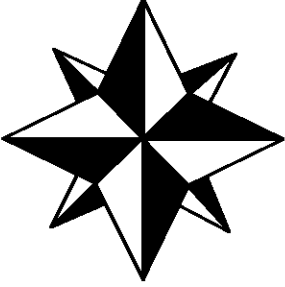


E-Filed By:
Oglethorpe County Clerks Office
Clerk of Courts Kelli Paradise Smith
07/22/2024 02:55 PM
Plat Book: 02024
Page: 0075
Participant IDs:
2475869074
\$10.00 Base Filing Fee

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



Grid North
GA East Zone

LEGEND

- Open Top Found as Described
- Iron Pin Found as Described
- ✕ Calculated Point
- ⊕ #4 Rebar Set

("A" TO "B") C.L. OF OLD ROAD IS P.L.

Bearing	Distance
N 01°44'55" W	114.45'
N 14°41'52" W	168.21'
N 12°06'21" W	122.34'
N 11°17'50" W	126.97'
N 11°07'19" W	102.52'
N 14°49'57" W	174.64'
N 09°38'12" W	158.21'
N 05°29'12" W	139.49'
N 07°13'06" E	98.90'
N 16°54'09" E	149.84'
N 19°05'46" E	170.30'
N 03°13'59" E	104.92'
N 12°22'36" W	83.43'
N 21°48'46" W	153.37'
N 25°50'05" W	298.83'
N 26°47'08" W	157.32'
N 24°09'28" W	252.19'
N 09°01'58" W	98.53'
N 00°37'31" E	373.16'
N 00°52'39" E	129.90'
N 01°22'57" W	239.77'

Retracement Survey for: BARRS NATURAL RESOURCES

Date:	7/20/2024
G.M.D.	234th
County:	OGLETHORPE
State:	GEORGIA
Equipment: Carlson Brx7/Trimble VRS HRMS: .098425 VRMS: 0.164042 PDOP: 1 Adjusted by: Least Squares Field Work Completed on: 07/17/2024	

NOTES:

*THIS PLAT REPRESENTS 85.01 ACRES OF THE LANDS OF
Doris Cabaniss Minor & Celeste Chamlee Minor.
(TAX ID: 036 037).

SURVEYOR CERTIFICATION RETRACEMENT SURVEY

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated heron. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned Land Surveyor certifies that this plat 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.

Ben Echols 07/20/2024
Benjamin O. Echols Georgia RLS 3320



BENJAMIN O. ECHOLS
1389 THOMSON ROAD
WASHINGTON, GEORGIA
30673
ben@echolssurveying.com
706-338-6303

GA Reg. Land Surveyor No. 3320

N/F
Lawrence P. McKean
(TAX ID: 036 004)
REF: DB 43-169, PB 15-19

N/F
James M. Hayes & Judy C. Hayes
(TAX ID: 036 005)
REF: DB 14X-405, PB 1-140

N/F
Isabelle C. Hassinger
Revocable Trust
(TAX ID: 036 031)
REF: DB 17M-559, PB 9-140

N/F
Isabelle C. Hassinger
Revocable Trust
(TAX ID: 036 031)
REF: DB 17M-559, PB 9-140

N/F
James Leon Shelton, Jr.
(TAX ID: 036 034)
REF: DB 9U-141, PB 16-401

N/F
James M. Hayes & Judy C. Hayes
(TAX ID: 036 005)
REF: DB 14X-405, PB 1-140

N/F
Coby E. Pickett
(TAX ID: 036 007)
REF: DB 189-933, PB 19-296

N/F
Coby E. Pickett
(TAX ID: 036 007)
REF: DB 189-933, PB 19-296



BEARINGS & DISTANCES		
Id	Bearing	Distance
L1	S 04°53'21" W	31.37'
L2	S 79°54'51" W	111.36'
L3	S 78°58'26" W	130.00'
L4	S 78°02'36" W	163.41'
L5	S 79°32'55" W	175.82'
L6	N 11°14'02" W	30.67'
L7	N 86°39'31" W	11.12'
L8	N 79°20'01" W	33.82'
L9	S 63°39'43" E	44.68'
L10	N 05°40'52" W	146.99'

85.01 ACRES

(TAX ID: 036 037)
REF: DB 183-231, PB 6-250

- All deed book references shown hereon are recorded in the Clerk of Superior Court's office of OGLETHORPE County, Georgia.
- This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by the Clerk of Superior Court's office of OGLETHORPE County, Georgia and are not guaranteed as to accuracy or completeness.
- Structures visible on the date of survey are shown hereon.
- Locations are accurate only where dimensioned.
- 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.
- 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.
- This entire survey was performed using GPS Equipment. Redundant observations were taken at each property corner with all points having a horizontal positional accuracy of .08 feet or less.
- This plat is subject to all easements, rights-of-way, and protective covenants of record.