

PRELIMINARY

THIS BLOCK RESERVED FOR RECORDING INFORMATION

BRADY M. KALESSA
GEORGIA REGISTERED
LAND SURVEYOR #5624

P.O. BOX 269
WATKINSVILLE, GA 30677
706-769-6610

THIS PLAT IS NOT VALID
OR RECORDABLE UNLESS SAID
SURVEYOR'S SIGNATURE APPEARS IN
ORIGINAL BLUE INK OVER THE
STAMP.

IN MY OPINION, THIS PLAT IS A
CORRECT REPRESENTATION OF
THE LAND PLATTED AND HAS BEEN
PREPARED IN CONFORMITY WITH
MINIMUM STANDARDS AND
REQUIREMENTS OF GEORGIA LAW.

N/F
SMITH
PARCEL#0110 023
ZONED RA
D.B. 486 PAGE 316
P.B. 3 PAGE 383

N/F
SMITH
PARCEL#0110 020
ZONED RA
D.B. 467 PAGE 148
P.B. 1 PAGE 484

SYMBOL LEGEND	
	CALCULATED POINT
	IRON MARKER FOUND
	1/2" IRON PIN SET
	CONCRETE MONUMENT FOUND
	FENCE

FIELD SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN XX.XXX FEET,
AND AN ANGULAR ERROR OF " PER ANGLE POINT, AND
WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR
MEASUREMENTS WERE OBTAINED USING A TOPCON
TOTAL STATION, MODEL GPT 3002.

THE FIELD WORK WAS COMPLETED ON XXX.XX, XXXX.

PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND
IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN
XX.XXX FEET.

SITE

VICINITY MAP

NOT TO SCALE

PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
BRADY M. KALESSA, G.S. RES03624
P.O. BOX 269 WATKINSVILLE, GA 30677
BRADY@BASELINEGA.COM
706-769-6610

- TOTAL PROJECT ACREAGE: 452.71 ACRES
- TAX PARCEL #: 0110 012
- NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.
- ZONED RA
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD, SHOWN OR NOT SHOWN

221st GEORGIA
MILITIA DISTRICT

JEFFERSON COUNTY

PHYSICAL ADDRESS:

RHENEY ROAD
WADLEY, GA
30477

REVISIONS	DATE

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BE ALTERED OR COPIED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF BASELINE
SURVEYING & ENGINEERING, INC.

DATE
09/26/2025

PROJECT
25-4241S

DRAWN BY: BMK

ADMINISTRATIVE
SUBDIVISION
PLAT

SHEET
1 OF 1

LSF#001108
EXPIRES 12-31-2025

PLAT ABBREVIATIONS

AC -	AIR CONDITIONING UNIT
BSL -	BUILDING SETBACK LINE
C/L -	CENTERLINE
CR -	CABLE RISER
DB -	DEED BOOK
DI -	DROP INLET
DWCB -	DOUBLE WING CATCH BASIN
EM -	ELECTRIC METER
EMH -	ELECTRIC MANHOLE
FES -	FLARED END SECTION
FIRM -	FEDERAL INSURANCE RATE MAP
FH -	FIRE HYDRANT
GCB -	GATE CONTROL BOX
GEN -	GENERATOR
GM -	GAS METER
HFW -	HEAD WALL
HP -	IRON PIN FOUND
IPS -	IRON PIN SET
JB -	JUNCTION BOX
LL -	LAND LOT
N/F -	NOW OR FORMERLY
OCS -	OUTLET CONTROL STRUCTURE
OHE -	OVERHEAD ELECTRIC
OTP -	OPEN TOP PIPE
PB -	PLAT BOOK
PG -	PAGE
PL -	PROPERTY LINE
P.O.B. -	POINT OF BEGINNING
P.O.C. -	POINT OF COMMENCEMENT
PP -	POWER POLE
RIP -	RIGHT OF WAY
SS -	SANITARY SEWER
SSMH -	SANITARY SEWER MANHOLE
SSMH -	STORM SEWER MANHOLE
TR -	TELEPHONE RISER
TV -	TELEPHONE VAULT
TCB -	TRAFFIC CONTROL BOX
TRAN -	TRANSFORMER
WM -	WATER METER
WV -	WATER VALVE

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN
PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL
JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES,
SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVAL OR
AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL
BODIES BY ANY PHYSICIAN OR USER OF THIS PLAT AS TO INTENDED USE OF ANY
PARCEL. 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.

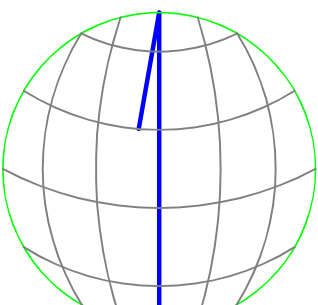
BRADY M. KALESSA, G.S. RES03624

OGEECHEE RIVER CALL TABLE		
LINE	BEARING	DISTANCE
L1	S 25°54'00" W	54.22'
L2	S 42°03'10" E	139.81'
L3	S 51°45'14" E	47.75'
L4	S 84°06'51" E	92.66'
L5	N 62°30'04" E	173.73'
L6	S 79°05'23" E	137.44'
L7	S 07°20'16" E	73.66'
L8	S 42°24'06" W	133.88'
L9	S 66°10'15" W	209.62'
L10	S 41°08'44" E	210.93'
L11	S 77°13'11" E	149.57'
L12	N 09°41'11" E	112.91'
L13	N 85°15'12" E	158.33'
L14	S 24°20'08" E	59.01'
L15	S 46°42'33" E	144.02'
L16	N 23°48'53" E	72.46'
L17	N 30°55'23" E	263.87'
L18	N 02°02'11" W	135.63'
L19	N 62°39'42" E	403.81'
L20	N 83°43'48" E	60.23'
L21	S 43°51'16" E	30.07'
L22	S 44°13'18" E	60.53'
L23	S 42°00'25" E	188.76'
L24	S 14°07'43" W	84.61'
L25	S 28°37'32" E	58.19'
L26	S 42°43'35" E	60.73'
L27	S 42°43'35" E	60.73'
L28	S 39°58'54" E	64.20'
L29	S 74°43'34" E	72.30'
L30	S 28°36'26" E	58.94'
L31	S 06°40'49" W	47.50'
L32	S 25°09'31" W	53.93'
L33	S 38°32'11" W	52.37'
L34	S 30°30'23" W	30.12'
L35	S 27°51'05" W	44.47'
L36	S 04°27'38" W	151.38'
L37	S 34°17'07" E	89.46'
L38	S 11°23'54" E	99.62'
L39	S 30°30'35" E	81.36'
L40	S 34°33'49" E	60.47'
L41	S 70°17'51" E	60.42'
L42	S 78°47'21" E	61.98'
L43	S 62°47'41" E	60.36'
L44	S 36°49'40" E	57.05'
L45	S 27°53'01" W	176.44'
L46	S 18°43'51" W	122.92'
L47	S 43°08'32" E	131.68'
L48	S 17°16'44" E	30.00'
L49	S 02°12'16" W	80.41'
L50	S 04°33'26" W	146.35'
L51	S 11°21'00" W	125.86'
L52	S 03°23'29" E	79.62'
L53	S 28°16'30" W	120.37'
L54	S 17°11'20" E	39.84'
L55	S 03°40'11" E	67.85'
L56	S 09°40'00" W	59.59'
L57	S 19°11'53" W	68.79'
L58	S 08°44'47" W	81.13'
L59	S 23°31'06" W	79.82'
L60	S 13°00'13" W	180.16'
L61	S 13°23'06" W	70.73'
L62	S 16°44'17" W	88.38'
L63	S 20°24'38" W	91.30'
L64	S 15°22'15" W	61.47'
L65	S 04°16'14" W	30.92'
L66	S 16°31'39" E	118.53'
L67	S 36°49'00" E	48.01'
L68	N 87°38'20" E	94.62'
L69	N 30°01'09" E	60.38'
L70	N 31°39'53" E	69.18'
L71	N 30°54'44" E	71.29'
L72	N 39°06'02" E	93.70'
L73	N 70°57'02" E	60.98'
L74	S 84°21'53" E	84.28'
L75	N 85°38'04" E	90.49'
L76	N 77°17'13" E	65.42'
L77	N 67°13'12" E	69.93'
L78	S 30°17'58" W	123.49'
L79	S 01°47'56" W	193.08'
L80	S 51°44'25" E	60.34'
L81	N 08°48'04" E	85.78'
L82	N 83°25'06" E	93.58'
L83	N 78°04'06" E	90.97'
L84	N 63°06'39" E	106.35'
L85	N 49°06'46" E	108.60'
L86	N 51°05'18" E	80.76'
L87	N 34°58'54" E	89.51'
L88	N 86°16'58" E	133.64'
L89	S 44°35'36" E	126.67'
L90	S 56°03'57" E	128.90'
L91	S 46°02'08" E	34.83'
L92	S 12°46'00" E	262.46'
L93	S 40°35'11" E	77.48'
L94	S 67°26'18" E	144.29'
L95	S 16°23'04" E	98.69'
L96	S 79°02'23" E	112.59'
L97	S 57°42'36" E	20.93'
L98	S 37°05'45" E	236.45'
L99	S 83°42'16" E	246.15'
L100	S 79°42'09" E	81.83'
L101	S 22°37'43" E	112.18'
L102	S 35°56'49" E	160.71'
L103	S 46°17'25" E	124.99'
L104	S 29°12'12" E	119.06'
L105	S 35°25'08" E	81.00'

DIVISION LINE CALL TABLE		
LINE	BEARING	DISTANCE
L1	N 51°47'58" W	30.00'
L2	N 18°56'57" E	712.14'
L3	N 13°03'48" E	241.12'
L4	N 17°35'33" E	102.74'
L5	N 13°42'15" W	149.23'
L6	N 66°40'56" W	209.67'
L7	N 56°53'09" W	334.24'
L8	N 52°36'07" W	193.73'
L9	N 38°13'20" W	76.87'
L10	N 22°01'59" W	92.53'
L11	N 39°31'17" W	78.18'
L12	N 48°16'03" W	112.04'
L13	N 42°35'04" W	71.07'
L14	N 55°19'36" W	78.36'
L15	N 26°09'22" W	87.20'
L16	N 21°00'13" W	83.09'
L17	N 29°02'19" W	51.03'
L18	N 51°01'36" W	333.38'
L19	N 50°47'06" W	63.06'
L20	N 20°11'34" W	414.27'
L21	N 37°53'28" W	538.55'
L22	N 30°18'02" W	74.25'
L23	N 11°28'28" W	73.19'
L24	N 07°57'32" E	64.36'
L25	N 26°41'07" E	69.92'
L26	N 40°07'47" E	117.74'
L27	N 46°06'58" E	98.67'
L28	N 47°12'36" E	150.22'
L29	N 32°54'25" E	58.28'
L30	N 12°47'36" E	55.65'
L31	N 02°41'31" E	68.64'
L32	N 02°21'12" W	79.85'
L33	N 11°00'50" W	210.71'
L34	N 11°57'14" W	155.98'
L35	N 17°51'33" W	139.83'
L36	N 24°01'09" W	531.08'
L37	N 70°17'30" W	158.86'
L38	N 08°26'35" W	394.66'
L39	N 08°29'35" W	1152.71'
L40	N 88°46'29" W	2324.48'
L41	N 14°04'31" W	1108.97'
L42	S 84°43'28" W	296.63'
L43	N 69°58'07" W	250.42'
L44	N 74°00'40" W	521.24'
L45	N 88°43'24" W	322.45'
L46	S 81°17'00" W	223.00'
L47	S 88°32'52" W	237.62'
L48	S 44°45'52" W	267.63'
L49	S 57°40'10" W	529.89'
L50	N 87°35'19" W	292.88'
L51	N 02°49'20" E	126.60'

TRACT 2
+/- 791.59 ACRES
A PORTION OF PARCELS 0110 012
ZONED RA
D.B. 638 PAGE 258
P.B. 2 PAGE 66

TRACT 1
452.71 ACRES
A PORTION OF PARCELS 0110 012
ZONED RA
D.B. 638 PAGE 258
P.B. 2 PAGE 66



GRID NORTH

BEARINGS ARE BASED ON
NORTH AMERICAN DATUM OF 1983
GEORGIA STATE PLANE COORDINATE SYSTEM
(EASTERN ZONE)

GRAPHIC SCALE

0' 250' 500' 1000' 1500'

1 INCH = 500 FEET