

FILED IN OFFICE
CLERK OF COURT
01/03/2024 08:41 AM
DEBORAH D JACKSON, CLERK
SUPERIOR COURT
GREENE COUNTY, GA
P2024000002
BK:2024 PG:2-2
Heberish D. Jackson
6925354841
PARTICIPANT ID

NO PORTION OF THIS PROPERTY LIES
WITHIN A 100 YEAR FLOOD PLAIN.

FLOOD INSURANCE RATE MAP #
13133C0175B 12/17/2010

Matthew D. Ulmer
MATTHEW D. ULMER,
REGISTERED LAND SURVEYOR #3069

FINAL PLAT APPROVED
For Recording
Cheryl Walker
Building Inspector
or
County Manager
December 13, 2023
Date

MATTHEW D. ULMER
GEORGIA REGISTERED
LAND SURVEYOR #3069

P.O. BOX 269
WATKINSVILLE, GA 30677
706-769-6610

THIS PLAT IS NOT VALID
OR RECORDABLE UNLESS SAID
SURVEYOR'S SIGNATURE APPEARS IN
ORIGINAL BLUE INK OVER THE
STAMP.

IN MY OPINION, THIS PLAT IS A
CORRECT REPRESENTATION OF
THE LAND PLATTED AND HAS BEEN
PREPARED IN CONFORMITY WITH
MINIMUM STANDARDS AND
REQUIREMENTS OF GEORGIA LAW.

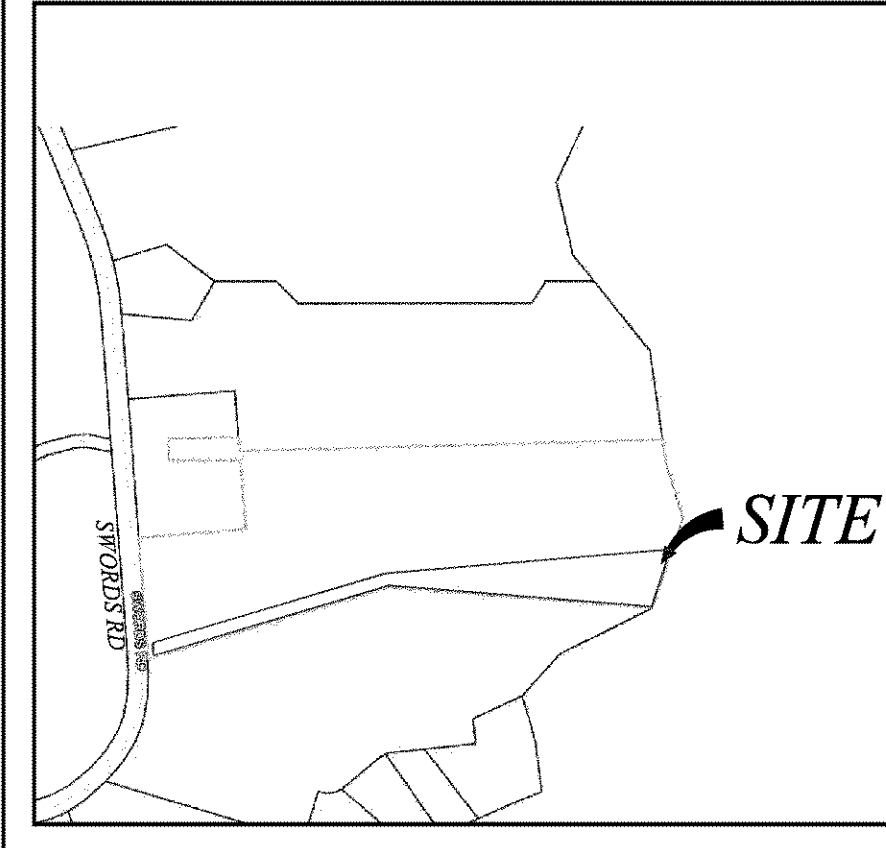
FIELD SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN 24,000 FEET,
AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND
WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR
MEASUREMENTS WERE OBTAINED USING A TOPCON
TOTAL STATION, MODEL GPT 3002.

THE FIELD WORK WAS COMPLETED ON MAY 10, 2023.

PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND
IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN
438,250 FEET.



VICINITY MAP

NOT TO SCALE

PLAT FOR:

LARRY WALKER

145th GEORGIA
MILITIA DISTRICT

GREENE COUNTY

PHYSICAL ADDRESS:

2340 SWORDS ROAD
GREENSBORO, GA
30642

REVISIONS

DATE

DATE

12/7/2023

PROJECT

22-2816S

ADMINISTRATIVE

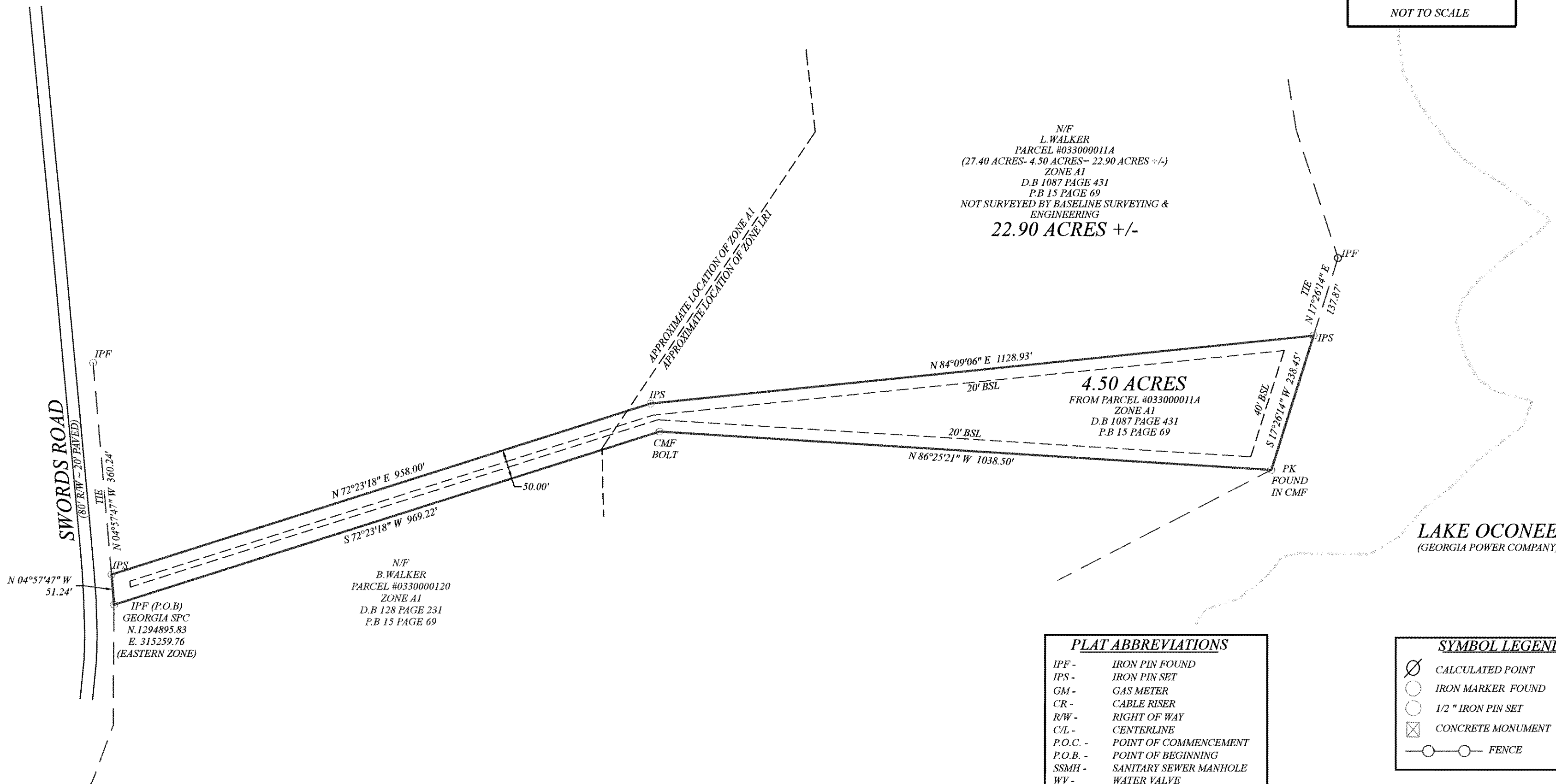
SUBDIVISION
PLAT

SHEET

1 OF 1



LSF#001108
EXPIRES 12-31-2023

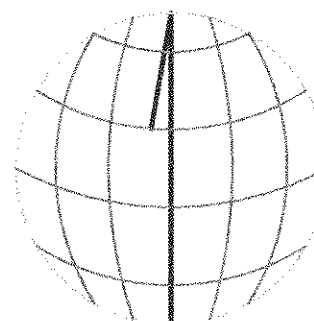


PLAT ABBREVIATIONS

IPF - IRON PIN FOUND
IPS - IRON PIN SET
GM - GAS METER
CR - CABLE RISER
R/W - RIGHT OF WAY
C/L - CENTERLINE
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
SSMH - SANITARY SEWER MANHOLE
WV - WATER VALVE
WM - WATER METER
FH - FIRE HYDRANT
PP - POWER POLE
N/F - NOW OR FORMERLY
DB - DEED BOOK
PG - PAGE
OHE - OVERHEAD ELECTRIC
PB - PLAT BOOK
LL - LAND LOT
GCB - GATE CONTROL BOX
TR - TELEPHONE RISER
DWCB - DOUBLE WING CATCH BASIN
HW - HEAD WALL
FES - FLARED END SECTION
JB - JUNCTION BOX
DI - DROP INLET
TRAN - TRANSFORMER
OTP - OPEN TOP PIPE
EMH - ELECTRIC MANHOLE
GEN - GENERATOR
OCS - OUTLET CONTROL STRUCTURE
P/L - PROPERTY LINE
SS - SANITARY SEWER
BSL - BUILDING SETBACK LINE
FIRM - FEDERAL INSURANCE RATE MAP
CO - CLEAN OUT
NTS - NOT TO SCALE
SPC - STATE PLANE COORDINATE

SYMBOL LEGEND

Ø CALCULATED POINT
○ IRON MARKER FOUND
○ 1/2" IRON PIN SET
☒ CONCRETE MONUMENT
—○—○— FENCE



GRID NORTH

BEARINGS ARE BASED ON
NORTH AMERICAN DATUM OF 1983
GEORGIA STATE PLANE COORDINATE SYSTEM
(EASTERN ZONE)

GRAPHIC SCALE

0' 75' 150' 300' 450'

1 INCH = 150 FEET

PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
MATTHEW D. ULMER, GA. RLS#3069
P.O. BOX 269 WATKINSVILLE, GA 30677
MATT@BASELINEGA.COM
706-769-6610

1. TOTAL PROJECT ACREAGE: 4.50 ACRES

2. TAX PARCEL #: 033000011A

3. NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR
ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.

4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE
SEARCH.

5. ZONED A1 & LRI

6. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS
OF RECORD, SHOWN OR NOT SHOWN

SURVEYOR CERTIFICATIONS

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, SEALS, 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.

Matthew D. Ulmer
MATTHEW D. ULMER, GA. RLS#3069