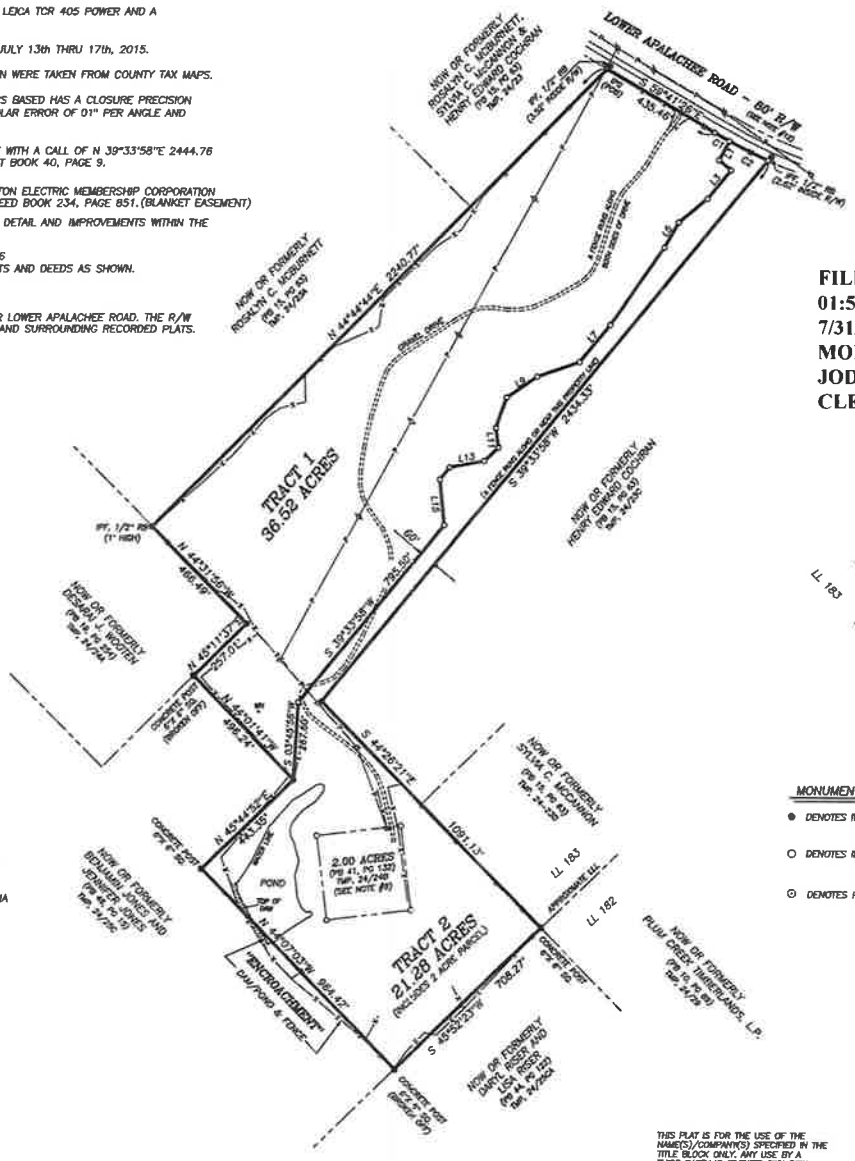
NOTES:

1. ONLY VISIBLE UTILITIES WERE LOCATED AS SHOWN.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 574,335 FEET.
3. EQUIPMENT USED IN THIS SURVEY WAS A LEICA TCR 405 POWER AND A WORKABOUT DATA COLLECTOR.
4. FIELD WORK WAS DONE MARCH, 2011 & JULY 13th THRU 17th, 2015.
5. LAND LOT LINES AND NUMBERS AS SHOWN WERE TAKEN FROM COUNTY TAX MAPS.
6. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 84,532' AND AN ANGULAR ERROR OF 01" PER ANGLE AND WAS ADJUSTED BY THE COMPASS RULE.
7. THE BASIS OF BEARINGS IS PER THE LINE WITH A CALL OF N 39°33'58"E 2444.76 AS SHOWN ON A PLAT, RECORDED IN PLAT BOOK 40, PAGE 9.
8. A RIGHT-OF-WAY EASEMENT TO THE WALTON ELECTRIC MEMBERSHIP CORPORATION AFFECTS THE SUBJECT PROPERTY, PER DEED BOOK 234, PAGE 851. (BLANKET EASEMENT)
9. SEE PLAT BOOK 41, PAGE 132 FOR MORE DETAIL AND IMPROVEMENTS WITHIN THE 2.00 ACRE PARCEL.
10. REFERENCES: (A) PLAT BOOK 40, PAGE 36
    (B) THE SURROUNDINS PLATS AND DEEDS AS SHOWN.
11. ALL FENCES SHOWN ARE ELECTRIC.
12. NO RECORDED R/W DEED WAS FOUND FOR LOWER APALACHEE ROAD. THE R/W WIDTH AS SHOWN IS PER FIELD EVIDENCE AND SURROUNDING RECORDED PLATS.

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C1	1754.39'	29.14'	58.27'	1°54'11"	3°15'57"	58.27'	S 60°21'38"E
C2	1754.39'	75.07'	150.05'	4°54'01"	3°15'57"	150.00'	S 63°45'44"E

300 0 300 600 900
GRAPHIC SCALE – FEET

COURSE	BEARING	DISTANCE
L1	S 28°41'16"W	75.00'
L2	S 50°26'02"E	54.48'
L3	S 39°33'58"W	128.02'
L4	S 50°35'45"W	129.39'
L5	S 29°51'36"W	100.64'
L6	S 35°08'57"W	326.04'
L7	S 39°33'58"W	167.63'
L8	S 70°37'14"W	157.03'
L9	S 55°26'51"W	127.75'
L10	S 19°23'09"W	112.74'
L11	S 07°58'24"E	68.50'
L12	S 46°54'10"W	68.32'
L13	S 79°15'01"W	122.44'
L14	S 39°06'35"W	54.03'
L15	S 05°38'19"E	159.26'



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01:54 PM
7/31/2015
MORGAN SUPERIOR COURT
JODY M. MOSS
CLERK

BK 46 PG 22

POINT OF COMMENCEMENT:

BEGIN AT A NAIL AND CAP SET AT THE CENTERLINE INTERSECTION OF PLANTATION ROAD AND LOWER APALACHEE ROAD; THENCE S 56°32'24"E A DISTANCE OF 2311.07' TO 1/2" REBAR SET, MARKED (POB), ON THE SOUTHERLY R/W OF LOWER APALACHEE ROAD, 80' R/W.

LEGEND:

IPS	IRON PIN SET
IPF	IRON PIN FOUND
R/W	RIGHT-OF-WAY
–P–	POWER LINE
ø	UTILITY POLE
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
LL	LAND LOT
LLL	LAND LOT LINE
CL	CENTERLINE
RB	REBAR
----	R/W OR PROPERTY LINE
–X–	FENCE
TMP	TAX MAP/PARCEL
WH	WELL HOUSE

APPROVED FOR RECORDING ONLY
MORGAN COUNTY
PLANNING AND DEVELOPMENT
JUL 20 2015

MONUMENTATION LEGEND

- ● DENOTES IPF – 1/2" REBAR UNLESS NOTED OTHERWISE
- ○ DENOTES IPS – 1/2" REBAR WITH YELLOW CAP STAMPED D.HUFF – RLS 2337
- ⊙ DENOTES POINT ONLY

OWNER:

RUSSELL D. GREEN AND
CHRISTEL GREEN
4410 LOWER APALACHEE RD.
MADISON, GA. 30650
(PHYSICAL ADDRESS)

FLOOD PLAIN NOTE:

THE SUBJECT PROPERTY DOES NOT LIE IN A DESIGNATED 100-YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP NUMBER 13211C0120A FOR MORGAN COUNTY, GEORGIA DATED FEBRUARY 15, 2002.

CERTIFICATION:

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA, AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

THIS PLAT IS FOR THE USE OF THE NAME(S)/COMPANY(S) SPECIFIED IN THE TITLE BLOCK ONLY. ANY USE BY A THIRD PARTY IS AT THEIR OWN RISK.

GEORGIA REGISTERED PROFESSIONAL No. 2337 LAND SURVEYOR DENNIS HUFF
7-20-15

RETRACEMENT SURVEY AND TRACT SPLIT
FOR
RUSSELL D. GREEN AND CHRISTEL GREEN

LAND LOTS 183 & 207 5th LAND DISTRICT GMD 277
MORGAN COUNTY GEORGIA
JULY 20, 2015 SCALE: 1"= 300' DWG. NO. 11-6-2

DENNIS HUFF & ASSOCIATES, INC.
2651 KINGSTON RD.
BUCKHEAD, GEORGIA 30625
(706)474-1699