

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

PK NAIL SET AT THE APPARENT CENTERLINE INTERSECTION OF TAYLOR CEMETERY RD. AND OAK CREST RD.
 SPC N = 838195.50'
 SPC E = 2279355.55'
 Lat. = N32° 18' 16.258"
 Lon. = W84° 13' 20.740"



TAX PAR: 10080 0033P
 LAWRENCE A. COLLIER, JR.
 DB 480, PG 33

TAX PAR: 10090 0002P
 JAMES & KAREN GILBERT
 DB 402, PG 13
 PB 16, PG 27T

FLOOD ZONE A (DOTTED AREA)

TAX PAR: 10080 0033P
 LAWRENCE A. COLLIER, JR.
 DB 480, PG 33

TRACT No. 1
97.636 Acres
 A PORTION OF
 TAX PAR: 10080 0039P

TRACT No. 2
181.210 Acres
 A PORTION OF
 TAX PAR: 10080 0039P

TAX PAR: 10090 0003
 KLETON CO. INC.
 DB 43, PG 758
 PB 9, PG 54

TAX PAR: 10090 0004P
 GLORIA MARLENE CARSON
 DB 552, PG 264

Line No.	Bearing	Distance
L76	S12° 53' 07"E	128.60'
L77	S64° 56' 08"W	72.69'
L78	N87° 45' 27"W	72.00'
L79	N80° 09' 09"W	155.32'
L80	S75° 22' 29"W	335.49'
L81	N4° 26' 00"E	1010.25'
L82	N5° 34' 28"E	442.18'
L83	N7° 28' 43"E	233.65'
L84	N7° 37' 56"E	326.78'
L85	N8° 08' 55"E	138.84'
L86	N13° 31' 01"W	403.20'
L87	S24° 14' 42"E	41.32'
L88	S45° 32' 10"E	60.60'

Curve No.	Chord Bearing	Chord Distance	Radius	Arc Length
C1	N2° 05' 51"E	88.55'	420.00'	88.72'
C2	N11° 56' 01"E	96.20'	327.61'	96.55'

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.

MACON COUNTY ZONING ADMINISTRATOR

CRAIG R. BARGSTADT 11/13/2023
 "Georgia Registered Land Surveyor No. 29334"

Line No.	Bearing	Distance
L1	N8° 08' 55"E	36.28'
L2	N12° 35' 44"E	113.57'
L3	N1° 44' 04"E	48.73'
L4	N26° 02' 45"E	295.39'
L5	N21° 26' 47"E	138.84'
L6	N29° 14' 44"E	144.93'
L7	S88° 41' 55"E	24.70'
L8	S88° 41' 55"E	196.67'
L9	S1° 36' 03"E	300.18'
L10	S88° 23' 57"W	23.35'
L11	S24° 03' 17"E	38.36'
L12	S52° 37' 46"E	142.90'
L13	S71° 41' 27"E	302.06'
L14	S4° 37' 23"W	30.00'
L15	N43° 08' 32"W	143.49'

Line No.	Bearing	Distance
L16	S71° 15' 25"W	133.22'
L17	N78° 47' 08"W	128.89'
L18	S74° 15' 50"W	69.33'
L19	S11° 53' 42"W	49.97'
L20	S51° 48' 51"E	105.29'
L21	S33° 37' 17"W	61.67'
L22	S80° 52' 21"W	285.98'
L23	N45° 32' 47"W	83.28'
L24	S82° 26' 56"W	72.51'
L25	N69° 59' 53"W	117.12'
L26	S38° 40' 24"W	87.75'
L27	S0° 03' 16"W	114.66'
L28	S51° 19' 40"W	70.55'
L29	N73° 48' 34"W	218.83'
L30	S47° 49' 45"W	76.91'

Line No.	Bearing	Distance
L31	N44° 31' 11"W	49.85'
L32	N9° 20' 24"E	97.82'
L33	N54° 10' 24"W	80.74'
L34	S78° 49' 24"W	108.09'
L35	N57° 21' 24"W	59.40'
L36	N8° 52' 47"W	74.44'
L37	N32° 40' 00"E	69.70'
L38	N1° 28' 54"E	57.88'
L39	N43° 22' 03"W	55.23'
L40	N80° 09' 23"W	81.99'
L41	S81° 43' 24"W	115.84'
L42	S30° 38' 52"W	74.03'
L43	S12° 54' 44"E	97.67'
L44	S36° 28' 29"W	65.58'
L45	N40° 24' 19"W	90.68'

Line No.	Bearing	Distance
L46	N64° 27' 06"W	161.76'
L47	N22° 45' 18"W	104.45'
L48	N36° 35' 56"W	75.95'
L49	S71° 50' 34"W	104.42'
L50	N71° 20' 51"W	154.13'
L51	S66° 55' 59"W	155.39'
L52	S77° 20' 25"W	195.33'
L53	N52° 49' 00"W	51.99'
L54	N10° 43' 59"W	105.93'
L55	N66° 03' 00"W	71.03'
L56	S55° 53' 56"W	84.99'
L57	N89° 29' 32"W	76.28'
L58	N67° 04' 27"W	483.89'
L59	S30° 33' 19"W	74.39'
L60	S60° 10' 36"W	96.13'

Line No.	Bearing	Distance
L61	S17° 35' 03"E	106.72'
L62	S44° 33' 14"W	112.09'
L63	N86° 17' 07"W	76.52'
L64	N77° 04' 35"W	137.28'
L65	S31° 08' 45"W	95.09'
L66	S6° 11' 29"E	109.46'
L67	S61° 32' 33"W	50.86'
L68	N71° 19' 57"W	63.92'
L69	N31° 09' 59"W	91.68'
L70	N6° 23' 21"E	109.61'
L71	N52° 36' 36"E	73.29'
L72	N9° 50' 24"E	61.37'
L73	N78° 50' 08"W	135.05'
L74	N84° 02' 48"W	143.78'
L75	S23° 57' 05"W	32.09'

SURVEYOR'S NOTES
 1: Grid North, WEST Zone determined from a RTK GPS Survey using dual frequency TOPCON HIPER VR receivers. A portion of this survey was performed using RTK survey methods. All survey control collected with GPS had a maximum horizontal tolerance of 0.05' with a 95% confidence level.
 2: This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by County Tax Assessor, and are not guaranteed as to accuracy or completeness.
 3: All iron pins set are 5/8 inch diameter rebar 18 inches long, capped and stamped "RLS 2934".
 4: A portion of this property is located in a Special Flood Hazard Area (ZONE A) per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13193C 00300E.
 5: True Point Surveying and the Land Surveyor whose seal is affixed hereto do not guarantee that all easements which may affect this property are shown.
 6: The property shown on this plat of survey is currently in the name of J. CRISP ENTERPRISES LLC. DB 335, PG 131. PB 8, PG 134.
 7: Horizontal coordinates shown are NAD83 State Plane Coordinates, WEST Zone as determined from a RTK GPS Survey using dual frequency TOPCON HIPER VR receivers with data reduction via the NGS Web Site to NGS CORS Stations.
 8: This property may contain wetlands. All Wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the state of Georgia Department of Natural Resources. Land owners are subject to penalty by law for disturbance to these protected wetland areas without the proper permit application and approval.

Boundary Survey for

TRACT No. 1: ELDER CYPRESS FARMS, LLC

TRACT No. 2: JOHN BICKLEY

LAND LOT: 161	LAND DIST: 2nd.	COUNTY: MACON	CITY:	STATE: GEORGIA	PLAT DATE: NOV. 13, 2023
LAND LOT: 7 & 8	LAND DIST: 29th.	400'	0	400'	

SCALE: 1" = 400'

CRAIG BARGSTADT
 GA. R.L.S. No. 2934
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 craig.2934@yahoo.com

TRUE POINT SURVEYING
 637 PAT DIXON RD.
 HAZLEHURST, GA 31539
 OFFICE: (912)551-9172
 LSF: 001256

INSTRUMENT: GPT 9000
 FIELD CLOSURE: 1/26,400
 ANGLE CLOSURE: 02" ANGLE
 ADJUSTMENT: COMPASS
 PLAT CLOSURE: 1/764,667
 FIELD SURVEY: NOV. 2023
 REFERENCE JOB: NONE

IRON PIN/PIPE FOUND ●
 IRON PIN SET ○
 CONC. MONU. FOUND ■
 CONC. MONU. SET □
 NO CORNER FOUND/SET △

JOB NUMBER: 23281