

Type: PLAT  
 Recorded: 7/1/2022 12:45:00 PM  
 Fee Amt: \$10.00 Page 1 of 1  
 Floyd County Superior Court  
 Barbara H. Penson Clerk

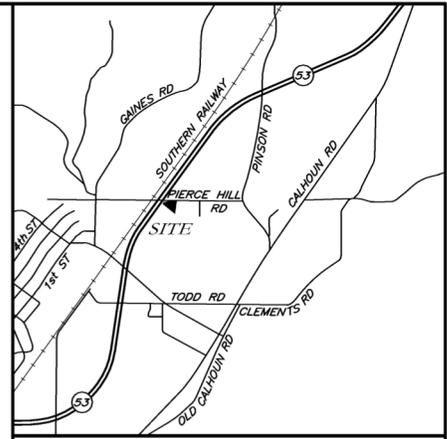
Participant ID: 0997199604

BK 39 PG 220

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

**GENERAL NOTES:**

1. THE PURPOSE OF THIS SURVEY IS TO RETRACE THE BOUNDARY OF PARCEL No. M10Y059 & M10Y060 IN THE FLOYD COUNTY TAX ASSESSOR'S RECORDS, AS DESCRIBED IN DB. 2578, PG. 558 IN THE FLOYD COUNTY CLERK OF SUPERIOR COURT'S OFFICE AND IN THAT UNRECORDED PLAT FOR SUSAN S. SEAGRAVES, OLEN E. SELF & MAXINE SELF, BY HORNE ASSOCIATES LAND SURVEYORS, DATED JANUARY 12, 2000 AND REVISED JANUARY 14, 2000.
2. FIELD WORK COMPLETED ON JUNE 28, 2022.
3. TOTAL ACREAGE: 1.17 ACRES
4. THE PROPERTY DEPICTED ON THIS PLAT MAY BE SUBJECT TO CROSSOVER EASEMENTS, INCLUDING THOSE FOR STORM WATER, UTILITIES, COMMON AREAS, INGRESS AND EGRESS, WHICH MAY BE RECORDED IN THE FLOYD COUNTY, GEORGIA RECORDS.
5. SURVEY AUTHORIZED BY: BILLY RAY COLBURN
6. THE SURVEYOR ASSUMES NO LIABILITY TO PERSONS OR ENTITIES NOT NAMED HEREON, AND ANY USE OF THIS PLAT BY UNNAMED PARTIES IS DONE AT THEIR OWN RISK.
7. THE SURVEYOR MAKES NO CLAIM AS TO THE ACCURACY OF THE INFORMATION SHOWN HEREON BEYOND THE LAST FIELD WORK DATE SHOWN.

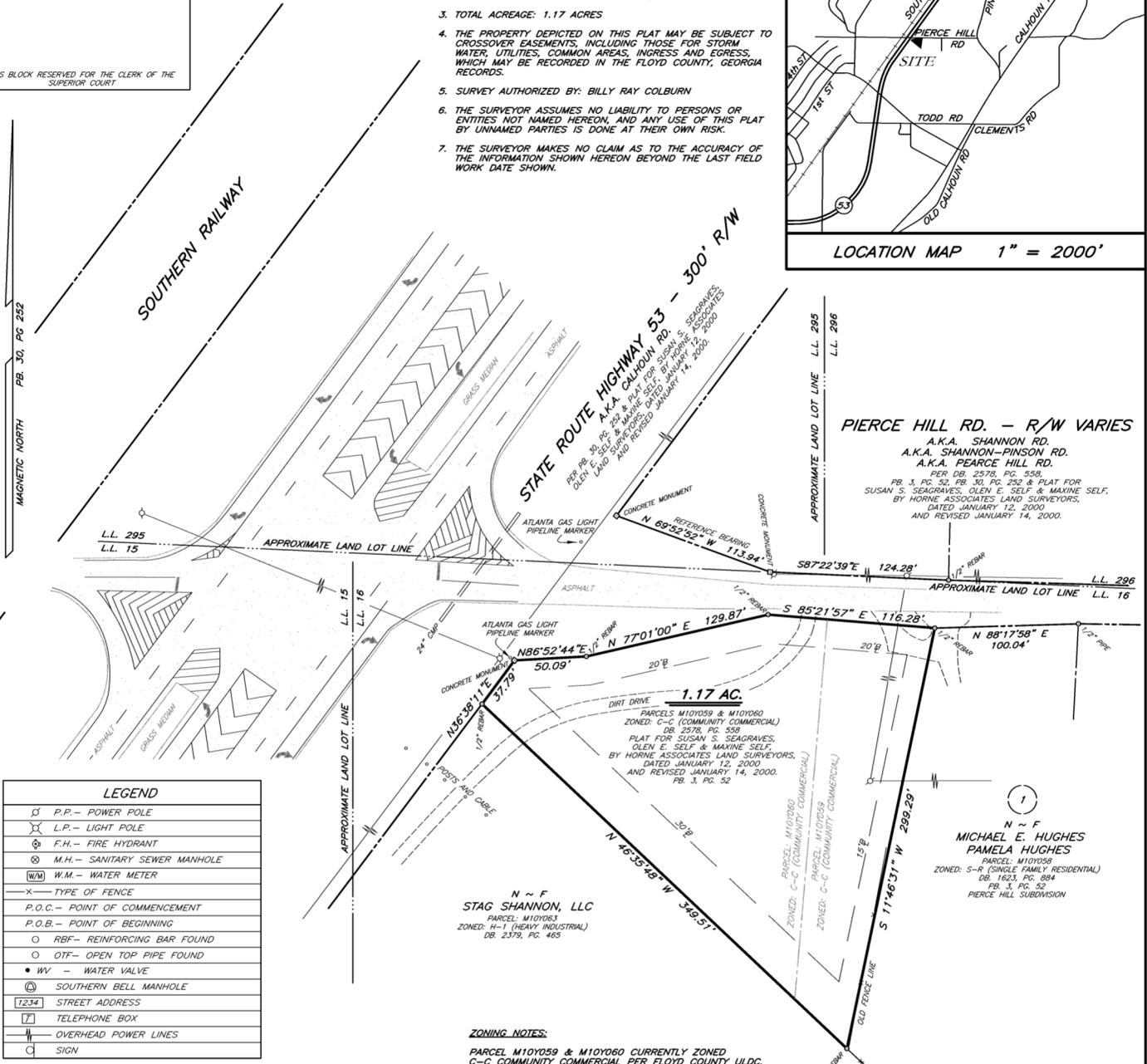


LOCATION MAP 1" = 2000'

**PIERCE HILL RD. - R/W VARIES**

A.K.A. SHANNON RD.  
 A.K.A. SHANNON-PINSON RD.  
 A.K.A. PEARCE HILL RD.

PER DB. 2578, PG. 558,  
 PB. 3, PG. 52, PB. 30, PG. 292 & PLAT FOR  
 SUSAN S. SEAGRAVES, OLEN E. SELF & MAXINE SELF,  
 BY HORNE ASSOCIATES LAND SURVEYORS,  
 DATED JANUARY 12, 2000  
 AND REVISED JANUARY 14, 2000.



**LEGEND**

⊗	P.P. - POWER POLE
⊗	L.P. - LIGHT POLE
⊗	F.H. - FIRE HYDRANT
⊗	M.H. - SANITARY SEWER MANHOLE
⊗	W.M. - WATER METER
⊗	TYPE OF FENCE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
○	RBF - REINFORCING BAR FOUND
○	OTF - OPEN TOP PIPE FOUND
•	WV - WATER VALVE
⊗	SOUTHERN BELL MANHOLE
1234	STREET ADDRESS
☐	TELEPHONE BOX
—	OVERHEAD POWER LINES
□	SIGN

**SURVEYOR'S 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 COMPLES 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.  
 6-29-2022  
 GEORGE F. McLAUGHLIN III DATE



THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY PANEL # 13115 C 0202 E DATED SEPTEMBER 23, 2009.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/19,929; ANGULAR PRECISION: 1.5" NG. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/124,604. MATTERS OF TITLE ARE EXCEPTED.

**ZONING NOTES:**  
 PARCEL M10Y059 & M10Y060 CURRENTLY ZONED C-C COMMUNITY COMMERCIAL PER FLOYD COUNTY ULDC.  
 MINIMUM SETBACKS: FRONT = 20', SIDE = 15', REAR = 30'



DATE: 6/29/2022 REVISIONS:  
 SCALE: 1" = 50'  
 DRAWN BY: ADS  
 CHECKED BY: GFM  
 SURVEYED BY: ADS  
 PIERCE HILL RD 0

**TERRAIN SOLUTIONS, LLC**  
 P.O. BOX 365  
 KENNESAW, GEORGIA 30156  
 (770) 427-3089  
 www.TerrainSolutionsLLC.com

BOUNDARY RETRACEMENT SURVEY FOR:  
**CONNIE COLBURN**

LOCATED IN L.L. 16  
 23rd DIST., 3rd SECT.,  
 FLOYD COUNTY, GA.