

REFERENCES:
DEED RECORDS: D.B. 701, P. 180
PAT RECORD: P.B. 20, P. 125
TAX INFORMATION: TAX MAP 14, A PORTION OF PARCEL 5

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE ERROR OF ONE FOOT IN 6,287 FEET, AND AN ANGLE ERROR OF 3.5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
EACH PARCEL DEPICTED ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN A MINIMUM OF ONE FOOT IN 137,778 FEET.

FIELD DATA WAS COLLECTED USING NIKON DTM-821 ELECTRONIC TOTAL STATION.
FIELD SURVEY COMPLETED IN AUGUST 2007.

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA (ZONE A - NO BASE FLOOD ELEVATION) AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY F.I.R.M. MAP NUMBER 1316900125 C FOR JONES COUNTY, GEORGIA DATED MARCH 17, 1997.

THIS PROPERTY IS SUBJECT TO EASEMENTS THAT MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED, UNRECORDED, OR PRESCRIPTIVE.

ACCORDING TO THE US ARMY CORPS OF ENGINEERS SPECIAL FLOOD HAZARD INFORMATION REPORT - OCMULGEE RIVER, MACON, GEORGIA, PREPARED BY SAVANNAH DISTRICT, USACE DATED SEPTEMBER 1970, THE 100-YEAR FLOOD ELEVATION IS 157.74 FEET ABOVE MEAN SEA LEVEL.
(NO FLOOD BASE FLOOD ELEVATION HAS BEEN ESTABLISHED.)

LEGEND

- IRON PIPE FOUND
- SOLID ROD (REBAR) FOUND
- △ BEARING CHANGE (NO PIN SET)
- ⊠ CONCRETE MONUMENT FOUND
- ADJOINING PROPERTY LINE
- CREEK OR DRAINAGE PATHWAY
- OVERHEAD POWER
- TRANSVERSE LINE
- U UTILITY POLE
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- D.B. DEED BOOK
- P.B. PLAT BOOK
- B.L. BUILDING SETBACK LINE
- LL LAND LOT

SURVEY FOR:

SCOTT WILSON
LAND LOT 218, DISTRICT 12
GEORGIA MILITIA DISTRICT 447
JONES COUNTY, GEORGIA

SCALE 1"=100'
JULY 14, 2008

A 25-FOOT UNDISTURBED BUFFER IS ESTABLISHED BY THE STATE OF GEORGIA FROM THE TOP OF CREEK BANKS ON BOTH SIDES OF CREEKS FOR EROSION CONTROL PURPOSES.

APPROVED FOR RECORD
DATE: 7.22.08
JERRY C. CARPENTER
D.B. 20, P. 124

TRACT 26 B4
2.34± ACRES
(CALCULATED TO BANK OF RIVER LINE)
(2.12 ACRES CALCULATED TO BANK OF RIVER LINE)

TRACT 26 B3
2.04± ACRES
(CALCULATED TO BANK OF RIVER LINE)
(1.93 ACRES CALCULATED TO TRANSVERSE LINE)

TRACT 26 B2
2.01± ACRES
(CALCULATED TO BANK OF RIVER LINE)
(1.86 ACRES CALCULATED TO TRANSVERSE LINE)

TRACT 26 B1
2.26± ACRES
(CALCULATED TO BANK OF RIVER LINE)
(2.11 ACRES CALCULATED TO TRANSVERSE LINE)

CONTACT JONES COUNTY PLANNING AND ZONING OFFICE FOR CORRECT ZONING AND SETBACK INFORMATION.

ADJUSTED AREA TO A 1/2" REBAR
N/E. JERRY C. CARPENTER
D.B. 20, P. 124

TRACT 26 A
N/E. JERRY C. CARPENTER
D.B. 20, P. 124

THE BOUNDARY LINE ALONG RIVER ROAD LIES 40 FEET FROM THE CENTERLINE OF RIVER ROAD AS PER JONES COUNTY PLANNING DEPARTMENT RULES.



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