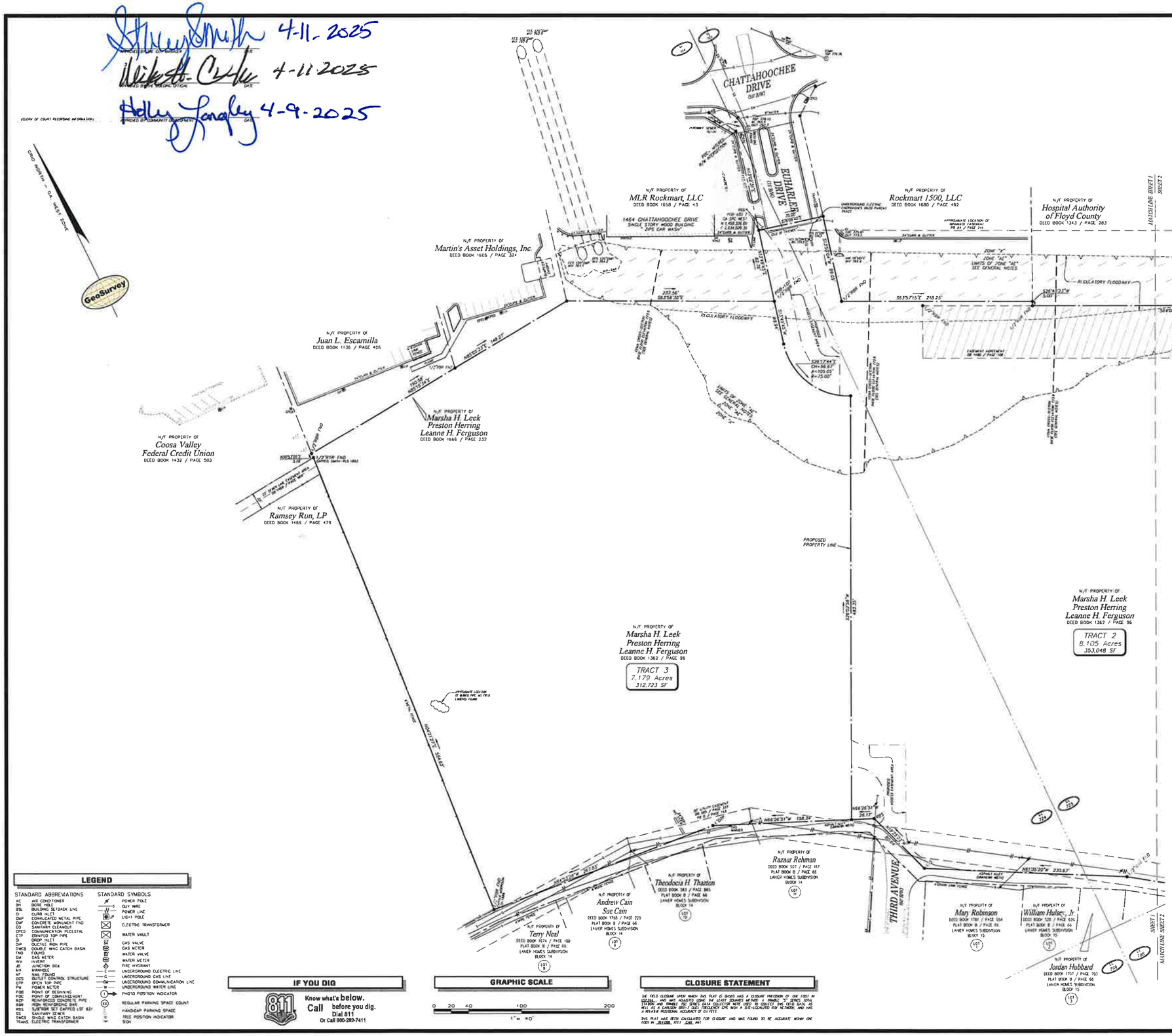
4-11-2025

4-11-2025

4-9-2025

(CLERK OF COURT RECORDING INFORMATION)



VICINITY MAP

SITE LOCATION - LATITUDE: 34° 00' 28" LONGITUDE: 85° 02' 03"

GENERAL NOTES

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.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP MARKER FOR THIS AREA IS 13233C0088F. SAID THE DATE OF SAID MAP IS JUNE 7, 2013. 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 VRS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(NA)-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-1" (COMMERCIAL DISTRICT) AS SHOWN ON THE ZONING MAP OF THE CITY OF ROCKMART.

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 PROPERTY ARE DERIVED GRAPHICALLY AND ARE SHOWN APPROXIMATE FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

SURVEY REFERENCES

1) PLAT FOR LANIER HOMES SUBDIVISION, PREPARED BY J.P. BURNAM & ASSOCIATES, DATED JULY-AUGUST, 1530, RECORDED IN PLAT BOOK B, PAGE 66, WITH THE SUPERIOR COURT CLERK OF POLK COUNTY, GEORGIA

2) SURVEY FOR FRANK HERRING, PREPARED BY MORELAND ALTOBELLI & ASSOCIATES, DATED NOVEMBER 28, 1983, REVISED DECEMBER 2, 1983, RECORDED IN PLAT BOOK O PAGE 143, WITH THE SUPERIOR COURT CLERK OF POLK COUNTY, GEORGIA

3) SURVEY FOR JUAN L. ESCAMILLA, PREPARED BY SMITH & SMITH LAND SURVEYORS, P.C. DATED NOVEMBER 8, 2005, RECORDED IN PLAT BOOK Z, PAGE 1740, WITH THE SUPERIOR COURT CLERK OF POLK COUNTY, GEORGIA

4) SURVEY FOR EUHARLEE CROSSING, PREPARED BY SMITH & SMITH LAND SURVEYORS, P.C., DATED JUNE 17, 2008, RECORDED IN PLAT BOOK AA, PAGE 241, WITH THE SUPERIOR COURT CLERK OF POLK COUNTY, GEORGIA

5) SURVEY FOR RAMSEY RUN, L.P., PREPARED BY MORRISON & ASSOCIATES, DATED JANUARY 31, 2013 (LAST REVISED MAY 5, 2013), RECORDED IN PLAT BOOK BB, PAGE 731, WITH THE SUPERIOR COURT CLERK OF POLK COUNTY, GEORGIA

6) SURVEY FOR EUHARLEE PROPERTIES, LLC, PREPARED BY SMITH & SMITH LAND SURVEYORS, P.C. DATED NOVEMBER 8, 2005, RECORDED IN PLAT BOOK CC, PAGE 125, WITH THE SUPERIOR COURT CLERK OF POLK COUNTY, GEORGIA

7) SURVEY FOR EUHARLEE PROPERTIES LLC, PREPARED BY HUGHES-RAY COMPANY, LLC. DATED SEPTEMBER 26, 2016, RECORDED IN PLAT BOOK CC, PAGE 242, WITH THE SUPERIOR COURT CLERK OF POLK COUNTY, GEORGIA

8) SURVEY FOR CARTER ROAD HEALTH CARE, LLC. ET AL. PREPARED BY SMITH & SMITH LAND SURVEYORS, P.C. DATED MARCH 21, 2018, LAST REVISED APRIL 3, 2018 RECORDED IN PLAT BOOK CC, PAGE 372, WITH THE SUPERIOR COURT CLERK OF POLK COUNTY, GEORGIA

9) DRAFT ALTA/NSPS LAND TITLE SURVEY FOR TRINITY ROCKMART, LLC. ET AL., PREPARED BY GEOSURVEY, LLC, DATED 02-09-2022 AND LAST REVISED 03-23-2023

SURVEYOR CERTIFICATION

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 conformed 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.

Greg A. Jennings
Georgia Registered
Land Surveyor # 3043

GeoSurvey

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

SHEET 1 OF 2

LEGEND

STANDARD ABBREVIATIONS	
AC	A/R CONDITIONER
BH	BORE HOLE
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CM	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CPED	COMMUNICATION PEDESTAL
CPP	CORRUGATED POLY PIPE
D	DRAIN INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
FND	FOUND
GM	GAS METER
INV	INVERT
JB	JUNCTION BOX
MH	MANHOLE
NF	NAIL FOUND
OCS	OUTLET CONTROL STRUCTURE
OTP	OPEN TOP PIPE
PM	POWER METER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
RBR	REBAR (SIZE AS NOTED)
RSS	SURVEYOR SET CAPPED LSF 621
SS	SANITARY SEWER
SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS	
	POWER POLE
	GUY WIRE
	POWER LINE
	LIGHT POLE
	ELECTRIC TRANSFORMER
	WATER VAULT
	GAS VALVE
	GAS METER
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
	UNDERGROUND COMMUNICATION LINE
	UNDERGROUND WATER LINE
1	PHOTO POSITION INDICATOR
22	REGULAR PARKING SPACE COUNT
	HANDICAP PARKING SPACE
	TREE POSITION INDICATOR
	SIGN

IF YOU DIG

811 Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

GRAPHIC SCALE

0 20 40 100 200

1" = 40'

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,000+ AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC SERIES DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA. AS WELL AS A CARLSON BRX7 / SX6. FREQUENCY GPS WAS A SXB-GLONASS FOR METRONIC AND HAS A REPORTED PROFILE ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 250,000. FEET. [LSF. 621]

SUBDIVISION PLAT OF

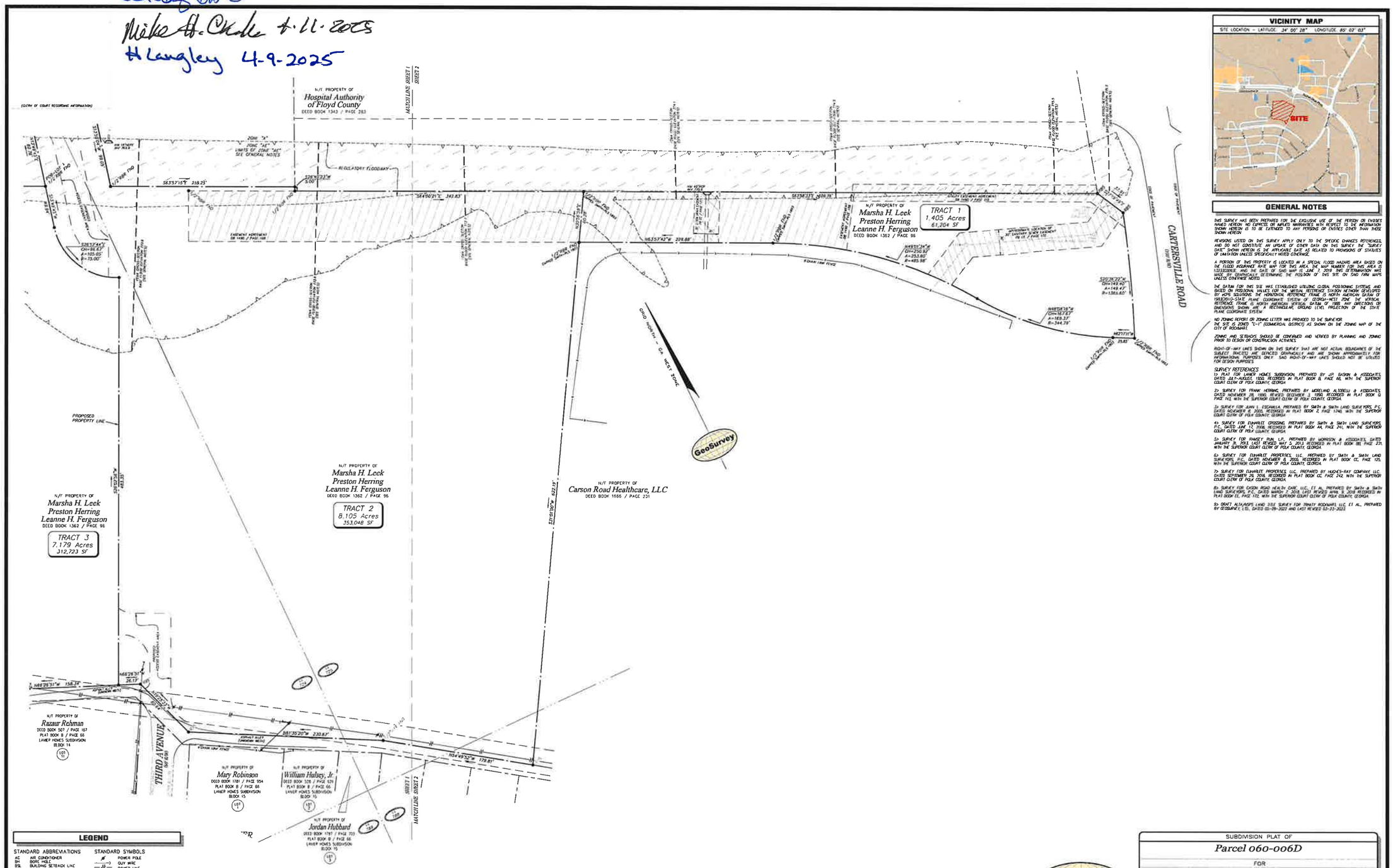
Parcel 060-006D

FOR

Trinity Rockmart, LLC

GS JOB NO:	20227317	DRAWING SCALE:	1"= 40'	SURVEY DATE:	05-09-2022
FIELD WORK:	JES	CITY:	ROCKMART	PLAT DATE:	05-15-2023
PROJ MGR:	CAB	COUNTY:	POLK STATE: GA	REVISIONS (SEE CHARTS NOTES)	
REVIEWED:	CAJ	LAND LOT	724 & 725	No. Date	Description
DWG FILE:	20227317-02.dwg	DISTRICT	18TH SECTION: 3RD		

Anthony Sosa 4-4-25
Mike H. Cole 4.11.2025
H Langley 4-9-2025



VICINITY MAP

SITE LOCATION – LATITUDE: 34° 00' 28" LONGITUDE: 85° 03' 03"

GENERAL NOTES

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A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13233C0216E AND THE DATE OF SAID MAP IS JUNE 2, 2014. 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 VORS 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.

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THE SITE IS ZONED "C-1" (COMMERCIAL DISTRICT) AS SHOWN ON THE ZONING MAP OF THE CITY OF ROCKMART.

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SURVEY REFERENCES
1) PLAT FOR LANIER HOMES SUBDIVISION, PREPARED BY J.P. BASKIN & ASSOCIATES, DATED JULY-AUGUST, 1950, RECORDED IN PLAT BOOK B, PAGE 66, WITH THE SUPERIOR COURT CLERK OF POLK COUNTY, GEORGIA.

2) SURVEY FOR FRANK HERRING, PREPARED BY MORELAND, ALTOBELLI & ASSOCIATES, DATED NOVEMBER 28, 1990, REVISED DECEMBER 3, 1990, RECORDED IN PLAT BOOK D, PAGE 142, WITH THE SUPERIOR COURT CLERK OF POLK COUNTY, GEORGIA.

3) SURVEY FOR JUAN S. ESCAMILLA, PREPARED BY SMITH & SMITH LAND SURVEYORS, P.C., DATED NOVEMBER 8, 2005, RECORDED IN PLAT BOOK 2, PAGE 1246, WITH THE SUPERIOR COURT CLERK OF POLK COUNTY, GEORGIA.

4) SURVEY FOR ELMWALTZ CROSSING, PREPARED BY SMITH & SMITH LAND SURVEYORS, P.C., DATED JANUARY 15, 2006, RECORDED IN PLAT BOOK AA, PAGE 241, WITH THE SUPERIOR COURT CLERK OF POLK COUNTY, GEORGIA.

5) SURVEY FOR RANDY RUN, L.P., PREPARED BY MORRISON & ASSOCIATES, DATED JANUARY 31, 2013, LAST REVISED MAY 5, 2013, RECORDED IN PLAT BOOK BB, PAGE 231, WITH THE SUPERIOR COURT CLERK OF POLK COUNTY, GEORGIA.

6) SURVEY FOR ELMWALTZ PROPERTIES, LLC, PREPARED BY SMITH & SMITH LAND SURVEYORS, P.C., DATED NOVEMBER 8, 2005, RECORDED IN PLAT BOOK CC, PAGE 125, WITH THE SUPERIOR COURT CLERK OF POLK COUNTY, GEORGIA.

7) SURVEY FOR ELMWALTZ PROPERTIES, LLC, PREPARED BY HUGHES-RAY COMPANY, LLC, DATED SEPTEMBER 25, 2016, RECORDED IN PLAT BOOK CC, PAGE 242, WITH THE SUPERIOR COURT CLERK OF POLK COUNTY, GEORGIA.

8) SURVEY FOR CARSON ROAD HEALTH CARE, LLC, ET AL., PREPARED BY SMITH & SMITH LAND SURVEYORS, P.C., DATED MARCH 7, 2016, LAST REVISED APRIL 8, 2016, RECORDED IN PLAT BOOK EE, PAGE 122, WITH THE SUPERIOR COURT CLERK OF POLK COUNTY, GEORGIA.

9) DRAFT ALTA/NSPS LAND TITLE SURVEY FOR TRINITY ROCKMART, LLC, ET AL., PREPARED BY GEOSURVEY, LLC, DATED 02-09-2022 AND LAST REVISED 03-23-2023.

LEGEND

STANDARD ABBREVIATIONS		STANDARD SYMBOLS
AC	AIR CONDITIONER	POWER POLE
BH	BORE HOLE	GUY WIRE
BSL	BUILDING SETBACK LINE	POWER LINE
CI	CURB INLET	LIGHT POLE
CMP	CORRUGATED METAL PIPE	ELECTRIC TRANSFORMER
CMF	CONCRETE MONUMENT FND	WATER VAULT
CO	SANITARY CLEANOUT	GAS VALVE
CPED	COMMUNICATION PEDESTAL	GAS METER
CTP	CRIMPED TOP PIPE	WATER VALVE
DI	DROP INLET	WATER METER
DIP	DUCTILE IRON PIPE	FIRE HYDRANT
DWCB	DOUBLE WING CATCH BASIN	UNDERGROUND ELECTRIC LINE
FND	FOUND	UNDERGROUND GAS LINE
GM	GAS METER	UNDERGROUND COMMUNICATION LINE
INV	INVERT	UNDERGROUND WATER LINE
JB	JUNCTION BOX	PHOTO POSITION INDICATOR
MH	MANHOLE	REGULAR PARKING SPACE COUNT
NF	NAIL FOUND	HANDICAP PARKING SPACE
OCS	OUTLET CONTROL STRUCTURE	TREE POSITION INDICATOR
PKF	PK NAIL FOUND	SIGN
PM	POWER METER	
POB	POINT OF BEGINNING	
POC	POINT OF COMMENCEMENT	
RCP	REINFORCED CONCRETE PIPE	
RBR	IRON REINFORCING BAR	
RBS	S/B"IRON SET CAPPED LSF 821	
SS	SANITARY SEWER	
SWCB	SINGLE WING CATCH BASIN	
TRANS	ELECTRIC TRANSFORMER	

IF YOU DIG

Know what's below. Call before you dig. Dial 811. Or Call 800-282-7411

GRAPHIC SCALE

0 20 40 100 200
1" = 40'

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 50,000+ FEET AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A RANDOM "5" STRICT TOTAL STATION WAS USED TO COLLECT THE ANGLES AND DISTANCES. NEW NEEDED TO COLLECT THIS FIELD DATA, AS WELL AS A KINSTON VRS-2 (RTK) FREQUENCY GPS WAS A SUB-INCHLEVEL FIX METHOD, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000+ FEET. [illegible]

Chad A. Jennings
Georgia Registered
Land Surveyor # 3043

SHEET 2 OF 2

GeoSurvey
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

SUBDIVISION PLAT OF
Parcel 060-006D
FOR
Trinity Rockmart, LLC

GS JOB NO:	20227317	DRAWING SCALE:	1" = 40'	SURVEY DATE:	03-09-2022
FIELD WORK:	JES	CITY:	ROCKMART	PLAT DATE:	03-15-2023
FIELD MGR:	CAB	COUNTY:	POLK	STATE: GA	REVISIONS (DO NOT CHANGE ABOVE)
REVIEWED:	CAJ	LAND LOT:	724 & 725		No. Date Description
DWG FILE:	20227317-02.dwg	DISTRICT:	18TH	SECTION: 3RD	