

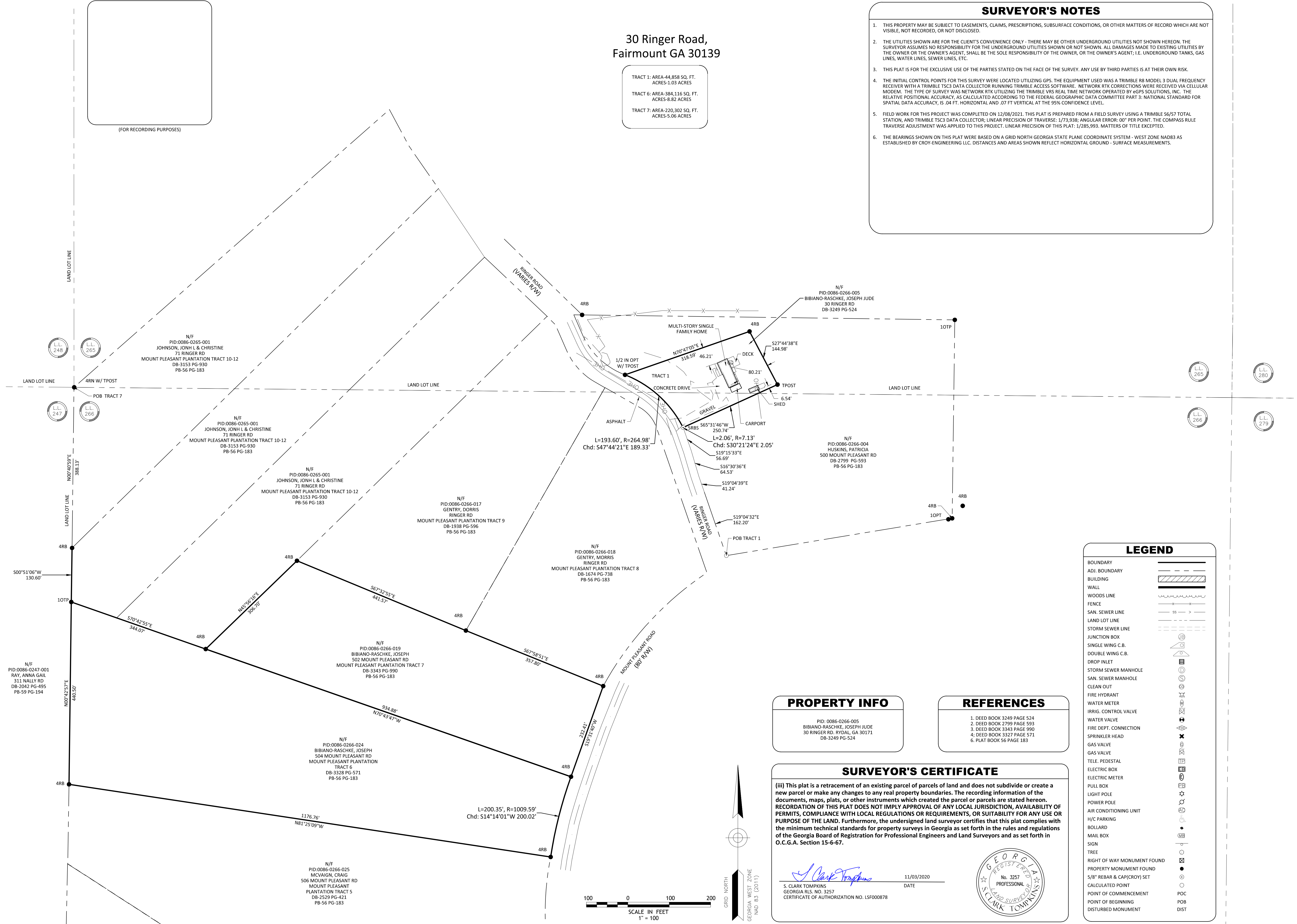
30 Ringer Road,
Fairmount GA 30139

TRACT 1: AREA-44,858 SQ. FT.
ACRES-1.03 ACRES
TRACT 6: AREA-384,116 SQ. FT.
ACRES-8.82 ACRES
TRACT 7: AREA-220,302 SQ. FT.
ACRES-5.06 ACRES

SURVEYOR'S NOTES

1. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF RECORD WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED.
2. THE UTILITIES SHOWN ARE FOR THE CLIENT'S CONVENIENCE ONLY - THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN HEREON. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN. ALL DAMAGES MADE TO EXISTING UTILITIES BY THE OWNER OR THE OWNER'S AGENT, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, OR THE OWNER'S AGENT; I.E. UNDERGROUND TANKS, GAS LINES, WATER LINES, SEWER LINES, ETC.
3. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
4. THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A TRIMBLE R8 MODEL 3 DUAL FREQUENCY RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR RUNNING TRIMBLE ACCESS SOFTWARE. NETWORK RTK CORRECTIONS WERE RECEIVED VIA CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY GGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FT. HORIZONTAL AND .07 FT VERTICAL AT THE 95% CONFIDENCE LEVEL.
5. FIELD WORK FOR THIS PROJECT WAS COMPLETED ON 12/08/2021. THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A TRIMBLE S6/S7 TOTAL STATION, AND TRIMBLE TSC3 DATA COLLECTOR; LINEAR PRECISION OF TRAVERSE: 1/73,938; ANGULAR ERROR: .00" PER POINT. THE COMPASS RULE TRAVERSE ADJUSTMENT WAS APPLIED TO THIS PROJECT. LINEAR PRECISION OF THIS PLAT: 1/285,993. MATTERS OF TITLE EXCEPTED.
6. THE BEARINGS SHOWN ON THIS PLAT WERE BASED ON A GRID NORTH GEORGIA STATE PLANE COORDINATE SYSTEM - WEST ZONE NAD83 AS ESTABLISHED BY CROY-ENGINEERING LLC. DISTANCES AND AREAS SHOWN REFLECT HORIZONTAL GROUND - SURFACE MEASUREMENTS.

SHEET NO.	1	OF	1
Project No.	2458.001	Date	
Field Surveyed:	11/02/21	Drawn By:	CDW
Checked By:	SCT	Date of Plat:	11/15/21
Scale:	1" = 100'	Revision	No.



PROPERTY INFO

PID: 0086-0266-005
BIBIANO-RASCHE, JOSEPH JUDE
30 RINGER RD. RYDAL, GA 30171
DB-3249 PG-524

REFERENCES

1. DEED BOOK 3249 PAGE 524
2. DEED BOOK 2799 PAGE 593
3. DEED BOOK 3343 PAGE 990
4. DEED BOOK 3327 PAGE 571
6. PLAT BOOK 56 PAGE 183

SURVEYOR'S CERTIFICATE

(ii) This plat is a retracement of an existing parcel of 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.

S. Clark Tompkins 11/03/2020
DATE

S. CLARK TOMPKINS
GEORGIA RLS. NO. 3257
CERTIFICATE OF AUTHORIZATION NO. LSF000878

LEGEND

BOUNDARY	---
ADJ. BOUNDARY	---
BUILDING	▨
WALL	▬
WOODS LINE	~
FENCE	—x—x—
SAN. SEWER LINE	—SS—
LAND LOT LINE	---
STORM SEWER LINE	---
JUNCTION BOX	⊕
SINGLE WING C.B.	⊕
DOUBLE WING C.B.	⊕
DROP INLET	⊕
STORM SEWER MANHOLE	⊕
SAN. SEWER MANHOLE	⊕
CLEAN OUT	⊕
FIRE HYDRANT	⊕
WATER METER	⊕
IRRIG. CONTROL VALVE	⊕
WATER VALVE	⊕
FIRE DEPT. CONNECTION	⊕
SPRINKLER HEAD	⊕
GAS VALVE	⊕
TELE. PEDESTAL	⊕
ELECTRIC BOX	⊕
ELECTRIC METER	⊕
PULL BOX	⊕
LIGHT POLE	⊕
POWER POLE	⊕
AIR CONDITIONING UNIT	⊕
H/C PARKING	⊕
BOLLARD	⊕
MAIL BOX	⊕
SIGN	⊕
TREE	⊕
RIGHT OF WAY MONUMENT FOUND	⊕
PROPERTY MONUMENT FOUND	⊕
5/8" REBAR & CAP(CROY) SET	⊕
CALCULATED POINT	⊕
POINT OF COMMENCEMENT	⊕
POINT OF BEGINNING	⊕
DISTURBED MONUMENT	⊕

CROY

200 NORTH COBB PARKWAY, BLDG. 400, SUITE 413
MARIETTA, GA 30067
PHONE: (770) 971-3407 FAX: (770) 971-0620

BOUNDARY RETRACEMENT FOR:
Joe Raschke
LAND LOT 265,266 OF THE 6TH DISTRICT,
BARTOW COUNTY, GEORGIA