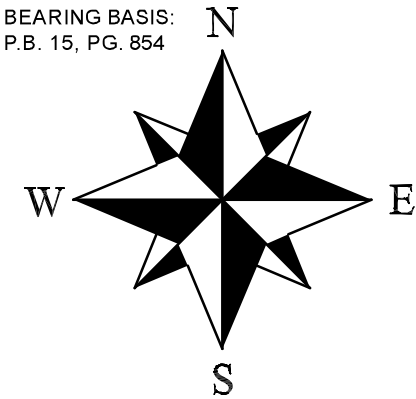


Sales Plat



LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
236 W. FRANKLIN ST.
HARTWELL, GA 30643
(706) 436-4585
(706) 769-9515
C.O.A. LSF #001294
www.smithplanninggroup.com

AARON P. BLOMBERG, RLS
GA. PLS #3100

0' 60' 120'

GRAPHIC SCALE: 1" = 60'

BOUNDARY RETRACEMENT SURVEY

PREPARED FOR:

HAROLD THOMPSON

STATE: GEORGIA COUNTY: XXXX
G.M.D.: CITY: XXXX

PROJECT NO.: 21-597
DRAWN BY: APB
SURVEYED BY: JM/SH
SURVEY DATE: 12/10/2021
CHECKED BY: APB
SCALE: 1" = 60'
DATE: 12/15/2021

REVISIONS:

SHEET
1
OF 1

LEGEND:
● = IPF
○ = IPS W/ CAP
⊗ = POINT ONLY
○ = UTILITY POLE
IPF = IRON PIN FOUND
IPS = IRON PIN SET W/ CAP
OTF = OPEN TOP PIPE FOUND
RBF = REBAR FOUND
R/W = RIGHT-OF-WAY
— = OVERHEAD POWERLINE
— = FENCE
B.S. = PRIMARY BUILDING SETBACK

Property consists of Lot 2, 3B,
and 3C totaling 3.801 acres.

NOTES:
1) SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN BLUE INK.
2) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3) 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.
4) 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 HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW.

SURVEYORS CERTIFICATION

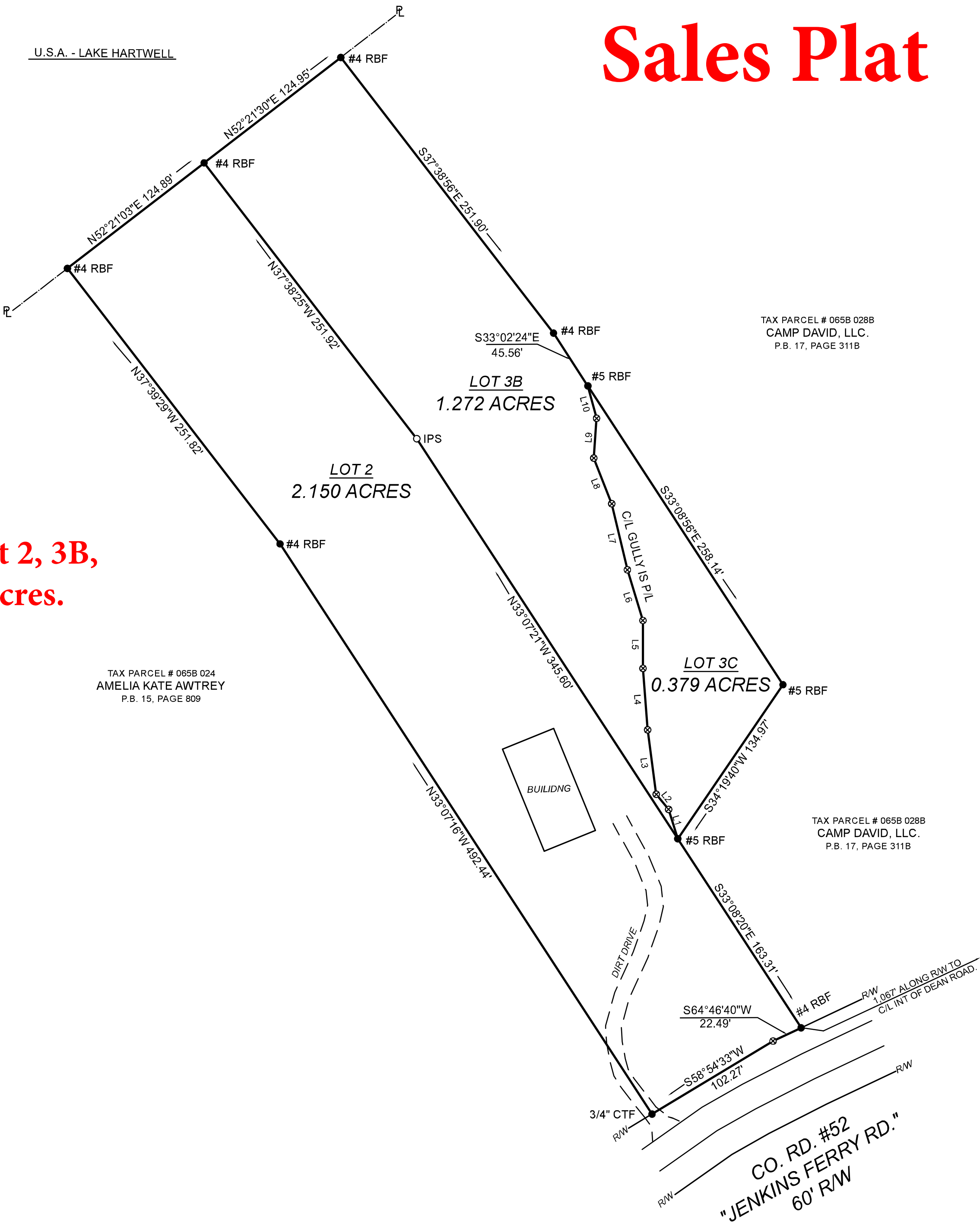
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION 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.

AARON P. BLOMBERG GA PLS #3100

DATE

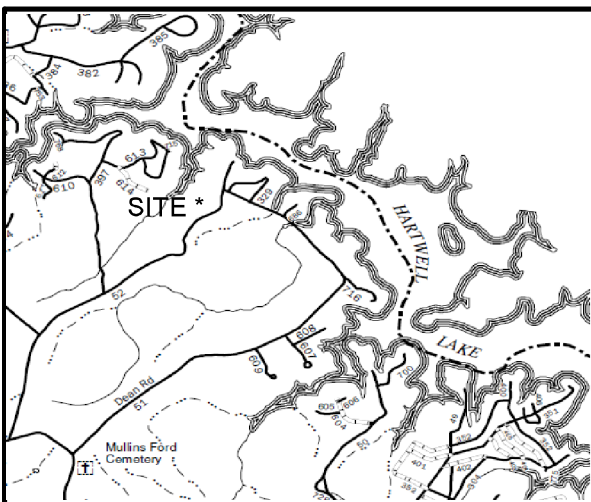
SURVEY DATA:
E.O.C. PLAT LOT 2: 1/244,547
E.O.C. PLAT LOT 3B: 1/586,791
E.O.C. PLAT LOT 3C: 1/139,307
E.O.C. FIELD: 1/25,000
ANGULAR ERROR: 3" per angle
ADJUSTED BY: Least Sq.
EQUIPMENT USED:
GEOMAX ZOOM 80
ROBOTIC TOTAL STATION

REFERENCES:
P.B. 15, PAGE 862
D.B. 1275, PAGE 188
P.B. 17, PAGE 311B
P.B. 15, PAGE 809
P.B. 15, PAGE 854



*** CALLS ALONG C/L GULLY ***

Course	Bearing	Distance
L1	N17°23'55"W	22.24'
L2	N39°06'33"W	14.14'
L3	N07°37'33"W	46.99'
L4	N04°17'33"W	44.63'
L5	N00°07'33"W	34.61'
L6	N17°02'33"W	38.33'
L7	N13°18'33"W	49.14'
L8	N21°26'33"W	35.50'
L9	N03°59'27"E	28.86'
L10	N15°04'41"W	24.24'



NOTE:
THIS IS A RETRACEMENT SURVEY OF
LOTS 2, 3B, & 3C ON JENKINS FERRY
ROAD