

TOTAL AREA - 343.520 ACRES

TRACT 3
AREA - 62.333 ACRES
DEED REFERENCE: DEED BOOK 110, PAGE 97

TRACT 1
AREA - 75.143 ACRES
DEED REFERENCE: DEED BOOK 110, PAGE 97

TRACT 5
AREA - 4.545 ACRES
DEED REFERENCE: DEED BOOK 110, PAGE 97

TRACT 2-A
AREA - 64.451 ACRES
DEED REFERENCE: DEED BOOK 110, PAGE 97

TRACT 2-B
AREA - 131.001 ACRES
DEED REFERENCE: DEED BOOK 110, PAGE 97

TRACT 4
AREA - 5.000 ACRES
DEED REFERENCE: DEED BOOK 110, PAGE 97

TRACT 6
AREA - 1.047 ACRES
DEED REFERENCE: DEED BOOK 110, PAGE 97

PROPERTY OF
W.V. HEARON, JR.
DEED BOOK 111, PAGE 58

WITNESS IRON REBAR SET
25.0' NORTH OF CENTER
OF CREEK

WITNESS IRON REBAR SET
47.85' NORTHEAST OF
CENTER OF CREEK

WITNESS IRON REBAR SET
39.27' NORTHEAST
OF CORNER

PROPERTY OF
GRADY LEVERETT
DEED BOOK 53, PAGE 551
PLAT BOOK 2, PAGE 67

BEGINNING OF 20' EASEMENT
ALONG SOUTHWEST SIDE
OF J.L. BLACK ROAD

LEGEND

-X-X- DENOTES WIRE FENCE
● IRON REBAR SET
○ 2" PIPE FOUND

COURSES	BEARING	DISTANCE
L 102	N 01°03'32"W	513.03'
L 103	N 00°41'30"W	416.89'
L 104	N 01°35'22"W	437.88'
L 105	N 04°43'40"W	197.05'
L 106	N 07°50'57"W	344.53'
L 107	S 42°29'02"W	546.07'

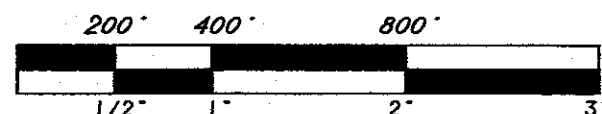
CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	40°14'56"	1127.04'	791.72'	412.98'	775.54'	S 25°58'17"E
C 2	04°47'20"	1127.04'	94.20'	47.13'	94.17'	N 03°27'16"W
C 3	27°46'42"	1207.04'	585.20'	298.47'	579.48'	S 32°12'24"E

NOTES

- 1) LANGFORD & ASSOCIATES, INC. & THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN HEREON.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A LINEAR PRECISION OF ONE FOOT IN 25,000 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS BALANCED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 300,000 FEET. A TOPCON TOTAL STATION WAS USED FOR SURVEYING THIS PROPERTY.
- 3) REVISED ON 02-09-2007 TO SHOW ACREAGE CHANGES DUE TO LOCATION OF BEAR CREEK, PROPOSED 20' WIDE EASEMENT ALONG J.L. BLACK ROAD AND ADDITION OF TRACT 6.
- 4) REVISED ON 01-19-2010 TO SHOW A DIVISION OF TRACT 2 INTO TRACTS 2-A AND 2-B.

LAND LOTS 175 AND 178 - 18TH LAND DISTRICT
WEBSTER COUNTY, GEORGIA



COURSES	BEARING	DISTANCE
L 1	S 39°15'12"E	360.22'
L 2	S 14°27'14"E	405.75'
L 3	S 69°27'55"E	157.72'
L 4	S 75°39'48"E	256.48'
L 5	S 80°55'29"E	226.72'
L 6	S 67°30'58"E	325.61'
L 7	N 83°43'25"E	437.57'
L 8	N 50°54'23"E	221.13'
L 9	S 78°35'05"E	244.57'
L 10	S 31°04'53"E	349.13'
L 11	N 42°29'02"E	636.54'
L 12	S 46°05'44"E	524.77'
L 13	S 83°05'18"W	358.77'
L 14	S 01°20'10"W	563.93'
L 15	N 90°00'00"E	384.47'
L 16	N 79°55'05"W	69.42'
L 17	N 74°55'58"W	69.60'
L 18	N 47°49'19"W	109.71'
L 19	N 04°06'45"E	92.91'
L 20	N 67°36'49"W	42.80'
L 21	N 67°36'50"W	88.70'
L 22	S 24°55'57"E	84.15'
L 23	S 43°23'33"W	102.71'
L 24	S 58°16'24"W	40.43'
L 25	N 47°07'59"W	64.39'
L 26	S 55°02'48"W	54.87'
L 27	S 05°00'47"W	101.41'
L 28	N 80°37'30"W	35.91'
L 29	N 52°04'48"W	133.26'
L 30	N 28°50'37"W	86.98'
L 31	N 84°44'01"W	118.40'
L 32	N 49°22'01"W	79.77'
L 33	S 29°18'19"W	77.38'
L 34	S 83°38'30"W	43.22'
L 35	N 67°04'41"W	50.11'
L 36	N 00°13'03"W	73.03'
L 37	N 34°04'29"W	90.24'
L 38	N 19°28'59"W	104.58'
L 39	N 60°03'47"W	49.13'
L 40	S 15°51'30"E	98.57'
L 41	S 68°44'58"W	42.04'
L 42	N 14°52'15"W	83.00'
L 43	N 87°12'43"W	38.68'
L 44	S 12°11'57"W	27.01'
L 45	S 15°57'04"W	46.17'
L 46	S 24°39'50"E	38.38'
L 47	N 79°05'50"W	77.51'
L 48	S 89°34'45"W	36.72'
L 49	N 32°05'07"W	71.70'
L 50	N 57°31'55"W	65.55'
L 51	S 54°52'44"W	134.25'

COURSES	BEARING	DISTANCE
L 52	N 19°15'23"W	31.25'
L 53	N 28°24'35"E	86.43'
L 54	N 32°34'45"W	88.12'
L 55	S 69°47'13"W	73.59'
L 56	S 80°22'46"W	51.70'
L 57	N 52°31'50"W	66.56'
L 58	N 28°00'50"W	115.64'
L 59	N 21°17'20"E	57.56'
L 60	N 66°34'29"W	56.65'
L 61	N 30°19'28"W	39.35'
L 62	N 29°38'29"E	55.13'
L 63	N 58°10'54"W	26.04'
L 64	N 70°25'00"W	67.49'
L 65	N 85°47'11"W	75.90'
L 66	N 47°00'37"W	69.22'
L 67	S 64°13'23"W	61.16'
L 68	N 82°20'06"W	49.40'
L 69	S 58°21'05"W	71.23'
L 70	N 87°00'42"W	22.95'
L 71	N 26°46'24"W	80.58'
L 72	N 44°53'39"E	46.80'
L 73	N 69°46'27"E	71.24'
L 74	N 50°47'11"W	70.82'
L 75	N 20°37'46"W	40.69'
L 76	N 71°51'00"W	33.37'
L 77	S 42°51'23"W	86.93'
L 78	S 85°14'19"W	117.34'
L 79	N 67°42'50"W	31.24'
L 80	N 22°26'40"E	78.60'
L 81	N 44°30'19"W	86.46'
L 82	N 83°46'50"W	98.83'
L 83	N 61°34'06"W	254.68'
L 84	S 88°14'17"W	105.44'
L 85	N 25°01'06"W	86.59'
L 86	N 61°34'39"W	61.03'
L 87	N 86°02'27"W	41.53'
L 88	S 37°50'47"W	52.08'
L 89	N 85°24'47"W	110.71'
L 90	N 60°12'43"W	98.21'
L 91	N 84°24'07"W	56.42'
L 92	N 44°31'27"W	32.78'
L 93	N 02°14'07"E	80.68'
L 94	N 33°34'25"E	64.73'
L 95	N 49°35'59"W	30.85'
L 96	N 74°48'42"W	30.73'
L 97	S 23°33'00"W	60.68'
L 98	S 74°50'55"W	25.51'
L 99	N 76°26'36"E	251.76'
L 100	S 01°03'32"E	271.94'
L 101	N 46°05'44"W	334.97'