

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

TOTAL = 225.248 ACRES

CURRENT OWNER
ELMER RHETT BUTLER, JR.
SOURCE DOCUMENTS

DEED BOOK 225, PAGE 685
DEED BOOK 128, PAGE 228

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°37'44"E	463.42'
L2	S 89°37'44"E	361.31'
L3	S 01°34'12"E	335.15'
L4	S 00°41'16"W	251.18'
L5	S 00°41'16"W	633.60'
L6	S 00°41'16"W	457.83'
L7	S 00°58'30"W	348.61'
L8	S 00°58'30"W	517.94'
L9	S 00°27'32"W	343.54'
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L32	N 38°25'55"E	507.87'
L33	N 38°58'02"E	224.96'
L34	S 00°00'00"W	575.01'

LEGEND

- IRS . . . 5/8" IRON REBAR SET
- IRF . . . IRON REBAR FOUND
- IPF . . . IRON PIPE FOUND
- X-X- . . . WIRE FENCE
- R/W . . . RIGHT OF WAY
- IBF . . . IRON BAR FOUND
- IPS . . . IRON PIPE SET

GRAPHIC SCALE



SURVEY NOTES

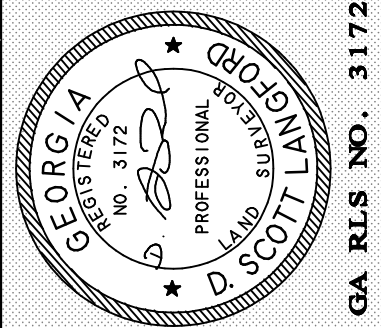
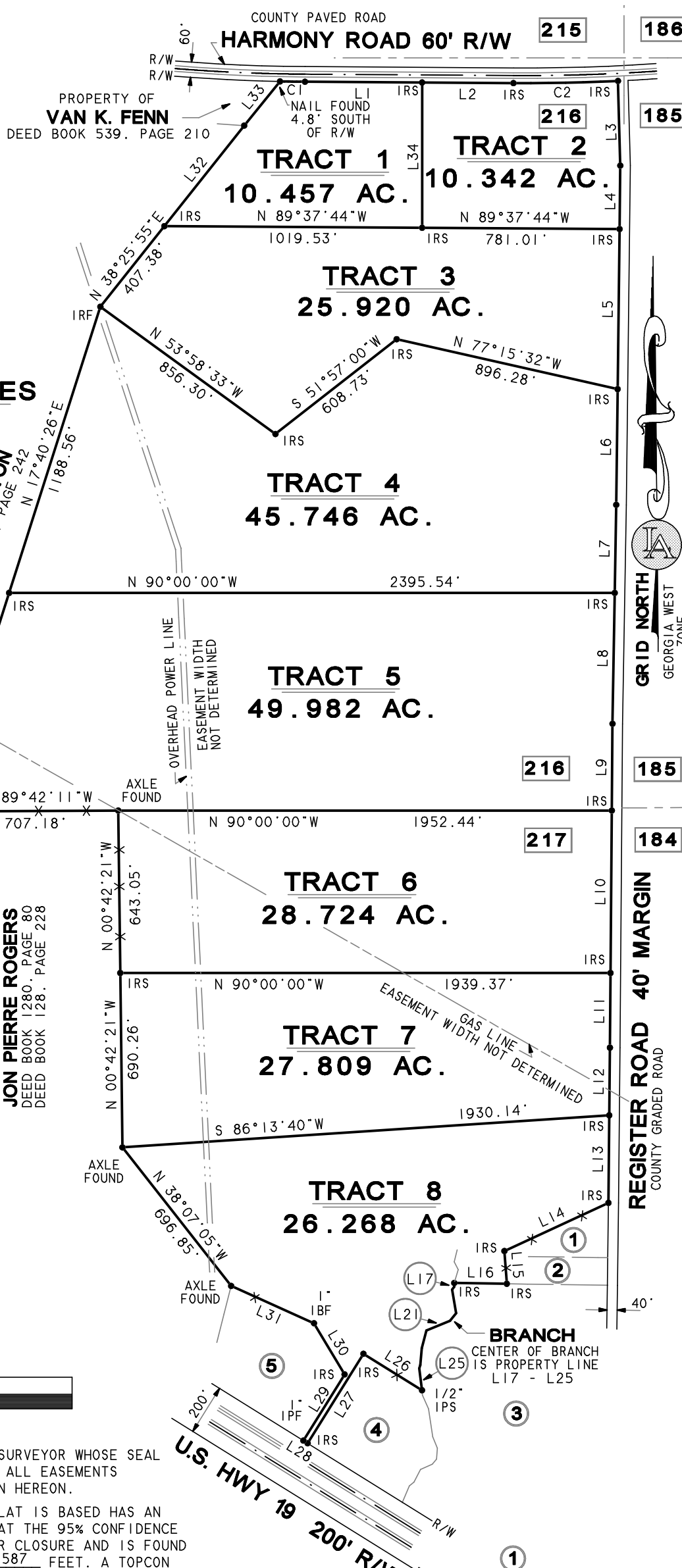
- LANGFORD & ASSOCIATES, INC. & THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN HEREON.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 873.587 FEET. A TOPCON PS-103A ROBOTIC TOTAL STATION, A JAVAD TRIUMPH LS+ DUAL FREQUENCY RECEIVER, AND A TRIUMPH T-3 BASE RECEIVER WERE USED IN SURVEYING THIS PROPERTY. GPS CORRECTIONS WERE OBTAINED FROM EGPS SOLUTIONS REAL-TIME KINEMATIC NETWORK.
- THERE IS NO KNOWN NATIONAL GEODETIC SURVEY MONUMENT WITHIN 500 FEET OF ANY POINT OF THE PROPERTY PLATTED, OR ANY POINT OF REFERENCE THEREON.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB 1004 (2016). IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

SURVEYORS CERTIFICATION

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, 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 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

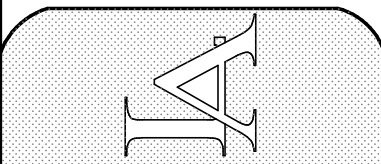
CURVE	Arc	Delta Angle	Chord	Ch Bearing	Radius	Tangent
C1	98.95'	00°48'26"	98.95'	S 89°13'31"E	7024.21'	49.48'
C2	413.66'	03°05'09"	413.61'	N 88°49'42"E	7680.77'	206.88'

D. SCOTT LANGFORD GA RLS 3172 DATE 11-09-2023



GA RLS NO. 3172

LANGFORD & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
CONSULTING FORESTERS
P.O. BOX 240 - 3054 CALHOUN STREET
SHELLMAN, GA, 39886
TEL: 229-679-5072 FAX: 229-679-2160
WEB: LANGFORDANDASSOCIATESINC.COM
FIRM CERTIFICATE OF AUTHORIZATION NO. LSF000332



RETRACEMENT AND DIVISION FROM A PARENT TRACT SURVEY FOR:
ELMER RHETT BUTLER, JR.
LAND LOTS 216 AND 217 - 10TH LAND DISTRICT
MITCHELL COUNTY, GEORGIA

DRAWN BY D.S.L. FIELD SURVEY DATE 11-09-2023
FIELD WORK BY A.S.L. SCALE: 1" = 500'
PLAT DATE 11-09-2023
DRAWING NO C-5656

- 1 PROPERTY OF **DORIS FREEMAN**
DEED BOOK 291, PAGE 214
- 2 PROPERTY OF **JOHNNY C. EDWARDS**
DEED BOOK 437, PAGE 241
- 3 PROPERTY OF **KEITH STANLAND**
DEED BOOK 1153, PAGE 283
- 4 PROPERTY OF **MARIE B. GREEN**
DEED BOOK 177, PAGE 41
- 5 PROPERTY OF **LARRY WYNN, ET AL**
DEED BOOK 1202, PAGE 236

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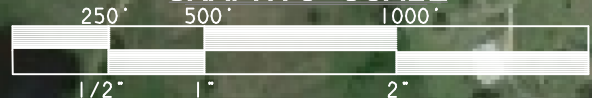
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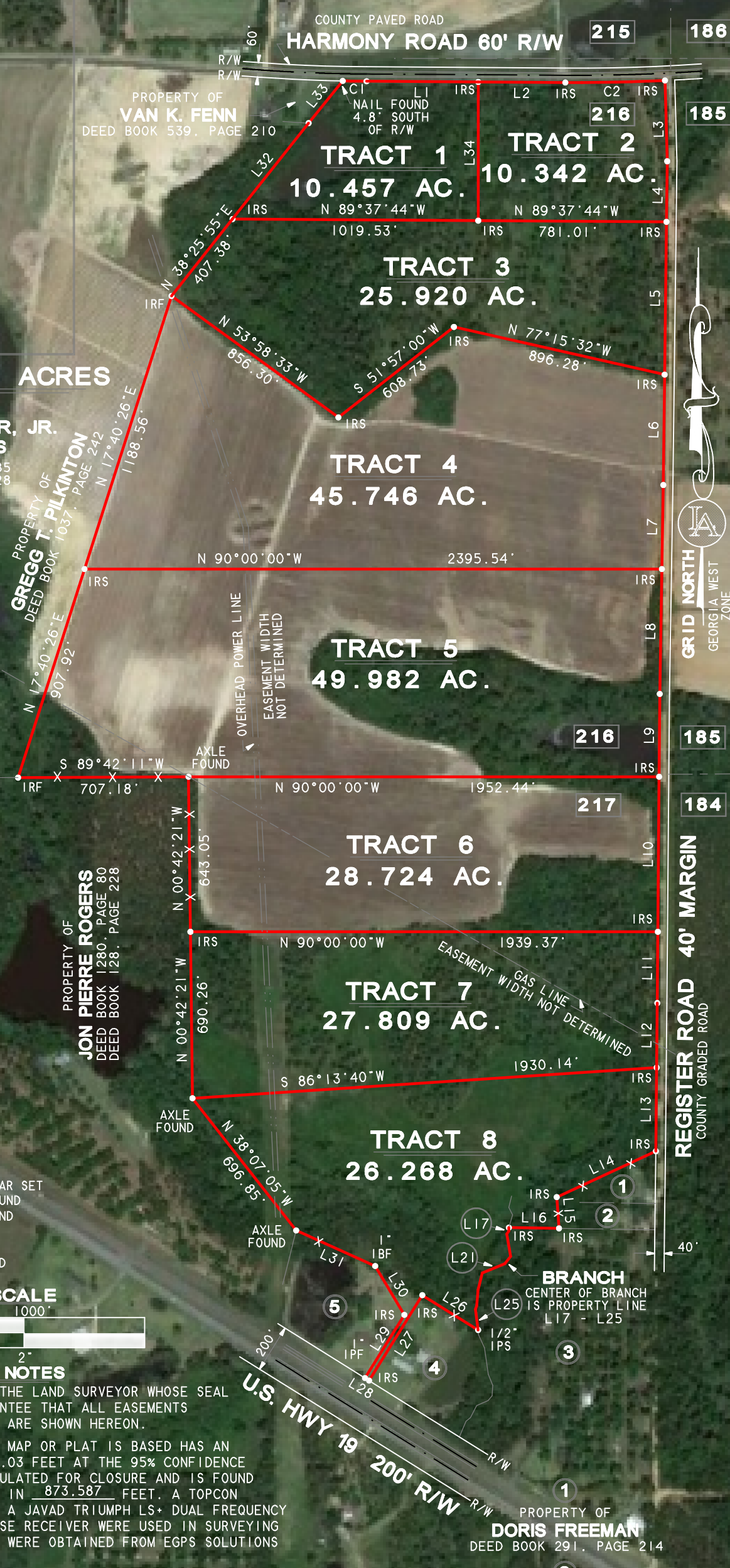
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