FINAL PLAT OF

HORSELEG RIDGE S/D PHASE ONE

BEING IN LAND LOTS 265 and 266 —— 4th DISTRICT

4th SECTION —— FLOYD COUNTY —— GEORGIA

Scale 1" = 100' 0 50 100 200 November 20, 1987

GEORGIA REGISTERED No. 1742 LAND SURVEYOR ELBERT H. ANGEL

STATE OF GEORGIA, FLOYD COUNTY

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN THE CLERK'S OFFICE SUPERIOR COURT, SAID COUNTY ON THE 12th DAY OF January, 1988 4:40 O'CLOCK PM. AND RECORDED IN BOOK NO 18 OF PLATS PAGE 216 THIS 13th DAY OF January 1988.

Sara Childs

DEPUTY CLERK SUPERIOR COURT, FLOYD COUNTY, GEORGIA

ELBERT H. ANGEL
GEORGIA REG. LAND SURVEYOR - 1742
POST OFFICE BOX 282
CEDARTOWN, GA. 30125

Curve No.	Delta	Radius	Tangent	Length
1 inside	15°30'39"	525.70'	71.60'	142.31'
1 outside	15°30'39"	575.70'	78.40'	155.85'
2 inside	36°12'20"	219.72'	71.83'	138.84'
2 outside	36°12'20"	269.72'	88.17'	170.44'
3 inside	31°21'31"	256.12'	71.89'	140.18'
3 outside	31°21'31"	306.12'	85.93'	167.54
4 inside	9°50'11"	1137.11'	97.85'	195.22'
4 outside	9°50'11"	1187.11'	102.15'	203.80'
5 inside	28°00'00"	270.81'	67.52'	132.34'
5 outside	28°00'00"	330.81'	82.48'	161.68'
6 inside	28°00'00"	371.08'	92.56'	181.34'
6 outside	28°00'00"	431.08'	107.48'	210.66'

Tycon GPS

Same

Notes :

Owners of this property are James M Givens, Horseleg Creek Road, Rome, Georgia and Jennifer G. Holcombe, Kingfisher Circle, Rome, Georgia.

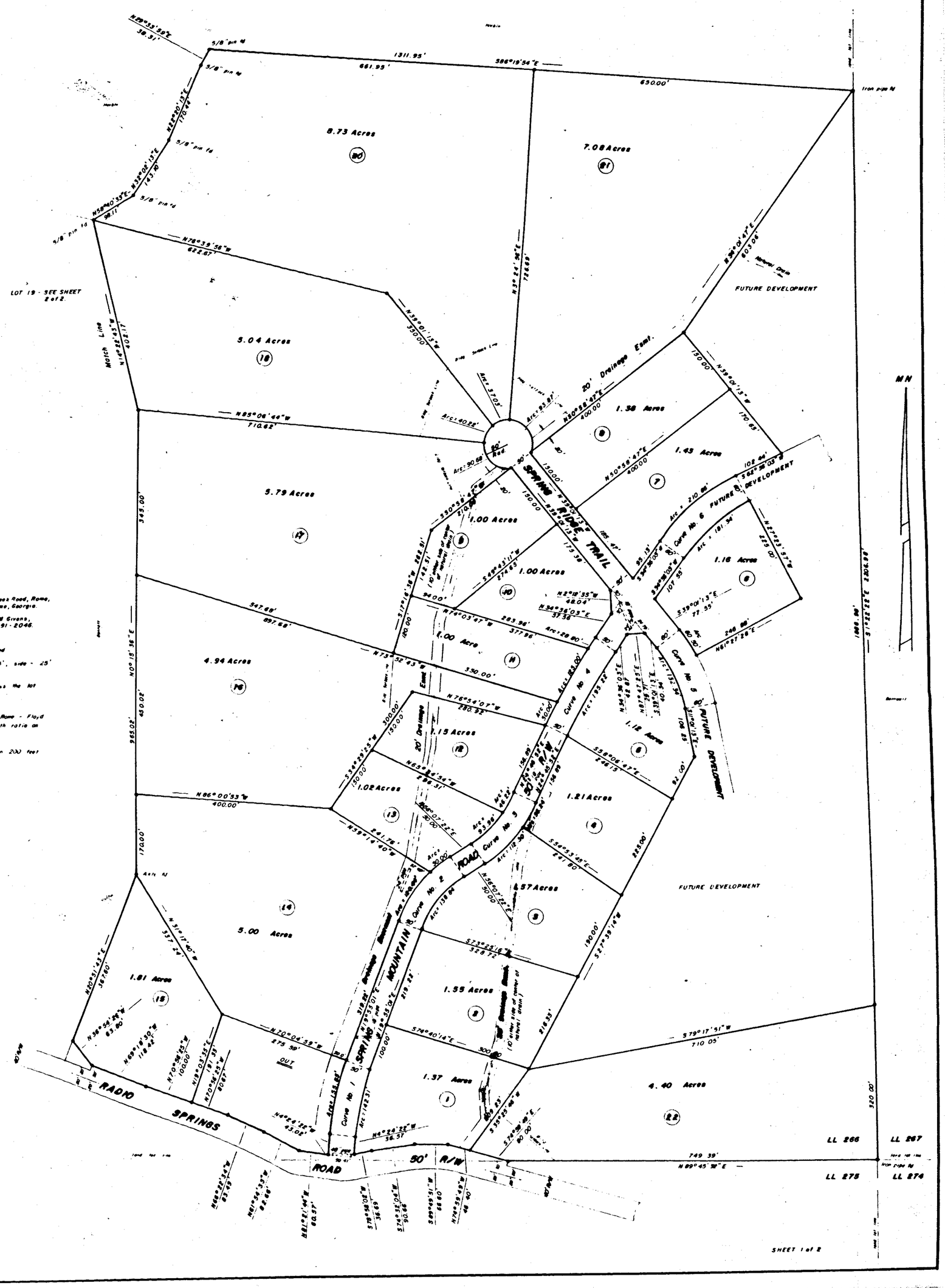
The Subdivider (developer) of this property is James M Givens, Horseleg Creek Road, Rome, Georgia. Telephone (404) 291-2046.

Private water and private sewer.

1/2" rebars placed at all lot corners unless otherwise noted

Building setback lines are : front - 25', rear - 25', side - 25' unless otherwise noted.

Lots 17, 18, 20, and 21 exceed more than 4 times the lot width at the building line

A variance was granted on December 3, 1987 by the Rome - Floyd County Planning Commission concerning the depth to width ratio on on Lots 17, 18, 19, 20, 21, and 22

Lots 16, 17, 18, 19, 20, 21, and 22 have less than 200 feet of road frontage