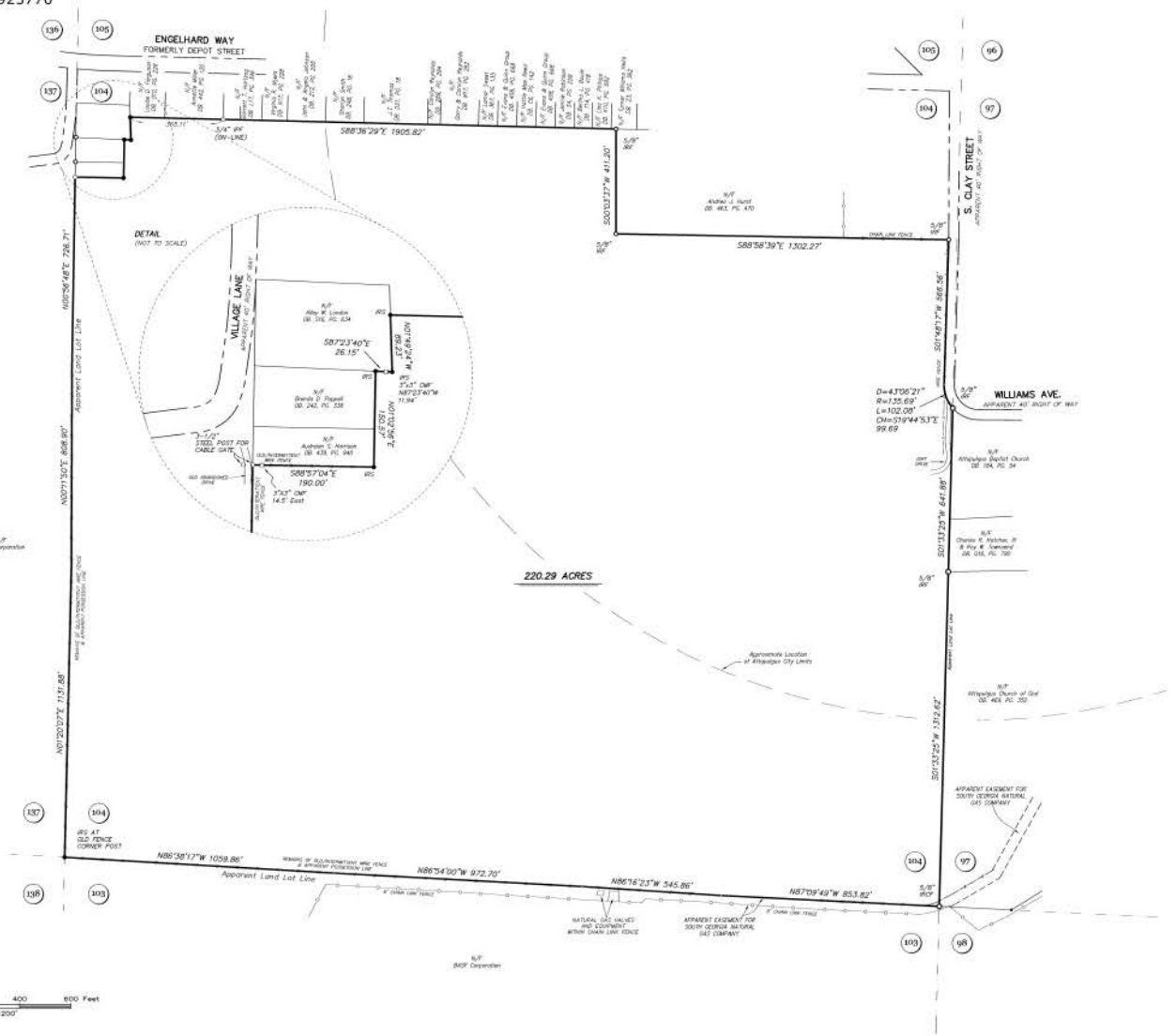
eFiled & eRecorded
DATE: 1/6/2023
TIME: 4:40 PM
PLAT BOOK: 0C125
PAGE: 00080
RECORDING FEES: $10.00
PARTICIPANT ID: 4725925770
CLERK: Cecilia Willis
Decatur County, GA

PLAT OF SURVEY

FOR

P.D Miller Farms, LLC

LAND LOT 104 , LAND DISTRICT 20
Decatur County, Georgia



CERTIFICATION

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 hereon. 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 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.

6/11/2021
M. REID GAINES, III DATE
GEORGIA LAND SURVEYOR
C.S. NO. 3120

LEGEND/ABBREVIATIONS

DB.	DEED BOOK
IPF	IRON PIPE FOUND
IRF	IRON REINFORCING BAR FOUND
IRS	5/8" IRON REINFORCING BAR SET WITH CAP LS3123
L.D.	LAND DISTRICT
L.L.	LAND LOT
LS#	LAND SURVEYOR LICENSE NUMBER
N/F	NOW OR FORMERLY PROPERTY OF
PB.	PLAT BOOK
PC.	PLAT CABINET
PG.	PAGE
R/R	RAILROAD
R/W	RIGHT OF WAY

SURVEY NOTES

1. This is a retracement survey of that property now or formerly of Charles Ross Hatcher, Jr and Ray W. Townsend recorded in Deed Book P24, Page 38, of the public records of Decatur County, Georgia.
2. Bearings are Grid bearings based on the North American Datum of 1983 (NAD 83), Georgia West, State Plane Coordinate System. Distances shown hereon are Ground distances.
3. Coordinates were derived by Real-Time Kinematic GPS observations referenced to the eGPS network via cell modem along with corrections from an on-site base station. GPS solutions resulted in an average standard deviation of .01 feet for horizontal and .03 feet for vertical at a 95% confidence level.
4. This map or plat has been calculated for closure and is found to have an accuracy of one foot in 984,286 feet.
5. Date of field survey: 06/09/2021.
7. A Champion Pro, fully integrated base/rover GNSS transceiver along with Real-Time Kinematic GPS corrections from eGPS network were used to obtain field data for this project.
8. The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the property.

CERTIFIED TO:

Conger & Smith, LLC
First American Title Insurance Company

GEORGIA
No. 3120
M. REID GAINES III

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE OF THE REGISTERED LAND SURVEYOR.

SCALE:	1"=200'	PROJECT NO:	01-20194
FIELD BOOK:	Electronic	SURVEY DATE:	06/09/2021
CAD NO:	01-20194-1.1 dwg	ISSUE DATE:	06/11/2021
DRAWN BY:	MRG	REVISION:	
CHECKED BY:	MRG	REVISION:	

MRG
LAND SURVEYING
M. REID GAINES LAND SURVEYING, LLC
7512 Holly Springs Drive
Thomasville, GA 31792
229.395.1551 mrgaines@live.net