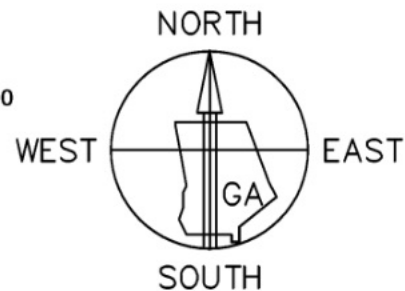


eFiled & eRecorded  
DATE: 6/20/2023  
TIME: 2:58 PM  
PLAT BOOK: 00014  
PAGE: 00658  
RECORDING FEES: \$10.00  
PARTICIPANT ID: 5763579000  
CLERK: Kim Windle James  
Chattooga County, GA



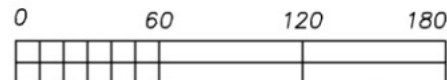
# SURVEY FOR GARDEN CITY REAL ESTATE LLC

LOCATED IN LAND LOT 51, 6TH DISTRICT,  
4TH SECTION, CHATTOOGA COUNTY, GEORGIA

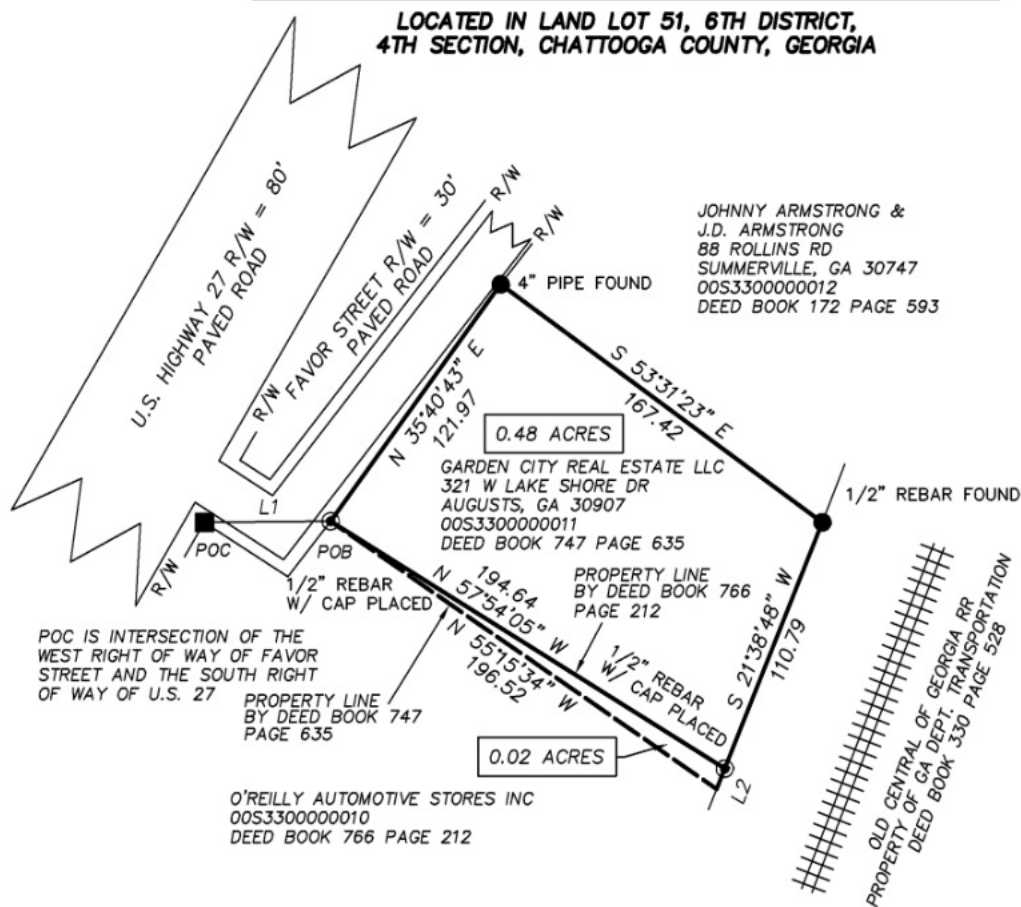
JOHNNY ARMSTRONG &  
J.D. ARMSTRONG  
88 ROLLINS RD  
SUMMERVILLE, GA 30747  
00S3300000012  
DEED BOOK 172 PAGE 593

POC - POINT OF COMMENCEMENT  
POB - POINT OF BEGINNING  
R/W - RIGHT OF WAY

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 89°25'28" E	52.88
L2	S 21°39'46" W	9.21



GRAPHIC SCALE: 1 IN. = 60 FT.



0.48 ACRES  
GARDEN CITY REAL ESTATE LLC  
321 W LAKE SHORE DR  
AUGUSTA, GA 30907  
00S3300000011  
DEED BOOK 747 PAGE 635

PROPERTY LINE  
BY DEED BOOK 766  
PAGE 212

0.02 ACRES

O'REILLY AUTOMOTIVE STORES INC  
00S3300000010  
DEED BOOK 766 PAGE 212

POC IS INTERSECTION OF THE  
WEST RIGHT OF WAY OF FAVOR  
STREET AND THE SOUTH RIGHT  
OF WAY OF U.S. 27

PROPERTY LINE  
BY DEED BOOK 747  
PAGE 635

OLD CENTRAL OF GEORGIA RR  
PROPERTY OF GA DEPT. TRANSPORTATION  
DEED BOOK 330 PAGE 528

THE FIELD DATA UPON WHICH THIS MAP OR  
PLAT IS BASED HAS A CLOSURE PRECISION  
OF ONE FOOT IN 9110 FEET AND  
AN ANGULAR ERROR OF 01 SECOND PER  
ANGLE POINT AND WAS ADJUSTED USING  
COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED  
FOR CLOSURE AND IS FOUND TO BE  
ACCURATE WITHIN ONE FOOT IN  
91505 FEET

ACCORDING TO FLOOD HAZARD BOUNDARY MAP  
COMMUNITY NO. 13055C0176D DATED 9/26/08, THIS  
PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE  
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

MORRISON SURVEYORS  
29 EAST WASHINGTON STREET  
SUMMERVILLE, GA 30747  
TEL - 706-857-4621  
E MAIL -  
morrisonssurveyors@gmail.com  
DATE OF SURVEY: 5/26/23  
DATE OF PLAT: 5/30/23  
SCALE: ONE INCH = 60 FEET  
NORTH BASED - MAGNETIC 23  
EQUIPMENT - 1" SOKKIA  
DD - ANG5.ASC  
DWG - ANG5.DWG



SITE MAP  
NOT TO SCALE



*Carl N. Morrison*

iii  
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 as set  
forth in O.C.G.A. Section 15-6-67.