

eFiled & eRecorded
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TIME: 6:05 PM
PLAT BOOK: 00025
PAGE: 00233
RECORDING FEES: \$10.00
PARTICIPANT ID: 7026954186
CLERK: Kyemeshia T. Gibson
Meriwether County County, GA

SUBJECT PROPERTY

OWNER: STICKS AND STONES LLC (PER DB 1020 PG 565)

SITE ADDRESS: LEE BROWN ROAD & OWENS ROAD, WOODBURY, GA 30293

AREAS:

TRACT 1: 5.78 ACRES
TRACT2: 12.62 ACRES
TRACT 3: 14.53 ACRES
TRACT 4: 13.91 ACRES

PARCELS:

#153 012
#154 025

REFERENCES:

1) DEED BOOK 1020 - PAGE 565
2) PLAT BOOK 22 PG 123

ZONING INFORMATION

A-1 ZONING DISTRICT (AGRICULTURAL DISTRICT)

- LOT SIZE MINIMUM: 2 ACRES
- MINIMUM LOT WIDTH: 200 FEET AT SETBACK
- MINIMUM FRONT YARD SETBACK: 115 FEET FROM CENTERLINE OF ROAD
- MINIMUM SIDE YARD SETBACK: 30 FEET
- MINIMUM REAR YARD SETBACK: 50 FEET

ZONING INFORMATION SHOW HEREON HAS BEEN TAKEN FROM THE MERIWETHER COUNTY ZONING OFFICE AND THE MERIWETHER COUNTY CODE OF ORDINANCES. ALL ZONING INFORMATION WILL NEED TO BE VERIFIED BY THE PROPER ZONING OFFICIALS.

LINE TABLE

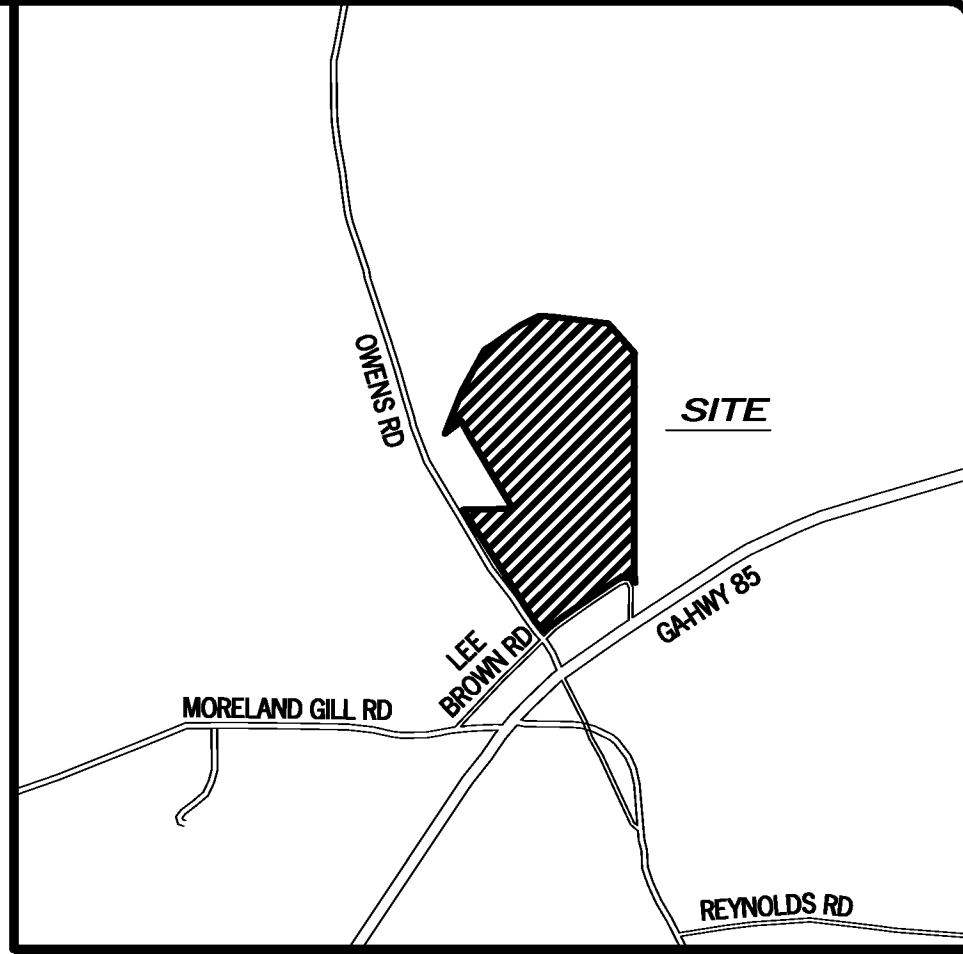
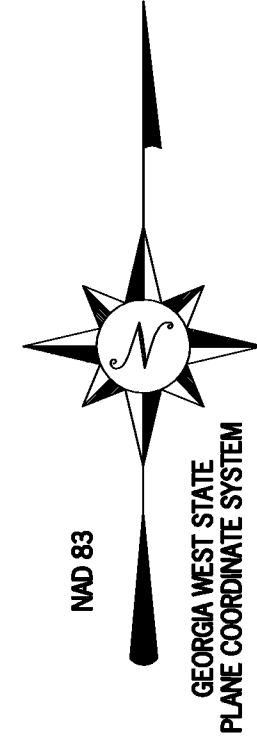
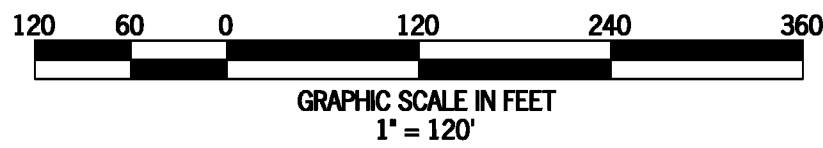
LINE	BEARING	DISTANCE
L1	S53°52'54"W	46.89'
L2	S48°01'54"W	82.41'
L3	S55°18'40"W	74.19'
L4	N82°38'23"W	64.53'
L5	N56°08'49"E	60.00'
L6	S57°06'08"W	126.14'
L7	S53°52'54"W	48.86'
L8	S83°04'43"E	100.00'
L9	S55°35'42"W	151.46'
L10	S57°06'08"W	23.54'
L11	N37°34'05"W	45.27'
L12	N88°53'46"W	55.25'
L13	S56°22'43"W	73.38'

SYMBOLS

IPF = - AS SHOWN HEREON
IPF = - 1/2" CAPPED REBAR TO BE SET
CMF = - CONCRETE MONUMENT FOUND

LEGEND

POB	POINT OF BEGINNING	CMF	CONCRETE MONUMENT FOUND
N/F	NOW OR FORMERLY	LL	LAND LOT
IPF	IRON PIN FOUND	LLL	LAND LOT LINE
OTP	OPEN TOP PIPE	PG	PAGE
CTP	CRIMP TOP PIPE	EP	EDGE OF PAVEMENT
IPS	IRON PIN SET	PL	PROPERTY LINE
PKNS	PARKER KALON NAIL SET	CL	CENTERLINE
R/W	RIGHT-OF-WAY	PB	PLAT BOOK
EP	EDGE OF PAVEMENT	DB	DEED BOOK
UP	UTILITY POLE		



VICINITY MAP
N.T.S.

GENERAL NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. THEREFORE, THE UNDERSIGNED AND CLAYTON ADAM MCCANN GAPLS #3481 MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION, BELIEF AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED ON HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET HORIZONTAL AT THE 95% CONFIDENCE LEVEL.

EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS: CARLSON BRX7 GNSS DUAL FREQUENCY RECEIVER, IN COMBINATION WITH A LEICA TCPR 1203+ ROBOTIC TOTAL STATION. (DATE OF LAST FIELD VISIT: 02-15-2023)

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 503,824 FEET.

THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS: GRID NORTH AS DEFINED BY NAD 83 AND NAD 88 (GEOID 18) DATUM, GEORGIA WEST ZONE AND DETERMINED THROUGH RTK-GPS METHODS UTILIZING A GNSS REAL TIME NETWORK SOLUTION BY MCCANN LAND SURVEYORS.

NO PORTION OF THIS SITE APPEARS TO BE IN A SPECIAL FLOOD AREA AS DEFINED BY THE MERIWETHER COUNTY F.E.M.A. F.I.R.M. COMMUNITY PANEL NUMBER 131990230E DATED 07/03/2012.

NOTE:

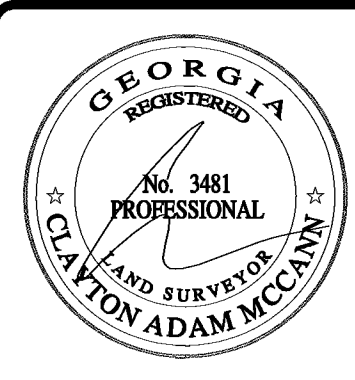
THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE PREVIOUSLY RECORDED 46.84 ACRE TRACT INTO 3 TRACTS, TRACT 2, 3, & 4, WITH A REMAINDER, BEING TRACT 1, AS PER MEETING WITH CASSANDRA SHARPE.

SURVEYOR CERTIFICATION

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. 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.

CLAYTON ADAM MCCANN GAPLS #3481

05/01/2023
DATE



MCS KB
23056
DRAWN BY
RAC
REVIEWED BY
COM & CAM
ISSUE DATE
05/01/2023

OVERLOOK AT
LAKE MERIWETHER

NO.	REVISIONS	DATE

1
OF 1

A SURVEY FOR:

OVERLOOK AT LAKE MERIWETHER

LAND LOT 225 2ND DISTRICT & LAND LOT 48 8TH DISTRICT MERIWETHER COUNTY, GA

MCCANN LAND SURVEYORS

315 SOUTH 9TH STREET
GRIFFIN, GA 30224
mccannls.com
(678) 204-7080