

E-Filed By:
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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 1,693.728 FEET. TRACT TWO IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 129,989 FEET. TRACT THREE IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 708.157 FEET. TRACT FOUR IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 368.732 FEET.

DATE OF LAST FIELD WORK: NOVEMBER 23, 2024
UPDATED TRACT 1 / 2: JULY 19, 2025

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.84'	S 65°49'19" E
L2	25.16'	N 87°46'03" E
L3	24.39'	S 52°28'05" E
L4	28.08'	S 28°28'22" E
L5	53.08'	N 85°26'32" E
L6	40.11'	S 81°15'41" E
L7	58.23'	S 42°32'28" E
L8	55.59'	N 62°38'01" E
L9	40.27'	S 65°21'46" E
L10	186.53'	S 75°15'18" E
L11	15.26'	S 73°40'42" E
L12	175.44'	S 73°40'42" E
L13	122.00'	S 75°09'42" E
L14	75.76'	S 77°44'56" E
L15	89.52'	S 88°57'48" E
L16	89.70'	S 85°43'19" E
L17	27.70'	S 73°04'16" E
L18	35.31'	S 54°04'17" E
L19	38.79'	N 85°32'35" E
L20	18.13'	N 84°02'11" E
L21	40.84'	N 23°08'01" E
L22	53.68'	S 75°35'38" E
L23	138.89'	S 64°02'03" W
L24	129.23'	S 80°13'35" W
L25	64.00'	N 12°08'08" W
L26	235.59'	N 84°48'58" W
L27	151.82'	N 89°24'37" W

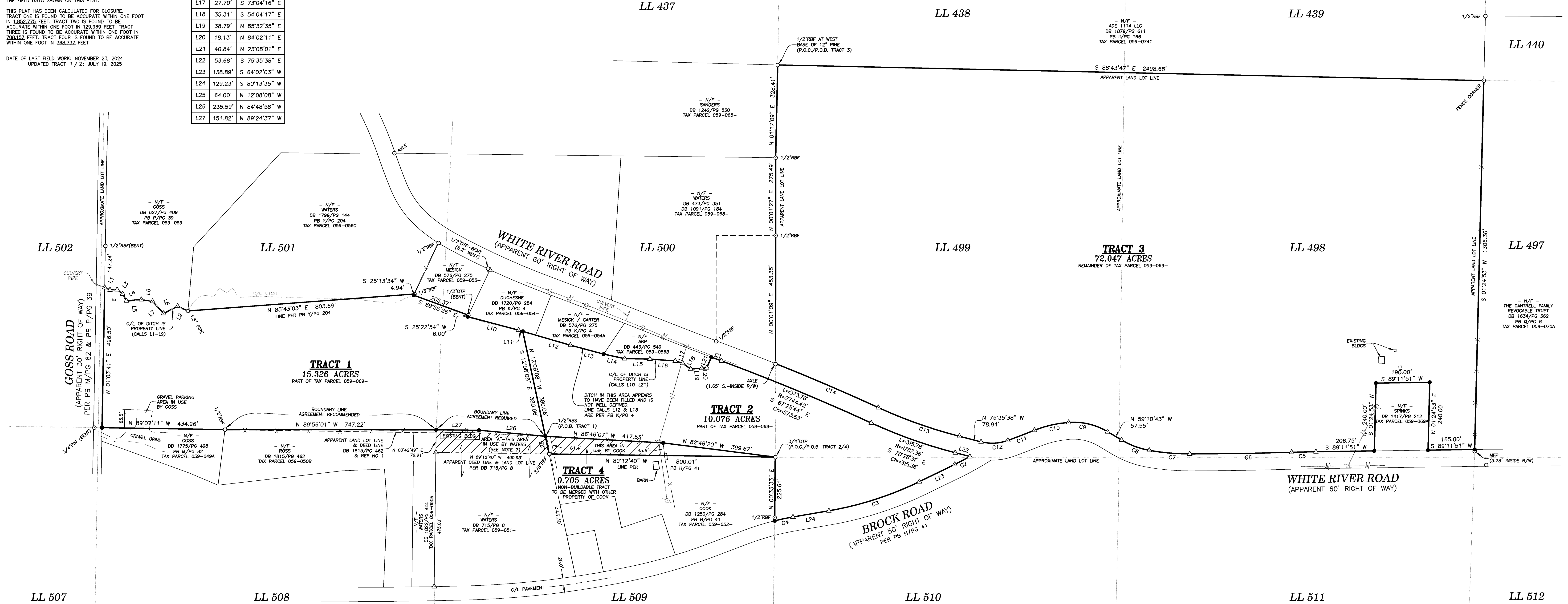
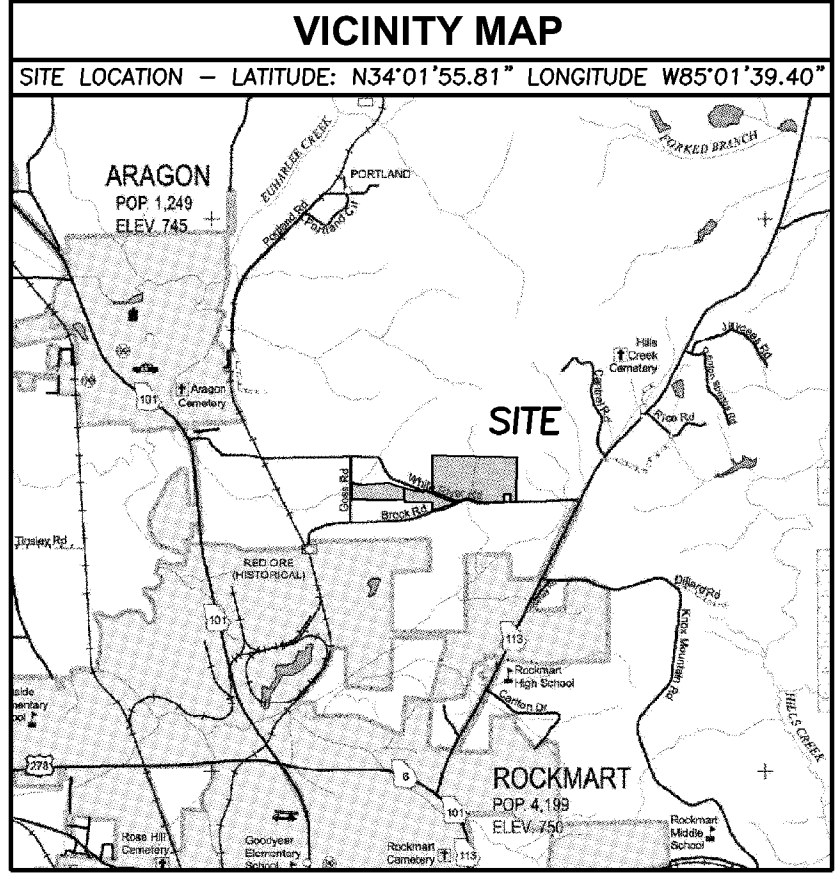
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	38.12'	10,765.68'	0°12'10"	S 69°29'06" E	38.12'
C2	60.78'	1,021.41'	3°24'33"	S 62°19'47" W	60.77'
C3	337.43'	1,194.00'	16°11'31"	S 72°07'49" W	336.31'
C4	66.15'	950.86'	3°59'09"	S 78°14'00" W	66.14'
C5	85.93'	4,887.89'	1°00'26"	S 88°41'38" W	85.93'
C6	360.63'	11,896.78'	1°44'13"	S 89°03'31" W	360.62'
C7	143.73'	808.14'	10°11'25"	N 84°58'40" W	143.54'
C8	105.55'	292.09'	20°42'15"	N 69°31'50" W	104.98'
C9	143.79'	235.51'	34°58'57"	N 76°40'11" W	141.57'
C10	124.40'	406.97'	17°30'51"	S 77°04'56" W	123.92'
C11	100.93'	4,016.40'	1°26'23"	S 69°02'42" W	100.93'
C12	96.33'	159.33'	34°38'28"	S 87°05'08" W	94.87'
C13	305.06'	1,707.36'	10°14'14"	N 70°28'31" W	304.66'
C14	395.37'	7,804.42'	2°54'09"	N 66°48'28" W	395.33'

GRID NORTH
GA WEST ZONE NAD 1983

LAND DIVISION SURVEY FOR
ANDREW TODD SPINKS
BEING IN LAND LOTS 498, 499, 500, 501, 508, 509 & 510
18TH DISTRICT 3RD SECTION POLK COUNTY, GEORGIA

SCALE 1" = 160'
PLAT DATE: NOVEMBER 26, 2024

REVISED JULY 30, 2025 TO CHANGE TRACT 1 / TRACT 2 DIVIDING LINE LOCATION & ADD TRACT 3
REVISED OCTOBER 9, 2025 TO DESCRIBE AREA "A" / ADD NOTE 7



ROBERT LARRY CANNON
GA PROFESSIONAL LAND SURVEYOR - 3463
P.O. BOX 998
ROCKMART, GA. 30153
(470) 596-1550

SURVEYORS CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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 Larry Cannon
ROBERT LARRY CANNON
GEORGIA PLS #3463

10/9/2025
DATE

NOTES:

1. 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.
2. RIGHTS-OF-WAY BASED ON APPARENT WIDTHS AND EXISTING CENTERLINE. NO DEEDS FOR R/W FOUND UNLESS NOTED OTHERWISE.
3. THIS PLAT OR MAP HAS BEEN PREPARED FOR THE EXCLUSIVE USE FOR THE PERSON(S) OR ENTITIES NAMED HEREON.
4. THIS SURVEY WAS AUTHORIZED BY: ANDREW SPINKS
5. CURRENT RECORDS SHOW THE OWNER AS ANDREW TODD SPINKS (TAX ID: 059-069-).
6. TITLE SOURCE DB/PG 1619/18.
7. AREA "A" IS A NON-BUILDABLE PARCEL AND APPEARS TO BE INCLUDED IN TAX PARCEL 059-051-. IT IS DELINEATED HEREON TO DESCRIBE THE APPARENT GORE AREA BETWEEN THE TRACT 1 "AGREED LINE" AND THE LINE PER DB 715/PG 8.

ADDITIONAL REFERENCES:

1. PLAT OF SURVEY FOR LARRY W. WATERS, DATED APRIL 26, 2000, REVISED JUNE 27, 2001, BY LARRY H. ROGERS, GEORGIA REGISTERED LAND SURVEYOR 2342.

APPROVED FOR RECORDING
This plat has been approved by Polk County Planning and Zoning to be recorded with the
Polk County Clerk of Courts Office.
Plans and regulations approval for a buildable lot of record.
Matthew Maslin 10/27/2025
Planning & Zoning Director Date

NOTE

- = 1/2" REBAR FOUND UNLESS NOTED OTHERWISE
- = 1/2" REBAR SET UNLESS NOTED OTHERWISE

ABBREVIATIONS

IFP - IRON PIN FOUND
IPS - IRON PIN SET
CMF - CONCRETE MONUMENT
RFB - REBAR FOUND
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
B.S.L. - BUILDING SETBACK LINE
LL - LAND LOT

LEGEND

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