Sales Plat

N

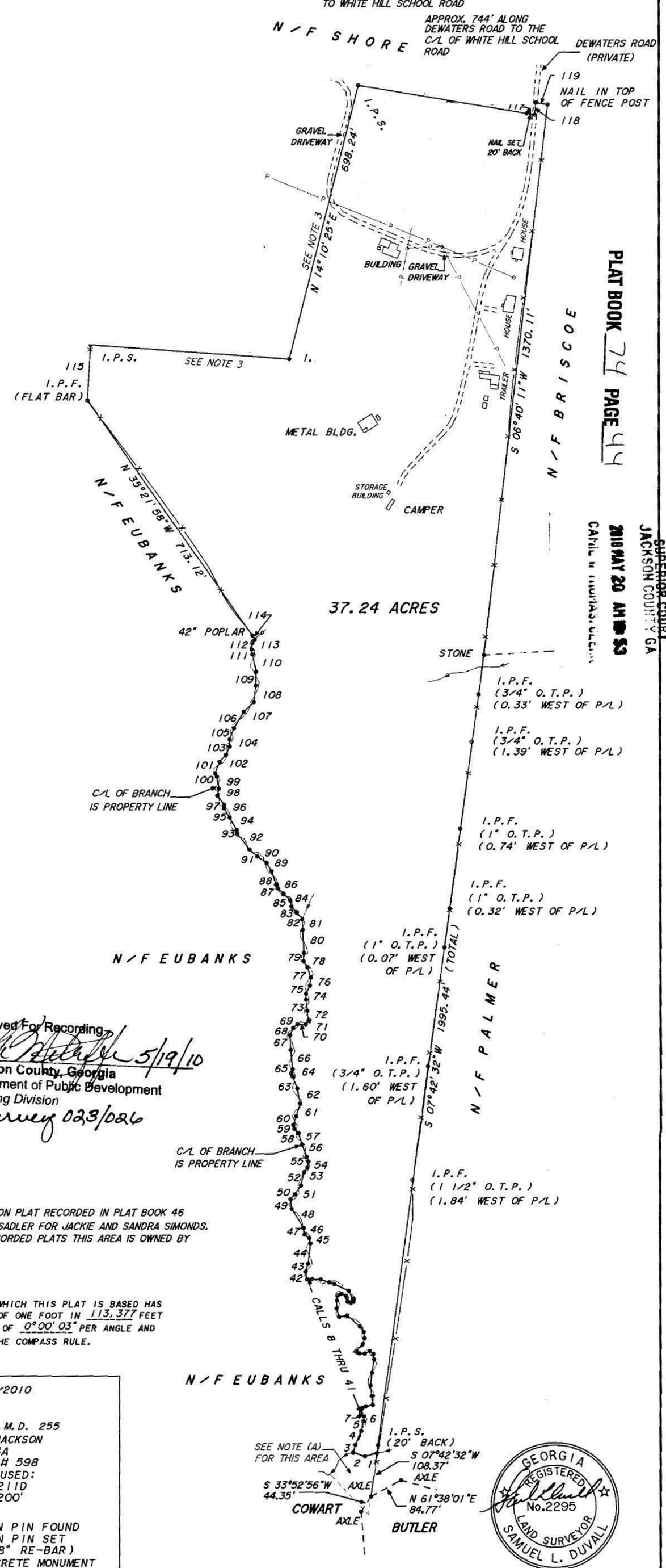
MAGNETIC

NOTES:
1) PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAYS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
2) FIELD WORK WAS COMPLETED ON MAY 18, 2010.
3) THESE PROPERTY LINES ARE FOR BANK USE ONLY AND IS NOT A SUBDIVISION OF PROPERTY.

PLAT REFERENCES:
1) PLAT PREPARED FOR JACKIE AND SANDRA SIMONDS BY RINGO AND SADLER, DATED APRIL 29, 1997.
2) PLAT PREPARED FOR THE COWART FAMILY SUBDIVISION BY RUFUS E. OWENS, R.L.S. DATED APRIL 3, 2000.
3) PLAT PREPARED FOR SAM THURMOND BY PIEDMONT SURVEYING COMPANY, DATED DECEMBER 27, 1994.
4) PLAT PREPARED FOR ELAINE T. SATTERFIELD BY VENABLE AND ASSOCIATES, INC. DATED FEBRUARY 22, 2004.
5) PLAT PREPARED FOR HENRY EWING, ET AL BY MICHAEL L. SCUPIN, R.L.S. DATED SEPTEMBER 26, 1991.
6) PLAT PREPARED FOR J. J. SMITH BY NAT HANCOCK, R.L.S. DATED MARCH, 1967.

SYMBOLS:
FENCE -—x—x—

NOTE:
SEE DEED BOOK 19-Q PAGE 794 FOR EASEMENT TO WHITE HILL SCHOOL ROAD



PLAT BOOK 74 PAGE 44

FILED
SUPERIOR COURT
JACKSON COUNTY GA
2010 MAY 20 AM 10 53
CAROL W. THOMAS, CLERK

NUMBERED CALLS

COURSE	BEARING	DISTANCE
1	S 75°02'29"W	30.83'
2	N 71°53'34"W	30.97'
3	N 16°20'43"E	19.36'
4	N 23°08'19"E	37.90'
5	N 12°49'32"E	24.82'
6	N 05°45'41"E	12.52'
7	N 43°25'27"W	10.95'
8	N 13°56'22"E	11.14'
9	N 58°12'03"E	11.19'
10	N 78°34'56"E	18.07'
11	N 07°47'14"W	22.17'
12	N 06°10'42"W	25.58'
13	N 05°20'47"E	32.02'
14	N 09°05'54"E	34.07'
15	N 07°45'20"W	13.00'
16	N 49°00'17"W	11.71'
17	S 61°38'47"W	14.59'
18	N 86°38'48"W	12.57'
19	N 53°04'58"W	10.30'
20	N 43°09'08"E	22.91'
21	N 19°19'00"E	15.70'
22	N 08°57'19"W	15.60'
23	N 34°47'47"W	16.62'
24	N 48°18'57"W	41.67'
25	S 78°58'33"W	20.40'
26	N 15°58'18"W	21.85'
27	N 00°32'29"E	19.73'
28	N 11°00'15"E	12.37'
29	N 64°04'58"E	9.78'
30	S 68°20'48"E	12.21'
31	S 21°13'07"E	6.40'
32	S 12°05'04"E	9.13'
33	S 65°26'24"E	8.55'
34	N 65°51'49"E	7.17'
35	N 06°10'20"W	7.32'
36	N 27°03'54"W	22.40'
37	N 65°02'06"W	39.43'
38	N 69°39'01"W	13.27'
39	N 70°58'55"W	22.61'
40	N 88°30'23"W	21.16'
41	S 85°12'53"W	12.66'
42	N 11°47'08"W	19.43'
43	N 18°37'50"E	21.21'
44	N 07°03'14"E	50.65'
45	N 14°57'41"W	12.93'
46	N 51°21'06"W	15.20'
47	N 06°20'53"W	16.27'
48	N 32°22'35"W	55.47'
49	N 08°14'36"W	24.85'
50	N 44°07'21"E	16.06'
51	N 35°12'32"E	26.94'
52	N 12°38'07"E	33.50'
53	N 36°20'15"E	13.76'
54	N 11°12'28"E	15.55'
55	N 19°27'58"W	12.59'
56	N 22°23'54"W	32.85'
57	N 17°09'10"W	29.33'
58	N 45°37'50"W	15.07'
59	N 13°31'30"W	10.39'

NUMBERED CALLS

COURSE	BEARING	DISTANCE
60	N 18°24'14"E	22.52'
61	N 17°28'30"E	32.62'
62	N 10°45'42"W	38.35'
63	N 22°29'11"W	32.10'
64	N 21°04'49"W	8.34'
65	N 21°11'14"E	10.73'
66	N 05°34'49"W	47.89'
67	N 02°03'41"W	36.81'
68	N 21°39'19"E	19.03'
69	N 50°38'27"E	14.38'
70	S 89°26'33"E	20.52'
71	N 35°55'45"E	11.48'
72	N 05°28'29"W	24.38'
73	N 07°31'41"W	28.07'
74	N 00°50'27"E	14.38'
75	N 25°47'53"E	22.32'
76	N 05°53'45"E	20.23'
77	N 18°13'01"W	27.26'
78	N 32°33'23"W	17.30'
79	N 02°22'59"E	20.59'
80	N 02°53'16"W	57.10'
81	N 03°20'24"W	26.58'
82	N 38°24'00"W	22.02'
83	N 43°24'34"W	19.13'
84	N 11°00'59"W	15.66'
85	N 43°56'29"W	23.98'
86	N 48°35'17"W	19.17'
87	N 22°42'34"W	9.59'
88	N 19°00'09"W	35.63'
89	N 31°25'29"W	23.94'
90	N 55°10'32"W	27.68'
91	N 48°00'09"W	26.08'
92	N 37°50'58"W	50.60'
93	N 07°22'08"W	8.42'
94	N 29°52'28"W	35.80'
95	N 31°52'23"W	27.39'
96	N 05°44'51"E	8.47'
97	N 37°18'02"W	28.88'
98	N 12°52'41"E	17.72'
99	N 09°08'17"W	30.18'
100	N 29°26'53"W	9.61'
101	N 21°30'27"E	31.24'
102	N 42°12'24"E	22.10'
103	N 26°35'01"E	23.65'
104	N 02°49'04"W	17.69'
105	N 22°47'04"E	29.83'
106	N 30°33'00"E	47.11'
107	N 46°35'41"E	35.25'
108	N 06°19'15"E	40.70'
109	N 02°01'45"E	34.64'
110	N 12°09'01"W	43.78'
111	N 11°40'46"W	13.22'
112	N 09°56'42"E	16.13'
113	N 34°40'48"E	10.79'
114	N 35°21'58"W	11.00'
115	N 03°25'52"E	137.40'
116	S 80°34'42"E	426.04'
117	S 80°34'42"E	20.00'
118	N 04°28'34"E	30.11'
119	S 80°34'42"E	29.95'

Approved For Recording
5/19/10
Jackson County, Georgia
Department of Public Development
Planning Division
Resurvey 023/026

NOTE: I HAVE CONSULTED THE F.E.M.A. FLOOD HAZARD BOUNDARY MAP AND THE IMPROVEMENTS SHOWN HEREON ARE NOT IN A DESIGNATED FLOOD HAZARD AREA. ZONE C

THIS MAP OR PLAT HAS BEEN CALUCLATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN:
TRACT 1 - 758,304 FEET.
TRACT 2 - 561,467 FEET.

NOTE (A):
THIS AREA WAS INCLUDED ON PLAT RECORDED IN PLAT BOOK 46 PAGE 291, BY RINGO AND SADLER FOR JACKIE AND SANDRA SIMONDS. ACCORDING TO OTHER RECORDED PLATS THIS AREA IS OWNED BY ROY COWART.

200 0 200 400 600
GRAPHIC SCALE - FEET

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 113,377 FEET AND AN ANGULAR ERROR OF 0°00'03" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

GEORGIA REGISTERED No.2295 LAND SURVEYOR SAMUEL L. DUVALL

SURVEYORS:
LOVELL, DUVALL, MILLER & ASSOCIATES, INC.
1553, # 2295, # 2595
P.O. BOX 906
CLARKESVILLE, GA. 30523
TELEPHONE - (706)754-9422

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

MAP PREPARED FOR

FRANCISCO BRICENO
AND
CESAR BRICENO

JACKSON COUNTY
GEORGIA

DATE: 05/19/2010
REVISED:
LAND LOT:
DISTRICT: G.M.D. 255
COUNTY OF JACKSON
FILE # 5124A
FIELD BOOK # 598
INSTRUMENTS USED:
TOPCON GTS-211D
SCALE - 1" = 200'
SYMBOLS:
I.P.F. = IRON PIN FOUND
I.P.S. = IRON PIN SET (5/8" RE-BAR)
C. M. = CONCRETE MONUMENT