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PARTICIPANT ID: 9566767899
CLERK: Kelli Paradise Smith
Oglethorpe County, GA

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 38°28'19" E	52.45'
L2	N 38°54'01" E	92.89'
L3	N 40°06'54" E	56.23'
L4	N 41°58'09" E	61.48'
L5	N 44°52'37" E	48.74'
L6	N 47°09'41" E	46.98'
L7	N 51°01'35" E	58.33'
L8	N 52°49'31" E	37.99'
L9	N 55°07'25" E	55.71'
L10	N 56°09'39" E	47.13'
L11	N 58°19'01" E	50.18'
L12	N 59°51'51" E	44.49'
L13	N 61°41'56" E	61.16'
L14	N 63°05'39" E	27.90'
L15	N 64°27'41" E	59.03'
L16	N 66°05'28" E	41.19'
L17	N 67°08'30" E	47.92'
L18	N 67°28'29" E	42.16'
L19	N 68°50'05" E	145.98'
L20	N 68°10'05" E	110.13'
L21	N 67°52'53" E	48.65'
L22	N 67°14'19" E	38.94'
L23	N 66°16'27" E	38.26'
L24	N 65°11'39" E	22.96'
L25	S 30°11'50" W	31.85'
L26	S 03°31'39" W	70.97'
L27	S 08°22'26" W	91.54'
L28	S 18°56'39" W	82.31'

REFERENCES:
DEED BOOK 9P PAGE 14
PLAT BOOK 15 PAGE 157

OWNER OF RECORD:
EARL D. BARRS
201 SECOND STREET
SUITE 1200
MACON, GA 31201

SURVEY LEGEND
DB - DEED BOOK
DE - DRAINAGE EASEMENT
PB - PLAT BOOK
B.S.L. - BUILDING SETBACK LINE
CMF - CONCRETE MONUMENT FOUND
IPF - IRON PIN FOUND
IPS - IRON PIN SET (5/8" REBAR)
OTP - OPEN TOP PIPE
NTS - NOT TO SCALE
R/W - RIGHT-OF-WAY
TPOB - TRUE POINT OF BEGINNING
● - PROPERTY CORNER FOUND
○ - PROPERTY CORNER
⊠ - CONCRETE MONUMENT
⊕ - ELEVATION BENCHMARK
△ - DELTA (SURVEY CONTROL)
CO - (CLEANOUT)
FH - (FIRE HYDRANT)
SSMH - (SANITARY SEWER MANHOLE)
WM - (WATER METER)
WV - (WATER VALVE)
● - UTILITY POLE
FENCELINE - - - - -
OVERHEAD UTILITY - - - - -
OVERHEAD POWER - - - - -
OVERHEAD TELEPHONE - - - - -
FLOODPLAIN - - - - -
SANITARY SEWER - - - - -
WATERLINE - - - - -

SURVEYOR'S CERTIFICATE

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.

John F. Brewer, III
JOHN F. BREWER, III PLS#2905

5/9/2023

DATE

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

SURVEY NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED UPON HAS A CLOSURE PRECISION OF ONE FOOT IN 34,624 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 137,639 FEET BY MAP CHECK.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3-SECOND LEICA TS16 TOTAL STATION INSTRUMENT.

THE BASIS OF BEARINGS FOR THIS SURVEY ARE A COMPASS READING OF MAGNETIC NORTH AND/OR NORTH ORIENTATION FROM RECORD SURVEYS.

SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X", DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13221C0270C WITH AN EFFECTIVE DATE OF 6/15/2022 FOR COMMUNITY NUMBER 130370, OGLETHORPE COUNTY, GEORGIA.

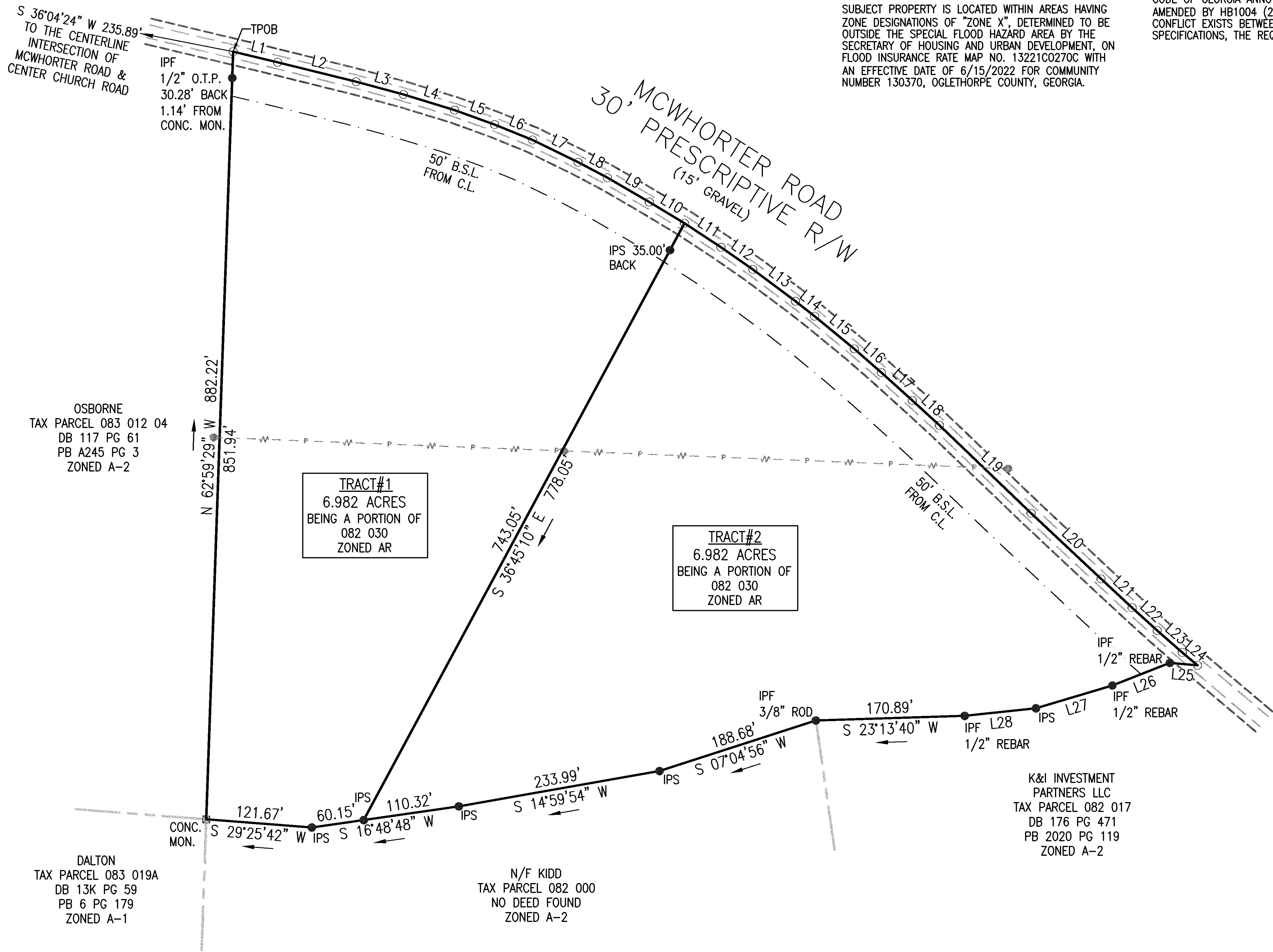
THIS SURVEY WAS PERFORMED WITHOUT A TITLE COMMITMENT AND MAY BE SUBJECT TO LEASES, EASEMENTS, AND RESTRICTIONS OF RECORD NOT REFLECTED UPON THIS SURVEY.

FIELDWORK COMPLETED: 4/24/2023.

TOTAL AREA = 13.964 ACRES

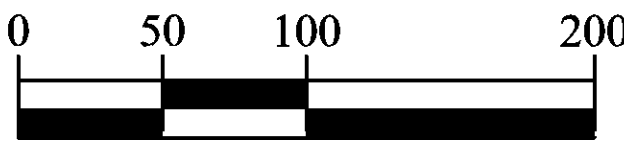
NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.



PROJECT DATA:

-WATER SERVICE: WELL
-SEWER SERVICE: SEPTIC
-SETBACKS:
FRONT: 50' FROM C.L.
SIDE: 20'
REAR: 20'
-BEING A DIVISION OF TAX PARCEL 082 030 ZONED AR.



SCALE 1" = 100'



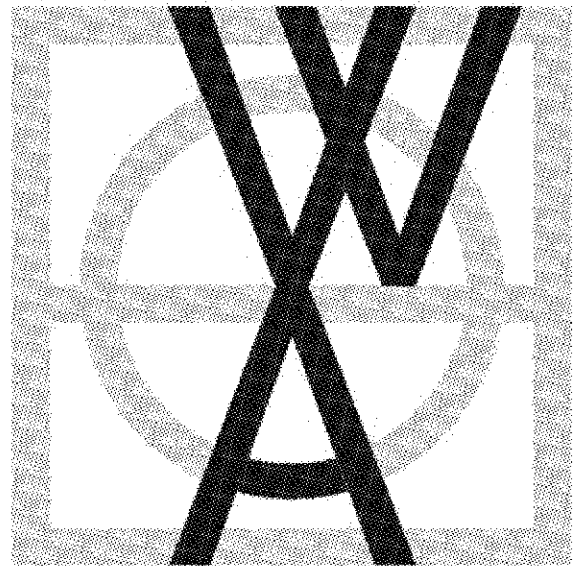
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

OGLETHORPE COUNTY, GA

SIGNED: _____

DATE: _____

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.



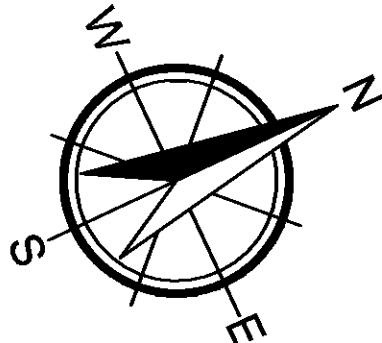
W&A ENGINEERING
A Better Communities Collaborative Company

ATHENS • ATLANTA • AUGUSTA
BIRMINGHAM • NASHVILLE

1002 South Broad Street
Monroe, GA 30655

770.267.4703

INFO@WAENGINEERING.COM
WWW.WAENGINEERING.COM



GA WEST, ZONE 1002
NAD 83

MINOR SUBDIVISION SURVEY FOR:

EARL D. BARRS

G.M.D. 228
OGLETHORPE COUNTY, GEORGIA

DATED 5/9/2023



230149