

- Notes:
1. Date of field survey: March 24, 2025
 2. References: DB 7104 - Pg 207, PB F - Pg 1205
 3. All deed book references shown hereon are recorded in the Clerk of Superior Court's office of Whitfield County, Georgia.
 4. This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners deed references were provided by Ridgeline Surveying, Inc and are not guaranteed as to accuracy or completeness.
 5. Structures visible on the date of survey are shown hereon.
 6. This property is not in the 100 year flood zone as per FEMA/FIRM map panel 13313C0050D, dated September 19, 2007.
 7. This survey divides all of deed book 7104, page 207 (TPN 11-119-01-006) into nine lots as shown hereon.
 8. 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.
 9. All measurements for this survey were completed using a pair of dual frequency Carlson BRx7 receivers in a base and rover configuration. Real Time Kinematic (RTK) method was used for all rover measurements. A minimum of 2 separate RTK observations of 1 minute each were made at every property corner found and their position was averaged using Carlson SurvPC (ver 7.0) to obtain the final location as shown hereon. The averaged Root Mean Square Error (RMSE) measurement for each property corner was no greater than 0.05' (horizontal).
 10. 5/8" rebar set at all new lot corners.
 11. Field Equipment: Carlson BRx7

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	1087.02'	32.83'	N 05°29'14" W	32.83'	1°43'49"
C2	273.60'	96.28'	N 16°26'00" W	95.78'	20°09'44"
C3	1087.02'	74.15'	N 02°40'05" W	74.13'	3°54'30"
C4	2166.59'	55.83'	S 55°35'03" W	55.82'	1°28'35"
C5	2739.81'	106.75'	S 55°57'44" W	106.74'	2°13'56"

Under the provisions of Official Code 15-6-67, Subsection D, this plat is suitable for recording.

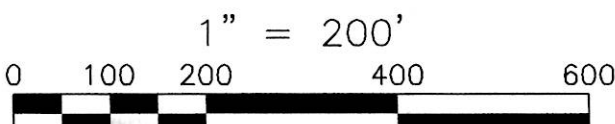
City of Cohutta Authorized Representative Date

LSF 1245

RIDGELINE SURVEYING

167 Cobb Drive
Chatsworth GA 30705
(706) 517-9355

Job #25038



This map or plat has been calculated for closure and is found to be accurate within one foot in 1,085.706 feet.

William C. White
Georgia R.L.S. #2947

This survey is not official unless signed with an original signature

N/F
Kenneth C. Cooper
DB 6783 - Pg 285
TPN 11-098-02-000

Legend

- IPF Iron Pin Found
- IPS Iron Pin Set
- N/F Now or Formerly
- R/W Right-of-Way
- RCP Reinforced Concrete Pipe
- P.O.B. Point of Beginning
- TPN Tax Parcel Number
- X Fence

LINE	BEARING	DISTANCE
L1	N 88°12'33" W	128.06'
L2	S 01°32'57" W	81.47'
L3	N 00°42'50" W	52.92'
L4	S 01°32'57" W	221.15'
L5	N 00°42'50" W	159.75'
L6	S 01°32'57" W	252.35'
L7	N 00°42'50" W	131.32'
L8	S 01°32'57" W	223.65'
L9	N 00°42'50" W	162.17'
L10	S 01°32'57" W	224.83'
L11	N 00°42'50" W	163.55'
L12	S 01°32'57" W	226.28'
L13	N 01°55'29" W	142.55'
L14	N 00°42'50" W	22.46'
L15	S 01°32'57" W	228.23'
L16	N 01°55'29" W	167.17'
L17	S 54°50'46" W	185.84'
L18	N 78°09'16" W	58.07'
L19	N 65°31'29" W	35.36'

Boundary Survey for Reed & Reed Properties, LLC

Land Lots 98, 119 and 134
11th District, 3rd Section
Cohutta, Whitfield County, Georgia

November 6, 2025

N/F
Teresa Thomas
DB 3700 - Pg 274
TPN 11-119-01-055

Surveyors Certificate

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat.

For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon.

For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon.

Such approvals, affirmations, or ordinance or resolution numbers 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.

William C. White 11/06/25
William C. White GA RLS #2947 Date

