

VICINITY MAP

NOT TO SCALE

PROPERTY ADDRESS

1400 AND 1420 SENOIA ROAD

TYRONE, GA

NOTES

- 1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE TITLE BLOCK. SAID USE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT EXPRESS PERMISSION BY THE SURVEYOR NAMING SAID PERSON.
- 2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER), UNLESS NOTED OTHERWISE.
- 3. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURE IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURE NOT SHOWN MAY BE ENCOUNTERED. THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.
- 4. THIS PLAT IS TO COMBINE FORMER TAX PARCELS; 072604009, 072604010, 072604012, AND 072604013.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE BY THE F.E.M.A FLOOD INSURANCE RATE MAP OF COWETA COUNTY, GEORGIA AND INCORPORATED AREAS MAP NUMBER 13113C0077E PANEL 231, MAP REVISED SEPTEMBER 26, 2008.

DEED/PLAT REFERENCES

- A. PLAT BOOK 37, PAGE 140 (DOES NOT AFFECT);
- B. PLAT BOOK 39, PAGE 99 (DOES AFFECT);
- C. PLAT BOOK 40, PAGE 124 (DOES AFFECT); D. PLAT BOOK 41, PAGE 58 (AS SHOWN); AND
- E. PLAT BOOK 42, PAGE 8 (AS SHOWN), AFORESAID RECORDS.

SURVEY NOTES

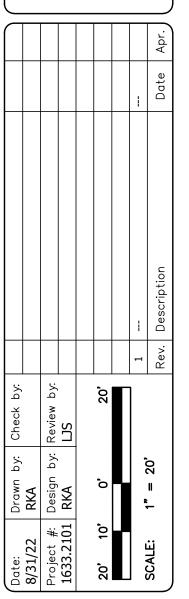
- 1. FIELD WORK PERFORMED: 12/06/21 DATE OF PLAT PREPARATION: 12/10/21, EQUIPMENT UTILIZED: LEICA TS12 P
- 2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 123,145 FEET, AND AN ANGULAR ERROR OF 5" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
- 3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 751,305

SURVEYOR 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. INTEGRATED SCIENCE 8 ENGINEERING LSF000136, EXP. 6/30/2024

LARRY J SEABOLT, PLS GA 2135 DA'
INTEGRATED SCIENCE & ENGINEERING LSF000136







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