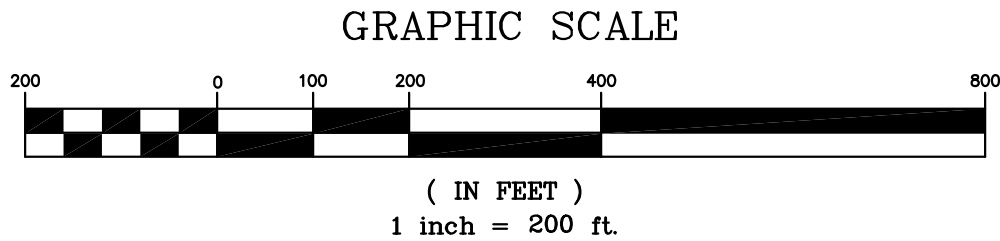


RESERVED FOR THE CLERK OF SUPERIOR COURT



GENERAL NOTES:

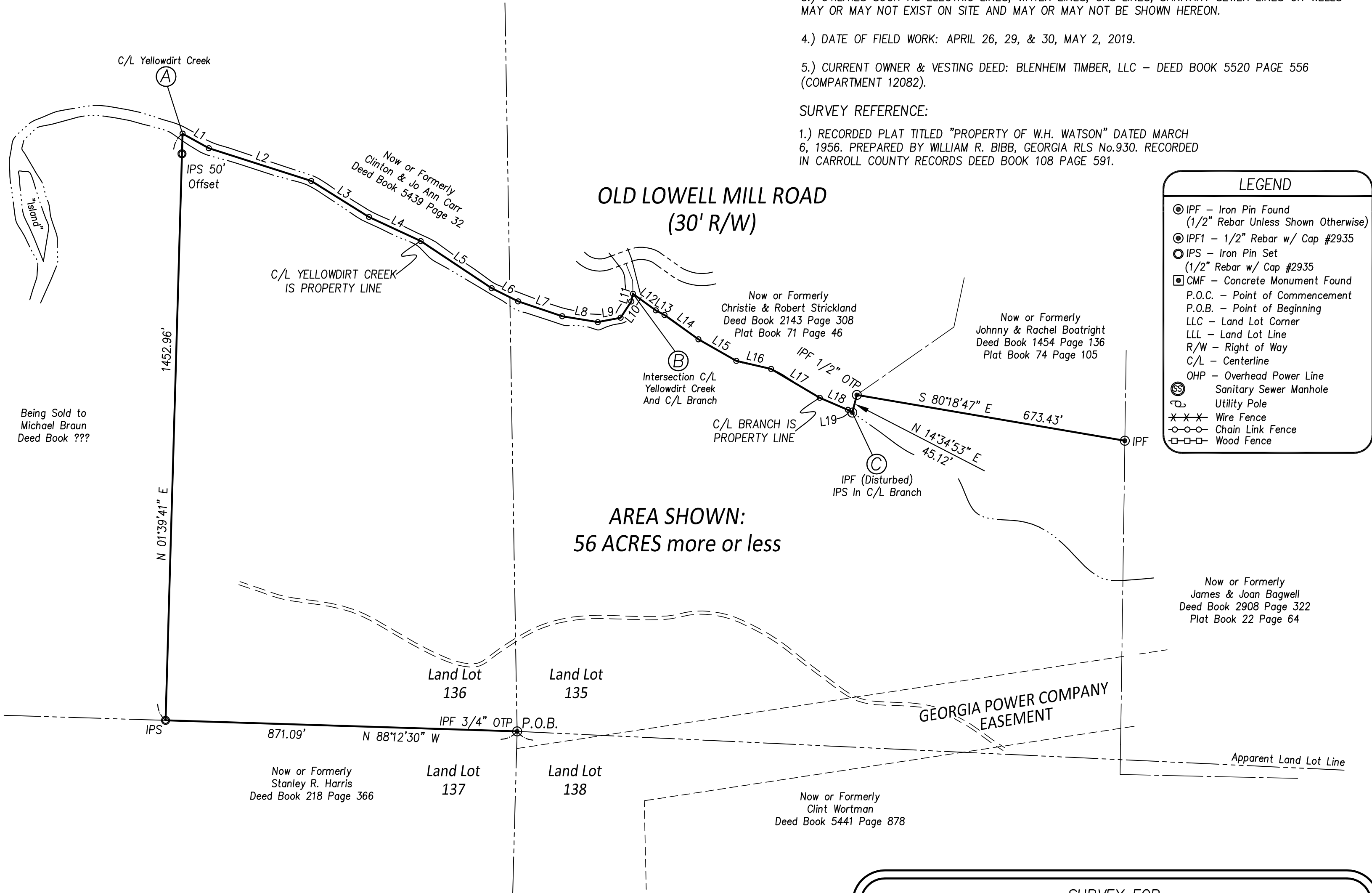
- 1.) SURVEY DONE WITHOUT BENEFIT OF A CURRENT TITLE SEARCH OR COMMITMENT. AS SUCH, LAND USE RESTRICTIONS, SETBACKS, ZONING, EASEMENTS, RIGHTS OF WAY OR OTHER TITLE FACTS MAY EXIST THAT ARE NOT SHOWN.
- 2.) SPECIAL FLOOD HAZARDS DO NOT EXIST FOR SUBJECT PROPERTY PER FIRM MAPS 13045C0380D AND 13045C0385D, EFFECTIVE DATE SEPTEMBER 19, 2007.
- 3.) UTILITIES SUCH AS ELECTRIC LINES, WATER LINES, GAS LINES, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST ON SITE AND MAY OR MAY NOT BE SHOWN HEREON.
- 4.) DATE OF FIELD WORK: APRIL 26, 29, & 30, MAY 2, 2019.
- 5.) CURRENT OWNER & VESTING DEED: BLENHEIM TIMBER, LLC – DEED BOOK 5520 PAGE 556 (COMPARTMENT 12082).

SURVEY REFERENCE:

- 1.) RECORDED PLAT TITLED "PROPERTY OF W.H. WATSON" DATED MARCH 6, 1956. PREPARED BY WILLIAM R. BIBB, GEORGIA RLS No.930. RECORDED IN CARROLL COUNTY RECORDS DEED BOOK 108 PAGE 591.

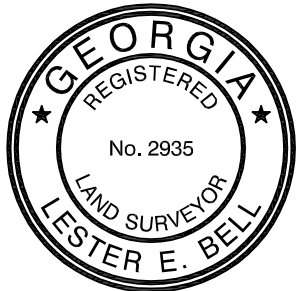
ALONG C/L YELLOWDIRT CREEK POINT A TO POINT B		
LINE	BEARING	LENGTH
L1	S 60°56'05" E	74.25'
L2	S 72°16'39" E	266.49'
L3	S 58°03'49" E	168.43'
L4	S 65°04'00" E	141.24'
L5	S 56°23'18" E	210.91'
L6	S 63°31'04" E	73.32'
L7	S 71°25'24" E	115.21'
L8	S 80°36'27" E	89.36'
L9	N 79°02'36" E	57.47'
L10	N 33°23'05" E	48.13'
L11	N 12°14'57" E	19.48'

ALONG C/L BRANCH-POINT B TO POINT C		
LINE	BEARING	LENGTH
L12	S 54°02'59" E	69.75'
L13	S 62°13'15" E	24.38'
L14	S 54°20'41" E	103.55'
L15	S 60°19'58" E	107.93'
L16	S 76°58'27" E	88.31'
L17	S 59°21'01" E	140.22'
L18	S 66°52'24" E	75.81'
L19	S 57°46'02" E	12.79'



LEGEND	
⊙	IPF – Iron Pin Found (1/2" Rebar Unless Shown Otherwise)
⊙	IPF1 – 1/2" Rebar w/ Cap #2935
⊙	IPS – Iron Pin Set (1/2" Rebar w/ Cap #2935)
⊠	CMF – Concrete Monument Found
P.O.C.	– Point of Commencement
P.O.B.	– Point of Beginning
LLC	– Land Lot Corner
LLL	– Land Lot Line
R/W	– Right of Way
C/L	– Centerline
OHP	– Overhead Power Line
⊙	Sanitary Sewer Manhole
⊙	Utility Pole
✕✕✕	Wire Fence
⊙-⊙	Chain Link Fence
⊠-⊠	Wood Fence

AREA SHOWN:
56 ACRES more or less



SURVEYOR CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

Surveyor: Lester E. Bell, LS002935

CLOSURE STATEMENT

The field data upon which this plat is based has a closure precision of one foot in 118,602 feet, and an angular error of 1 sec. per angle point. and was adjusted using the Least Square Method.

This plat has been calculated for closure, and is found to be accurate within one foot in 100,000 feet.

This survey was made using a GEOMAX ZOOM30 Total Station, which reads distances to the nearest 0.007 foot and with direct reading to 5 seconds for angular measurement.

SURVEY FOR:

BLENHEIM TIMBER, LLC

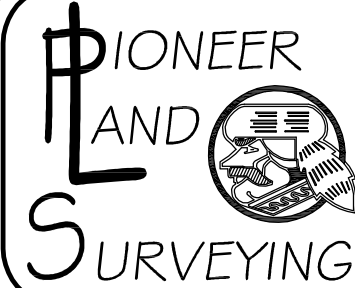
LAND LOT 135 & 136 – 4th DISTRICT
CARROLL COUNTY – GEORGIA

DATE: MAY 7, 2019

REVISIONS

FIELD	DRAFTER	PROJECT NO.
CSB	TFG	219131-B

NOTE: THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS FIRM ASSUMES NO LIABILITY TO THE PERSON, PERSONS, OR ENTITY NOT NAMED HEREON, AND ANY USE BY UNNAMED PARTIES WILL DO SO AT THEIR OWN RISK.



PREPARED BY:
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963 WHOOPING CREEK ROAD
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FAX: 888-838-7789
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a DBA for PLSWG, Inc.
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