

RETRACEMENT SURVEY FOR

**JOYCE T. BROWN**

**BEING IN LAND LOT 63 7TH DISTRICT  
HENRY COUNTY GEORGIA**

SCALE 1" = 30' PLAT DATE: MARCH 3, 2021



3897 JODECO ROAD

**N/F SOUTHERN RAILROAD**  
150' R/W  
centerline tracks

JACQUELINE BATTS 17148-340  
PLAT BK 10 PG 248  
TAX PARCEL 071B-01015000

N 85°04'56" E 73.62' fence  
1/2" REBAR FOUND NEAR FENCE CORNER

TAX PARCEL  
071B-01016000  
REF DEED BK 14416 PG 241

JACQUELINE BATTS 17148-340  
PLAT BK 10 PG 248  
TAX PARCEL 071B-01015000

N 02°45'57" E 89.85' fence

8799 Sq. Feet  
0.202 Acres

S 26°20'06" E 95.59'

1/2" REBAR SET  
30' OFF CENTERLINE

1/2" REBAR SET  
30' OFF CENTERLINE

30' 1/2" REBAR SET  
OFF CENTERLINE

S 86°18'21" W 50.59'

S 85°21'42" W 125.71'

S 82°02'48" W 70.01'

3/4" PIPE FOUND  
20' OFF CENTERLINE

**JODECO ROAD 60' R/W**  
centerline, pavement

DATE OF FIELD WORK: FEBRUARY 2021  
THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION COMPANY  
CURRENT TAX RECORDS SHOW OWNER AS: JOYCE T. BROWN  
TAX PARCEL 071B-01016000  
REF DEED BK 14416 PG 241



**ELBERT H. ANGEL**  
GEORGIA REG. LAND SURVEYOR - 1742  
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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 is set forth in O.C.G.A. Section 15-6-67

The field data upon which this plat is based has a closure precision of more than one foot in 17,330 feet and an angular error of less than 5" per angle point and was adjusted using the Compass Rule.

This plat has been calculated for closure and is found to be accurate within one foot in 75,633 feet.

NOTE: This plat of survey is made for the sole use and benefit of the person(s) or entities named hereon. This firm assumes no liability to persons or entities not named hereon, and any use by unnamed parties is done at their own risk.

Equipment used for measurement:

Angular: Topcon GM 103  
Linear: Topcon GM 103

NOTE:  
This plat is subject to all easements, matters of title, rights-of-way and local government approval.

Elbert H. Angel Georgia RLS #1742 \_\_\_\_\_ DATE

JOB No. 21-018 / 071B-01016000 / PLAT # P-21-040