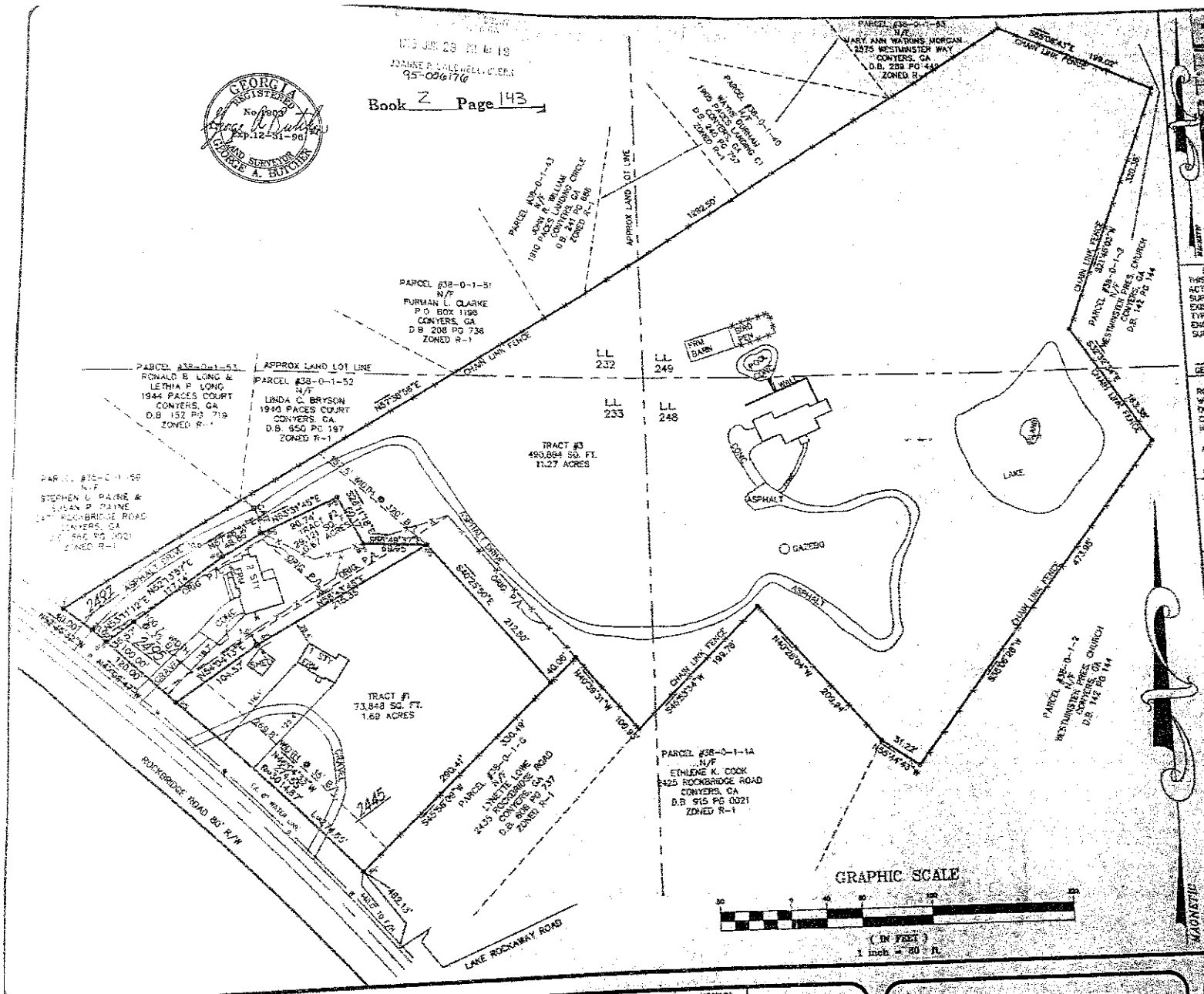


Book 2 Page 143

GEORGIA REGISTERED No. 2903 George A. Butcher Exp. 12-31-96 GEORGE A. BUTCHER LAND SURVEYOR

LOCATION MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATION: IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND ACCURATE AND WAS PREPARED FROM A ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL ENGINEERING REQUIREMENTS OF THE ROCKDALE COUNTY SUBDIVISION ORDINANCE HAVE BEEN FULLY COMPLIED WITH.

George A. Butcher

GEORGIA PROFESSIONAL LAND SURVEYOR No. 1903

OWNERS CERTIFICATION: STATE OF GEORGIA, COUNTY OF ROCKDALE. THE OWNER OF THE LAND SHOWN ON THIS PLAT A WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUG DULY AUTHORIZED AGENT, CERTIFIES THAT ALL STATE, CITY COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS L HAVE BEEN PAID.

AGENT: _____ DATE: 6-23-9

OWNER _____ DATE _____

DEDICATION CERTIFICATION: STATE OF GEORGIA, COUNTY ROCKDALE. IT IS HEREBY RESTRICTED THAT THE LANDS AND IMPROVEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO PUBLIC USE AND ARE HEREBY DEDICATED TO PUBLIC USE. DEDICATED TO PUBLIC USE FOR PUBLIC USE. COUNTY, GEORGIA, FOR PUBLIC USE.

AGENT: _____ DATE: 6-23-9

PURSUANT TO THE ROCKDALE COUNTY SUBDIVISION OR THE REQUIREMENTS FOR APPROVAL HAVING BEEN FULFILLED FINAL PLAT WAS GIVEN FINAL APPROVAL BY THE PLANNING COMMISSION ON _____ 19__.

DATE: _____ SECRETARY: _____

CHAIRMAN: _____

THIS REVISED PLAT HAS BEEN SUBMITTED TO AND APPROVED SUBJECT TO ANY PREVIOUS COVENANTS ON THE CONYERS-ROCKDALE PLANNING COMMISSION AND IS

DATE THIS 27th DAY OF June

CONYERS-ROCKDALE PLANNING COMMISSION

BY: _____

CHAIRMAN

ALL CHANGES SHALL BE BOUND BY ANY PREVIOUS COVENANTS ON THE ORIGINAL RECORDED PLAT. NO KNOWN RECORDED COVENANTS.

ZONED R-1

SANITARY SEWER PROVIDED BY INDIVIDUAL SEPTIC TA

WATER PROVIDED BY CITY OF CONYERS

OWNER/AGENT: KENNETH A. & CAROL G. [illegible]
CAROL GOLD ISAACSON
2487 ROCKBRIDGE PLACE NW
CONYERS, GEORGIA 30012
(404)929-0816

DESCRIPTION OF REVISION: [illegible]
38-0-1-1C, 38-0-1-1A & 38-0-1-1A ARE SUBMIT

PLAT/DEED REFERENCES:
SURVEY FOR KENNETH A. & CAROL G. [illegible]
METRO SURVEYORS, INC., DATED 5-6-96, LAST REVISED 6-[illegible]-96, & UNRECORDED
P.B. 15, PG. 9, DIVISION OF LAND FOR KEN
EAST METRO SURVEYORS, INC. ON FILE

FLOOD INSURANCE RATE MAP: COMMUNITY PANEL No. 130184 - DATED FEBRUARY 15, 1979; THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.

A TOPCON GTS 301 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000 FEET OR BETTER AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE MATHEMATICALLY CORRECT.

USE OF THIS PLAT: THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED IN THIS PLAT AND CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR AND EAST METRO SURVEYORS AND ENGINEERS, INC. NAMING SAID PERSON OR ENTITY.

GEORGIA UTILITIES PROTECTION SERVICE, INC. DIAL BEFORE YOU DIG
If You Dig Georgia...Call Us First!
1-800-282-7411

THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THIS DRAWING ARE APPROXIMATE & WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS. EAST METRO SURVEYORS, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) & TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA FOR PROFESSIONAL LAND SURVEYOR.

George A. Butcher
R.L.S. #1903

GEORGIA REGISTERED No. 2903 George A. Butcher Exp. 12-31-96 GEORGE A. BUTCHER LAND SURVEYOR

EAST METRO SURVEYORS INCORPORATED
ESTABLISHED IN 1973

1000 IRVIN BRIDGE ROAD
CONYERS, GEORGIA 30207
PHONE (404)483-5513
FAX (404)929-0677

REVISED FINAL PLAT FOR:
KENNETH A. & CAROL G. [illegible]
BEING
PARCEL I.D.'S 38-0-1-1, 2[illegible]
LOCATED IN
LAND LOTS 232, 233, 248 & 249
ROCKDALE COUNTY GEO

REVISED JUNE 7, 1996 (ADD LOT LINES TRACTS 1 & 2)
SEPTEMBER 26, 1995
SCALE: 1"=80'
SHEET 1 OF 2

Less and Except

Type: PLAT
Recorded: 12/27/2017 12:37:00 PM
Fee Amt: $8.00 Page 1 of 1
Rockdale County Superior Court
Ruth A. Wilson Clerk

Participant ID:

BK 38 PG 96

RESERVED FOR CLERK OF COURT

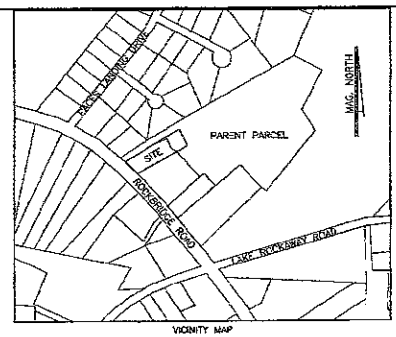
OWNER'S CERTIFICATION

STATE OF GEORGIA; COUNTY OF ROCKDALE: THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY SUTHORIZED AGENT, CERTIFIES THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

Carolyn C Smart 12/14/17
OWNER DATE

POA Kenneth Charon 12/13/17
OWNER DATE

MAG. NORTH



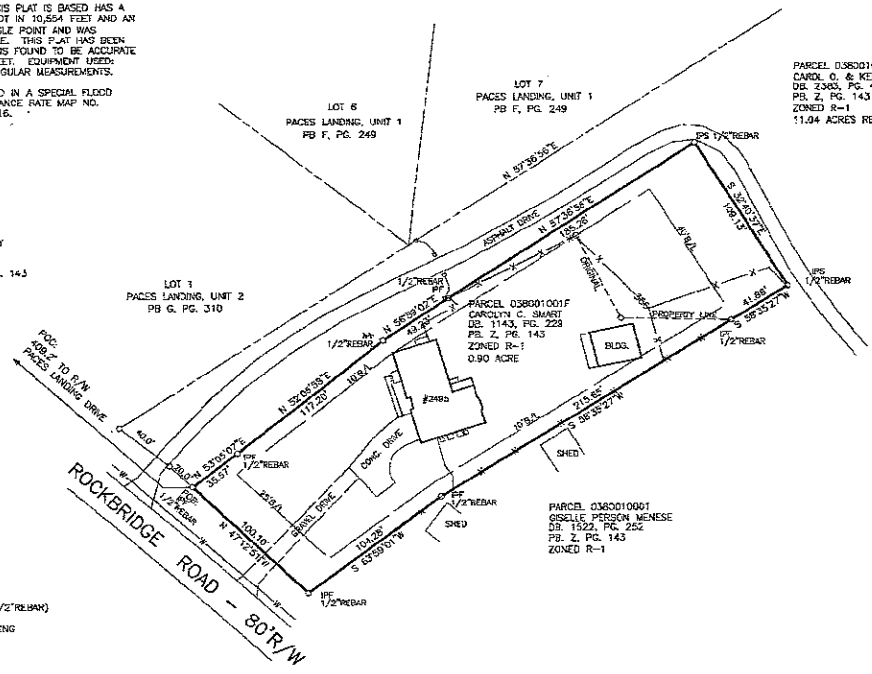
VICINITY MAP

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,554 FEET AND AN ANGULAR ERROR OF 4" PER ANGLE POINT AND WAS ADJUSTED BY THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 721,642 FEET. EQUIPMENT USED: TRIMBLE S3 FOR LINEAR AND ANGULAR MEASUREMENTS.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP NO. 13247C0083D DATED 12-08-2016.

GENERAL NOTES:

- ZONED R-1
- WATER BY ROCKDALE COUNTY
- SEWAGE BY SEPTIC TANK
- NO PROTECTIVE COVENANTS
- ORIGINAL PLAT IN PB. Z, PG. 143



LEGEND

DB	DEED BOOK
-◇-	FIRE HYDRANT
IPF	IRON PIN FOUND
IPS	IRON PIN SET (1/2" REBAR)
PB	PLAT BOOK
POB	POINT OF BEGINNING
POC	COMMENCEMENT
—W—	WATER LINE

SURVEYOR'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND ACCURATE AND WAS PREPARED FROM AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL ENGINEERING REQUIREMENTS OF THE ROCKDALE COUNTY SUBDIVISION ORDINANCE HAVE BEEN FULLY COMPLIED WITH.

Charles O. Wiggins 12-11-2017
GEORGIA REGISTERED LAND SURVEYOR NO. 2293 DATE

THIS REVISED PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CONYERS-ROCKDALE PLANNING COMMISSION AND IS HEREBY APPROVED SUBJECT TO ANY PROTECTIVE COVENANTS SHOWN HEREON.

DATED THIS 21st DAY OF December 2017.

CHAIRPERSON CONYERS-ROCKDALE PLANNING COMMISSION

DIRECTOR PLANNING & DEVELOPMENT

THE PURPOSE OF THE SURVEY IS TO REVISE THE PROPERTY LINE BETWEEN PARCEL 038001001F AND PARCEL 038001001C.

OWNER: CAROLYN C. SMART

REVISED FINAL PLAT FOR:

CAROLYN C. SMART

LAND LOT 233 – 16TH DISTRICT
ROCKDALE COUNTY, GEORGIA
DATE OF FIELD WORK: 10-25-2017
DATE OF PLAT PREPARATION: 10-26-2017
REVISED 12-11-2017 FOR COUNTY COMMENTS

50 0 50 100 150
GRAPHIC SCALE: 1 INCH = 50 FEET

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 approval or affirmations should be confirmed with the appropriate governments 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

Charles O. Wiggins 12-11-2017
CHARLES O. WIGGINS, RLS NO. 2293 DATE

GEORGIA REGISTERED NO. 2293 CHARLES O. WIGGINS LAND SURVEYOR

PREPARED BY:
CHARLES O. WIGGINS, RLS NO. 2293
FOR THE FIRM: WIGGINS LAND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION: LSF 1213
1781 HONEY CREEK ROAD SW
CONYERS, GA. 30094 PH. 404-427-8279