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BK: 101 PG: 1603-1603
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02-03-2025 01:09 PM
DOC# P2025-000017

Niki Sewell

NIKI SEWELL
CLERK OF SUPERIOR COURT
COWETA COUNTY

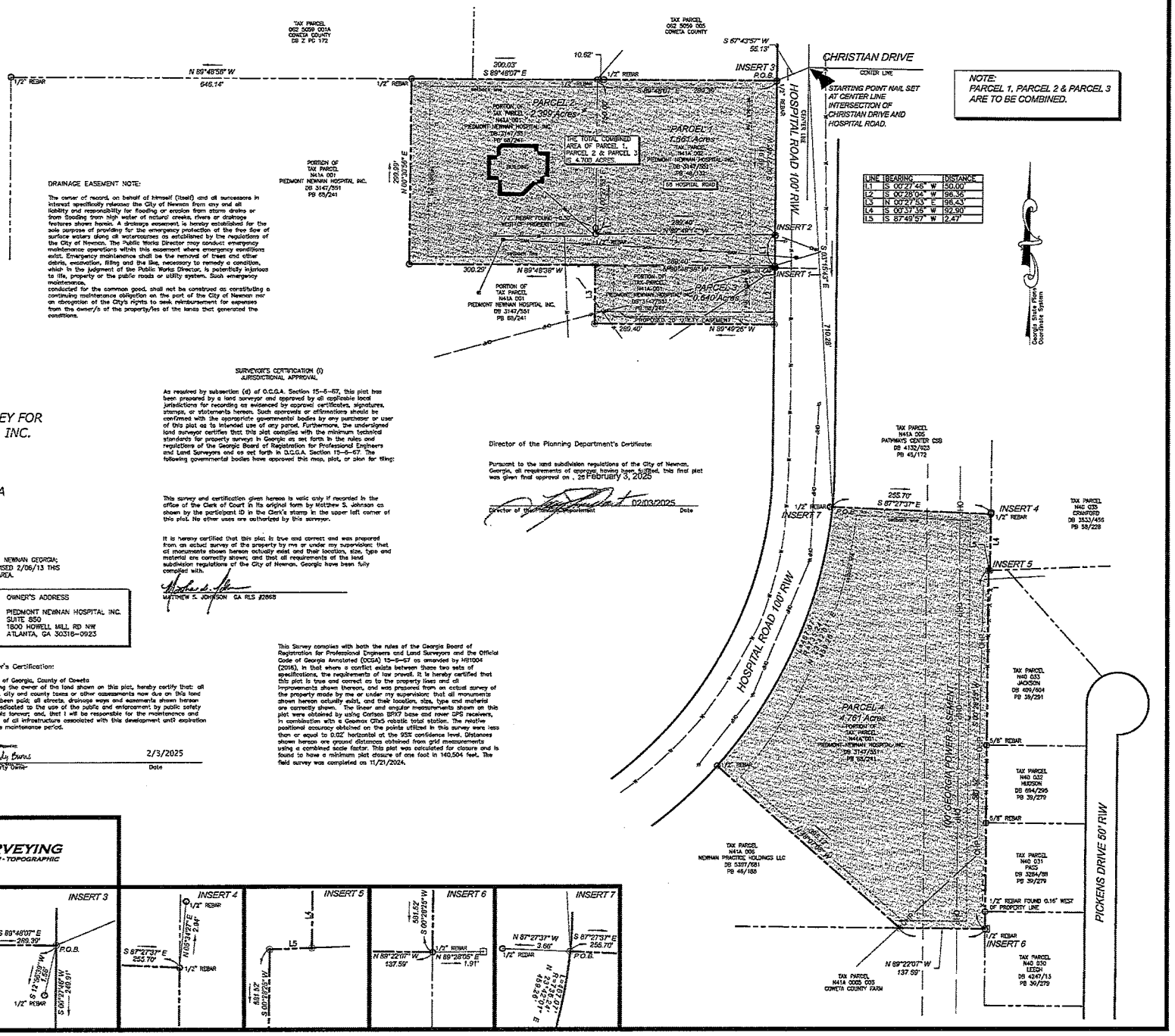
THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 2868 MATTHEW S. JOHNSON

MATTHEW S. JOHNSON, P.L.S.
GEORGIA REGISTRATION NO. 2868
207 WOLF CREEK DRIVE
AMERICUS, GA 31719
(229) 942-0923

100 0 50 100
1 INCH = 100 FEET

DIVISION & COMBINATION SURVEY FOR PIEDMONT NEWNAN HOSPITAL, INC.
LOCATED IN LAND LOT 59
5th LAND DISTRICT
CITY OF NEWNAN
COWETA COUNTY, GEORGIA
NOVEMBER 2, 2024



LINE	BEARING	DISTANCE
L1	S 00°27'46" W	50.00'
L2	S 00°28'04" W	96.36'
L3	N 00°27'53" E	98.43'
L4	S 00°37'15" W	92.90'
L5	S 87°49'57" W	2.47'

DRAINAGE EASEMENT NOTE:

The owner of record, on behalf of himself (itself) and all successors in interest specifically releases the City of Newnan from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, rivers or drainage features shown hereon. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by the regulations of the City of Newnan. The Public Works Director may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition, which in the judgment of the Public Works Director, is potentially injurious to life, property or the public roads or utility system. Such emergency maintenance, conducted for the common good, shall not be construed as constituting a continuing maintenance obligation on the part of the City of Newnan nor as abrogation of the City's rights to seek reimbursement for expenses from the owner/s of the property/ies of the lands that generated the conditions.

SURVEYOR'S CERTIFICATION (1) JURISDICTIONAL APPROVAL

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 approvals or affirmations should be confirmed with the appropriate governmental 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. The following governmental bodies have approved this map, plat, or plan for filing:

Director of the Planning Department's Certificate:

Pursuant to the land subdivision regulations of the City of Newnan, Georgia, all requirements of approval having been fulfilled, this final plat was given final approval on . 25 February 3, 2025

Director of the Planning Department — 02/03/2025 Date

This survey and certification given hereon is valid only if recorded in the office of the Clerk of Court in its original form by Matthew S. Johnson as shown by the participant ID in the Clerk's stamp in the upper left corner of this plat. No other uses are authorized by this surveyor.

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all requirements of the land subdivision regulations of the City of Newnan, Georgia have been fully complied with.

MATTHEW S. JOHNSON GA RLS #2868

AS PER F.I.R.M. FLOOD MAPS FOR COWETA COUNTY, CITY OF NEWNAN GEORGIA; MAP NUMBER 13077C0139D, EFFECTIVE DATE 5/16/06 REVISED 2/06/13 THIS PROPERTY DOES NOT LIE IN A DESIGNATED FLOOD HAZARD AREA.

LEGEND
- 1/2" REBAR SET
- FENCE
- IRON PIN FOUND
- CONCRETE MONUMENT
- SETBACK
- SANITARY SEWER EASEMENT
- OVERHEAD POWER EASEMENT
- UNDERGROUND POWER EASEMENT
- POWER/LIGHT POLE

OWNER'S ADDRESS
PIEDMONT NEWNAN HOSPITAL INC.
SUITE 850
1800 HOWELL MILL RD NW
ATLANTA, GA 30318-0923

Current Zone Low Density-Ol-1

Setbacks
Front 40'
Side: 12'
Street Side: 50'
Rear: 35'

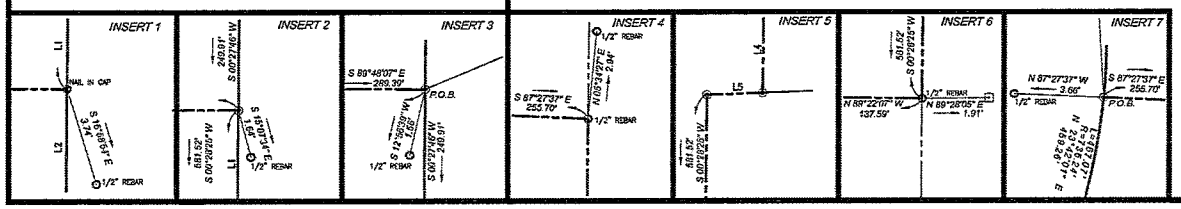
Owner's Certification:

State of Georgia, County of Coweta
I, being the owner of the land shown on this plat, hereby certify that: all state, city and county taxes or other assessments now due on this land have been paid; all streets, drainage ways and easements shown hereon are dedicated to the use of the public and enforcement by public safety officials forever; and, that I will be responsible for the maintenance and repair of all infrastructure associated with this development until expiration of the maintenance period.

Buddy Burns — 2/3/2025
Property Owner — Date

This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67 as amended by HB1004 (2016), in that where a conflict exists between these two sets of specifications, the requirements of law prevail. It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The linear and angular measurements shown on this plat were obtained by using Carlson BRX7 base and rover GPS receivers, in combination with a Geomax Zoom35 robotic total station. The relative positional accuracy obtained on the points utilized in this survey were less than or equal to 0.02' horizontal at the 95% confidence level. Distances shown hereon are ground distances obtained from grid measurements using a combined scale factor. This plat was calculated for closure and is found to have a minimum plat closure of one foot in 140,504 feet. The field survey was completed on 11/21/2024.

TRINITY LAND SURVEYING
BOUNDARY - SUBDIVISION - ALTA/ACSM - TOPOGRAPHIC



Coweta County Hospital Authority.dwg

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