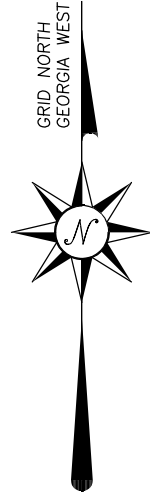


LAND DIVISION SURVEY FOR

# GRANDMA'S BOTTOMS LLC

BEING IN LAND LOTS 491, 496, 497 & 498 16th DISTRICT  
4th SECTION FLOYD COUNTY GEORGIA

SCALE 1" = 200' PLAT DATE: FEBRUARY 19, 2024



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 59°36'57" E	89.99'	L21	N 75°15'13" W	42.00'
L2	S 70°07'42" E	107.57'	L22	S 22°20'09" E	46.15'
L3	S 64°05'51" E	66.09'	L23	S 13°13'17" W	119.87'
L4	S 56°08'04" E	110.25'	L24	S 24°09'38" E	52.97'
L5	S 77°57'11" E	87.08'	L25	S 02°12'18" W	70.29'
L6	S 60°35'48" E	153.53'	L26	S 23°30'33" E	52.59'
L7	S 61°26'38" E	189.49'	L27	S 11°17'11" W	46.70'
L8	S 62°59'03" E	320.34'	L28	S 04°46'37" W	62.72'
L9	S 53°29'50" E	66.37'	L29	S 20°09'53" E	70.97'
L10	S 64°18'01" E	152.57'	L30	S 16°38'15" W	68.30'
L11	S 62°53'51" E	125.38'	L31	S 19°05'54" W	61.78'
L12	S 58°50'04" E	204.26'	L32	S 39°12'12" W	48.99'
L13	S 54°43'21" E	34.16'	L33	S 31°17'11" W	91.65'
L14	S 71°43'49" W	46.14'	L34	N 51°45'31" W	104.48'
L15	S 50°08'26" W	100.06'	L35	N 69°46'31" E	9.22'
L16	S 58°02'58" W	100.06'	L36	S 73°43'56" E	65.44'
L17	N 54°31'33" W	32.48'	L37	S 64°23'41" E	80.05'
L18	S 09°48'26" E	85.56'	L38	N 73°34'12" E	71.39'
L19	N 70°04'04" W	71.85'	L39	N 09°52'31" E	33.43'
L20	S 87°38'47" W	60.48'	L40	N 41°28'18" W	62.42'
			L41	N 76°57'47" W	91.33'
			L42	N 57°16'34" W	87.97'
			L43	N 43°18'03" E	21.24'
			L44	N 26°18'52" W	37.94'
			L45	N 25°39'15" W	105.95'
			L46	N 41°13'45" W	197.25'
			L47	N 43°08'12" W	127.04'

● = MONUMENT FOUND AS NOTED  
 ○ = 1/2" REBAR SET  
 △ = CALCULATED POINT  
 BLDG SET BACK LINES  
 FRONT 60'  
 SIDE 10'  
 REAR 25'

DATE OF FIELD WORK: FEBRUARY 20024  
 THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION CO  
 CURRENT TAX RECORDS SHOW OWNER AS: GRANDMA'S BOTTOMS LLC  
 TAX PARCEL B16-044 NORTH OF ROAD ZONE A-R  
 REF DEED 2159-212 REF PLAT AT DEED BOOK 88 PG 253

This plat has been calculated for closure and is found to be accurate within one foot in 810,141 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.

**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) Date \_\_\_\_\_

LL 533 LL 528  
 LL 534 LL 527

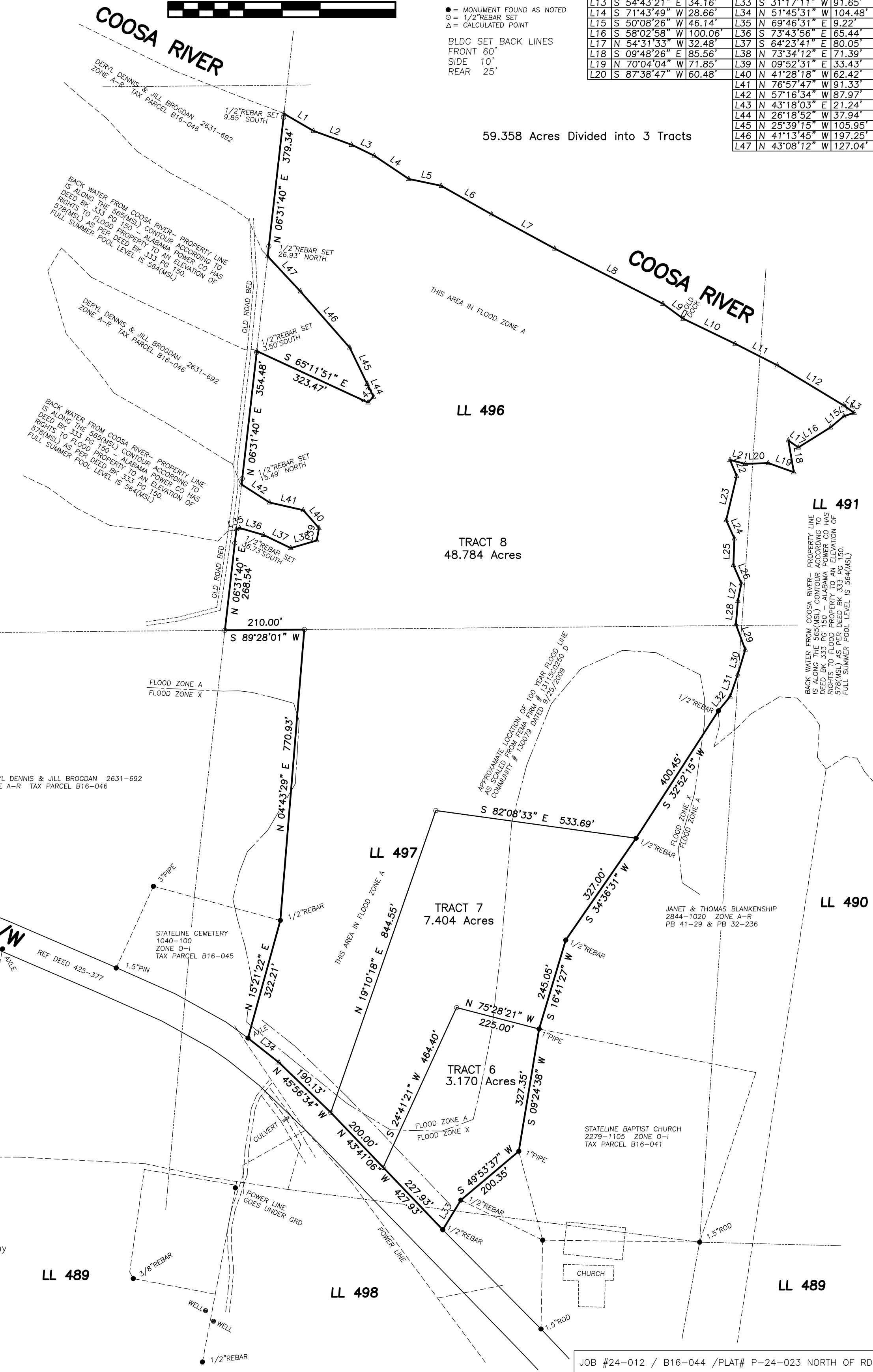
LL 527  
**BLACKS BLUFF ROAD 80'R/W**



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

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.

Elbert H. Angel Georgia RLS #1742 DATE \_\_\_\_\_



JOB #24-012 / B16-044 / PLAT# P-24-023 NORTH OF RD

DATE OF FIELD WORK: FEBRUARY 2024  
 THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION CO  
 CURRENT TAX RECORDS SHOW OWNER AS: GRANDMA'S BOTTOMS LLC  
 TAX PARCEL B16-044 SOUTH OF RD ZONE A-R  
 REF DEED 2159-212 REF PLAT AT DEED BK 88 PG 253

LAND DIVISION SURVEY FOR

# GRANDMA'S BOTTOMS LLC

BEING IN LAND LOTS 497 & 498 16th DISTRICT  
 4th SECTION FLOYD COUNTY GEORGIA

SCALE 1" = 200' PLAT DATE: FEBRUARY 20, 2024



27.455 Acres Divided into 5 Tracts

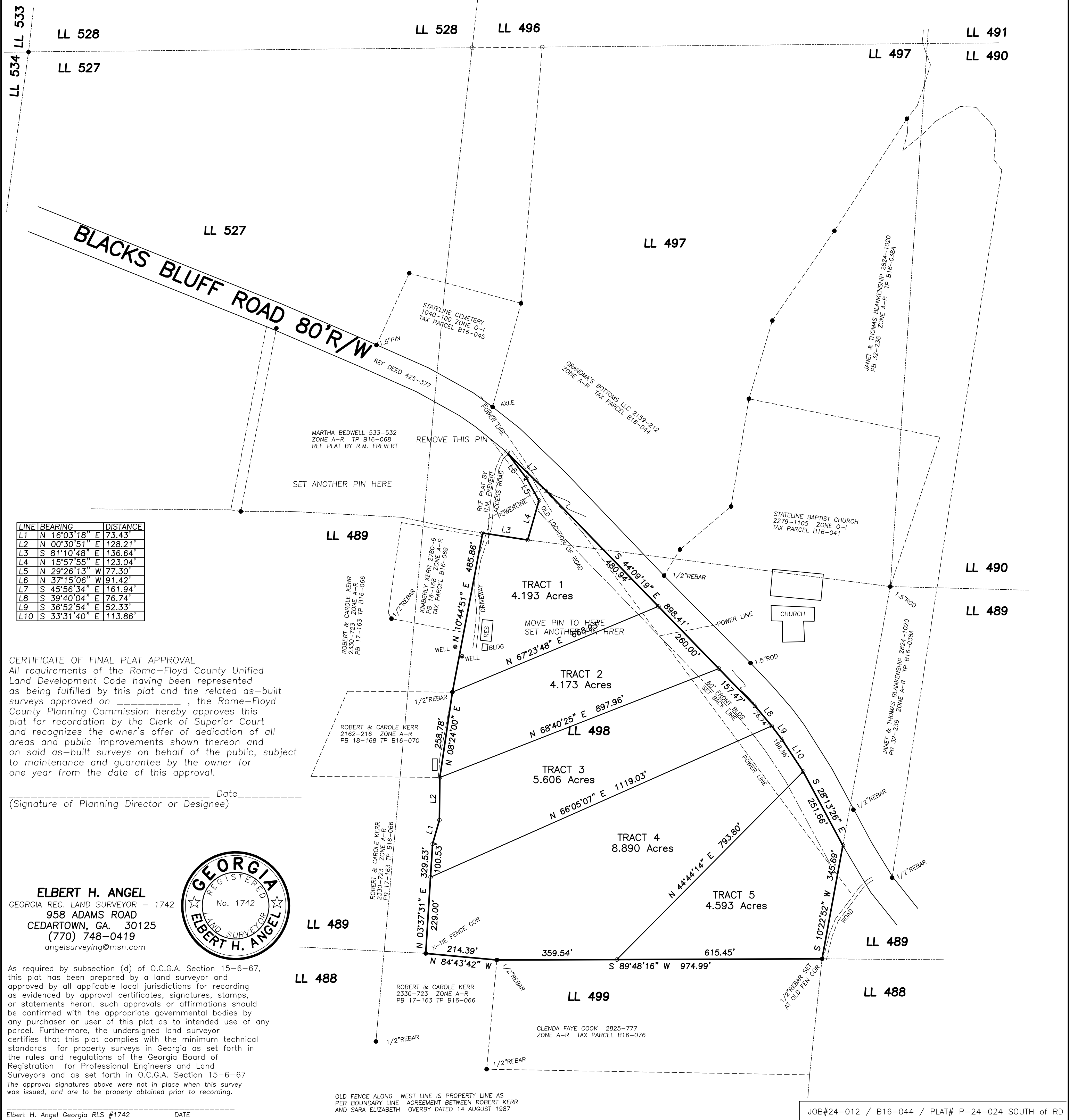
- = MONUMENT FOUND AS NOTED
- = 1/2" REBAR SET
- △ = CALCULATED POINT

BLDG SETBACK LINES  
 FRONT 60'  
 SIDE 10'  
 REAR 25'

This plat has been calculated for closure and is found to be accurate within one foot in 445,169 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.



LINE	BEARING	DISTANCE
L1	N 16°03'18" E	73.43'
L2	N 00°30'51" E	128.21'
L3	S 81°10'48" E	136.64'
L4	N 15°57'55" E	123.04'
L5	N 29°26'13" W	77.30'
L6	N 37°15'06" W	91.42'
L7	S 45°56'34" E	161.94'
L8	S 39°40'04" E	76.74'
L9	S 36°52'54" E	52.33'
L10	S 33°31'40" E	113.86'

**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.

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

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OLD FENCE ALONG WEST LINE IS PROPERTY LINE AS PER BOUNDARY LINE AGREEMENT BETWEEN ROBERT KERR AND SARA ELIZABETH OVERBY DATED 14 AUGUST 1987