

Plat Doc: PLAT  
 Recorded 03/25/2025 05:38PM  
 Camie W. Thomas  
 Clerk Superior Court, JACKSON  
 County, Ga.  
 Bk 00089 Pg 0181

Penalty: \$0.00  
 Interest: \$0.00

GRID NORTH GEORGIA WEST ZONE

PK NAIL SET IN CENTERLINE  
 INTERSECTION OF KINNEY CREEK  
 LANE & GUY COOPER ROAD

**POR**

**POB**

PROPERTY COURSE CURVE TABLE - LOT 1 (3.35 AC.)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	298.16'	71.56'	71.39'	N 21°53'37" W

PROPERTY COURSE LINE TABLE - LOT 1 (3.35 AC.)

LINE	BEARING	DISTANCE
L1	S 88°53'36" E	731.11'
L2	S 70°46'10" W	5.26'
L3	S 80°33'22" W	30.68'
L4	S 29°14'23" W	63.63'
L5	S 13°15'42" E	160.18'
L6	N 88°53'36" W	660.09'
L7	N 15°14'11" W	92.77'
L8	N 24°19'59" W	54.22'
L9	N 61°13'50" E	30.17'
L10	S 88°53'36" E	5.45'

PROPERTY COURSE LINE TABLE - LOT 2 (8.10 AC.)

LINE	BEARING	DISTANCE
L11	S 18°30'47" W	103.45'
L12	S 10°25'20" W	99.77'
L13	S 05°38'02" W	75.93'
L14	S 32°15'41" W	123.78'
L15	S 10°46'11" E	141.44'
L16	S 18°12'47" E	107.88'
L17	S 15°19'41" W	64.43'
L18	S 74°08'57" W	117.54'
L19	N 75°22'45" W	436.67'
L20	N 34°33'39" E	49.44'
L21	N 25°48'40" E	59.33'
L22	N 13°00'14" E	63.24'
L23	N 00°50'52" W	52.31'
L24	N 12°51'17" W	60.81'
L25	N 17°47'09" W	52.98'
L26	N 17°47'09" W	85.67'
L27	N 14°27'44" W	91.43'
L28	N 13°42'02" W	102.35'
L29	N 15°14'11" W	28.33'
L6	S 88°53'36" E	660.09'

PROPERTY COURSE LINE TABLE - LOT 3 (8.14 AC.)

LINE	BEARING	DISTANCE
L30	S 62°50'25" W	82.46'
L31	S 71°08'38" W	95.65'
L32	S 02°41'33" E	84.21'
L33	S 18°34'39" W	58.25'
L34	S 08°58'11" E	91.50'
L35	S 35°50'24" W	85.59'
L36	S 72°33'06" W	75.49'
L37	S 43°30'36" W	141.84'
L38	S 17°02'52" W	88.22'
L39	S 28°59'49" E	159.52'
L40	S 16°03'55" E	54.55'
L41	S 23°05'28" W	154.92'
L42	S 12°47'29" W	103.12'
L43	S 50°57'27" W	45.33'
L44	N 56°35'04" W	53.20'
L45	N 88°51'19" W	48.36'
L46	N 06°26'59" W	449.77'
L47	N 76°20'59" W	204.12'
L48	N 04°06'58" W	48.95'
L49	N 36°31'58" E	128.24'
L50	N 41°27'29" E	89.07'
L51	N 15°41'51" E	87.58'
L52	N 29°38'00" E	122.20'
L53	N 29°38'00" E	64.66'
L54	N 31°54'35" E	56.09'
L55	N 34°33'39" E	137.19'
L19	S 75°22'45" E	436.67'

PROPERTY COURSE LINE TABLE - LOT 4 (8.67 AC.)

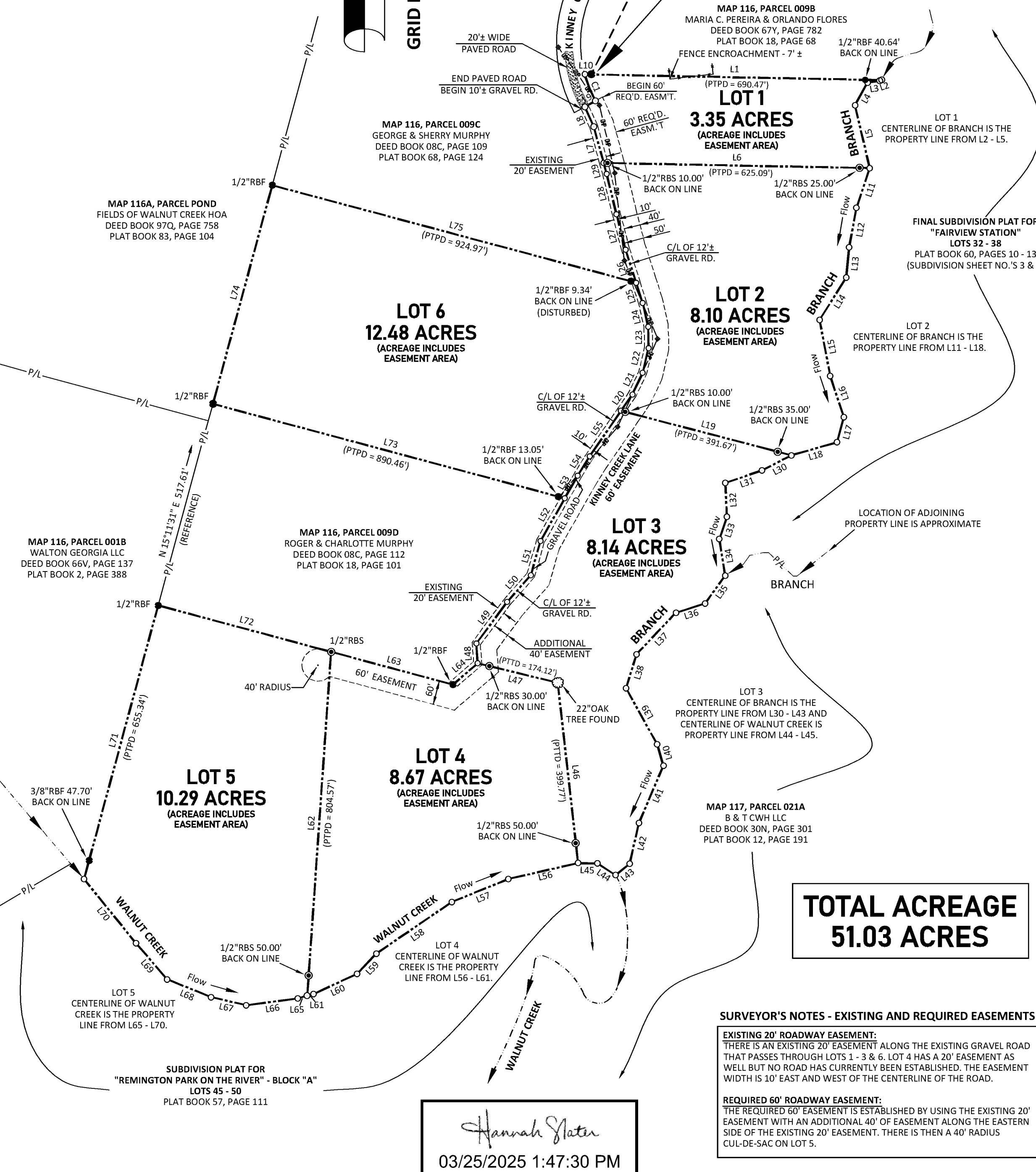
LINE	BEARING	DISTANCE
L56	S 77°03'20" W	177.17'
L57	S 67°54'26" W	151.64'
L58	S 55°39'29" W	226.75'
L59	S 43°19'14" W	69.03'
L60	S 65°14'40" W	119.10'
L61	S 74°22'22" W	16.32'
L62	N 03°58'12" E	854.57'
L63	S 74°57'27" E	312.91'
L64	N 49°14'51" E	81.05'
L47	S 76°20'59" W	204.12'
L46	S 06°26'59" E	449.77'

PROPERTY COURSE LINE TABLE - LOT 5 (10.29 AC.)

LINE	BEARING	DISTANCE
L65	S 74°22'22" W	24.78'
L66	S 82°28'24" W	128.33'
L67	N 76°59'07" W	89.76'
L68	N 67°58'46" W	117.27'
L69	N 40°52'31" W	118.83'
L70	N 39°00'54" W	204.18'
L71	N 15°09'43" E	703.04'
L72	S 74°57'27" E	444.06'
L62	S 03°58'12" W	854.57'

PROPERTY COURSE LINE TABLE - LOT 6 (12.48 AC.)

LINE	BEARING	DISTANCE
L73	N 74°59'41" W	903.51'
L74	N 15°11'30" E	561.78'
L75	S 75°01'14" E	934.31'
L25	S 17°47'09" E	52.98'
L24	S 12°51'17" E	60.81'
L23	S 00°50'52" E	52.31'
L22	S 13°00'14" W	63.24'
L21	S 25°48'40" W	59.33'
L20	S 34°33'39" W	49.44'
L55	S 34°33'39" W	137.19'
L54	S 31°54'35" W	56.09'
L53	S 29°38'00" W	64.66'



**TOTAL ACREAGE  
51.03 ACRES**

**SURVEYOR'S NOTES - EXISTING AND REQUIRED EASEMENTS:**

**EXISTING 20' ROADWAY EASEMENT:**  
 THERE IS AN EXISTING 20' EASEMENT ALONG THE EXISTING GRAVEL ROAD THAT PASSES THROUGH LOTS 1 - 3 & 6. LOT 4 HAS A 20' EASEMENT AS WELL BUT NO ROAD HAS CURRENTLY BEEN ESTABLISHED. THE EASEMENT WIDTH IS 10' EAST AND WEST OF THE CENTERLINE OF THE ROAD.

**REQUIRED 60' ROADWAY EASEMENT:**  
 THE REQUIRED 60' EASEMENT IS ESTABLISHED BY USING THE EXISTING 20' EASEMENT WITH AN ADDITIONAL 40' OF EASEMENT ALONG THE EASTERN SIDE OF THE EXISTING 20' EASEMENT. THERE IS THEN A 40' RADIUS CUL-DE-SAC ON LOT 5.

*Hannah Slater*  
 03/25/2025 1:47:30 PM

<p><b>GEORGIA SURVEYOR CERTIFICATION</b></p> <p>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.</p> <p><i>Joseph Tyson</i>          JOSEPH D. TYSON - PLS NO. 3490          MARCH 24, 2025          DATE</p>	<p><b>SURVEYOR</b></p> <p>County Line Surveying, LLC          Joseph D. Tyson, PLS NO. 3490          112 Waters Edge Drive          Milledgeville, Ga. 31061          Phone: 478-414-8149</p> <p><b>GEORGIA PROFESSIONAL LAND SURVEYOR</b>          NO. 3490          JOSEPH D. TYSON</p>	<p><b>MAP 116, PARCEL 009</b></p> <p><b>DIVISION SURVEY PREPARED FOR</b></p> <p><b>Nate and Sutton Homes LLC</b></p> <p>1765th GMD          JACKSON COUNTY, GEORGIA</p> <p><b>REFERENCES</b></p> <p>DEED BOOK 17C, PAGES 135 - 136</p>	<p><b>GEORGIA SURVEY DATA</b></p> <p>A. SURVEY DATE: MARCH 2025          B. PLAT DATE: MARCH 22, 2025          C. EQUIPMENT USED: CARLSON BRX7 GNSS RECEIVER &amp; CARLSON BRX7 BASE, DUAL FREQUENCY &amp; RTK</p> <p><b>SURVEY CLOSURE INFORMATION</b></p> <p>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 1-310,051'), (LOT 2-142,613'), (LOT 3-172,048'), (LOT 4-576,574'), (LOT 5-369,543'), (LOT 6-435,112')</p> <p><b>GENERAL NOTES</b></p> <p>1- REMNANTS OF WIRE FENCE FOUND ALONG OR NEAR LINES L71 &amp; L74.          2- THE 60' ACCESS EASMT THAT TOUCHES LOTS 1 - 6 MAY ALSO BE USED AS AN UTILITY EASMT.</p>	<p><b>LEGEND</b></p> <p>○ CP - COMPUTED POINT          ● RBF (UNLESS OTHERWISE NOTED)          ● RBS (UNLESS OTHERWISE NOTED)          ⊗ CONCRETE R/W MARKER FOUND          ■ CONCRETE MONUMENT FOUND          PTPD PIN TO PIN DISTANCE          PTTD PIN TO TREE DISTANCE          BSL BUILDING SET BACK LINE          POR POINT OF REFERENCE          POB POINT OF BEGINNING          FENCE LINE ————          OVERHEAD POWER LINE ———— OHP          REFERENCE LINE ————          RBF REBAR FOUND          RBS REBAR SET          C/L CENTERLINE          P/L PROPERTY LINE</p> <p>LLL LAND LOT LINE          R/W RIGHT-OF-WAY          ⊕ POWER POLE          BOC BACK OF CURB</p>	<p><b>DISCLOSURE &amp; NOTICE</b></p> <p>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.</p> <p>0 100 200 400 600</p> <p><b>SCALE: 1" = 200'</b></p> <p><b>JOB NUMBER: 25080JAC</b></p>
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