

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.

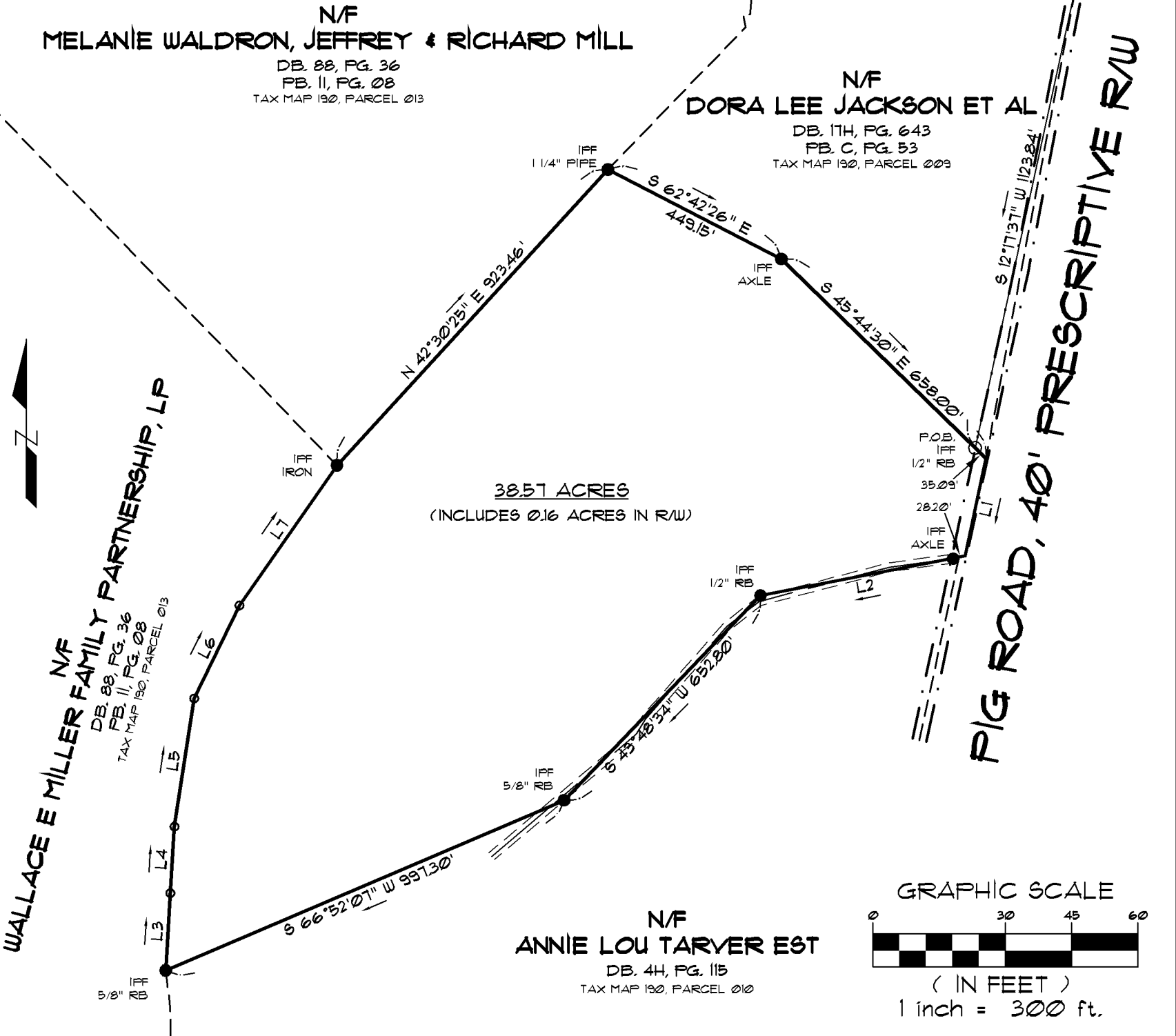
NOTE:
THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
ANY INFORMATION SHOWN HEREIN SHALL APPLY ONLY TO THE PERSON(S) AND/OR ENTITIES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



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FILE # BT03686

DRAIN BY: BET

LEGEND:
IPE-IRON PIN FOUND
IIS-IRON PIN SET
CME-CONC. MON. FOUND
OIS-CONC. MON. SET
RUI-RIGHT OF WAY
RUI-REBAR
POB-POINT OF BEGINNING
POR-POINT OF REFERENCE

SCALE: 1" = 300'

DATE OF FIELD WORK: 08/27/2025

DATE OF PLAT: 09/05/2025

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 505,195 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 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".

INSTRUMENT USED: CARLSON BRX-1 RTK SYSTEM AND SURVEYOR 2 DATA COLLECTOR

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 LAND SURVEYOR NO. 3250 BRENT E. TANNER

DATE: 09/05/2025