

BK:2019 PG:94-94
P2019000094

7138367114
PARTICIPANT ID

FILED IN OFFICE
CLERK OF COURT
10/18/2019 10:16 AM
KELLI PARADISE SMITH, CLERK
SUPERIOR COURT
OGLETHORPE COUNTY, GA

Kelli Paradise Smith

PROJECT DATA:
PROPERTY OWNER: STEPHENS FARMLAND, LLC

SITE ADDRESS: BUNKER HILL ROAD
CRAWFORD, OGLETHORPE COUNTY
TAX PARCEL NUMBER: 074 025

AUTHORIZED AGENT: W&A ENGINEERING
ATTN: MARK DUNLAP, GA R.L.S.#3142
2470 DANIELLS BRIDGE RD, STE 161
ATHENS, GA 30606
706-310-0400

PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING PARCEL 074 025 .

TOTAL PROPERTY AREA: 60.107 ACRES

-LOT 1: 21.142 ACRES
-LOT 2: 20.004 ACRES
-LOT 3: 18.961 ACRES

SURVEY NOTES:

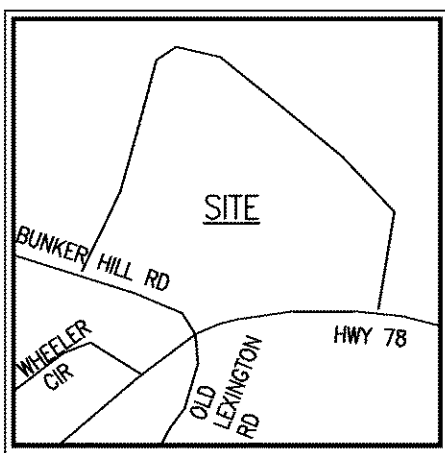
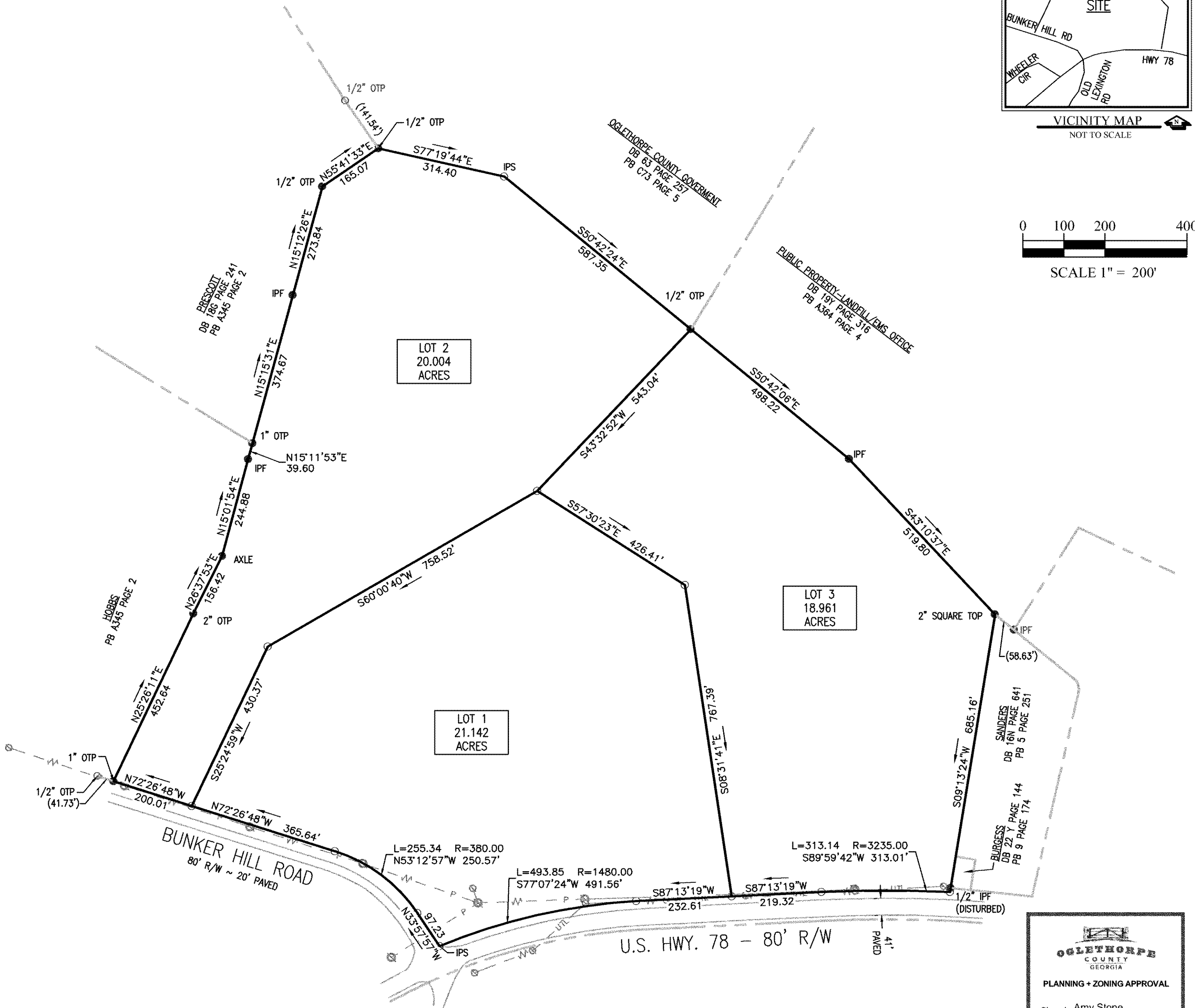
THE FIELD DATA UPON WHICH THIS PLAT IS BASED UPON HAS A CLOSURE PRECISION OF ONE FOOT IN 540,892 FEET, AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 260,500,000 FEET.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3-SECOND GEOMAX ZOOM 80X TOTAL STATION INSTRUMENT. HORIZONTAL DATUM IS GRID NORTH, GEORGIA STATE PLANE, EAST ZONE AND VERTICAL DATUM IS NAVD88, ESTABLISHED WITH ON-SITE NETWORK GPS OBSERVATIONS AND A CHAMPION TKO RECEIVER.

SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X", DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13221C0145B WITH AN EFFECTIVE DATE OF 12/17/2010 FOR COMMUNITY NUMBER 130370, OGLETHORPE COUNTY, GEORGIA.

THIS SURVEY WAS PERFORMED WITHOUT A TITLE COMMITMENT AND MAY BE SUBJECT TO LEASES, EASEMENTS, AND RESTRICTIONS OF RECORD NOT REFLECTED UPON THIS SURVEY. LAST DAY OF FIELDWORK WAS: 09/12/19.

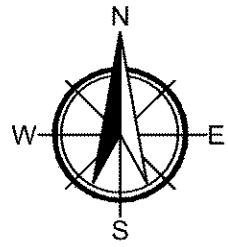
REFERENCES:
DEED BOOK 19D PAGE 455



VICINITY MAP
NOT TO SCALE



SCALE 1" = 200'

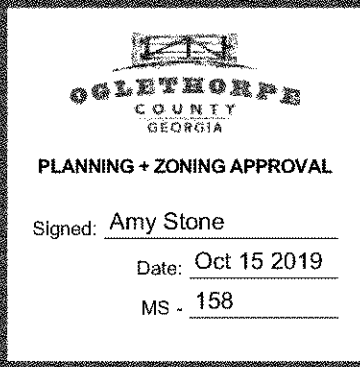


GA EAST, ZONE 1001
NAD 83

ADMINISTRATIVE SUBDIVISION PLAT FOR:
STEPHENS FARMLAND, LLC

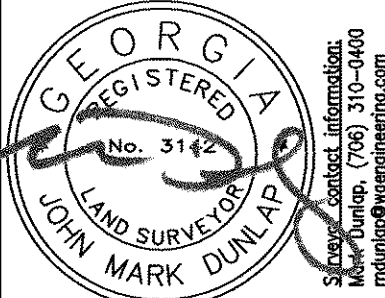
BUNKER HILL ROAD
229TH GMD
OGLETHORPE COUNTY, GEORGIA

SURVEY LEGEND	
DB	DEED BOOK
DE	DRAINAGE EASEMENT
IPB	IRON PIN BOOK
SSE	SANITARY SEWER EASEMENT
CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND
IPS	IRON PIN SET
OTF	OPEN TOP PIPE
POC	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
TPB	TRUE POINT OF BEGINNING
PCF	PROPERTY CORNER FOUND
CM	CONCRETE MONUMENT
EB	ELEVATION BENCHMARK
Δ	DELTA (SURVEY CONTROL)
CO	CLEANOUT
FH	FIRE HYDRANT
SSMH	SANITARY SEWER MANHOLE
WM	WATER METER
WV	WATER VALVE
UP	UTILITY POLE
PC	PENCELINE
UT	UTILITY
OP	OVERHEAD POWER
OT	OVERHEAD TELEPHONE
FL	FLOODPLAIN
SS	SANITARY SEWER
W	WATERLINE



SURVEYOR'S CERTIFICATE

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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.



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