERTY (SHOWN AS TRACT A)

GRID NORTH
GA WEST ZONE



PROPOSED 90' INGRESS-EGRESS
EASEMENT PER MEMORANDUM
OF ASSIGNMENT OF LEASE
RECORDED IN DEED BOOK
5398, PAGES 615-619
- SHOWN IN LOCATION BASED
OFF-LEASABLE PLAT RECORDED IN
PREVIOUS LEASE AGREEMENT -
(SEE LEASE NOTE)

N/F
THE CITY OF SENOIA
DEED BOOK 1499, PAGE 561
REMAINDER OF
TRACT B
PLAT BOOK 71, PAGE 34

TRACT G
11.24 +/- ACRES
N/F
THE CITY OF SENOIA, GEORGIA
DEED BOOK 532, PAGE 391
TRACT A
PLAT BOOK 60, PAGE 63

TRACT D
32.25 +/- ACRES
N/F
THE CITY OF SENOIA
DEED BOOK 83, PAGE 291
PORTION OF PROPERTY SHOWN
ON PLAT BOOK 3, PAGE 19

N/F
JUDY B. JOHNSON
DEED BOOK 1527, PAGE 433
LOT 9
CUMBERLAND SUBDIVISION PHASE III
PLAT BOOK 63, PAGE 147

N/F
SALLY S. CHAPMAN
DEED BOOK 1826, PAGE 650
LOT 9
CUMBERLAND SUBDIVISION PHASE III
PLAT BOOK 63, PAGE 149

N/F
AMANDA M. CLAY AND CHAD W. CLAY
DEED BOOK 4631, PAGE 395
LOT 10
CUMBERLAND SUBDIVISION PHASE III
PLAT BOOK 64, PAGE 37

N/F
JILL M. WHISKER
DEED BOOK 1527, PAGE 590
LOT 11
CUMBERLAND SUBDIVISION PHASE III
PLAT BOOK 63, PAGE 149

N/F
MICHAEL COOK WALLACE AND TONI W. WALLACE
DEED BOOK 1126, PAGE 528
LOT 15
CUMBERLAND SUBDIVISION PHASE III
PLAT BOOK 64, PAGE 37

N/F
CECAL LANDRUM
DEED BOOK 1830, PAGE 117
LOT 15
CUMBERLAND SUBDIVISION PHASE III
PLAT BOOK 63, PAGE 149

N/F
DAVID BOYLE
DEED BOOK 3616, PAGE 74
LOT 25
CUMBERLAND SUBDIVISION PHASE III
PLAT BOOK 64, PAGE 37

N/F
CARL WIMBUSH AND DEBRA A. WIMBUSH
DEED BOOK 1560, PAGE 39
LOT 25
CUMBERLAND SUBDIVISION PHASE III
PLAT BOOK 64, PAGE 37

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS
RULE 150-4-1 OF THE TERM "CERTIFICATION" RELATING TO LAND SURVEYING AND
SERVICES AS DEFINED IN O.C.G.A. §§ 43-12-10 AND 43-12-11 SHALL MEAN A SIGNED
STATEMENT BASED UPON CARE AND KNOWLEDGE KNOWN 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
UNDERKIONED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO GUARANTEE,
REPRESENTATIONS, OR WARRANTY REGARDING INFORMATION SHOWN HEREON PERTAINING
TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, SETBACK
LINES, BUFFERS, AND OTHER SIMILAR MATTERS. OTHER CONDITIONS OR DOCUMENTS MAY
EXIST THAT WOULD AFFECT THIS PROPERTY. NO LIABILITY IS ASSUMED FOR LOSS
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
OF NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES. BEFORE ANY LAND
DISTURBANCE ACTIVITY BEGINS, UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND
LOCATED. W.D. GRAY AND ASSOCIATES, INC. ASSUMES NO LIABILITY FOR LOSS OR
DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES
AND/OR STRUCTURES.

ALL BUILDING RESTRICTIONS INCLUDING BUT NOT LIMITED TO BUILDING SETBACKS,
WATERED BUFFERS, WATERED SETBACKS, UNDISTURBED BUFFERS, ETC. SHOULD BE
INTERPRETED AND VERIFIED BY THE PROPER GOVERNING AUTHORITY BEFORE ANY LAND
PLANNING AND/OR LAND DISTURBANCE ACTIVITY BEGINS.

CURRENT OWNERS:
TRACT A, B, C, D, E AND G: CITY OF SENOIA (SEE N/F FOR REFERENCES)
TRACT F: COWETA COUNTY (SEE N/F FOR REFERENCES)
THIS SURVEY WAS AUTHORIZED BY THE CITY OF SENOIA

BUILDING/ZONING RESTRICTIONS AND ENVIRONMENTAL
MATTERS (CREEKS, SWAMPY AREAS ETC.) AND ASSOCIATED
BUFFERS/SETBACKS WERE NOT INVESTIGATED AS A PART
OF THIS SURVEY BUT DO EXIST. INTERESTED PARTIES SHOULD
INVESTIGATE AND UNDERSTAND ANY POSSIBLE RESTRICTIONS
BEFORE ANY LAND PLANNING, DESIGN, OR CONSTRUCTION.

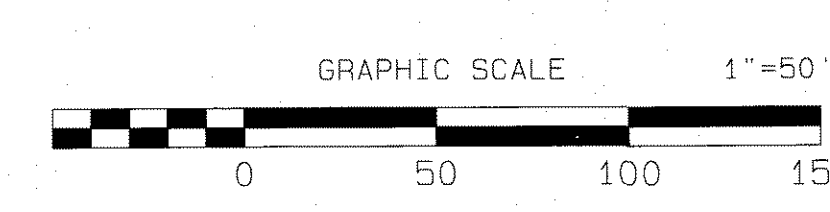
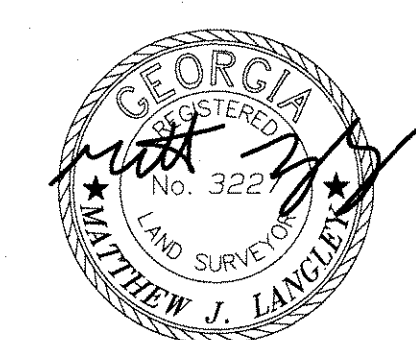
AS NOTED ABOVE, THIS SURVEY WAS DONE WITHOUT
THE BENEFIT OF A TITLE EXAMINATION REPORT.
THE UNDERKIONED SURVEYOR AND W.D. GRAY AND
ASSOCIATES, INC. MAKE MAKE NO ASSERTION AS TO
QUALITY OF TITLE OF THE PROPERTY SHOWN. AN ATTENTION
IS BROUGHT TO WILBUR PARKWAY AND THE AREA
SURROUNDING THE DETENTION POND TO THE
SOUTHEAST.

THIS SURVEY WAS AUTHORIZED BY THE
CITY OF SENOIA

PREPARED FOR:
CITY OF SENOIA
LAND LOT 249, 248, AND 260
1ST DISTRICT
CITY OF SENOIA
COWETA COUNTY, GA.
SCALE: 1" = 50'
LAST DATE OF FIELD WORK: 06/22/2022
DATE OF DRAWING: 11/02/2022



Land Surveyors - Planners
160 Greencastle Road Suite B Tyrone, 30290
PH. 770-486-7552 Fax: 770-486-0496



SHEET 2 OF 2
JOB NO: 2204009