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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.



JAMES F. MATTISON, IV, P.L.S. #2701 DATE: 4/3/2023



MATTISON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION LSF00690
P.O. BOX 714
LINCOLNTON, GEORGIA 30817
706-359-5853
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BOUNDARY PLAT FOR

**JOHN B. COLVIN
and LOIS T. COLVIN**

SHOWING PROPERTY KNOWN AS TAX MAP 051 022
DEED BOOK 16R-593
PLAT IN DEED BOOK X-80 MADISON COUNTY, GA

1303th. G.M.D. 102.58 ACRES

OGLETHORPE COUNTY, GEORGIA

SCALE: 1"=300' MARCH 30, 2023 (FIELD WORK)
APRIL 3, 2023 (PLAT COMPLETED)

TOPCON GPT 1003-HIPER "V"
TRAVERSE CLOSURE 1/14,111'
ANGLE ERROR 2" PER POINT
LEAST SQUARES ADJUSTMENT
MAP CHECK 1/1,126,913

- - 1/2" REBAR SET
- - 1/2" REBAR FOUND
- - 1/2" PIPE FOUND
- - PECAN TREE
- △ - COMPUTED POINT

THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY
AND PROTECTIVE COVENANTS OF RECORD.

ROBERT J. & CONNIE B MCCURLEY
TAX MAP 051 016
DEED BOOK 11R-374
PLAT BOOK 18-447

KAREKIN & VIRGINIA H. GOEKJIAN
TAX MAP 051 019
DEED BOOK 8M-90
PLAT BOOK 11-65

CHRIS WRENN
TAX MAP 051 021
DEED BOOK 14N-28
PLAT BOOK 9-67

TONY L. CHRISTIAN
TAX MAP 051 023
DEED BOOK 67-406
PLAT BOOK C77-1

KARP PROPERTIES, LLC
TAX MAP 073 044
DEED BOOK 163-419
PLAT BOOK 16-426

