

EASEMENT NOTES

----- DENOTES 50' ACCESS & UTILITY EASEMENT, CENTERED ON PROPERTY LINE (THESE EASEMENTS ARE ALONG AN EXISTING FIELD ROAD)

----- DENOTES 50' PRESCRIPTIVE EASEMENT ALONG BUTLER'S MILL ROAD AND PEBBLES ROAD (25' EACH SIDE OF CENTER OF ROADBED). THIS 50' PRESCRIPTIVE ROAD EASEMENT IS ALSO TO BE A 50' UTILITY EASEMENT.

NOTE: THERE IS ALSO TO BE A 20' UTILITY EASEMENT, RUNNING ALONG AND ADJACENT TO THE ENTIRE PRESCRIPTIVE EASEMENT (BEGINNING AT THE PRESCRIPTIVE EASEMENT BOUNDARIES AND EXTENDING AN ADDITIONAL 20' INTO TRACTS 1, 18 & 19, AND 20 & 21.)

THERE IS TO BE A 20' UTILITY EASEMENT ALONG AND ADJACENT TO THE ENTIRE WEST RIGHT-OF-WAY OF GEORGIA HIGHWAY 305. EASEMENT TO BEGIN AT THE RIGHT-OF-WAY AND EXTEND 20' INTO TRACTS 1 THROUGH 18 AND TRACT 21.

CURVED LINES

TRACT 9 = S4°43'54"E, Chord= 90.85', Radius=4257.18', Arc= 90.85'

TRACT 10 = S6°21'09"E, Chord=150.00', Radius=4257.18', Arc=150.01'

TRACT 11 = S10°07'15"E, Chord=409.84', Radius=4257.18', Arc=410.00'

TRACT 12 = S15°42'23"E, Chord=419.83', Radius=4257.18', Arc=420.00'

TRACT 13 = S20°49'14"E, Chord=339.91', Radius=4257.18', Arc=340.00'

TRACT 14 = S24°12'20"E, Chord=163.01', Radius=4257.18', Arc=163.02'

TRACT 17 = S23°11'13"E, Chord=143.97', Radius=1949.86', Arc=144.00'

TRACT 18 = S15°18'13"E, Chord=391.89', Radius=1949.86', Arc=392.55'

TRACT 18 & 21 = N71°59'49"E, Chord=216.20', Radius=1000.00', Arc=216.62'

TRACT 19 & 20 = S75°23'11"W, Chord=339.06', Radius=885.00', Arc=341.17'

TRACT 21 = S1°28'34"E, Chord=546.79', Radius=1949.86', Arc=548.59'

LEGEND

- ▲ 5/2" ZINC COATED MAGNETIC NAIL SET
- 1/2" DIAMETER IRON REBAR SET OR TO BE SET
- METAL U-POST SET APPROX. 1' HIGH SET OR TO BE SET
- COMPUTED POINT ONLY, NO MARKER
- BROKEN CONCRETE MARKER FOUND
- ⋯ BEAVER POND AREA
- WIRE FENCE ALONG OR NEAR LINE
- HARDWOOD TREE

REFERENCE

- DEED BOOK 670, PAGE 69 AND PAGE 118
- PLAT BOOK 4, PAGE 187 (1959 SURVEY)
- PLAT BOOK A, PAGE 176 (1966 PLAT)

LINE DATA

13 TO 14 = 176.94', S86°29'35"E

14 TO 15 = 323.24', N83°40'57"E

15 TO 16 = 183.83', S79°11'43"E

16 TO 17 = 86.23', N68°07'38"E

17 TO 18 = 199.46', S82°00'57"E

LINE DATA

10 TO 11 = S85°00'24"W, 72.00'

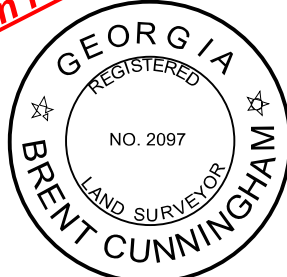
11 TO 12 = N14°23'05"E, 228.82'

12 TO 10 = S4°07'13"E, 214.00'

POINT 11 = WEST BOUNDARY OF PRESCRIPTIVE EASEMENT AT PROPERTY LINE

POINT 12 = WEST BOUNDARY OF PRESCRIPTIVE EASEMENT AT RIGHT-OF-WAY

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(A certified copy has been recorded in Plat File B-201)



The field data upon which this plat is based has a closure precision of one foot in 48,007 feet and an angular error of 01" per angle point, and was adjusted using the Compass Rule. Measurements were made using a Topcon GTS-301D Total Station. This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet. FIELD WORK: OCTOBER, NOVEMBER, 2007

THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN. THIS SURVEY IS NOT INTENDED TO DETERMINE FLOOD ZONES OR WETLANDS.

SURVEY FOR
PRONGHORN DEVELOPMENT LTD.
TRACTS 1 THROUGH 21
(313.9± ACRES TOTAL)

LOCATED IN THE 69th G.M.D.
BURKE COUNTY, GEORGIA
NOVEMBER 8, 2007 SCALE 1" = 400'

Brent Cunningham and Co., Inc.

Land Surveying
101 McArthur Blvd. 31093 / P.O. Box 3546, 31099
Warner Robins, GA / Phone or Fax: 478-922-6518

DRAWING NO. 9797-D