Participant ID: 7257735799

BK: 101 PG: 1078-1078
Filed and Recorded
04-02-2024 09:32 AM
DOC# P2024-000097

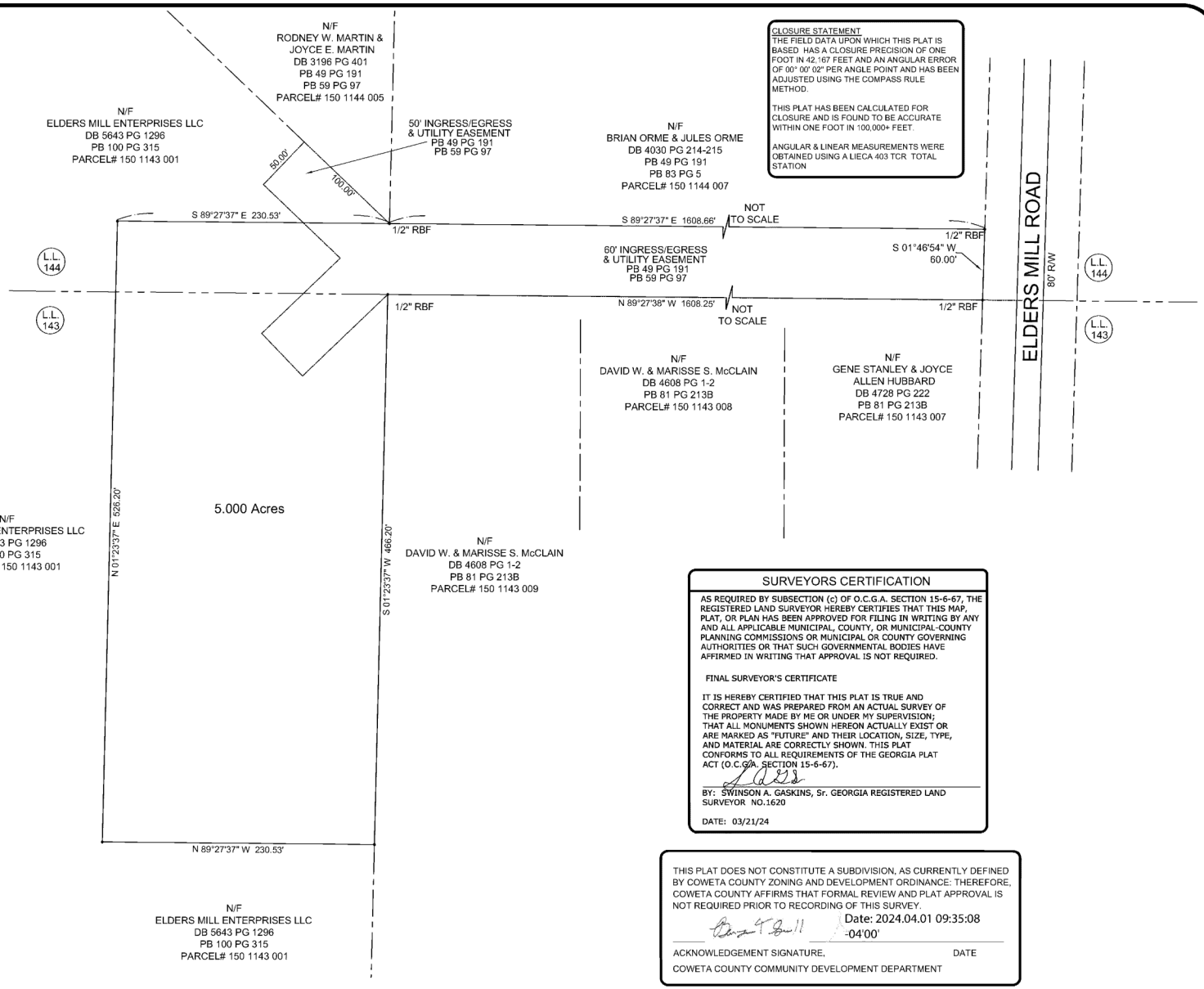
Niki Sewell

NIKI SEWELL
CLERK OF SUPERIOR COURT
COWETA COUNTY

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND

B/L=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
℄=PROPERTY LINE
P.O.B.=POINT OF BEGINNING
RBF=REBAR FOUND
RBS=REBAR SET
R/W=RIGHT-OF-WAY
U/P=UTILITY POLE



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' 02" 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

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

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: 03/21/24

THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION, AS CURRENTLY DEFINED BY COWETA COUNTY ZONING AND DEVELOPMENT ORDINANCE: THEREFORE, COWETA COUNTY AFFIRMS THAT FORMAL REVIEW AND PLAT APPROVAL IS NOT REQUIRED PRIOR TO RECORDING OF THIS SURVEY.

Date: 2024.04.01 09:35:08 -04'00'

ACKNOWLEDGEMENT SIGNATURE, DATE

COWETA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

Job No. 20-101	
Drawn By: R.D.G.	Reviewed By: R.M.B.
Issue Date: 03/16/24	
F.W.P.D.: 03/21/24	
Revisions	Date

GEORGIA REGISTERED No. 1620 PROFESSIONAL LAND SURVEYOR SWINSON A GASKINS SR.

Prepared For:

ELDERS MILL ENTERPRISES, LLC

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

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