Note: This Survey is a retracement of the plat Recorded is plat book 46 page 206 in Gordon County for C.J. Dodd dated September 11, 2003 approved on September 15, 2003.

### RETRACEMENT SURVEY FOR

## CHINOOK FARMS

BEING IN LAND LOTS 147 & 148 15TH DISTRICT 3rd SECTION GORDON COUNTY GEORGIA

SCALE 1" = 300'

PLAT DATE OCTOBER 29, 2025

SOUTH CALHOUN BYPASS R/W VARIES LL 148





LL 152

tube fd LL F53

1/2" rebar

DATE OF FIELD WORK: OCTOBER 2025
THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION CO.
CURRENT TAX RECORDS SHOW OWNER AS:

#### NOTES:

O = 1/2" REBAR SET

• = MONUMENT FOUND OR AS NOTED HEREON

 $\triangle$  = POINT ON LINE

abla = UTILITY POLE

■ = RIGHT OF WAY MARKER

1. MONUMENT FOUND DENOTES 1/2" REBAR FOUND.
2. POINT ON LINE DENOTES BREAK POINT IN LINE.
3. THIS PROPERTY IS SHOWN ON THE GORDON COUNTY
GEOGRAPHIC INFORMATION SYSTEM (GIS) AS TAX PARCEL 047-010A
4. AS OF THE DATE OF THIS SURVEY, THE CURRENT PROPERTY
OWNER IS SCOTT CHRISTOPHER PARMITER PER WARRANTY DEED
RECORDED IN DEED BOOK 1498, PAGE 507.
5. THIS PROPERTY IS CURRENTLY ZONED A-1 (AGRICULTURAL

6. THE TERM "CERTIFICATION" AS USED IN RULE 180-6 -. 09(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
7. RIGHT-0F-WAY(S) USED ON THIS PLAT IS (ARE) BASED ON APPARENT WIDTHS, EXISTING ALIGNMENTS, MONUMENTS FOUND, OR PREVIOUS REFERENCED SURVEYS. NO DEED(S) FOR R/W FOUND UNLESS

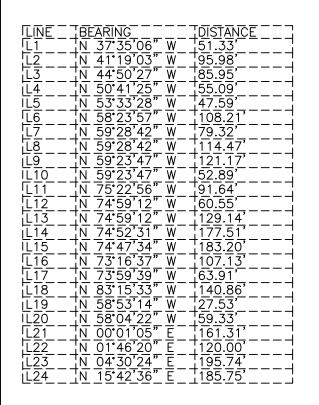
NOTED OTHERWISE.

7. RIGHT-OF-WAY(S) USED ON THIS PLAT IS (ARE) BASED ON APPARENT WIDTHS, EXISTING ALIGNMENTS, MONUMENTS FOUND, OR PREVIOUS REFERENCED SURVEYS. NO DEED(S) FOR R/W FOUND UNLESS NOTED OTHERWISE.

8. LOTS SHOWN HEREON ON ARE RETRACEMENTS PER PLAT FOR C.J. DODD RECORDED IN PLAT BOOK 42-103 DATED SEPTEMBER 11, 2003 BY FREEMAN & LAMBERT SURVEYORS.

9. REF DEEDS: 1498-507 REF PLATS: 42-103, 209.

FLOOD SHOW HEREON IS BASED OF FEMA MAPS 13129C0154D DATED 9/26/2008 OF GORDAN COUNTY UNICORPERATED 130094 ZONE-A



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

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 was collected by GPS observations using a Carlson BRx7 dual frequency reciever/rover running Carlson SurveCE software. Relative positional accuracy: 0.04' ( 95% confidence level )

903.23

1389.42

1529.65'

157.52

88.32

195.73

142.84

The field data upon which this plat is based has a closure precision of more than one foot in 10,000 feet and an angular error of less than 10" per angle point and was adjusted using the Compass Rule.

19°46'40

9°59'32" 3°38'32"

7°19'54'

23°15'56

CHORD BEARING
N 27'46'33" W
N 65'31'42" W
N 73'13'28" W

N 78°29'22" W

N 72°04'26" W

164.37

157.32

88.31

195.60

141.86

TP: 047-001 HOLCOMB INVESTMENTS OF TRACT 1.88 ACRES GORDON COUNTY LLC DB: 2119-440 TRACT 3 TRACT 2 31.42 ACRES 22.79 ACRES STATION RD POLE TRACT 13 28.23 ACRES ; 83°23'22"\_E 381.83' S||83°49'57" E 629.01' 190.92 RACT S 83°49'11" E 401.87' 5.03 201.59 1/2" rebar/pvc 200.78 200.91 RACT 6 TRACT FRACT 5.15 £ 5.00 5.29 TRACT 9 4 6.00 1/2" rebar/pvc LL LL 153 TRACT 8: 6.77 LL 1|47 LL 154 TRACT RACT TRACT 1 6.63 7.01 7.65 hazard TP: 047-006 <u>L16</u> GABE JONES DARBY ROAD 50' R/W DB: 1934-159 PB: 17-135 N 88°49'13" W 43.34'

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

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.

JOB No. 25-065 / 047-010A / Plat# P-25-000

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#### RETRACEMENT SURVEY FOR

# CHINOOK FARMS

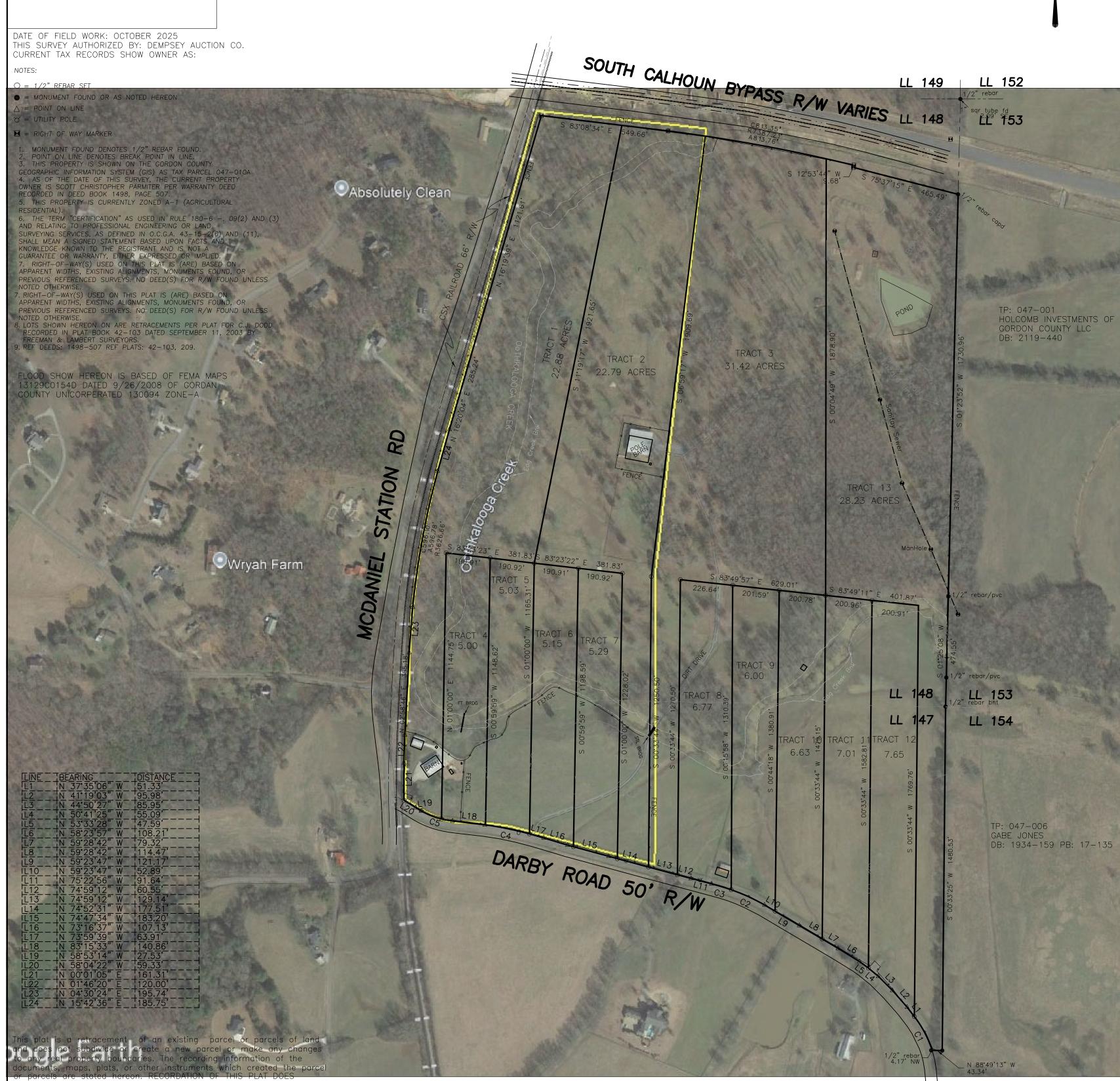
BEING IN LAND LOTS 147 & 148 15TH DISTRICT 3rd SECTION GORDON COUNTY GEORGIA

SCALE 1" = 300'

PLAT DATE OCTOBER 29, 2025







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

DATE

CURVE	IRADIUS	JARC LENGIH	<u> ICHORD LENGTH</u>	ICHORD BEARING	IDELIA ANGLE
C1	478.56	165.19'	164.37	N 27°46'33" W	19°46'40"
C2	903.23	157.52'	157.32'	N 65°31'42" W	9*59'32"
C3	1389.42	88.32'	88.31'	N 73°13'28" W	3°38'32"
C4	1529.65	195.73'	195.60'	N 78°29'22" W	7°19'54"
C5	351.77	142.84	141.86'	N 72°04'26" W	23°15'56"

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