

NOT FOR RECORDING

APPROVALS:

CITY MANAGER

BUILDING OFFICAL

COMMUNITY DEVELOPMENT DIRECTOR

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

INITIAL CONTROL POINTS FOR THIS SURVEY WERE ESTABLISHED USING A **CARLSON BRX7** MULTI-FREQUENCY GNSS RECEIVER RECEIVING CORRECTIONS FROM A REAL TIME GNSS CORRECTION SERVICE.

A **CARLSON BRX7** MULTI-FREQUENCY GNSS BASE/ROVER SYSTEM WAS USED FOR A SUBSTANTIAL PORTION OF THE FIELD DATA SHOWN ON THIS PLAT. THE RELATIVE POSITIONAL ACCURACY OF THE FIELD DATA IS 0.04' HORIZONTAL AT THE 95% CONFIDENCE LEVEL.

A **TRIMBLE S6** TOTAL STATION WAS USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR A PORTION OF THE FIELD DATA SHOWN ON THIS PLAT.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN **139.061** FEET.

DATE OF LAST FIELD WORK: FEBRUARY 21, 2025

NOTES:

1. THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, LOCAL GOVERNMENT APPROVAL AND MATTERS OF TITLE THAT WOULD BE DISCLOSED BY A COMPLETE TITLE SEARCH.
2. RIGHTS-OF-WAY USED ON THIS PLAT ARE BASED ON MONUMENTS FOUND AND PREVIOUS REFERENCED SURVEYS. NO DEEDS FOR RIGHT-OF-WAY FOUND UNLESS NOTED OTHERWISE.
3. THIS PLAT OR MAP HAS BEEN PREPARED FOR THE EXCLUSIVE USE FOR THE PERSON(S) OR ENTITIES NAMED HEREON.
4. THIS SURVEY WAS AUTHORIZED BY: CLINT BROCK
5. CURRENT TAX RECORDS SHOW THE OWNER AS C.E. BROCK HOLDINGS LLC (TAX PARCEL 060-181-)
6. TITLE SOURCE DB 1848/PG 799, PB AA/PG 91A.
7. APPROVAL SIGNATURES WERE NOT IN PLACE WHEN THIS PLAT WAS ISSUED AND MUST BE PROPERLY OBTAINED PRIOR TO RECORDING

ABBREVIATIONS

IPF - IRON PIN FOUND
IPS - IRON PIN SET
CMF - CONCRETE MONUMENT
RBF - REBAR FOUND
RBFC - REBAR FOUND (CAPPED)
RBS - REBAR SET (CAPPED)
OTP - OPEN TOP PIPE
CTP - CRIMP TOP PIPE
UP - UTILITY POLE
R/W - RIGHT OF WAY
C/L - CENTERLINE
N/F - NOW OR FORMERLY
DB/PG - DEED BOOK/PAGE
PB/PG - PLAT BOOK/PAGE
B.S.L. - BUILDING SETBACK LINE
LL - LAND LOT
ICV - IRRIGATION CONTROL VALVE

LEGEND

○ - IRON PIN FOUND
● - IRON PIN SET (CAPPED)
■ - CONCRETE MONUMENT
□ - CROSS TIE POST
△ - CALCULATED POINT
○ - UTILITY POLE
○ - SIGN
-X-X- FENCE LINE
- - - PROPERTY LINE
- - - LAND LOT LINE
- - - OVERHEAD POWER
- - - UNDERGROUND POWER
- - - UNDERGROUND COMMUNICATIONS
- - - UNDERGROUND GAS
- - - UNDERGROUND SANITARY SEWER
- - - UNDERGROUND WATER LINE
- - - SPECIAL FLOOD HAZARD AREA

ROBERT LARRY CANNON

GA PROFESSIONAL LAND SURVEYOR - 3463
P.O. BOX 998
ROCKMART, GA. 30153
(470) 598-1550

SURVEYORS 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.

ROBERT LARRY CANNON
GEORGIA PLS #3463

2/21/2025
DATE

LAND DIVISION SURVEY FOR:

C.E. BROCK HOLDINGS LLC

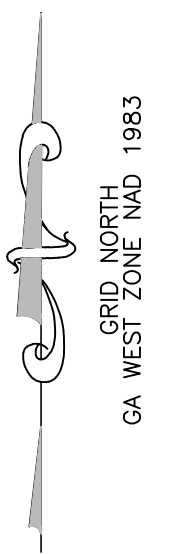
BEING PART OF TRACT 7 - PHASE ONE - EUHARLEE PROPERTIES, LLC (PB A/PG 91A)

LOCATED IN LAND LOT 724 - 18TH DISTRICT

3RD SECTION - CITY OF ROCKMART - POLK COUNTY, GEORGIA

SCALE 1" = 40'

PLAT DATE: FEBRUARY 21, 2025



CHATTAHOOCHEE DRIVE

(RIGHT OF WAY VARIES)

