

S. CERTIFICATE
OF GEORGIA
OF FLOYD

DESIGNED CERTIFIES THAT HE OR SHE IS THE
ND THE LAND SHOWN ON THIS PLAT AND THAT THE
ND THE PUBLIC IMPROVEMENTS CONTAINED THEREIN
OCATED THEREWITH MEET ALL APPLICABLE
EMENTS AND STANDARDS OF THE ROME-FLOYD
UNIFIED LAND DEVELOPMENT CODE. THE OWNER
R ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE
E ACT AND DEED, AND DEDICATES TO THE PUBLIC
R ALL AREAS SHOWN OR INDICATED ON THIS PLAT
ETS, EASEMENTS OR OTHER PUBLIC USE AREAS,
L WATER SYSTEM, SEWERAGE AND OTHER PUBLIC
EMENTS AS DEPICTED ON THE AS-BUILT SURVEYS
S SUBDIVISION, APPROVED

ADDRESS:

DATE: 10-11-04

DATE OF FINAL PLAT APPROVAL
QUIREMENTS OF THE ROME-FLOYD COUNTY UNIFIED
EVELOPMENT CODE HAVING BEEN REPRESENTED AS
FULFILLED BY THIS PLAT AND THE RELATED
T SURVEYS APPROVED ON

LOYD COUNTY PLANNING COMMISSION HEREBY
ES THIS PLAT FOR RECORDATION BY THE CLERK OF
R COURT AND RECOGNIZES THE OWNER'S OFFER OF
ION OF ALL AREAS AND PUBLIC IMPROVEMENTS ON
THERON AND ON SAID AS-BUILT SURVEYS ON
E OF THE PUBLIC, SUBJECT TO MAINTENANCE AND
TEE BY THE OWNER FOR ONE YEAR FROM THE DATE
APPROVAL.

DATE OF PLANNING DIRECTOR or DESIGNER DATE
10-14-04

THIS CERTIFICATE
REBY CERTIFIED THAT THIS PLAT IS TRUE AND
AND WAS PREPARED FROM ACTUAL SURVEY OF
PERTY BY ME OR UNDER MY SUPERVISION AND
L MONUMENTS SHOWN THEREON ACTUALLY EXIST.

D. DATA UPON WHICH THIS PLAT IS BASED HAS A
PRECISION OF ONE FOOT IN 25,625 FEET, AND AN
ERROR OF 0.3" PER ANGLE POINT, AND WAS
) USING THE COMPASS RULE.

IT HAS BEEN CALCULATED FOR CLOSURE AND IS
O BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

H. GREGORY MASSEY
ED GEORGIA LAND SURVEYOR No. 2760
FESSONAL COURT, SUITE A
L, GEORGIA 30701
706-624-0208

ALL INTERIOR LOT CORNERS ARE NOT AT
RECORDING, DUE TO ONGOING CONSTRUCTION.

PLAT APPROVAL CERTIFICATION
DIRECTOR OF PUBLIC WORKS

DATE: 10-11-04

H. GREGORY MASSEY
TERED LAND SURVEYOR No. 2760
1" = 100'
crd: 0581, dgs: 0581

VILSOUTH, INC.
ENGINEERS & LAND SURVEYORS
PROFESSIONAL COURT, SUITE A
CALHOUN, GEORGIA 30701
PHONE: 706-624-0208

NOTES:
AGENT USED: TOPCON 2005, TOTAL STATION, WITH
LECTOR.

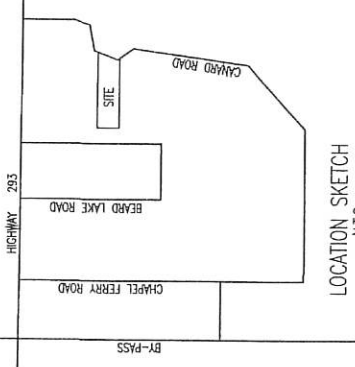
OF WAY ARE BASED UPON PINS FOUND
ENTERLINES OF PATHS OF TRAVEL
STRACT OF TITLE, NOR TITLE COMMITMENT, OR
OF A TITLE SEARCH WERE FURNISHED TO THE
ALL DOCUMENTS OF RECORD REVIEWED ARE
REON. THERE MAY EXIST OTHER DOCUMENTS OF
HAT MAY AFFECT THIS SURVEYED PARCEL.
RVEYOR HAS MADE NO INVESTIGATION OR
ENT SEARCH FOR EASEMENTS OF RECORD,
ANCES, RESTRICTIVE COVENANTS, OWNERSHIP
ENCE, OR ANY OTHER FACTS THAT AN
AND CURRENT TITLE SEARCH MAY DISCLOSE
G SETBACK AS FOLLOWS: FRONT: 25 FEET
SIDE: 7 FEET
REAR: 25 FEET

NT ZONING: S-R
HE OWNER/BUILDERS RESPONSIBILITY TO INSURE
LOTS HAVE SUFFICIENT GRADE TO PREVENT FLOODING
ROPOSED STRUCTURES.
NTIAL FENCES SHALL NOT BE ALLOWED IN DRAINAGE
S (D.E.).
E PRIVATE SEPTIC SYSTEMS REQUIRED ON ALL LOTS.
OTS SERVED BY THE CITY OF CALHOUN WATER DEPT.
RAINAGE EASEMENTS (D.E.) ARE MEASURED FROM THE
ICATION OF PIPES AND/OR DITCHES.

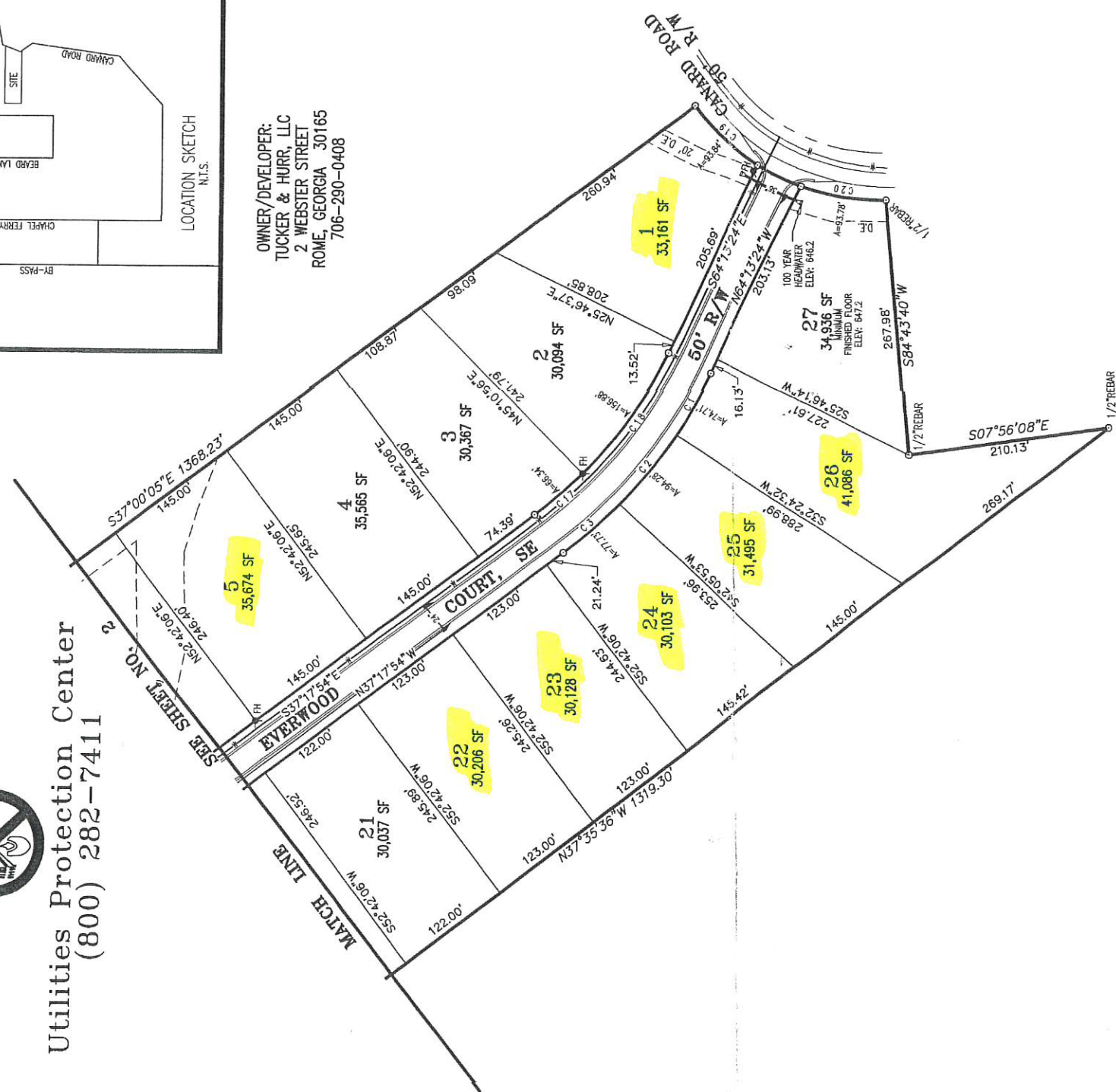
Call Before You Dig !!



Utilities Protection Center
(800) 282-7411



OWNER/DEVELOPER:
TUCKER & HURR, LLC
2 WEBSTER STREET
ROME, GEORGIA 30165
706-290-0408



REFERENCE:
1. PLAT FOR JAMES E. GREGORY
PLAT BOOK 25, PAGE 67
2. PLAT FOR JAMES E. GREGORY
PLAT BOOK 25, PAGE 66

NOTE: ALL PROPERTY CORNERS ARE
1/2" REBAR, EXCEPT AS SHOWN.

I.P.F. = IRON PIN FOUND
I.P.S. = IRON PIN SET
O.T.P. = OPEN TOP PIPE
C.T. = CRIMPED TOP
R/W = RIGHT OF WAY
C/M = CONCRETE MONUMENT
N/F = NOW OR FORMERLY A or L = ARC LENGTH

** FLOOD STATEMENT **
THE F.I.R.M. FLOOD INSURANCE RATE MAP SHOWS THE
REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL
FLOOD HAZARDS, ACCORDING TO PANEL NO.: 1300790190A,
AND 1300790280A, DATED: MAY 19, 1987.

FINAL PLAT FOR:
WOOD TRACE SUBDIVISION
LOCATED IN LAND LOTS 254 & 267
23rd DISTRICT, 3rd SECTION
FLOYD COUNTY, GEORGIA

DATE: SEPTEMBER 10, 2004 | JOB NO: 0581
SHEET 1 OF 2

Curve	Radius	Length	Chord	Chord Bear.
C1	525.00'	74.71'	74.64'	N 60°08'47" W
C2	525.00'	94.15'	94.15'	N 50°55'32" W
C3	525.00'	77.73'	77.66'	N 41°32'23" W
C4	250.00'	154.64'	152.19'	N 55°01'07" W
C5	250.00'	159.16'	156.49'	S 89°01'16" W
C6	50.00'	61.55'	57.74'	S 41°11'56" W
C7	50.00'	32.02'	31.53'	N 85°09'21" W
C8	50.00'	32.02'	31.48'	N 48°25'43" W
C9	50.00'	32.02'	31.48'	N 11°44'13" W
C10	50.00'	32.02'	31.48'	N 24°57'17" E
C11	50.00'	39.91'	31.48'	N 61°38'47" E
C12	50.00'	39.91'	38.86'	S 77°08'24" E
C13	300.00'	122.14'	121.30'	N 81°37'10" E
C14	300.00'	127.17'	126.22'	S 74°34'23" E
C15	300.00'	78.13'	77.91'	S 54°58'08" E
C16	300.00'	53.46'	53.39'	S 42°24'08" E
C17	475.00'	156.88'	156.16'	S 41°17'58" E
C18	250.55'	93.84'	93.29'	S 54°45'42" E
C19	250.55'	93.84'	93.29'	N 42°10'45" E
C20	250.55'	93.78'	93.23'	N 09°16'28" E

REVISED: SEPTEMBER 28, 2004
REVISED: OCTOBER 5, 2004

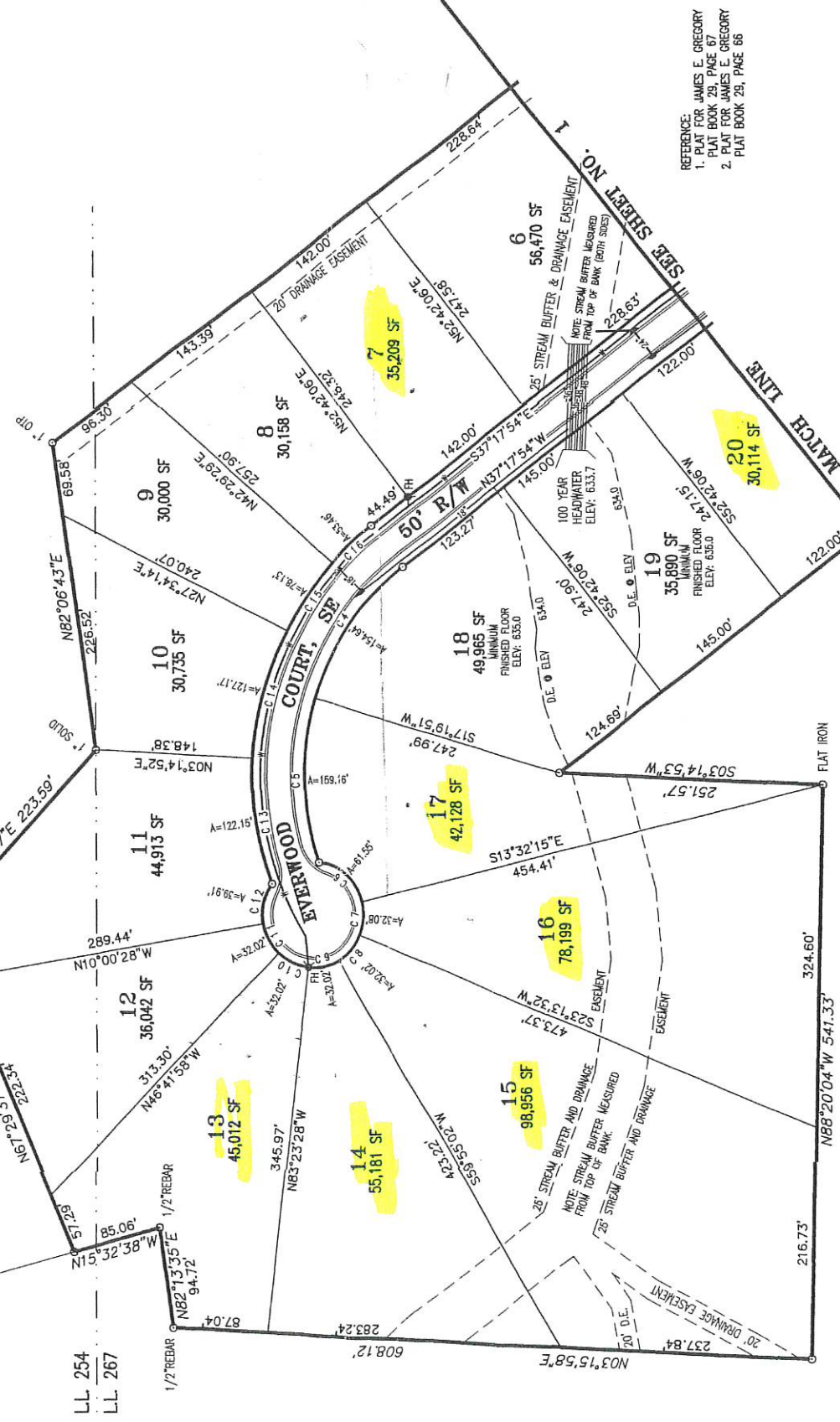
KINGSTON HIGHWAY
50' R/W

Call Before You Dig !!



Utilities Protection Center
(800) 282-7411

OUT PARCEL
79,889 SF



REFERENCE:
1. PLAT FOR JAMES E. GREGORY
PLAT BOOK 29, PAGE 67
2. PLAT FOR JAMES E. GREGORY
PLAT BOOK 29, PAGE 68

NOTE: ALL PROPERTY CORNERS ARE
1/2" REBAR, EXCEPT AS SHOWN.

I.P.F. = IRON PIN FOUND
I.P.S. = IRON PIN SET
O.T.P. = OPEN TOP PIPE
C.T. = CRIMPED TOP
R/W = RIGHT OF WAY
C.M. = CONCRETE MONUMENT
N/F = NOW OR FORMERLY
A or L = ARC LENGTH

** FLOOD STATEMENT **
THE F.I.R.M. FLOOD INSURANCE RATE MAP SHOWS THE
REFERENCED PARCELS NOT IN AN AREA HAVING SPECIAL
FLOOD HAZARDS ACCORDING TO PANEL NO. 1300790190A,
AND 1300790280A, DATED: MAY 19, 1987.

H. GREGORY MASSEY
REGISTERED LAND SURVEYOR No. 2760

VILSOUTH, INC.
ENGINEERS & LAND SURVEYORS
PROFESSIONAL COURT, SUITE A
CALHOUN, GEORGIA 30701
PHONE: 706-624-0208

*** CURVE TABLE ***

Curve	Radius	Length	Chord	Chord Bear.
C1	525.00'	74.71'	74.64'	N 60°08'47" W
C2	525.00'	94.28'	94.15'	N 50°55'32" W
C3	525.00'	77.73'	77.66'	N 41°32'23" W
C4	250.00'	154.64'	152.19'	N 55°01'07" W
C5	250.00'	159.16'	156.49'	S 89°01'16" W
C6	50.00'	61.55'	57.74'	S 41°11'56" W
C7	50.00'	32.08'	31.53'	N 85°09'21" W
C8	50.00'	32.02'	31.48'	N 48°25'43" W
C9	50.00'	32.02'	31.48'	N 11°44'13" W
C10	50.00'	32.02'	31.48'	N 24°57'17" E
C11	50.00'	32.02'	31.48'	N 61°38'47" E
C12	50.00'	39.91'	38.86'	S 77°08'24" E
C13	300.00'	121.30'	121.30'	N 81°37'10" E
C14	300.00'	127.17'	126.22'	S 74°34'23" E
C15	300.00'	78.13'	53.46'	S 42°24'08" E
C16	300.00'	53.46'	66.29'	S 41°17'58" E
C17	475.00'	156.88'	156.16'	S 64°45'42" E
C18	250.55'	93.29'	93.29'	N 42°10'48" E
C19	250.55'	93.29'	93.29'	N 09°16'28" E
C20	250.55'	93.29'	93.29'	N 09°16'28" E

SEE SHEET NO. 1 FOR NOTES AND SIGNOFFS.

Approved for lot size only. Before any bank permit can be issued, soil data must be submitted and bridge site must be approved by this office.

H. Gregory Massey
10.5.04
Sighted
FLOYD COUNTY HEALTH DEPARTMENT
Dr. Catherine East

1" = 100'
50 100 150 200
cred0561, dhw0061

VILSOUTH, INC.
ENGINEERS & LAND SURVEYORS
PROFESSIONAL COURT, SUITE A
CALHOUN, GEORGIA 30701
PHONE: 706-624-0208

FINAL PLAT FOR:
WOOD TRACE SUBDIVISION
LOCATED IN LAND LOTS 254 & 267
23rd DISTRICT, 3rd SECTION
FLOYD COUNTY, GEORGIA

DATE: SEPTEMBER 10, 2004 JOB NO: 0581
SHEET 2 OF 2

REVISED: SEPTEMBER 28, 2004 REVISED: OCTOBER 5, 2004