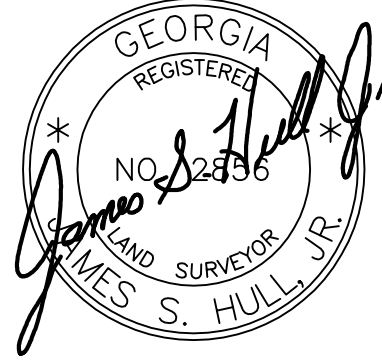
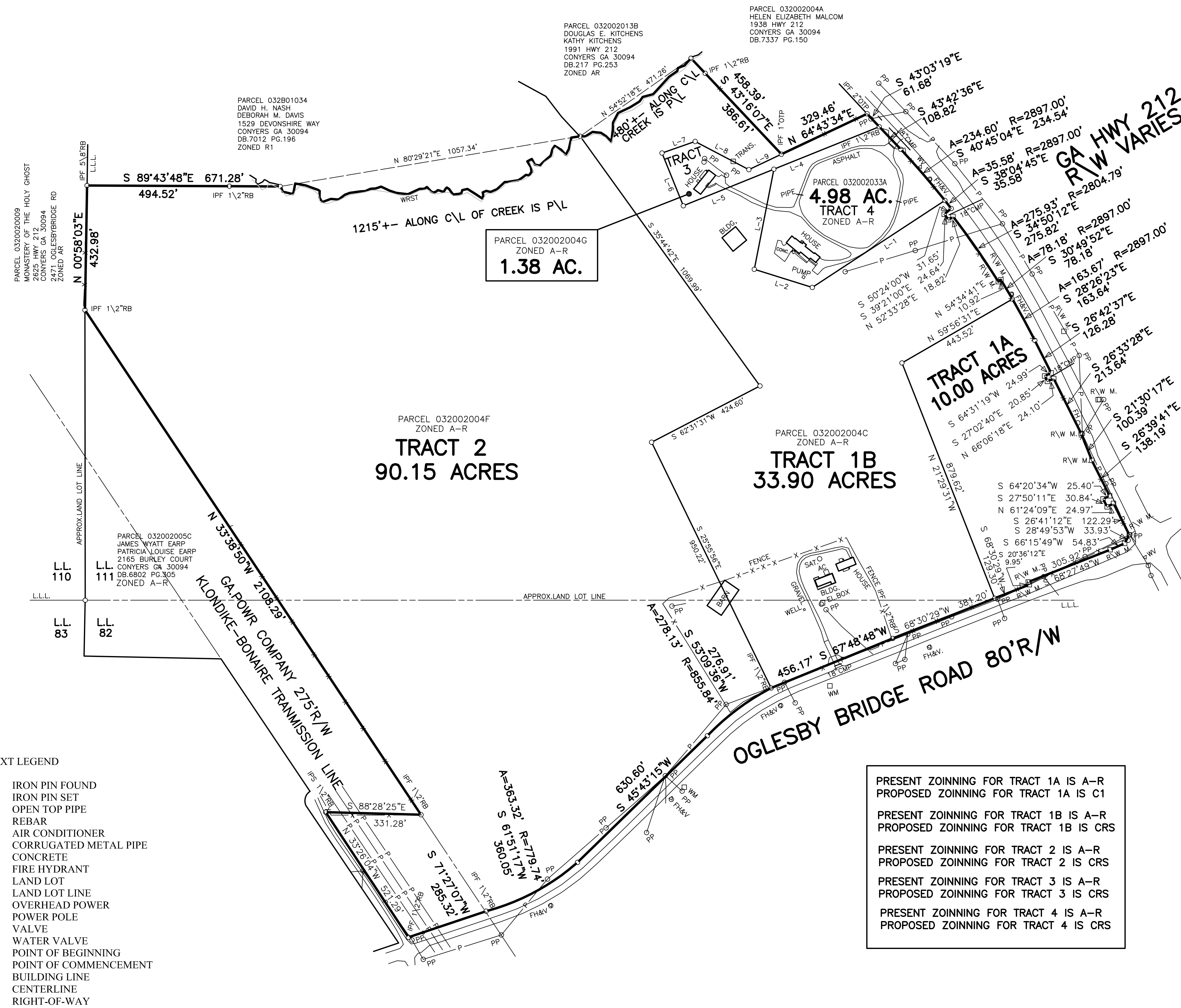


This Plat is a retrace of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATIONS 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.

James S. Hull, Jr.
 James S. Hull, Jr. GA RLS 2876
 PARCEL 032002004F DB.631 PG.153
 PARCEL 032002004C DB.193 PG.967
 PARCEL 032002033A DB.149 PG.199
 PARCEL 032002004G DB.3719 PG.301



COURSE	BEARING	DISTANCE
L-1	S 56°43'35"W	551.45'
L-2	N 72°37'49"W	211.20'
L-3	N 11°03'33"E	354.60'
L-4	N 68°01'25"E	395.00'
L-5	S 68°01'25"W	339.34'
L-6	N 21°25'55"E	197.70'
L-7	S 70°42'47"W	122.01'
L-8	S 62°20'56"E	210.76'
L-9	N 64°43'34"E	125.13'



OWNER:
 PARCEL 032002004F
 WILLIS BENJAMIN SEAY, III
 3324 PEACHTREE ROAD
 SUITE 1602
 ATLANTA, GA 303026
 DB 631, PG 153

OWNER:
 PARCEL 032002004C
 WILLIS BENJAMIN SEAY, III
 3324 PEACHTREE ROAD
 SUITE 1602
 ATLANTA, GA 303026
 DB 193, PG 967
 1929 OGLESBY BRIDGE ROAD

OWNER:
 PARCEL 032002033A
 WILLIS BENJAMIN SEAY, III
 3324 PEACHTREE ROAD
 SUITE 1602
 ATLANTA, GA 303026
 DB 149, PG 199
 1919 OGLESBY BRIDGE ROAD

OWNER:
 PARCEL 032002004G
 WILLIS BENJAMIN SEAY, III
 3324 PEACHTREE ROAD
 SUITE 1602
 ATLANTA, GA 303026
 DB 3719, PG 301
 1920 OGLESBY BRIDGE ROAD

- TEXT LEGEND
- IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - OTP OPEN TOP PIPE
 - RB REBAR
 - AC AIR CONDITIONER
 - CMP CORRUGATED METAL PIPE
 - CONC CONCRETE
 - FH FIRE HYDRANT
 - LL LAND LOT
 - LLL LAND LOT LINE
 - P OVERHEAD POWER
 - PP POWER POLE
 - V VALVE
 - WV WATER VALVE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - B/L BUILDING LINE
 - C/L CENTERLINE
 - R/W RIGHT-OF-WAY

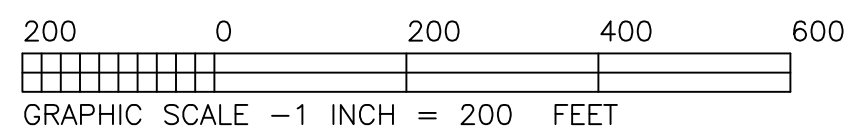
PRESENT ZONING FOR TRACT 1A IS A-R
 PROPOSED ZONING FOR TRACT 1A IS C1
 PRESENT ZONING FOR TRACT 1B IS A-R
 PROPOSED ZONING FOR TRACT 1B IS CRS
 PRESENT ZONING FOR TRACT 2 IS A-R
 PROPOSED ZONING FOR TRACT 2 IS CRS
 PRESENT ZONING FOR TRACT 3 IS A-R
 PROPOSED ZONING FOR TRACT 3 IS CRS
 PRESENT ZONING FOR TRACT 4 IS A-R
 PROPOSED ZONING FOR TRACT 4 IS CRS

ZONING PLAT FOR:
WILLIS BENJAMIN SEAY, III

LAND LOTS 82 & 111 - 11TH DISTRICT

ROCKDALE COUNTY, GEORGIA

DATE OF FIELD WORK: 4-29-2024
 DATE OF PLAT PREPARATION: 7-2-2024
 EQUIPMENT USED: TRIMBLE S6



UTILITY NOTE:
 PATRICK & ASSOCIATES, INC. NOR THE LICENSED PROFESSIONAL ASSUME ANY LIABILITY FOR THE EXISTENCE, LOCATION, MATERIAL OR SIZE OF ANY UNDERGROUND UTILITY SHOWN ON THIS SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, EXACT LOCATION, MATERIAL AND SIZE OF ANY UNDERGROUND UTILITY BEFORE BIDDING OR EXCAVATING ON THIS PROJECT.

All or a portion of this survey was performed by GPS. Approximately 95% of this survey was robotic total station (Equipment: Trimble S6). Type of GPS was Base and Rover. The field data upon which this plat is based has a positional tolerance of 0.04' based on redundant measurements and has not been adjusted. The horizontal datum for this survey was NAD83, Georgia West Zone. All distances shown on this plat are surface distances. This plat has been calculated for closure and was found to be accurate within one foot in 197,371 feet.

Note: The surveyor hereon has made no investigative or independent search for easements of record. Encumbrances, restrictive covenants, ownership title evidence or any other facts that a current title search may disclose.

Note: This plat was prepared for the exclusive use of the person, persons or entity named hereon. This plat does not extend to any person, persons or entity without the express recertification of the surveyor naming such person, persons or entity.

This property is in zone "X" a Federal Flood Area as indicated by F.I.A. Official Hazard Maps. Flood Map No. 13247C0158D & 13247C0166D, Dated: 12/08/2016.