BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

SYMBOL LEGEND

- = CONCRETE
- = ASPHALT PAVEMENT
- = BUILDING OUTLINE
- = WATER
- = IRON PIN FOUND
- = IRON PIN PLACED (1/2" REBAR)
- = BOUNDARY POINT
- = IPF CONCRETE MONUMENT
- = OVERHEAD WIRE
- = AIR CONDITIONING UNIT
- = POWER POLE
- = ELECTRIC METER
- = COMMUNICATIONS PEDESTAL
- = CLEANOUT
- = APPROXIMATE LAND LOT CORNER
- = LAND LOT NUMBER
- = CHAINLINK FENCE
- = RIGHT-OF-WAY
- = CENTERLINE OF ROAD
- = LAND LOT LINE
- = C/L OF CREEK
- = 50' UNDISTURBED STATE WATERS BUFFER
- = 25' UNDISTURBED STATE WATERS BUFFER

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING UNIT
B/L	= BUILDING SETBACK LINE
C/L	= CENTERLINE
CALC	= CALCULATED POINT
CHB	= CHORD BEARING
CHL	= CHORD LENGTH
CM	= CONCRETE MONUMENT
CMP	= CORRUGATED METAL PIPE
CO	= CLEANOUT
CPED	= COMMUNICATIONS PEDISTAL
D	= DELTA ANGLE
DB	= DEED BOOK
EM	= ELECTRIC METER
IPF	= IRON PIN FOUND
IPP	= IRON PIN PLACED
L.L.L.	= APPARENT LAND LOT LINE
N/F	= NOW OR FORMERLY
OHW	= OVERHEAD WIRE
OTP	= OPEN TOP PIPE
P/C	= PROPERTY CORNER
P/L	= PROPERTY LINE
PB	= PLAT BOOK
PG	= PAGE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PP	= POWER POLE
PVC	= POLYVINYL CHLORIDE PIPE
R	= RADIUS
RB	= REBAR
RCP	= REINFORCED CONCRETE PIPE
RMW	= RIGHT OF WAY MONUMENT
R/W	= RIGHT OF WAY
SQFT	= SQUARE FEET

REFERENCE MATERIALS INCLUDE:
PB 13, PG 370
PB 12, PG 195
PB 13, PG 340
PB 20, PG 369
DB 992, PG 816
DB 996, PG 849
DB 995, PG 220
DB 958, PG 720
DB 965, PG 867
DB 318, PG 334
DB 807, PG 120
DB 742, PG 531
DB 999, PG 205
DB 999, PG 209
BUTTS COUNTY RECORDS

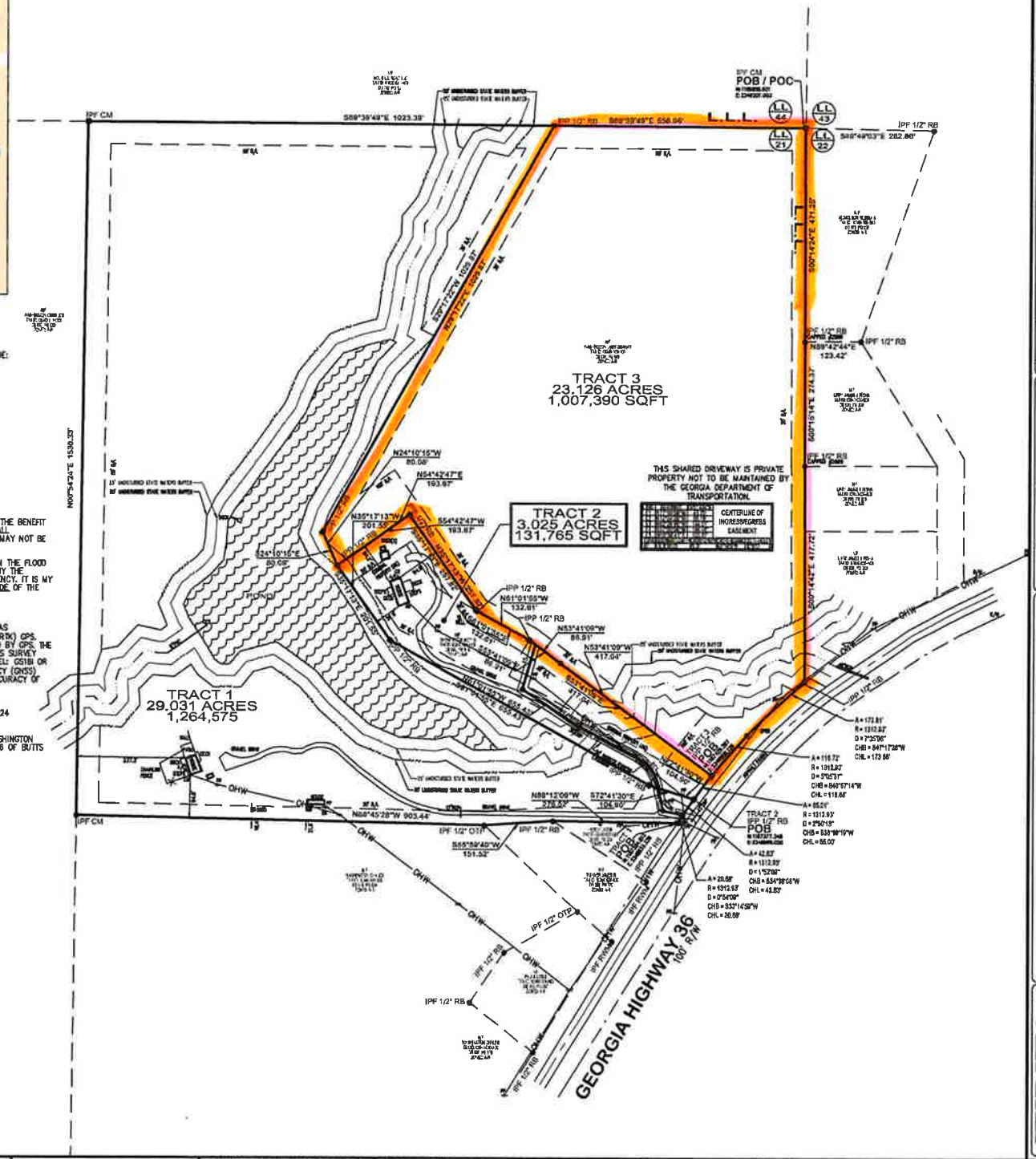
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE, ALL EASEMENTS AND MATTERS OF RECORD MAY NOT BE SHOWN HEREON.

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA.
PANEL #13035C0090D
EFFECTIVE DATE: 6/7/2017

ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY REAL TIME KINEMATIC (RTK) GPS. 100% OF THIS SURVEY WAS PERFORMED BY GPS. THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY WAS MADE BY LEICA & CARLSON, MODEL: GS18I OR GS18T/SR/x7 AND ARE MULTI-FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.03'.

FIELD WORK COMPLETED ON: 03/07/2024
PLAT COMPLETED ON: 03/12/2024

THE CURRENT PROPERTY OWNER IS WASHINGTON JUDY G PER DEED BOOK 992, PAGE 816 OF BUTTS COUNTY, GEORGIA RECORDS.



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.

GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2311 JOHN PATRICK HARRIS

JOHN PATRICK HARRIS, P.L.S. #2311

05/30/2024
DATE

GRID NORTH NAD83/GA WEST

No.	DATE	DESCRIPTION OF REVISION
3	2/01/23	CHANGED INGRESS & EGRESS EASEMENT
2	2/01/23	ADDRESSED RED LINES
1	2/01/23	ADDED INGRESS & EGRESS EASEMENT

IRONSTONE SURVEYING
96 Ernest Biles Drive, Jackson, Georgia 30233
Phone 770-957-4614 / Email office@ironstonesurveying.com

LOT DIVISION SURVEY
FOR JUDY WASHINGTON
IN LAND LOT 21, DISTRICT 1, BUTTS COUNTY, GEORGIA

GEORGIA811 www.Georgia811.com

ORIGINAL PLAT DATE: 03/12/2024	DRAWN BY: RAW	CREW: MW	JOB NUMBER: 240123	A	ADDRESS: 1913 & 1915 WEST HWY 36 JACKSON, GEORGIA, 30233	THIS DRAWING IS THE PROPERTY OF IRONSTONE SURVEYING AND IS AN INSTRUMENT OF SERVICE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME.	THIS DRAWING IS NOT VALID WITHOUT ALL SHEETS PRESENT, STAMPED, AND SIGNED BY THE REGISTERED SURVEYOR NAMED IN THE OFFICIAL SEAL STAMPED HEREON.	THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.	THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,143,650 FEET.	SCALE: 1" = 100'	0' 100' 200' 300'	SHEET NUMBER: 1 of 1
ORIGINAL FIELD DATE: 03/07/2024	CHECKED BY: JPH	FIELD BOOK: FIELD SKETCH	DWG NAME: 240123-LD	24X18							