

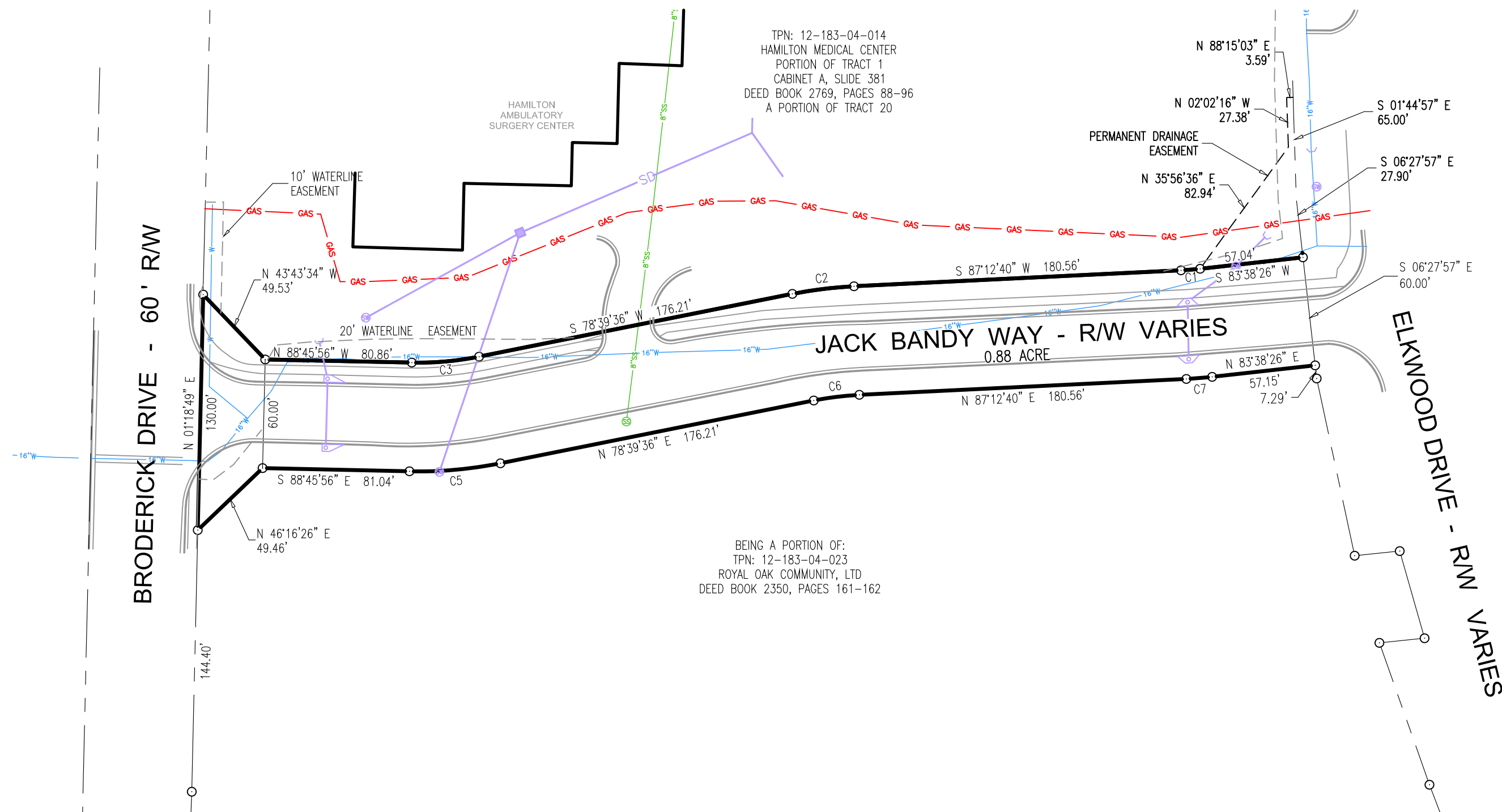
THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN ARE BASED ON LOCATIONS
OF MARKINGS PROVIDED BY:

UTILITIES PROTECTION CENTER, INC.
ASBUILT INFORMATION PROVIDED BY CLIENT

Note to the client, insurer and lender - source information from plans and markings will be combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.



*** CURVE TABLE ***				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	10.59'	170.00'	N 85°25'33" E	10.59'
C2	34.33'	230.00'	S 82°56'08" W	34.29'
C3	37.31'	170.00'	N 84°56'50" E	37.23'
C5	50.48'	230.00'	N 84°56'50" E	50.38'
C6	25.37'	170.00'	N 82°56'08" E	25.35'
C7	14.33'	230.00'	N 85°25'33" E	14.33'

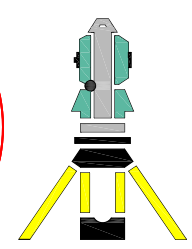
SURVEYORS CERTIFICATION

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.

Reference: Deed Book 2350, Page 161

September 28, 2021
Date:

H. Gregory Massey - PLS2760



PROFESSIONAL LAND SURVEYING SERVICES

**MASSEY
SURVEYING
INCORPORATED**

P.O. Box 2821
Calhoun, Georgia 30703
Phone: 706-629-0045
email: greg@masseysurveying.com

GENERAL NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1' IN 15,356 FEET AND AN ANGULAR ERROR OF 05" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES METHOD.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1' IN 237,442 FEET.
3. EQUIPMENT USED: SOKKIA TOTAL STATION WITH DATA COLLECTOR WAS USED TO OBTAIN ANGULAR AND DISTANCE MEASUREMENTS. TRIMBLE R-6, MODEL 4 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WERE OBTAINED BY USE OF THE REAL TIME NETWORK OPERATED BY eGPS SOLUTIONS.
4. ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES.
5. MEASURING UNITS OF THIS SURVEY ARE IN U.S. FEET.
6. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY, RECORDED AND UNRECORDED.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS DEED REFERENCES WERE OBTAINED FROM CLERK OF SUPERIOR COURT RECORDS AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
8. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.
9. ACCORDING TO THE "FIRM"(FLOOD INSURANCE RATE MAP) OF WHITFIELD COUNTY, GEORGIA, PANEL NO: 13313C0136D, DATED: SEPTEMBER 19, 2007. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER GRAPHICAL PLOTTING.
10. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED O.C.G.A. 15-6-67 AS AMENDED BY HB1004(2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

RIGHT OF WAY PLAT FOR:

ROYAL OAKS COMMUNITY
LOCATED IN LAND LOT 183
12th DISTRICT, 3d SECTION
CITY OF DALTON
WHITFIELD COUNTY, GEORGIA



LEGEND

RBF	- REBAR FOUND	-X-	- FENCE LINE
CRBS	- CAPPED REBAR SET	PP	- POWER POLE
OTP	- OPEN TOP PIPE	R	- RADIUS
CTP	- CRIMPED TOP PIPE	CHD	- CHORD LENGTH
DB	- DEED BOOK	PL	- ARC LENGTH
PB	- PLAT BOOK	A	- RIGHT OF WAY
PG	- PAGE	R/W	- PROPERTY LINE
TPN	- TAX PARCEL NUMBER	CL	- CENTER LINE
MFP	- METAL FENCE POST	BL	- BUILDING LINE
CM	- CONCRETE MONUMENT	L.L.	- LAND LOT
-OHUL-	- OVERHEAD UTILITY LINE	L.L.L.	- LAND LOT LINE

CRBS - CAPPED 1/2" REBAR SET WITH A ORANGE CAP BEARING - MASSEY LS2760 PLACED AT ALL CORNERS UNLESS NOTED OTHERWISE.

FIELDWORK DATE(S):

September 28, 2021

DATE OF PLAT:

September 28, 2021

DRAWN:

HGM

REVISION:

JOB NO:

1658