

LAND DIVISION & COMBINATION SURVEY FOR
DAVID E. WALLACE and MELINDA RYAN
BEING IN LAND LOTS 85 & 86 3rd DISTRICT
4th SECTION FLOYD COUNTY GEORGIA
SCALE 1" = 150' PLAT DATE: JUNE 22, 2026

THIS AN AUCTION SURVEY
THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION COMPANY
24.114 Acres Total



DATE OF FIELD WORK: MAY & JUNE 2026
CURRENT TAX RECORDS SHOW OWNERS AS: DAVID E. WALLACE & MELINDA RYAN
PROPERTY IS ZONED A-R
REF DEEDS: 2388-809, 491-413, 1425-680, 2668-614
REF PLATS: 5-36, 38-152, 38-6, DEED BOOK 491-413

This plat has been calculated for closure and is found to be accurate within one foot in 217,068 feet.

The field data upon which this plat is based was collected by GPS observations using a Carlson BRX7 dual frequency receiver/rover running Carlson SurvCE software. Relative positional accuracy: < 0.04' (95% confidence level)

NOTE:
This plat is subject to all easements, matters of title, rights-of-way and local government approval.

○ = 1/2" REBAR SET
● = MONUMENT FOUND AS NOTED
TP = TAX PARCEL

NOTE: THIS SURVEY COMBINES TAX PARCELS F16-102, F16-103, F16-105, F16-106 & F16-107; THEN SUBDIVIDES THE PROPERTY INTO FIVE TRACTS.

ZONING REQUIREMENTS ZONING A-R (AGRICULTURE-RESIDENTIAL)
MINIMUM PRINCIPLE BUILDING SETBACKS
FRONT 60' SIDE 10' REAR 25'

NOTE: TRACTS TO BE SERVED BY PUBLIC WATER & PRIVATE SEPTIC SYSTEMS

NOTE: EACH TRACT MUST HAVE A SEPTIC TANK PERMIT PRIOR TO THE START OF CONSTRUCTION

CERTIFICATE OF FINAL PLAT APPROVAL
All requirements of the Rome-Floyd County Unified Land Development Code having been represented as being fulfilled by this plat and the related as-built surveys approved on _____, the Rome-Floyd County Planning Commission hereby approves this plat for recordation by the Clerk of Superior Court and recognizes the owner's offer of dedication of all areas and public improvements shown thereon and on said as-built surveys on behalf of the public, subject to maintenance and guarantee by the owner for one year from the date of this approval.

(Signature of Planning Director or Designee)

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 heron. 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 approval signatures above were not in place when this survey was issued, and are to be properly obtained prior to recording.



ELBERT H. ANGEL
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