

# 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 15-6-61, 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 CONSIDERED 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 COMPIES 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 15-6-61.

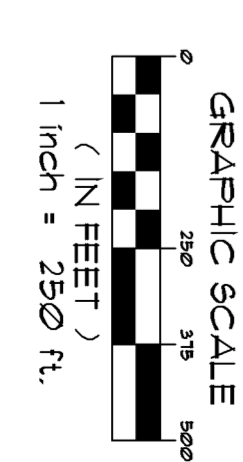
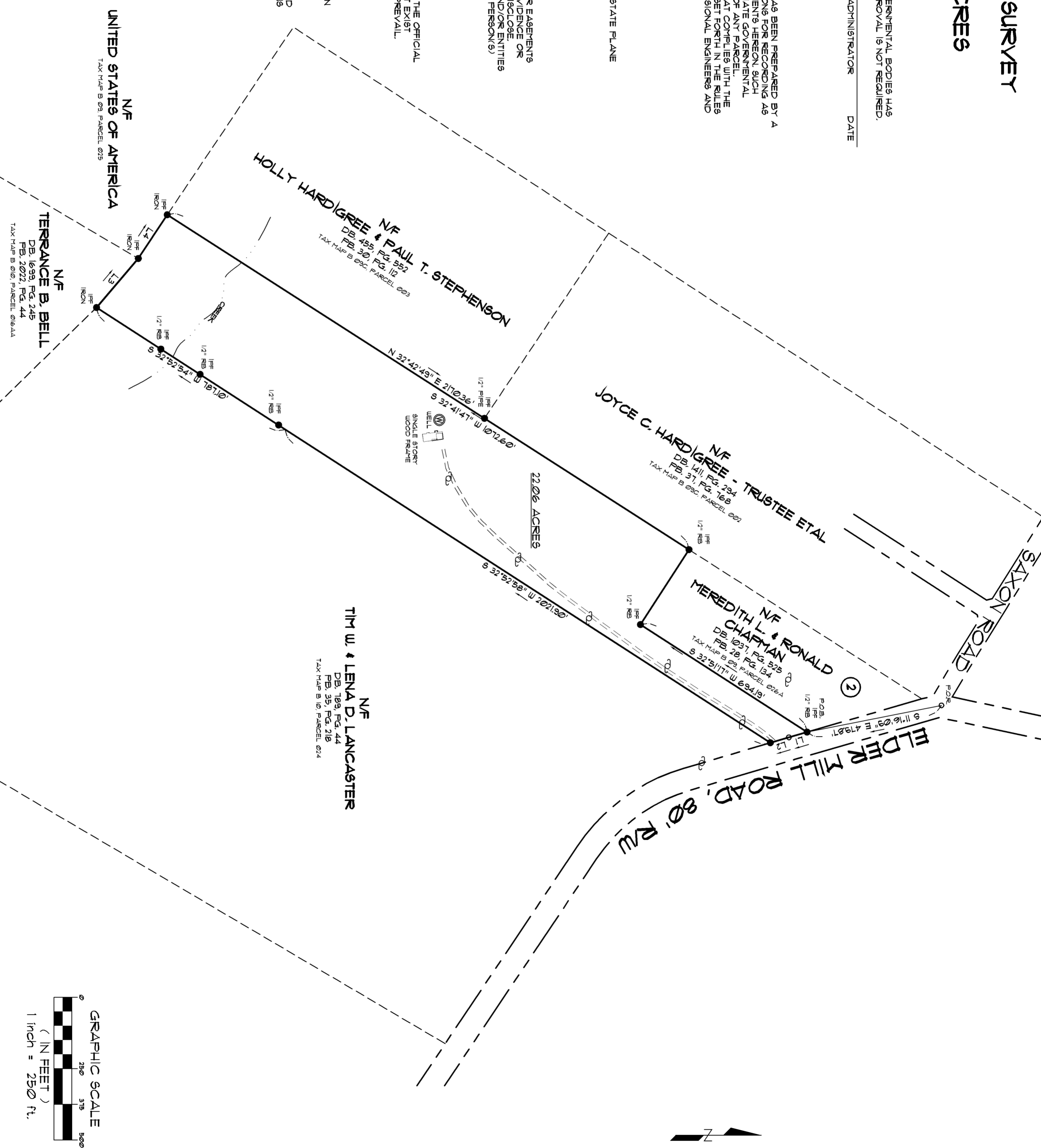
THIS PLAT AND THE COORDINATES SHOWN ARE BASED UPON THE GEORGIA STATE PLANE COORDINATE SYSTEM NAD-83 EAST ZONE, 1994 HARN ADJUSTMENT.

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 THAT 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 COMPIES 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.) 15-6-61, 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 THE PORTAL WITH A RESOLUTION OF 300 DPI, SUBMITTED TO THE E-FILEING PORTAL AT THE GSCCA WEBSITE.

LINE	LENGTH	BEARING
L1	66.21	S16°10'33"E
L2	61.42	S16°11'01"E
L3	225.92	N49°32'58"W
L4	183.48	N56°31'25"W



UNITED STATES OF AMERICA  
TAX MAP B 093 PARCEL 023

N/F  
TERRENCE B. BELL  
DB, 1693, PG. 245  
PB, 2022, PG. 44  
TAX MAP B 016 PARCEL 016A1

N/F  
KL COSTELLO, LLC  
GMD, 225, OCONEE COUNTY, GEORGIA

**TANNER**  
4 ASSOCIATES - LAND SURVEYORS  
BRENT E. TANNER 478-278-9492  
1856 WALKEE DAIRY ROAD  
DUBLIN, GEORGIA 31021

N/F  
TIM W & LENA D. LANCASTER  
DB, 189, PG. 44  
PB, 35, PG. 218  
TAX MAP B 110 PARCEL 024

N/F  
MEREDITH L. & RONALD CHAPMAN  
DB, 1031, PG. 325  
PB, 28, PG. 134  
TAX MAP B 093 PARCEL 026A

N/F  
JOYCE C. HARDIGREE - TRUSTEE ET AL  
DB, 141, PG. 284  
PB, 31, PG. 168  
TAX MAP B 093 PARCEL 002

FILE #	DATE	DESCRIPTION
B102292	12/15/23	FILED
FILE #	DATE	DESCRIPTION
18717	12/15/23	FILED
18717	12/15/23	FILED

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000 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 15045-085-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

DATE	REVISIONS	BY

REGISTERED SURVEYOR  
BRENT E. TANNER  
12/15/23