

eFiled & eRecorded
 DATE: 2/13/2024
 TIME: 3:39 PM
 PLAT BOOK: 00028
 PAGE: 00022
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 6779468066
 CLERK: Debbie L. Brooks
 Spalding County, GA

FOR CLERK OF SUPERIOR COURT



Department of Development Services

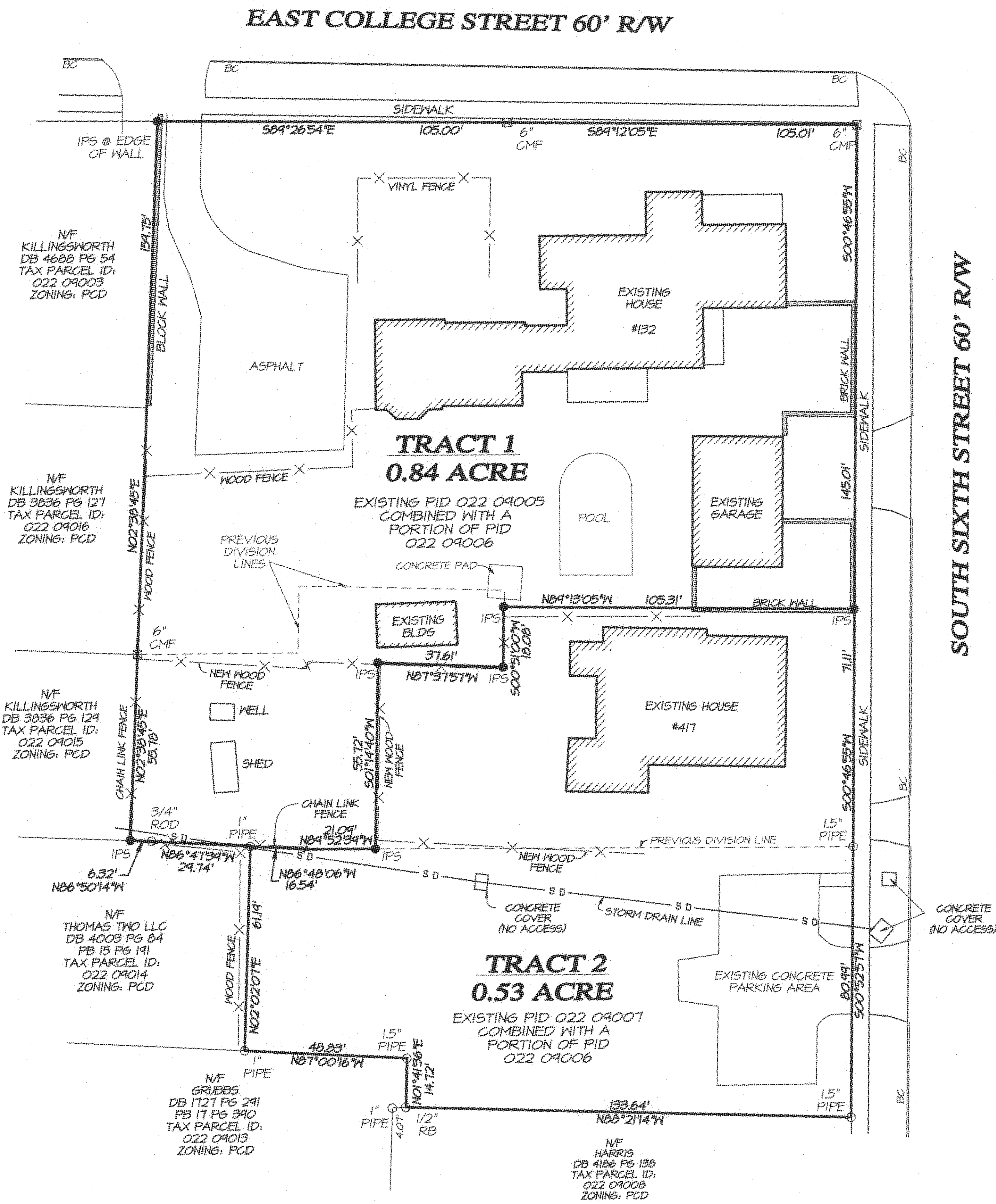
This is to certify that the property shown on this plat of survey:

Has been subdivided or consolidated
 meets current zoning regulations

In accordance with the Ordinances of the City of Griffin
 and constitutes a zoning lot for development purposes.

Date: 2/12/24

[Signature]
 Zoning Administrator



LEGEND	
● IPS	IRON PIN (1/2" rebar with cap) OR CORNER MONUMENT SET
○ IPF	CORNER MONUMENT FOUND
R/W	RIGHT-OF-WAY
LL	LAND LOT
N/F	NOW OR FORMERLY
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
RB	REBAR
CMF	CONCRETE MONUMENT FOUND
POB	POINT OF BEGINNING
BC	BACK OF CURB
PID	PARCEL IDENTIFICATION NUMBER
—SD	STORM DRAIN LINE
—X	FENCE

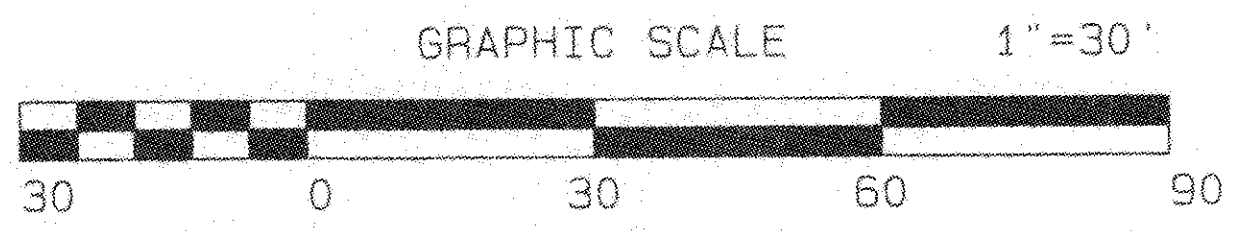
THIS SURVEY AND THE MEASUREMENTS SHOWN HEREON WERE OBTAINED ENTIRELY BY USING AN eGPS 2011(CHC/10) DUAL FREQUENCY BASE AND ROVER RTK SYSTEM AND HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95% CONFIDENCE LEVEL.

GENERAL NOTES

- EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS (OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY OR EASEMENTS THAT CAN BE ESTABLISHED FROM A COMPLETE AND ACCURATE TITLE REPORT); BUILDING SETBACKS; RESTRICTIVE COVENANTS; ZONING CONDITIONS OR OTHER LAND USE REGULATIONS.
- EXCEPT AS MAY BE EXPRESSLY INDICATED ON THIS PLAT, LOCATIONS OF ENVIRONMENTAL, GEOLOGIC, AND UNDERGROUND FEATURES AND CONDITIONS, NATURAL AND OTHERWISE, AS THEY MAY RELATE TO BUFFERS AND SETBACKS IS BEYOND THE SCOPE OF THIS PLAT.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
- SURVEY REFERENCES: PB 5 PG 23, PB 15 PG 191, DB 1171 PG 21, DB 3430 PG 107, DB 4030 PG 143, DB 4056 PG 338, DB 4000 PG 296, DB 4170 PG 1, DB 4343 PG 319.
- THIS PROPERTY IS NOT PART OF A SUBDIVISION
- THIS PROPERTY IS NOT IN A WETLAND.
- THIS PROPERTY IS NOT IN A FLOODPLAIN.
- THIS PROPERTY IS IN A WATERSHED AREA (POTATO CREEK)
- THIS PROPERTY DOES NOT HAVE ANY BODIES OF WATER ON THE PROPERTY.
- CURRENT PROPERT ZONING: PCD

PREPARED FOR:
 KIRBY SISK
 1217 MAPLE DRIVE
 GRIFFIN GA 30224

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 108-6-.09, THE TERM CERTIFICATION AS USED IN BOARD RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.



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 hereon. 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.

By: *[Signature]*
 JOHN RANDALL DAVIS GA PLS #3448
 DATE: 02/02/2024

FLOOD NOTE
 BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEPICTION ONLY, NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS PER INSURANCE RATE MAP NUMBER 13255 G0185D WITH AN EFFECTIVE DATE OF MAY, 3, 2010, NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

REV.	DATE	DESCRIPTION

JOB #: 2024.018

COMBINATION SURVEY FOR: KIRBY SISK

CITY OF GRIFFIN SPALDING COUNTY, GA

DATE OF FIELD WORK: 01/17/2024

DATE OF SURVEY PLAT: 02/02/2024

SCALE: 1" = 30'

DRAWN BY: JRD

TERRA SERVICES COMPANY, LLC
 Randy Davis
 Georgia Registered Professional Land Surveyor # 3448
 Randy.tsc.llc@gmail.com
 770-468-9038

