

Plot
Recorded 1/23/2023 9:52 AM
Barbara H. Penson
Clerk of Superior Court
Floyd County, GA
Book 40 Page 80
Participant IDs: 2116152065

17" x 22"

RESUBDIVISION SURVEY FOR
HARPER REALTY GROUP, LLC
BEING LOT 163 AND THE EASTERN HALF OF LOT 164, EDENFIELD ESTATES,
PHASE 2B (P.B., 31, P. 260), LOCATED IN LAND LOT 39, 22ND DISTRICT,
3RD SECTION, FLOYD COUNTY, GEORGIA.

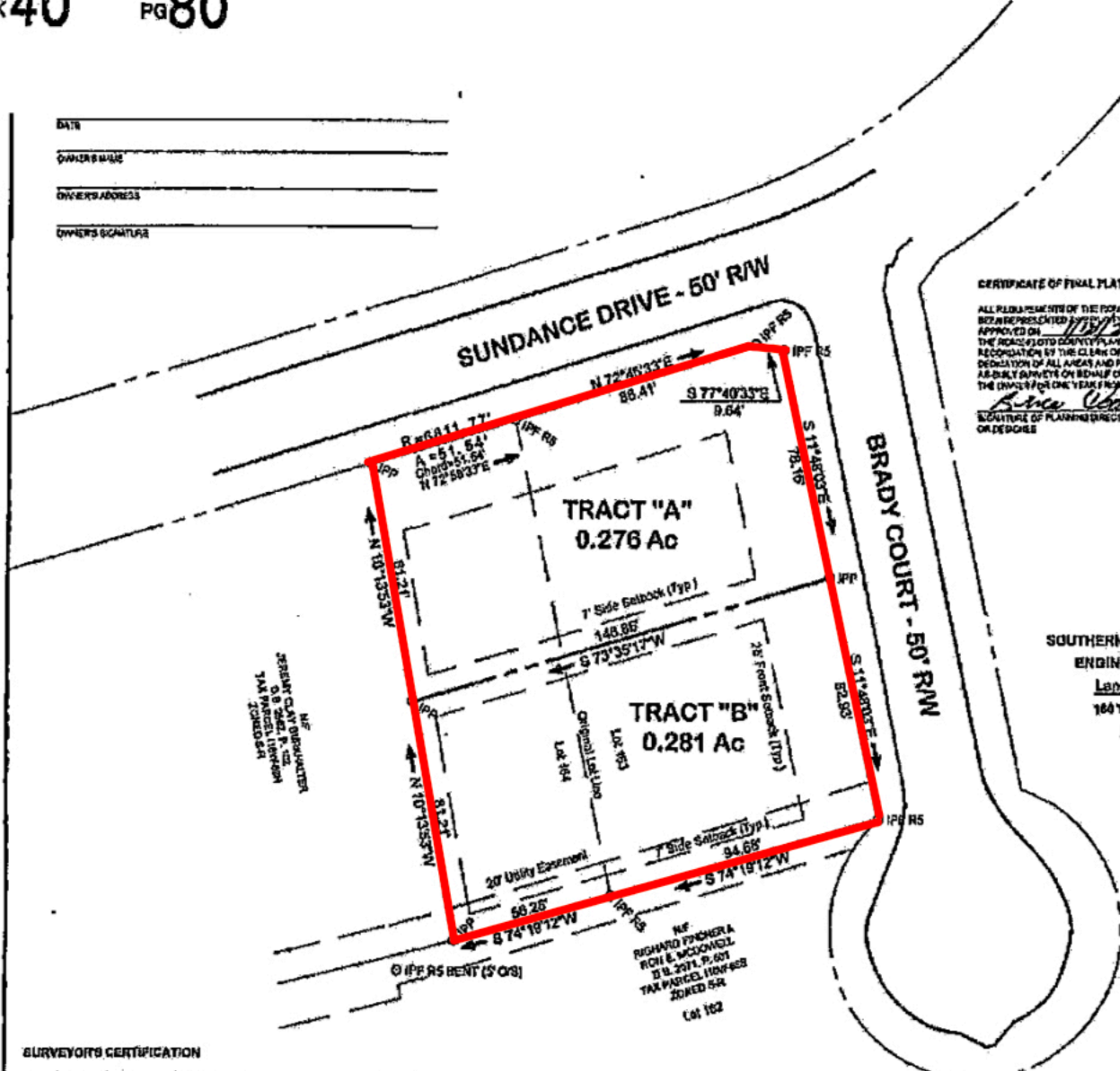


REMARKS: BOUNDARIES SHOWN HAVE BEEN CALCULATED FROM AVAILABLE RECORDS AND HAVE NOT BEEN FIELD VERIFIED. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

Doc ID: 008894150001 Type: PLAT
Recorded: 01/23/2023 at 03:05:00 PM
Fee Amt: \$10.00 Page 1 of 1
Floyd County Superior Court
Barbara H. Penson Clerk

BK 40 PG 80

DATE _____
OWNER NAME _____
OWNER ADDRESS _____
OWNER SIGNATURE _____



CERTIFICATE OF FINAL PLAT APPROVAL

ALL PLAT ELEMENTS OF THE FLOYD COUNTY UNITED LAND DEVELOPMENT COOR HAVE BEEN REPRESENTED AND APPROVED BY THIS PLAT AND THE RELATED AS-BUILT SURVEYS APPROVED ON 1/19/23
THE FLOYD COUNTY PLANNING DIRECTOR HEREBY APPROVES THIS PLAT ON RECOGNITION OF THE CLERK OF SUPERIOR COURT AND REDUCED THE DIMENSIONS OF A DEVIATION OF ALL AREAS AND PUBLIC IMPROVEMENTS SHOWN HEREOF 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
Anna O'Neil 1/19/23
SIGNATURE OF PLANNING DIRECTOR DATE
OR PEOPLE

SOUTHERN ENGINEERING & SURVEYING, INC.
ENGINEERS & SURVEYORS
Land Planning - Land Developing
160 THREE RIVERS DRIVE - SUITE 1400
ROME, GEORGIA 30165-2307
(706) 236-4147



SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (b) OF O.C.G.A. SECTION 15-8-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDATION AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONSIDERED 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 156-67.



Kenneth H. Reynolds
GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2627
DATE

NOTES:

1. I.P.F. RS DENOTES 3/8" IRON PIN FOUND.
2. P.P. DENOTES 3/8" IRON PIN PLACED BY CAP.
3. THIS PROPERTY IS SHOWN ON THE FLOYD COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) AS TAX PARCEL 160-000.
4. AS OF THE DATE OF THIS SURVEY, THE CURRENT PROPERTY OWNER IS HARPER REALTY GROUP, LLC PER WARRANTY DEED RECORDED IN DEED BOOK 2604, PAGE 1002.
5. THIS PROPERTY IS CURRENTLY ZONED S-R (SUBURBAN RESIDENTIAL).
6. THIS SURVEY WAS AUTHORIZED BY MATT HARPER.
7. 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.
8. THE TERM "CERTIFICATION" AS USED IN RULE 156-6-2(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), 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.
9. SURVEY DATA:
ERROR OF CLOSURE PLAT: 1 IN 34759
ERROR OF CLOSURE FIELD: 1 IN 43,493
ANGULAR ERROR: 2" PER ANGLE POINT
ADJUSTED BY: LEAST SQUARES RULE
EQUIP. USED: ROBOTIC TOTAL STATION
GNS5 RIM & BASE STATION
LS700002A
10. CERT. OF AUTH. NO. 1570002A

FIELD DATE: 11 JANUARY 2023
PLAT DATE: 13 JANUARY 2023
SCALE: 1" = 30'
FILE: 3 22 39A