

ESTATE DIVISION PLAT
PARENT TAX PARCEL: 047 003 C
LOCATED IN LAND LOTS 297, 298, 306, 307 AND 316 OF THE 15TH LAND DISTRICT
MORGAN COUNTY, GEORGIA
DEED BOOK REFERENCE: D.B. 523 PG. 332

LEGEND table with symbols for LIGHT POLE, POWER POLE, FENCE LINE, OVERHEAD POWER LINE, CENTER LINE, DEED BOOK, PLAT BOOK, POINT OF BEGINNING, PROPERTY LINE, NOW OR FORMERLY, LAND LBT, REBAR FOUND, OPEN TOP PIPE, 1/2" REBAR WITH CAP SET.

eFiled & eRecorded
DATE: 6/21/2022
TIME: 10:52 AM
PLAT BOOK: 00049
PAGE: 00263
RECORDING FEES: \$10.00
PARTICIPANT ID: 9651848499
CLERK: JODY M. HIGDON
Morgan County, GA

APPROVED FOR RECORDING ONLY
MORGAN COUNTY
PLANNING AND DEVELOPMENT
APPROVED
By Chuck Jarrill on 6/29/22, Jun 17, 2022

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (G) OF O.C.G.A. SECTION 16-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, 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 THE 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 16-6-67.

Joseph P. Brewer, Georgia R.L.S. #3209, 1-10-2022
THIS PLAT MUST BE APPROVED BY MORGAN COUNTY BEFORE BEING RECORDED AND OR USED TO TRANSFER TITLE OR REAL PROPERTY RIGHTS

REVISION #1: 6-15-2022

THIS IS A REVISION TO THE PLAT RECORDED AT PG. 49, PG. 197 FOR THE PURPOSE OF MAKING AREA CHANGES TO LOTS 12,13,14,16,17,18,19 AND 20.

PROPOSED RIGHT OF WAY DEDICATION CHART FOR INDIAN CREEK ROAD

Table with columns: FROM POB, LINE BEARING, DISTANCE, CURVE RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Contains detailed survey data for the proposed right of way.

TOTAL AREA OF PROPOSED R/W DEDICATION = 1.835 AC.

GENERAL NOTES
-EXISTING PROPERTY IS ZONED AR
-MINIMUM LOT SIZE- 5 ACRES FOR ESTATE DIVISIONS
-MINIMUM LOT WIDTH- 300 FEET.
-SETBACKS REQUIRED-
FRONT- 100'
SIDE- 75'
REAR- 75'

SURVEYOR'S NOTES

- 1. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS REPORTED HEREON WAS A CARLSON BRX7 MULTI-FREQUENCY GPS BASE AND ROVER SYSTEM.
2. THE RELATIVE POSITIONAL TOLERANCE OF ALL FIELD LOCATED SURVEY POINTS USED IN THE PREPARATION OF THIS PLAT IS 0.04' HORIZONTAL AND 0.07' VERTICAL AT THE 95% CONFIDENCE LEVEL.
3. THE HORIZONTAL DATUM FOR WHICH THIS SURVEY IS BASED WAS OBTAINED BY THE USE OF GPS. A CARLSON NETWORK RTK ROVER WAS USED TO COLLECT CORRECTED MEASUREMENTS REPORTED BY A REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC.
4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE.
5. THE BEARING BASIS USED TO PREPARE THIS PLAT IS BASED UPON NAD-83, GEORGIA STATE PLANE, WEST ZONE COORDINATES. ALL DIRECTIONS AND DISTANCES SHOWN HEREON ARE A GROUND LEVEL PROJECTION OF THE SYSTEM.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT AND EASEMENTS MAY AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

LOT CHART table with columns: LOT #, AREA, MAP CLOSURE. Lists 23 lots with their respective areas and closure values.

FLOOD NOTE

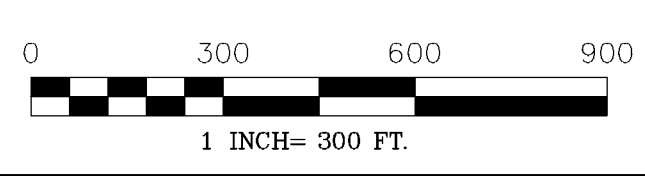
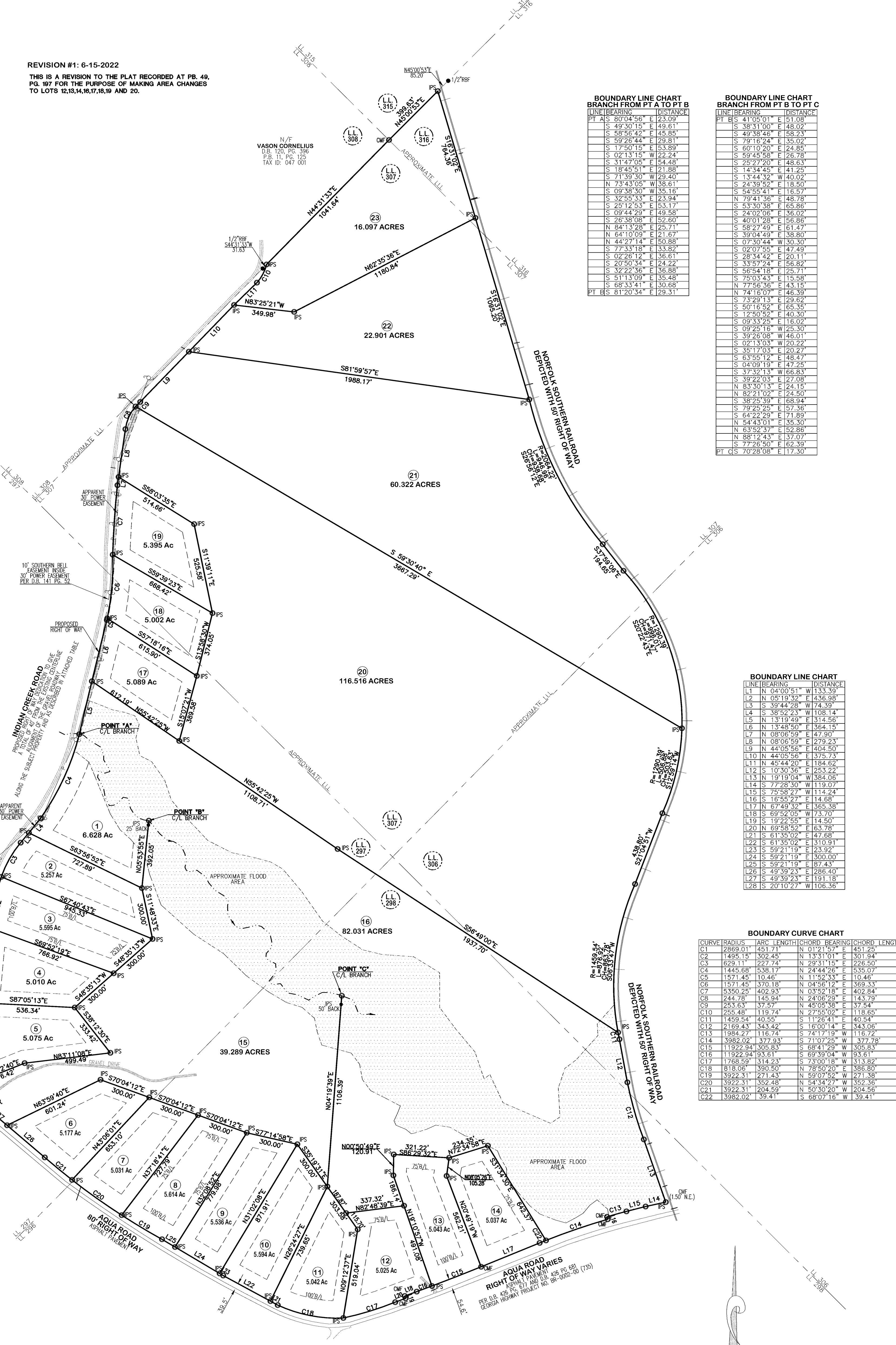
A PORTION OF THE SUBJECT PROPERTY LIES IN A DESIGNATED SPECIAL FLOOD HAZARD AREA PER MORGAN COUNTY FEMA FLOOD MAP NUMBER 1321C0200A AND 1521C0225A DATED 5-15-2001. THE APPROXIMATE FLOOD HAZARD AREA IS SHOWN HEREON BY SCALED PLOTTING ONLY.

BOUNDARY LINE CHART BRANCH FROM PT A TO PT B. Table with columns: LINE BEARING, DISTANCE. Lists bearings and distances for various branches.

BOUNDARY LINE CHART BRANCH FROM PT B TO PT C. Table with columns: LINE BEARING, DISTANCE. Lists bearings and distances for various branches.

BOUNDARY LINE CHART. Table with columns: LINE BEARING, DISTANCE. Lists bearings and distances for various branches.

BOUNDARY CURVE CHART. Table with columns: CURVE RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curve data for various branches.



ESTATE SUBDIVISION FOR: INDIAN CREEK ROAD, LLC. Includes table for NO., DATE, REVISION, and SURVEY INFORMATION. Prepared by: acre PROFESSIONAL SURVEYORS. Acre Group, Inc. 139 W WASHINGTON STREET | MADISON | GEORGIA 30650 | 706.431.4990