

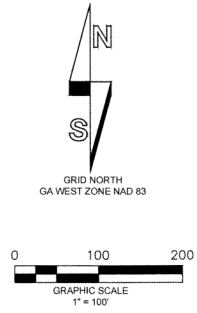
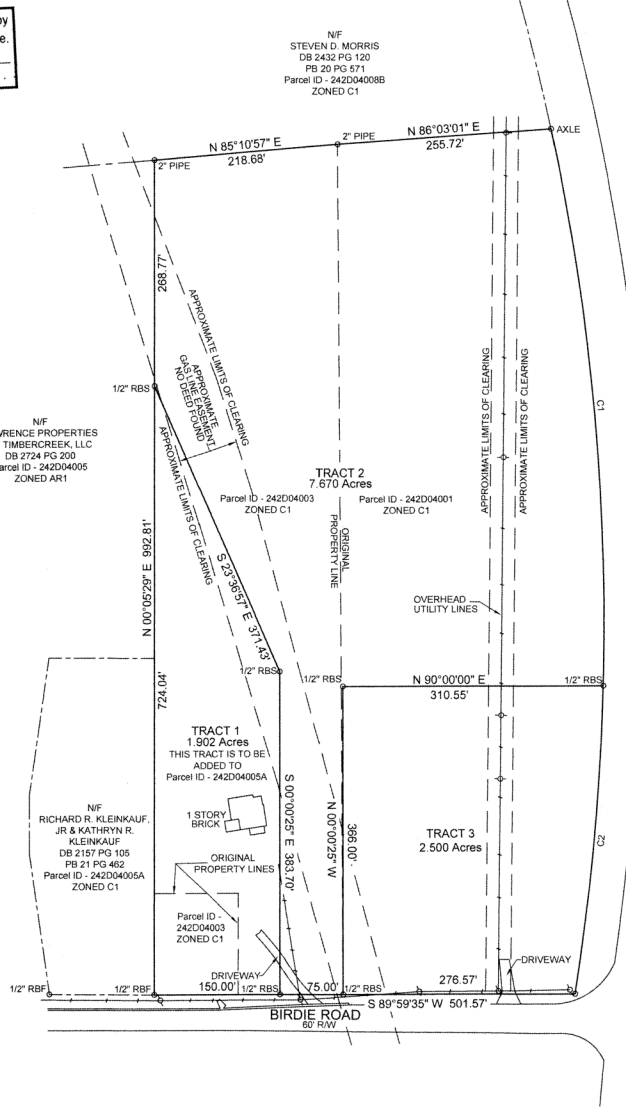
eFiled & eRecorded
 DATE: 8/28/2024
 TIME: 2:19 PM
 PLAT BOOK: 00028
 PAGE: 00095
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 7257735799
 CLERK: Debbie L. Brooks
 Spalding County, GA

THIS BLOCK RESERVED FOR THE CLERK
 OF THE SUPERIOR COURT.

LEGEND
 RBF=REBAR FOUND
 RBS=REBAR SET
 CT=CRIMP TOP PIPE
 LL=LAND LOT
 LLL=LAND LOT LINE
 P=PROPERTY LINE
 CO=CONSTRUCTION ENTRANCE
 EP=EDGE OF PAVEMENT
 P.O.B.=POINT OF BEGINNING
 B/L=BUILDING SETBACK LINE
 D.E.=DRAINAGE EASEMENT
 NF=NOW OR FORMERLY
 F.W.P.D.=FIELD WORK
 PERFORMED DATE
 OF=OUT OF FLOOD PLAIN
 DB=DEED BOOK
 PG=PAGE
 PEB=PLAT BOOK
 ##=HOUSE NUMBER

BOC approval of this plat is not required by
 the Spalding County Subdivision Ordinance.
 Date: 8/28/24 Community Development

SURVEYORS CERTIFICATION
 AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.
 FINAL SURVEYOR'S CERTIFICATE
 IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE 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. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-6-67).
 BY: SWINSON A. GASKINS, Sr. GEORGIA REGISTERED LAND SURVEYOR, NO.1620
 DATE: 08/22/24



CLOSURE STATEMENT
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,167 FEET AND AN ANGULAR ERROR OF 00° 00' 02" PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.
 ANGULAR & LINEAR MEASUREMENTS WERE OBTAINED USING A LEICA 403 TCR TOTAL STATION

FLOOD STATEMENT
 ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 1325C0090E, DATED JUNE 7, 2017, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	667.12'	2810.70'	13°36'57"	S 05°14'59" E	665.55'
C2	367.80'	2810.70'	17°29'51"	S 05°17'55" W	367.54'

Job No. 24-062
 Drawn By: R.D.G.
 Reviewed By: R.M.B.
 Issue Date: 08/22/24
 F.W.P.D.: 08/19/24
 Revisions: _____ Date: _____



Prepared For:
BIRDIE ROAD, LLC

Property Location
 Land Lot 105 Of The 3rd Land District
 Spalding County, Georgia

S. A. GASKINS & ASSOCIATES, LLC
 surveyors planners development consultants
 981 CAMPGROUND ROAD GRIFFIN, GA 30223
 678-571-3054
 rdgaskins79@gmail.com