

Type: PLAT  
Recorded: 12/20/2024 3:25:00 PM  
Fee Amt: \$10.00 Page 1 of 1  
Floyd County Superior Court  
Barbara H. Penson Clerk

Participant ID: 8422063756

BK 41 PG 250

#### SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67. THIS PLAT HAS BEEN PREPARED BY LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTION 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 PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT HIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET BOTH IN THE RULES AND REGULATION 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.

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION AND THAT ALL MONUMENTS SHOWN HERE ACTUALLY EXIST. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THE TWO SETS OF SPECIFICATIONS, THERE REQUIREMENTS OF LAW PREVAIL.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,430 AND AN ANGULAR ERROR OF 6" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE GEORGIA PLAT ACT, O.C.G.A. 15-6-67. EQUIPMENT USED IN THIS SURVEY: CARLSON CR5 WITH A 360 PRISM.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 520,626 FEET.

BY: EDDIE V. BURKE  
GEORGIA REGISTERED LAND SURVEYOR NO. 2753



Maldonado, Rene Martinez  
& Rene J. Martinez Medina  
Tax Parcel: D15054  
Zoned: A-R

Winston, Paul W. Estate  
& Mildred G. Winston  
Tax Parcel: D15053  
Zoned: A-R

Wood, Wanda C.  
Tax Parcel: D15055  
Zoned: A-R

Guzman, Gabriela  
Tax Parcel: D15055  
Zoned: A-R

Blackwell, Ricky H. &  
Blackwell, Nancy Y.  
Tax Parcel: D15057  
Zoned: A-R

Booker, Horace, Jr. Est.  
Tax Parcel: D15061  
Zoned: A-R

Austin, John W.  
Tax Parcel: D15062  
Zoned: A-R

Blackwell, Ricky H. &  
Blackwell, Nancy Y.  
Tax Parcel: D15063  
Zoned: A-R

Langley, Deborah B.  
Tax Parcel: D15064  
Zoned: A-R

Mooney, Kirk  
Tax Parcel: D15065  
Zoned: A-R

#### 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 ON 12/20/24  
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.

Brice Wood 12/20/24  
SIGNATURE OF PLANNING DIRECTOR DATE:  
OR DESIGNEE

DIVISION SURVEY FOR

#### T.S.B. LOSS CONTROL CONSULTANTS

LYING ON THE SOUTHERLY SIDE OF MORTON BEND ROAD IN LAND LOTS 287, 288, 289 & 290, 4th DISTRICT, 4th SECTION, AND LAND LOT 191, 15th DISTRICT, 4th SECTION, FLOYD COUNTY, GEORGIA.

NUM	BEARING	DISTANCE
L1	S54°59'57"E	267.20'
L2	N35°09'35"E	183.80'
L3	S55°31'52"E	140.10'
L4	S34°26'52"W	294.83'
L5	S72°05'13"E	213.94'
L6	N25°11'14"E	263.66'
L7	S19°23'15"W	170.67'
L8	N42°03'21"E	257.86'
L9	N60°15'50"E	90.07'
L10	S42°25'53"E	208.22'
L11	N50°35'10"E	65.42'
L12	S70°38'40"W	268.83'
L13	N14°08'36"E	94.70'
L14	S56°22'09"E	266.29'
L15	S63°52'33"E	74.23'
L16	S72°44'53"E	130.24'
L17	N30°54'14"E	62.06'
L18	S60°46'24"E	112.18'
L19	N59°57'09"E	94.22'
L20	S61°06'55"E	80.52'

NUM	BEARING	DISTANCE
L21	S51°30'20"W	107.74'
L22	S89°25'18"W	239.56'
L23	S44°32'33"W	210.05'
L24	S35°47'13"E	262.69'
L25	S63°03'51"E	103.11'
L26	N49°18'50"E	165.40'
L27	S22°15'17"E	603.80'
L28	S84°43'15"E	228.17'
L29	N15°04'41"E	274.77'
L30	N22°48'48"E	473.31'
L31	N15°52'54"E	78.96'
L32	N48°29'17"W	252.94'
L33	N23°25'25"W	159.29'

TRACT THREE  
86.23 Acres.  
3756361.9 Sq.ft.

TRACT ONE  
33.92 Acres.  
1477492.6 Sq.ft.

TRACT TWO  
205.96 Acres.  
8971692.4 Sq.ft.

#### NOTES:

- BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT: 40', REAR: 25', SIDES: 25'
- BEARINGS SHOWN HEREON HAVE BEEN CALCULATED FROM ANGLES TURNED AND AREA BASED UPON PLAT FOR MEAD LOSS CONTROL IN PLAT BOOK 14, PAGE 134.
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY.
- THIS SURVEY WAS PREPARED FOR AND AUTHORIZED BY: CURTIS DOYLE.
- CORNER MARKERS AS SHOWN HEREON.
- PROPERTY IS SERVICED BY PUBLIC WATER AND PRIVATE SEWERAGE.
- RIGHTS TO INGRESS / EGRESS OVER AND ALONG ANY AND ALL DRIVEWAYS AND PATHWAYS THAT CURRENTLY EXIST ARE TO BE GRANTED FROM OWNER OF TRACT ONE TO OWNER OF TRACT TWO.
- TRACT THREE SHOWN HEREON IS A NON-CONFORMING TRACT OF LAND WITH THE CURRENT ACCEPTED CODES OF THE U.L.D.C. AS ESTABLISHED BY THE GOVERNING BODY OF FLOYD COUNTY AND THEREFORE MUST BE CONVEYED TO AN ADJOINING CONFORMING EXISTING PARCEL. (Tax Parcel: D15033)

Brown, Lathena Wehmeier  
Tax Parcel: D15034  
Zoned: A-R

Chandler, John Thurmon  
Tax Parcel: D15081  
Zoned: A-R

Harper, Mark Rodney  
Tax Parcel: D15050  
Zoned: A-R

Totherow, David  
Tax Parcel: D15051  
Zoned: A-R

ASHER & NOAH, LLC  
Tax Parcel: D15033  
Zoned: A-R

150 0 300 600  
GRAPHIC SCALE IN FEET

L.L. 172 L.L. 172

L.L. 190 L.L. 191

L.L. 191 S2°10'478"W  
71.23'

r=905.58'  
a=519.65'  
cd=512.55'  
cb=S19°53'14"W

S1°39'06"W  
266.55'

S0°02'06"E  
305.01'  
r=360.52'  
a=162.89'  
cd=161.51'  
cb=S12°54'31"W

S1°38'43"W  
263.78'

S0°02'06"E  
304.13'  
r=420.52'  
a=183.70'  
cd=182.25'  
cb=S12°28'46"W

MORTON BEND ROAD S.W.  
50' R/W

S85°28'37"E

N1°38'22"E

274.53'

L.L. 288

L.L. 289

L.L. 290

r=1162.57'  
a=354.29'  
cd=352.92'  
cb=S76°44'48"E

N71°30'58"W  
270.83'

S2°13'32"W

1720.00'

L.L. 289

L.L. 290

L.L. 324

L.L. 323

L.L. 289

L.L. 324

2340.61'

N87°22'58"W

N88°02'38"W

L.L. 192

2606.70'

L.L. 192

L.L. 193

L.L. 191

L.L. 190

concrete monument

concrete monument

concrete monument

JOB: 24TSB-LOSS  
FILE: 191-15-4  
SCALE: 1" = 300'  
FIELD DATE: NOV. 25-27, 2022  
PLAT DATE: DEC. 14, 2022  
REVISED: DEC. 15, 2024  
to re-subdivide

#### FLOOD HAZARD STATEMENT

PROPERTY SHOWN HEREON IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS SHOWN HEREON PER F.E.M.A. OFFICIAL FLOOD MAP 13115C0251E DATED, SEPT. 25, 2009.

Weyerhaeuser Co.  
Tax Parcel: D15032A  
Zoned: A-R

Weyerhaeuser Co.  
Tax Parcel: D15032A  
Zoned: A-R

BURKE LAND SURVEYING  
59 SAGE BRUSH LANE  
SUMMERVILLE, GEORGIA  
(706) 506-8509