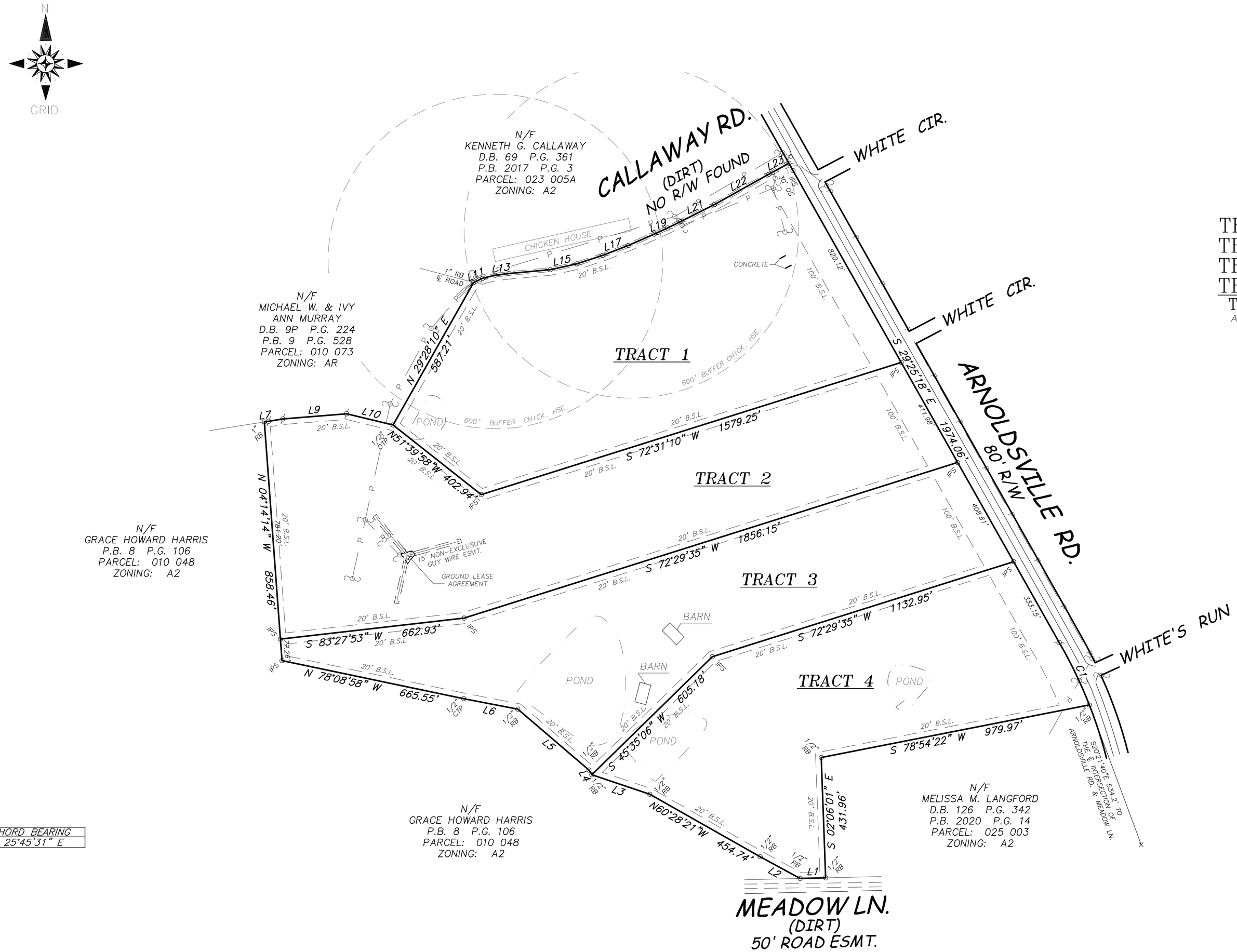
COUNTY CLERK
RECORDING INFORMATION

SURVEYOR CERTIFICATIONS:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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 15-6-67.

LEGEND

I.P.F.	= IRON PIN FOUND
I.P.S.	= 1/2" REBAR SET
O.T.P.	= OPEN TOP PIPE
R/W	= RIGHT OF WAY
P.L.	= PROPERTY LINE
G.M.D.	= GEORGIA MILITIA DISTRICT
N/F	= NOW OR FORMERLY
D.B.	= DEED BOOK
P.B.	= PLAT BOOK
PG.	= PAGE
W	= WATER METER
	= DENOTES POINT ONLY
	= POWER POLE
	= FIRE HYDRANT
	= WATER VALVE
	= TELEPHONE PED
	= TV PEDESTAL
	= CLEAN OUT
	= LIGHT POLE



TRACT AREA:

TRACT 1: 26.038 AC.
TRACT 2: 27.479 AC.
TRACT 3: 22.590 AC.
TRACT 4: 20.269 AC.
TOTAL AREA 96.376 AC.

AREAS ARE CALCULATED TO CENTERLINE OF CALLAWAY RD.

LINE	BEARING	DISTANCE
L1	S 88°38'26" W	91.58'
L2	N 61°29'27" W	163.12'
L3	N 71°24'05" W	219.42'
L4	N 31°40'38" W	19.91'
L5	N 49°26'00" W	335.88'
L6	N 79°04'00" W	197.78'
L7	N 81°00'26" E	15.83'
L8	N 80°44'10" E	51.10'
L9	N 85°22'10" E	230.00'
L10	S 76°26'50" E	171.20'
L11	N 64°54'47" E	35.62'
L12	N 76°15'36" E	46.41'
L13	N 83°05'53" E	50.05'
L14	N 84°42'03" E	148.27'
L15	N 77°37'01" E	97.19'
L16	N 71°51'21" E	98.36'
L17	N 68°50'48" E	97.99'
L18	N 66°22'47" E	101.32'
L19	N 65°13'58" E	53.23'
L20	N 63°53'01" E	52.51'
L21	N 63°15'26" E	135.68'
L22	N 60°52'04" E	223.40'
L23	N 61°21'35" E	81.53'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1630.31'	248.64'	248.40'	S 25°45'31" E

REFERENCES:

THAT CERTAIN PLAT FOR LEE FAULKNER, BY JAMES M. PAUL DATED MAY 26, 1980, AND BEING RECORDED IN PLAT BOOK 8 PAGE 94, OGLETHORPE COUNTY RECORDS.

THAT CERTAIN PLAT FOR PYROFAX GAS CORP., BY JAMES M. PAUL DATED JUN. 25, 1979, AND BEING RECORDED IN PLAT BOOK 9 PAGE 473, OGLETHORPE COUNTY RECORDS.

THAT CERTAIN DEED BETWEEN CSX TRANSPORTATION, INC. AND LEE D. FAULKNER DATED OCT. 27, 1988 AND BEING RECORDED IN DEED BOOK 7F PAGE 67, OGLETHORPE COUNTY RECORDS

OWNER:
LORETTA JANE PHILLIPS ET AL
C/O JAMES D. WILLIAMS
1250 CASTLE DR.
WATKINSVILLE, GA 30677
PARCELS: 025 003A
ZONING: A2

SURVEY NOTES:

1. The equipment used to obtain the linear and angular measurements was a CARLSON BRx7 MULTI-FREQUENCY GPS SYSTEM with Leica SmartNet RTK network.
2. There is a positional tolerance of less than 0.1' per boundary point while obtaining field evidence for the production of this plat.
3. This plat has been calculated for closure and is found to be accurate within one foot in 535,487'.

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13221C0140C DATED JUN. 15, 2022.

200 0 200 400 600
SCALE: 1" = 200'

GEORGIA REGISTERED No. 3141 PROFESSIONAL LAND SURVEYOR R. SHANE CARSON

SURVEY FOR:

JAMES D. WILLIAMS

ARNOLDSVILLE RD.
226th G.M.D. OGLETHORPE COUNTY, GEORGIA
SCALE: 1" = 200' DATE: 2/5/24 FIELD WORK: 1/10/24

STRAIGHT LINE SURVEYING INC.
1121 TIMBER RIDGE RD.
WATKINSVILLE, GA. 30677
(706) 202-4945

JOB NO. 24004-BNDY