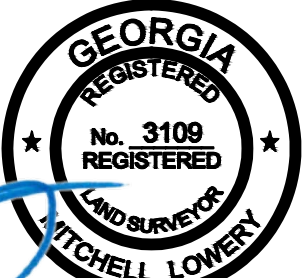


SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED FEBRUARY 24, 2022.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1/1013784" WITH AN ANGULAR ERROR OF 3.2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- 3) A SOKKIA IX SERIES ROBOTIC TOTAL STATION, CARLSON BRX7 GPS RECEIVER, AND CARLSON SURVEYOR+® DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A MAP CLOSURE OF 1' IN 1,200,000,000'.
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13107-100. A DATE OF IDENTIFICATION OF SEPTEMBER 25, 2009 FOR COMMUNITY NUMBER 130079, IN FLOYD COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BRX7 GPS RECEIVER UTILIZING OPUS-5® FOR POST PROCESSING, THE RELATIVE POSITIONING ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GOVERNMENT OF THE UNITED STATES OF AMERICA STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .06 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- 7) NO EFFORT TO OBTAIN THE LOCATION OF UNDERGROUND UTILITIES WAS MADE DURING THE COURSE OF THIS SURVEY. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
- 8) NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESTONES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.
- 9) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 2365, PAGE 554, FLOYD COUNTY RECORDS.
- 10) NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.
- 11) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 12) AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- 13) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 14) SUBJECT PROPERTY HAS DIRECT ACCESS TO XXXX ROAD, BEING A PUBLICLY DEDICATED RIGHT OF WAY.
- 15) SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND EXISTS OF WAY. NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXIST.

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. THE PURPOSE OF THIS PLAT IS TO REVERSE ANY INSTRUMENT, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREIN. RECORDATION OF THIS PLAT DOES NOT REQUIRE REMOVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, CONFORMANCE WITH ANY ORDINANCES OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR HAS REVIEWED THE RECORDATION OF THIS PLAT AND DETERMINED THAT IT COMPLIES WITH THE 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.



N/F
CITY OF ROAM
DB: 1189 PG: 523

LEGEND

- | | |
|--------------------|---------------|
| ----- | PROPERTY LINE |
| (BEARING/DISTANCE) | RECORD CALLS |
| CRB | CAPPED REBAR |
| FND | FOUND |

LOWERY & ASSOCIATES
LAND SURVEYING, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30121
770-334-8186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A.: LSF-00102


PREPARED FOR:
RYAN MCLELLAN

BOUNDARY SURVEY OF:
LOTS 27-30 BLOCK A
FOUR LANE ACRES SUBDIVISION
FLOYD COUNTY PARCEL# L15033

STATE: GEORGIA
COUNTY: FLOYD

AND LOT: 216 DISTRICT: 22 SECTION: 3

REVISIONS

[illegible]

Lowery
& Associates
LAND SURVEYING, LLC

DATE: MARCH 1, 2021
JOB #: 223653
SCALE: 1"=40'
DRAWN BY: D. HALL