

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



LEGEND OF SYMBOLS

- IRON PIN FOUND (1/2" REBAR UNLESS NOTED) ●
- IRON PIN SET (1/2" REBAR W/CAP) ○
- PROPERTY LINE ———
- EASEMENT LINE - - - - -
- UTILITY POLE ○
- GUY WIRE ~ ~ ~ ~ ~
- FENCE X X X X X
- OVERHEAD POWER, TELEPHONE AND CATV P.T.T.V
- ASPHALT [Pattern]
- DIRT ROAD [Pattern]
- LAND LOT NUMBER 59
- TREE [Symbol]

MISCELLANEOUS NOTES

- THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF SURVEYING AND MAPPING, LLC. AUTHORITY O.C.G.A. 43-15-22.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 80,065 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A CARLSON BRX7 GPS RTK DUAL FREQUENCY RECEIVER. FIELD WORK COMPLETED ON 2/13/25.
- SUBJECT PROPERTY IS DESIGNATED AS PARCEL 0001000000023.
- SURVEYING AND MAPPING, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.
- BY GRAPHICAL PLOTTING ONLY, THE SUBJECT AREA LIES WITHIN ZONE "X" OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 13055C0165D, DATED SEPTEMBER 26, 2008.
- THE PURPOSE OF THIS PLAT IS TO CREATE TRACT 1, TRACT 2, TRACT 3 AND TRACT 4 FROM TAX PARCEL 0001000000023 AS SHOWN HERE ON.



CERTIFICATION

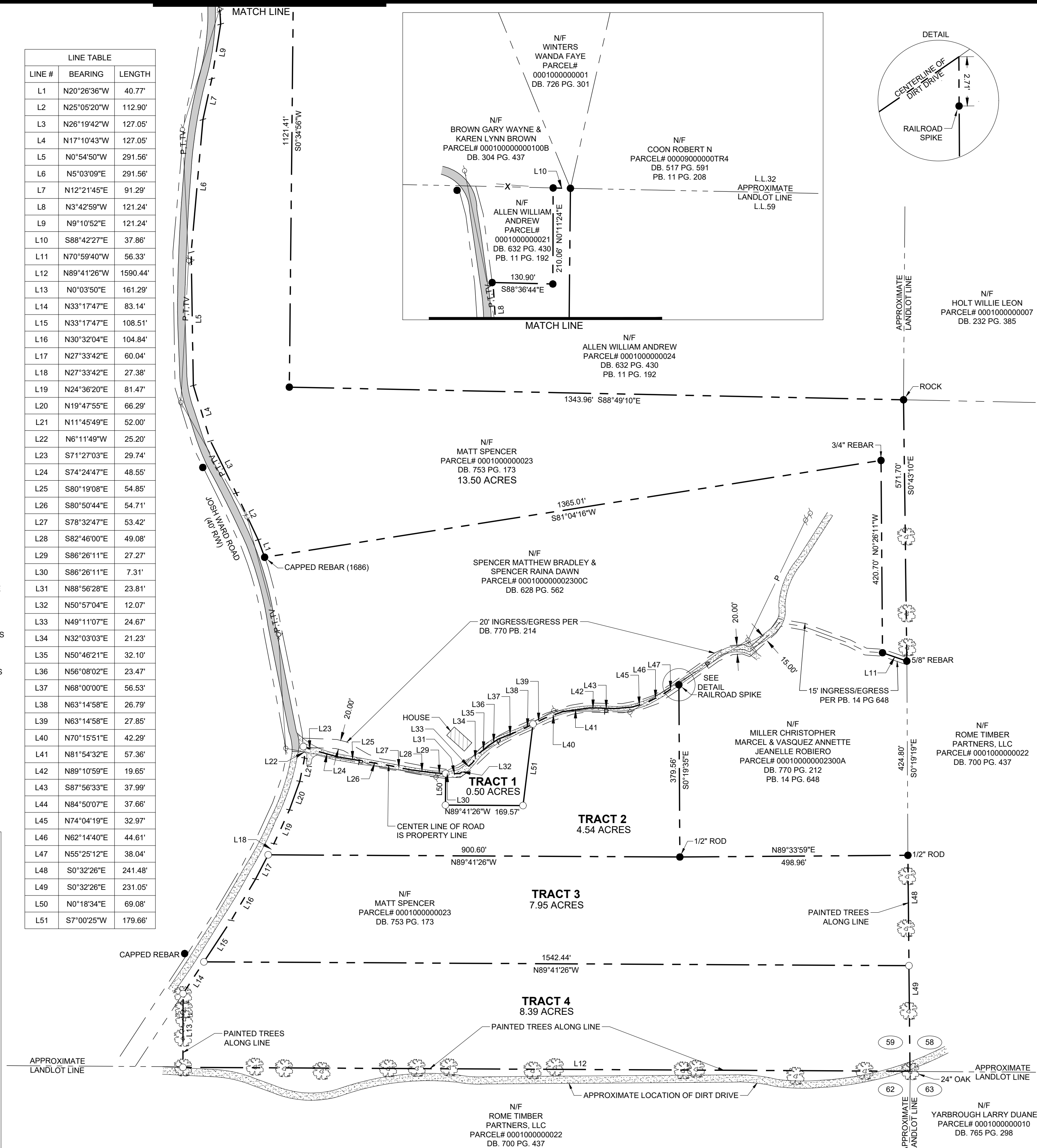
THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY 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.

Spencer H. Johnson, CARLSON 377
COA #LSF00114

"OWNER'S CERTIFICATION:
STATE OF GEORGIA COUNTY OF CHATTOOGA
THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED AND DEDICATES TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS OR PARKS."

DATE _____ OWNER OR AGENT _____

LINE #	BEARING	LENGTH
L1	N20°26'36"W	40.77'
L2	N25°05'20"W	112.90'
L3	N26°19'42"W	127.05'
L4	N17°10'43"W	127.05'
L5	N0°54'50"W	291.56'
L6	N5°03'09"E	291.56'
L7	N12°21'45"E	91.29'
L8	N3°42'59"W	121.24'
L9	N9°10'52"E	121.24'
L10	S88°42'27"E	37.86'
L11	N70°59'40"W	56.33'
L12	N89°41'26"W	1590.44'
L13	N0°03'50"E	161.29'
L14	N33°17'47"E	83.14'
L15	N33°17'47"E	108.51'
L16	N30°32'04"E	104.84'
L17	N27°33'42"E	60.04'
L18	N27°33'42"E	27.38'
L19	N24°36'20"E	81.47'
L20	N19°47'55"E	66.29'
L21	N11°45'49"E	52.00'
L22	N6°11'49"W	25.20'
L23	S71°27'03"E	29.74'
L24	S74°24'47"E	48.55'
L25	S80°19'08"E	54.85'
L26	S80°50'44"E	54.71'
L27	S78°32'47"E	53.42'
L28	S82°46'00"E	49.08'
L29	S86°26'11"E	27.27'
L30	S86°26'11"E	7.31'
L31	N88°56'28"E	23.81'
L32	N50°57'04"E	12.07'
L33	N49°11'07"E	24.67'
L34	N32°03'03"E	21.23'
L35	N50°46'21"E	32.10'
L36	N56°08'02"E	23.47'
L37	N68°00'00"E	56.53'
L38	N63°14'58"E	26.79'
L39	N63°14'58"E	27.85'
L40	N70°15'51"E	42.29'
L41	N81°54'32"E	57.36'
L42	N89°10'59"E	19.65'
L43	S87°56'33"E	37.99'
L44	N84°50'07"E	37.66'
L45	N74°04'19"E	32.97'
L46	N62°14'40"E	44.61'
L47	N55°25'12"E	38.04'
L48	S0°32'26"E	241.48'
L49	S0°32'26"E	231.05'
L50	N0°18'34"E	69.08'
L51	S7°00'25"W	179.66'



No.	Date	Description

SURVEYING AND MAPPING, LLC
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WARNER ROBINS, GEORGIA 31088
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SAM.BIZ



SUBDIVISION SURVEY
LANDS OF
MATT SPENCER
4TH SECTION
14TH LAND DISTRICT
GEORGIA
LANDLOT 59
CHATTOOGA COUNTY

Project No.: 1025096260
Drawing No.: BDS
Drawn By: J.L.P.
Checked By: S.H.J.
R.L.S. No.: 3171

Date: 2/20/25
Scale: 1"=150'
Sheet No.:

Plotted By: JOSH PARKS
Plot Date: Mar 18, 2025
File Name: 1025096260-BDS.dwg

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