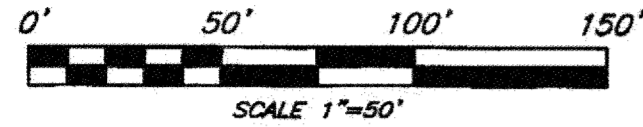


LOT SPLIT SURVEY FOR:
WANDA GREEN

BEING PART OF LOTS 21 & 22 OF
"ROBERT A. DAVIS FARM SUBDIVISION"
(PLAT BOOK 2, PAGE 175)
LOCATED IN LAND LOT 152
22nd DISTRICT - 3rd SECTION OF FLOYD COUNTY, GEORGIA

FIELD WORK DATE: MARCH 09, 2016
PLAT DATE: APRIL 08, 2016



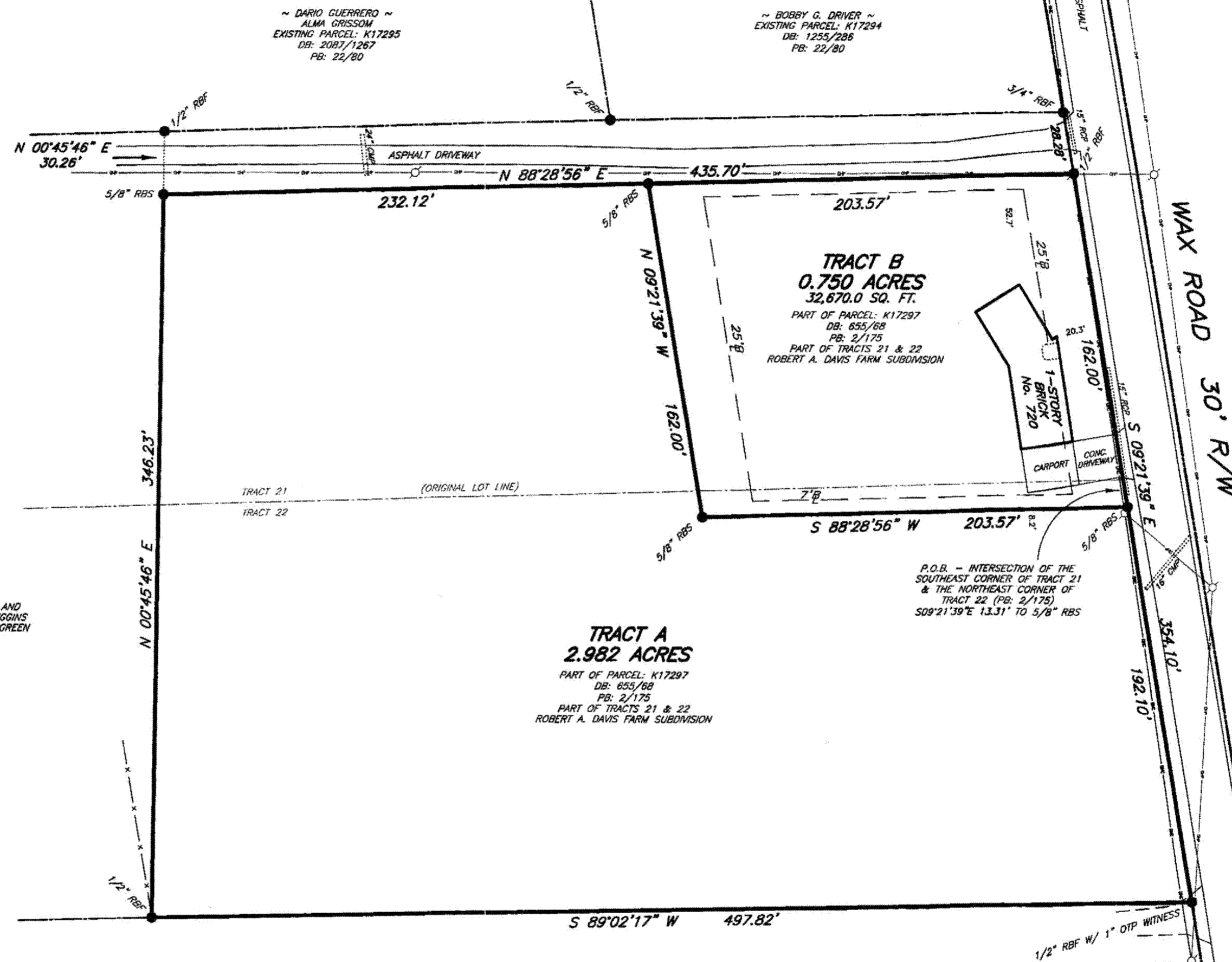
Type: PLAT
Recorded: 1/23/2020 9:46:00 AM
Fee Amt: \$10.00 Page 1 of 1
Floyd County Superior Court
Barbara H. Penson Clerk

Participant ID: 3061396037

BK 37 PG 241

LEGEND

	DENOTES RIGHT OF WAY
	DENOTES EASEMENT
	DENOTES LOT LINE
	DENOTES LAND LOT LINE
	DENOTES OVERHEAD POWER LINES
	DENOTES FENCE
	DENOTES STORM DRAIN
	DENOTES DITCH
	DENOTES BUILDING SETBACK
	DENOTES PROPERTY CORNER
	DENOTES 5/8" REBAR SET WITH CAP
	DENOTES REBAR FOUND
	DENOTES OPEN TOP PIPE
	DENOTES POINT OF COMMENCEMENT
	DENOTES POINT OF BEGINNING
	DENOTES DEED BOOK
	DENOTES PLAT BOOK
	DENOTES POWER POLE



SURVEYOR'S CERTIFICATE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 130-7 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. 15-6-87.

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 THEREON ACTUALLY EXIST.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 82,546 FEET, AND AN ANGULAR ERROR OF 1.50" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 576,641 FEET.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A THREE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER.

BILLY L. FLOYD
REGISTERED GEORGIA LAND SURVEYOR
#3078
2510 SHORTER AVENUE
ROME, GA 30165
(706) 234-5852

~ CLAYTON L. GREEN ~
WANDA C. GREEN
PARCEL: K17296
DB: 1300/423
PB: 2/213
PART OF TRACTS 21 & 22
ROBERT A. DAVIS FARM SUBDIVISION AND
REFERENCE SURVEY BY GROVER H. HIGGINS
FOR CLAYTON L. GREEN & WANDA C. GREEN
DATED MARCH 12, 1994

~ DARIO GUERRERO ~
ALMA GRISSOM
EXISTING PARCEL: K17295
DB: 2087/1267
PB: 22/80

~ BOBBY G. DRIVER ~
EXISTING PARCEL: K17294
DB: 1253/206
PB: 22/80

TRACT A
2.982 ACRES
PART OF PARCEL: K17297
DB: 655/88
PB: 2/175
PART OF TRACTS 21 & 22
ROBERT A. DAVIS FARM SUBDIVISION

TRACT B
0.750 ACRES
32,670.0 SQ. FT.
PART OF PARCEL: K17297
DB: 655/88
PB: 2/175
PART OF TRACTS 21 & 22
ROBERT A. DAVIS FARM SUBDIVISION

P.O.B. - INTERSECTION OF THE
SOUTHEAST CORNER OF TRACT 21
& THE NORTHEAST CORNER OF
TRACT 22 (PB: 2/175)
S09°21'39"E 13.31' TO 5/8" RBS

NOTES:

- NO ABSTRACT OF TITLE NOR TITLE COMMITMENT OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- RIGHTS OF WAY BASED UPON APPARENT WIDTHS AND EXISTING CENTERLINE. NO DEEDS FOR R/W FOUND UNLESS NOTED.
- THIS PLAT MAKES NO CERTIFICATION CONCERNING THE EXISTENCE OR NON-EXISTENCE OF WETLANDS.

NOTICE:

THIS PLAT OF SURVEY IS MADE FOR THE SOLE USE AND BENEFIT OF THE PERSON(S) OR ENTITIES NAMED HEREON. THE SURVEYOR ASSUMES NO RESPONSIBILITY TO PERSON(S) OR ENTITIES NOT NAMED HEREON AND ANY USE THIS PLAT BY UNNAMED PARTIES IS DONE AT THEIR OWN RISK. THE SURVEYOR MAKES NO CLAIM AS TO THE ACCURACY OF THE INFORMATION SHOWN HEREON BEYOND LAST FIELD WORK DATE SHOWN. COPIES OF THIS PLAT WITHOUT ORIGINAL SIGNATURE ACROSS SEAL ARE NOT VALID.

OWNER'S CERTIFICATE

STATE OF GEORGIA
COUNTY OF FLOYD
THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED THEREIN OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE ROME-FLOYD COUNTY UNIFIED LAND DEVELOPMENT CODE. THE OWNER FURTHER ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED, AND DEDICATES TO THE PUBLIC FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, EASEMENTS OR OTHER PUBLIC USE AREAS, AND ALL WATER SYSTEM, SEWERAGE AND OTHER PUBLIC IMPROVEMENTS AS DEPICTED ON THE AS-BUILT SURVEYS FOR THIS SUBDIVISION.
APPROVED ON _____
OWNER'S NAME: _____
OWNER'S ADDRESS: _____
DATE: _____
(OWNER'S SIGNATURE)

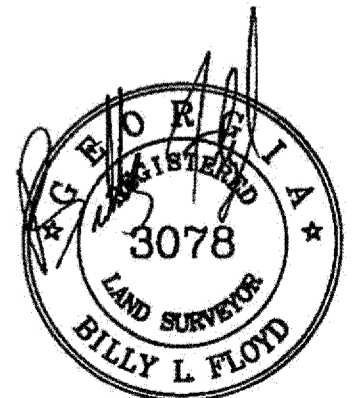
CERTIFICATE OF FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE ROME-FLOYD COUNTY UNIFIED LAND DEVELOPMENT CODE HAVING BEEN REPRESENTED AS BEING FULFILLED BY THIS PLAT AND THE RELATED AS-BUILT SURVEYS APPROVED ON _____ THE ROME-FLOYD COUNTY PLANNING COMMISSION HEREBY APPROVES THIS PLAT FOR RECORDATION BY THE CLERK OF SUPERIOR COURT AND RECOGNIZES 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.

SIGNATURE OF PLANNING DIRECTOR/DESIGNEE
DATE: 4/19/16

ZONING REQUIREMENTS/RESTRICTIONS

PARCEL:
ZONING: S-R SINGLE FAMILY RESIDENTIAL
(PER CITY OF ROME - FLOYD COUNTY GIS MAP)
MINIMUM LOT SIZE:
(PER FLOYD COUNTY HEALTH DEPARTMENT)
32,670 sq.ft.
MINIMUM SETBACKS: FRONT - 25 FEET
SIDE - 7 FEET
BACK - 25 FEET



FLOYD-HORNE
LAND SURVEYORS
2510 SHORTER AVENUE
ROME, GEORGIA
(706) 234-5852