

LAND DIVISION & COMBINATION SURVEY FOR

SYBLE A. McCLURE

BEING A PART OF THE DELLINGER, INC. PROPERTY PB 6 PG 227 AND LOT 29 BERWIN HOMES
PB 7 PG 29 IN LAND LOTS 149 & 172 23rd DISTRICT 3rd SECTION FLOYD COUNTY GEORGIA

SCALE 1" = 200' PLAT DATE: SEPTEMBER 26, 2022



85.509 Acres Total



DATE OF FIELD WORK: SEPTEMBER 2022
THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION CO
CURRENT TAX RECORDS SHOW OWNER AS: SYBLE A. McCLURE
PROPERTY IS ZONED S-R

NOTE: THIS PLAT COMBINES TAX PARCELS L12Y-063, L12Y-064 & L12Y-065

○ = 1/2" REBAR SET
● = MONUMENT FOUND AS NOTED

LINE	BEARING	DISTANCE
L1	N 14°52'23" E	152.71'
L2	S 29°13'38" E	170.76'
L3	S 76°04'07" E	90.00'
L4	N 08°04'43" E	9.17'
L5	S 18°29'55" E	282.50'
L6	S 44°30'31" W	185.00'
L7	S 01°08'17" E	60.18'
L8	N 86°57'41" W	107.27'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	101.11'	100.00'	57°56'00"	S 44°24'53" E	96.86'
C2	73.59'	100.00'	42°09'47"	N 85°32'13" E	71.94'

This plat has been calculated for closure and is found to be accurate within one foot in 2,050,241 feet.

The field data upon which this plat is based was collected by GPS observations using a Carlson BRx7 dual frequency receiver/rover running Carlson SurveCE software. Relative positional accuracy: < 0.04' (95% confidence level)

NOTE:
This plat is subject to all easements, matters of title, rights-of-way and local government approval.

CERTIFICATE OF FINAL PLAT APPROVAL
All requirements of the Rome-Floyd County Unified Land Development Code having been represented as being fulfilled by this plat and the related as-built surveys approved on _____, the Rome-Floyd County Planning Commission hereby approves this plat for recordation by the Clerk of Superior Court and recognizes the owner's offer of dedication of all areas and public improvements shown thereon and on said as-built surveys on behalf of the public, subject to maintenance and guarantee by the owner for one year from the date of this approval.

(Signature of Planning Director or Designee)



ELBERT H. ANGEL
GEORGIA REG. LAND SURVEYOR - 1742
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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 applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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. The approval signatures above were not in place when this survey was issued, and are to be properly obtained prior to recording.

