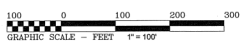
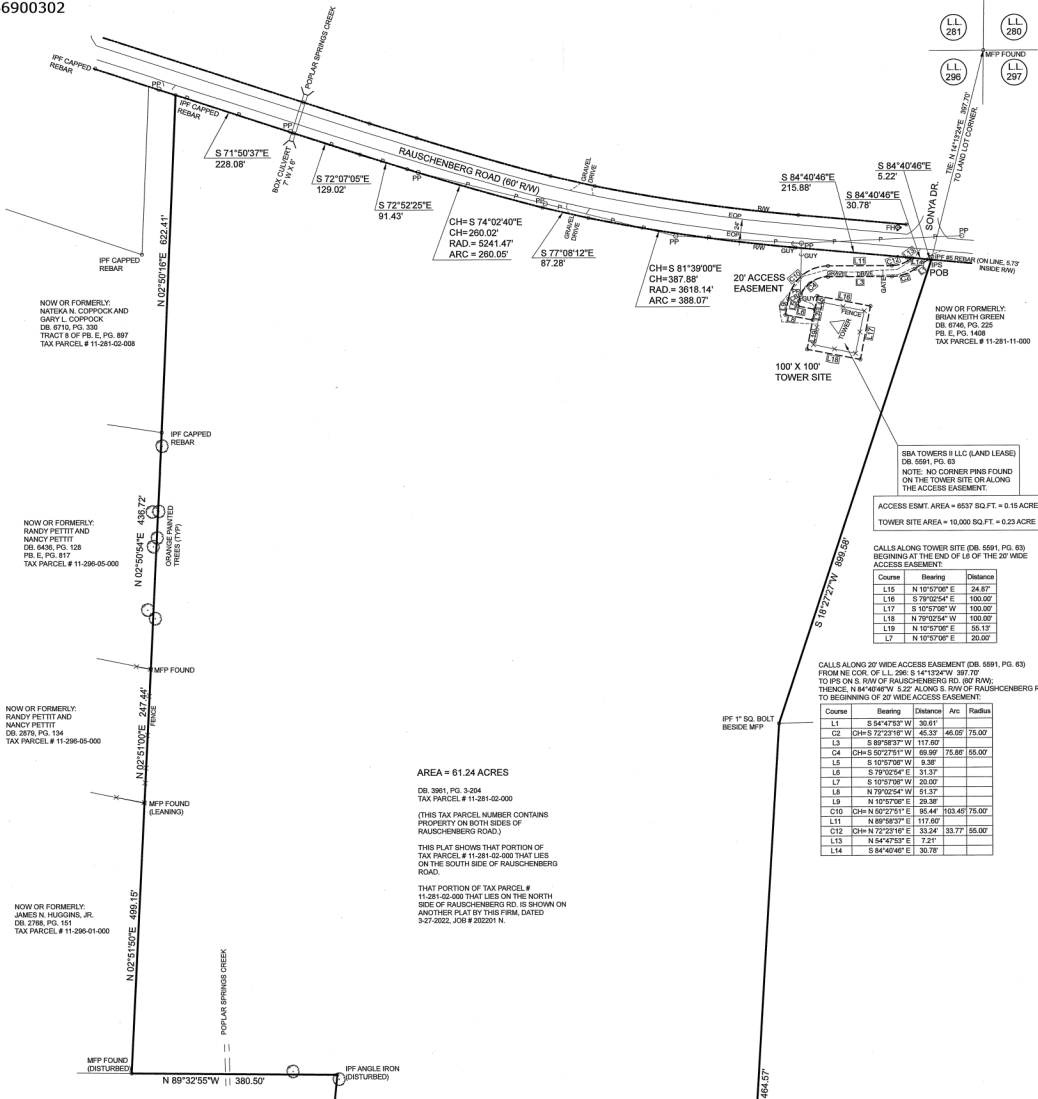


eFiled & eRecorded  
 DATE: 5/3/2022  
 TIME: 2:03 PM  
 PLAT BOOK: 00000F  
 PAGE: 00418  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 9346900302  
 CLERK: Babs Bailey  
 Whitfield County, GA  
 OF THE SUPERIOR COURT



**SURVEY DATA**  
 THE FIELD WORK UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,857 FEET AND AN ANGULAR ERROR OF 00" PER ANGULAR POINT AND HAS BEEN ADJUSTED USING THE METHOD OF LEAST SQUARES.  
 EQUIPMENT USED FOR MEASUREMENTS: TOPCON GTS-313.  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 588,633 FEET.

- 1) THE PURPOSE OF THIS SURVEY IS A RETRACEMENT OF THAT PORTION OF TAX PARCEL # 11-281-02-000 THAT LIES SOUTH OF RAUSCHENBERG ROAD. THAT PORTION OF TAX PARCEL # 11-281-02-000 THAT LIES NORTH OF RAUSCHENBERG ROAD IS SHOWN ON ANOTHER PLAT BY THIS FIRM.
- 2) PERSON REQUESTING SURVEY: MIKE GRANT.
- 3) DATES OF FIELD WORK: 1-25-22, 2-11-22, 2-18-22, 2-23-22, 2-25-22, 3-4-22, 3-10-22, 3-11-22, 3-14-22, 3-15-22, 3-17-22, 3-18-22, 3-21-22, 3-23-22, 3-24-22, 3-25-22, 3-28-22, 3-29-22, 3-30-22.
- 4) FIELD WORK COMPLETED ON 3-30-22.



ACCESS ESMT AREA = 6537 SQ.FT. = 0.15 ACRE  
 TOWER SITE AREA = 10,000 SQ.FT. = 0.23 ACRE

CALLS ALONG TOWER SITE (DB 5591, PG. 63) BEGINNING AT THE END OF L6 OF THE 20' WIDE ACCESS EASEMENT.

Course	Bearing	Distance
L16	S 10°57'00" E	24.87'
L15	S 10°57'00" E	100.00'
L17	S 10°57'00" W	100.00'
L18	N 10°57'00" W	100.00'
L19	N 10°57'00" E	55.11'
L7	N 10°57'00" E	20.00'

CALLS ALONG 20' WIDE ACCESS EASEMENT (DB 5591, PG. 63) FROM THE COR. OF LL 286, S 14°12'34" W, 397.70' TO PS ON S. ROW OF RAUSCHENBERG RD. 189' FROM THENCE, N 84°40'46" W, 5.22' ALONG S. ROW OF RAUSCHENBERG ROAD TO BEGINNING OF 20' WIDE ACCESS EASEMENT.

Course	Bearing	Distance	Area	Radius
L1	S 84°40'46" W	30.61'		
C2	Ch= S 72°23'16" W	45.32'	46.00'	75.00'
L3	S 80°58'07" W	117.60'		
C4	Ch= S 50°27'51" W	69.92'	75.88'	55.00'
L5	S 10°57'00" W	9.36'		
L6	S 10°57'00" E	31.57'		
L7	S 10°57'00" W	20.00'		
L8	N 79°52'54" W	51.37'		
L9	N 10°57'00" E	28.39'		
C10	Ch= N 50°27'51" E	85.44'	103.45'	75.00'
L11	N 80°58'07" E	117.60'		
C12	Ch= N 72°23'16" E	33.24'	33.77'	55.00'
L13	S 84°40'46" E	7.21'		
L14	S 84°40'46" E	30.78'		

**AREA = 61.24 ACRES**  
 DB 3961, PG. 3-204  
 TAX PARCEL # 11-281-02-000  
 (THIS TAX PARCEL NUMBER CONTAINS PROPERTY ON BOTH SIDES OF RAUSCHENBERG ROAD.)  
 THIS PLAT SHOWS THAT PORTION OF TAX PARCEL # 11-281-02-000 THAT LIES ON THE SOUTH SIDE OF RAUSCHENBERG ROAD.  
 THAT PORTION OF TAX PARCEL # 11-281-02-000 THAT LIES ON THE NORTH SIDE OF RAUSCHENBERG RD. IS SHOWN ON ANOTHER PLAT BY THIS FIRM, DATED 3-27-2022, JOB # 202201 H.

- LEGEND:**
- POB - POINT OF BEGINNING
  - IPF - IRON PIN FOUND
  - IPF - IRON PIN SET (BY REBAR)
  - MFP - METAL FENCE POST
  - O.T.P. - OPEN TOPPED PIPE
  - ROW - RIGHT-OF-WAY
  - EOP - EDGE OF PAVEMENT
  - FI - FIRE HYDRANT
  - PP - POWER POLE
  - CP - OVERHEAD POWER LINES
  - F - FENCE
  - CR - CROCK
  - RD - ROAD
  - CB - CABLE BOXES

**FLOOD NOTE:** ACCORDING TO FEMA MAP NUMBER 1313C0005D, DATED 09/07/07 AND 12/15/10/10, DATED 09/07/07, THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN.

**NOTES:**

- 1) THE TERM "CERTIFICATION" AS USED IN RULE "10-6-092) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 40-15-209 AND (1) SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, WHETHER EXPRESSED OR IMPLIED.
- 2) 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 (O.C.G.A.) 16-6-45 IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

**SURVEYOR'S CERTIFICATION**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBSIDIVE OR CREATE A NEW PARCEL, OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THIS DOCUMENT, MAPS, 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 16-6-47.



Chibi A. Cole  
 GA. REG. L.S. LIC. NO. 2383 DATE 4-2-22

NOW OR FORMERLY:  
 TANIA W. MAY AND  
 TAMI W. ARRESTING AND  
 LAUNA B. WILLIAMS  
 DB 595, PG. 26  
 PL. C. PG. 260  
 TAX PARCEL # 11-317-05-000

NOW OR FORMERLY:  
 THOMAS L. MORGAN AND  
 KATHY L. MORGAN  
 DB 588, PG. 299  
 TAX PARCEL # 11-287-06-000

RETRACEMENT SURVEY FOR: <b>WINKLER &amp; GRANT PROPERTIES, LLC</b> LAND LOT 286, 11th DISTRICT, 3rd SECTION WHITFIELD COUNTY, GEORGIA	PREPARED BY: <b>WILSON/COLE ASSOCIATES, P.C.</b> REGISTERED LAND SURVEYORS O.A. LSP 000211 P. O. BOX 524 374 LEONARD BRIDGE ROAD CHATSWORTH, GEORGIA 30705 (706) 695-8799	DATE: REVISION: DRAWN BY: CHECKED BY: DATE:	SHEET NUMBER: TOTAL SHEETS:
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