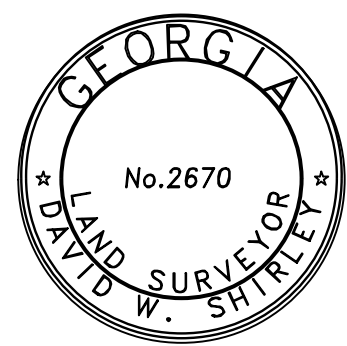


Residential 20 x 50 Gunite Pool



HB 76 NOTE, EFFECTIVE MAY 08, 2017
Code Section 15-6-67, iii
This plat is a retracement 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 herein. 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.

DAVID W. SHIRLEY, RLS #2670

8/13/2025
DATE

LEGEND

- PROPERTY CORNER WITHOUT MONUMENT
- MONUMENTED PROPERTY CORNER
- TOP OPEN TOP PIPE
- CTP CRIMPED TOP PIPE
- R/W RIGHT OF WAY
- DB DEED BOOK
- PB PLAT BOOK
- PC PAGE
- N/F PRESENT OR FORMER OWNER
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- IPSF IRON PIN SET FUTURE
- L.L. LAND LOT
- L.L.L. LAND LOT LINE
- N.T.S. NOT TO SCALE
- P.O.B. POINT OF BEGINNING
- FENCE
- D.I. DRAIN INLET
- SSCO SANITARY SEWER CLEANOUT
- W WATER LINE
- UCL UNDERGROUND COMM LINE
- UCB UNDERGROUND COMM BOX
- COMM MAN HOLE
- LP LIGHT POLE
- PP POWER POLE
- OE OVERHEAD POWER LINE
- UE UNDERGROUND ELECTRIC
- EM ELECTRIC METER
- FO FIBER OPTIC
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- SANITARY SEWER MANHOLE
- SS SANITARY SEWER LINE
- BL BUILDING LINE
- CL CENTERLINE
- +XXX SPOT ELEVATION
- IE INVERT ELEVATION

- SURVEY NOTES:
- 1.) ALL DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.
 - 2.) ALL DISTANCES ON SURVEY ARE SHOWN AS "GROUND" DISTANCES.
 - 3.) ALL DISTANCES ON SURVEY ARE EXPRESSED IN U.S. SURVEY FEET
 - 4.) ALL ANGULAR DIRECTIONS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS.
 - 5.) IF INDICATED, STREAMS ORIGINATING OR FLOWING THROUGH THE MAPPED PROPERTY ARE CONSIDERED STATE WATERS AND ARE SUBJECT TO LOCAL GOVERNMENT BUFFER AND SETBACK REQUIREMENTS. THERE ARE NO STATE WATERS APPARENT WITHIN THE PLATTED BOUNDARY.
 - 6.) THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY BOTH PUBLIC AND PRIVATE. ALL MATTERS OF TITLE ARE EXCEPTED.
 - 7.) THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A CLOSURE PRECISION OF 1" IN 269,359'.
 - 8.) FIELD WORK AND MAP PREPARED BY D.S.
 - 9.) ALL PINS SET ARE FOUND ARE 1/2" DIAMETER REBARS UNLESS OTHERWISE NOTED.
 - 10.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A LEGAL TITLE SEARCH, AND IS SUBJECT TO ANY AND ALL DISCLOSURES PRODUCED BY SAME INCLUDING EASEMENTS WHETHER OR NOT SHOWN ON THIS PLAT. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. EDITING OR REPRODUCTION WITHOUT THE CONSENT OF THE SURVEYOR IS PROHIBITED.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

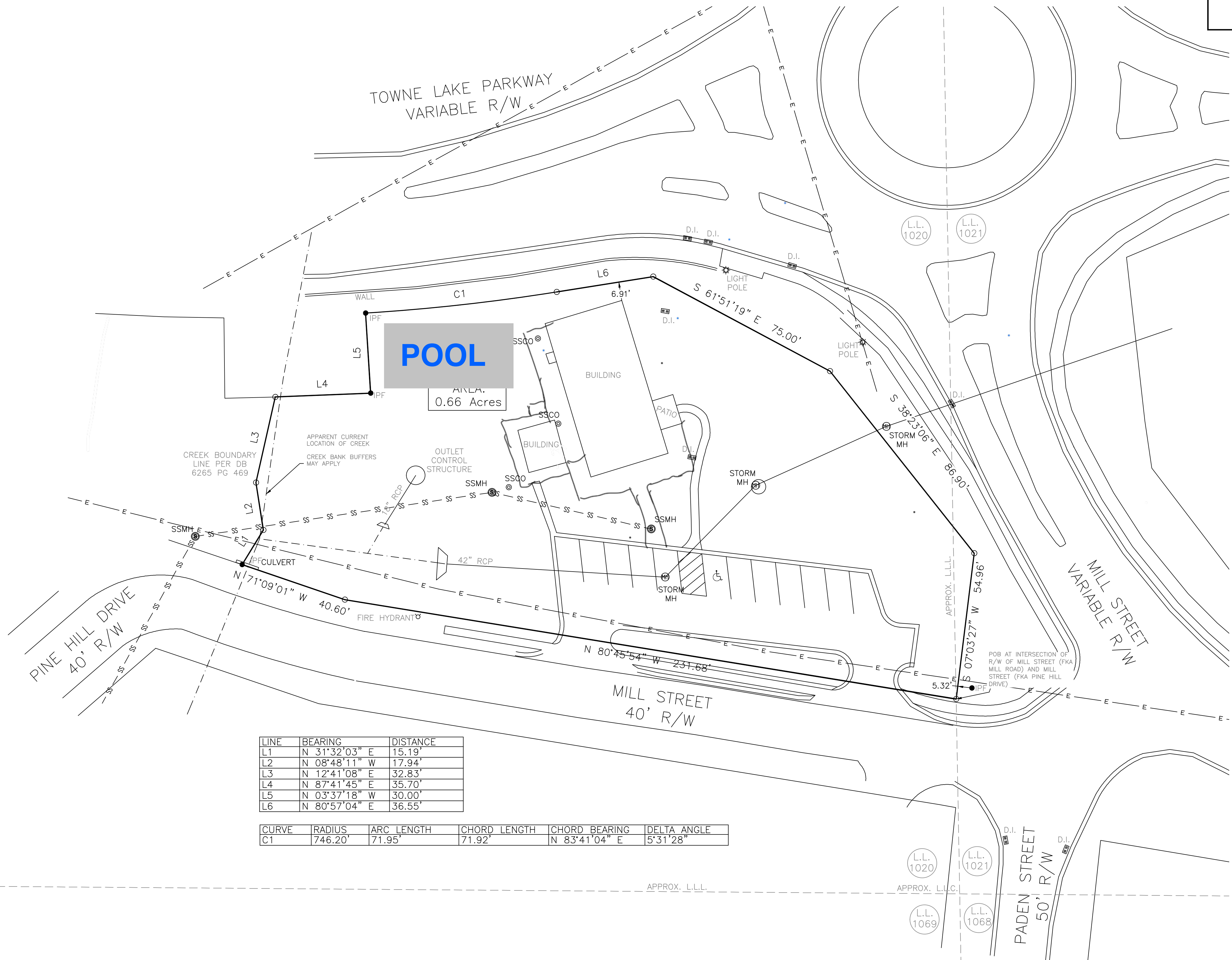
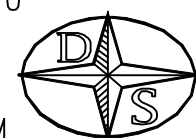
REFERENCES
D.B. 6265 PG. 469
D.B. 13068 PG. 64
P.B. 82 PG. 19
STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS, PROJECT NUMBER 033872, DRAWING NUMBERS 60-0004, 60-0005, 60-0009, 60-0012

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO F.E.M.A./ F.I.R.M. MAP# 13057C0332E DATED 6/7/2019

PREPARED BY:

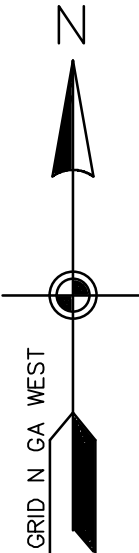
D&S LAND SURVEYING, INC.

DAVID W. SHIRLEY, RLS #2670
P.O. BOX 4968
CANTON, GA 30114
770-720-4443
DSSURVEYMAILBOX@GMAIL.COM
DSLANDGA.COM



IF GRID NORTH IS INDICATED:
1.) HORIZONTAL DATUM IS NAD 83.
VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTINGS AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATIC GPS SURVEY USING GPS SOLUTIONS 20TL GNSS RECEIVERS (SNs 3369083 & 3369084) A CARLSON RT4 or XPAD COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT VERTICAL AT THE 95% CONFIDENCE LEVEL.



BOUNDARY & AS-BUILT SURVEY FOR:
BRIAN DAVID RICKMAN
REVOCABLE TRUST

ADDRESS: 209 MILL ST, WOODSTOCK, GA 30188
LAND LOT:S: 1020 & 1021
DISTRICT: 15 - SECTION: 2
CITY OF WOODSTOCK, GEORGIA
FIELD DATE: 8/8/2025
MAP DATE: 8/13/2025
JOB NUMBER: 25-187