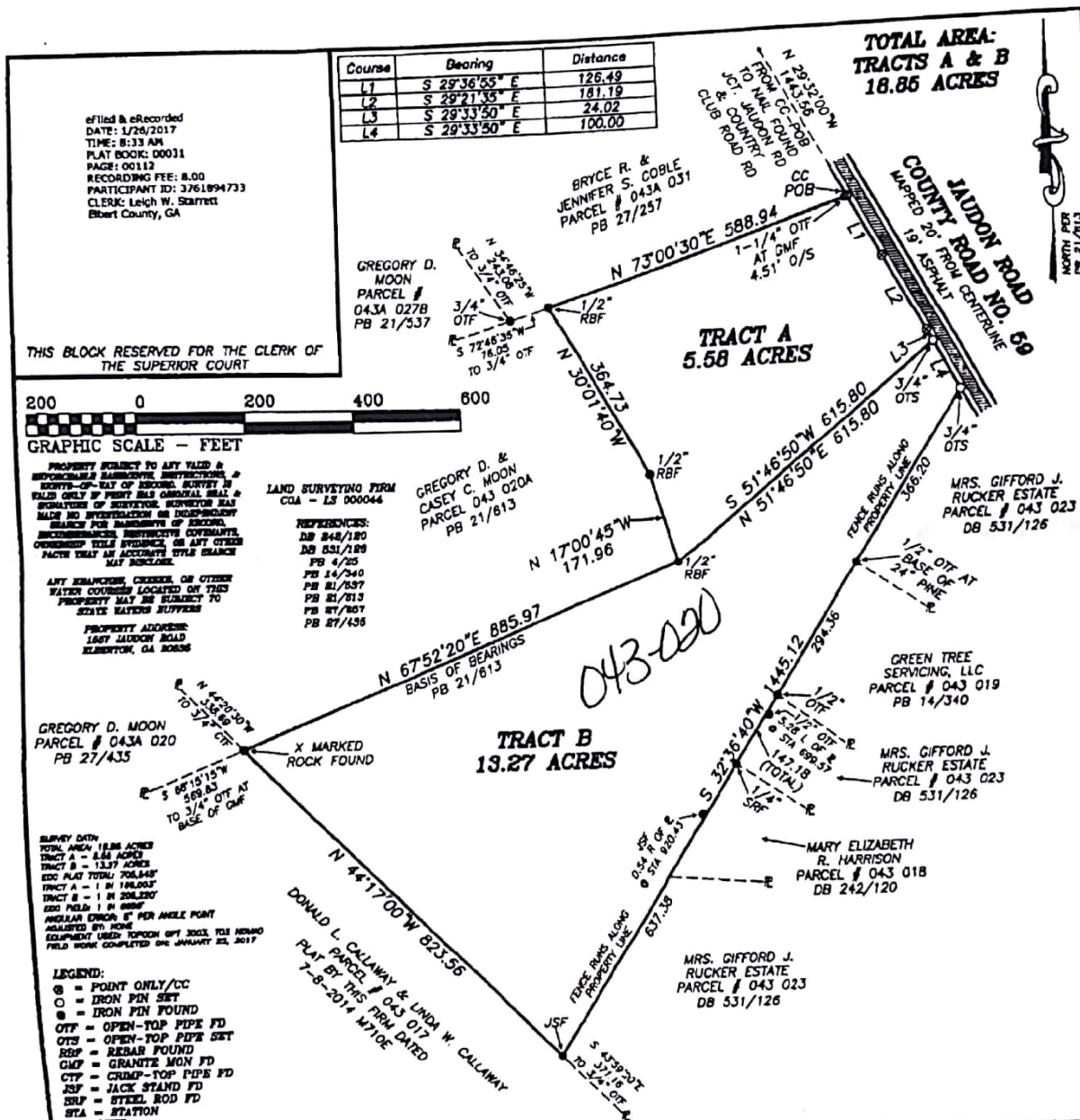


043-020



THIS PLAT REPRESENTS A BOUNDARY SURVEY OF A DIVISION OF A PARENT TRACT OF FAMILY LAND REPRESENTING TRACTS A AND B FOR A COMBINED TOTAL OF 18.85 ACRES. PARENT TRACT IS KNOWN AS PARCEL 043 020, ELBERT COUNTY RECORDS

SURVEYOR'S CERTIFICATION

SUCH APPROVAL OR ATTENTION SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY THE SURVEYOR AS TO THE USE OF ANY PARCEL, THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT, OR PLAY COMPLETES WITH THE ANNUAL STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF SURVEYING AND MAPPING, AND THAT THE SURVEYOR HAS COMPLIED WITH THE REQUIREMENTS OF THE GEORGIA SUPERIOR COURT CLIENTS' COOPERATIVE AGREEMENT. THE APPROVAL SIGNATURES ABOVE HEREIN SHALL BE VALID WHEN THE SURVEY HAS BEEN COMPLETED.

ALL DEED/PLAY BOOK REFERENCES SHOWN HEREON, UNLESS OTHERWISE NOTED, ARE RECORDED IN THE CLERK OF THE SUPERIOR COURT'S OFFICE OF ELBERT COUNTY, GEORGIA.

THIS PROPERTY DOES NOT APPEAR TO BE IN A FEDERAL FLOOD HAZARD AREA.

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

THIS SURVEY COMPLETES WITH BOTH THE RULES OF THE GEORGIA BOARD OF SURVEYING AND MAPPING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCGA) 18-6-47 AS AMENDED BY HOUSE BILL 1014, IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF REQUIREMENTS, THE REQUIREMENTS OF LAW PREVAIL.

AS REQUIRED BY SUBSECTION (4) OF OCGA SECTION 18-6-47, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAY HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR BODIES, OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE APPROVED IN WRITING THAT APPROVAL IS NOT REQUIRED, THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAY FOR FILING:

APPROVED BY ACCORDANCE WITH THE ELBERT COUNTY PLANNING AND ZONING DEPARTMENT

[Signature]

ELBERT COUNTY PLANNING AND ZONING

SURVEY FOR: HERBERT L. CALLAWAY ESTATE				LOCATION MAP:
COUNTY: ELBERT	G.M.D.: 193	CITY: N/A	STATE: GEORGIA	
DATE: JANUARY 26, 2017	REVISIONS: N/A	SCALE: 1"=200'		
DRAWN BY: T. TEASLEY			PARTY CHIEF / CREW: TT/DT-AT	
CRD FILE: M710.CRD			DWG NO: M710-F.DWG	
DEAN H. TEASLEY LAND SURVEYING, INC. GEORGIA & SOUTH CAROLINA REGISTERED LAND SURVEYOR GEORGIA REG. 1898 SOUTH CAROLINA REG. 8044 16 HERITAGE ROAD HARTWELL, GEORGIA 30643 PHONE (706)376-4236 FAX (706)376-0006 EMAIL D. TEASLEY@GMAIL.COM				



043-017

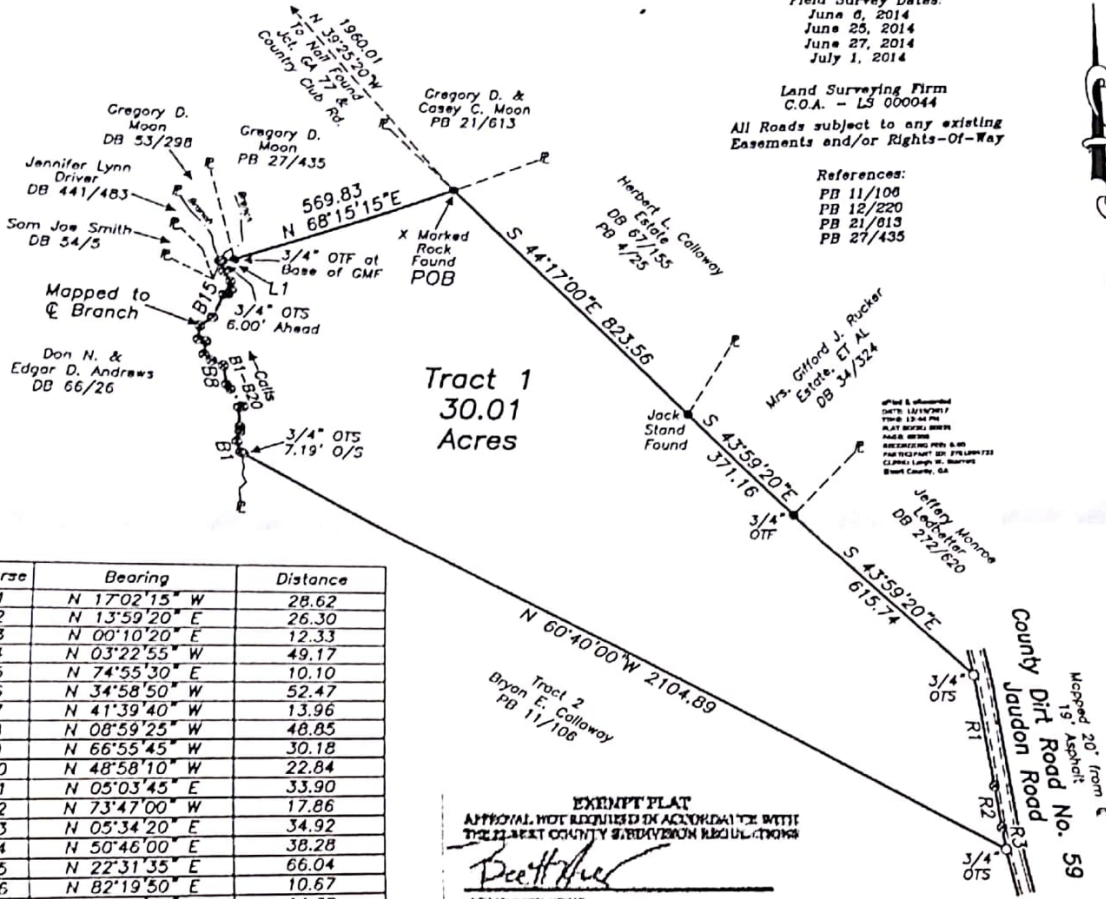
Field Survey Dates:
June 8, 2014
June 25, 2014
June 27, 2014
July 1, 2014

Land Surveying Firm
C.O.A. - LS 000044

All Roads subject to any existing
Easements and/or Rights-of-Way

References:
PB 11/106
PB 12/220
PB 21/613
PB 27/435

North per
PB 27/435



Course	Bearing	Distance
B1	N 17°02'15\"	28.62
B2	N 13°59'20\"	26.30
B3	N 00°10'20\"	12.33
B4	N 03°22'55\"	49.17
B5	N 74°55'30\"	10.10
B6	N 34°58'50\"	52.47
B7	N 41°39'40\"	13.96
B8	N 08°59'25\"	48.85
B9	N 66°55'45\"	30.18
B10	N 48°58'10\"	22.84
B11	N 05°03'45\"	33.90
B12	N 73°47'00\"	17.86
B13	N 05°34'20\"	34.92
B14	N 50°46'00\"	38.28
B15	N 22°31'35\"	66.04
B16	N 82°19'50\"	10.67
B17	N 30°30'45\"	14.38
B18	N 04°15'30\"	22.45
B19	N 32°27'45\"	29.87
B20	N 19°34'05\"	30.33

Course	Bearing	Distance
L1	N 80°15'05\"	36.30

Course	Bearing	Distance
R1	S 07°45'40\"	286.17
R2	S 08°09'20\"	105.21
R3	S 09°08'20\"	55.93

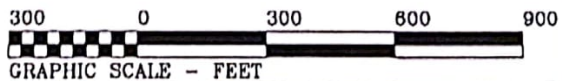
EXEMPT PLAT
APPROVAL NOT REQUIRED IN ACCORDANCE WITH
THE ELBERT COUNTY SUBDIVISION REGULATIONS
Dee H. Teasley
ADMINISTRATIVE OFFICIAL
ELBERT COUNTY BOARD OF COMMISSIONERS
DATE: 12-15-2017

Notes:

- 1) Property subject to any valid & enforceable Easements, Restrictions, & Rights-of-Way of Record.
- 2) Survey is valid only if print has original Seal & Signature of surveyor.
- 3) 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 title search may disclose.

THE FIELD EQUIPMENT USED FOR THIS SURVEY WAS A TOPCON DIST 1001 & THIS ROAD THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 6,142 FEET AND AN ANGULAR ERROR OF 4.4 SEC. PER ANGLE POINT AND WAS ADJUSTED USING NO RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 700,930 FEET.

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. 15-6-87



- Legend:
- ⊙ = Point Only
 - = Iron Pin Set
 - = Iron Pin Found
 - ⊕ = Power Pole
 - RHS = 1/2" Rebar Set
 - RBF = Rebar Found
 - OTF = Open-Top Pipe Found
 - GMF = Granite Monument Found
 - O/S = Offset
 - E = Property Line
 - C = Centerline
 - R/W = Right of Way
 - POB = Point of Beginning
 - CC = Calculated Corner
 - PB = Plat Book
 - DB = Deed Book

THIS PLAT REPRESENTS A BOUNDARY RETRACEMENT SURVEY OF A PREVIOUSLY RECORDED PARCEL LAND. SAID PARCEL IS KNOWN AS TRACT 1 IN PLAT BOOK 11 PAGE 106, ELBERT COUNTY RECORDS.

PARCEL NUMBER 043 017.

SURVEY FOR: **Donald L. Callaway**

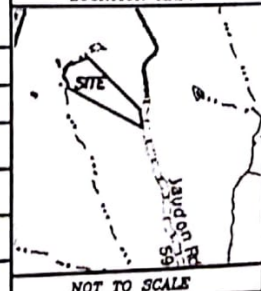
COUNTY: Elbert	G.M.D.: 103	CITY: N/A	STATE: Georgia
DATE: July 8, 2014	REVISIONS: N/A	SCALE: 1"=300'	

DEAN H. TEASLEY
LAND SURVEYING, INC.

GEORGIA & SOUTH CAROLINA REGISTERED LAND SURVEYOR
GEORGIA REG. 1888 SOUTH CAROLINA REG. 8044
16 HERITAGE ROAD HARTWELL, GEORGIA 30643
PHONE (706)376-4236 dhtsurvey@comcast.net
TRAVIS R. TEASLEY GA RLS NO. 3118

DRAWN BY: T. Teasley
PARTY CHIEF / CREW: DT/AT-AF
CRD FILE: M710.CRD
DWG NO: M710E.DWG

LOCATION MAP:



NOT TO SCALE

