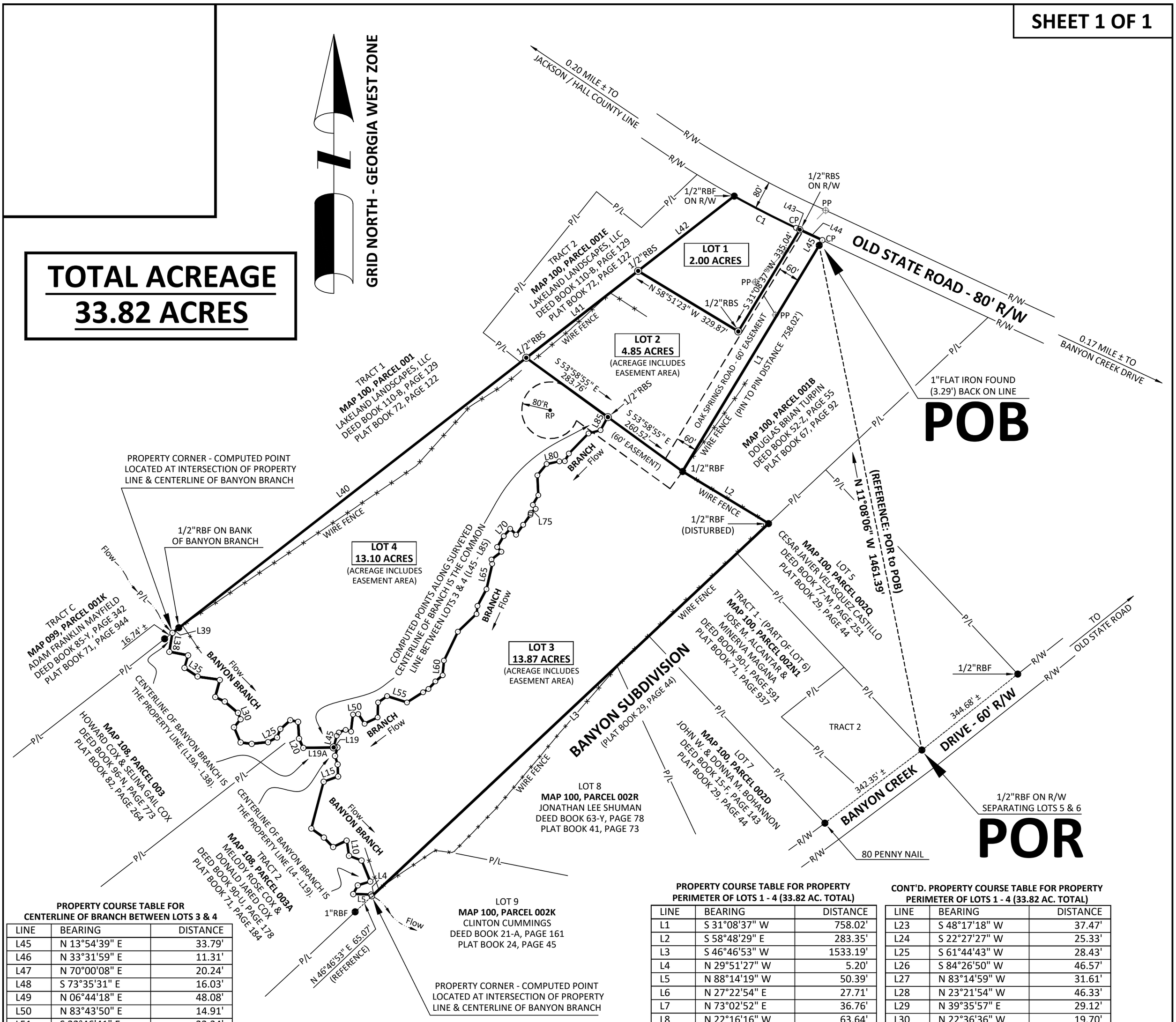
TOTAL ACREAGE
33.82 ACRES



PROPERTY COURSE TABLE FOR CENTERLINE OF BRANCH BETWEEN LOTS 3 & 4

LINE	BEARING	DISTANCE
L45	N 13°54'39" E	33.79'
L46	N 33°31'59" E	11.31'
L47	N 70°00'08" E	20.24'
L48	S 73°35'31" E	16.03'
L49	N 06°44'18" E	48.08'
L50	N 83°43'50" E	14.91'
L51	S 32°46'41" E	32.34'
L52	N 64°25'31" E	40.62'
L53	N 02°22'34" E	42.22'
L54	N 54°56'26" E	31.01'
L55	S 72°26'46" E	58.58'
L56	N 57°34'09" E	53.83'
L57	N 59°54'13" E	17.58'
L58	N 42°11'49" E	28.97'
L59	N 49°11'27" E	26.92'
L60	N 05°08'33" E	41.17'
L61	N 25°41'57" E	90.62'
L62	N 46°18'38" E	72.27'
L63	N 08°01'08" E	22.79'
L64	N 28°08'44" E	53.47'
L65	N 12°40'12" E	73.35'
L66	N 11°24'44" W	11.98'
L67	N 52°10'27" E	35.72'
L68	N 40°47'57" W	18.07'
L69	N 30°59'39" E	35.30'

PROPERTY COURSE TABLE FOR CENTERLINE OF BRANCH BETWEEN LOTS 3 & 4

LINE	BEARING	DISTANCE
L70	N 40°55'20" E	27.96'
L71	S 44°58'50" E	23.50'
L72	N 35°28'02" E	34.40'
L73	N 35°56'19" E	35.29'
L74	N 06°13'09" E	4.87'
L75	N 51°37'13" E	17.47'
L76	N 33°38'34" W	14.17'
L77	N 30°20'13" E	31.34'
L78	N 02°53'26" W	56.06'
L79	N 39°02'20" E	40.90'
L80	N 77°55'17" E	36.76'
L81	N 87°21'14" E	15.72'
L82	N 27°38'10" E	23.52'
L83	N 44°17'26" E	79.94'
L84	N 75°03'34" E	34.92'
L85	N 28°48'13" E	42.19'

PROPERTY COURSE TABLE FOR PROPERTY PERIMETER OF LOTS 1 - 4 (33.82 AC. TOTAL)

LINE	BEARING	DISTANCE
L1	S 31°08'37" W	758.02'
L2	S 58°48'29" E	283.35'
L3	S 46°46'53" W	1533.19'
L4	N 29°51'27" W	5.20'
L5	N 88°14'19" W	50.39'
L6	N 27°22'54" E	27.71'
L7	N 73°02'52" E	36.76'
L8	N 22°16'16" W	63.64'
L9	N 68°50'49" W	37.99'
L10	N 08°41'54" W	43.18'
L11	S 64°40'27" W	42.73'
L12	N 43°51'12" W	37.28'
L13	N 54°13'39" W	43.43'
L14	N 14°39'30" E	136.43'
L15	N 70°22'14" E	43.47'
L16	N 02°14'58" W	33.55'
L17	N 16°31'19" W	25.26'
L18	N 14°53'30" E	25.20'
L19	S 89°00'22" W	10.41'
L19A	S 89°00'22" W	85.88'
L20	N 24°36'02" W	28.70'
L21	N 02°39'03" W	47.54'
L22	N 78°35'20" W	22.44'

CONT'D. PROPERTY COURSE TABLE FOR PROPERTY PERIMETER OF LOTS 1 - 4 (33.82 AC. TOTAL)

LINE	BEARING	DISTANCE
L23	S 48°17'18" W	37.47'
L24	S 22°27'27" W	25.33'
L25	S 61°44'43" W	28.43'
L26	S 84°26'50" W	46.57'
L27	N 83°14'59" W	31.61'
L28	N 23°21'54" W	46.33'
L29	N 39°35'57" E	29.12'
L30	N 22°36'36" W	19.70'
L31	N 49°28'51" W	49.02'
L32	N 64°19'51" W	29.76'
L33	N 15°19'47" E	50.12'
L34	N 81°29'16" W	63.36'
L35	N 56°29'21" W	44.21'
L36	N 15°34'51" E	36.72'
L37	N 79°15'19" W	53.81'
L38	N 09°20'49" E	53.97'
L39	N 52°08'26" E	8.40'
L40	N 52°08'26" E	1254.26'
L41	N 52°08'26" E	399.07'
L42	N 52°08'26" E	342.80'
L43	S 64°58'33" E	7.66'
L44	S 64°58'34" E	69.84'
L45	S 31°08'37" W	3.29'

PROPERTY COURSE CURVE TABLE - (33.82 ACRES)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2931.04'	199.97'	199.93'	S 62°55'32" E

GEORGIA SURVEYOR CERTIFICATION

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 for recording as evidenced by approval certificates, signature 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.

Joseph Tyson — FEBRUARY 3, 2025

JOSEPH D. TYSON - PLS NO. 3490 — DATE

SURVEYOR

County Line Surveying, LLC

Joseph D. Tyson, PLS NO. 3490
102 Gary Drive NE
Milledgeville, Ga. 31061
Phone: 478-414-8149

GEORGIA PROFESSIONAL LAND SURVEYOR NO. 3490 JOSEPH D. TYSON

MAP 100, PARCEL 001A

DIVISION SURVEY PREPARED FOR

Nate & Sutton Homes LLC

1691st GMD
JACKSON COUNTY, GEORGIA

REFERENCES

DEED BOOK 113W, PAGES 21 - 22
PLAT BOOK 89, PAGE 32

GEORGIA SURVEY DATA

A. SURVEY DATE: DECEMBER 2024 & JANUARY 2025
B. PLAT DATE: JANUARY 27, 2025
C. EQUIPMENT USED: CARLSON BRX7 GNSS RECEIVER & CARLSON BRX7 BASE, DUAL FREQUENCY & RTK

SURVEY CLOSURE INFORMATION

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A POSITIONAL TOLERANCE OF 0.04 FEET. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS BOUND TO BE ACCURATE WITHIN ONE FOOT IN (LOT 1 - 292,113), (LOT 2 - 306,182), (LOT 3 - 500,745) & (LOT 4 - 541,387) FEET.

GENERAL NOTES

LEGEND

- CP - COMPUTED POINT
- RBF (UNLESS OTHERWISE NOTED)
- RBS (UNLESS OTHERWISE NOTED)
- CONCRETE R/W MARKER FOUND
- CONCRETE MONUMENT FOUND
- (PTPD) PIN TO PIN DISTANCE
- OTPF OPEN TOP PIPE FOUND
- BSL BUILDING SET BACK LINE
- **POR** POINT OF REFERENCE
- **POB** POINT OF BEGINNING
- FENCE LINE
- OVERHEAD POWER LINE
- REFERENCE LINE
- RBF REBAR FOUND
- RBS REBAR SET
- C/L CENTERLINE
- P/L PROPERTY LINE
- LLL LAND LOT LINE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- BOC BACK OF CURB

DISCLOSURE & NOTICE

THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR OWNERSHIP TITLE EVIDENCE THAT MAY BE DISCLOSED BY A CURRENT AND ACCURATE TITLE SEARCH. THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING DRAINAGE AND/OR UTILITY EASEMENTS THAT MAY NOT BE SHOWN ON THIS PLAT NOR DOES THE SURVEYOR ASSUME ANY RESPONSIBILITY FOR ANY SUCH EASEMENTS THAT MAY AFFECT THIS PROPERTY.

0 100 200 400 600

SCALE: 1" = 200'

JOB NUMBER: 24388JAC