



SURVEYOR'S CERTIFICATION

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; that all monuments shown hereon actually exist or are marked as "Future", and their location, size, type and material are correctly shown; and that all engineering requirements of the Land Subdivision Ordinance of Tallapoosa, Georgia have been complied with.

By:
Georgia RLS: 2930

OWNER'S CERTIFICATION

State of Georgia, County of Haralson
The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that the Plat was made from an actual survey, that all state, city, and county taxes or other assessments now due on this have been paid.

Owner:
Date: 3/5/25
24hr Emergency Contact Phone: 707126246

CERTIFICATE OF APPROVAL FOR FINAL PLAT BY THE MAYOR AND COUNCIL

Pursuant to the Land Subdivision Ordinance of Tallapoosa, Georgia, All the Requirements of Approval Having Been Fulfilled, the Final Plat was Given Final Approval by the Mayor and Council On This Day:

Date: 3/10/2025
Mayor:

Gregory Jack Dewberry
R.L.S. #2930
P.O. Box 156
Bremen, GA 30110
(770) 537-4087

NOTE: THIS PLAT IS NOT VALID FOR RECORDING PURPOSES UNLESS SURVEYOR'S SIGNATURE APPEARS OVER THE STAMP

As required by subsection (c) of O.C.G.A. Section 15-6-67, this plat has been prepared and issued for submittal and approval by the local jurisdiction as is evidenced by the approval certificates, signatures, stamps, or statements hereon. Further, the undersigned land surveyor certifies that this plat is a correct representation of the land platted and complies with the Minimum Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.



CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	171.49'	719.22'	S07°37'05"E	171.09'
C2	186.73'	996.45'	S20°55'49"W	186.45'
C3	60.03'	1145.92'	N17°05'27"W	60.02'
C4	159.18'	996.45'	S30°52'30"W	159.02'
C5	253.37'	1145.92'	N34°52'59"W	252.85'
C6	199.15'	1145.92'	N23°34'13"W	198.90'

SURVEY CLOSURE STATEMENT

The Field Data upon which this plat is based has a closure precision of one foot in 18,356 feet, and an angular error of 3.0" per angle point, and was adjusted using COMPASS rule.

This plat has been calculated for closure and is found to be accurate within one foot in 201,282 feet.

Linear Measurement obtained using Leica TCR 403
Angular Measurement obtained using Leica TCR 403
Field Work completed 02/01/2025

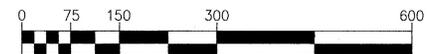
REFERENCES

- Executrixes Deed Under Power from Estate of Ross W. Greene to David L. Coy, dated May 30, 2019, recorded in Deed Book 1232, Pages 402 - 405
- Order and Judgment in favor of Georgia Department of Transportation from Ross W. Greene, Docket No. 05-CV-012M, dated January 6, 2005, recorded in Deed Book 788, Pages 77 thru 90
- Plat of Survey for J.T. McDonald, dated April 21, 1970, by N.B. DeLoach, GA RLS, recorded in Plat Book 2, Page 123
- Boundary Survey for Haralson County Board of Commissioners, dated December 20, 2017, by Gregory Jack Dewberry, GA RLS No. 2930, recorded in Plat Book 47, Page 196
- Boundary Survey for David L. Coy, dated June 27, 2024, by Gregory Jack Dewberry, GA RLS No. 2930, recorded in Plat Book 54, Page 33.

NOTES

- This property does not lie within a FEMA designated flood hazard area.

GRAPHIC SCALE

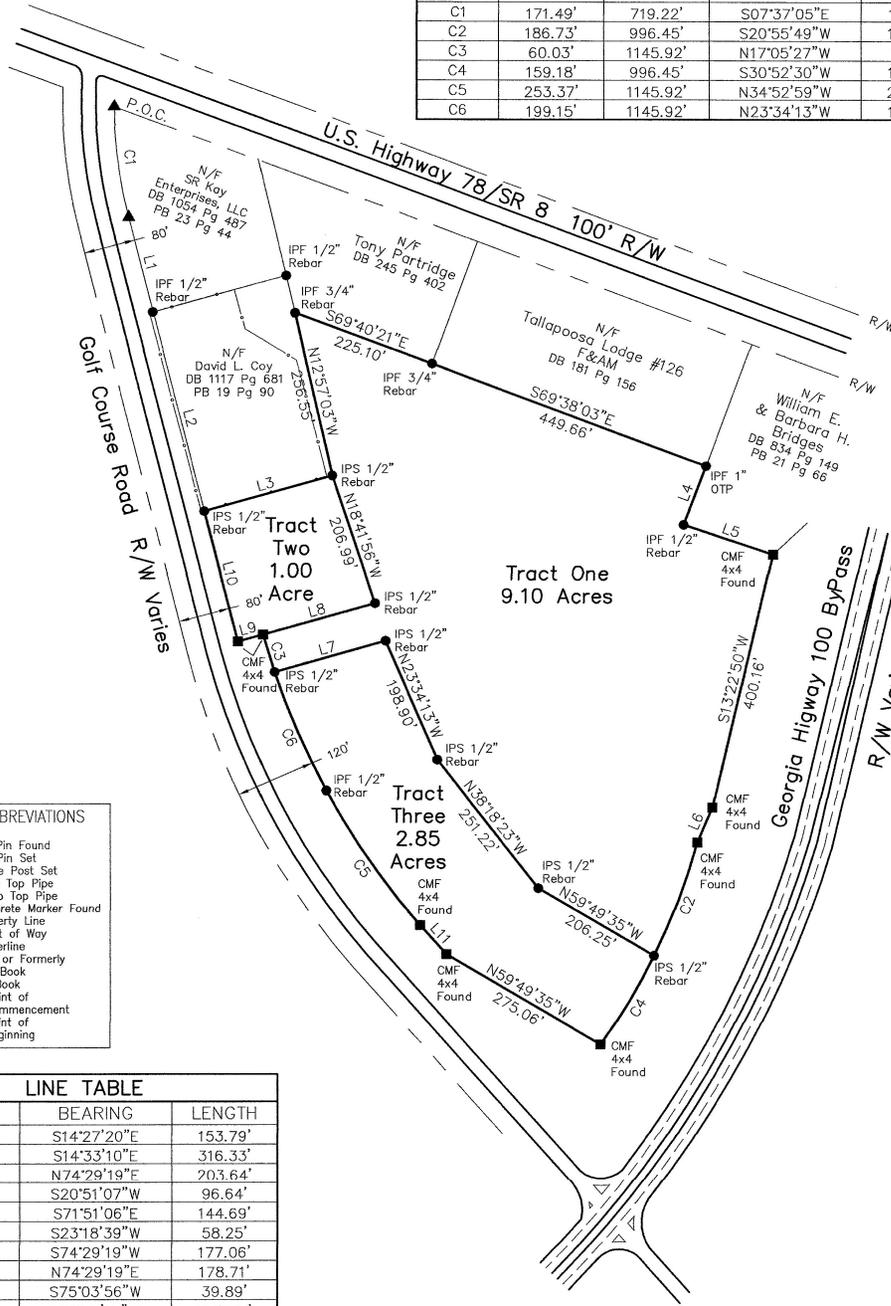


(In Feet)
1 inch = 150 feet

PLAT ABBREVIATIONS

- IPF - Iron Pin Found
- IPS - Iron Pin Set
- FPS - Fence Post Set
- OTP - Open Top Pipe
- CTP - Crimp Top Pipe
- CMF - Concrete Marker Found
- P/L - Property Line
- R/W - Right of Way
- C/L - Centerline
- N/F - Now or Formerly
- DB - Deed Book
- PB - Plat Book
- P.O.C. - Point of Commencement
- P.O.B. - Point of Beginning

LINE TABLE		
LINE	BEARING	LENGTH
L1	S14°27'20"E	153.79'
L2	S14°33'10"E	316.33'
L3	N74°29'19"E	203.64'
L4	S20°51'07"W	96.64'
L5	S71°51'06"E	144.69'
L6	S23°18'39"W	58.25'
L7	S74°29'19"W	177.06'
L8	N74°29'19"E	178.71'
L9	S75°03'56"W	39.89'
L10	N14°33'10"W	206.29'
L11	N42°33'12"W	60.08'



CIVIL SOLUTIONS
ENGINEERING AND LAND SURVEYING
BOUNDARY SURVEY FOR
DAVID L. COY
Tax Parcel No. 0049-0067
Land Lot 103, 8th Land District, 5th Section
City of Tallapoosa
Haralson County, Georgia

DATE	SCALE	SHEET	JOB NO
02/07/2025	1" = 150'	1 OF 1	2025018A