

# BOUNDARY SURVEY OF 115.18 ACRES

THIS PLAT AND THE COORDINATES SHOWN ARE BASED UPON THE  
GEORGIA STATE PLANE COORDINATE SYSTEM NAD-83 EAST ZONE.



### SURVEYORS 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 OF 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 O.C.G.A. SECTION 15-6-61.

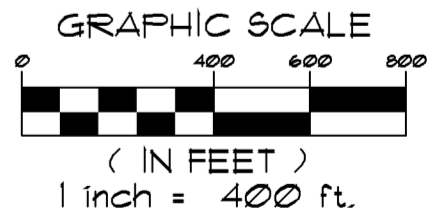
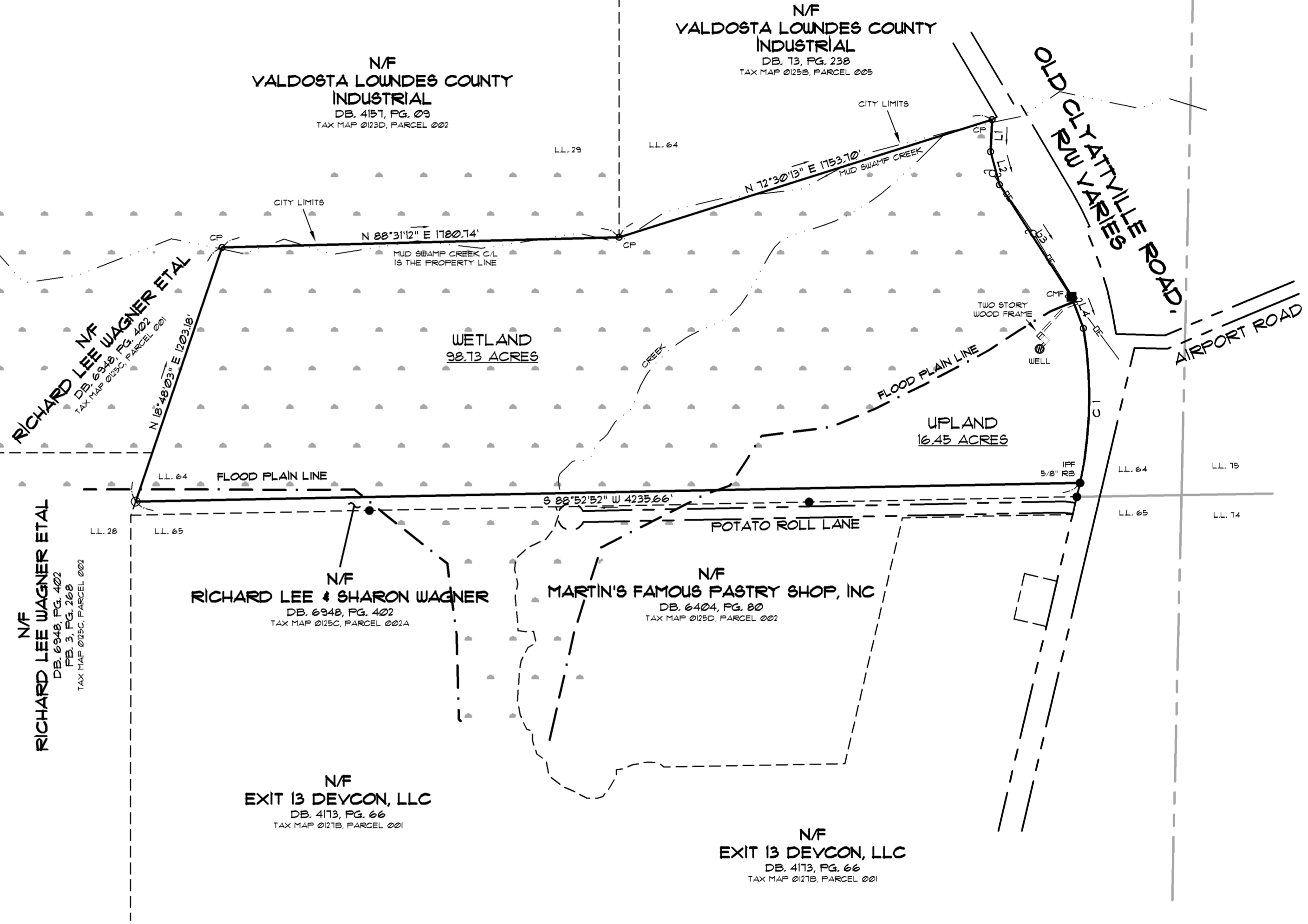
**NOTE:**  
THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.  
ANY INFORMATION SHOWN HEREIN SHALL APPLY ONLY TO THE PERSON(S) AND/OR ENTITIES EXPLICITLY LISTED HEREON AND SHALL NOT BE EXTENDED TO ANY OTHER PERSON(S) AND/OR ENTITIES.

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) 15-6-61, IN THAT WHERE A CONFLICT EXIST BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

**NOTES:**  
ALL IMAGES OF MAPS, PLATS OR PLANS SUBMITTED FOR FILING SHALL:  
A) COMPLY WITH THE MINIMUM STANDARDS AND SPECIFICATIONS ADOPTED IN THE RULES AND REGULATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.  
B) BE AN ELECTRONIC IMAGE OF A SINGLE PAGE CERTIFIED AND PRESENTED TO THE CLERK ELECTRONICALLY IN CONFORMANCE WITH ALL SPECIFICATIONS SET FORTH IN ANY RULES AND REGULATIONS PROMULGATED BY THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY (GSCCCA).  
C) ALL PLATS FOR RECORD WILL BE FILED ELECTRONICALLY USING A TIF FORMAT WITH A RESOLUTION OF 300 D.P.I. SUBMITTED TO THE E-FILING PORTAL AT THE GSCCCA WEBSITE.

LINE TABLE		
LINE	LENGTH	BEARING
L1	144.14	S 02° 39' 04" W
L2	153.09	S 15° 00' 29" E
L3	597.46	S 32° 41' 02" E
L5	151.08	S 22° 51' 49" E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C 1	698.11	1808.83	S 01° 14' 32" W	693.79	22° 06' 48"



51 OF 1	LEGEND: IFF-IRON PIN FOUND IFF-IRON PIN SET C/C-CONCRETE FOUND C/C-CONCRETE SET R/R-RIGHT OF WAY R/R-BEARING P.O.B.-POINT OF BEGINNING P.O.R.-POINT OF REFERENCE	THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 243,568 FEET.  THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A MINIMUM CLOSURE OF ONE FOOT IN FEET 20000' AND WAS ADJUSTED USING LEAST SQUARES ADJUSTMENT.  AFTER REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 130469 - 0220 - E, DATED 03/26/08, IT HAS BEEN DETERMINED THIS PROPERTY LIES WITHIN A ZONE "X".  INSTRUMENT USED: CARLSON BRX1 RTK SYSTEM AND CARLSON SURVEYOR 2 DATA COLLECTOR
	SCALE: 1" = 400' DATE OF PLAT: 12/15/23 DATE OF FIELD WORKS: 12/12/23 FILE #: SHEET #: DRAWN BY:	SURVEYED FOR:  <b>STEVEN ALAN DASHER</b>  LL 64, 11TH, LOUNDES COUNTY, GEORGIA
	BRENT E. TANNER LICENSED SURVEYOR NO. 3750	BRENT E. TANNER 478-278-9492 1858 WALKER DAIRY ROAD DUBLIN, GEORGIA 31021
	DATE: 12/15/2023	

<b>TANNER</b> & ASSOCIATES - LAND SURVEYORS
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REVISIONS		
DATE	DESCRIPTION	BY

DATE: 12/15/2023