

Plat Doc: PLAT
 Recorded 04/13/2020 08:58AM
 JOE WILDER, Clerk Superior Court
 Peach County, Ga
 BL 00029 Pg 0059
 Participants: 7608432142

RESERVED FOR CLERK OF SUPERIOR COURT

LEGAL DESCRIPTION

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 95, of the 9th District, Peach County, Georgia, containing 2.01 acres (87,699 Sq.Ft.) and being more particularly described according as follows:

Commencing at the westerly mitered intersection of the West R/W of Dapine Lake Road (80' R/W) and the North R/W of Norwood Springs Road (80' R/W), said point also being the POINT OF REFERENCE (POR); Thence North 31 degrees 38 minutes 02 seconds West a distance of 1449.68 feet to a 1/2" rebar set (w/cap 3067), said point also being the POINT OF BEGINNING.

Thence North 90 degrees 00 minutes 00 seconds West a distance of 301.47 feet to a 1/2" rebar set (w/cap 3067);

Thence North 00 degrees 02 minutes 17 seconds West a distance of 676.14 feet to a 1" open top pin.

Thence, along a curve to the left, said curve having a radius of 1483.01 feet, an arc length of 417.30 feet and being subtended by a chord of bearing South 20 degrees 24 minutes 21 seconds East for a distance of 416.08 feet to a 1/2" rebar set (w/cap 3067);

Thence South 28 degrees 13 minutes 38 seconds East a distance of 117.76 feet to a 1/2" rebar set (w/cap 3067);

Thence, along a curve to the left, said curve having a radius of 7642.42 feet, an arc length of 208.59 feet and being subtended by a chord of bearing South 29 degrees 00 minutes 33 seconds East for a distance of 208.59 feet to a 1/2" rebar set (w/cap 3067), said point also being the POINT OF BEGINNING.

N.P.
 ALFRED L. PEARSON III
 140 276 14
 PH 22 2 30

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TRACT 1
 87,699 Sq.Ft.
 2.01 ACRES

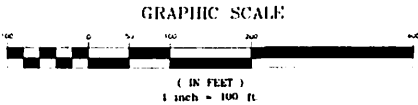
N90°00'00"W
 301.47'

FLOOD HAZARD ZONE
 (APPROXIMATE LOCATION)
 ZONE "A"
 PER FEMA MAP 13225C0180C

N.P.
 ALFRED L. PEARSON III
 140 276 14
 PH 22 2 30

Tax Map Reference: 026 007
 Property Address: Norwood Springs Rd
 Fort Valley, GA 31030

REFERENCES:
 DEEDS PLATS
 329/329 22/230
 28/51



CERTIFICATION
 The field data upon which this map or plat is based has a closure precision of one foot in 75,587 feet and an angular error of 0" per angle point, and the traverse was adjusted using the COMPASS RULE.
 The linear and angular measurements shown on this plat were obtained by using a TOPCON 05-34 SERIES TOTAL STATION.

The parcel shown hereon has been calculated for closure and has been found to be accurate to a minimum of 1 foot in 100,000+ feet.

SURVEYOR'S CERTIFICATION

(i) 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 an applicable local jurisdiction for recording as evidenced by approved certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the 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.

08/27/19
 DATE

Richard C. Strange CA #153067

- SURVEYOR'S NOTES:**
1. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
 2. This drawing 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 of SLS, Inc.
 3. SLS, Inc. and the Land Surveyor who prepared this survey do not guarantee that any easements which may affect the property are shown hereon.
 4. Iron pins set have a yellow cap with "PLS 3067" engraved.
 5. All measurements on iron Pins are measured to the outside diameter.
 6. Last day of field survey was 8/21/2019.
 7. 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.
 8. 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 (O.C.G.A.) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

PEACH COUNTY PLAT APPROVAL:
 ZONING OFFICER: [Signature] DATE: 8/19/2019

NOTES:

LEGEND

| | |
|--------------|-----|
| BOUNDARY | --- |
| TRAIL | --- |
| ROAD | --- |
| POB | ○ |
| REBAR SET | ● |
| OPEN TOP PIN | ○ |
| IRON PIN | ● |

STRANGE
 PEACH COUNTY
 AND ALFRED L. PEARSON, III
 DIVISION SURVEY
 (LAND AND LOT)
 PEACH COUNTY, GEORGIA

SLS
 STRANGE LAND SURVEYING, INC.
 PROFESSIONAL SURVEYORS
 (G.S. 15-6-67)

PROJECT NO: 20191652
 DRAWING NO: 1
 SHEET NO: 1
 DATE: 8/27/2019
 SCALE: 1" = 100'

1111 NORTH BIRCH DR. STE. F
 MARIETTA, GA 30060 PHONE (770) 476-6411