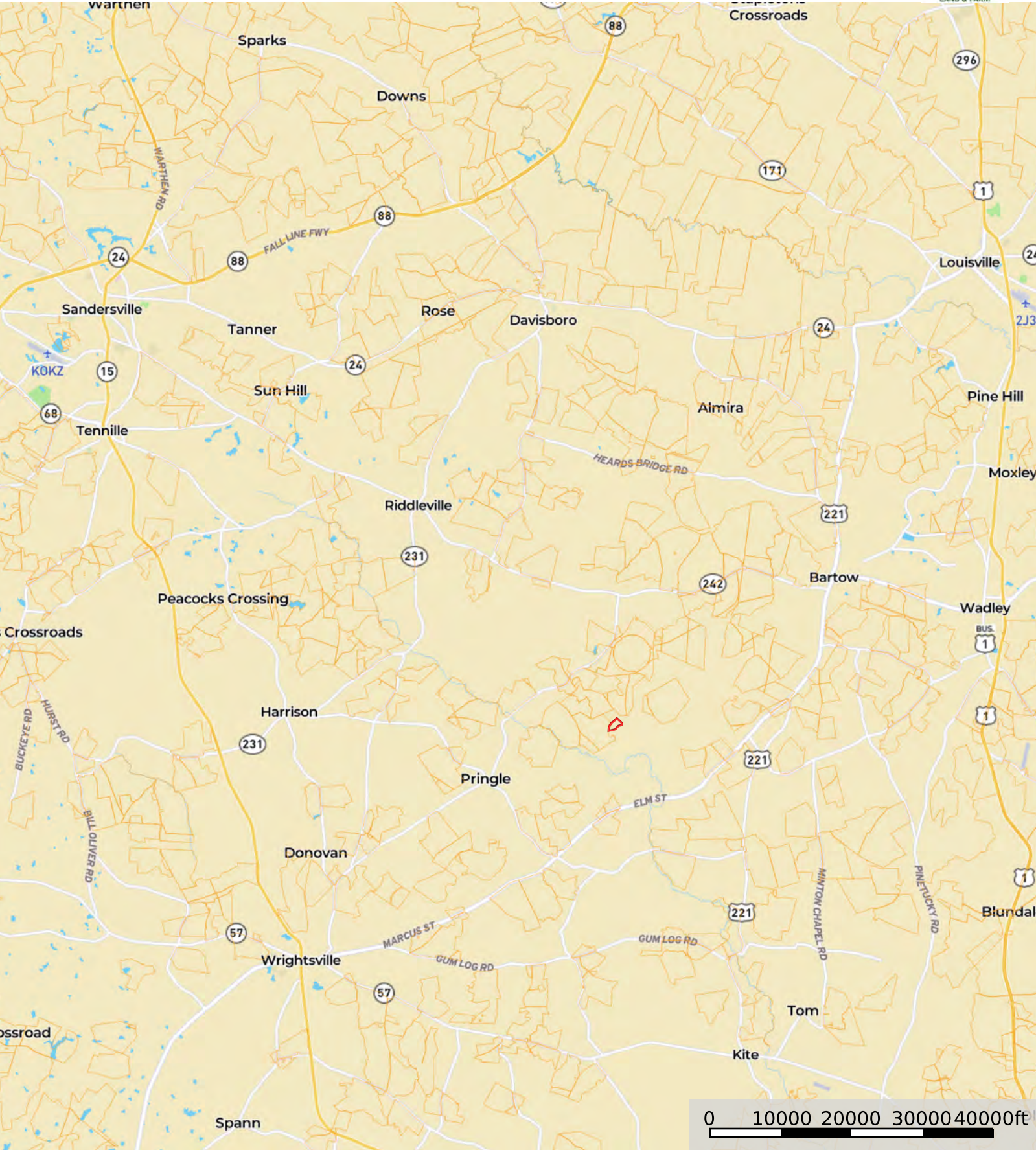


Washington-39-Pig Road

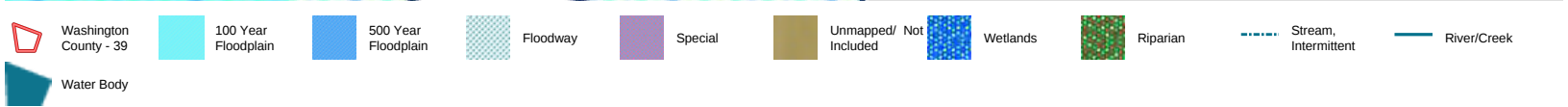
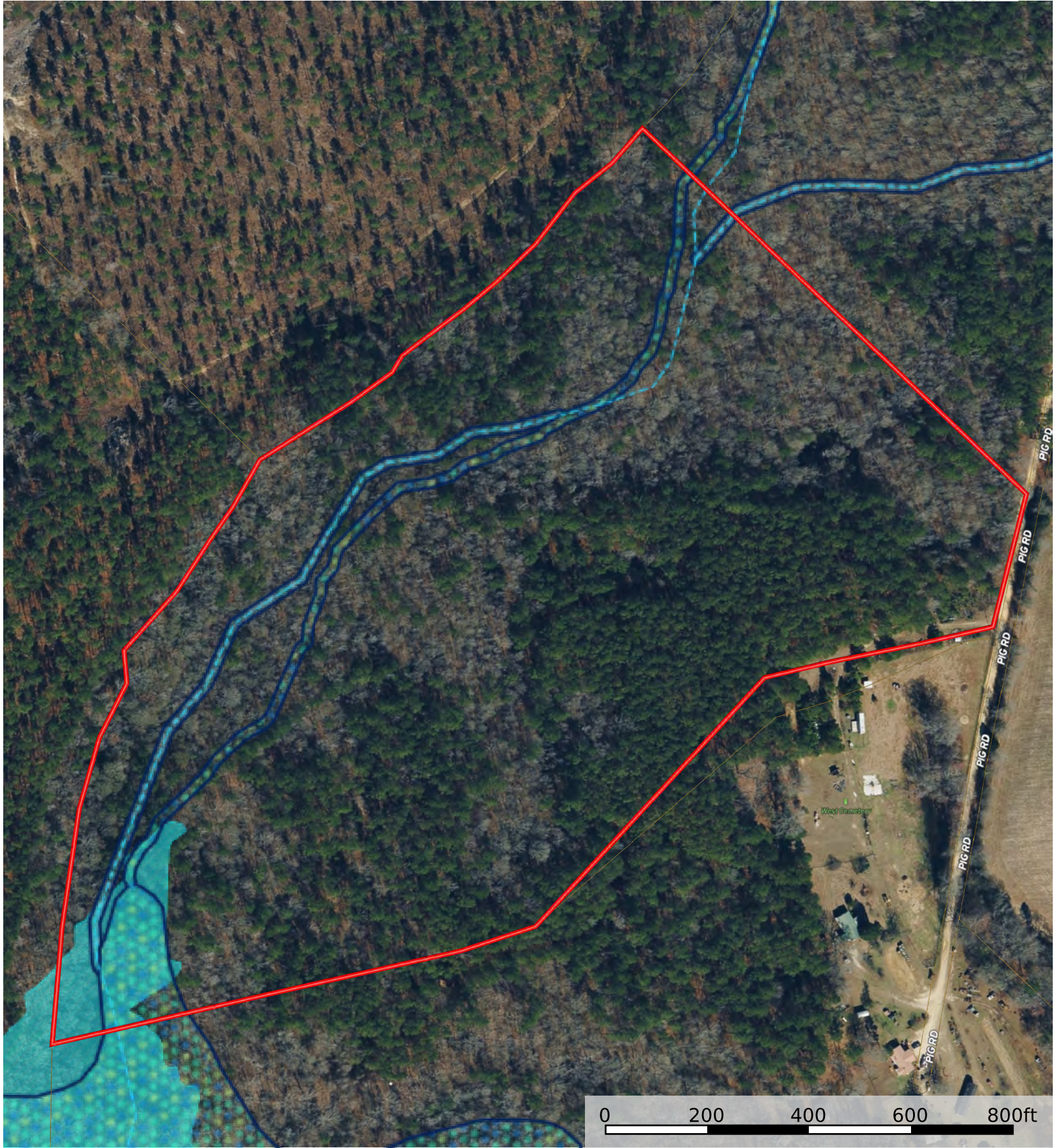
Georgia, AC +/-

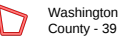


Washington
County - 39



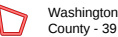
Washington
County - 39





Washington-39-Pig Road

Georgia, AC +/-



BOUNDARY SURVEY
OF
38.57 ACRES

LINE TABLE		
LINE	LENGTH	BEARING
L1	229.25	S12°07'32"W
L2	480.20	S79°00'34"W
L3	178.45	N03°14'19"E
L4	153.50	N03°35'44"E
L5	298.30	N08°51'13"E
L6	238.10	N25°56'55"E
L7	393.10	N34°48'34"E

SURVEYORS CERTIFICATION

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 15-6-67.

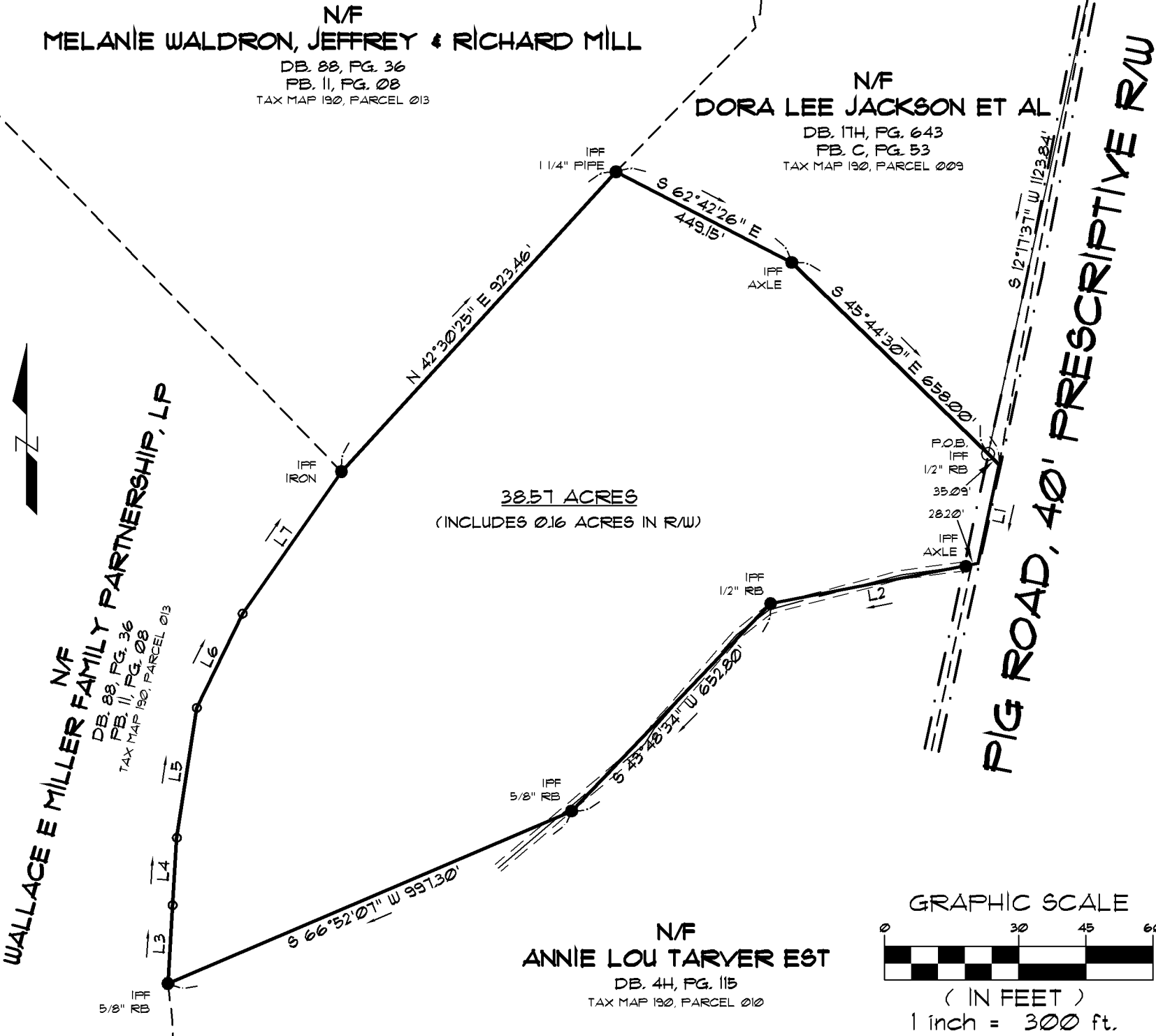
NOTE:
THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
ANY INFORMATION SHOWN HEREIN SHALL APPLY ONLY TO THE PERSON(S) AND/OR ENTITIES 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 (O.C.G.A.) 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 (GSCCCA).

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 GSCCCA WEBSITE.



51 OF 1	LEGEND:				THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 505,195 FEET.	
	IPE-IRON PIN FOUND				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.	
	IPE-IRON PIN SET				AFTER REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 135259 - 0450 - C, DATED 07/22/10, IT HAS BEEN DETERMINED THIS PROPERTY LIES WITHIN A ZONE "X".	
	CNE-CONC. MON. FOUND					
	CNE-CONC. MON. SET					
	R/R-RIGHT OF WAY					
	R/R-REBAR					
	P.O.B. POINT OF BEGINNING					
	P.O.R. POINT OF REFERENCE					
	SCALE: 1" = 300'					
	C.C.		DATE OF FIELD WORK: 08/27/2025			
S/L		DATE OF PLAT: 09/05/2025				
RTH/1/1		FEB. * PAGE *				
EG		LL 01				
FILE *		DRAWN BY:				
B103686		BET				

SURVEYED FOR	
LAND AND FARM BUYER, LLC	
G.M.D. 1384, WASHINGTON COUNTY, GEORGIA	

TANNER
& ASSOCIATES - LAND SURVEYORS

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

GEORGIA
REGISTERED
NO. 3250
BRENT E. TANNER
SURVEYOR

DATE: 09/05/2025