

PLAT OF BOUNDARY SURVEY

PLAT OF BOUNDARY SURVEY OF TRACT 7, CONTAINING 4.001
ACRES, (174283.560 SF) LOCATED IN LAND LOT 198 OF THE
8th LAND DISTRICT, OF WARE COUNTY, GEORGIA.









Notes:

- 1) Description is based on the Warranty Deed recorded in Deed Book 89t, Page 179 Public Records of Ware County, Georgia.
- 2) The field data was collected using a Leica TS16 3" robotic total station, Carlson BRx7 GPS, Carlson RT5.
- 3) Bearings are aligned with grid North-NAD83 Zone 2239 using the SmartNet real-time GPS network. Distances are ground distances expressed in U.S. Survey feet and decimal parts thereof.
- 4) Subject to restrictions, reservations, limitations, easements and rights of way, if any, appearing of record.
- 5) This survey map was prepared without an abstract, and no title work has been performed or provided to the surveyor.
- 6) This survey map is subject to any findings from a comprehensive and accurate title search.
- 7) Underground utilities and features, if any, not located.
- 8) Unless otherwise noted, the monumentation as no identification number or name.
- 9) This survey is not valid without the signature and original seal of a Georgia Licensed Land Surveyor.

APPROVED WARE COUNTY PLANNING COMMISSION

Dustin Minchew 2/25/2025
DUSTIN MINCHEW DATE



TYPE	SURVEY DATE	PLAT DATE	P.C.	CALC.	DRAFT	CHECKED	LEGEND and ABBREVIATIONS			CERTIFICATE OF AUTHORIZATION NUMBER LB 00849		<div>CHARLES H. TOMBERLIN & ASSOCIATES</div> <div>3721 JOHNNY MINCHEW ROAD WAYCROSS, GEORGIA 31503 OFFICE 912-283-2973 CELL 912-614-7503</div>
BOUNDARY SURVEY	02/13/25	02/1/2025	DT	DT	DT	CHT	THAT MAY APPEAR IN THIS DRAWING			<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 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</p> <div>Charles H Tomberlin2/21/2025</div> <div>CHARLES H. TOMBERLIN G.R.L.S. No. 2973 DATE SIGNED</div>		
RETRACEMENT SURVEY							 HORIZONTAL and/or VERTICAL CONTROL Δ = DELTA  CORNER FOUND - SEE DWG FOR ID, TYPE AND SIZE R = RADIUS  ½" REBAR SET L = ARC LENGTH  OPEN TOP PIPE FOUND (OTPF) Ch = CHORD LENGTH  CONCRETE MONUMENT SET (CMS) CB = CHORD BEARING  CONCRETE MONUMENT FOUND (CMF) T = TANGENT  NO CORNER SET/FOUND PC = POINT OF CURVATURE  POWER POLE & GUY WIRE PT = POINT OF TANGENCY N(Y) = NORTHING COORDINATE VALUE POC = POINT ON CURVE E(X) = EASTING COORDINATE VALUE (P) = RECORDED PLAT G.R.L.S. = GEORGIA REGISTERED LAND SURVEYOR (M) = FIELD MEASURED NGVD = NATIONAL GEODETIC VERTICAL DATUM (C) = CALCULATED (CALC) (PID) = PARCEL ID NUMBER					
CONSOLIDATION SURVEY												
TOPOGRAPHICAL SURVEY												
<div>Closure Statement:</div> <div>The field data upon which this plat is based and property corners shown hereon have a positional tolerance of <u>0.03'</u></div> <div>This plat has been calculated for closure and found to be accurate to <u>1: 199,461</u> feet.</div>								PREPARED FOR: FIVEHOP, LLC.				SCALE: 1" = 100'
									FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X by F.I.R.M. 13299C0235D effective 09/25/2009.			