

Less & Except Survey of 6.92 Acres

PLAT OF A 6.92 ACRE PARCEL OF
LAND LOCATED IN G.M.D. 1781,
MONTGOMERY COUNTY, GEORGIA.
SURVEY DATE: JANUARY 24, 2025
PLAT DATE: JANUARY 27, 2025
SURVEYED FOR:
EDDIE T. BALL, Et Al

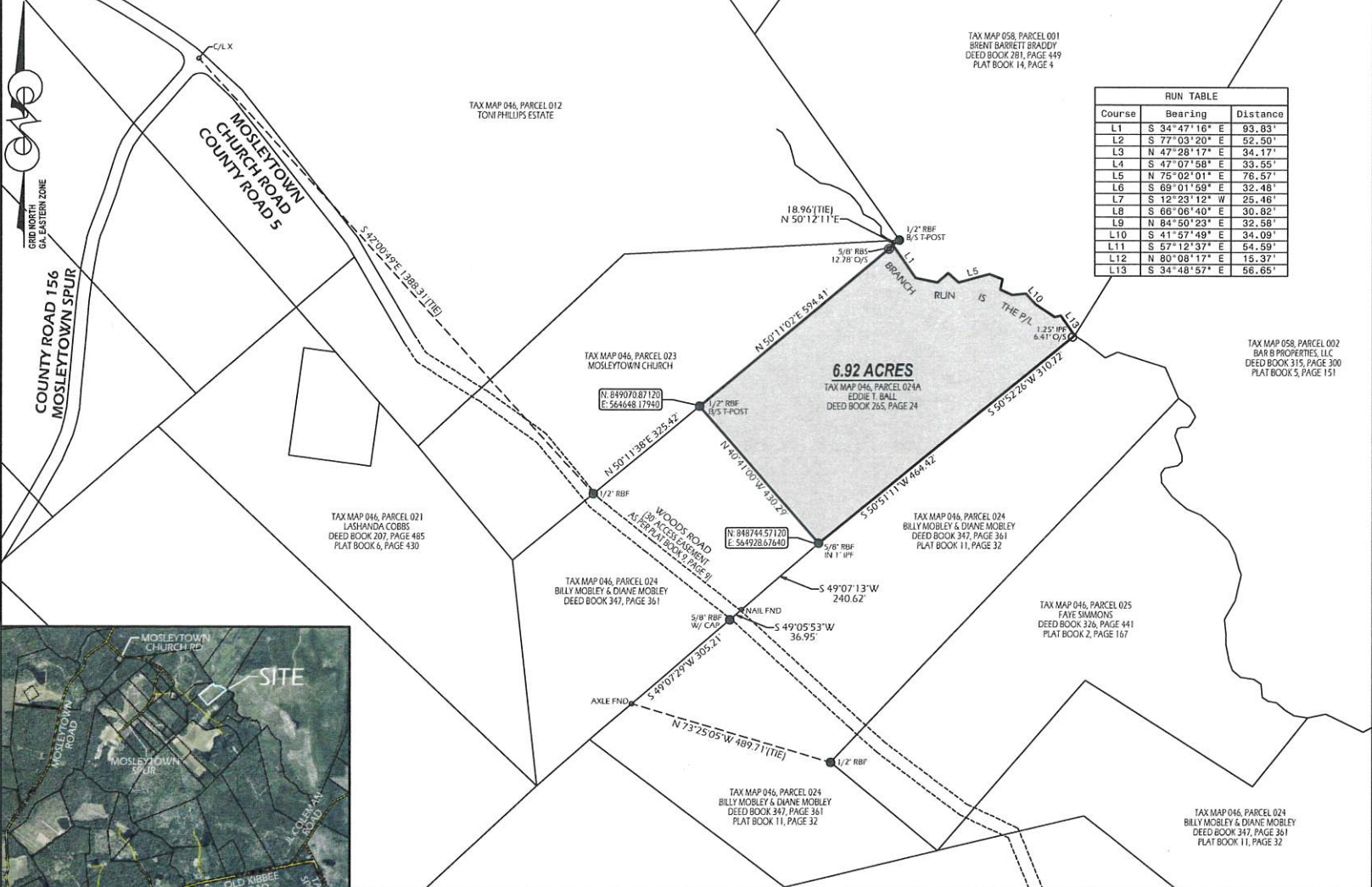
AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL-COUNTY PLANNING COMMISSION OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING:

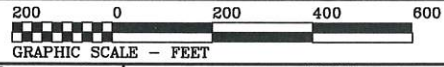
ADMINISTRATOR _____

DATE: _____

THIS SPACE RESERVED FOR THE CLERK OF THE SUPERIOR COURT



Course	Bearing	Distance
L1	S 34°47'16" E	93.83'
L2	S 77°03'20" E	52.50'
L3	N 47°28'17" E	34.17'
L4	S 47°07'58" E	33.55'
L5	N 75°02'01" E	76.57'
L6	S 69°01'59" E	32.48'
L7	S 12°23'12" W	25.46'
L8	S 06°06'40" E	30.82'
L9	N 84°50'23" E	32.58'
L10	S 41°57'49" E	34.09'
L11	S 57°12'37" E	64.59'
L12	N 80°08'17" E	15.37'
L13	S 34°48'57" E	56.65'



FIELD EQUIPMENT

TOPCON GM55 WITH FC6000 DATA COLLECTOR
TOPCON SUPER VIBRATIONAL FREQUENCY BASE AND ROVER.

PRECISION DATA

THIS SURVEY WAS COMPLETED USING A TOPCON SUPER VIBRATIONAL FREQUENCY BASE AND ROVER. ALL POINTS COLLECTED WITH GPS HAD A POSITIONAL TOLERANCE OF LESS THAN 0.3 DECI-METERS WITH 95% CONFIDENCE LEVEL. PLAT E.O.C. 1: 537441

FLOOD ZONE STATEMENT

THIS PROPERTY IS **UNDEVELOPED** LOCATED IN FEMA REGIONAL UNDEVELOPED ZONE-A. FLOOD PANEL: 13209C0075C. EFFECTIVE DATE: 8/19/2010

IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED. THIS 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

William Donaldson II
GEORGIA REGISTERED LAND SURVEYOR
No. 3534
WILLIAM DONALDSON II
GA. REG. LAND SURVEYOR # 3534
DATE: JANUARY 27, 2025

DONALDSON SURVEYS

616 West Moring St. - P.O. Box 1138
Swainsboro, GA 30401
478-237-7339
email: wdsurvey@pineland.net

SURVEYOR'S NOTES:

-SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
THE BEARINGS SHOWN ON THIS SURVEY WERE CALCULATED FROM A TRAVERSE USING FIELD ANGLES AND A SINGLE BASE BEARING. THE BEARINGS MAY DIFFER FROM PREVIOUS SURVEYS DUE TO MAGNETIC DECLINATION EVEN THOUGH THE PROPERTY LINES ARE THE SAME.

LEGEND

- CMF CONC. MARKER FOUND
- CMS CONC. MARKER SET
- RFB REBAR FOUND
- RBS REBAR SET
- IPF IRON PIPE or PIN FOUND
- AS NOTED IN DRAWING
- POWER POLE or LIGHT POLE
- BRK BROKEN
- FND FOUND
- R/W RIGHT OF WAY
- CL CENTER LINE
- PL PROPERTY LINE
- PC POINT OF CURVATURE
- FENCE LINE
- POWER LINE
- O/S OFFSET
- BRK BROKEN
- FND FOUND
- R/W RIGHT OF WAY
- CL CENTER LINE
- PL PROPERTY LINE
- PC POINT OF CURVATURE
- FENCE LINE
- POWER LINE