

60.248 ACRES DIVIDED INTO 10 TRACTS

ESTATE OF JACK ROGERS

BEING IN LAND LOTS 322, 359 & 360 23rd DISTRICT
3rd SECTION FLOYD COUNTY GEORGIA

SCALE 1" = 200' PLAT DATE: APRIL 15, 2024



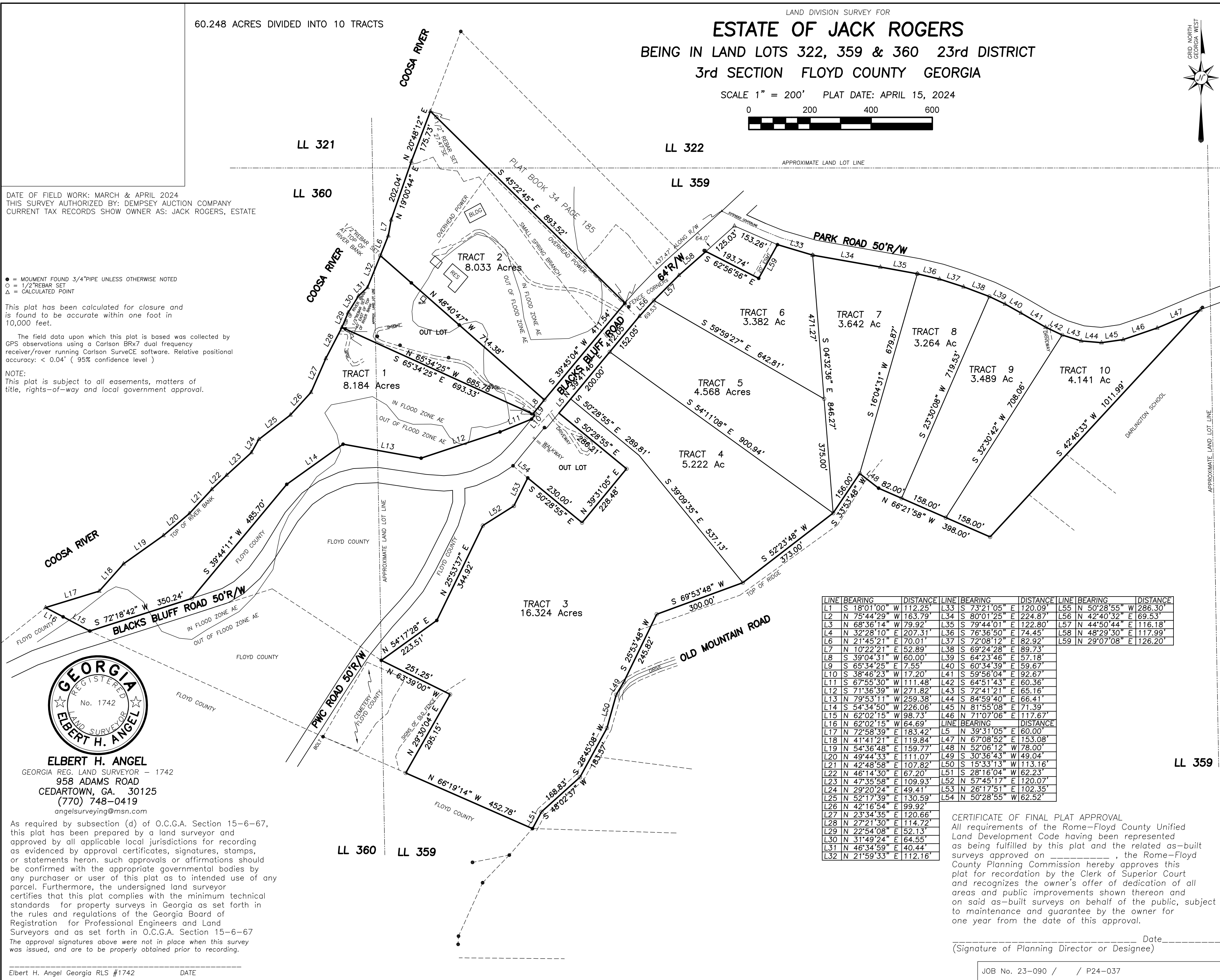
DATE OF FIELD WORK: MARCH & APRIL 2024
THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION COMPANY
CURRENT TAX RECORDS SHOW OWNER AS: JACK ROGERS, ESTATE

- = MOMENT FOUND 3/4" PIPE UNLESS OTHERWISE NOTED
- = 1/2" REBAR SET
- △ = CALCULATED POINT

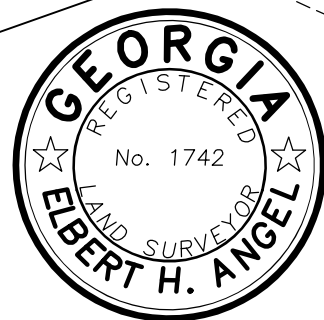
This plat has been calculated for closure and is found to be accurate within one foot in 10,000 feet.

The field data upon which this plat is based was collected by GPS observations using a Carlson BRx7 dual frequency receiver/rover running Carlson 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	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 18°01'00" W	112.25'	L33	S 73°21'05" E	120.09'	L55	N 50°28'55" W	286.30'
L2	N 75°44'29" W	163.79'	L34	S 80°01'25" E	224.87'	L56	N 42°40'32" E	69.53'
L3	N 68°36'14" W	79.92'	L35	S 79°44'01" E	122.80'	L57	N 44°50'44" E	116.18'
L4	N 32°28'10" E	207.31'	L36	S 76°36'50" E	74.45'	L58	N 48°29'30" E	117.99'
L5	N 21°45'21" E	70.01'	L37	S 72°08'12" E	82.92'	L59	N 29°07'08" E	126.20'
L6	N 10°22'21" E	52.89'	L38	S 69°24'28" E	89.73'			
L7	S 39°04'31" W	60.00'	L39	S 64°23'46" E	57.18'			
L8	S 65°34'25" E	7.55'	L40	S 60°34'39" E	59.67'			
L9	S 38°46'23" W	17.20'	L41	S 59°56'04" E	92.67'			
L10	S 67°55'30" W	111.48'	L42	S 64°51'43" E	60.36'			
L11	S 71°36'39" W	271.82'	L43	S 72°41'21" E	65.16'			
L12	N 79°53'11" W	259.38'	L44	S 84°59'40" E	66.41'			
L13	S 54°34'50" W	226.06'	L45	N 81°55'08" E	71.39'			
L14	S 62°02'15" W	98.73'	L46	N 71°07'06" E	117.67'			
L15	N 62°02'15" W	64.69'						
L16	N 72°58'39" E	183.42'	L5	N 39°31'05" E	60.00'			
L17	N 41°41'21" E	119.84'	L47	N 67°08'52" E	153.08'			
L18	N 54°36'48" E	159.77'	L48	N 52°08'12" W	78.00'			
L19	N 49°44'33" E	111.07'	L49	S 30°36'43" W	49.04'			
L20	N 42°48'58" E	107.82'	L50	S 15°33'13" W	113.16'			
L21	N 46°14'30" E	67.20'	L51	S 28°16'04" W	62.23'			
L22	N 47°35'58" E	109.93'	L52	N 57°45'17" E	120.07'			
L23	N 29°20'24" E	49.41'	L53	N 26°17'51" E	102.35'			
L24	N 52°17'39" E	130.59'	L54	N 50°28'55" W	62.52'			
L25	N 42°16'54" E	99.92'						
L26	N 23°34'35" E	120.66'						
L27	N 27°21'30" E	114.72'						
L28	N 22°54'08" E	52.13'						
L29	N 31°49'24" E	64.55'						
L30	N 46°34'59" E	40.44'						
L31	N 21°59'33" E	112.16'						
L32								



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.

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)

60.248 ACRES DIVIDED INTO 10 TRACTS

LAND DIVISION SURVEY FOR

ESTATE OF JACK ROGERS

BEING IN LAND LOTS 322, 359 & 360 23rd DISTRICT
3rd SECTION FLOYD COUNTY GEORGIA

SCALE = 200' PLAT DATE: APRIL 15, 2024



GRID NORTH
GERRERA WEST



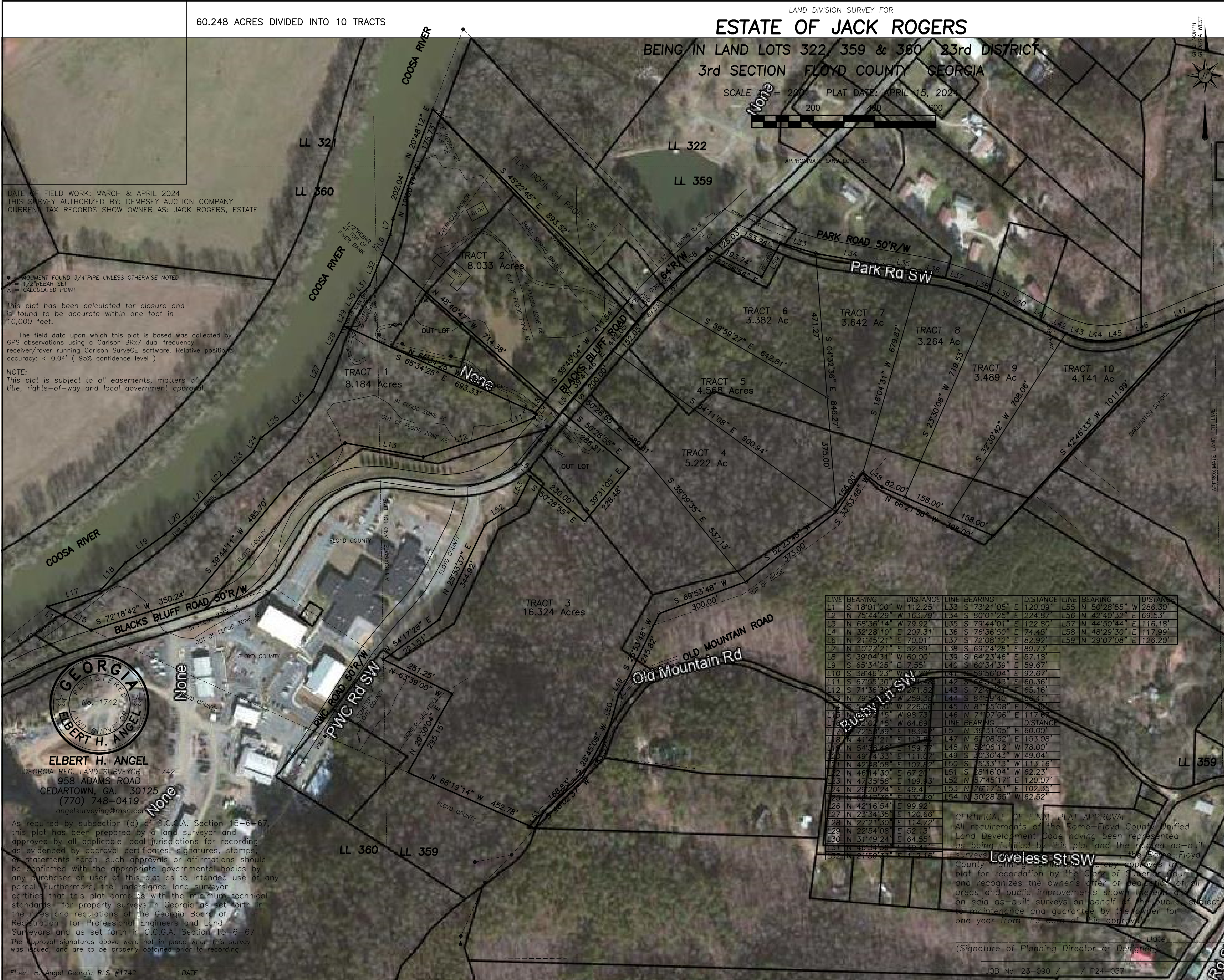
DATE OF FIELD WORK: MARCH & APRIL 2024
THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION COMPANY
CURRENT TAX RECORDS SHOW OWNER AS: JACK ROGERS, ESTATE

- = POINT FOUND 3/4" PIPE UNLESS OTHERWISE NOTED
- = 1/2" REBAR SET
- △ = CALCULATED POINT

This plat has been calculated for closure and is found to be accurate within one foot in 10,000 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 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	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 18°01'00" W	112.25'	L33	S 73°21'05" E	120.09'	L55	N 50°28'55" W	286.30'
L2	N 75°44'29" W	163.79'	L34	S 60°01'25" E	224.87'	L56	N 42°40'32" E	69.53'
L3	N 68°36'14" W	79.92'	L35	S 79°44'01" E	122.80'	L57	N 44°50'44" E	116.18'
L4	N 32°28'10" E	207.31'	L36	S 76°36'50" E	74.45'	L58	N 48°29'30" E	117.99'
L5	N 21°45'21" E	70.01'	L37	S 72°08'12" E	82.92'	L59	N 29°07'08" E	126.20'
L6	N 10°22'21" E	52.89'	L38	S 69°24'28" E	89.73'			
L7	S 39°04'31" W	60.00'	L39	S 64°23'46" E	57.18'			
L8	S 65°34'25" E	7.55'	L40	S 60°34'39" E	59.67'			
L9	S 38°46'23" W	41.22'	L41	S 59°56'04" E	92.67'			
L10	S 67°55'30" E	204.48'	L42	S 54°51'43" E	60.36'			
L11	S 71°36'38" E	271.82'	L43	S 72°44'29" E	165.16'			
L12	N 79°53'30" W	259.38'	L44	S 84°39'40" E	166.41'			
L13	S 54°50'50" W	226.06'	L45	N 81°55'08" E	71.39'			
L14	S 50°28'55" W	98.73'	L46	N 71°07'06" E	117.62'			
L15	S 50°28'55" W	64.69'	L47	N 38°31'05" E	60.00'			
L16	S 72°53'39" E	183.42'	L48	N 61°08'52" E	153.08'			
L17	N 41°41'21" E	119.58'	L49	N 30°36'43" W	49.04'			
L18	N 54°36'42" E	159.77'	L50	S 5°33'13" W	113.16'			
L19	N 49°14'33" E	111.07'	L51	S 28°16'04" W	62.23'			
L20	N 42°48'58" E	107.82'	L52	N 57°48'17" E	120.07'			
L21	N 46°14'30" E	67.20'	L53	N 26°17'51" E	102.35'			
L22	N 47°35'58" E	109.83'	L54	N 50°28'55" W	62.52'			
L23	N 29°20'24" E	49.4'						
L24	N 52°47'58" E	130.59'						
L25	N 42°16'54" E	99.92'						
L26	N 23°34'35" E	120.66'						
L27	N 27°21'30" E	114.72'						
L28	N 22°54'08" E	52.13'						
L29	N 31°49'24" E	64.55'						
L30	N 48°31'53" E	46.42'						
L31	N 21°60'33" E	117.16'						



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.

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, 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)