

eFiled & eRecorded

DATE: 2/5/2024

TIME: 9:58 AM

PLAT BOOK: 00049

PAGE: 00490

RECORDING FEES: \$10.00

PARTICIPANT ID: 9651848499

CLERK: JODY M. HIGDON

Morgan County, GA

NOTE: PE240018.104 PP

THIS PLAT IS RESERVED TO THE CLERK OF THE SUPERIOR COURT.

MINOR DIVISION PLAT

A DIVISION OF PARENT TAX PARCEL: 051-064A
LOCATED IN LAND LOT 361 OF THE 4TH LAND DISTRICT, 279TH G.M.D.
MORGAN COUNTY, GEORGIA

BOUNDARY DEED REFERENCE: D.B. 721, PG. 737
BOUNDARY PLAT REFERENCE: P.B. 48, PG. 217

SURVEYOR 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 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 15-8-67.

Joseph P. Brewer
Joseph P. Brewer Ga. RLS #3209 1-22-2024

APPROVED FOR RECORDING ONLY
MORGAN COUNTY
PLANNING AND DEVELOPMENT

APPROVED
By Chuck Jarrell at 4:11 pm, Feb 02, 2024

LINE CHART		
LINE	BEARING	DISTANCE
L1	S18°24'57"W	162.69'

CURVE CHART				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	465.20'	138.72'	138.20'	S29°22'01"W
C2	343.11'	158.38'	156.98'	S51°57'11"W
C3	3195.54'	145.71'	145.70'	S67°12'39"W
C4	902.06'	301.40'	300.00'	S58°56'42"W
C5	1508.95'	300.50'	300.00'	S42°23'00"W

SURVEYOR'S NOTES

1. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WAS A CARLSON BRX7 MULTI-FREQUENCY GPS.
2. THE RELATIVE POSITIONAL TOLERANCE OF ALL FIELD LOCATED SURVEY POINTS USED IN THE PREPARATION OF THIS PLAT IS 0.04' HORIZONTAL AND 0.07' VERTICAL AT THE 95% CONFIDENCE LEVEL.
3. THE HORIZONTAL DATUM FOR WHICH THIS SURVEY IS BASED WAS OBTAINED BY THE USE OF GPS. A CARLSON NETWORK RTK ROVER WAS USED TO COLLECT CORRECTED MEASUREMENTS REPORTED BY A REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC.
4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE.
5. THE BEARING BASIS USED TO PREPARE THIS PLAT IS BASED UPON NAD-83, GEORGIA STATE PLANE, WEST ZONE COORDINATES. ALL DIRECTIONS AND DISTANCES SHOWN HEREON ARE A GROUND LEVEL PROJECTION OF THE SYSTEM.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT AND EASEMENTS MAY AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
7. ANY LAND LOT, DISTRICT OR CITY LIMIT LINES DEPICTED HEREON SHOULD BE CONSIDERED APPROXIMATE AND WAS TAKEN FROM THE GIS MAPS PROVIDED BY MORGAN COUNTY.

FLOOD NOTE

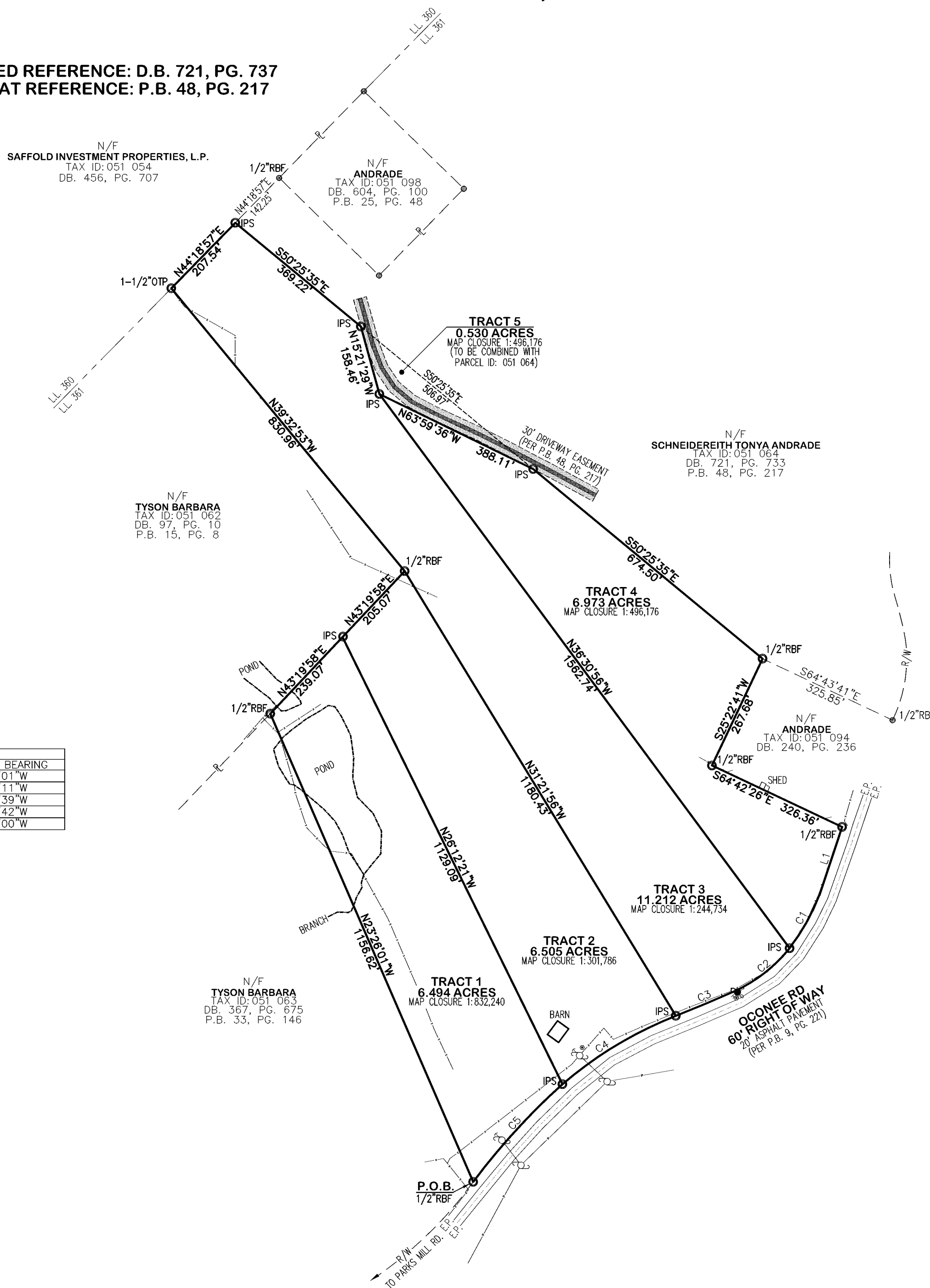
NO PORTION OF THE SUBJECT PROPERTY LIES IN A DESIGNATED SPECIAL FLOOD HAZARD AREA PER MORGAN COUNTY FEMA FLOOD MAP NUMBER 1321C0230B, DATED 1-26-2023. THE PROPERTY LIES IN A FLOOD ZONE "X".

TEXT LEGEND

- C/L= CENTERLINE
- C&G= CURB & GUTTER
- DB= DEED BOOK
- RCP= REINFORCED CONCRETE PIPE
- CMP= CORRUGATED METAL PIPE
- X= SPOT ELEVATION
- EOP= EDGE OF PAVEMENT
- FFE= FINISHED FLOOR ELEVATION
- IE= INVERT ELEVATION
- RBF= REBAR PIN FOUND
- RBS= REBAR PIN SET
- LL= LAND LOT
- N/F= NOW OR FORMERLY
- PL= PROPERTY LINE
- PB= PLAT BOOK
- POB= POINT OF BEGINNING
- POC= POINT OF COMMENCEMENT
- R/W= RIGHT OF WAY
- DI= DROP INLET
- WM= WATER METER
- WV= WATER VALVE
- FES= FLARED END STRUCTURE
- SSMH= SANITARY SEWER MANHOLE
- MH= MANHOLE

SYMBOL LEGEND

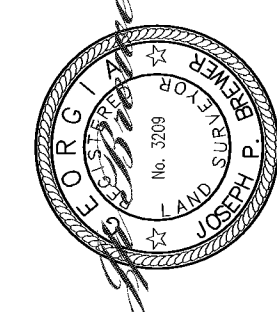
- S= SEWER LINE
- X= FENCE LINE
- P= OVERHEAD POWER
- = IRON PIN FOUND/SET
- = CALCULATED POINT
- = POWER POLE
- = SERVICE POLE
- = SEWER MANHOLE
- = CLEAN-OUT
- = ELECTRIC METER
- = GAS METER
- = WATER METER
- = TELEPHONE PEDESTAL



MINOR DIVISION PLAT:

NO.	DATE:	REVISION:

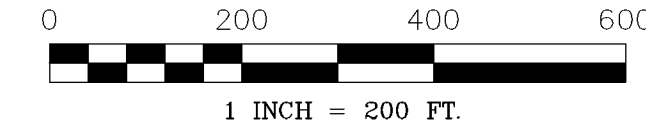
DATE: 1/22/2024 LAND LOT: 361 DISTRICT: 4TH
COUNTY: MORGAN CITY: N/A SCALE: 1"=200' DRAWN BY: S. BEAVER
JOB NUMBER: 24-833 DATE OF FIELD WORK: 1/16/2024



PREPARED BY: A Georgia Land Surveying Firm: LSF# 001105

acre
PROFESSIONAL SURVEYORS
LAND DEVELOPMENT SURVEYING AND MAPPING

ACRE GROUP, INC.
139 W. WASHINGTON ST., I. MADISON | GEORGIA 30650 | 706.431.4990



DAVID ANDRADE