

BK: 18 PG: 194-194
Filed and Recorded
08-21-2026 11:13 AM
DOC# P2026-000079

Jammie Seal
TAMMIE TEAL
CLERK OF SUPERIOR COURT
HEARD COUNTY

THIS BOOK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

NOTES

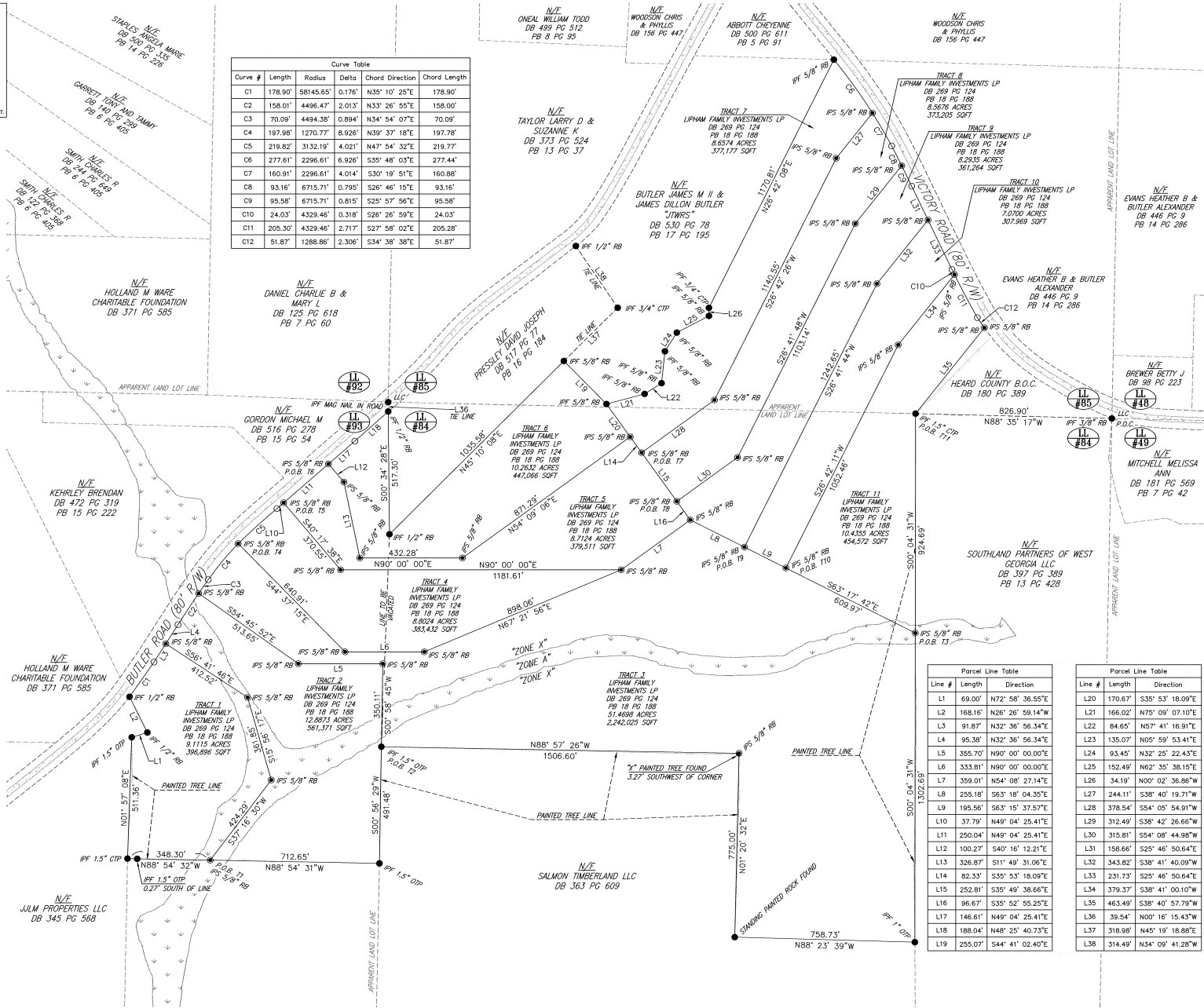
1. THE FIELD DATA, COLLECTED 7/10/2026 UPON USING GLOBAL POSITIONING SYSTEMS (GPS) EQUIPMENT UTILIZED HEMISPHERE 5631, WITH A RELATIVE POSITIONAL ACCURACY NOT EXCEEDING 0.07' HORIZONTAL, AND 0.08' VERTICAL. SMARTNET AVERAGED POSITION WAS USED TO ESTABLISH LOCATION. REAL TIME KINEMATIC METHODS WERE USED.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.
3. THE UTILITIES HAVE BEEN LOCATED FROM ABOVE GROUND EVIDENCE.
4. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS OF WAY, OR RESTRICTIONS THAT ARE NOT OF RECORD OR THAT WOULD HAVE BEEN DISCOVERED BY AN ACCURATE AND CURRENT TITLE SEARCH. THEREFORE THE SURVEYOR TAKES EXCEPTION TO ANY SUCH ITEMS.
5. THE BEARING BASIS FOR THIS PLAT IS GEODETIC NORTH, BASED ON GPS OBSERVATION.
6. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE PROPERTY BOUNDARY FOR PARCEL NUMBERS 0040057 & 002005703. ALSO TO SHOW THE SPLIT OF PARCELS.
7. MAJORITY OF THE PROPERTY IS LOCATED WITHIN "ZONE X", AN AREA OF MINIMAL FLOOD HAZARD, WHILE PORTIONS OF THE PROPERTY ARE LOCATED WITHIN "ZONE A", AN AREA WITH 1% ANNUAL CHANCE OF FLOODING, ACCORDING TO FEMA FIRM 17060C02C, EFFECTIVE 8/19/2020.

REFERENCES

1. SURVEY PLAT FOR JAMES M BUTLER DATED APRIL 4, 2024, RECORDED IN HEARD COUNTY RECORDS, PLAT BOOK D PAGE 18.
2. SURVEY PLAT FOR LIPHAM FAMILY INVESTMENTS LP DATED NOVEMBER 18, 2020, RECORDED IN HEARD COUNTY RECORDS, PLAT BOOK D PAGE 18.
3. SURVEY PLAT FOR MAVIS J WRIGHT DATED DECEMBER 4, 2019, RECORDED IN HEARD COUNTY RECORDS, PLAT BOOK 9 PAGE 18A.
4. SURVEY PLAT FOR DOUG HANNA & PATRICY DENNY DATED NOVEMBER 14, 2019, RECORDED IN HEARD COUNTY RECORDS, PLAT BOOK 19 PAGE 40B.
5. SURVEY PLAT FOR LIPHAM FAMILY INVESTMENTS LP DATED DECEMBER 23, 2019, RECORDED IN HEARD COUNTY RECORDS, PLAT BOOK 19 PAGE 222.
6. SURVEY PLAT FOR ALAN PIPPIN DATED NOVEMBER 10, 2017, RECORDED IN HEARD COUNTY RECORDS, PLAT BOOK 15 PAGE 24.
7. SURVEY PLAT FOR DISCOUNT LOTS DATED JULY 9, 2006, RECORDED IN HEARD COUNTY RECORDS, PLAT BOOK 18 PAGE 18B.

LEGEND

- PAINTED TREE LINE
- UTILITY PROPERTY LINE
- ADJACENT PROPERTY LINE
- SHADOWY BOUNDARY
- APPARENT LAND LOT LINE
- ENCLOSURE PERMITS LINE (ONE)
- FENCE LINE
- BUILDING SETBACK LINE
- CURB AND GUTTER (G&G)
- DATA TOWER MOUNTING (T&M)
- RECORD MEASUREMENT
- HEADWALL (HW)
- SMALL WING CATCH-BASIN (SWCB)
- CALCULATED POINT
- 5/8" IRON PIN (5/8")
- PROP. CORNER FOUND
- LAND LOT TIES



GEORGIA
HEARD COUNTY
Land Lots 84, 85, & 93
15th District

SURVEYOR'S CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 5-4-67, 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 approval 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 5-4-67.

E. M. Bus 8/20/26
HEARD COUNTY RECORDING AND ZONING DIVISION DATE

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE THAT OF GEORGIA SURVEYOR COURT CLERKS COOPERATIVE AUTHORITY. THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

E. M. Bus
TYLER M. BUS, PROFESSIONAL SURVEYOR REGISTRATION NO. 3335

GREYER BETTY J
DB 98 PG 223
MITCHELL MELISSA ANN
DB 181 PG 569
PB 7 PG 42

GRAPHIC SCALE
0' 100' 200' 400' 600'



REVISION NO. DESCRIPTION DATE

PROJECT VICTORY RD & BUTLER RD
FRANKLIN, GA 30217

DRAWING TITLE A PROPERTY SURVEY FOR:
DISCOUNT LOTS

JOB NO. 2026-056 DWG NO. 2026-056.dwg

DATE 8/17/2026 SHEET 1 OF 1

DATE 8/17/2026 SHEET 1 OF 1

DATE 8/17/2026 SHEET 1 OF 1

DATE 8/17/2026 SHEET 1 OF 1

DATE 8/17/2026 SHEET 1 OF 1

DATE 8/17/2026 SHEET 1 OF 1

DATE 8/17/2026 SHEET 1 OF 1

DATE 8/17/2026 SHEET 1 OF 1