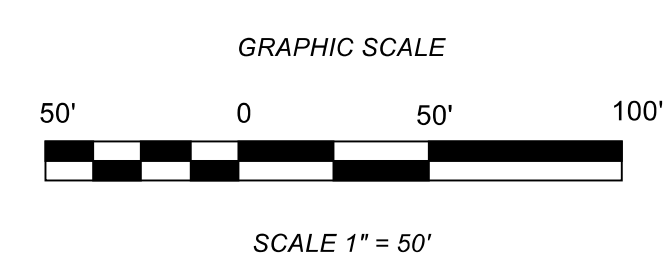
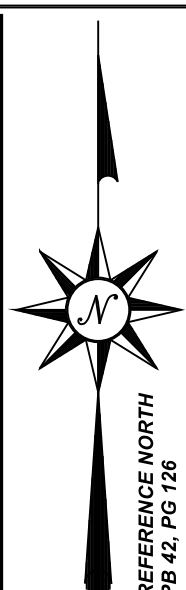


THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



ZONING

PROPERTY ZONED: RC - RURAL CONSERVATION
 MINIMUM BUILDING LOT: 5 ACRES
 MINIMUM BUILDING SITE: 1.3 ACRES
 MINIMUM STREET FRONTAGE: 220 FEET
 MINIMUM LOT WIDTH AT FRONT SETBACK: 220 FEET
 MINIMUM FLOOR AREA: 1725 SF PER UNIT
 MAXIMUM IMPERVIOUS AREA: 15%
 MINIMUM YARD SETBACKS:
 - FRONT: 50 FEET
 - SIDE: 25 FEET
 - REAR: 50 FEET
 MAXIMUM STRUCTURE HEIGHT: 3 STORIES - 40 FEET

SURVEY NOTES

EQUIPMENT USED:
 ANGULAR AND LINEAR MEASUREMENTS WERE OBTAINED USING A SPECTRA PRECISION FOCUS 35 - 5\"/>

CLOSURE STATEMENT:
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 55,144 FEET WITH AN ANGULAR ERROR OF TWO SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 449,169 FEET.
 THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON BEARINGS REFERENCED FROM PLAT BOOK 42, PAGE 126. THE WEST LINE OF LOT 18 WAS HELD AT THE PLAT BEARING.
 RIGHT-OF-WAY OF 30' ESTABLISHED BASED ON STARR'S POND ROAD BEING COUNTY MAINTAINED FROM DITCH-TO-DITCH AS OF 2002 (PER COWETA COUNTY ROADS DEPARTMENT). FIFTEEN FEET EITHER SIDE OF ROAD AS IT CURRENTLY EXISTS ACCOUNTS FOR DITCH - ALLOWING FOR 30' RIGHT-OF-WAY.
 FIELD WORK FOR THIS SURVEY WAS COMPLETED ON MARCH 27, 2019.
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FULL CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. ALL MATTERS OF TITLE ARE EXCEPTED.
 THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED ON THIS PLAT. THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.
 UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

FLOOD STATEMENT

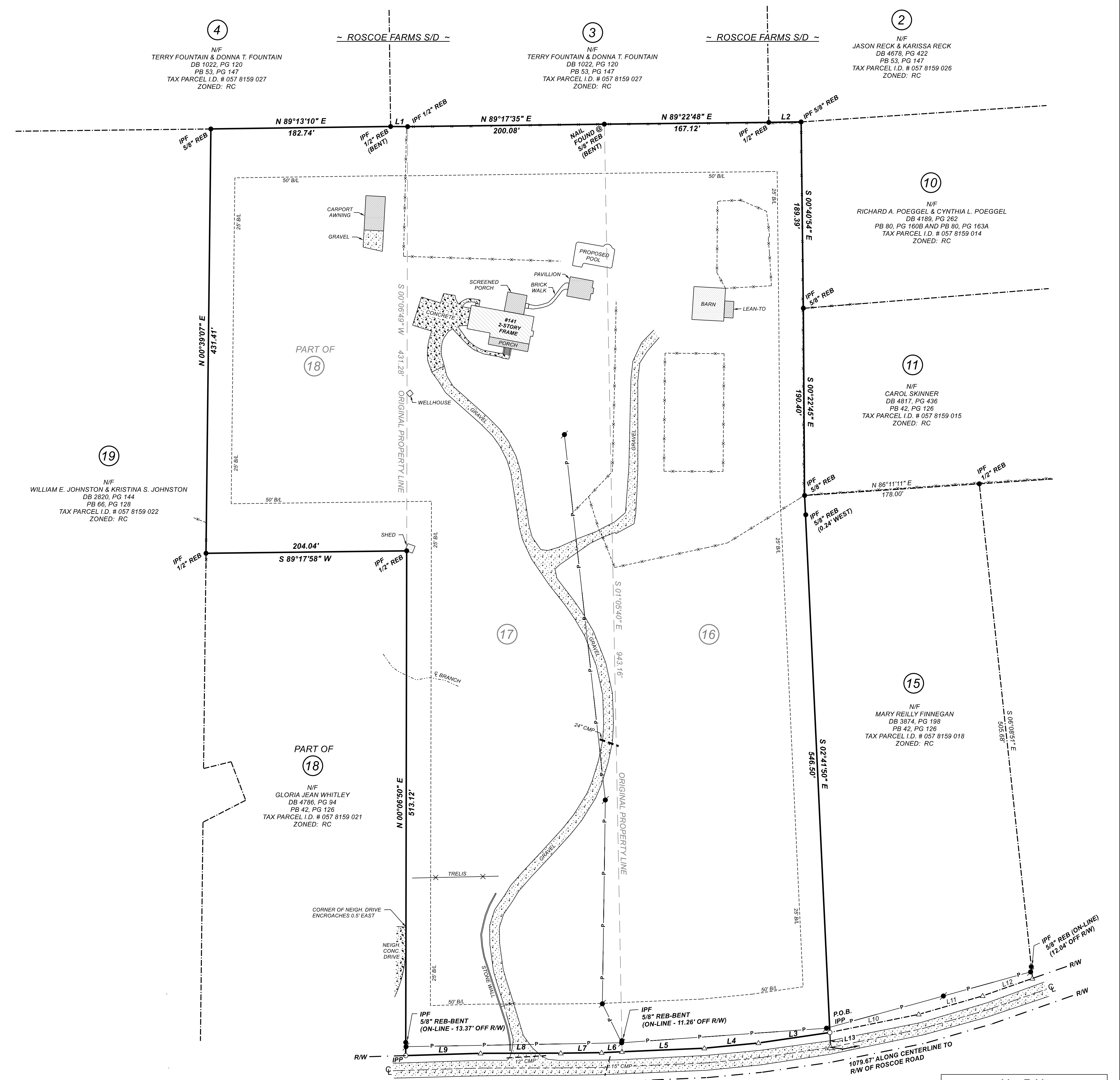
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL #13077C0015D, EFFECTIVE FEBRUARY 06, 2013.

REFERENCE MATERIAL

- DEED BOOK 593, PAGE 187
- DEED BOOK 628, PAGE 265
- DEED BOOK 1022, PAGE 120
- DEED BOOK 2620, PAGE 144
- DEED BOOK 3682, PAGE 77
- DEED BOOK 3874, PAGE 198
- DEED BOOK 4189, PAGE 262
- DEED BOOK 4678, PAGE 422
- DEED BOOK 4786, PAGE 94
- DEED BOOK 4817, PAGE 436
- PLAT BOOK 42, PAGE 126
- PLAT BOOK 53, PAGE 147
- PLAT BOOK 66, PAGE 128
- PLAT BOOK 80, PAGE 160B
- PLAT BOOK 80, PAGE 163A

LEGEND

ABBREVIATIONS	SYMBOLS		
ARC	LENGTH OF CURVE	●	IRON PIN FOUND
BL	BUILDING SETBACK LINE	○	IRON PIN PLACED - 1/2" REBAR (w/ PINK CAP "BJD RLS #3211)
CALC	CALCULATED	■	CONCRETE MONUMENT FOUND
CHD	LENGTH OF CHORD	△	COMPUTED CORNER
CLF	CHAIN LINK FENCE	◌	WATER METER
CMP	CORRUGATED METAL PIPE	○	POWER POLE
CO	CLEAN OUT	— X —	FENCE LINE
CONC	CONCRETE	— P —	OVERHEAD POWER LINE
CTP	CRIMBED TOP PIPE		
DB	DEED BOOK		
DIP	DUCTILE IRON PIPE		
EG	EDGE OF GRAVEL		
EM	ELECTRIC METER		
EP	EDGE OF PAVEMENT		
ESMT	EASEMENT		
FH	FIRE HYDRANT		
GLY	GUY WIRE		
HDPE	HIGH DENSITY POLYETHYLENE PIPE		
HW	HEAD WALL		
IPP	IRON PIN FOUND		
IPP	IRON PIN PLACED		
LL	LAND LOT		
LLL	LAND LOT LINE		
NF	NOW OR FORMERLY		
OWPL	OVERHEAD POWERLINE		
OTP	OPEN TOP PIPE		
PB	PLAT BOOK		
PG	PAGE		
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCEMENT		
PP	POWER POLE		
RAD	RADIUS OF CURVE		
RCP	REINFORCED CONCRETE PIPE		
R/W	RIGHT-OF-WAY		
TBM	TEMPORARY BENCHMARK		
TP	TELEPHONE POLE		
WM	WATER METER		
WV	WATER VALVE		



STARR'S POND ROAD (30' R/W)
 (GRAVEL +/- 15' WIDE)

NOTE: PER COWETA COUNTY ROADS DEPARTMENT, STARR'S POND ROAD BECAME COUNTY MAINTAINED IN YEAR 2002 AND COUNTY MAINTAINS FROM DITCH-TO-DITCH.
 FIFTEEN FEET ON EITHER SIDE OF CENTERLINE OF THE ROAD AS IT CURRENTLY EXISTS ACCOUNTS FOR DITCH - ALLOWING FOR 30' R/W.

Line Table

LINE	BEARING	HORIZ DIST
L1	S89°39'18"E	17.24'
L2	N89°10'14"E	32.90'
L3	S81°36'30"W	73.30'
L4	S84°29'23"W	55.24'
L5	S87°32'01"W	83.80'
L6	S87°32'01"W	20.71'
L7	S89°14'21"W	41.47'
L8	S89°53'53"W	81.62'
L9	S88°16'53"W	76.21'
L10	S78°27'26"W	92.32'
L11	S73°54'08"W	67.65'
L12	S70°41'09"W	53.61'
L13	N2°41'50"W	15.18'

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 herein. 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.

AREA:
 10.890 ACRES
 474,389 S.F.

ADDRESS: 141 STARR'S POND ROAD

BOUNDARY RETRACEMENT SURVEY & PROPOSED POOL LOCATION FOR:
KEITH D. THOMAS & KIMBERLY J. THOMAS
 LOTS 16, 17, & PART OF 18 OF "LASSITER PROPERTIES, INC."
 LL 159, DISTRICT 8
 COWETA COUNTY
 TAX PARCEL I.D. # 057 8159 020

PREPARED BY:
B. JEFF DAVIS, RLS
 REGISTERED LAND SURVEYOR NO. 3211
 8385 VERNON GROVE ROAD
 CHATTAHOOCHEE HILLS, GA 30268
 (770) 463-8338
 bjeff3211@att.net

PROJECT NO.: 190010
 DRAWING FILE: 190010.TRV
 DRAWN BY: BJD
 SURVEY DATE: 03/27/2019
 SCALE: 1" = 50'
 DATE: 03/28/2019