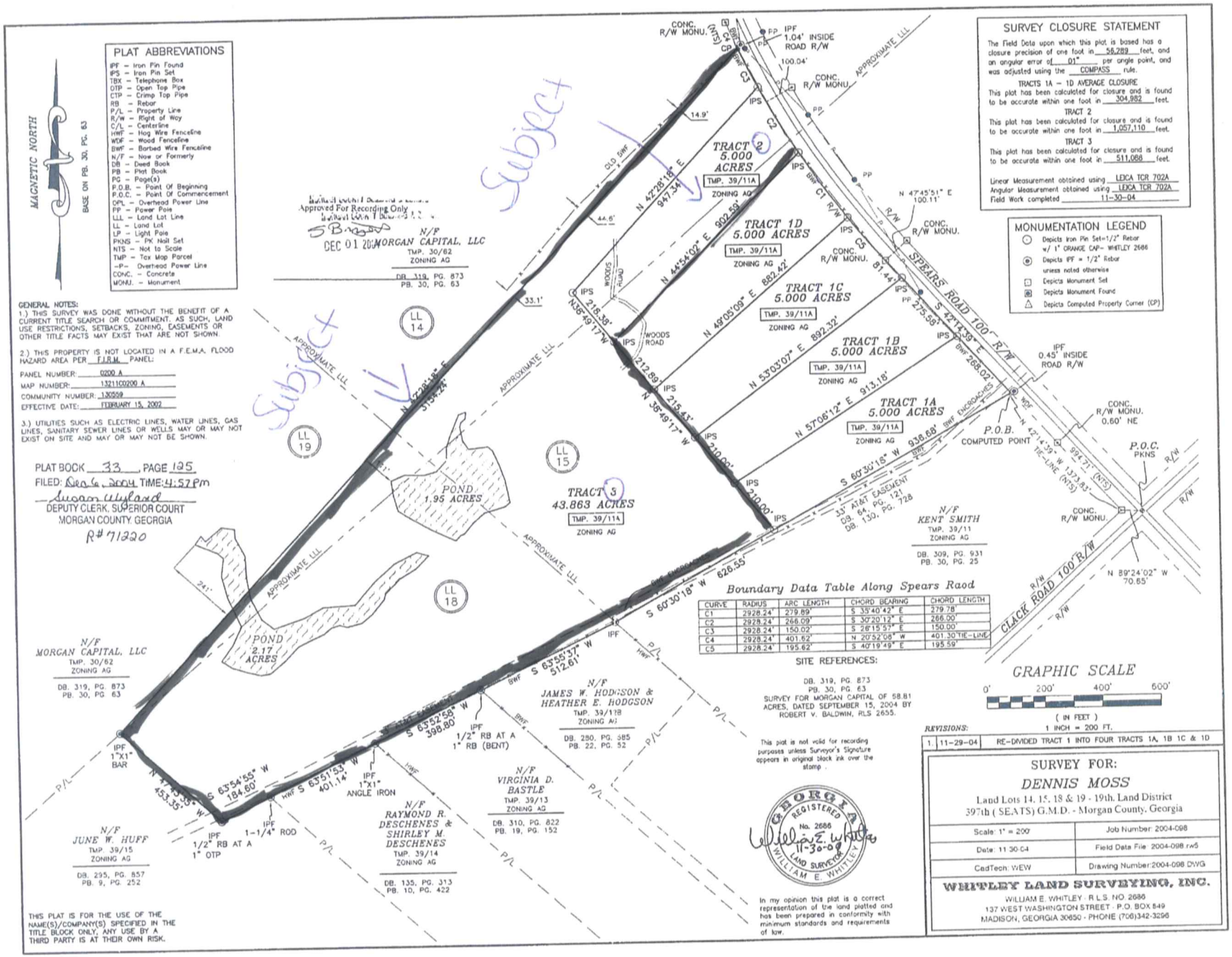
PLAT ABBREVIATIONS
IPF – Iron Pin Found
IPS – Iron Pin Set
TBX – Telephone Box
OTP – Open Top Pipe
CTP – Crimp Top Pipe
RB – Rebar
P/L – Property Line
R/W – Right of Way
C/L – Centerline
HWF – Hog Wire Fenceline
WDF – Wood Fenceline
BWF – Barbed Wire Fenceline
N/F – Now or Formerly
DB – Deed Book
PB – 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
PKNS – PK Nail Set
NTS – Not to Scale
TMP – Tax Map Parcel
–P– Overhead Power Line
CONC. – Concrete
MONU. – Monument
MAGNETIC NORTH
BASE ON PB. 30, PG. 63
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: 0200 A
MAP NUMBER: 13211C0200 A
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.
PLAT BOOK 33, PAGE 125
FILED: Dec 6 2004 TIME: 4:57 PM
Susan Wyland
DEPUTY CLERK, SUPERIOR COURT
MORGAN COUNTY, GEORGIA
R# 71220
Approved For Recording Only
DEC 01 2004
Subject
Subject
TRACT 2
5.000 ACRES
TMP. 39/11A
ZONING AG
TRACT 1D
5.000 ACRES
TMP. 39/11A
ZONING AG
TRACT 1C
5.000 ACRES
TMP. 39/11A
ZONING AG
TRACT 1B
5.000 ACRES
TMP. 39/11A
ZONING AG
TRACT 1A
5.000 ACRES
TMP. 39/11A
ZONING AG
TRACT 3
43.863 ACRES
TMP. 39/11A
ZONING AG
POND
1.95 ACRES
POND
2.17 ACRES
N/F MORGAN CAPITAL, LLC
TMP. 30/62
ZONING AG
DB. 319, PG. 873
PB. 30, PG. 63
N/F KENT SMITH
TMP. 39/11
ZONING AG
DB. 309, PG. 931
PB. 30, PG. 25
N/F JAMES W. HODGSON & HEATHER E. HODGSON
TMP. 39/11B
ZONING AG
DB. 280, PG. 585
PB. 22, PG. 52
N/F VIRGINIA D. BASTLE
TMP. 39/13
ZONING AG
DB. 310, PG. 822
PB. 19, PG. 152
N/F RAYMOND R. DESCHENES & SHIRLEY M. DESCHENES
TMP. 39/14
ZONING AG
DB. 135, PG. 313
PB. 10, PG. 422
N/F JUNE W. HUFF
TMP. 39/15
ZONING AG
DB. 295, PG. 857
PB. 9, PG. 252
LL 14
LL 15
LL 18
LL 19
SPEARS ROAD 100' R/W
CLACK ROAD 100' R/W
WOODS ROAD
CLD. BWF
APPROXIMATE LLL
P.O.B. COMPUTED POINT
P.O.C. PKNS
TIE-LINE (NTS)
33' AT&T EASEMENT DB. 64, PG. 121 DB. 130, PG. 728
ENCROACHES
IPF 1.04' INSIDE ROAD R/W
IPF 0.45' INSIDE ROAD R/W
IPF 1"X1" BAR
IPF 1/2" RB AT A 1" RB (BENT)
IPF 1"X1" ANGLE IRON
IPF 1/2" RB AT A 1" OTP
IPF 1-1/4" ROD
IPS
CONC. R/W MONU.
N 42°28'18" E 947.34'
N 44°54'02" E 902.59'
N 49°05'09" E 882.42'
N 53°03'07" E 892.32'
N 57°06'12" E 913.18'
N 38°49'17" W 210.00'
S 60°30'18" W 626.55'
S 63°55'37" W 512.61'
S 63°52'58" W 398.80'
S 63°54'55" W 184.60'
N 47°45'51" E 100.11'
S 42°14'39" E 275.58'
S 42°14'39" E 268.02'
N 42°14'39" W 137.83' (NTS)
994.71' (NTS)
N 89°24'02" W 70.65'
Boundary Data Table Along Spears Raod
CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH
C1 | 2928.24' | 279.89' | S 35°40'42" E | 279.78'
C2 | 2928.24' | 266.09' | S 30°20'12" E | 266.00'
C3 | 2928.24' | 150.02' | S 26°15'57" E | 150.00'
C4 | 2928.24' | 401.62' | N 20°52'08" W | 401.30 TIE-LINE
C5 | 2928.24' | 195.62' | S 40°19'49" E | 195.59'
SITE REFERENCES:
DB. 319, PG. 873
PB. 30, PG. 63
SURVEY FOR MORGAN CAPITAL OF 58.81 ACRES, DATED SEPTEMBER 15, 2004 BY ROBERT V. BALDWIN, RLS 2655.
This plat is not valid for recording purposes unless Surveyor's Signature appears an original black ink over the stamp.
GEORGIA REGISTERED No. 2686 LAND SURVEYOR WILLIAM E. WHITLEY
11-30-04
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.
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 56,289 feet, and an angular error of 01" per angle point, and was adjusted using the COMPASS rule.
TRACTS 1A – 1D AVERAGE CLOSURE
This plat has been calculated for closure and is found to be accurate within one foot in 304,982 feet.
TRACT 2
This plat has been calculated for closure and is found to be accurate within one foot in 1,057,110 feet.
TRACT 3
This plat has been calculated for closure and is found to be accurate within one foot in 511,088 feet.
Linear Measurement obtained using LDCA TCR 702A
Angular Measurement obtained using LDCA TCR 702A
Field Work completed 11-30-04
MONUMENTATION LEGEND
Depicts Iron Pin Set=1/2" Rebar w/ 1" ORANGE CAP- WHITLEY 2686
Depicts IPF = 1/2" Rebar unless noted otherwise
Depicts Monument Set
Depicts Monument Found
Depicts Computed Property Corner (CP)
GRAPHIC SCALE
0' 200' 400' 600'
(IN FEET)
1 INCH = 200 FT.
REVISIONS:
1. 11-29-04 RE-DIVIDED TRACT 1 INTO FOUR TRACTS 1A, 1B 1C & 1D
SURVEY FOR:
DENNIS MOSS
Land Lots 14, 15, 18 & 19 - 19th. Land District
397th (SEATS) G.M.D. - Morgan County, Georgia
Scale: 1" = 200' | Job Number: 2004-098
Date: 11-30-04 | Field Data File: 2004-098.rw5
CadTech: WEW | Drawing Number: 2004-098.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