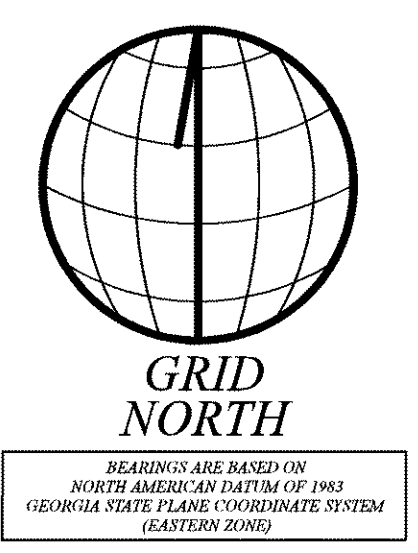
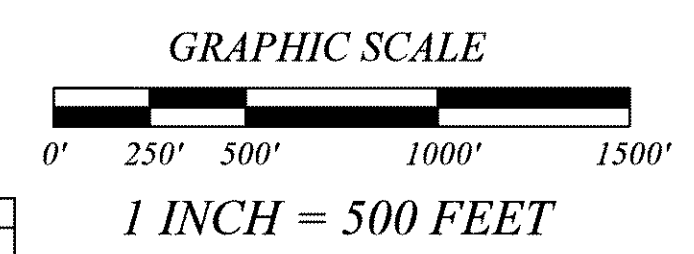


FILED IN OFFICE
CLERK OF COURT
07/25/2018 09:57 AM
DEBORAH D JACKSON, CLERK
SUPERIOR COURT
GREENE COUNTY, GA

P2018000077
BK:2018 PG:92-92
Richard D. Gaskin
6925354841
PARTICIPANT ID

THIS BLOCK RESERVED FOR RECORDING INFORMATION



PROJECT DATA

CLIENT: L.C. CURTIS & SONS INC
PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
MATTHEW D. ULMER, GA. RLS#8069
P.O. BOX 269 WATKINSVILLE, GA 30677
MATT@BASELINEGA.COM
706-614-1952

- TOTAL PROJECT ACREAGE: 841.74 ACRES (EXCLUDING CEMETERY TRACTS A & B)
- NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, GEORGIA STATE PLANE COORDINATE SYSTEM, (EASTERN ZONE).
- THIS PLAT HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW STATED IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IN THE GEORGIA PLAT ACT O.C.G.A. SECTIONS 15-6-67, AUTHORITY O.C.G.A. SECTIONS 15-6-67, 43-15-4, 43-15-6, 43-19, 43-15-22.
- THE LOCATION OF CREEKS, BRANCHES AND PONDS WITHIN THE PROPERTY BOUNDARIES ARE APPROXIMATE AND MAY BE SUBJECT TO STATE AND OTHER BUREAUS.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH. EASEMENTS, COVENANTS AND OTHER MATTERS THAT AFFECT TITLE MAY EXIST AND MAY NOT BE PLOTTED HEREBY.



BASELINE
SURVEYING &
ENGINEERING, INC.

P.O. BOX 269
WATKINSVILLE, GA 30677

WWW.BASELINEGA.COM

PHONE: 706-769-6610

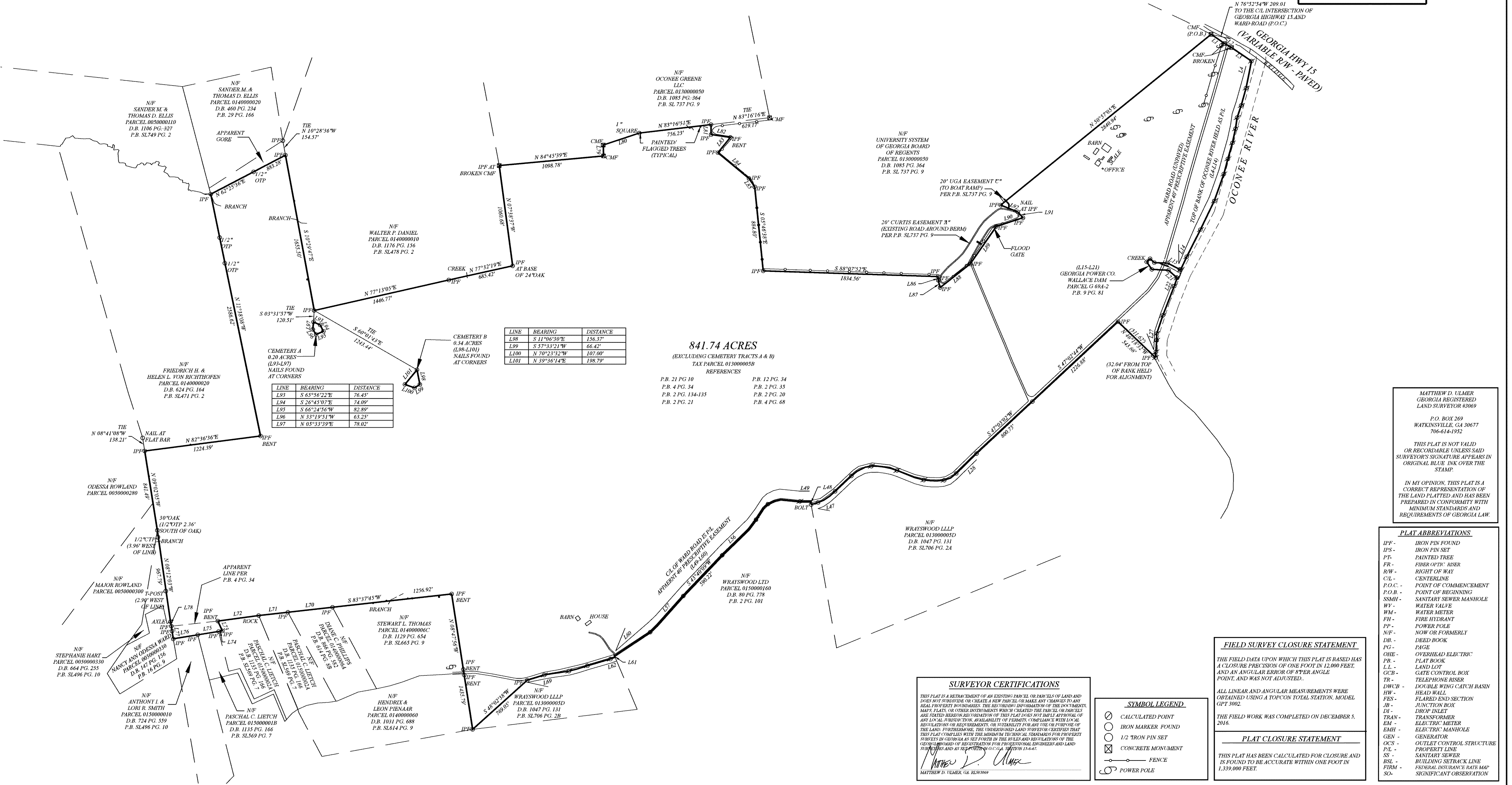
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 55°22'43"E	170.47'	L28	S 45°35'01"W	296.88'	L61	S 22°53'40"E	207.02'
L2	S 60°00'41"E	79.13'	L29	S 51°29'58"W	76.65'	L62	S 69°12'48"W	52.04'
L3	S 55°53'20"E	258.42'	L30	S 70°44'56"W	69.27'	L63	S 73°43'02"W	251.77'
L4	S 71°23'09"W	288.21'	L31	S 84°23'02"W	74.61'	L64	S 72°25'14"W	113.22'
L5	S 15°31'03"W	189.34'	L32	N 88°36'21"W	70.68'	L65	S 73°44'13"W	88.13'
L6	S 18°44'58"W	134.16'	L33	N 83°39'29"W	70.03'	L66	S 87°04'29"W	93.73'
L7	S 07°58'27"W	117.58'	L34	N 75°28'14"W	98.04'	L67	S 81°54'56"W	79.14'
L8	S 72°19'58"W	152.89'	L35	N 68°02'07"W	200.47'	L68	S 80°26'39"W	88.72'
L9	S 73°02'43"W	173.51'	L36	N 71°24'00"W	67.44'	L69	S 72°55'49"W	188.15'
L10	S 14°56'49"W	163.77'	L37	N 78°20'44"W	70.15'	L70	S 83°36'38"W	470.19'
L11	S 19°34'58"W	299.60'	L38	N 82°39'39"W	66.40'	L71	S 83°37'31"W	308.32'
L12	S 25°44'11"W	333.68'	L39	N 89°14'34"W	66.26'	L72	S 82°18'08"W	432.29'
L13	S 26°47'51"W	317.12'	L40	S 79°55'06"W	67.21'	L73	S 24°45'16"E	113.22'
L14	S 25°22'05"W	153.19'	L41	S 62°52'46"W	96.85'	L74	S 80°59'47"W	39.79'
L15	N 62°43'10"W	153.88'	L42	S 50°47'41"W	74.15'	L75	S 80°51'06"W	220.89'
L16	N 88°07'21"W	138.30'	L43	S 48°53'25"W	235.23'	L76	S 80°50'02"W	260.56'
L17	N 46°55'02"W	60.24'	L44	S 48°30'37"W	78.20'	L77	N 08°37'50"W	133.10'
L18	S 46°52'52"W	48.63'	L45	S 55°57'47"W	75.76'	L78	N 10°56'42"W	48.03'
L19	S 34°17'36"E	94.41'	L46	S 68°27'41"W	61.88'	L79	N 01°53'30"W	114.60'
L20	S 86°42'07"E	173.21'	L47	S 73°07'12"W	75.11'	L80	N 71°39'55"E	398.65'
L21	S 48°40'53"E	120.16'	L48	N 10°00'26"W	33.52'	L81	S 00°58'55"E	104.15'
L22	S 19°11'59"W	91.36'	L49	N 89°24'58"W	111.56'	L82	S 81°34'17"E	203.42'
L23	S 21°14'07"W	328.29'	L50	N 84°16'24"W	201.26'	L83	S 39°14'10"W	206.98'
L24	S 18°44'15"W	200.40'	L51	S 76°31'32"W	67.02'	L84	S 50°24'53"E	423.80'
L25	S 09°48'45"W	71.44'	L52	S 64°23'37"W	77.52'	L85	S 34°14'02"E	166.07'
L26	S 03°45'17"W	122.07'	L53	S 47°39'15"W	62.56'	L86	S 01°18'56"E	38.74'
L27	S 03°34'26"W	59.89'	L54	S 33°07'05"W	143.80'	L87	S 14°26'13"E	79.63'
L28	S 11°06'30"E	156.37'	L55	S 37°02'07"W	134.20'	L88	N 51°51'59"E	400.63'
L29	S 57°33'21"W	66.42'	L56	S 45°52'21"W	381.39'	L89	N 34°53'21"E	480.39'
L30	N 70°23'32"W	107.60'	L57	S 41°41'44"W	416.86'	L90	N 72°03'09"E	282.60'
L31	N 39°36'14"E	198.79'	L58	S 45°57'18"W	97.65'	L91	N 41°03'22"W	81.21'
L32	S 11°06'30"E	156.37'	L59	S 56°50'38"W	452.24'	L92	N 68°14'04"W	193.96'
L33	S 57°33'21"W	66.42'	L60	S 67°47'09"W	16.34'			
L34	N 70°23'32"W	107.60'						
L35	N 39°36'14"E	198.79'						

VICINITY MAP
NOT TO SCALE

CERTIFY TO:
L.C. CURTIS & SON INC.

PHYSICAL ADDRESS:
WARD ROAD
GREENE COUNTY, GEORGIA

GEORGIA MILITIA
DISTRICT 149



REVISIONS	DATE

DATE
12/07/16

PROJECT
16-770S

RETRACEMENT
BOUNDARY
SURVEY

SHEET
1 OF 1

EXPIRES 12-31-2018

MATTHEW D. ULMER
GEORGIA REGISTERED
LAND SURVEYOR #8069

P.O. BOX 269
WATKINSVILLE, GA 30677
706-614-1952

THIS PLAT IS NOT VALID
OR RECORDABLE UNLESS SAID
SURVEYOR'S SIGNATURE APPEARS IN
ORIGINAL BLUE INK OVER THE
STAMP.

IN MY OPINION, THIS PLAT IS A
CORRECT REPRESENTATION OF
THE LAND PLATTED AND HAS BEEN
PREPARED IN CONFORMITY WITH
MINIMUM STANDARDS AND
REQUIREMENTS OF GEORGIA LAW.

PLAT ABBREVIATIONS

IPF - IRON PIN FOUND
IPFS - IRON PIN SET
PT - PAINTED TREE
FR - FIBER OPTIC RISER
RW - RIGHT OF WAY
C/L - CENTERLINE
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
SMH - SANITARY SEWER MANHOLE
WV - WATER VALVE
WM - WATER METER
FH - FIRE HYDRANT
PP - POWER POLE
MOW - MOW OR FORMERLY
DB - DEED BOOK
PG - PAGE
OHE - OVERHEAD ELECTRIC
PB - PLAT BOOK
L/L - LAND LOT
GCB - GATE CONTROL BOX
TR - TELEPHONE RISER
DWC/B - DOUBLE WING CATCH BASIN
HW - HEAD WALL
FES - FLARED END SECTION
JB - JUNCTION BOX
DW - DRAIN INLET
TRANS - TRANSFORMER
EM - ELECTRIC METER
EMH - ELECTRIC MANHOLE
GEN - GENERATOR
OCS - OUTLET CONTROL STRUCTURE
P/L - PROPERTY LINE
S/S - SANITARY SEWER
BSL - BUILDING SETBACK LINE
FIRM - FIRM
SQ - SIGNIFICANT OBSERVATION

FIELD SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN 12,000 FEET,
AND AN ANGULAR ERROR OF 87.87 ANGLE
POINT, AND WAS NOT ADJUSTED.

ALL LINEAR AND ANGULAR MEASUREMENTS WERE
OBTAINED USING A TOPCON TOTAL STATION, MODEL
GPT 3002.

THE FIELD WORK WAS COMPLETED ON DECEMBER 5,
2016.

PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND
IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN
1,339,000 FEET.

SURVEYOR CERTIFICATIONS

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND
DOES NOT CONSTITUTE THE CREATION OF A NEW PARCEL OR PARCELS OF LAND OR
REAL PROPERTY BOUNDARIES. THE REVISION INFORMATION OF THE DOCUMENTS
MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS
ARE STATED HEREON FOR INFORMATION 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 COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY
SURVEYS AS SET FORTH IN THE RULES AND REGULATIONS OF THE
GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND
SURVEYORS AND AS REQUIRED BY O.C.G.A. SECTION 15-6-67.

Matthew D. Ulmer
MATTHEW D. ULMER, GA. RLS#8069

