

DATE OF FIELD WORK: MAY 2023 & JUNE 2023  
 THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION COMPANY  
 CURRENT TAX RECORDS SHOW OWNER AS: ERVIN COKER ROAD, LLC  
 REF DEED 2701-671 REF PLAT BK 14-245 & 31-279  
 REF PLAT BY GROVER HIGGINS ASSOCIATES DATED MARCH 20,1996

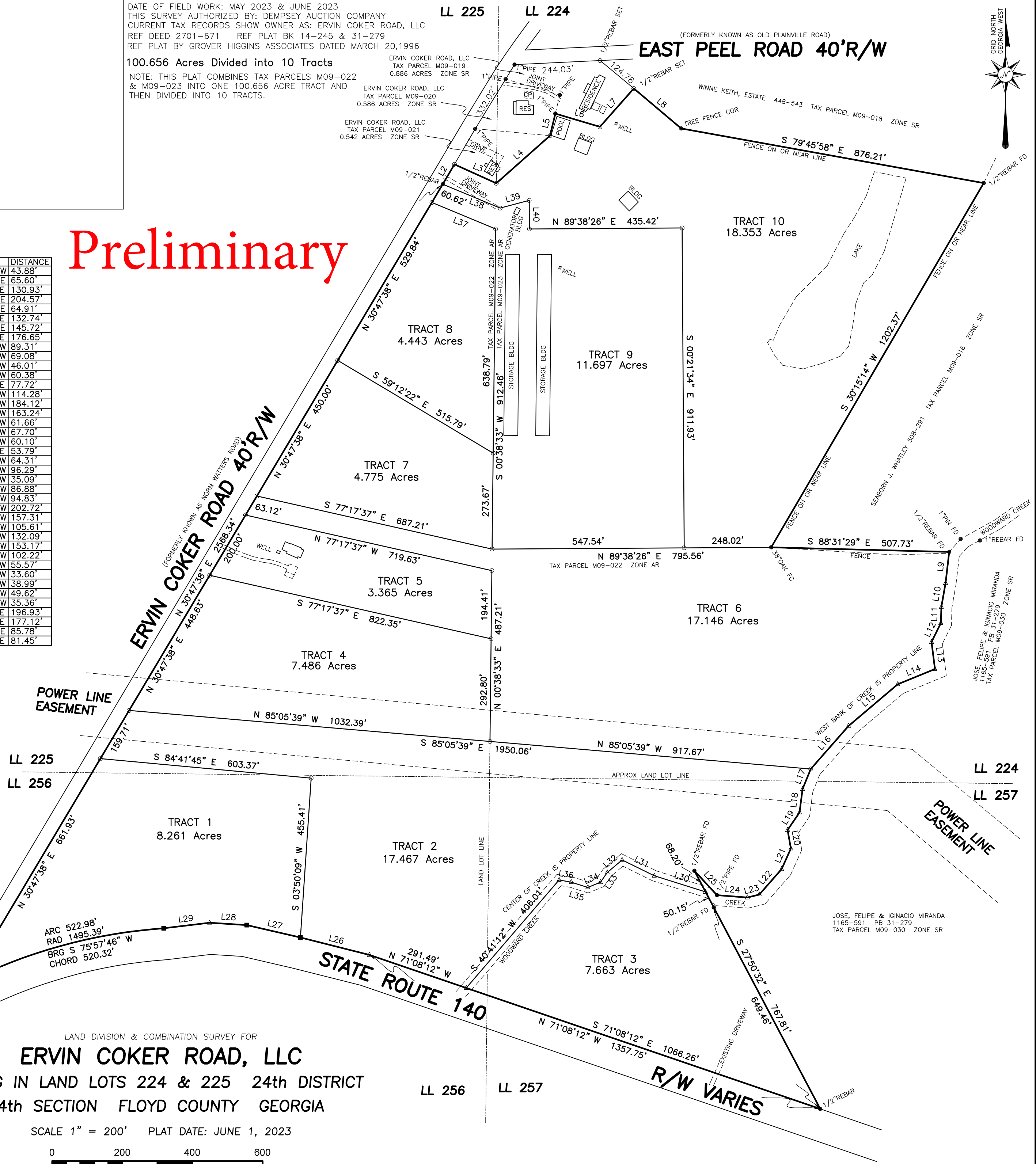
100.656 Acres Divided into 10 Tracts  
 NOTE: THIS PLAT COMBINES TAX PARCELS M09-022 & M09-023 INTO ONE 100.656 ACRE TRACT AND THEN DIVIDED INTO 10 TRACTS.

**EAST PEEL ROAD 40'R/W**  
 (FORMERLY KNOWN AS OLD PLAINVILLE ROAD)

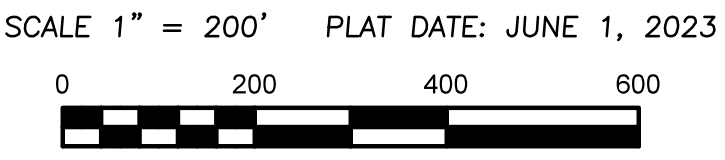


**Preliminary**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 19°24'57" W | 43.88'   |
| L2   | N 30°20'43" W | 65.60'   |
| L3   | S 65°41'29" E | 130.93'  |
| L4   | N 48°28'32" E | 204.57'  |
| L5   | N 13°31'15" E | 64.91'   |
| L6   | S 73°25'35" E | 132.74'  |
| L7   | N 41°26'24" E | 145.72'  |
| L8   | S 49°54'54" E | 176.65'  |
| L9   | S 06°47'24" W | 89.31'   |
| L10  | S 09°53'13" W | 69.08'   |
| L11  | S 01°31'25" W | 46.01'   |
| L12  | S 26°21'00" W | 60.38'   |
| L13  | S 07°01'36" E | 77.72'   |
| L14  | S 67°40'42" W | 114.28'  |
| L15  | S 49°46'44" W | 184.12'  |
| L16  | S 41°17'16" W | 163.24'  |
| L17  | S 22°07'57" W | 61.66'   |
| L18  | S 07°19'41" W | 67.70'   |
| L19  | S 34°15'41" W | 60.10'   |
| L20  | S 09°48'06" E | 53.79'   |
| L21  | S 24°11'20" W | 64.31'   |
| L22  | S 41°17'06" W | 96.29'   |
| L23  | S 75°46'28" W | 35.09'   |
| L24  | N 85°29'16" W | 86.88'   |
| L25  | N 42°52'33" W | 94.83'   |
| L26  | N 75°50'03" W | 202.72'  |
| L27  | N 76°57'06" W | 157.31'  |
| L28  | N 86°28'46" W | 105.61'  |
| L29  | S 83°12'34" W | 132.09'  |
| L30  | N 72°28'44" W | 153.17'  |
| L31  | N 63°48'50" W | 102.22'  |
| L32  | S 49°50'11" W | 55.57'   |
| L33  | S 34°37'56" W | 33.60'   |
| L34  | S 67°41'35" W | 38.99'   |
| L35  | N 72°24'36" W | 49.62'   |
| L36  | N 80°06'56" W | 35.36'   |
| L37  | S 67°23'13" E | 196.93'  |
| L38  | S 67°23'13" E | 177.12'  |
| L39  | N 75°09'30" E | 85.78'   |
| L40  | S 00°21'34" E | 81.45'   |



LAND DIVISION & COMBINATION SURVEY FOR  
**ERVIN COKER ROAD, LLC**  
 BEING IN LAND LOTS 224 & 225 24th DISTRICT  
 4th SECTION FLOYD COUNTY GEORGIA



**ELBERT H. ANGEL**  
 GEORGIA REG. LAND SURVEYOR - 1742  
 958 ADAMS ROAD  
 CEDARTOWN, GA. 30125  
 (770) 748-0419  
 angelsurveying@msn.com

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.

This plat has been calculated for closure and is found to be accurate within one foot in 553,000 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 SurvCE 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.

\_\_\_\_\_  
 (Signature of Planning Director or Designee)

DATE OF FIELD WORK: JUNE 2023  
 THIS SURVEY AUTHORIZED BY: ERVIN COKER ROAD, LLC  
 CURRENT TAX RECORDS SHOW OWNER AS: ERVIN COKER ROAD, LLC



(FORMERLY KNOWN AS OLD PLAINVILLE ROAD)  
**EAST PEEL ROAD 40'R/W**

RETRACEMENT SURVEY FOR  
**ERVIN COKER ROAD, LLC**  
 BEING IN LAND LOTS 224 & 225 24th DISTRICT  
 4th SECTION FLOYD COUNTY GEORGIA

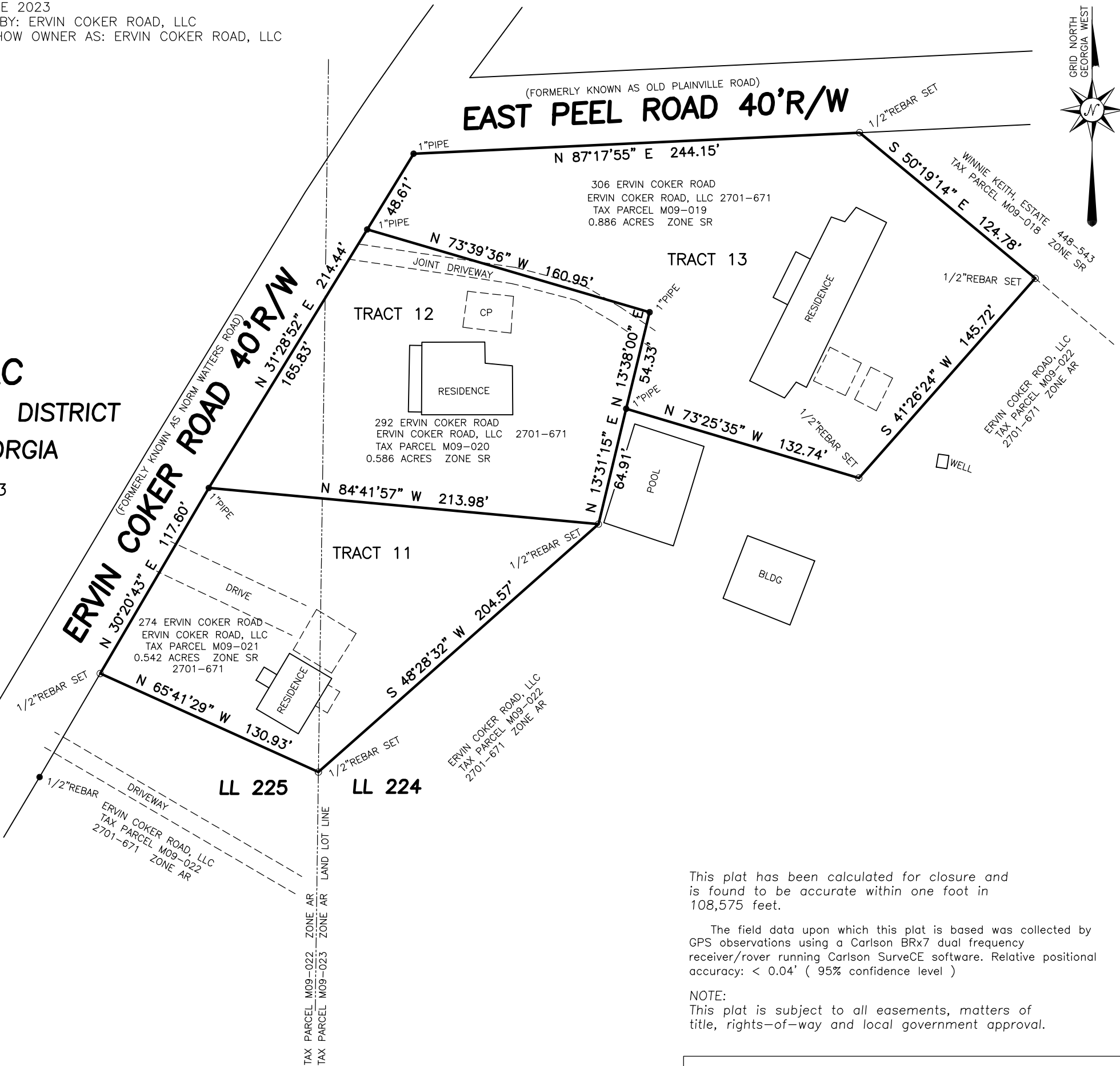
SCALE 1" = 60' PLAT DATE: JUNE 14, 2023



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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 hereon. 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 is set forth in O.C.G.A. Section 15-6-67



This plat has been calculated for closure and is found to be accurate within one foot in 108,575 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.