

NOTES:
SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NOTES

SURVEY OF THE CLARA Y. BRANNEN ESTATE
TAX MAP 107, PARCEL 000023 000
LOTS 1-7 ARE ZONED H.G.
-SETBACKS FRONT-35', INTERIOR-15', REAR-15',
CORNER TRACT-35' ON ALL ROAD FRONTAGE
LOTS 8-18 ARE ZONED R-25
-SETBACKS FRONT-40', SIDE-10', REAR-10',
CORNER TRACT-40' ON ALL ROAD FRONTAGE
WETLANDS ARE APPROXIMATE-
TAKEN FROM BULLOCH CO. MAPS
ALL PROPERTY CORNERS ARE IRON PIN SET
UNLESS OTHERWISE NOTED
DIVISION LINES HAVE NOT BEEN MARKED
AS PER ROWELL AGENCIES, INC.
15' UTILITY EASEMENT ON ALL PROPERTY LINES

ROAD LINES

COURSE	BEARING	DISTANCE
1	N 28°08'31"E	87.93'

RAD.: 12496.00' TAN.: 259.66'
LEN.: 519.24' DELTA: 2°22'51"

2	N 31°14'56"E	519.21'
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RAD.: 12496.00' TAN.: 119.98'
LEN.: 239.95' DELTA: 1°06'01"

3	N 32°59'22"E	239.94'
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RAD.: 1685.00' TAN.: 50.41'
LEN.: 100.79' DELTA: 3°25'38"

4	N 33°09'35"E	239.94'
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RAD.: 1685.00' TAN.: 42.56'
LEN.: 85.10' DELTA: 2°53'37"

5	N 33°09'35"E	430.00'
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RAD.: 1685.00' TAN.: 42.56'
LEN.: 85.10' DELTA: 2°53'37"

6	N 33°02'34"E	100.78'
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RAD.: 1685.00' TAN.: 42.56'
LEN.: 85.10' DELTA: 2°53'37"

7	N 29°52'58"E	85.09'
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RAD.: 6135.00' TAN.: 117.74'
LEN.: 235.44' DELTA: 2°11'56"

8	N 30°29'05"E	95.03'
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RAD.: 6135.00' TAN.: 117.74'
LEN.: 235.44' DELTA: 2°11'56"

9	N 20°40'43"E	235.43'
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RAD.: 1110.00' TAN.: 145.67'
LEN.: 289.68' DELTA: 14°57'09"

10	N 16°10'00"E	288.85'
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RAD.: 1110.00' TAN.: 145.67'
LEN.: 289.68' DELTA: 14°57'09"

11	N 24°17'13"E	146.96'
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RAD.: 1110.00' TAN.: 145.67'
LEN.: 289.68' DELTA: 14°57'09"

12	N 11°11'43"E	419.94'
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RAD.: 1110.00' TAN.: 145.67'
LEN.: 289.68' DELTA: 14°57'09"

FLOOD NOTE:
THIS AREA IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE
AS PER MAPS PREPARED FOR THE NATIONAL FLOOD
INSURANCE PROGRAM COMMUNITY PANEL #130013 0200 B
DATED MAY 02, 1991.

STATE OF GEORGIA
BULLOCH COUNTY
120911 G.M.D.

PLAT DATE: 23 NOVEMBER 2005
FIELD SURVEY: 09 NOVEMBER 2005

FIELD E.O.C. = 1" IN 20,000' +
ANGULAR ERROR = .05" PER POINT
PLAT E.O.C. = 1" IN 20,000' +
ADJUSTMENT - NONE

EQUIPMENT USED
ELECTRONIC TOTAL STATION

IRS= IRON PIN SET
IFF= IRON PIN FOUND
RBF= REBAR FOUND
RBS= REBAR SET
CMF= CONCRETE MONUMENT FOUND
CMS= CONCRETE MONUMENT SET

SCALE= 1 INCH= 300 FEET

GRAPHIC SCALE
0 100 200 300 400 500 600 700 800 900
FILE # 051108
F.B. # 0520

THE BEARINGS SHOWN ON THIS SURVEY WERE
CALCULATED FROM A TRAVERSE USING FIELD
ANGLES AND A SINGLE BASE BEARING. THE
BEARINGS MAY DIFFER FROM PREVIOUS SURVEYS
DUE TO MAGNETIC DECLINATION EVEN THOUGH
THE PROPERTY LINES ARE THE SAME.

REFERENCES

JOHN A. DOTSON PLAT DATED 13 JULY 1988
LAWAR O. REDDICK PLAT DATED 13 JULY 1988
SA D.O.T. MAPS PROJECT #PR-431 (0311)
LAWAR O. REDDICK PLAT DATED 01 MARCH 1983
PLAT BOOK 51 PAGE 219
PLAT BOOK 56 PAGE 112
PLAT BOOK 32 PAGE 113
PLAT BOOK 8 PAGE 244

THIS SUBDIVISION OF THE CLARA Y. BRANNEN ESTATE HAS BEEN FOUND TO COMPLY WITH
THE BULLOCH COUNTY SUBDIVISION REGULATIONS AND HAS APPROVED BY THE BUILDING
AND ZONING OFFICIAL ON THE 12-13-05 DAY OF DECEMBER, 2005 FOR RECORDING
IN THE OFFICE OF CLERK OF COURT OF BULLOCH COUNTY, GEORGIA.

BULLOCH COUNTY BUILDING AND ZONING

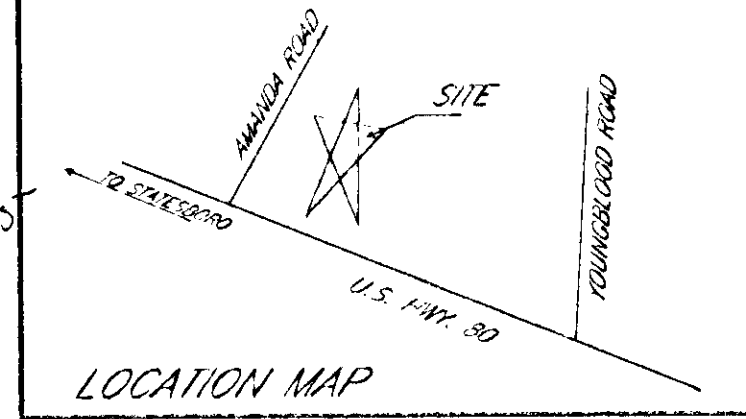
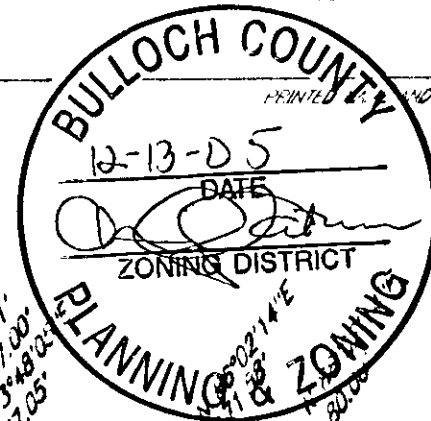
[Signature]
BUILDING AND ZONING OFFICIAL
V. Nick J. Turner
COUNTY ENGINEER

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

12-12-05
DATE

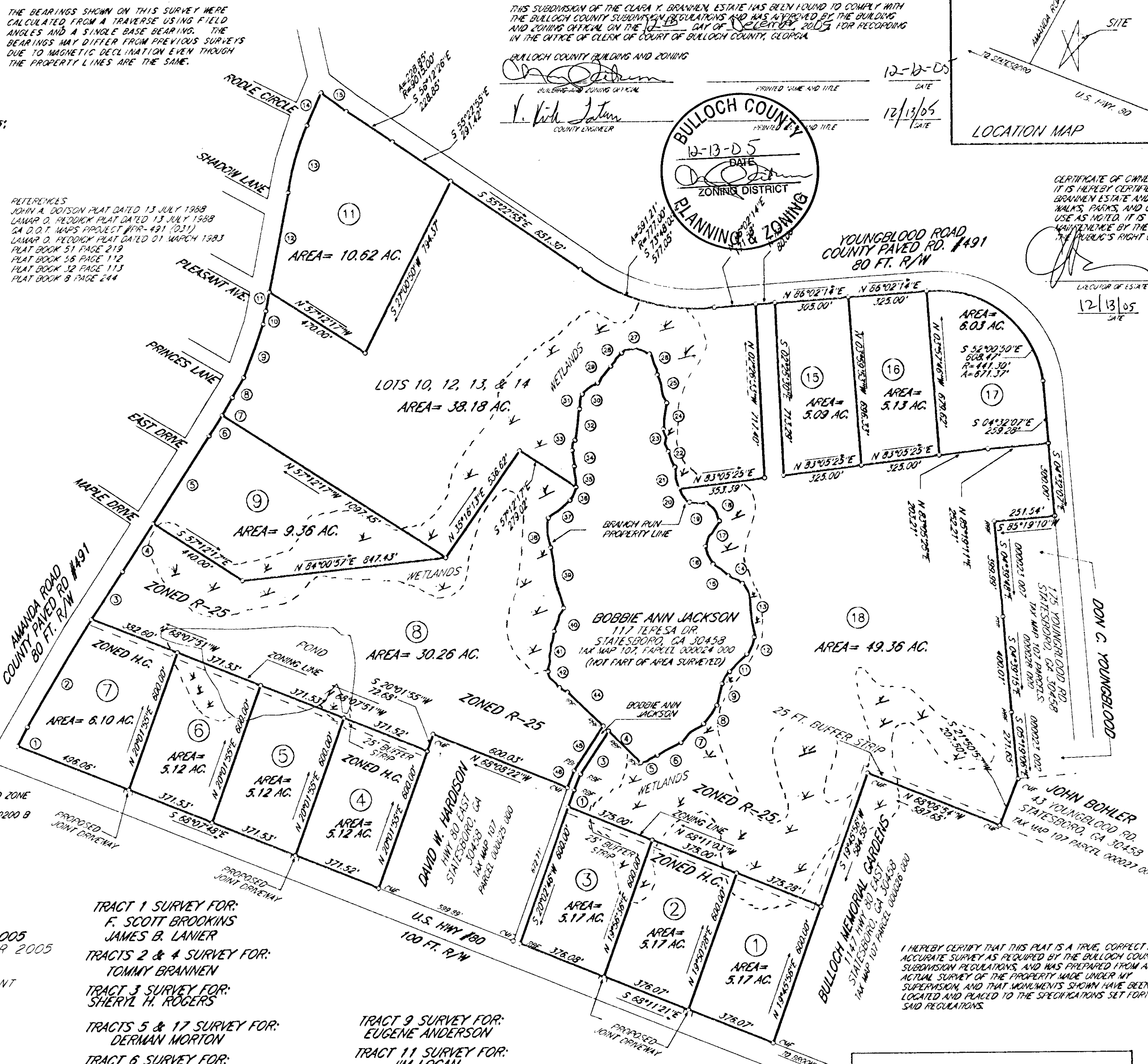
12/13/05
DATE



CERTIFICATE OF OWNERSHIP
IT IS HEREBY CERTIFIED THAT I AM THE EXECUTOR OF THE CLARA Y.
BRANNEN ESTATE AND THAT I HEREBY DEDICATE ALL STREETS, ALLEYS,
WALKS, PARKS, AND OTHER SITES (IF ANY) TO PUBLIC OR PRIVATE
USE AS NOTED. IT IS UNDERSTOOD THIS IS NOT AN ASSUMPTION OF
MAINTENANCE BY THE GOVERNING AUTHORITY. THIS DEDICATION IS FOR
THE PUBLIC'S RIGHT OF INGRESS AND EGRESS ONLY.

[Signature]
EXECUTOR OF ESTATE
12/13/05
DATE

[Signature]
WITNESS
J. P. A.



BRANCH LINES

COURSE	BEARING	DISTANCE
1	N 20°02'45"E	72.99'
2	N 22°27'42"E	71.33'
3	N 33°57'27"E	210.44'
4	S 45°17'16"E	185.00'
5	N 68°30'38"E	74.34'
6	N 62°26'50"E	110.76'
7	N 51°28'45"E	119.74'
8	N 35°48'04"E	95.07'
9	N 14°11'45"E	91.39'
10	N 32°03'45"E	59.49'
11	N 45°18'41"E	101.24'
12	N 23°26'19"E	72.33'
13	N 11°59'45"W	232.40'
14	N 59°47'12"W	67.06'
15	N 51°47'11"W	79.67'
16	N 23°17'27"W	79.44'
17	N 29°06'58"E	120.55'
18	N 35°42'03"W	59.40'
19	N 64°19'42"W	70.83'
20	N 35°10'59"W	68.81'
21	N 12°08'06"W	90.42'
22	N 25°45'25"W	70.18'
23	N 11°48'17"W	95.31'
24	N 07°55'15"E	107.94'
25	N 18°12'39"W	123.28'
26	N 20°05'23"W	91.48'
27	N 87°36'51"W	116.00'
28	S 40°10'51"W	70.54'
29	S 38°45'24"W	87.96'
30	S 54°18'25"W	78.99'
31	S 11°10'26"W	61.91'
32	S 08°44'48"W	130.45'
33	S 15°55'22"W	43.79'
34	S 07°02'52"E	66.12'
35	S 04°02'27"E	65.82'
36	S 24°16'18"W	59.87'
37	S 51°57'29"W	117.82'
38	S 04°26'52"E	122.89'
39	S 11°30'21"E	260.12'
40	S 22°20'50"W	101.04'
41	S 09°06'28"W	168.00'
42	S 35°22'07"E	82.27'
43	S 60°52'44"E	39.78'
44	S 46°05'20"E	203.51'
45	S 33°57'54"W	218.63'
46	S 22°27'53"W	75.02'

TRACT 1 SURVEY FOR:
F. SCOTT BROOKINS
JAMES B. LANIER

TRACTS 2 & 4 SURVEY FOR:
TOMMY BRANNEN

TRACT 3 SURVEY FOR:
SHERYL H. ROGERS

TRACTS 5 & 17 SURVEY FOR:
DERMAN MORTON

TRACT 6 SURVEY FOR:
DAVID ANDERSON
FARM MART

TRACT 7 SURVEY FOR:
DONALD NESMITH
NESMITH CONSTRUCTION

TRACT 8 SURVEY FOR:
LEE WALKER

TRACT 9 SURVEY FOR:
EUGENE ANDERSON

TRACT 11 SURVEY FOR:
JIM LOGAN

LOGAN SUPPLY COMPANY

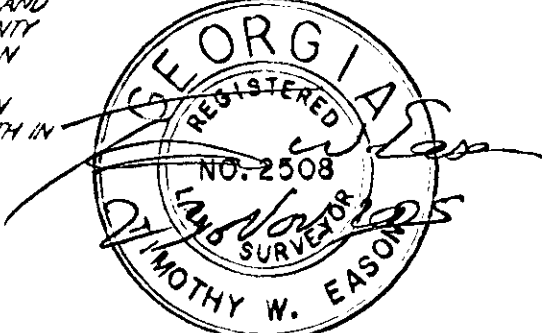
TRACT 15 SURVEY FOR:
ELLEN FERLINGERE

TRACT 16 SURVEY FOR:
FRANK S. HEARD

TRACT 18 SURVEY FOR:
ROBERT K. BELL

TRACTS 10, 12, 13, & 14 SURVEY FOR:
W.A. DUTTON
S.D. PROPERTY MANAGEMENT

SURVEY OF:
CLARA Y. BRANNEN, ESTATE
SURVEYED AS DIRECTED BY:
ROWELL AUCTIONS



EASON LAND SURVEYING
P.O. BOX 153
CLAXTON, GA 30412
(912) 739-7143

BK: 102
PG: 708