

Type: PLAT
 Recorded: 11/4/2021 5:15:00 PM
 Fee Amt: \$10.00 Page 1 of 1
 Floyd County Superior Court
 Barbara H. Penson Clerk

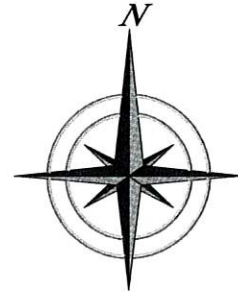
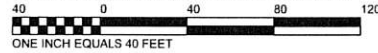
Participant ID: 2118152065

BK 39 PG 75

THIS BLOCK RESERVED FOR THE
 CLERK OF THE SUPERIOR COURT

RESUBDIVISION SURVEY FOR
HARPER REALTY GROUP, LLC

LOTS 50 & 51 AND PART OF LOT 49 OF HOLLAND
 SUBDIVISION (P.B. 3, P. 8), LOCATED IN LAND LOT 203,
 4TH DISTRICT, 4TH SECTION, FLOYD COUNTY, GEORGIA.



BEARINGS SHOWN HEREON HAVE BEEN CALCULATED
 FROM ANGLES TURNED AND ARE REFERENCED TO
 THE STATE PLANE COORDINATE SYSTEM (GRID
 NORTH - GEORGIA WEST ZONE)

CERTIFICATE OF FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE ROME-FLOYD COUNTY UNIFIED LAND DEVELOPMENT CODE HAVE
 BEEN REPRESENTED AS BEING FULFILLED BY THIS PLAT AND THE RELATED AS-BUILT SURVEYS
 APPROVED ON 11/04/2021
 THE ROME-FLOYD COUNTY PLANNING COMMISSION HEREBY APPROVED THIS PLAT FOR
 RECORDATION BY THE CLERK OF SUPERIOR COURT AND RECOGNIZED THE OWNERS 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.

Brittany Griffin 11/04/2021
 SIGNATURE OF PLANNING DIRECTOR DATE
 OR DESIGNEE

GENERIC LEGEND

- DENOTES 5/8" REBAR PLACED UNLESS OTHERWISE NOTED
- IPF DENOTES IRON PIN FOUND
- CMF DENOTES CONCRETE MONUMENT FOUND
- RYM DENOTES RIGHT OF WAY MONUMENT FOUND
- PDC DENOTES PROPERTY POINT COMPUTED
- UP # PP POWER POLE/UNDERGROUND POWER
- ⊖ LIGHT POLE
- ⊖ GUY
- P OVERHEAD POWER
- T OVERHEAD TELEPHONE
- MANHOLE, SANITARY SEWER
- ⊖ MANHOLE, STORM SEWER
- ⊖ MWM MANHOLE, WATER METER
- ⊖ MHWV MANHOLE, WATER VALVE
- ⊖ MHT MANHOLE, TELEPHONE
- SS SANITARY SEWER
- STORM SEWER, RCP, CMP, PVC, ETC.
- W WATER LINE
- G GAS LINE
- GRATE, DROP INLET, OR CURB INLET
- - - X - - - FENCE
- - - PROPERTY LINE OR RIGHT OF WAY LINE
- C OVERHEAD CABLE VISION
- UT UNDERGROUND TELEPHONE
- UP UNDERGROUND POWER
- GV # WV VALVE (GAS OR WATER)
- GM # WM METER (GAS OR WATER)
- 88 + 88 SPOT ELEVATION
- FF FINISHED FLOOR ELEVATION
- CO CLEANOUT, SANITARY SEWER
- COBT CLEANOUT, STORM SEWER
- ELBK ELECTRICAL BOX, UNDERGROUND UTIL.
- BS TRAFFIC SIGNAL BOX OR DEVICE
- TELPEL TELEPHONE PEDESTAL
- TRANSFORMER
- VALVE PIT
- ⊖ CENTERLINE OF STREET OR ROAD
- ⊖ FIRE HYDRANT
- + FDC FIRE DEPARTMENT CONNECTION
- + PIV PRESSURE INDICATOR VALVE
- ⊖ SOIL BORING
- BOLLARD
- GUARDRAIL
- WETLANDS DELINEATION
- ⑦ LOT NUMBERS
- ⑪ ADDRESS NUMBERS

OWNER'S CERTIFICATE

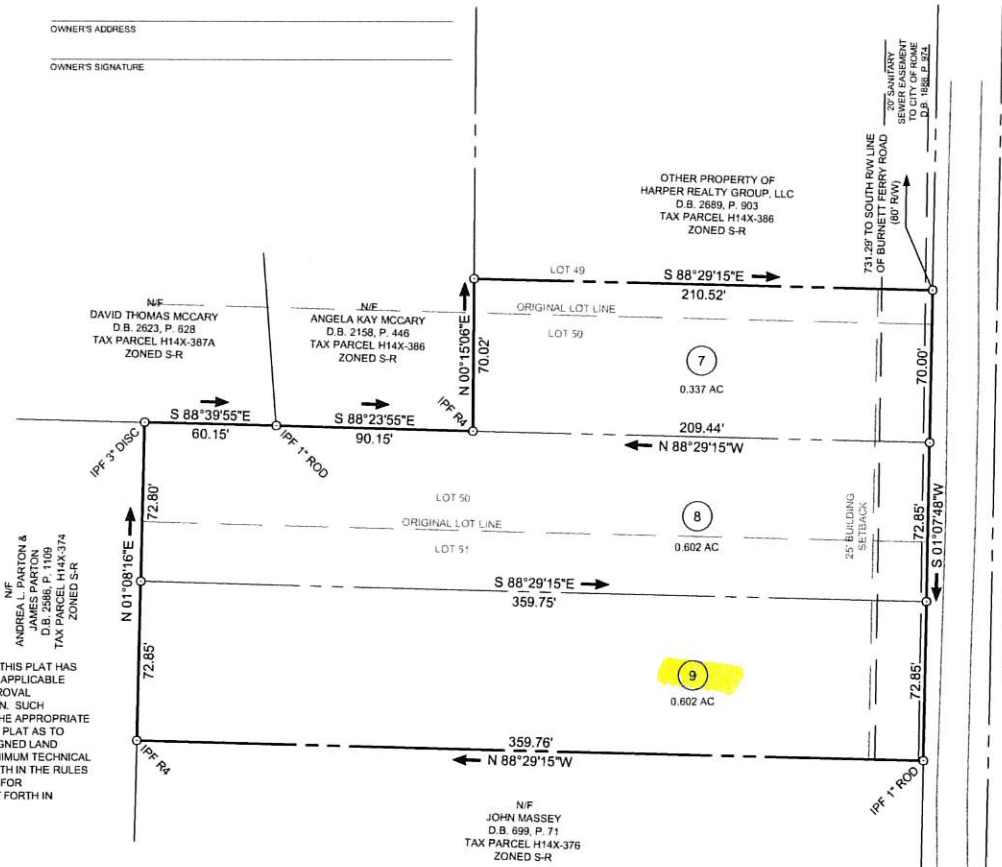
STATE OF GEORGIA
 COUNTY OF FLOYD

THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE OWNER OF THE LAND SHOWN ON THIS
 PLAT AND THAT THE PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED HEREON OR ASSOCIATED
 HEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE ROME-FLOYD
 COUNTY UNIFIED LAND DEVELOPMENT CODE. THE OWNER FURTHER ACKNOWLEDGES THIS PLAT
 AND ALLOTMENT TO BE HIS FREE ACT AND DEED, AND DEDICATES TO THE PUBLIC FOREVER ALL
 AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, EASEMENTS OR OTHER PUBLIC USE
 AREAS, AND ALL WATER SYSTEM, SEWERAGE AND OTHER PUBLIC IMPROVEMENTS AS DEPICTED
 ON THE AS-BUILT SURVEYS FOR THIS SUBDIVISION, APPROVED ON

DATE _____
 OWNERS NAME _____
 OWNERS ADDRESS _____
 OWNERS SIGNATURE _____

NOTES:

1. IPF R4 DENOTES 1/2" IRON PIN FOUND.
2. THIS PROPERTY IS SHOWN ON THE ROME-FLOYD COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) AS TAX PARCELS H14X-377, H14X-378, & PART OF TAX PARCEL H14X-379.
3. AS OF THE DATE OF THIS SURVEY, THE CURRENT PROPERTY OWNER IS HARPER REALTY GROUP, LLC PER WARRANTY DEED RECORDED IN DEED BOOK 2689, PAGE 903.
4. THIS PROPERTY IS CURRENTLY ZONED S-R (SUBURBAN RESIDENTIAL).
5. THIS SURVEY PLAT IS SUBJECT TO ANY RESTRICTIONS, EASEMENTS, OR RIGHTS OF WAY THAT WOULD BE DISCLOSED BY A CURRENT FULL AND ACCURATE TITLE SEARCH.
6. THE TERM "CERTIFICATION" AS USED IN RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (1), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
7. SURVEY DATA:
 ERROR OF CLOSURE PLAT: 1 IN 177,761
 ERROR OF CLOSURE FIELD: 1 IN 57,343
 ANGULAR ERROR: 3" PER ANGLE POINT
 ADJUSTED BY: LEAST SQUARES RULE
 EQUIP. USED: ROBOTIC TOTAL STATION
 GNSS RTK & BASE STATION
 LSF000934
 CERT. OF AUTH. NO. _____



SURVEYOR'S CERTIFICATION

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.



KENNETH M. REYNOLDS
 GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2627

11-04-2021
 DATE

SOUTHERN ENGINEERING & SURVEYING, INC.
 ENGINEERS & SURVEYORS
 Land Planning - Land Developing
 180 THREE RIVERS DRIVE - SUITE 1400
 ROME, GEORGIA 30181-2307
 (706) 235-4143



FIELD DATE: 03 NOVEMBER 2021
 PLAT DATE: 03 NOVEMBER 2021
 SCALE: 1" = 40'
 FILE: 4 4 203