

SURVEY INFORMATION:

TAX RECORD: TAX MAP 016, PARCELS 16-1, 20, AND 40

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,513 FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 836,971 FT.

FIELD DATA WAS COLLECTED USING A TOPCON GPT2003W ELECTRONIC TOTAL STATION AND CHAMPION TKO DUAL-FREQUENCY RTK AND JAVAD TRIUMPH-LS DUAL FREQUENCY RTK GLOBAL POSITIONING SYSTEM RECEIVERS REFERENCING THE eGPS STATEWIDE NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.04 FEET.

FIELD SURVEY COMPLETED IN OCTOBER 2014.

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD PLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 13159C 0075C FOR JASPER COUNTY, GEORGIA DATED 06/18/2010.

EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED.

COORDINATES DEPICTED HEREON REFERENCE THE GEORGIA STATE PLANE SYSTEM, WEST ZONE, NAD83, IN US FEET. VERTICAL INFORMATION PROVIDED HEREON REFERENCES NAVD83.

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

ALL PROPERTIES SHOWN HEREON ARE ZONED AGRICULTURAL (AG)

NOF
W.T. JEFFRIES AND
COLLETTE JONES, ET AL
D.B. 499, p. 003

NOF
WESLEY AND
VALERIE B. HUNT
D.B. 463, p. 315
P.B. 11, p. 110B
P.B. 8, p. 594

FILED & RECORDED
DATE: 1/22/2015
TIME: 11:00 AM
BOOK: 11
PAGE: 707
JASPER COUNTY, GEORGIA
DAN JORDAN, SUPERIOR COURT CLERK

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plot Act O.C.G.A. 15-6-67, Authority O.C.G.A. Secs. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

NARRATIVE DESCRIPTION
THE ACREAGE DEPICTED HEREON REFLECTS THE MAJORITY OF THE PROPERTY ACCUMULATED BY W.T. JEFFRIES THROUGH MULTIPLE PURCHASES BETWEEN 1947 AND 1991. AFTER EXTENSIVE RESEARCH AND CONVERSATIONS WITH MR. W.T. JEFFRIES AND OTHERS, WE HAVE ROUGHLY ESTABLISHED THE LOCATIONS OF SIX ORIGINAL PARCELS THAT TOGETHER, WITH SOME SMALL PARCELS HAVING BEEN SOLD, MAKE UP THE REMAINING WHOLE OF THE PROPERTY CURRENTLY HELD BY MR. JEFFRIES IN LIFE ESTATE. WE HAVE LABELED THE GENERAL VICINITY OF EACH OF THE SIX SUB-PARCELS HEREON. THE SIX ORIGINAL PARCELS ARE DESCRIBED MULTIPLE TIMES IN THE DEED REFERENCES LISTED ABOVE, BUT ARE MOST CONCISELY DESCRIBED AS THE FIVE PARCELS LISTED IN D.B. 100, p. 85 PLUS THE 50-ACRE PARCEL DESCRIBED IN D.B. A-14, p. 399.

LEGEND

- OPEN-TOP PIPE FOUND
- SOLID ROD (REBAR) FOUND
- 1/2" SOLID ROD (REBAR) SET
- ⊗ BEARING CHANGE (NO PIN SET)
- △ SURVEYOR'S NAIL SET
- ADJOINING PROPERTY LINE
- OVERHEAD POWER
- POWER POLE
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- NOW OR FORMERLY
- D.B. DEED BOOK
- P.B. PLAT BOOK
- CENTERLINE
- PROPERTY LINE
- LAND LOT
- OTP OPEN-TOP PIPE
- HOUSE/STRUCTURE

DENOTES PAINTED TREES
OR FENCE NEAR PROPERTY
LINE. LETTER IS CODE BELOW.
- NUMBER IS FEET FROM LINE,
AND ARROW IS DIRECTION FROM
LINE THAT EVIDENCE WAS FOUND.
TP: STEEL TEE POST
B: BLUE PAINT W: WHITE PAINT
Y: YELLOW PAINT BW: BARBED WIRE
R: RED PAINT HW: HOG WIRE

DEED AND PLAT REFERENCES FOR THE SUBJECT PARCELS

DEED REFERENCES	PLAT REFERENCES	CENTRAL GA EMC POWER EASEMENTS:
D.B. A-7, p. 278	D.B. A-14, p. 197	P.B. 8, p. 715
D.B. A-14, p. 399	D.B. A-14, p. 214	P.B. 6, p. 364
D.B. B-10, p. 452	D.B. B-4, p. 263	P.B. 8, p. 594
D.B. B-17, p. 661	D.B. B-17, p. 191	P.B. 9, p. 72
D.B. B-39, p. 193	D.B. 59, p. 119	P.B. 9, p. 951-A
D.B. 47, p. 538	D.B. 47, p. 558	P.B. 6, p. 364
D.B. 47, p. 820	D.B. 60, p. 252	P.B. 6, p. 46
D.B. 127, p. 253	D.B. 154, p. 300	D.B. 1, p. 167
D.B. 104, p. 321	100, p. 85	PLAT FOR W.T. JEFFRIES
D.B. 203, p. 35	292, p. 344	BY BALDWIN, 6/28/06
D.B. 425, p. 113	445, p.269	PLAT FOR DUVOIL MADDOX
D.B. 499, p. 3		BY JORDAN, 2/27/09

TRACT B
41.53 ACRE

31.81 AC. WITHIN TRAVERSE;
NET +9.72 AC. BETWEEN
TRAVERSE LINE AND CREEKS

TRACT A
428.45 ACRES

428.45 AC. WITHIN TRAVERSE;
NET +51 AC. BETWEEN
TRAVERSE LINE AND CREEK



BOUNDARY SURVEY FOR
W.T. JEFFRIES
LAND LOT 2, DISTRICT 15 AND
LAND LOTS 195, 196, 197,
224, & 225, DISTRICT 16
G.M.D. 380,
JASPER COUNTY, GEORGIA

300 0 300 600 900
SCALE 1" = 300'
DECEMBER 29, 2014

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