

BOUNDARY SURVEY OF 22.06 ACRES

THE FOLLOWING GOVERNMENTAL BODIES HAS
AFFIRMED THAT APPROVAL IS NOT REQUIRED.

PLANNING & ZONING ADMINISTRATOR DATE

SURVEYORS 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 BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, 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.

THIS PLAT AND THE COORDINATES SHOWN ARE BASED UPON THE GEORGIA STATE PLANE COORDINATE SYSTEM NAD-83 EAST ZONE, 1994 HARN ADJUSTMENT.

NOTE:
THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ANY INFORMATION SHOWN HEREIN SHALL APPLY ONLY TO THE PERSON(S) AND/OR ENTITIES EXPLICITLY LISTED HEREON AND SHALL NOT BE EXTENDED TO ANY OTHER PERSON(S) AND/OR ENTITIES.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67, IN THAT WHERE A CONFLICT EXIST BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

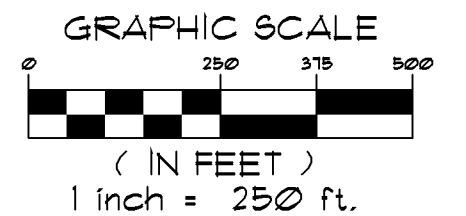
NOTES:
ALL IMAGES OF MAPS, PLATS OR PLANS SUBMITTED FOR FILING SHALL:
A) COMPLY WITH THE MINIMUM STANDARDS AND SPECIFICATIONS ADOPTED IN THE RULES AND REGULATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
B) BE AN ELECTRONIC IMAGE OF A SINGLE PAGE CERTIFIED AND PRESENTED TO THE CLERK ELECTRONICALLY IN CONFORMANCE WITH ALL SPECIFICATIONS SET FORTH IN ANY RULES AND REGULATIONS PROMULGATED BY THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY (GSCCA).
C) ALL PLATS FOR RECORD WILL BE FILED ELECTRONICALLY USING A TIF FORMAT WITH A RESOLUTION OF 300 D.P.I. SUBMITTED TO THE E-FILING PORTAL AT THE GSCCA WEBSITE.

LINE TABLE		
LINE	LENGTH	BEARING
L1	66.21	S16°10'33"E
L2	67.42	S16°11'01"E
L3	225.92	N49°32'50"W
L4	183.48	N56°31'25"W

N/F
UNITED STATES OF AMERICA
TAX MAP B 03, PARCEL 025

N/F
TERRANCE B. BELL
DB. 1699, FG. 245
FB. 2022, FG. 44
TAX MAP B 010, PARCEL 016AA

N/F
TIM W. & LENA D. LANCASTER
DB. 189, FG. 44
FB. 35, FG. 218
TAX MAP B 10, PARCEL 024



51 OF 1

FILE # E102951
DRAWN BY: BEL

SCALE: 1" = 250'

DATE OF FIELD WORKS: 12/14/2023

DATE OF PLAT: 12/15/23

CC: []
SL: []
REV: []
FE: []
PAGE: []

FOR POINT OF BEGINNING FOR POINT OF BEGINNING

FOR RIGHT OF WAY

FOR REBAR

FOR CONG. MON. SET

FOR CONG. MON. FOUND

FOR IRON PIN SET

FOR IRON PIN FOUND

LEGEND:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 99,194 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A MINIMUM CLOSURE OF ONE FOOT IN FEET 20,000' AND WAS ADJUSTED USING LEAST SQUARES ADJUSTMENT.

AFTER REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP 130453 - 0165 - E, DATED 09/15/22, IT HAS BEEN DETERMINED THIS PROPERTY LIES WITHIN A ZONE 'X'.

INSTRUMENT USED: CARLSON BRX1 RTK SYSTEM AND CARLSON SURVEYOR 2 DATA COLLECTOR

SURVEYED FOR

KL COSTELLO, LLC

G.M.D. 225, OCONEE COUNTY, GEORGIA

TANNER
d ASSOCIATES - LAND SURVEYORS

BRENT E. TANNER 478-278-9492
1858 WALKER DAIRY ROAD
DUBLIN, GEORGIA 31021

REVISIONS		
DATE	DESCRIPTION	BY

GEORGIA
REGISTERED
LAND SURVEYOR
BRENT E. TANNER
No. 3750

DATE: 12/15/23