

LL 259 LL 282

DATE OF FIELD WORK: MAY 2024
THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION CO
CURRENT TAX RECORDS SHOW OWNER AS:
TRACTS 1-11 TAX PARCEL M17-071 BRODY CHASE BRAGG & CHANCE BRAGG DAVIS
TRACTS 12 TAX PARCEL M17-069 DEDRIC J. BRAGG & TIERRA BRAGG

This plat has been calculated for closure and is found to be accurate within one foot in 100,000 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
L1	N 04°37'28" W	37.44'
L2	N 12°56'27" W	89.56'
L3	N 26°47'29" W	100.49'
L4	N 36°52'35" W	134.70'
L5	N 36°45'34" W	161.19'
L6	N 29°57'06" W	92.17'
L7	N 20°25'06" W	93.19'
L8	N 13°20'47" W	69.61'
L9	N 10°29'07" W	65.85'
L10	N 07°38'14" W	94.98'
L11	N 01°26'40" E	97.29'
L12	N 01°26'40" E	118.70'
L13	N 04°18'20" W	132.96'
L14	N 13°21'18" W	139.38'
L15	N 19°11'29" W	90.36'
L16	N 19°11'29" W	120.00'
L17	N 22°13'12" W	75.03'
L18	N 24°59'08" W	79.46'
L19	N 24°28'09" W	228.18'
L21	S 15°57'38" E	118.31'

● = MONUMENT FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
○ = 1/2" REBAR SET
△ = CALCULATED POINT

THE PROPERTY SHOWN HERE ON AND ALL ADJOINING PROPERTIES ARE ZONED A-R.

THE PROPERTY SHOWN HERE ON AND ALL ADJOINING PROPERTIES ARE IN ZONE X AREA OF MINIMAL FLOOD HAZARD BASED ON FEMA FLOOD MAP 13115C0325E (NOT PRINTED) DATED 9/25/2009.

LL 259
LL 260

LL 282
LL 281

LL 282
LL 281

LAND DIVISION SURVEY FOR
CHARLES E. ROGERS, ESTATE
BEING IN LAND LOTS 281 & 282 22nd DISTRICT
3rd SECTION FLOYD COUNTY GEORGIA

SCALE 1" = 150' PLAT DATE: MAY 15, 2024



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.

Date _____
(Signature of Planning Director or Designee)

