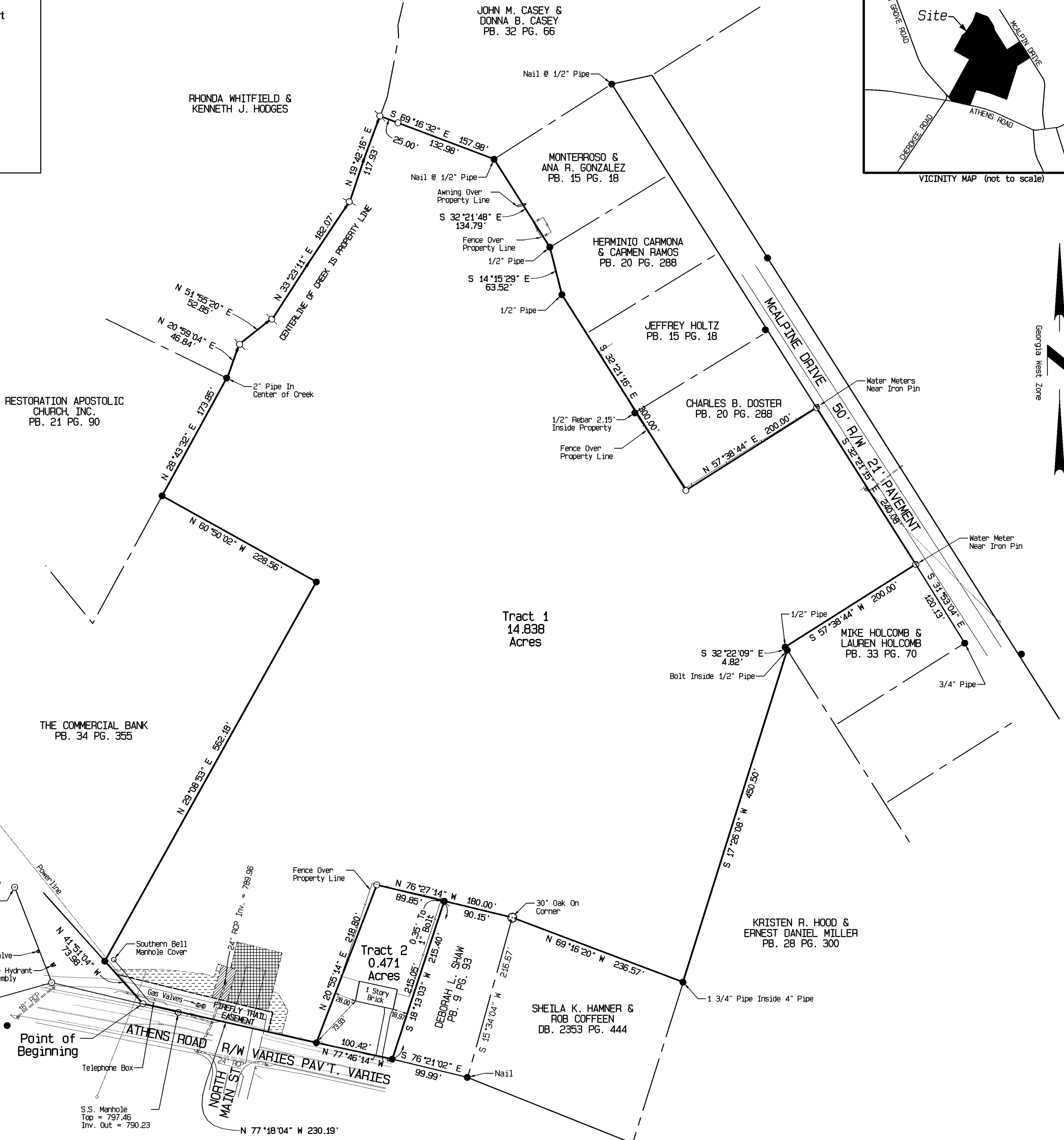
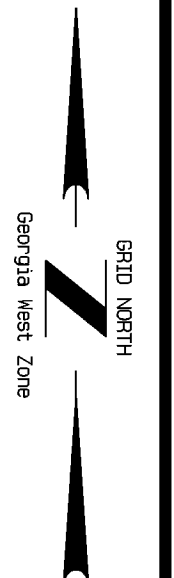
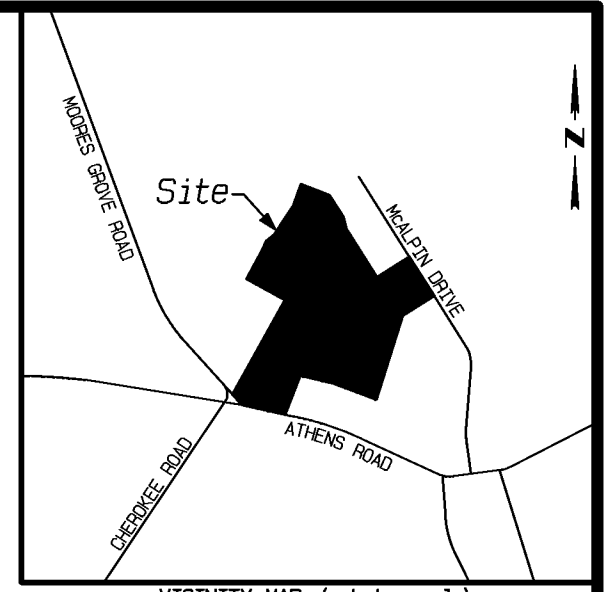


Job No. 2021-11

Plat Doc: PLAT
Recorded 10/01/2021 06:52AM

Beverly Logan, Clerk Superior Court
Athens-Clarke County, Ga.
Bk 0000J Pg 0141
Penalty: \$0.00
Interest: \$0.00
Participants: 6925354841

Reserved for Clerk of Court



- PERMANENT TRAIL EASEMENT ———
- TEMPORARY EASEMENT FOR CONSTRUCTION OF SLOPES ———
- TEMPORARY EASEMENT FOR CONSTRUCTION OF DRIVES ———
- PERMANENT DRAINAGE EASEMENT ———

NOTE:
THIS PROPERTY IS ZONED A-2
THIS PROPERTY REPRESENTS TAX MAP 283, PARCEL 012.
ALL PROPERTY CORNERS ARE 1/2" REBAR, UNLESS OTHERWISE SPECIFIED.
THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, DEED RESTRICTIONS
AND/OR COVENANTS OF RECORD.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE
TITLE SEARCH.

- REFERENCES:
- 1) PLAT BOOK 32 PAGE 68
 - 2) PLAT BOOK 12 PAGE 20
 - 3) DEED BOOK 1505 PAGE 107
 - 4) DEED BOOK 4096 PAGES 138-140
 - 5) DEED BOOK 4863 PAGES 353-360

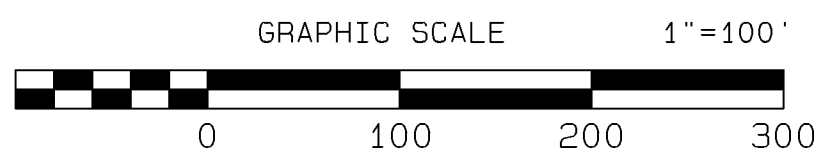
PLAT CLOSURE STATEMENT
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 214,143 FEET

FIELD CLOSURE STATEMENT
THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 462,346 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A LEICA TOTAL STATION, MODEL TOPP 1203

SURVEYOR'S CERTIFICATION
"It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future"; and their location, size, type, and material are correctly shown; and that all requirements of the Subdivision Regulations of Oglethorpe County Georgia, have been fully complied with."

Ray N. Woods 2049
Georgia Registered Land Surveyor Number

STREET ADDRESS:
272 ATHENS ROAD



- IPF-Iron Pin Found
- IPS-Iron Pin Set
- ⊗ Computed Point Only
- ⊠ Concrete Monument

RAY N. WOODS GEORGIA REGISTERED LAND SURVEYOR #2049		RETRACEMENT BOUNDARY SURVEY FOR JARED YORK		
THIS PLAT IS NOT VALID OR RECORDABLE UNLESS SAID SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLUE INK OVER THE STAMP		GMD: 220	COUNTY: ATHENS-CLARKE	
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.		STATE: GEORGIA	DATE: 02-15-2021	
DRAWN BY: MIKE W.		INSTRUMENT: LEICA	PLAT CLOSURE: 1/214,143	
DWG NAME: JARED YORK		FIELD CLOSURE: 1/462,346	ANGLE CLOSURE: 1" per Angle	
FIELD BOOK: D-145		BASELINE SURVEYING & ENGINEERING, INC. P.O. BOX 269 WATKINSVILLE, GEORGIA 30677 www.baselinesurveying.com (706)-769-6610 COA #1108		

PLAT ABBREVIATIONS

- P.B. - Plat Book
- D.B. - Deed Book
- P.G. - Page
- R/W - Right of Way

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 15-6-57.

Ray N. Woods 02-15-2021
GEORGIA REGISTERED LAND SURVEYOR NUMBER 2049 DATE