SUBJECT Property Tract A + B

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FILED: 7/20/2009 TIME: 1:15 PM
Susan Wyland DEPUTY CLERK
JODY M. MOSS, CLERK, SUPERIOR COURT
MORGAN COUNTY, GEORGIA
R#25302

STATE PLANE GRID NORTH
BASED ON NAD83(94) GEORGIA WEST ZONE

N/F
I.C. CHRISTMAS & SUSAN C. CHRISTMAS
TMP. 47/5
DB. 124, PG. 467
PB. 9, PG. 258
PB. 13, PG. 307

N/F
OSCAR D. & CANDY E. WILLIAMS
DB. 455, PG. 546
PB. 40, PG. 161
A PORTION OF
TMP. 47/7A
TMP. 47/7

N/F
BOBBY HAWK
TMP. 46/68
DB. 192, PG. 301
PB. 9, PG. 258

TRACT B
4.002 ACRES
A PORTION OF
TMP. 47/7A
TMP. 47/7

TRACT A
22.398 ACRES
TMP. 47/7

15TH LAND DISTRICT
5TH LAND DISTRICT

PIERCE DAIRY ROAD (80' R/W)

AQUA RD R/W

MISSION ROAD (30' PRESCRIPTIVE EASEMENT)

NO INTERIOR IMPROVEMENTS SHOWN ON THIS TRACT OF LAND.

APPROVED FOR RECORDING ONLY
MORGAN COUNTY
PLANNING AND DEVELOPMENT
JUL 14 2009
Danielle Peck
traded land
lot reconfiguration

APPROX. LAND LOT LINE & DISTRICT LINE

EXISTING FENCE ENCROACHES

P.O.B.

P.O.C.

NOT TO SCALE

GENERAL NOTES

1.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH OR COMMITMENT, AS SUCH, LAND USE RESTRICTIONS, SETBACKS, ZONING, EASEMENTS OR OTHER TITLE FACTS MAY EXIST THAT ARE NOT SHOWN.

2.) THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. FLOOD HAZARD AREA PER F.I.R.M. PANEL:

PANEL NUMBER: 0224
MAP NUMBER: 13211C0225
COMMUNITY NUMBER: 130059
EFFECTIVE DATE: FEBRUARY 15, 2002

3.) UTILITIES SUCH AS ELECTRIC LINES, WATER LINES, GAS LINES, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST ON SITE AND MAY OR MAY NOT BE SHOWN.

4.) THIS SUBDIVIDED PROPERTY IS SUBJECT TO MORGAN COUNTY ZONING AND DEVELOPMENT REGULATIONS ALONG WITH GEORGIA STATE AMENDMENTS RELATED TO LAND CONSERVATION USE OR CONSERVATION EASEMENTS. IT IS THE RESPONSIBILITY OF THE CLIENT TO ADDRESS THESE ISSUES BEFORE REQUESTING THE SURVEY OR RECORDING OF THIS PLAT.

MONUMENTATION LEGEND

- Depicts Iron Pin Set=1/2" Rebar w/ 1" ORANGE CAP- WHITLEY 2686 unless noted otherwise
- Depicts Monument Set
- Depicts Monument Found
- Depicts Computed Property Corner

PLAT ABBREVIATIONS

IPF – Iron Pin Found
IPS – Iron Pin Set
TBX – Telephone Box
OTP – Open Top Pipe
CTP – Crimp Top Pipe
RB – Rebar
P/L – Property Line
R/W – Right of Way
C/L – Centerline
CLF – Chain-link Fence line
HWF – Hog Wire Fence line
WDF – Wood Fence line
BWF – Barbed Wire Fence line
N/F – Now or Formerly
DB – Deed Book
PB – Plat Book
PG – Page(s)
P.O.B. – Point Of Beginning
P.O.C. – Point Of Commencement
OPL – Overhead Power Line
PP – Power Pole
LLL – Land Lot Line
LL – Land Lot
LP – Light Pole
SP – Service Pole
FH – Fire Hydrant
TMP – Tax Map Parcel
–P– Overhead Power Line
CMF – Concrete Monument Found
GMD – Georgia Mitlie District
BMCPF – Concrete Form 1" metal Stake

"TRACT B" LINE TABLE

LINE	BEARINGS	DISTANCE
L22	N 20°56'26" W	60.60'
L23	N 19°10'35" W	56.62'
L24	N 18°04'16" W	31.35'

"TRACT A" LINE TABLE

LINE	BEARINGS	DISTANCE
L1	N 42°14'38" W	56.29'
L2	N 40°37'15" W	160.32'
L3	N 26°46'42" E	103.47'
L4	N 18°04'40" E	67.63'
L5	S 44°33'56" W	51.04'
L6	S 48°39'11" W	46.37'
L7	S 50°47'08" W	43.67'
L8	S 52°59'37" W	44.61'
L9	S 53°33'51" W	88.20'
L10	S 54°10'50" W	92.06'
L11	S 55°01'12" W	90.12'
L12	S 54°45'31" W	90.39'
L13	S 53°59'26" W	92.59'
L14	S 53°19'51" W	105.01'
L15	S 53°15'21" W	85.39'
L16	S 53°02'59" W	89.15'
L17	S 52°02'30" W	89.41'
L18	S 51°19'38" W	127.37'
L19	S 50°45'08" W	97.28'
L20	S 51°08'33" W	140.98'
L21	S 55°07'24" W	20.59'

SITE REFERENCES:
DB. 126, PG. 467
DB. 126, PG. 300
DB. 192, PG. 301
PB. 9, PG. 258
PB. 10, PG. 496

THIS PLAT IS FOR THE USE OF THE NAME(S)/COMPANY(S) SPECIFIED IN THE TITLE BLOCK ONLY. ANY USE BY A THIRD PARTY IS AT THEIR OWN RISK.

SURVEY CLOSURE STATEMENT

The Field Data upon which this plat is based has a closure precision of one foot in 244,456 feet, and an angular error of 01" per angle point, and was adjusted using the COMPASS RULE.

This plat has been calculated for closure and is found to be accurate within one foot:

"TRACT A" = in 403,849 feet.
"TRACT B" = in 161,224 feet.

Linear Measurement obtained using LEICA TCR403
Angular Measurement obtained using LEICA TCR403
Field Work completed 5-5-08

P.O.C. BEING A PK NAIL SET AT THE CENTERLINE INTERSECTION OF PIERCE DAIRY ROAD AND MISSION ROAD; THENCE N 30°17'21" E AT A DISTANCE OF 42.40' TO A 1/2" REBAR FOUND BEING THE P.O.B.

GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)
1 INCH = 100 FT.

This plat is not valid for recording purposes unless Surveyor's Signature appears in original black ink over the stamp.

GEORGIA REGISTERED No. 2686 LAND SURVEYOR WILLIAM E. WHITLEY
William E. Whitley 7-10-09

In my opinion this plat is a correct representation of the land platted and has been prepared in conformity with minimum standards and requirements of law.

SURVEY FOR:
ALLAN R. KARL
Land Lot 1 - 5th Land District - 286th. (Mann) G.M.D.
Land Lot 318 - 15th Land District - 286th. (Mann) G.M.D.
Morgan County, Georgia

Scale: 1" = 100'	Job Number: 2008-035
Date: 07-10-09	Field Data File: 08-035.RAW
CadTech: WEW/GC	Drawing Number: 2008-035.DWG

WHITLEY LAND SURVEYING, INC.
WILLIAM E. WHITLEY - R.L.S. NO. 2686
137 WEST WASHINGTON STREET - P.O. BOX 849
MADISON, GEORGIA 30650 - PHONE: (706)342-3296