

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL MAY EXIST. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE LOCAL CLERK OF SUPERIOR COURT'S OFFICE
- SUBJECT AND ADJACENT PROPERTY OWNERS' DEED REFERENCES WERE PROVIDED BY LOCAL TAX RECORDS AND GIS MAPS AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- RIGHTS OF WAY BASED UPON APPARENT WIDTHS AND EXISTING CENTERLINE. NO DEEDS FOR R/W FOUND UNLESS NOTED.
- STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON.
- LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- 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 THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- THIS PROPERTY MAY CONTAIN WETLANDS. THIS PLAT MAKES NO CERTIFICATION CONCERNING THE EXISTENCE OR NON-EXISTENCE OF WETLANDS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- THE HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83). INITIAL GRID COORDINATES FOR THIS SURVEY WERE ESTABLISHED USING A MULTI-FREQUENCY GNSS RECEIVER RECEIVING CORRECTIONS FROM A REAL TIME GNSS CORRECTION SERVICE.
- A MULTI-FREQUENCY GNSS "RTK" SYSTEM WAS USED FOR A PORTION OF THE FIELD DATA WITH A RELATIVE POSITIONAL ACCURACY OF WHICH DOES NOT EXCEED 0.07' PLUS 50 PARTS PER MILLION. A ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 13115C0193E WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.

SURVEY DATA
 FIELD WORK COMPLETED: SEPTEMBER 19, 2025
 PLAT CLOSURE: 1/33,934
 TOTAL AREA: 0.171 ACRES
 SURVEY AUTHORIZED BY: KATHY SEXTON
 CURRENT OWNERS: CLYDE F. COLLIER
 BARBARA N. COLLIER

ZONING REQUIREMENTS/RESTRICTIONS

PARCEL: J14C334
 ZONING: N-O-C NEIGHBORHOOD OFFICE COMMERCIAL
 (PER CITY OF ROME/FLOYD COUNTY GIS MAP)
 DOES NOT CREATE SPLIT ZONING
 MINIMUM SETBACKS - PRINCIPAL BUILDINGS
 FRONT (MAJOR STREET): 20 FEET
 FRONT (OTHER STREET): 20 FEET
 SIDE: 10 FEET
 REAR: 20 FEET



LAND SURVEYOR 3078
 LAND SURVEYOR FIRM 1208

BOUNDARY RETRACEMENT SURVEY FOR:

**CLYDE F. COLLIER
 BARBARA N. COLLIER ESTATE**

LOCATED IN LAND LOT 245 - 23RD DISTRICT - 3RD SECTION
 FLOYD COUNTY, 1ST WARD, CITY OF ROME, GEORGIA

PLAT DATE: OCTOBER 1, 2025

NOTICE

THIS PLAT OF SURVEY IS MADE FOR THE SOLE USE AND BENEFIT OF THE PERSON(S) OR ENTITIES NAMED HEREON. THE SURVEYOR ASSUMES NO LIABILITY TO PERSONS OR ENTITIES NOT NAMED HEREON, AND ANY USE OF THIS PLAT BY UNNAMED PARTIES IS DONE AT THEIR OWN RISK. THE SURVEYOR MAKES NO CLAIM AS TO THE ACCURACY OF THE INFORMATION SHOWN HEREON BEYOND THE LAST FIELD WORK DATE SHOWN. COPIES OF THIS PLAT WITHOUT AN ORIGINAL SIGNATURE, SIGNED IN RED INK, BELOW THE SURVEYOR'S CERTIFICATION ARE NOT VALID.

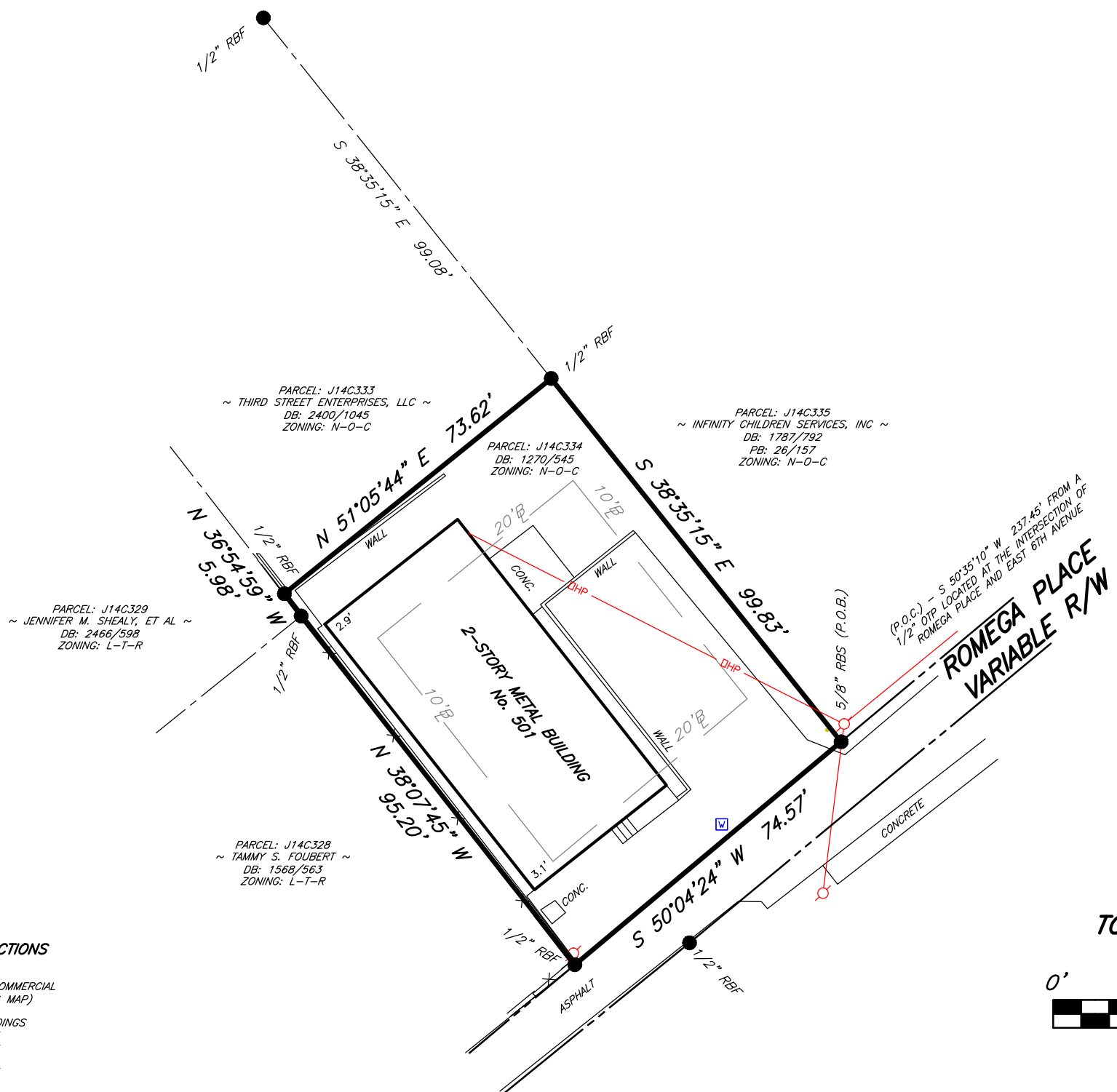
**FLOYD-HORNE
 LAND SURVEYORS**

2510 SHORTER AVENUE
 ROME, GEORGIA
 (706) 234-5852

25-091; 501 ROMEGA PL



GRID NORTH ~ GA WEST ZONE



LEGEND

- IRON PIN
- CONCRETE MARKER
- CALCULATED POINT
- RIGHT OF WAY
- LAND LOT LINE
- LOT LINE
- ORIGINAL LOT LINE
- FENCE
- EASEMENT
- BUILDING SETBACK
- CREEK OR DITCH
- OVERHEAD POWER LINES
- POWER POLE
- LIGHT POLE
- FIRE HYDRANT
- RBS REBAR SET WITH CAP
- RBF REBAR FOUND
- CTP CRIMPED TOP PIPE
- OTP OPEN TOP PIPE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- DB DEED BOOK
- PB PLAT BOOK

TOTAL AREA: 0.171 ACRES



SCALE: 1" = 30'