



VICINITY MAP - NTS

SURVEYOR'S CERTIFICATE
 It is hereby certified that this plot is true and correct and was prepared from an actual survey of the property by me or under my supervision and that all monuments shown thereon actually exist.
 The field data upon which this plot is based has a closure precision of one foot in 29,401 feet, and an angular error of 04 per angle point, and was adjusted using Least Squares rule.
 This plot has been calculated for closure and is found to be accurate within one foot in 416,639 feet.

By: Ray D. Blanton
 Registered Georgia Land Surveyor No. 2376
 Address: 2510 Shorter Avenue
Rome, GA 30165
 Telephone Number: (706)234-5852
 Date: 6-16-06

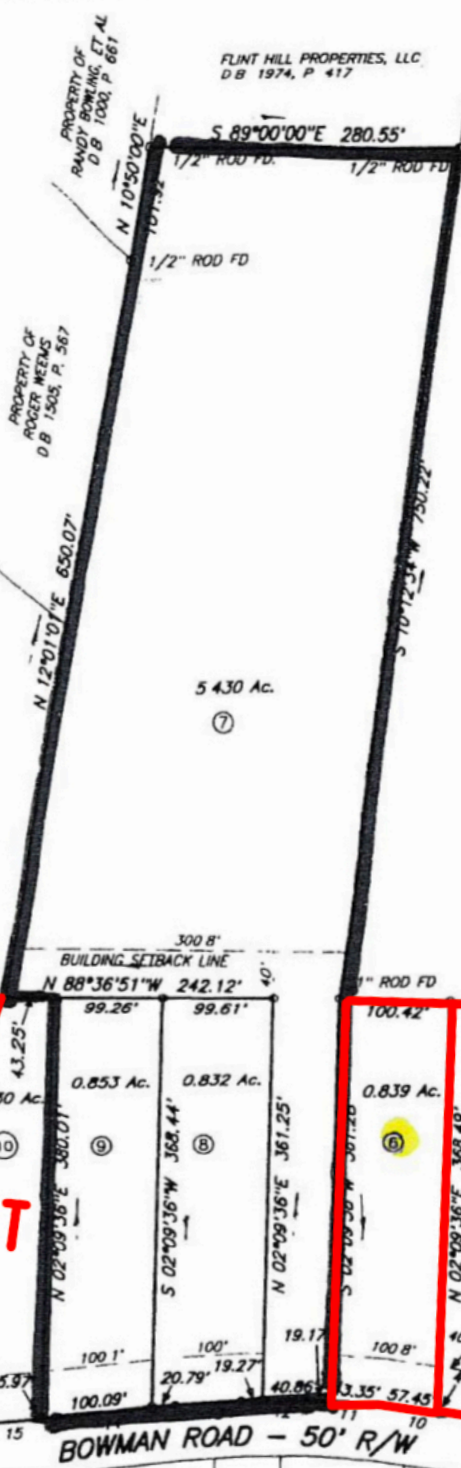
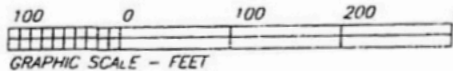
Approved for lot size only. Before septic tank permit can be issued, soil data must be submitted and house site must be approved by this office.

Signed: Ch. C. Cullen
 FLOYD COUNTY HEALTH DEPARTMENT

BEARINGS CALCULATED FROM ANGLES TURNED AND ROTATED TO MATCH A SURVEY MADE BY THIS FIRM FOR JERRY KIRKLAND DATED 3/26/2003

NOTICE:
 THIS PLAT OF SURVEY IS MADE FOR THE SOLE USE AND BENEFIT OF THE PERSON(S) OR ENTITIES NAMED HEREON. THE SURVEYOR ASSUMES NO LIABILITY TO PERSONS OR ENTITIES NOT NAMED HEREON, AND ANY USE OF THIS PLAT BY UNNAMED PARTIES IS DONE AT THEIR OWN RISK. THE SURVEYOR MAKES NO CLAIM AS TO THE ACCURACY OF THE INFORMATION SHOWN HEREON BEYOND THE LAST FIELD WORK DATE SHOWN. COPIES OF THIS PLAT WITHOUT AN ORIGINAL SIGNATURE ACROSS SEAL ARE NOT VALID.

FINAL PLAT APPROVAL CERTIFICATION
 BY DIRECTOR OF PUBLIC WORKS
M. D. [Signature] 7/3/06
 DIRECTOR OR DESIGNER DATE



FINAL PLAT FOR BOWMAN ESTATES

LOCATED IN LAND LOT 11 - 22nd DISTRICT - 3rd SECTION OF FLOYD COUNTY, GEORGIA

SCALE: 1"=100' FIELD WORK DATES: 3/24/2003, 3/20-24/2006 & 6/15/2006
 PLAT DATE: 6/16/2006

NOTE:
 ALL LOTS ARE SERVED BY PRIVATE SEPTIC SYSTEMS AND PUBLIC FLOYD COUNTY WATER.

CONTACT INFORMATION:

JIM GWENS
 706-295-7501

15 LOTS
 26.325 Ac. TOTAL

PROPERTY OF J.C. DUKE, JR.
 D.B. 340, P. 230

CERTIFICATE OF FINAL PLAT APPROVAL

All requirements of the Home-Floyd County Unified Land Development Code having been represented as being fulfilled by this plat and the related as-built surveys approved on _____, the Home-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] Date: 8-8-06
 (Signature of Planning Director or Designee)

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 therein or associated therewith meet all applicable requirements and standards of the Home-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 systems, sewerage and other public improvements as depicted on the as-built surveys for this subdivision, approved on _____.

Owner's name: James M. Gwens
 Owner's address: 16 Commerce Court
Rome, GA 30161
[Signature] Date: 7/6/06
 (Owner's signature)

- EQUIPMENT USED TOPCON GTS-303 TOTAL STATION AND SECO STAKE OUT ROD
- FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 29,401 FEET AND AN ANGULAR ERROR OF 04 PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE.
- ⊕ DENOTES 1/2" ROD PLACED UNLESS OTHERWISE NOTED.
- NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- RIGHTS OF WAY BASED ON APPARENT WIDTHS AND EXISTING CENTERLINE. NO DEEDS FOR R/W FOUND UNLESS NOTED.
- THIS PLAT MAKES NO CERTIFICATION CONCERNING THE EXISTENCE OR NON-EXISTENCE OF WETLANDS.

COURSE BEARING DISTANCE

| COURSE | BEARING | DISTANCE |
|--------|--------------|----------|
| 1 | S 47°37'02"W | 39.89' |
| 2 | S 51°54'57"W | 71.86' |
| 3 | S 55°40'32"W | 65.84' |
| 4 | S 66°57'49"W | 62.25' |
| 5 | S 78°36'12"W | 62.66' |
| 6 | S 86°30'18"W | 63.64' |
| 7 | N 88°53'51"W | 59.62' |
| 8 | N 84°11'24"W | 59.33' |
| 9 | N 81°03'20"W | 59.56' |
| 10 | N 81°20'41"W | 61.96' |
| 11 | N 86°05'33"W | 62.52' |
| 12 | N 89°44'50"W | 60.13' |
| 13 | S 87°10'04"W | 59.96' |
| 14 | S 84°44'57"W | 126.84' |
| 15 | S 88°04'07"W | 53.13' |
| 16 | N 78°58'04"W | 53.73' |
| 17 | N 61°46'33"W | 58.03' |
| 18 | N 51°55'18"W | 66.52' |
| 19 | N 47°30'27"W | 61.74' |
| 20 | N 42°43'41"W | 52.53' |
| 21 | N 33°58'33"W | 54.21' |

LEGEND

- x—x— DENOTES WIRE FENCE
- o—o— DENOTES WOODEN FENCE
- o—o— DENOTES ORIGINAL LINE
- e—e— DENOTES CENTER LINE
- R/W— DENOTES RIGHT-OF-WAY
- ⊕ DENOTES POWER POLE
- ⊕ DENOTES LIGHT POLE
- P— DENOTES POWER LINE
- W— DENOTES WATER LINE
- G— DENOTES GAS LINE
- SS— DENOTES SEWER LINE

FLOOD HAZARD NOTE:
 THIS PROPERTY IS LOCATED ON "FEMA" FLOOD INSURANCE RATE MAP # 13115C0290 D COVERING COMMUNITY # 130079 DATED AUGUST 9, 2000, AND IS NOT SHOWN TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.



HORNE ASSOCIATES LAND SURVEYORS

2510 SHORTER AVENUE
 ROME, GEORGIA
 (706) 234-5852

File: 224-484(F)
 SHEET ONE

Type: PLAT
 Recorded: 6/3/2021 10:53:00 AM
 Fee Amt: \$10.00 Page 1 of 1
 Floyd County Superior Court
 Barbara H. Panson Clerk

Participant ID: 3061396037

BK 38 PG 240

RE-SUBDIVISION OF A PORTION OF:
BOWMAN ESTATES

BEING A RE-SUBDIVISION OF LOTS 7, 8 AND 9 OF BOWMAN ESTATES (PB: 32/16)
 LOCATED IN LAND LOT 11 - 22ND DISTRICT - 3RD SECTION
 FLOYD COUNTY, GEORGIA

PLAT DATE: APRIL 21, 2021

THIS PLAT IS PREPARED FOR THE CLERK OF THE SUPERIOR COURT

NOTES

- 1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ADJUSTMENT OF THE SURVEY RECORDS OF RECORDS MAY BE AFFECTED BY THIS SURVEY. THE SURVEYOR HAS MADE AN INVESTIGATION OF THE RECORDS OF RECORDS FOR EVIDENCE OF RECORDS ENCLAMORATED IN THE SURVEY. THE SURVEYOR HAS MADE AN INVESTIGATION OF THE RECORDS OF RECORDS FOR EVIDENCE OF RECORDS ENCLAMORATED IN THE SURVEY. THE SURVEYOR HAS MADE AN INVESTIGATION OF THE RECORDS OF RECORDS FOR EVIDENCE OF RECORDS ENCLAMORATED IN THE SURVEY.
- 2. ALL LOTS REFERENCED SHOWN HEREON ARE REFERENCED IN THE LOCAL CLERK OF SUPERIOR COURTS OFFICE.
- 3. SUBJECT AND ADJACENT PROPERTY OWNERS' RECORDS WERE PROVIDED TO LOCAL, STATE AND FEDERAL AGENCIES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- 4. RECORDS OF ANY PUBLIC WORKS AGENCIES AND EXISTING UTILITIES ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- 5. LOCATIONS ARE ACTUALLY ONLY WHERE DIMENSIONED.
- 6. THE CERTIFICATION AS SHOWN HEREON IS PLACED AT THE END OF THE SURVEY. THE SURVEYOR HAS MADE AN INVESTIGATION OF THE RECORDS OF RECORDS FOR EVIDENCE OF RECORDS ENCLAMORATED IN THE SURVEY. THE SURVEYOR HAS MADE AN INVESTIGATION OF THE RECORDS OF RECORDS FOR EVIDENCE OF RECORDS ENCLAMORATED IN THE SURVEY.
- 7. THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANnotated CODE 43-8-47 AS AMENDED BY HOUSE BILL 1011 IN THAT REGARD TO A COMPLETE CHECK BETWEEN THIS PLAT AND THE REQUIREMENTS OF THE REQUIREMENTS OF LAW.
- 8. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF NON-EXISTENCE OF ANY OTHER PUBLIC WORKS AGENCIES AND EXISTING UTILITIES.
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- 19. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF NON-EXISTENCE OF ANY OTHER PUBLIC WORKS AGENCIES AND EXISTING UTILITIES.
- 20. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF NON-EXISTENCE OF ANY OTHER PUBLIC WORKS AGENCIES AND EXISTING UTILITIES.

SURVEY DATA
 FIELD COLLAR: 1/4" (1/2")
 MAGNIFICATION: 2.5" PER INCH POINT
 ADJUSTED BY: CONNOR RAY
 EQUIPMENT USED: TRIMBLE, INCORPORATE A DISTANCE METER
 FIELD WORK COMPLETED: APRIL 2, 2021
 PLAT DATE: 4/21/21
 SURVEY AREA: 7.115 ACRES
 SURVEY ADJUSTED BY: JAMES H. CROOK
 CLERK OF SUPERIOR COURT: JAMES H. CROOK

CERTIFICATE OF FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE FLOYD COUNTY ZONING ORDINANCE AND THE FLOYD COUNTY BOARD OF ZONING ADJUSTMENTS HAVE BEEN REVIEWED AND APPROVED BY THE CLERK OF SUPERIOR COURT AND THE FLOYD COUNTY BOARD OF ZONING ADJUSTMENTS. THE FLOYD COUNTY BOARD OF ZONING ADJUSTMENTS HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE FLOYD COUNTY ZONING ORDINANCE AND THE FLOYD COUNTY BOARD OF ZONING ADJUSTMENTS. THE FLOYD COUNTY BOARD OF ZONING ADJUSTMENTS HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE FLOYD COUNTY ZONING ORDINANCE AND THE FLOYD COUNTY BOARD OF ZONING ADJUSTMENTS.

OWNER'S CERTIFICATE

I, the undersigned, certify that I am the owner of the land shown on this plat and that the plat and the public improvements shown thereon are in accordance with the requirements of the FLOYD COUNTY ZONING ORDINANCE and the FLOYD COUNTY BOARD OF ZONING ADJUSTMENTS. I have read and understand the contents of this plat and the public improvements shown thereon and I have agreed to the terms and conditions of this plat and the public improvements shown thereon. I have read and understand the contents of this plat and the public improvements shown thereon and I have agreed to the terms and conditions of this plat and the public improvements shown thereon.

LEGEND

- IRON PIN
- CONCRETE MARKER
- CALCULATED POINT
- RIGHT OF WAY
- LAND LOT LINE
- LOT LINE
- ORIGINAL LOT LINE
- FENCE
- EASEMENT
- BUILDING SETBACK
- CREEK OR DITCH
- FIBER OPTIC CABLE
- GAZ LINE
- OVERHEAD POWER LINES
- POWER POLE
- LIGHT POLE
- SEWAGE SEWER
- SEWAGE SEWER MANHOLE
- STORM DRAIN
- STORM DRAIN STRUCTURES
- COMPRESSIBLE METAL PIPE
- REINFORCED CONCRETE PIPE
- WATER LINE
- WATER METER
- PIPE HYDRANT
- REBAR SET WITH CAP
- REBAR FOUND
- CONCRETE TOP PIPE
- GIVEN TOP PIPE
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- VEED BOOK
- PLAT BOOK
- CONCRETE POLE
- MANHOLE
- TREE

ZONING REQUIREMENTS/RESTRICTIONS

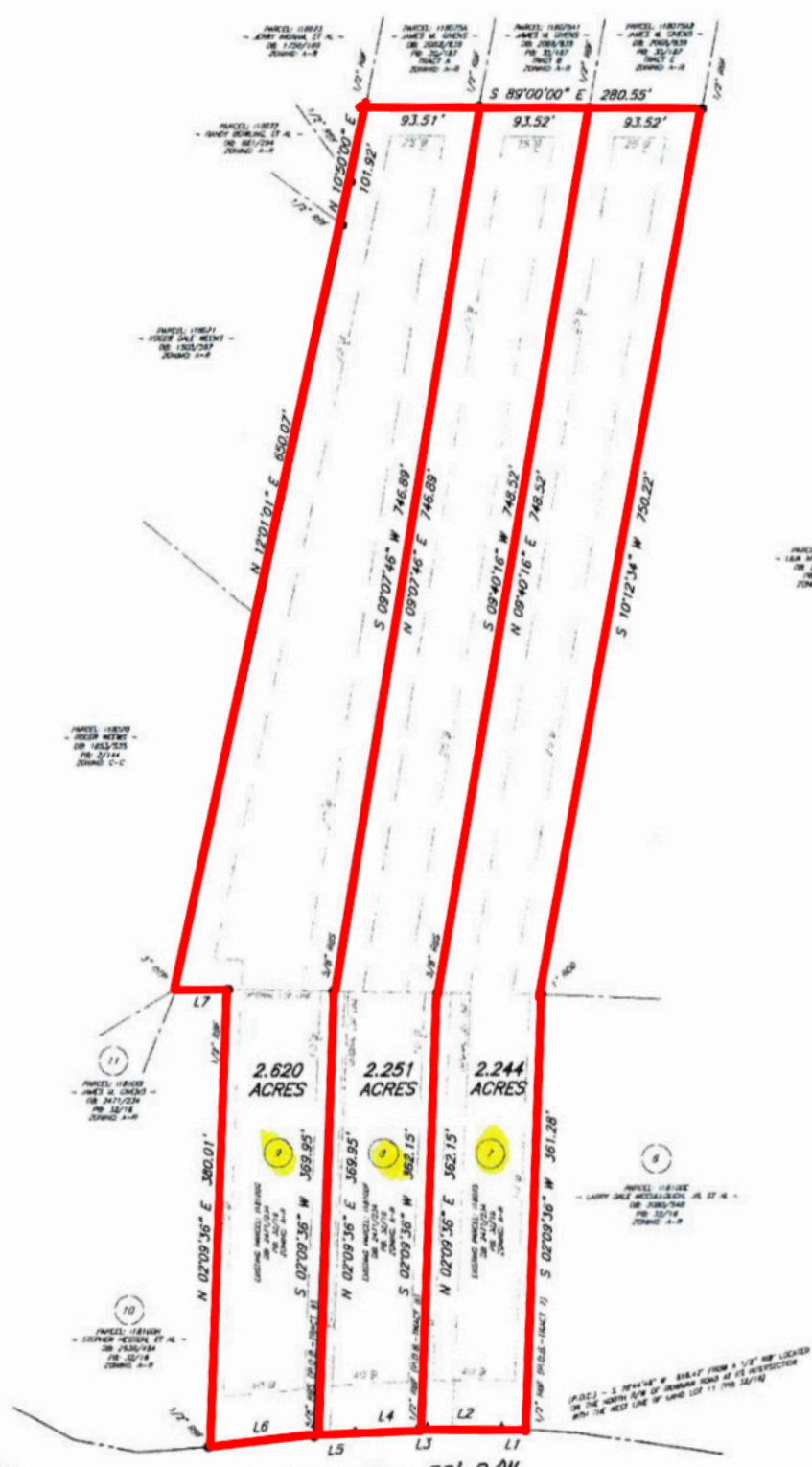
ENTIRE PARCELS: 22ND DISTRICT - 3RD SECTION
 ZONING: A-1P AGRICULTURAL RESIDENTIAL
 OPEN SPACE OF UNIMPROVED COUNTY USE MUST NOT BE CROPPED OR PLANTED
 UNIMPROVED SPACE - MINIMUM 100 FEET
 FRONT YARD SETBACK: 30 FEET
 FRONT YARD SETBACK: 40 FEET
 SIDE YARD SETBACK: 10 FEET
 REAR YARD SETBACK: 25 FEET

NOTICE

THIS PLAT OF SURVEY IS MADE FOR THE USE AND BENEFIT OF THE PERSONS OR ENTITIES NAMED HEREON. THE SURVEYOR HAS MADE AN INVESTIGATION OF THE RECORDS OF RECORDS FOR EVIDENCE OF RECORDS ENCLAMORATED IN THE SURVEY. THE SURVEYOR HAS MADE AN INVESTIGATION OF THE RECORDS OF RECORDS FOR EVIDENCE OF RECORDS ENCLAMORATED IN THE SURVEY. THE SURVEYOR HAS MADE AN INVESTIGATION OF THE RECORDS OF RECORDS FOR EVIDENCE OF RECORDS ENCLAMORATED IN THE SURVEY.

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SECTION 43-8-47 OF O.C.G.A. SECTION 43-8-47, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR WHO IS LICENSED BY THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS OF THE STATE OF GEORGIA. THE SURVEYOR HAS MADE AN INVESTIGATION OF THE RECORDS OF RECORDS FOR EVIDENCE OF RECORDS ENCLAMORATED IN THE SURVEY. THE SURVEYOR HAS MADE AN INVESTIGATION OF THE RECORDS OF RECORDS FOR EVIDENCE OF RECORDS ENCLAMORATED IN THE SURVEY. THE SURVEYOR HAS MADE AN INVESTIGATION OF THE RECORDS OF RECORDS FOR EVIDENCE OF RECORDS ENCLAMORATED IN THE SURVEY.



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L7 | N 85°05'31" W | 19.17' |
| L2 | N 89°44'50" W | 80.13' |
| L3 | S 87°10'04" W | 7.08' |
| L4 | S 87°10'04" W | 53.90' |
| L5 | S 84°44'59" W | 33.87' |
| L6 | S 84°44'59" W | 87.01' |
| L7 | N 88°36'51" W | 43.25' |

TOTAL AREA: 7.115 ACRES
 SCALE: 1" = 80'

FLOYD-HORNE
 LAND SURVEYORS
 2510 SHORTER AVENUE
 ROME, GEORGIA
 (706) 234-5852