

7257735799
PARTICIPANT ID
BK:100 PG:315-315
P2022000043
FILED IN OFFICE
CLERK OF COURT
02/24/2022 03:45 PM
NIKI SEWELL, CLERK
SUPERIOR COURT
COWETA COUNTY, GA

THIS
OF T *Niki Sewell*

LEGEND

BL=BUILDING LINE
D.B.=DEED BOOK
EP=EDGE OF PAVEMENT
F.W.P.D.=FIELD WORK
PERFORMED DATE
L.L.=LAND LOT
L.L.L.=LAND LOT LINE
M.F.F.E.=MINIMUM FINISH
FLOOR ELEVATION
N/F=NOW OR FORMERLY
P.B.=PLAT BOOK
PG.=PAGE
P.=PROPERTY LINE
P.O.B.=POINT OF BEGINNING
RBF=REBAR FOUND
RBS=REBAR SET
RW=RIGHT-OF-WAY
U/P=UTILITY POLE



GRID NORTH
GA WEST ZONE NAD 83

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,167 FEET AND AN ANGULAR ERROR OF 00° 00' 00" PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

ANGULAR & LINEAR MEASUREMENTS WERE OBTAINED USING A LIECA 403 TCR TOTAL STATION

N/F
WESLEY W. TRAMMELL
DB 3435 PG 694
PB 90 PG 28
ZONED R/C

"CHERYL MARIE CT."
60' INGRESS/EGRESS
& UTILITY EASEMENT
FOR LOTS: 4 & C

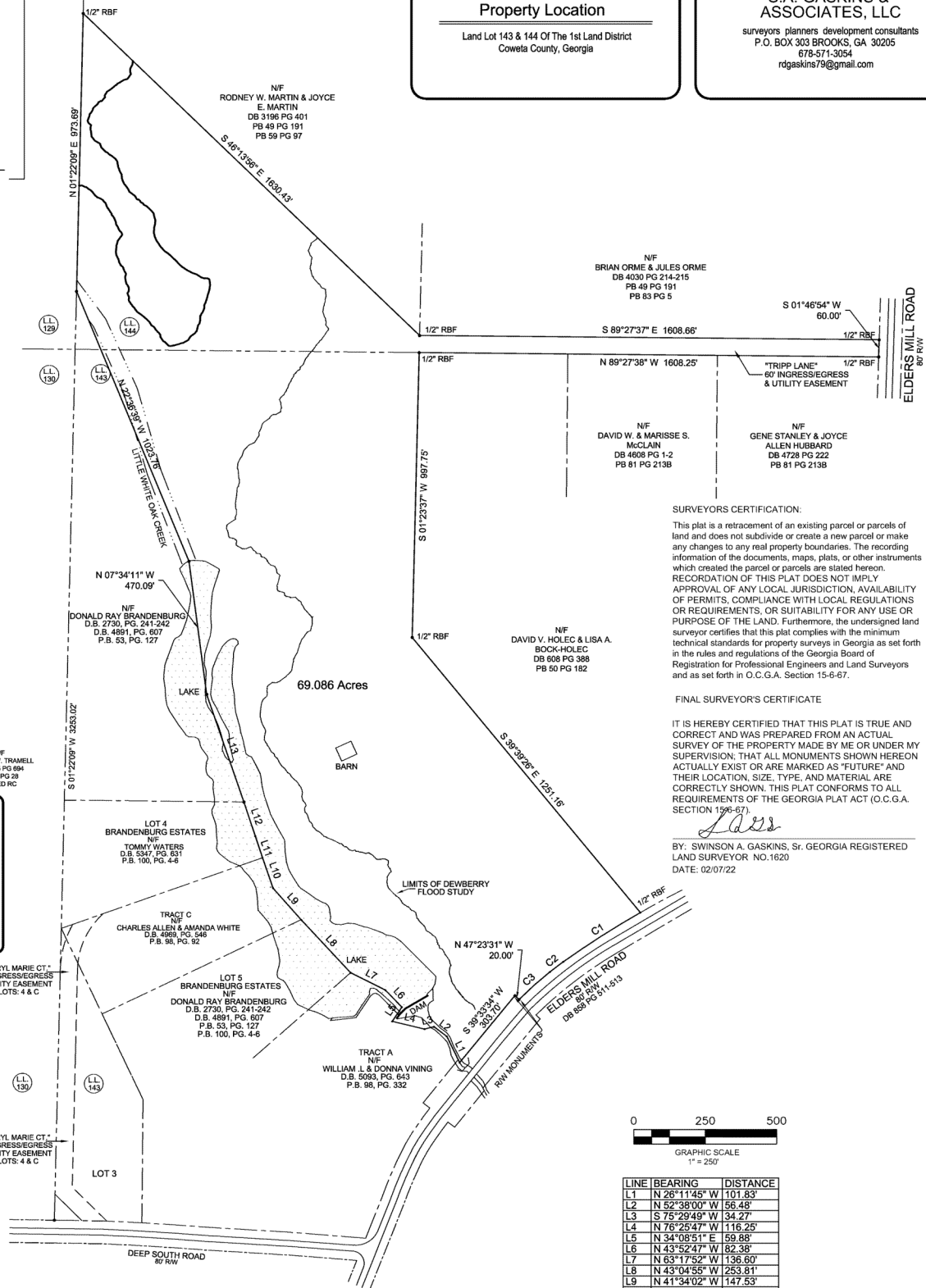
"CHERYL MARIE CT."
60' INGRESS/EGRESS
& UTILITY EASEMENT
FOR LOTS: 4 & C

Property Location

Land Lot 143 & 144 Of The 1st Land District
Coweta County, Georgia

S.A. GASKINS & ASSOCIATES, LLC

surveyors planners development consultants
P.O. BOX 303 BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com



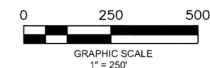
SURVEYORS CERTIFICATION:

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.

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE 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. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-6-67).

BY: SWINSON A. GASKINS, Sr. GEORGIA REGISTERED
LAND SURVEYOR NO.1620
DATE: 02/07/22



LINE	BEARING	DISTANCE
L1	N 26°11'48" W	101.83'
L2	N 52°38'00" W	56.48'
L3	S 75°29'49" W	34.27'
L4	N 76°25'47" W	116.25'
L5	N 34°08'51" E	59.88'
L6	N 43°52'47" W	82.38'
L7	N 63°17'52" W	136.60'
L8	N 43°04'55" W	253.81'
L9	N 41°34'02" W	147.53'
L10	N 19°15'34" W	112.92'
L11	N 18°26'46" W	79.98'
L12	N 18°26'46" W	125.78'
L13	N 19°03'09" W	398.85'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	320.85'	3373.63'	5°26'57"	S 57°25'01" W	320.73'
C2	58.62'	1314.77'	2°33'17"	S 52°47'26" W	58.62'
C3	144.47'	1224.46'	6°45'36"	S 48°06'13" W	144.38'

Job No. 20-101

Drawn By: R.D.G. Reviewed By: R.M.B.

Issue Date: 02/07/22

F.W.P.D.: 10/25/21

Revisions Date



Prepared For:

DONALD RAY BRANDENBURG