

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

NF CHARLES AYER
PARCEL # 0P0400 041000
DB, 9688 PG. 266
PB, 65 PG. 114

NF CHARLES AYER
PARCEL # 000310 016000
DB, 1540 PG. 885

MISCELLANEOUS NOTES

- THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC AUTHORITY O.C.G.A. 43-15-27.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 115,591 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A CAUTION GPS RTK DUAL FREQUENCY RECEIVER. FIELD WORK COMPLETED ON 8/20/22.
- TOTAL AREA OF PROPERTY = 40.87 ACRES.
- SUBJECT PROPERTY IS DESIGNATED AS PARCEL 000310 021000.
- WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN. BY GRAPHICAL PLOTTING ONLY. THE SUBJECT AREA IS WITHIN ZONE "A" AND ZONE "X" OF THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP NO. 13130C0151E, DATED SEPTEMBER 28, 2007.

CERTIFICATION

THIS PLAT IS A RETACEMENT 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.



Spencer H. Johnson, GARS#3171
COA #LSF000949

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING: (OR THE FOLLOWING GOVERNMENTAL BODIES HAVE AFFIRMED THAT APPROVAL IS NOT REQUIRED)

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF HOUSTON COUNTY, GEORGIA, AND IS APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT BY SAID COMMISSION.
DATED THIS _____ DAY OF _____, 20____

BY _____ (SECRETARY)
THE HOUSTON COUNTY PLANNING COMMISSION

LEGEND OF SYMBOLS

- IRON PIN FOUND
- IRON PIN SET (1/2" REBAR W/CAP)
- CONCRETE MONUMENT FOUND
- PROPERTY LINE
- EASEMENT LINE
- SANITARY SEWER MANHOLE
- LIGHT POLE
- UTILITY POLE
- GLY WIRE
- FENCE
- STORM SEWER LINE
- SANITARY SEWER LINE
- GUARD RAIL
- OVERHEAD POWER, TELEPHONE AND CATV
- ASPHALT
- DIRT ROAD

Revisions

No.	Date	Description

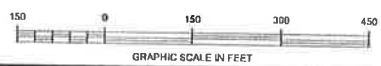
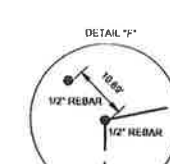
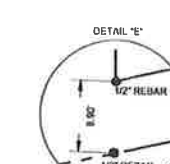
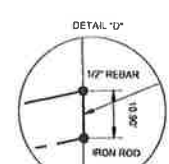
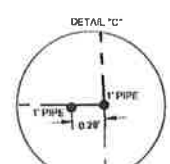
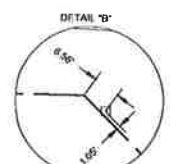
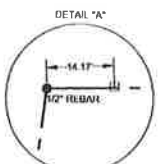
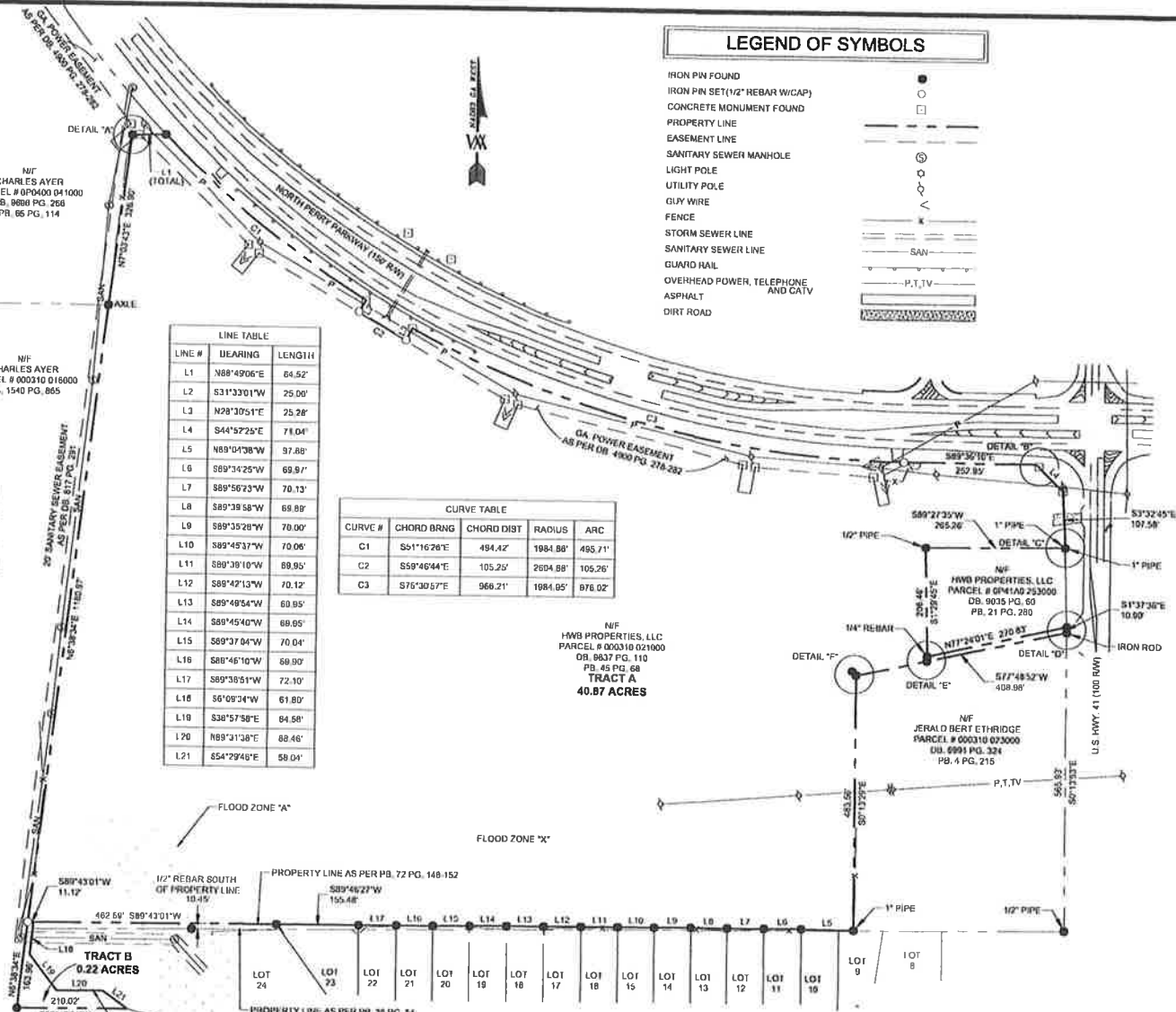
LINE TABLE

LINE #	BEARING	LENGTH
L1	N88°49'06"E	64.52'
L2	S31°33'01"W	25.00'
L3	N28°30'51"E	25.28'
L4	S44°52'25"E	71.04'
L5	N89°04'38"W	97.88'
L6	S89°34'25"W	69.97'
L7	S89°56'23"W	70.13'
L8	S89°39'58"W	68.89'
L9	S89°35'28"W	70.00'
L10	S89°45'37"W	70.06'
L11	S89°38'10"W	89.95'
L12	S88°42'13"W	70.12'
L13	S89°48'54"W	60.95'
L14	S89°45'40"W	89.95'
L15	S89°37'04"W	70.04'
L16	S89°45'10"W	69.90'
L17	S89°38'51"W	72.10'
L18	S6°09'34"W	61.80'
L19	S38°57'58"E	64.58'
L20	N89°31'38"E	88.46'
L21	S54°29'49"E	58.04'

CURVE TABLE

CURVE #	CHORD BRNG	CHORD DIST	RADIUS	ARC
C1	S51°16'26"E	494.42'	1984.80'	485.71'
C2	S58°46'44"E	105.25'	2804.88'	105.26'
C3	S75°30'57"E	968.21'	1984.05'	878.02'

NF HWB PROPERTIES, LLC
PARCEL # 000310 021000
DB, 8637 PG. 110
PB, 45 PG. 68
TRACT A
40.87 ACRES



WELLSTON ASSOCIATES
LAND SURVEYORS, LLC
318 OSIGIAN BOULEVARD, SUITE 2
WALTON COUNTY, GEORGIA 31088
OFFICE
WWW.WELLSTONASSOC.COM



RETRACEMENT SURVEY
LANDS OF
HWB PROPERTIES, LLC
10TH LAND DISTRICT
HOUSTON COUNTY
GEORGIA
LAND LOT 53

Project No.: 1281-022
Drawing No.: BDS
Drawn By: J.L.P.
Checked By: S.H.J.
R.L.S. No.: 3171

Date: 10/21/22
Scale: 1"=150'

Sheet No.: