COMBINATION AND LAND DIVISION SURVEY FOR

MARC A. TODINO & STACIE TODINO

BEING IN LAND LOTS 296, 297, 316 & 317 4th DISTRICT

4th SECTION FLOYD COUNTY GEORGIA

SCALE 1" = 300' PLAT DATE: APRIL 27, 2026

0 300 600 900

THIS IS AN AUCTION SURVEY

DATE OF FIELD WORK: APRIL 2026
THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION COMPANY
CURRENT TAX RECORDS SHOW OWNER AS: MARC A. & STACIE TODINO

REF DEEDS 2637-176, 2213-183
REF PLATS 32-3, 5-170, 11-160, 11-161, 28-132, 3-35

NOTE: THIS SURVEY COMBINES TAX PARCELS F15Z-003, F15Z-004 F16-013 & F16-013A INTO 1 115.329 ACRE TRACT THEN DIVIDEDS INTO 4 TRACTS

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 53°48'42" W	30.04'	L27	N 74°42'46" E	106.75'
L2	N 33°06'29" E	92.27'	L28	N 49°45'36" E	72.42'
L3	N 11°56'49" E	87.60'	L29	N 17°34'10" E	105.24'
L4	N 23°22'42" W	77.73'	L30	N 81°01'02" E	75.21'
L5	S 00°24'59" W	247.18'	L31	S 49°12'48" E	95.96'
L6	N 39°41'37" W	56.45'	L32	N 53°04'02" E	130.28'
L7	N 29°31'15" W	44.92'	L33	N 32°29'59" W	47.22'
L8	N 25°03'40" W	43.05'	L34	N 19°02'09" E	73.03'
L9	N 19°54'20" W	68.15'	L35	N 00°51'46" E	92.12'
L10	N 16°48'10" W	64.28'	L36	S 54°45'35" E	80.57'
L11	N 00°35'41" E	33.96'	L37	S 48°04'05" E	269.69'
L12	N 19°45'44" E	65.64'	L38	S 50°02'50" E	187.02'
L13	N 02°33'07" W	71.22'	L39	S 52°03'17" E	175.45'
L14	N 50°58'53" E	100.72'	L40	S 59°03'57" E	225.75'
L15	N 28°47'19" E	60.94'	L41	S 45°55'01" E	159.61'
L16	S 75°54'17" E	83.54'	L42	S 46°10'02" W	94.03'
L17	N 59°11'54" E	51.27'	L43	S 38°02'21" W	267.88'
L18	N 13°25'29" W	15.16'	L44	S 27°05'15" W	102.89'
L19	N 49°24'40" E	56.36'	L45	S 13°44'46" W	139.75'
L20	S 77°51'27" E	41.73'	L46	S 13°44'46" W	40.25'
L21	N 53°57'35" E	51.12'	L47	S 31°41'12" W	19.53'
L22	N 74°17'39" E	37.56'	L48	N 88°14'04" W	197.61'
L23	N 55°00'43" E	41.18'	L49	S 00°29'43" W	206.66'
L24	N 75°38'46" E	77.68'	L50	S 37°25'15" W	30.09'
L25	N 36°16'23" E	36.03'	L51	N 54°38'25" W	51.68'
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			L53	S 11°56'49" W	102.76'
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			L55	N 74°54'21" E	191.27'
			L56	N 81°15'34" E	362.11'
			L57	N 81°56'59" E	238.20'
			L58	N 62°53'47" E	114.58'
			L59	N 68°03'47" E	61.00'
			L60	N 80°04'57" E	166.95'
			L61	S 82°47'39" E	92.67'
			L62	S 02°41'25" W	275.49'
			L63	N 74°54'21" E	208.03'
			L64	N 81°40'43" E	527.86'

● = MONUMENT FOUND 1/2"REBAR UNLESS NOTED OTHERWISE
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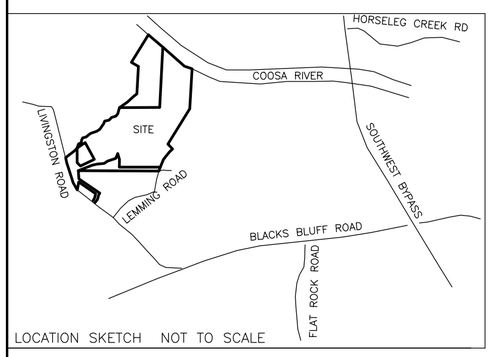
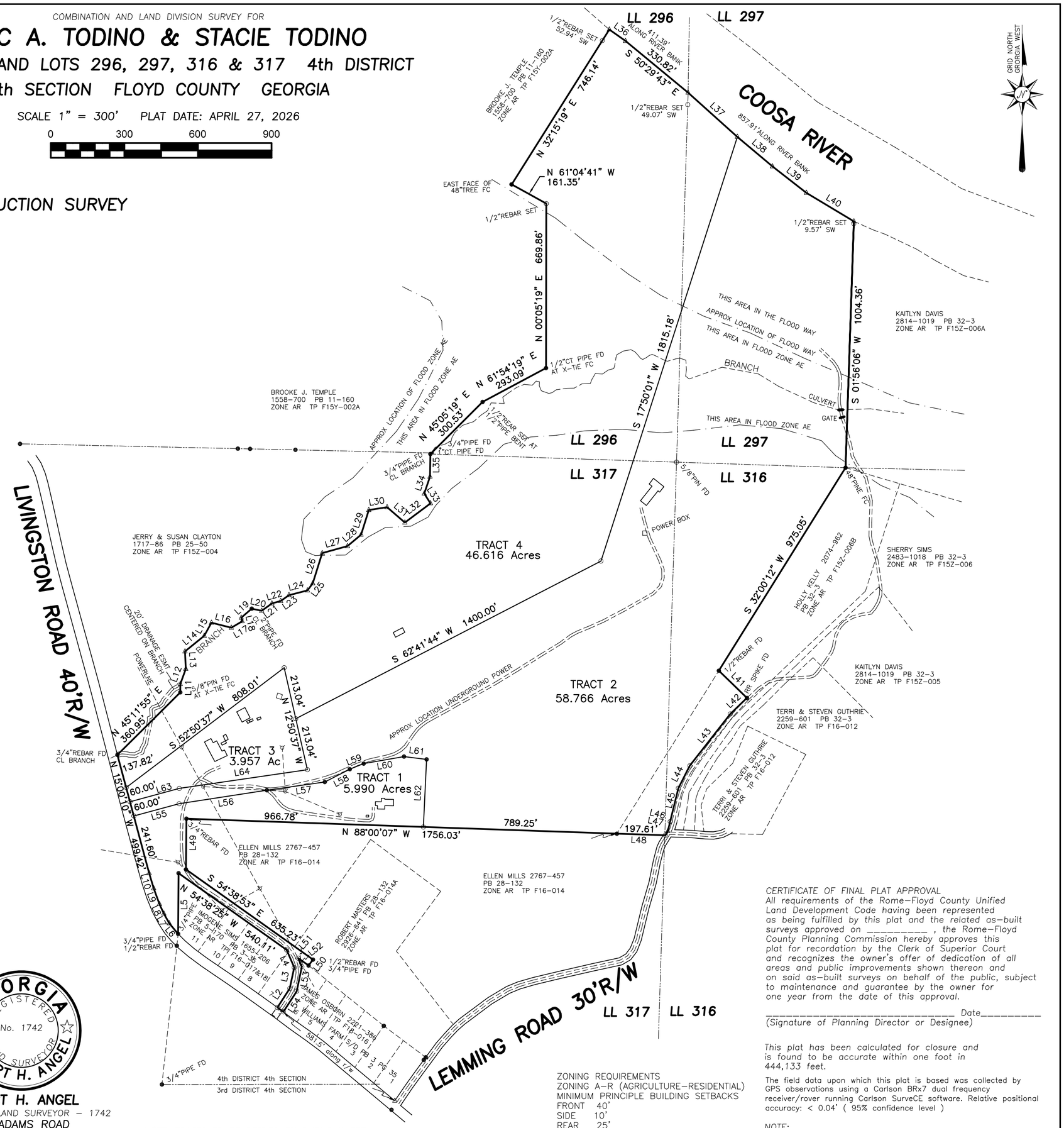


LOCATION SKETCH NOT TO SCALE



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 heron. 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

The approval signatures above were not in place when this survey was issued, and are to be properly obtained prior to recording.

_____
Elbert H. Angel Georgia RLS #1742 DATE

GEORGIA REGISTERED No. 1742 LAND SURVEYOR ELBERT H. ANGEL

ELBERT H. ANGEL
GEORGIA REG. LAND SURVEYOR - 1742
958 ADAMS ROAD
CEDARTOWN, GA. 30125
(770) 748-0419
angelsurveying@msn.com

NOTE: TRACTS TO BE SERVED BY PUBLIC WATER AND PRIVATE SEPTIC SYSTEMS

NOTE: EACH TRACT MUST HAVE A SEPTIC TANK PERMIT PRIOR TO THE START OF CONSTRUCTION

ZONING REQUIREMENTS
ZONING A-R (AGRICULTURE-RESIDENTIAL)
MINIMUM PRINCIPLE BUILDING SETBACKS
FRONT 40'
SIDE 10'
REAR 25'

NOTE: Right-of-way(s) used on this Plat is (are) based on apparent widths, Existing alignments, monuments found, or previous referenced surveys. No deed(s) for R/W found unless noted otherwise.

CERTIFICATE OF FINAL PLAT APPROVAL
All requirements of the Rome-Floyd County Unified Land Development Code having been represented as being fulfilled by this plat and the related as-built surveys approved on _____ , the Rome-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.

_____ Date_____
(Signature of Planning Director or Designee)

This plat has been calculated for closure and is found to be accurate within one foot in 444,133 feet.

The field data upon which this plat is based was collected by GPS observations using a Carlson BRx7 dual frequency receiver/rover running Carlson SurveCE software. Relative positional accuracy: < 0.04' (95% confidence level)

NOTE:
This plat is subject to all easements, matters of title, rights-of-way and local government approval.

JOB No. 26-017 / F15Z-003/ F16-013 /PLAT#P-26-027

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