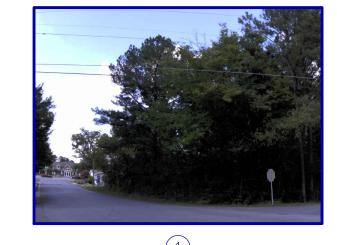


Or Call 800-282-7411

#### **SITE PHOTOGRAPHS**











particularly described as follows:



## **GENERAL NOTES**

VICINITY MAP

SITE LOCATION - LATITUDE: 34' 16' 15" LONGITUDE: 85' 13' 23"

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13115C 0188 E, AND THE DATE OF SAID MAP IS SEPTEMBER 25 2009. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "C-C" AS SHOWN ON THE ZONING MAP OF CITY OF ROME.

THE MINIMUM YARD SETBACKS ARE: FRONT - 20 FEET

REAR - 30 FEET

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES. RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES

PLEASE NOTE: STAND-ALONE TREES 4-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY.

1. EDGEWOOD PARK SUBDIVISION AS SHOWN ON A PLAT OF THE SAME

RECORDED IN PLAT BOOK 2, PAGE 198.

## **SURVEYOR CERTIFICATION**

11. All matters disclosed by a plat of survey recorded in Plat Book 2, Page

PROPERTY DEPICTED HEREON IS PORTION OF THAT ON SAID INSTRUMENT

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 160, 4th

District, 4th Section, City of Rome, Floyd County, Georgia, and being more

BEGINNING at a 1/2-inch rebar found at the northerly miter of the

intersection of the southerly right-of-way of Shorter Avenue (80' right-of-way) with the westerly right-of-way of Alma Road; Thence along

said right-of-way of Alma Road the following two (2) courses and

distances: South 36 degrees 30 minutes 27 seconds East a distance of

30.98 feet to a concrete monument found; South 04 degrees 36 minutes

40 seconds West a distance of 276.86 feet to a 1/2-inch rebar found at

the intersection of the westerly right-of-way of Alma Road with the

northerly right-of-way of Marshall Lane (50' right-of-way); Thence along

said right-of-way of Marshall Lane, North 84 degrees 43 minutes 10 seconds West a distance of 224.99 feet to a 5/8-inch rebar set; Thence

leaving said right—of—way, North 05 degrees 29 minutes 25 seconds East a

distance of 299.69 feet to a 5/8-inch rebar set on the southerly right-of-way of Shorter Avenue; Thence along said right-of-way, South 84

degrees 47 minutes 33 seconds East a distance of 200.02 feet to a

**TITLE EXCEPTIONS** 

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A

COMPANY, COMMITMENT NO. G-11289/OP, EFFECTIVE DATE JULY 19, 2019.

10. Right of Way Deed from The Georgia State Bank of Rome to the Department of Transportation, dated May 1, 1986, recorded May 15, 1986 in

Deed Book 960, Page 741, Floyd County, Georgia records.

COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY CHICAGO TITLE INSURANCE

1/2-inch rebar found and the TRUE POINT OF BEGINNING.

Said tract of land contains 1.527 Acres.

AFFECTS SITE AS PLOTTED

REGIONS BANK and CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b-1), 8, 9, 11, & 13 of Table A thereof. The field work was completed on August 7, 2019.

Date: <u>August 7, 2019</u> Georgia Registered Land Surveyor # 304

#### **LEGEND**

STANDARD ABBREVIATIONS AIR CONDITIONER BORE HOLE BUILDING SETBACK LINE CURB INLET CORRUGATED METAL PIPE

CONCRETE MONUMENT FND SANITARY CLEANOUT COMMUNICATION PEDESTAL CRIMPED TOP PIPE DROP INLET DUCTILE IRON PIPE DWCB DOUBLE WING CATCH BASIN

FOUND

GAS METER JUNCTION BOX OUTLET CONTROL STRUCTURE OPEN TOP PIPE POWER METER PK NAIL SET POINT OF BEGINNING

POINT OF COMMENCEMENT REINFORCED CONCRETE PIPE IRON REINFORCING BAR 5/8"RBR SET CAPPED LSF 621 SANITARY SEWER SWCB SINGLE WING CATCH BASIN

TRANS ELECTRIC TRANSFORMER

GUY WIRE POWER LINE LP LIGHT POLE ELECTRIC TRANSFORMER WATER VAULT

GAS VALVE GAS METER WATER VALVE WATER METER FIRE HYDRANT

E - UNDERGROUND ELECTRIC LINE ---- G ---- UNDERGROUND GAS LINE 1) PHOTO POSITION INDICATOR

OVERHEAD TRAFFIC SIGNAL LIGHT

REGULAR PARKING SPACE COUNT HANDICAP PARKING SPACE TREE POSITION INDICATOR

#### **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.





# Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road							
	Georgia 30062	FI					
Phone:	(770) 795–9900 (770) 795–8880	PF					
Fax:	geosurvey.com	RE					
EMAIL: info@geosurvey.com							

Certificate of Authorization #LSF-000621

ALTA/NSPS LAND TITLE SURVEY

### 2101 Shorter Avenue

FOR

# **REGIONS BANK** CHICAGO TITLE INSURANCE COMPANY

GS JOB NO:	20196204	DRAWING SCALE	:	1 "=	<i>30</i> '	SL	IRVEY DAT	E: /	NUGUST	7, 2019
FIELD WORK:	CAB	CITY: ROME		STATE:	GA	No	Date	REVIS Description		
PROJ MGR:	DLH	COUNTY:	FLOYD				Duto	Bosonption		
REVIEWED:	JRC	LAND LOT:	160							
DWG FILE:	20196204.dwg	DISTRICT:	4TH	SECTION	N: <i>4TH</i>					

# **CLOSURE STATEMENT**

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN <u>134,193</u>, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC—3 DATA COLLECTOR WERE USED TO

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN <u>157,788</u> FEET. <u>DLH</u> INIT.