

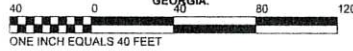
Type: PLAT
 Recorded: 7/20/2022 11:05:00 AM
 Fee Amt: \$10.00 Page 1 of 1
 Floyd County Superior Court
 Barbara H. Penson Clerk

Participant ID: 2116152065
BK 39 PG 229

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

RESUBDIVISION SURVEY FOR
HARPER REALTY GROUP, LLC
PHASE 3

LOTS 46 & 47 AND PART OF LOT 48 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 SYSTEM (GRID) NORTH - GEORGIA WEST ZONE.

NOTES:

1. I/PF 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-383, H14X-382, & PART OF TAX PARCEL H14X-381
3. AS OF THE DATE OF THIS SURVEY, THE CURRENT PROPERTY OWNER IS HARPER REALTY GROUP, LLC PER WARRANTY DEED RECORDED IN DEED BOOK 2889, 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(9) 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.
7. SURVEY DATA:
 ERROR OF CLOSURE PLAT: 1 IN 177.81
 ERROR OF CLOSURE FIELD: 1 IN 57.343
 ANGULAR ERROR: 3" PER ANGLE POINT
 ADJUSTED BY: LEAST SQUARES RULE
 EQUIP. USED: ROBOTIC TOTAL STATION
 CERT. OF AUTH. NO: GNSS RTK & BASE STATION LSF000934

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 _____

OWNER'S NAME _____

OWNER'S ADDRESS _____

OWNER'S SIGNATURE _____

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 07/20/2022
 THE ROME-FLOYD COUNTY PLANNING COMMISSION HEREBY APPROVED THIS PLAT FOR RECORDATION BY THE CLERK OF SUPERIOR COURT AND RECOGNIZED 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.

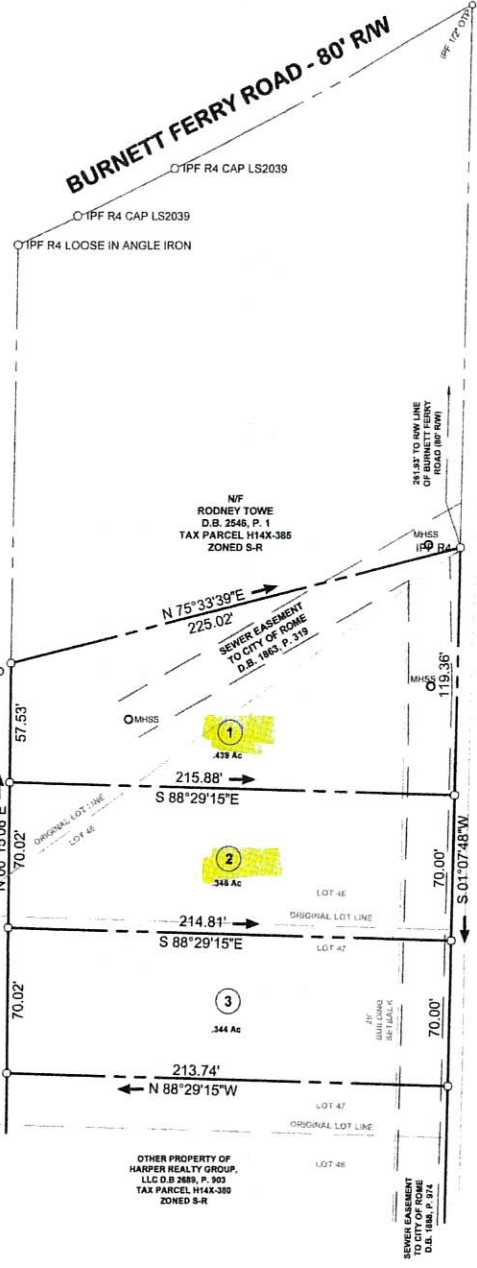
SIGNATURE OF PLANNING DIRECTOR OR DESIGNEE: [Signature] DATE: 07/20/2022

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-87, 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 15-6-87.



[Signature] DATE: 7.20.2022
 KENNETH M. REYNOLDS
 GEORGIA PROFESSIONAL LAND SURVEYOR NO 2627



GENERIC LEGEND

- DENOTES 5/8" REBAR PLACED UNLESS OTHERWISE NOTED
- I/PF DENOTES IRON PIN FOUND
- C/MF DENOTES CONCRETE MONUMENT FOUND
- R/W DENOTES RIGHT OF WAY MONUMENT FOUND
- PFC DENOTES PROPERTY POINT COMPUTED
- UR P/P POWER POLE/UNDERGROUND POWER
- ⊕ LIGHT POLE
- ⊖ GUY
- P OVERHEAD POWER
- T OVERHEAD TELEPHONE
- M/S MANHOLE, SANITARY SEWER
- S/S MANHOLE, STORM SEWER
- W/M MANHOLE, WATER METER
- W/V MANHOLE, WATER VALVE
- M/T MANHOLE, TELEPHONE
- SS SANITARY SEWER
- S/S STORM SEWER, RCP, CMP, PVC, ETC.
- W WATER LINE
- G GAS LINE
- G/G GRATE, DROP INLET OR CURB INLET
- X-X-X FENCE
- C PROPERTY LINE OR RIGHT OF WAY LINE
- C OVERHEAD CABLE VISION
- UT UNDERGROUND TELEPHONE
- UP UNDERGROUND POWER
- V/W VALVE (GAS OR WATER)
- M/W METER (GAS OR WATER)
- 588+56 SPOT ELEVATION
- FF FINISHED FLOOR ELEVATION
- CSD CLEANOUT, SANITARY SEWER
- CSO CLEANOUT, STORM SEWER
- ⊕ ELBX ELECTRICAL BOX, UNDERGROUND UTIL
- ⊕ SIG TRAFFIC SIGNAL BOX OR DEVICE
- TELPED TELEPHONE PEDESTAL
- TRANSFORMER
- ⊕ VALVE RT
- CENTERLINE OF STREET OR ROAD
- ⊕ FIRE HYDRANT
- ⊕ FIRE DEPARTMENT CONNECTION
- ⊕ P/V PRESSURE INDICATOR VALVE
- ⊕ SB SOIL BORING
- ⊕ BOLLARD
- GUARDRAIL
- W/LD WETLANDS DELINEATION
- LN LOT NUMBERS
- ADN ADDRESS NUMBERS

HOLLAND DRIVE - 30' R/W



SOUTHERN ENGINEERING & SURVEYING, INC.
 ENGINEERS **SES** SURVEYORS
 Land Planning - Land Developing
 160 THREE RIVERS DRIVE - SUITE 1400
 ROME, GEORGIA 30161-2307
 (706) 235-4143

FIELD DATE: 03 NOVEMBER 2021
 PLAT DATE: 12 July 2022
 SCALE: 1" = 40'
 FILE: 4 4 203B