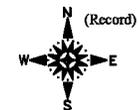


Type: PLAT
 Recorded: 12/5/2022 3:47:00 PM
 Fee Amt: \$10.00 Page 1 of 1
 Floyd County Superior Court
 Barbara H. Penson Clerk



Participant ID: 1071213758

BK 40 PG 52

This Area Reserved for the Clerk of Superior Court

This plat is a retracement of an existing parcel 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 parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL REGULATIONS, AVAILABILITY OF PERMITS, 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 the State of Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Professional Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

The Field Data Upon Which This Plat Is Based Has a Closure Precision of One Foot in 10,000 Feet and an Angular Error of 7 Seconds per Angle Point and Was Adjusted Using Compass Rule.

Date of Field Work: November 18, 21, 22, 28, 29, 30, Dec 1, 2, 2022

This Plat Has Been Calculated for Closure and is Found to be Accurate Within One Foot in 100,000 Feet.

Equipment Used for Angular and Linear Measurements:
 GPS Carlson BRx6+ & Topcon 225 Series Total Station.

According to "FEMA" Map Community-Panel No. 13115C. 50R, dated September 25, 2009, this property is NOT subject to the 100 Year Flood Hazard Zone.

Parcel Id: L 03031 This property is zoned: A-R

RF = ½" Rebar Found	RS = ½" Rebar Set	IPF = Iron Pipe Found
MFP = Metal Fence Post	AIF = Angle Iron Found	AF = Axle Found
NS = Nail or Spike Set	CTP = Crimp Top Pipe Found	RWM = Right-of-Way Monument

Building setback requirements: FRONT SETBACK line is 60' from the Road R/W, SIDE SETBACK line is 10', REAR SETBACK lines are 25' from property lines.

Any additional development involving land disturbance, including but not limited to clearing, may require a soil erosion and sedimentation control plan and a storm water management plan before any permits are issued. All development involving land disturbance (such as clearing, etc.) is required by state law and local ordinance to use best management practices (BMP) to ensure that no soil leaves their site or enters into "STATE WATERS".

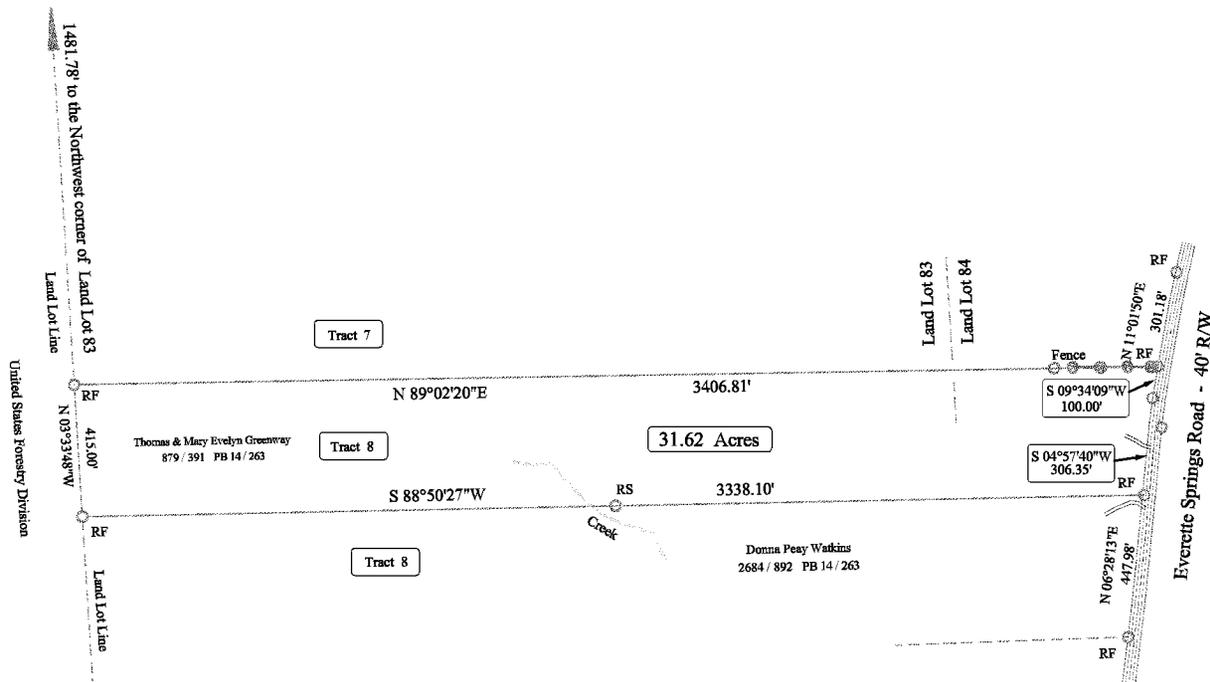
The property shown on this plat is subject to ZONING REGULATIONS and will be subject to approval, if dividing property, by the Floyd County Planning & Zoning Office, 706-236-5022. A zoning variance may or may not be required to divide this property, depending on the current zoning status.

FOR UTILITIES PROTECTION call 800-282-7411 before you dig, drill or blast.

FOR NEW DRIVEWAYS on a Georgia State Highway, Call Driveway Permit Engineer at 770-387-3636, if applicable.

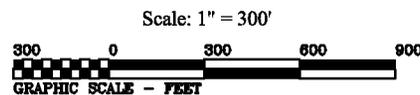
This property is subject to all existing utilities, above or below ground and existing easements both written and unwritten, that may affect this location.

In the absence of public sanitary sewer system, the use of individual septic tank systems must be approved by the COUNTY ENVIRONMENTAL HEALTH DEPARTMENT. Said approval is based on existing soil types and geography of the potential sites.



Being a Portion of Tract 8, "SAM BROCK" Estate, March 6, 1981.
 See Plat Book 14, Page 263, Floyd County, Georgia.

I hereby certify that this drawing represents the results of an on-site field survey of the within described property and was conducted and prepared by me or under my direct supervision.



KC Campbell - Registered Professional Land Surveyor
 108 West Lafayette Square
 Suite 202,
 LaFayette, Georgia 30728
 (706) 638-3959
 info@campbellsurveying.biz
 Job No. 2288

Physical Address of Property: just north of 4537 Everette Springs Road
 Armuchee, Georgia 30105

Date of Plat: December 6, 2022

This drawing is the property of the surveyor and may not be reproduced without written permission from KC Campbell - Georgia RLS 2256



Plat of Retracement / Boundary Survey for

Christian Caden

Being in Land Lots 83 & 84,
 25th District, 3rd Section,
 Floyd County, Georgia

K.C. Campbell
 GA R.L.S. 2256