



TERRANCE M. COLLINS
LAND SURVEYOR
GA. REG. #3394

CARL EDMUND BURBRIDGE &
HAZEL LOUISE BURBRIDGE
DEED BOOK 753 PAGE 134
1-2-2013

SURVEYOR'S NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS' DEED REFERENCES WERE PROVIDED BY COLLINS LAND SURVEYING, LLC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- THE TERM "CERTIFICATION" AS USED IN RULE "180-6-.09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O. C. G. A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- BEARINGS ON THIS MAP OR PLAT ARE BASED ON GRID NORTH
- THIS IS A BOUNDARY SURVEY OF THAT PROPERTY RECORDED IN DEED BOOK 889 PAGE 565 IN THE CLERK OF SUPERIOR COURT OFFICE IN GRADY COUNTY, GA
- 100% OF THE DATA ON THIS PLAT WAS OBTAINED USING GPS. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE DATA SHOWN ON THIS SURVEY WAS 0.05' AT THE 95% CONFIDENCE LEVEL
- THIS MAP OR PLAT HAS A CALCULATED CLOSURE OF 1 FOOT IN 536038
- CHAMPION PRO DUAL FREQUENCY GPS RECEIVER & A GEOMAX ROBOTIC TOTAL STATION WAS USED TO PERFORM THIS SURVEY, EGPS NETWORK ADJUSTED REAL TIME KINEMATIC
- ALL DISTANCES SHOWN ARE GROUND DISTANCES



COLLINS LAND SURVEYING, LLC

201 5th St SE
CAIRO, GA 39828
PHONE (229) 378-5279
EMAIL cls@windstream.net



JERRY C. COOK & GAIL C. COOK
DEED BOOK 310 PAGE 270
2-10-1993

LL 102

ROBERT L. GWALTNEY &
LINDA L. GWALTNEY
DEED BOOK 238 PAGE 305
3-22-1999

POC & POB
1/2" IRF

LL 103

KEVIN TODD BUTLER
DEED BOOK 633 PAGE 614
6-28-2006

PLAT OF SURVEY PREPARED FOR:

ZACCARIA SPERRY

LAND LOT: 103
LAND DISTRICT: 18TH
COUNTY: GRADY
CITY: N/A
STATE: GA
SUBDIVISION: N/A
SURVEY DATE: 3-10-2023
SCALE: 1" = 200'
FILE NAME: SPERRY,ZAC
DRAWING NAME: SPERRYZAC-GR-18-103
SURVEYED BY: TC & PW
DRAWN BY: TMC
CHECKED BY: TMC
DRAWING DATE: 3-13-2023

G. ROBERT JONES
& DIANNA B. JONES
DEED BOOK 216 PAGE 189
3-27-1987

42.26 ACRES

LEGEND

IRS IRON REBAR SET WITH CAP LS#3394
IRF IRON REBAR FOUND
OTP OPEN TOP PIPE FOUND
CMF CONCRETE MONUMENT FOUND
CMS CONCRETE MONUMENT SET
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING

MATTHEW DUNCAN &
ROBYN DUNCAN
DEED BOOK 786 PAGE 530
4-30-2015

SURVEYORS 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 ANY 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.

TERRANCE M. COLLINS GA. REG. LAND SURVEYOR #3394 DATE

APPROXIMATE LOCATION
OF LAND LOT LINE

N 01°03'55" W
1373.87'

1/2" IRF

N 00°52'35" W
624.95'

1/2" IRF

N 00°52'35" W
263.07'

1/2" IRS

DANNY W. THOMAS
DEED BOOK 689 PAGE 55
2-26-2009

755.99'
S 89°40'09" E

1" OTP FOUND

APPROXIMATE LOCATION
OF LAND LOT LINE

S 26°19'27" E
210.53'

1" OTP FOUND
N 26°19'27" W 44.07'
OF CORNER

ROBERT AUSTIN NOWELL
DEED BOOK 444 PAGE 319
6-14-1998

S 23°52'54" W
29.55'

S 22°48'52" W
57.57'

S 37°46'45" W
46.58'

S 65°29'39" W
95.76'

S 28°31'20" W
72.67'

S 13°41'45" W
83.39'

1/2" IRS
S 25°55'30" E 26.91'
OF CORNER

S 46°24'23" W
42.65'

CHARLES E. MILLER
DEED BOOK 908 PAGE 296
4-26-2022

S 25°55'30" E
637.80'

1/2" OTP FOUND (BENT)

LISA BERRETT
DEED BOOK 661 PAGE 511
10-8-2007

S 25°39'37" E
486.72'

BLUEBERRY LN. 60'
R/W (2 LANE PAVED)

S 63°12'55" W
59.19'

1/4" X 1/4" SQUARE
PIN FOUND

S 26°59'37" E
60.17'

S 63°29'32" W
404.25'

1/2" IRF
(BENT)

1/2" IRS
S 63°29'32" W 7.68'
OF CORNER

CATHERINE GUERRERO
DEED BOOK 589
PAGE 639
6-23-2004

S 25°34'24" E
139.35'

S 00°25'40" E
365.75'

ZACCARIA SPERRY
DEED BOOK 899
PAGE 279
11-22-2021

1/4" X 1/4" SQUARE
PIN FOUND

BLACKBERRY LN. 60'
R/W (2 LANE PAVED)

N 01°48'51" W
26.00'

N 89°51'53" W
639.79'

1/4" X 1/4" SQUARE
PIN FOUND
S 89°39'45" W
99.52'