REFERENCES:
DEED RECORDS: D.B. 278, p. 1010
D.B. 124, p. 680

PLAT RECORD: P.B. 4, p. 383

TAX RECORD: TAX MAP 14, PARCEL 24

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 6,257 FEET, AND AN ANGULAR ERROR OF 3" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

EACH PARCEL DEPICTED ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN A MINIMUM OF ONE FOOT IN 491,488 FEET.
FIELD DATA WAS COLLECTED USING NIKON DTM-821 ELECTRONIC TOTAL STATION.

FIELD SURVEY COMPLETED IN AUGUST 2007.

PORTIONS OF THE PROPERTY SHOWN HEREON ARE LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 13211C0175A FOR MORGAN COUNTY, GEORGIA. DATED FEBRUARY 15, 2002. (ZONE A-NO BASE FLOOD ELEVATION DETERMINED) 100 YEAR FLOOD LIMITS AS SHOWN HEREON WERE SCALED FROM FEMA MAPS AND WERE NOT FIELD VERIFIED.

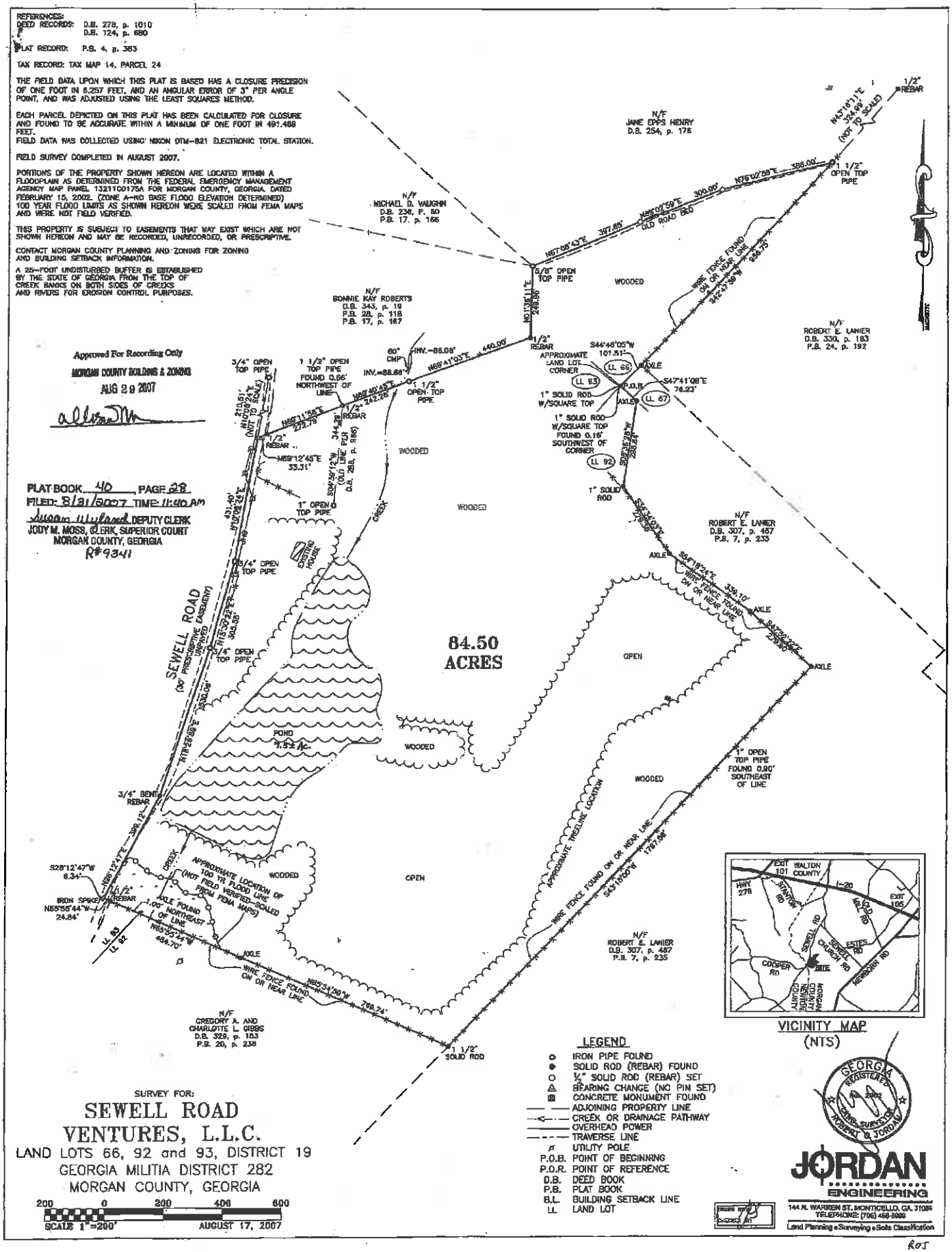
THIS PROPERTY IS SUBJECT TO EASEMENTS THAT MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED, UNRECORDED, OR PRESCRIPTIVE.

CONTACT MORGAN COUNTY PLANNING AND ZONING FOR ZONING AND BUILDING SETBACK INFORMATION.

A 25-FOOT UNDISTURBED BUFFER IS ESTABLISHED BY THE STATE OF GEORGIA FROM THE TOP OF CREEK BANKS ON BOTH SIDES OF CREEKS AND RIVERS FOR EROSION CONTROL PURPOSES.

Approved For Recording Only
MORGAN COUNTY BUILDING & ZONING
AUG 29 2007

PLAT BOOK 40 PAGE 28
FILED: 8/31/2007 TIME: 11:40 AM
DEPUTY CLERK
JODY M. MOSS, CLERK, SUPERIOR COURT
MORGAN COUNTY, GEORGIA
R#9341



SURVEY FOR:
SEWELL ROAD VENTURES, L.L.C.
LAND LOTS 66, 92 and 93, DISTRICT 19
GEORGIA MILITIA DISTRICT 282
MORGAN COUNTY, GEORGIA

ROJ