

BK: 2024 PG: 222-222
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Melba Scoggins
 MELBA SCOGGINS
 CLERK OF SUPERIOR COURT
 BARTOW COUNTY
 Participant ID: 8895460110

MERRIE MONTALVO, KRISTY K. PINKARD & KALE N. BENEFIELD

BEING A BOUNDARY RETRACEMENT SURVEY OF TAX PARCELS 0011-0949-002, 0011-0950-001 & 0011-0950-002

LOCATED IN LAND LOTS 949, 950 & 951
 17TH DISTRICT 3RD SECTION BARTOW COUNTY, GEORGIA

SCALE 1" = 200' PLAT DATE: JULY 22, 2024



GRID NORTH NAD 1983
 GA WEST ZONE

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

INITIAL CONTROL POINTS FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BRX7 MULTI-FREQUENCY GNSS RECEIVER RECEIVING CORRECTIONS FROM A REAL TIME GNSS CORRECTION SERVICE.

A CARLSON BRX7 MULTI-FREQUENCY GNSS BASE/ROVER SYSTEM WAS USED FOR A SUBSTANTIAL PORTION OF THE FIELD DATA SHOWN ON THIS PLAT. THE RELATIVE POSITIONAL ACCURACY OF THE FIELD DATA IS 0.04' HORIZONTAL AT THE 95% CONFIDENCE LEVEL.

A TRIMBLE S6 TOTAL STATION WAS USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR A PORTION OF THE FIELD DATA SHOWN ON THIS PLAT.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE. TRACT ONE IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 640.923 FEET. TRACT TWO IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 325.367 FEET. TRACT THREE IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 699.459 FEET.

DATE OF LAST FIELD WORK: JUNE 29, 2024

NOTES:

- THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, LOCAL GOVERNMENT APPROVAL AND MATTERS OF TITLE THAT WOULD BE DISCLOSED BY A COMPLETE TITLE SEARCH.
- RIGHTS-OF-WAY BASED ON APPARENT WIDTHS AND EXISTING CENTERLINE. NO DEEDS FOR R/W FOUND UNLESS NOTED OTHERWISE.
- THIS PLAT OR MAP HAS BEEN PREPARED FOR THE EXCLUSIVE USE FOR THE PERSON(S) OR ENTITIES NAMED HEREON.
- THIS SURVEY WAS AUTHORIZED BY: MERRIE MONTALVO
- CURRENT TAX RECORDS SHOW THE OWNERS AS:
 - TRACT 1 - MERRIE MONTALVO, KRISTY K. BOLLEN (TAX ID: 0011-0950-002)
 - TRACT 2 - KALE N. GARRISON (TAX ID: 0011-0949-002)
 - TRACT 3 - KALE GARRISON & MERRIE N. GARRISON (TAX ID: 0011-0950-001)
- TITLE SOURCE DB 1803/PG 678, DB 1056/PG 1, DB 2534/PG 733.

ADJOINING REFERENCES

- (A) N/F DENNIS & BUFORD REEVES
DB 183/PG 74
TAX PARCEL 0011-0995-004
- (B) N/F BARRY SPRINGFIELD
DB 1580/PG 543
PB 54/PG 227
TAX PARCEL 0011-0994-005

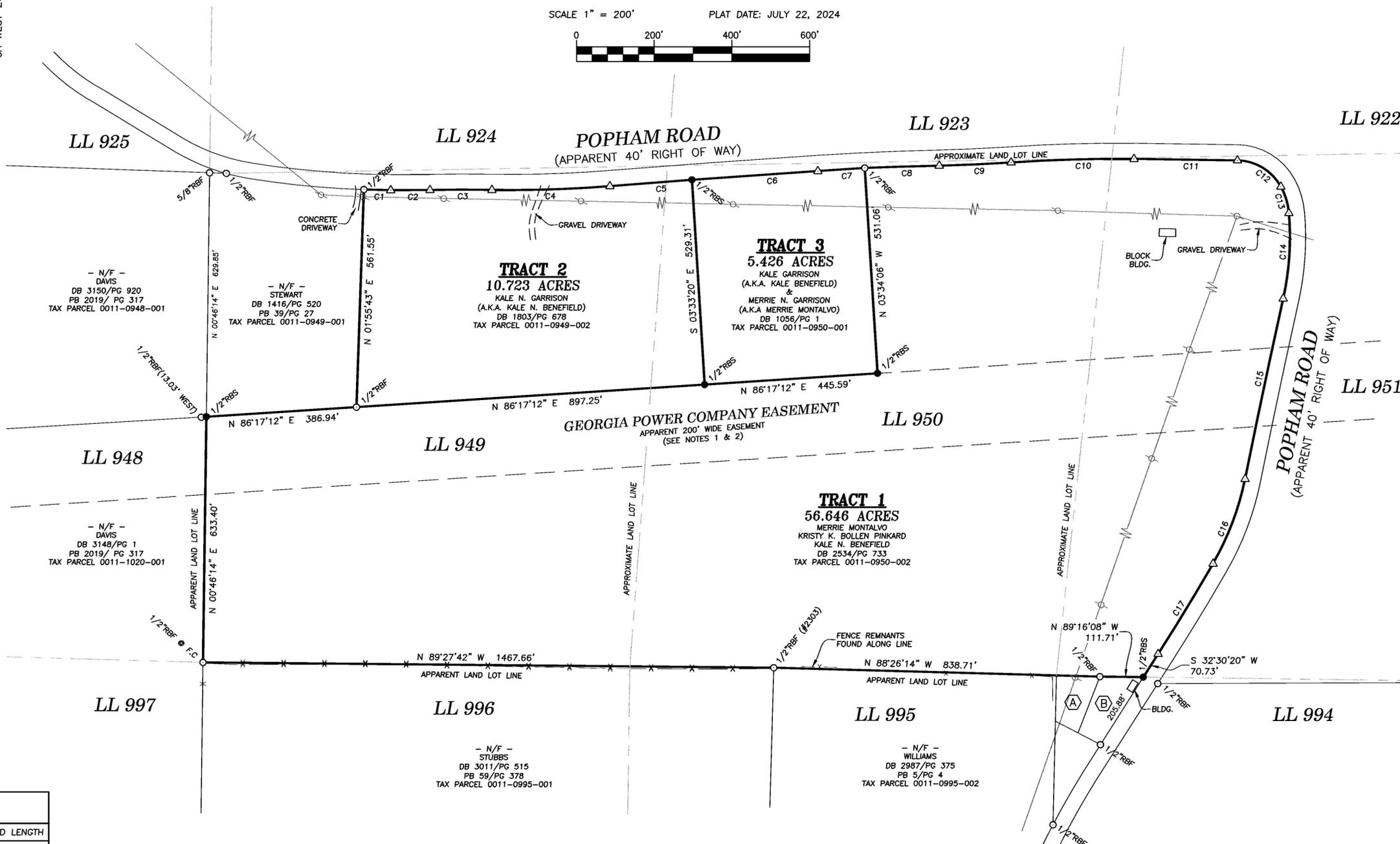
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	69.19'	2,394.48'	1'39"20"	S 88°36'22" E	69.19'
C2	100.73'	4,168.66'	1'23"04"	N 89°39'39" E	100.73'
C3	159.56'	4,709.99'	1'56'27"	N 89°56'21" E	159.55'
C4	303.43'	3,158.33'	5'30'16"	N 88°09'26" E	303.31'
C5	211.68'	35,581.76'	0'20'27"	N 85°34'32" E	211.68'
C6	324.31'	35,581.76'	0'31'20"	N 86°00'25" E	324.31'
C7	121.18'	5,895.13'	1'10'40"	N 86°12'23" E	121.17'
C8	191.48'	7,476.62'	1'28'03"	N 88°15'52" E	191.48'
C9	184.94'	4,173.81'	2'32'20"	N 87°23'47" E	184.93'
C10	316.26'	4,081.67'	4'26'22"	N 88°20'48" E	316.18'
C11	265.87'	30,284.34'	0'30'11"	S 89°10'56" E	265.87'
C12	137.08'	130.32'	60'16'12"	S 58°47'44" E	130.85'
C13	71.78'	172.99'	23'46'22"	S 16°46'27" E	71.26'
C14	221.92'	732.34'	17'21'45"	S 03°47'37" W	221.07'
C15	475.46'	25,234.55'	1'04'46"	S 11°54'31" W	475.45'
C16	234.56'	723.27'	18'34'52"	S 20°39'33" W	233.53'
C17	272.53'	6,109.73'	2'33'21"	S 31°13'39" W	272.51'

ABBREVIATIONS

IPF - IRON PIN FOUND
 IPS - IRON PIN SET
 CMF - CONCRETE MONUMENT
 RBF - REBAR FOUND
 RBFC - REBAR FOUND (CAPPED)
 RBS - REBAR SET (CAPPED)
 OTP - OPEN TOP PIPE
 CTP - CRIMP TOP PIPE
 UP - UTILITY POLE
 R/W - RIGHT OF WAY
 C/L - CENTERLINE
 N/F - NOW OR FORMERLY
 DB/PG - DEED BOOK/PAGE
 PB/PG - PLAT BOOK/PAGE
 B.S.L. - BUILDING SETBACK LINE
 LL - LAND LOT

LEGEND

○ - IRON PIN FOUND
 ● - IRON PIN SET (CAPPED)
 ◻ - CONCRETE MONUMENT
 ◻ - CROSS TIE POST
 △ - CALCULATED POINT
 ○ - UTILITY POLE
 ⊗ - SEPTIC TEST BORE LOCATIONS
 -x-x- - FENCE LINE
 ——— - PROPERTY LINE
 - - - - - LAND LOT LINE
 ——— | ——— - OVERHEAD POWER



GEORGIA PROFESSIONAL LAND SURVEYOR
 No. 3463
ROBERT LARRY CANNON
 GA PROFESSIONAL LAND SURVEYOR - 3463
 P.O. BOX 998
 ROCKMART, GA. 30153
 (470) 598-1550

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 HEREON. 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.

Robert L. Cannon
 ROBERT LARRY CANNON
 GEORGIA PLS #3463

7/22/2024
 DATE