TOTAL AREA: 258.08 ACRES

LEGEND

- ○ 1/2" REBAR SET
- ● 1/2 " REBAR FOUND UNLESS OTHERWISE NOTED
- OTP OPEN TOP PIPE FOUND
- △ CALCULATED CORNER
- ⊠ CONCRETE MONUMENT FOUND
- R/W RIGHT OF WAY
- CRK CREEK
- L.L.L. LAND LOT LINE
- FH FIRE HYDRANT
- P.O.B. POINT OF BEGINNING
- N/F NOW OR FORMERLY

REFERENCE:
P.B. 73, PG. 167
P.B. 83, PG. 118

"OWNER'S CERTIFICATION"
STATE OF GEORGIA, COUNTY OF HOUSTON

THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED AND DEDICATES TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS OR PARKS.

AGENT SIGNATURE — DATE: 2/27/2023

APPROVED
3/22/2023
HOUSTON COUNTY PLANNING COMMISSION
SECRETARY

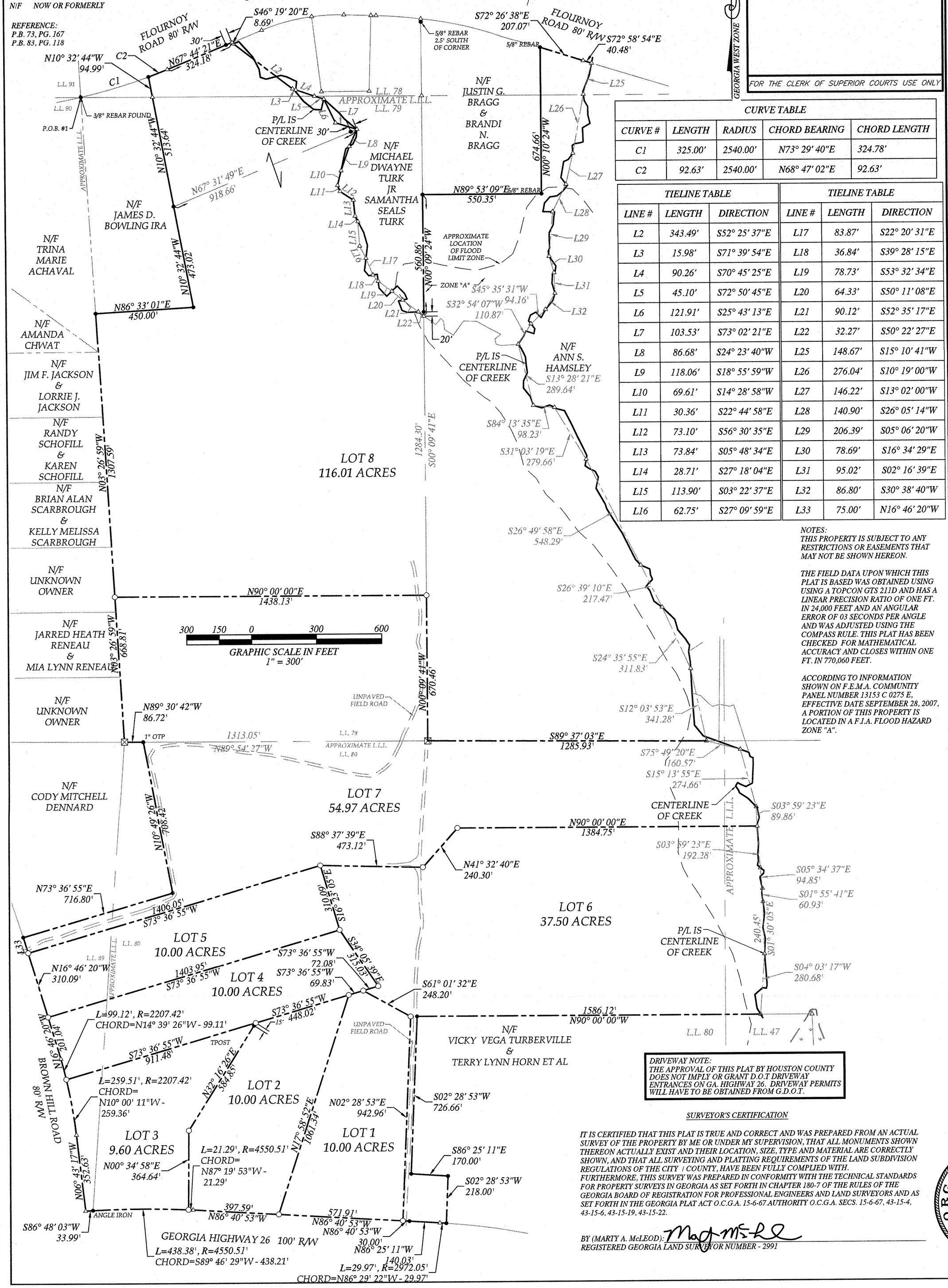
Type: GEORGIA STANDARD PLATS
Recorded: 3/27/2023 1:43:00 PM
Fee Amt: $10.00 Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Superior Court Clerk

Participant ID: 8648120189

BK 84 PG 50

FOR THE CLERK OF SUPERIOR COURTS USE ONLY

P.O. BOX 1821
Perry, Georgia 31069
office (478) 224-7070
fax (478) 224-7072
WWW. MCLEODSURVEYING.COM



CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	325.00'	2540.00'	N73° 29' 40"E	324.78'
C2	92.63'	2540.00'	N68° 47' 02"E	92.63'

TIELINE TABLE			TIELINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L2	343.49'	S52° 25' 37"E	L17	83.87'	S22° 20' 31"E
L3	15.98'	S71° 39' 54"E	L18	36.84'	S39° 28' 15"E
L4	90.26'	S70° 45' 25"E	L19	78.73'	S53° 32' 34"E
L5	45.10'	S72° 50' 45"E	L20	64.33'	S50° 11' 08"E
L6	121.91'	S25° 43' 13"E	L21	90.12'	S52° 35' 17"E
L7	103.53'	S73° 02' 21"E	L22	32.27'	S50° 22' 27"E
L8	86.68'	S24° 23' 40"W	L25	148.67'	S15° 10' 41"W
L9	118.06'	S18° 55' 59"W	L26	276.04'	S10° 19' 00"W
L10	69.61'	S14° 28' 58"W	L27	146.22'	S13° 02' 00"W
L11	30.36'	S22° 44' 58"E	L28	140.90'	S26° 05' 14"W
L12	73.10'	S56° 30' 35"E	L29	206.39'	S05° 06' 20"W
L13	73.84'	S05° 48' 34"E	L30	78.69'	S16° 34' 29"E
L14	28.71'	S27° 18' 04"E	L31	95.02'	S02° 16' 39"E
L15	113.90'	S03° 22' 37"E	L32	86.80'	S30° 38' 40"W
L16	62.75'	S27° 09' 59"E	L33	75.00'	N16° 46' 20"W

NOTES:
THIS PROPERTY IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY NOT BE SHOWN HEREON.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING USING A TOPCON GTS 211D AND HAS A LINEAR PRECISION RATIO OF ONE FT. IN 24,000 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FT. IN 770,060 FEET.

ACCORDING TO INFORMATION SHOWN ON F.E.M.A. COMMUNITY PANEL NUMBER 13153 C 0275 E, EFFECTIVE DATE SEPTEMBER 28, 2007, A PORTION OF THIS PROPERTY IS LOCATED IN A F.I.A. FLOOD HAZARD ZONE "A".

DRIVEWAY NOTE:
THE APPROVAL OF THIS PLAT BY HOUSTON COUNTY DOES NOT IMPLY OR GRANT D.O.T DRIVEWAY ENTRANCES ON GA. HIGHWAY 26. DRIVEWAY PERMITS WILL HAVE TO BE OBTAINED FROM G.D.O.T.

SURVEYOR'S CERTIFICATION

IT IS CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL SURVEYING AND PLATTING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF THE CITY / COUNTY, HAVE BEEN FULLY COMPLIED WITH. FURTHERMORE, 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 PLAT 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.

BY (MARTY A. McLEOD):
REGISTERED GEORGIA LAND SURVEYOR NUMBER - 2991

GEORGIA REGISTERED No. 2991 LAND SURVEYOR MARTY A. McLEOD

McLeod SURVEYING

SURVEY FOR: TIMBER MANAGEMENT, INC.

COUNTY:	HOUSTON
DISTRICT:	13TH
LAND LOT:	47,78,79,80,89
DATE:	3/16/2023
SCALE:	1"=300'
JOB NO.	0819-001

NO.	DATE	REVISION

P:\22\08 - ATTORNEY\0819 - LIGHTHOUSE LAW FIRM-JOSHUA HALE\0819-001-SURVEY CAD\0819-001-SURVEY-116.DWG
297 ACRES ON FLOURNOY ROAD AND HWY 26\01-SURVEY OF 4 TRACTS AND DIVIDE -