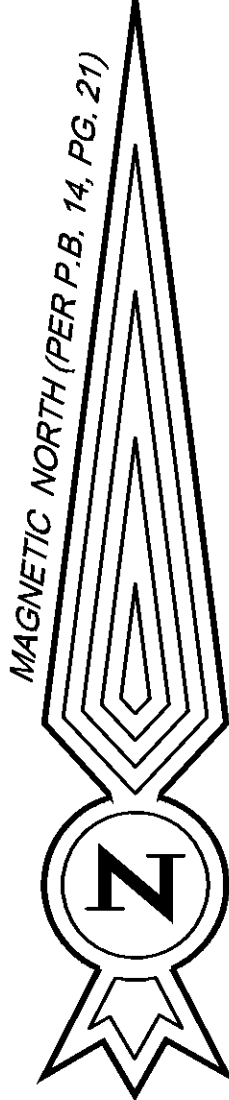


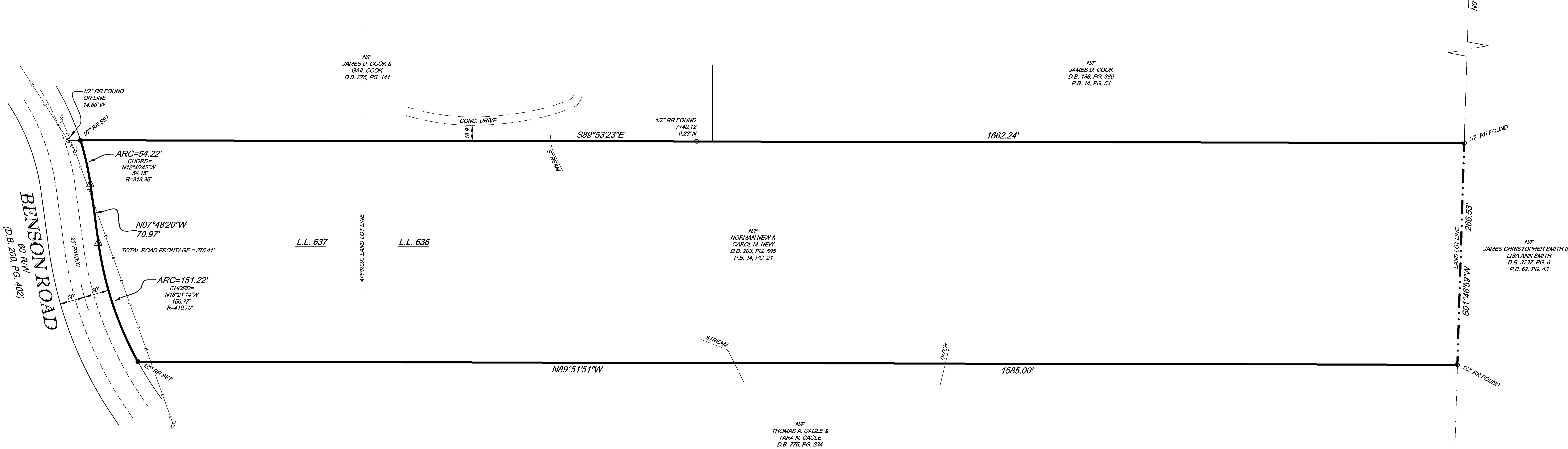
eFiled and eRecorded
DATE: 05/14/2025
TIME: 8:53 AM
PLAT BOOK: 82
PAGE: 180 - 180
FILING FEES: \$10.00
RECORDED BY: EM
Sheila Butler
CLERK'S FILING STAMP BOX
Paulding County, GA



PLAT OF RETRACEMENT SURVEY FOR
**NORMAN NEW
CAROL M. NEW**
LOCATED IN LAND LOTS 636 & 637, 3RD DISTRICT, 3RD SECTION,
PAULDING COUNTY, GEORGIA

BENSON ROAD (UNADDRESSED)
PARCEL ID: 050.2.1.006.0000

PARCEL AREA = 9.960 ACRES
433,836 SQ. FT.



LEGEND

CORNER MONUMENTATION:
● = IPS = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
○ = CORNER FOUND
△ = UNMONUMENTED CORNER
⊗ = CORNER TO BE SET WHEN CONSTRUCTION PERMITS
— X — X — FENCE LINE
RR = STEEL REINFORCING ROD
OTP = OPEN TOP WATER PIPE
CTP = CRIMPED TOP WATER PIPE
PP = POWER POLE
C/L = CENTERLINE
B/L = BUILDINGLINE
RW = RIGHT OF WAY
L.L. = LAND LOT LINE
WATER MAINS = — W — W — W — W —
OVERHEAD POWER LINES = — E — E — E — E —
GAS MAINS = — G — G — G — G —
SANITARY SEWER MAIN = — SS — SS —
N/F = NOW OR FORMERLY OWNED BY
NSAB = NAIL SET AT BASE
NFAB = NAIL FOUND AT BASE
D.B. = DEED BOOK
P.B. = PLAT BOOK
R/W MON. = CONCRETE RIGHT OF WAY MONUMENT

SURVEY NOTES:

THERE IS A 25' NON-DISTURBANCE BUFFER (WARM WATER STREAMS) AND A 30' NON-DISTURBANCE BUFFER (TROUT STREAMS) ADJACENT TO ANY STREAM OR BODY OF WATER MANDATED BY THE STATE AND THERE MAY BE ENHANCED BUFFERS PLACED ON THESE WATERS BY COUNTIES OR MUNICIPALITIES. THE PROPER AUTHORITY SHOULD BE CONTACTED BEFORE BEGINNING ANY DISTURBANCE NEAR THESE AREAS.

THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.

ORIGINAL PLATS, NOTES AND OTHER DRAWINGS PREPARED BY THE SURVEYOR AND HIS ASSOCIATES, INCLUDING ELECTRONIC FILES, ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURVEYOR.

IF BUILDING SETBACKS ARE SHOWN HEREON THEY ARE BASED ON THE SURVEYOR'S BEST INTERPRETATION AND SHOULD BE RELIED UPON AFTER AFFIRMATION BY THE PAULDING COUNTY ZONING DEPARTMENT.

THERE MAY BE OTHER UTILITIES EXISTING ON THIS PROPERTY UNKNOWN TO THE SURVEYOR.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

TECHNICAL DATA
TRAVERSE PRECISION: 1/51,419
ANGLE ERROR: 11 SEC. PER ANG.
SURVEY ADJUSTMENT: LEAST SQUARES
EQUIPMENT: GEOMAX ZIPP20 TOTAL STATION
PLAT PRECISION: 1/1,179,230

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO: 13223C0039D & 13223C0040C EFFECTIVE DATES: JUNE 7, 2019 & SEPT. 29, 2006 RESPECTIVELY THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONE: "X"

"X" = AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR (1% ANNUAL CHANCE) FLOODPLAIN

SURVEYOR CERTIFICATION

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 FOR THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. 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 THE O.C.G.A. SECTION 15-6-67.

Benjamin W. Cruselle / 05/13/2025
BENJAMIN W. CRUSSELLE RLS. 2841 DATE



REVISIONS	
DATE	DESCRIPTION

THE CRUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 943-5903
E-MAIL: BEN@CRUSSELLE.COM

PROJ. NO. PA7560 FILE: PA7560.DWG
FIELD SURVEY DATE: 04/30/2025 - 05/07/2025
PLAT DATE: 05/13/2025 SCALE: 1" = 60'