THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

GRID NORTH
GA WEST ZONE NAD 1983

RETRACEMENT SURVEY FOR

PDC HOME BUYER LLC

BEING A BOUNDARY SURVEY OF TAX PARCEL 214.3.2.019.0000

LOCATED IN LAND LOT 1184

2ND DISTRICT 3RD SECTION PAULDING COUNTY, GEORGIA

SCALE 1" = 80' PLAT DATE: MAY 28, 2024

0 80' 160' 240'

REVISED AUGUST 20, 2024 – NAME CHANGE
REVISED OCTOBER 31, 2024 – ADDED CEMETERY DESCRIPTION (SEE NOTE 7)

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 IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 59,521 FEET.

DATE OF FIELD WORK: MAY 21, 2024
OCTOBER 28, 2024

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 BASED ON APPARENT WIDTHS AND EXISTING CENTERLINE. NO DEEDS FOR R/W 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: JERAD MARTIN

5. CURRENT TAX RECORDS SHOW THE OWNER AS THE HEIRS OF BILLY R. DOBBINS (TAX ID: 214.3.2.019.0000).

6. TITLE SOURCE DB 5114/PG 740, PB 80/PG 17.

7. THE PURPOSE OF THIS PLAT IS TO DELINEATE THE LIMITS OF THE JEFFERS CEMETERY AS MARKED ON THE GROUND BY R.S. WEBB & ASSOCIATES ON OCTOBER 13, 2024 AND SHOW THE CEMETERY AREA WITHIN TAX PARCEL 214.3.2.019.0000. THIS PLAT WAS ORIGINALLY RECORDED IN PLAT BOOK 80, PAGE 17 OF THE PAULDING COUNTY DEED RECORDS. NO OTHER FIELDWORK WAS PERFORMED.

ADDITIONAL REFERENCES:

1. PLAT OF SURVEY FOR BILLY R. DOBBINS, DATED JANUARY 11, 2001, BY CARLTON RAKESTRAW JR., GEORGIA REGISTERED LAND SURVEYOR 2236.

2. PLAT OF SURVEY FOR BILLY DOBBINS, DATED DECEMBER 1, 2003, BY CARLTON RAKESTRAW JR., GEORGIA REGISTERED LAND SURVEYOR 2236.

3. WARRANTY DEED FROM BILLY R. DOBBINS & MARY E. DOBBINS TO THE GEORGIA DEPARTMENT OF TRANSPORTATION, DATED SEPTEMBER 14, 2005, RECORDED IN DEED BOOK 3446, PAGE 599 OF THE PAULDING COUNTY DEED RECORDS.

GEORGIA PROFESSIONAL LAND SURVEYOR No. 3463 ROBERT LARRY CANNON

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

SURVEYORS CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. **RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.** 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 L. Cannon
ROBERT LARRY CANNON
GEORGIA PLS #3463

10/31/2024
DATE

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.33'	N 00°11'06" E
L2	19.48'	S 89°48'54" E
L3	8.36'	S 01°31'42" W
L4	19.28'	N 89°48'54" W
L5	24.94'	S 01°31'42" W
L6	10.52'	S 89°31'37" E
L7	13.33'	S 00°48'16" E
L8	43.93'	N 89°46'13" W
L9	46.64'	N 00°59'35" W
L10	15.44'	S 89°48'54" E

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 (½" REBAR CAPPED)
– CONCRETE MONUMENT
– CROSSTIE POST
– CALCULATED POINT
– UTILITY POLE
– SIGN
– FENCE LINE
– PROPERTY LINE
– LAND LOT LINE
– OVERHEAD POWER
– UNDERGROUND POWER
– UNDERGROUND COMMUNICATIONS
– UNDERGROUND GAS
– UNDERGROUND SANITARY SEWER
– UNDERGROUND WATER LINE

WILLIAMS LAKE ROAD
(RIGHT OF WAY VARIES)

1/2"RBF
CMF
NAIL FND.
N 87°47'00" E 113.46'
CMF (P.O.B.)
N 87°47'00" E 95.62'
S 56°15'21" E 61.32'
CMF

AREA:
0.933 ACRES
(INCLUDES AREA WITHIN CEMETERY)
PARCEL NO. 214.3.2.019.0000
4146 HIRAM DOUGLASVILLE HWY
ZONED B-1

CEMETERY AREA WITHIN TAX PARCEL 214.3.2.019.0000:
0.004 ACRES
(161.920 S.F.)

N 00°11'06" E 292.75'
S 03°06'08" W Ch=263.19' L=263.20' R=30100.03'
WELL
GARAGE
HOUSE
BLDG
N 89°48'54" W 133.25'
JEFFERS CEMETERY

– N/F –
CHURCH AT THE RIDGE INC.
DB 3296/PG 377
PARCEL NO. 214.3.1.003.0000
ZONED R-2

– N/F –
CRUM
DB 5096/PG 93
PB 80/PG 16
PARCEL NO. 214.3.1.005.0000
4206 HIRAM DOUGLASVILLE HWY
ZONED R-2

C/L BRANCH

SHED
SHED
CONCRETE DRIVEWAY
WELL
STORAGE BLDG
HOUSE

STATE ROUTE 92
(RIGHT OF WAY VARIES)

1/2"RBF
CMF
CMF
WOODS ROAD

– N/F –
CHURCH AT THE RIDGE INC.
DB 3296/PG 377
PARCEL NO. 214.3.1.003.0000
ZONED R-2

JOB NO. 24-039 / 214.3.2.019.0000 / PLAT # P-24-049R2