

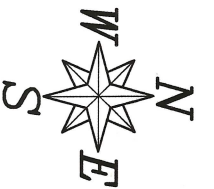
**SURVEYORS CERTIFICATION:**

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 herein. 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. THE SURVEYOR MAKES NO WARRANTY, REPRESENTATION, OR CERTIFICATION OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE ACCURACY OF THE SURVEY DATA, THE COMPLETION OF THE SURVEY, OR THE SUITABILITY OF THE SURVEY FOR ANY PURPOSE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL 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.

CHRIS W. ROBERTSON CA. RLS #3195

DATE: 04/01/2019

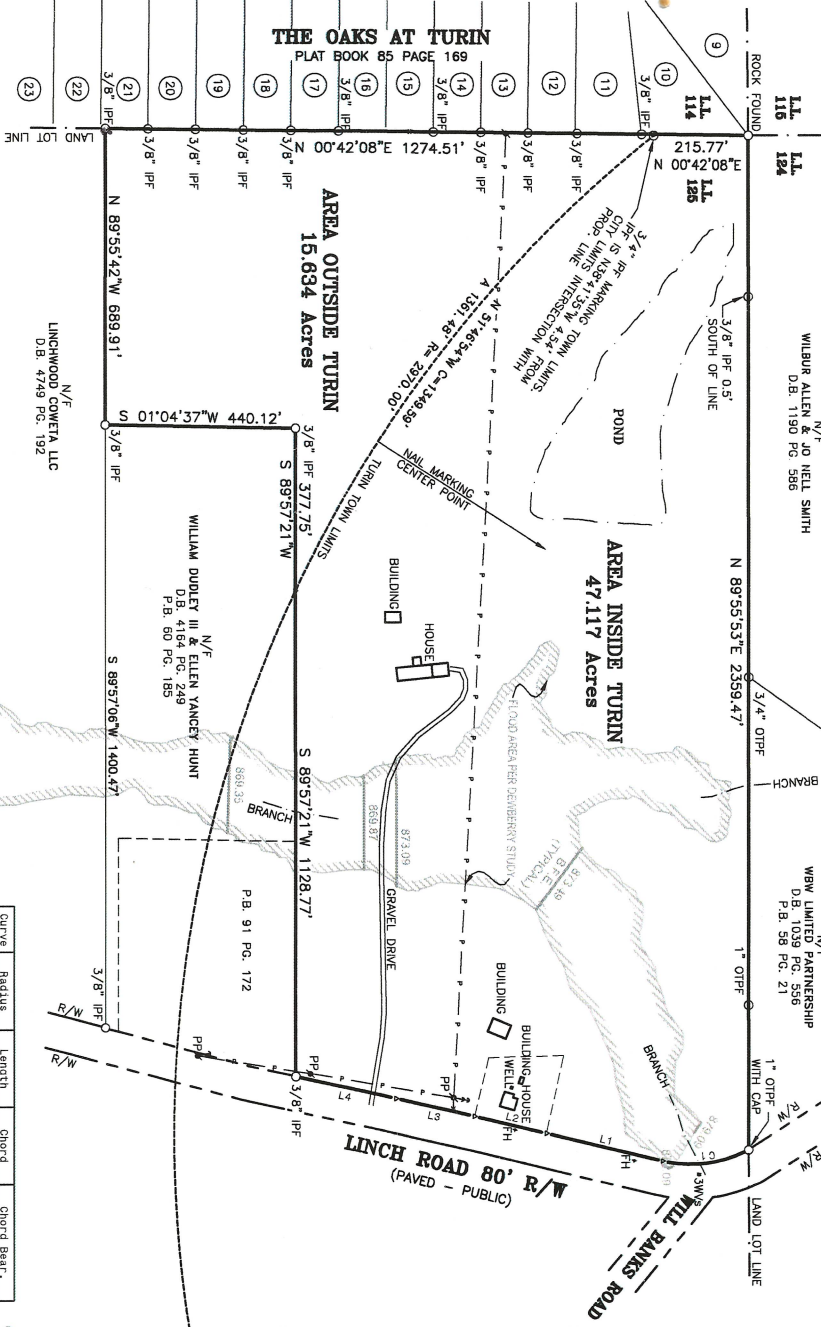
**ANNEXATION AND REZONING PLAT**  
**THE PURPOSE OF THIS PLAT IS NOT DEFINE AREAS TO BE ANNEXED INTO THE TOWN OF TURIN AND ZONED / REZONED.**



GRID NORTH  
 CA WEST ZONE

- LEGEND**
- L.L. = LAND LOT
  - o.k.o. = ALSO KNOWN AS
  - o.k.n. = UNKNOWN KNOWN AS
  - B/L = BOUNDARY LINE
  - R/W = RIGHT-OF-WAY
  - N/E = NOW OR FORMERLY
  - PP = ADDRESS
  - PP = POWER POLE
  - PP-P = OVERHEAD POWER LINE
  - PP-W = WATER METER
  - W-W = WATER LINE
  - WM = WATER VALVE
  - WH = FIRE HYDRANT
  - FR = FENCE
  - FR = IRON ROD
  - FR = IRON RE-BAR FOUND
  - FR = IRON PIPE SET (1/2" RE-BAR)
  - OPFE = CONCRETE MONUMENT FOUND
  - OPFE = IRON OPEN TOP PIPE FOUND
  - PLD = PLOW MARK BASE FLOOD ELEVATION
  - DB = DEED BOOK

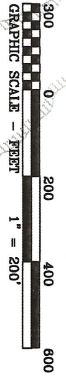
- GENERAL NOTES:**
1. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF FACTS AND IS NOT A GUARANTEE OF ACCURACY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. Section 15-6-67.
  2. THIS SURVEY COMPLETES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE ORIGINAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
  3. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND ON THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK.
  4. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL IN CONTRASTING INK.
  5. IN MY OPINION, THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY FEMA. FLOOD INSURANCE RATE MAP (FIRM) NUMBER 1703001A0000, FLOOD ZONE V1, AND FLOOD ELEVATION DATA FOR FLOOD PORTIONS ARE LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS DEFINED BY A STUDY BY DEWBERRY AND FURNISHED TO THIS OFFICE BY THE COWETA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.
  6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SUBJECT PROPERTY AND HAS MADE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
  7. THIS SURVEY IS RELATED TO GEORGIA, WEST ZONE, STATE PLANE COORDINATE SYSTEM HORIZONTAL DATUM.
  8. GPS CONTROL SET BY AVERAGING 180 NETWORK ROVER OBSERVATIONS USING CHAMPION PRO ANTENNA / RECEIVERS CONNECTED TO THE EGPS CNSS REFERENCE NETWORK.



Curve	Radius	Length	Chord	Chord Bear.
C1	284.35'	205.65'	201.10'	S 07°24'01" E
L1	S 13°36'03" W	278.30'		
L2	S 12°48'32" W	156.61'		
L4	S 12°56'00" W	239.60'		

**SURVEY DATA**  
 Total Area: 62,751 Acres  
 E.O.C. Plat: 1' in 484,229 FEET  
 E.O.C. Field: 1' in 16,256 FEET  
 Angular Error: 3" per angle point  
 Adjusted By: NETWORK LEAST SQUARES  
 Equipment Used:  
 Geomx Zoom 90 Robotic Total Station  
 Topcon OTS-313 Total Station

**REFERENCES:**  
 Plat Book 92 Page 134



**ANNEXATION AND REZONING PLAT**  
 RETRACEMENT BOUNDARY SURVEY FOR:  
**EDGAR HUGHSTON BUILDER INC.**  
 LOCATED IN LAND LOT 125 & 1ST LAND DISTRICT  
 PORTIONS WITHIN THE TOWN OF TURIN  
 COWETA COUNTY, GEORGIA

**Christopher Brothers**  
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STATE OF GEORGIA  
 No. 3195  
 CHRIS W. ROBERTSON  
 DRAWING DATE: 04/01/2019  
 LAST FIELD WORK DATE: 03/27/2019  
 DISK: 2019-JAPR  
 DRAWING: #3-LINCH ROAD  
 #37-LINCH ROAD(15014)  
 SCALE: 1"=200'  
 DRAWN BY: SKM