

DRAFT
DO NOT RECORD
7/8/25

RECORDING INFORMATION



- LEGEND**
- IPF IRON PIN FOUND
 - 5/8" IPF 5/8" IRON PIN SET WITH ID CAP
 - L.L. LAND LOT
 - L.L.C. LAND LOT CORNER
 - N.M.F. NORTHERN MAGNETIC FOUND
 - N.F. NOW OR FORMERLY
 - O/S OFFSET
 - OPF OPEN PIPE FOUND
 - OPF OPEN PIPE SET WITH ID CAP
 - P.L. PROPERTY LINE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - R/W RIGHT OF WAY
 - SPC STATE PLANE COORDINATES
 - 5/8" IPF WITH HAND ID CAP
 - MONUMENT FOUND
 - IPS OR MONUMENT SET AS NOTED
 - CALCULATED POINT
 - X—X—X— FENCE LINE
 - LAND LOT LINE
- SURVEY REFERENCES**
- PLAT BOOK PAGE 70
 - PLAT BOOK 4 PAGE 372
 - PLAT BOOK 5 PAGE 172
 - PLAT BOOK 1 SLIDE B-52 (STRAWER)
 - PLAT BOOK 2 SLIDE F-54E
 - PLAT BOOK 2 SLIDE F-491
 - PLAT BOOK 2 SLIDE H-665
 - PLAT BOOK 2 SLIDE H-695

NOTES

- 1) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE ERROR OF 1 IN 10,000. THE FIELD DATA WAS COLLECTED USING A CHINA NAV 83 (BASE) & AN INTERVAL. THE FIELD DATA WAS COLLECTED USING A CHINA NAV 83 (BASE) & AN INTERVAL. THE FIELD DATA WAS COLLECTED USING A CHINA NAV 83 (BASE) & AN INTERVAL.
- 2) THE BEARINGS ARE GRID BEARINGS. NORTH AMERICAN DATUM OF 1983. THE BEARINGS ARE GRID BEARINGS. NORTH AMERICAN DATUM OF 1983. THE BEARINGS ARE GRID BEARINGS. NORTH AMERICAN DATUM OF 1983.
- 3) A CURRENT TITLE SEARCH OR ABSTRACT OF MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED TO THE SURVEYOR. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST BUT ARE NOT SHOWN. ADJOINING TAX PARCEL INFORMATION WAS OBTAINED FROM THE COUNTY TAX ASSESSORS WEBSITE (PUBLIC) AND NO TITLE SEARCH WAS PERFORMED TO CONFIRM CORRECTNESS OF SAID INFORMATION.
- 4) EXISTING STRUCTURES ARE NOT SHOWN.

**HAND LAND
SURVEYING COMPANY**
324 S. JEFFERSON STREET NASHVILLE, GA 31639
PH (229) 507-1031 WJHAND@GMAIL.COM
GEORGIA REGISTERED LAND SURVEYOR NO. 2965
GEORGIA LAND SURVEY FIRM NO. 1230

PROJECT:

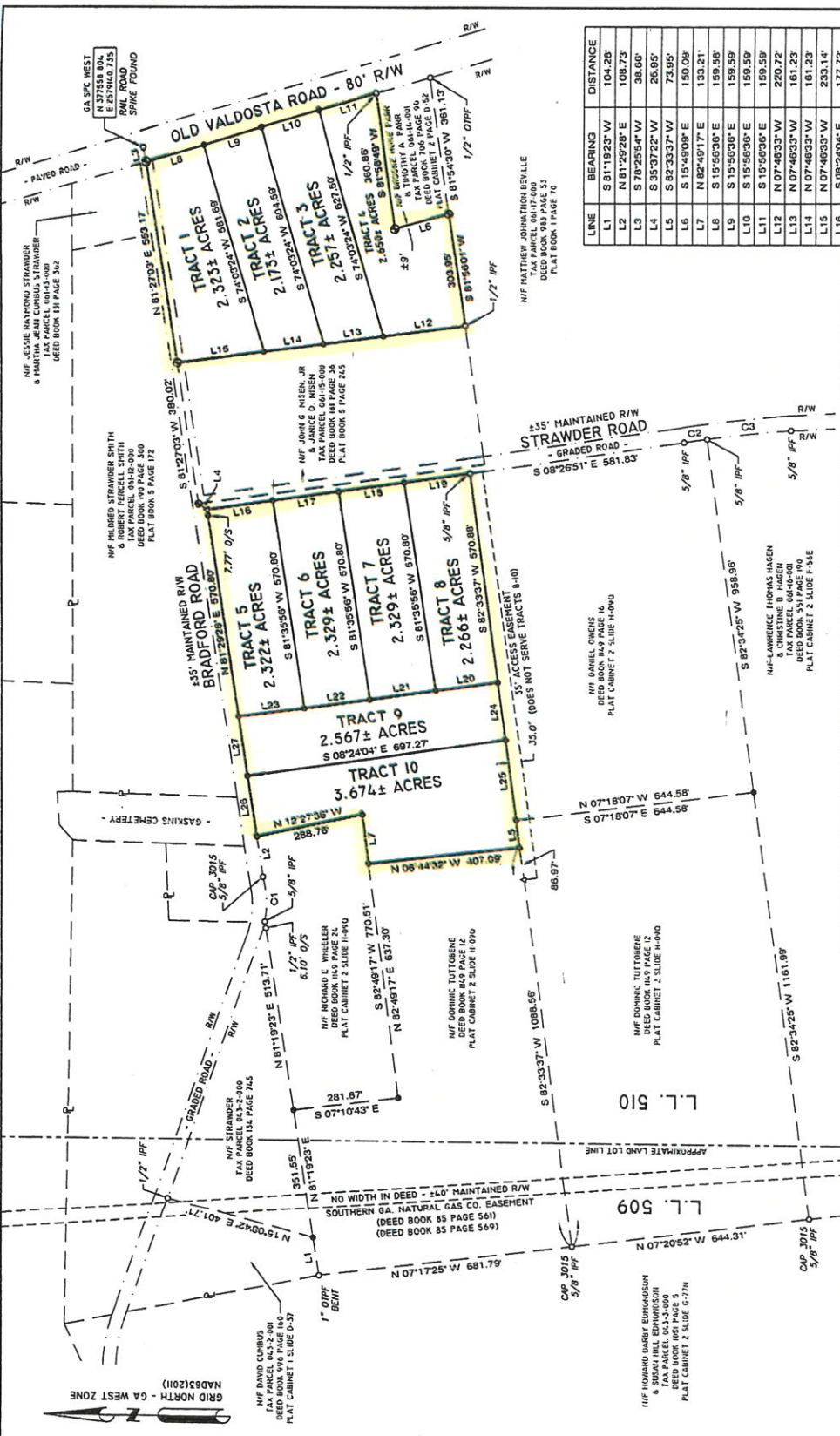
DIVISION SURVEY
LOCATED IN LAND LOT 510
OF THE 10TH LAND DISTRICT
BERRIEN COUNTY, GEORGIA

JOB NO.	1705
SURVEY DATE	9/20/24 - 9/23/24
PLAT DATE	9/20/25
SCALE	1" = 200'
DWG NAME	1705C.DWG
CRD. FILE	482.CRD
DRAWN BY	WJH

CLIENT:

COLE LIVINGSTON

1 OF 1



THIS PLAT MAY BE RECORDED IN THE PLAT RECORDS OF THE COUNTY CLERK'S OFFICE OR THE COUNTY CLERK'S OFFICE MAY BE REQUESTED TO RECORDED THE PLAT. IT HAS BEEN REVIEWED BY:

AND IS FOUND COMPLIANT WITH THE BERRIEN COUNTY SUBDIVISION ORDINANCE. IT IS APPROVED FOR THE ISSUANCE OF BUILDING PERMITS.

SURVEYOR CERTIFICATION:
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, and seals of the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned certifies that the survey was conducted in accordance with the standards 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.

WESTON JAMES HENDON
LAND SURVEYOR NO. 2965
GEORGIA LAND SURVEYING FIRM NO. 1230

PROPERTY INFORMATION & SOURCE OF TITLE
TRACTS 1-10 ARE A DIVISION OF PROPERTY DESCRIBED IN DEED BOOK 1149 PAGE 20 AND DEPICTED AS TRACTS 1, 2 & 3 ON A SURVEY RECORDED IN PLAT BOOK 2 SLIDE H-990.
TRACTS 5-10 ARE A DIVISION OF PROPERTY DESCRIBED IN DEED BOOK 1149 PAGE 21 AND DEPICTED AS TRACT 4 ON A SURVEY RECORDED IN PLAT BOOK 2 SLIDE H-990.

LINE	BEARING	DISTANCE
L1	S 81°19'23" W	104.28'
L2	N 81°29'28" E	108.73'
L3	S 78°25'54" W	38.00'
L4	S 35°37'22" W	26.95'
L5	S 82°33'37" W	73.95'
L6	S 15°49'09" E	150.09'
L7	N 82°49'17" E	133.21'
L8	S 15°50'00" E	159.59'
L9	S 15°50'00" E	159.59'
L10	S 15°50'00" E	159.59'
L11	S 15°50'00" E	159.59'
L12	N 07°46'33" W	220.72'
L13	N 07°46'33" W	161.23'
L14	N 07°46'33" W	161.23'
L15	N 07°46'33" W	233.14'
L16	S 08°24'04" E	177.72'
L17	S 08°24'04" E	177.72'
L18	S 08°24'04" E	177.72'
L19	S 08°24'04" E	177.72'
L20	N 08°24'04" W	168.15'
L21	N 08°24'04" W	177.73'
L22	N 08°24'04" W	177.73'
L23	N 08°24'04" W	176.65'
L24	S 82°33'37" W	160.02'
L25	S 82°33'37" W	215.47'
L26	N 81°29'28" E	164.84'
L27	N 81°29'28" E	160.00'

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	N 87°33'44" E	122.11'	280.21'
C2	S 08°10'39" E	60.07'	407.182'
C3	S 08°07'54" E	227.68'	407.182'