

eFiled & eRecorded  
DATE: 5/17/2023  
TIME: 10:31 AM  
PLAT BOOK: 02023  
PAGE: 00050  
RECORDING FEES: \$10.00  
ADDITIONAL PAGES: \$0.00  
PARTICIPANT ID: 9566767899  
CLERK: Kelli Paradise Smith  
Oglethorpe County, GA

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 68°10'05" W	110.13'
L2	S 68°50'05" W	145.98'
L3	S 67°28'29" W	42.16'
L4	S 67°08'30" W	47.92'
L5	S 66°05'28" W	41.19'
L6	S 64°27'41" W	59.03'
L7	S 63°05'39" W	27.90'
L8	S 61°41'56" W	61.16'
L9	S 59°51'51" W	44.49'
L10	S 58°19'01" W	50.18'
L11	S 56°09'39" W	47.13'
L12	S 55°07'25" W	55.71'
L13	S 52°49'31" W	37.99'
L14	S 51°01'35" W	58.33'
L15	S 47°09'41" W	46.98'
L16	S 44°52'37" W	48.74'
L17	S 41°58'09" W	61.48'
L18	S 40°06'54" W	56.23'
L19	S 38°54'01" W	92.89'
L20	S 38°28'19" W	52.45'

REFERENCES:  
DEED BOOK 9P PAGE 14  
PLAT BOOK 15 PAGE 157

OWNER OF RECORD:  
EARL D. BARRS  
201 SECOND STREET  
SUITE 1200  
MACON, GA 31201

**SURVEY LEGEND**  
DB - DEED BOOK  
DE - DRAINAGE EASEMENT  
PB - PLAT BOOK  
B.S.L. - BUILDING SETBACK LINE  
CMF - CONCRETE MONUMENT FOUND  
IPF - IRON PIN FOUND  
IPS - IRON PIN SET (5/8" REBAR)  
OTP - OPEN TOP PIPE  
NTS - NOT TO SCALE  
R/W - RIGHT-OF-WAY  
TPOB - TRUE POINT OF BEGINNING  
● - PROPERTY CORNER FOUND  
○ - PROPERTY CORNER  
⊗ - CONCRETE MONUMENT  
⊕ - ELEVATION BENCHMARK  
△ - DELTA (SURVEY CONTROL)  
CO (CLEANOUT)  
FH (FIRE HYDRANT)  
SSMH (SANITARY SEWER MANHOLE)  
WM (WATER METER)  
WV (WATER VALVE)  
● - UTILITY POLE  
FENCELINE  
OVERHEAD UTILITY  
OVERHEAD POWER  
OVERHEAD TELEPHONE  
FLOODPLAIN  
SANITARY SEWER  
WATERLINE

**SURVEYOR'S CERTIFICATE**

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

  
JOHN F. BREWER, III PLS#2905

5/17/2023

DATE

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.

**SURVEY NOTES:**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED UPON HAS A CLOSURE PRECISION OF ONE FOOT IN 34,624 FEET, AND AN ANGULAR ERROR OF 2" 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 561,678 FEET BY MAP CHECK.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3-SECOND LEICA TS16 TOTAL STATION INSTRUMENT.

THE BASIS OF BEARINGS FOR THIS SURVEY ARE A COMPASS READING OF MAGNETIC NORTH AND/OR NORTH ORIENTATION FROM RECORD SURVEYS.

SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X", DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13221C0270C WITH AN EFFECTIVE DATE OF 6/15/2022 FOR COMMUNITY NUMBER 130370, OGLETHORPE COUNTY, GEORGIA.

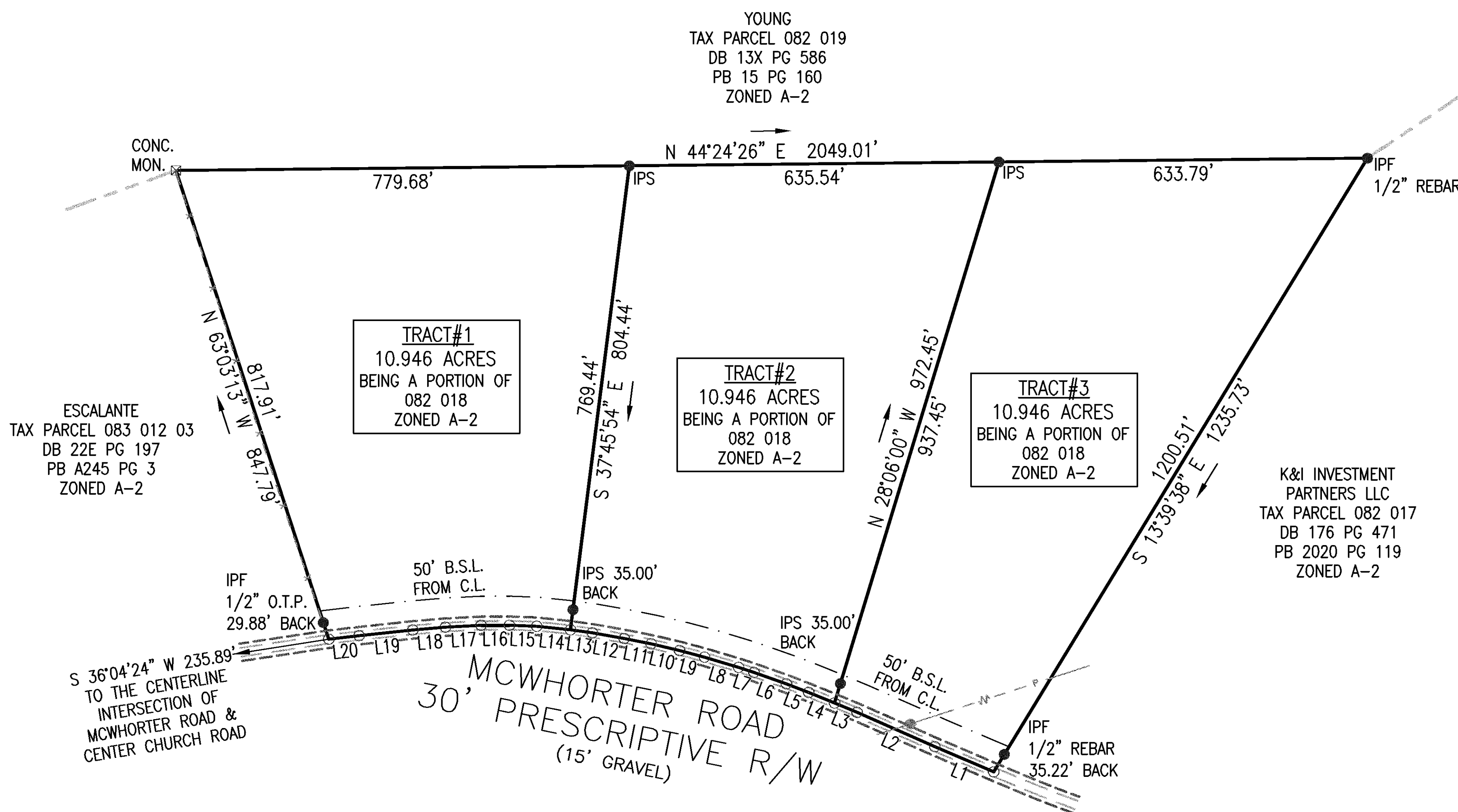
THIS SURVEY WAS PERFORMED WITHOUT A TITLE COMMITMENT AND MAY BE SUBJECT TO LEASES, EASEMENTS, AND RESTRICTIONS OF RECORD NOT REFLECTED UPON THIS SURVEY.

FIELDWORK COMPLETED: 4/24/2023.

TOTAL AREA = 32.838 ACRES

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.

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 LAW PREVAIL.



THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

OGLETHORPE COUNTY, GA

SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

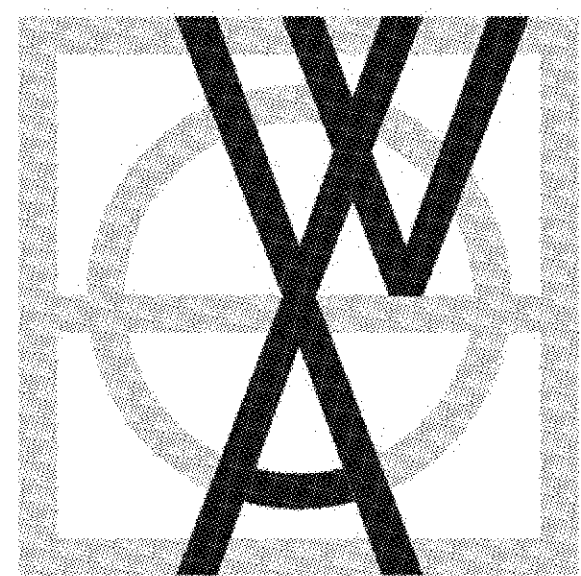
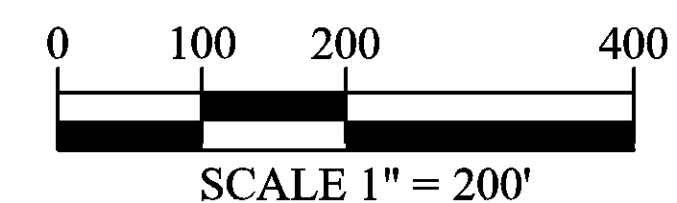


**PROJECT DATA:**

-WATER SERVICE: WELL  
-SEWER SERVICE: SEPTIC  
-SETBACKS:

FRONT: 50' FROM C.L.  
SIDE: 20'  
REAR: 20'

-BEING A DIVISION OF TAX PARCEL 082 018 ZONED A-2.



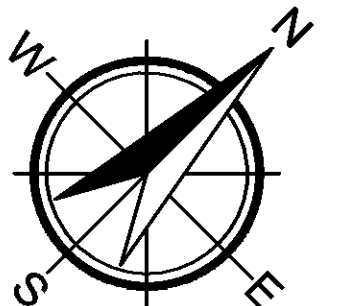
**W&A ENGINEERING**  
A Better Communities Collaborative Company

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BIRMINGHAM • NASHVILLE

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WWW.WAENGINEERING.COM



GA WEST, ZONE 1002  
NAD 83

MINOR SUBDIVISION SURVEY FOR:

EARL D. BARRS

G.M.D. 228  
OGLETHORPE COUNTY, GEORGIA

DATED 5/17/2023



230149