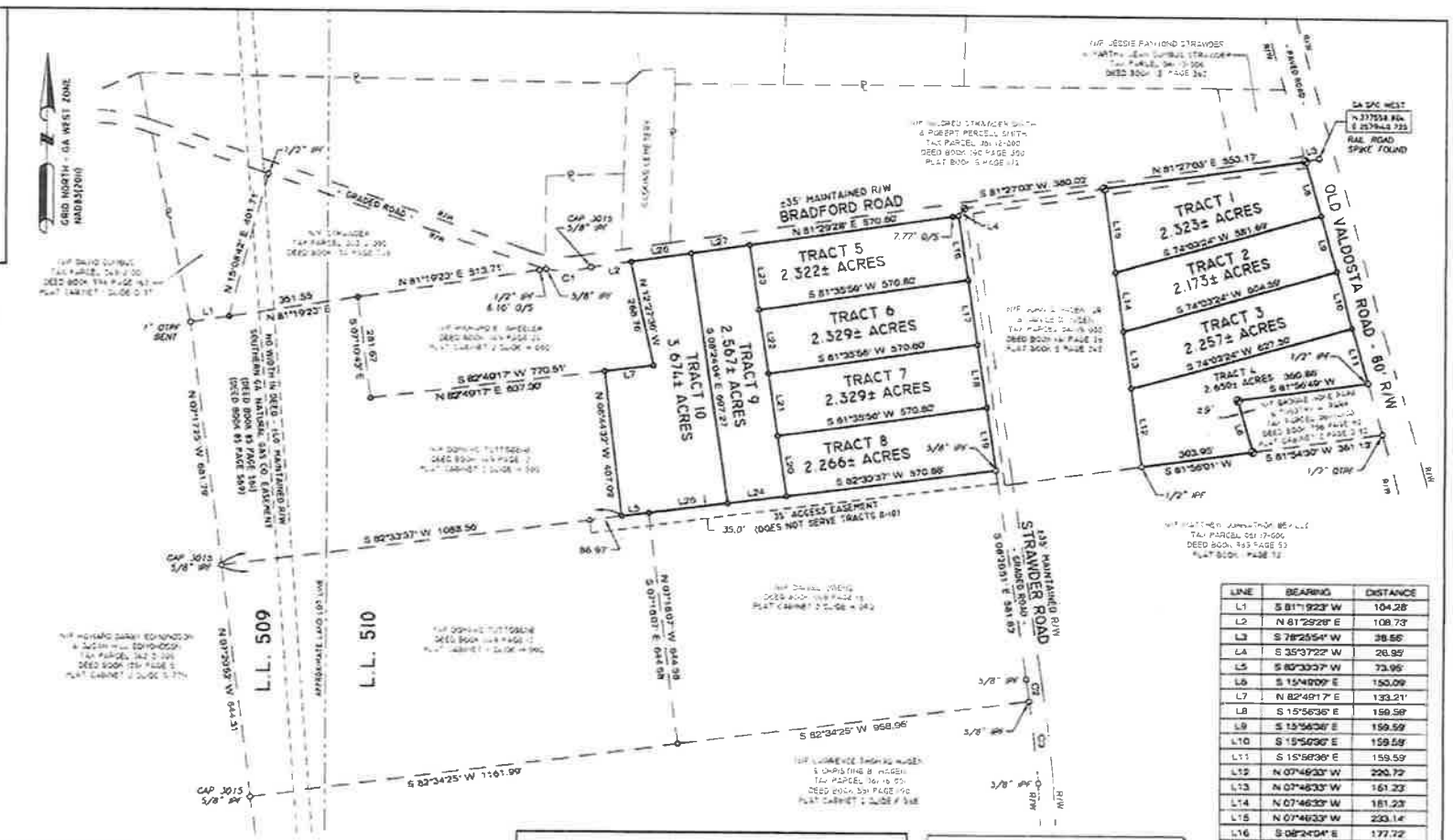
DRAFT
DO NOT RECORD
7/8/25

RECORDING INFORMATION

0 200 400 600

GRAPHIC SCALE: 1 INCH = 200 FEET



LEGEND

IPF	IRON PIN FOUND
IPS	5/8" IRON PIN SET WITH ID CAP
L.L.	LAND LOT
L.L.C.	LAND LOT CORNER
MNS	MAGNETIC NAIL SET WITH ID WASHER
MNF	MAGNETIC NAIL FOUND
N/F	NOW OR FORMERLY
O/S	OFFSET
OTPF	OPEN TOP PIPE FOUND
OTPS	OPEN TOP PIPE SET WITH ID CAP
PL	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
□	CONCRETE MONUMENT
△	CALCULATED POINT
—x—x—x—	FENCE LINE
— · — · —	LAND LOT LINE

SURVEY REFERENCES
- PLAT BOOK 1 PAGE 78
- PLAT BOOK 4 PAGE 372
- PLAT BOOK 5 PAGE 172
- PLAT BOOK 5 PAGE 245
- PLAT CABINET 1 SLIDE D-37 (STRAWDER)
- PLAT CABINET 1 SLIDE D-52 (SMITH)
- PLAT CABINET 2 SLIDE F-565
- PLAT CABINET 2 SLIDE G-491
- PLAT CABINET 2 SLIDE H-065
- PLAT CABINET 2 SLIDE H-090

NOTES

1) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL PRECISION OF LESS THAN 0.07' AT THE 95% CONFIDENCE INTERVAL. THE FIELD DATA WAS COLLECTED USING A CHCNAV I83 (BASE) & I89 (ROVER) DUAL FREQUENCY RECEIVER UTILIZING REAL TIME KINEMATIC OBSERVATIONS. THIS PLAT HAS AN ERROR OF CLOSURE OF 1 FOOT IN [illegible]

2) THE BEARINGS ARE GRID BEARINGS, NORTH AMERICAN DATUM OF 1983, GEORGIA WEST ZONE ESTABLISHED USING THE JAVAD DATA PROCESSING SERVICE (DPS) PROVIDED BY JAVAD GNSS. STATE PLANE COORDINATES PUBLISHED HEREON ARE FOR ADDING IN THE RETRACEMENT OF THIS SURVEY BUT SHOULD NOT BE USED IN LIEU OF ORIGINAL MONUMENTATION FOUND UNDISTURBED.

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

PROPERTY INFORMATION & SOURCE OF TITLE
- TRACTS 1-4 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 CABINET 2 SLIDE H-090.
TRACTS 5-10 ARE A DIVISION OF PROPERTY DESCRIBED IN DEED BOOK 1149 PAGE 20 AND DEPICTED AS TRACT 4 ON A SURVEY RECORDED IN PLAT CABINET 2 SLIDE H-090.

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, 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 is 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.

WESTON JAMES HAND DATE
GEORGIA REGISTRATION No. 2965
HAND LAND SURVEYING COMPANY
GEORGIA LAND SURVEYING FIRM No. 1230

GEORGIA REGISTERED No. 2965 LAND SURVEYOR WESTON J. HAND

THIS PLAT MAY BE RECORDED IN THE PLAT RECORDS OF BERRIEN COUNTY FOR THE PURPOSES OF DESCRIBING THE PROPERTY DEPICTED HEREIN. IT HAS BEEN REVIEWED BY

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

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	38.56'
L4	S 35°37'22" W	26.95'
L5	S 82°33'37" W	73.95'
L6	S 15°48'09" E	150.09'
L7	N 82°49'17" E	133.21'
L8	S 15°56'36" E	159.59'
L9	S 15°56'36" E	159.59'
L10	S 15°56'36" E	159.59'
L11	S 15°56'36" 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	177.73'
L17	S 08°24'04" E	177.73'
L18	S 08°24'04" E	177.73'
L19	S 08°24'04" E	177.73'
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	RADIUS	ARC LENGTH
C1	N 87°33'44" E	122.11'	289.21'	123.04'
C2	S 08°10'39" E	63.07'	4071.82'	63.07'
C3	S 08°07'54" E	227.68'	4071.82'	227.71'

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

JOB NO	1705
SURVEY DATE	8/20/24 - 8/23/24
SURVEY DATE	5/16/25
PLAT DATE	7/7/25
SCALE	1" = 200'
DWG NAME	1705C.DWG
CRD. FILE	482.CRD
DRAWN BY	WJH

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

CLIENT:
COLE LIVINGSTON