

AS PER F.I.R.M. FLOOD MAPS FOR COWETA COUNTY, GEORGIA; MAP NUMBER 13077C0287D EFFECTIVE DATE FEB. 06, 2013 THIS PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD HAZARD AREA.

CALL TABLE

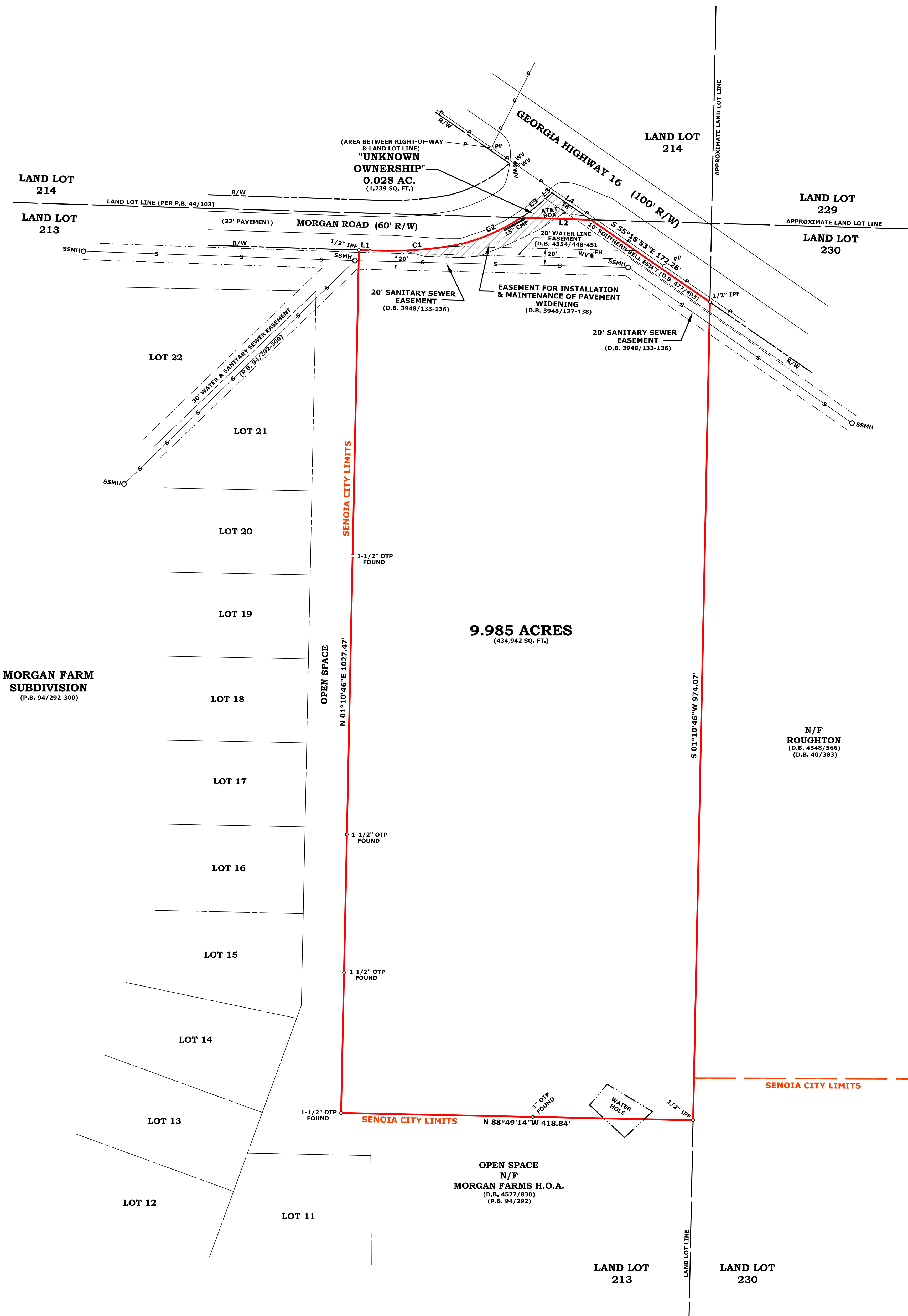
Course	Bearing	Distance
L1	S 88°09'14" E	13.23'
L2	S 88°16'58" E	83.03'
L3	N 48°52'24" E	11.30'
L4	S 55°18'53" E	56.10'

CURVE TABLE

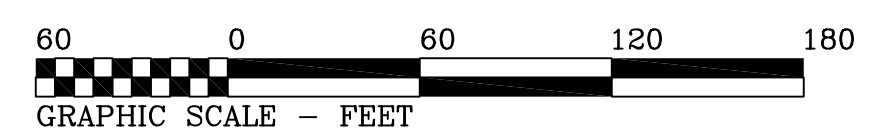
Curve	Radius	Length	Chord	Chord Bear.
C1	461.62'	107.52'	107.28'	N 86°09'20" E
C2	232.63'	79.76'	79.37'	N 66°25'37" E
C3	230.65'	35.93'	35.89'	N 52°10'32" E



This block is reserved for the Clerk of the Superior Court.



- NOTES:**
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT & ACCURATE TITLE REPORT. EASEMENTS & OTHER ENCUMBRANCES OF RECORD MAY EXIST BUT MAY NOT BE SHOWN BY THIS SURVEY. THIS PLAT IS SUBJECT TO ANY FINDINGS THAT A TITLE REPORT MAY DISCLOSE.
 - SENIOIA CITY LIMITS LINE IS TAKEN FROM COWETA COUNTY TAX ASSESSORS (QPUBLIC).
 - SUBJECT PROPERTY IS TAX PARCEL I.D. # 157 1213 005.

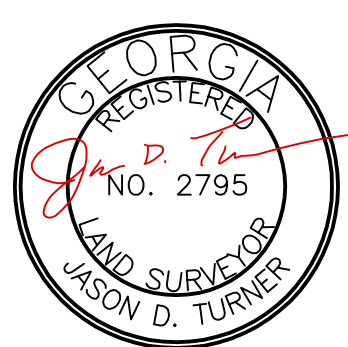


THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 53,411 FEET OR BETTER AN ANGULAR ERROR OF .02" PER ANGLE POINT, AND HAS BEEN ADJUSTED USING THE LEAST SQUARES RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 436,416 FEET OR BETTER.

ANGULAR AND LINEAR MEASUREMENTS WERE OBTAINED BY USING A GEOMAX ZOOM 35 PRO TOTAL STATION.

BASIS OF ELEVATIONS AND NORTH ORIENTATION OBTAINED BY USING A LEICA GS-16 GPS ROVER UTILIZING THE EGPS SOLUTIONS, INC. REFERENCE NETWORK



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 herein. 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.

Jason D. Turner GA. R.L.S. # 2795

01-13-2022
Date

TURNER & ASSOCIATES LAND SURVEYORS, P.C.
10 SHACK HUNTER RD. SHARPSBURG, GEORGIA 30277
TELE: (770) 683-5300 EMAIL: turnerlandsurveyors@gmail.com
JASON D. TURNER GEORGIA REGISTERED LAND SURVEYOR NO. 2795

RETRACEMENT SURVEY FOR:
WODA COOPER DEVELOPMENT, INC.

PLAT FOR "TED G. GLAZIER" (P.B. 44/103)
LOCATED IN LAND LOT 213 1st LAND DISTRICT
COWETA COUNTY, GEORGIA

SCALE: 1" = 60'	PLAT DATE: 01-13-2022	REVISED:
DATES OF FIELD WORK:		DISK #: 2022
01-06-2022; 01-07-2022		DRAWING #: 2022003