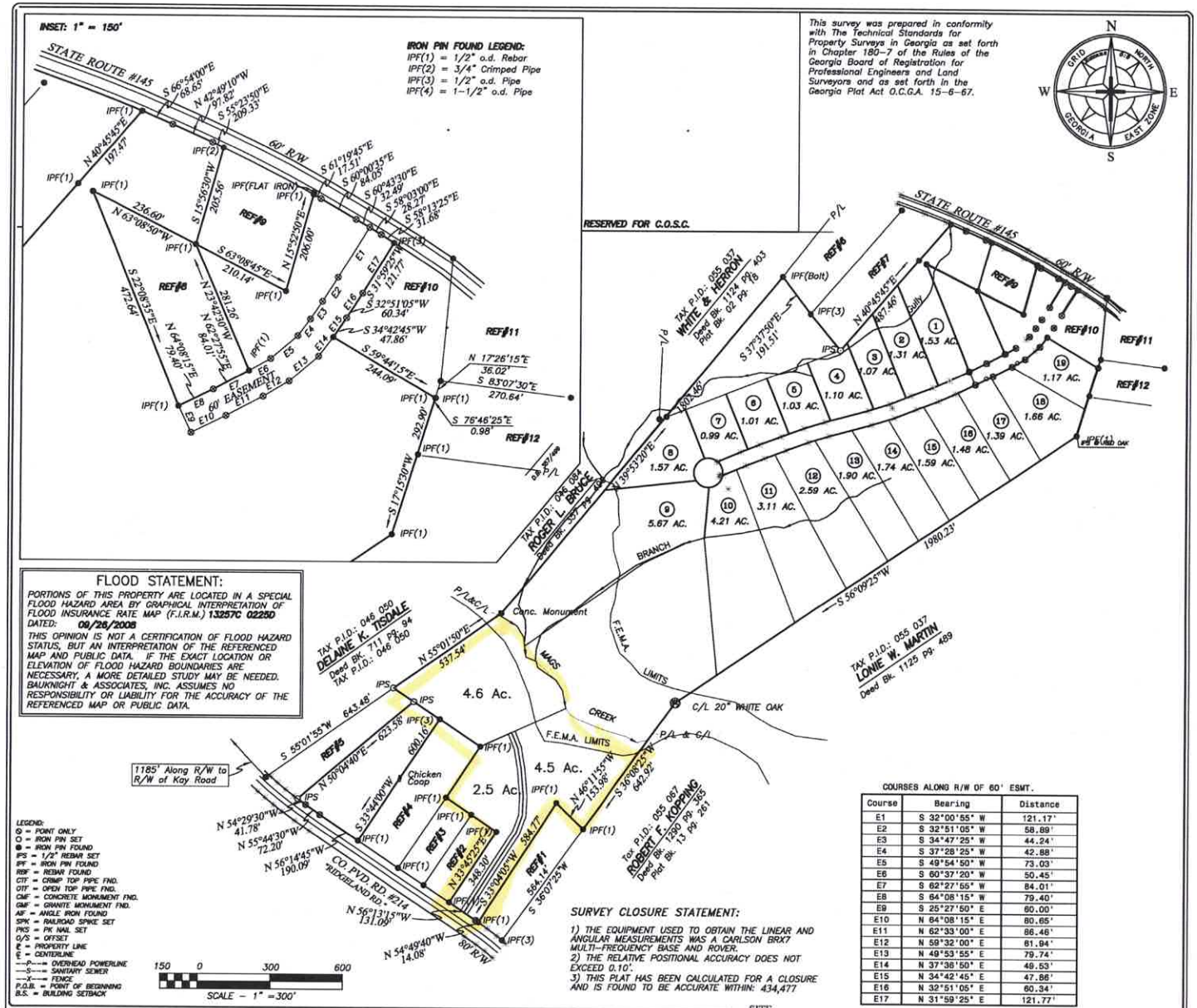


FLOOD STATEMENT:

PORTIONS OF THIS PROPERTY ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GRAPHICAL INTERPRETATION OF FLOOD INSURANCE RATE MAP (F.I.R.M.) **13257C 0225D** DATED: **09/26/2008**

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATION OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. BAUKNIGHT & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

LEGEND:
⊙ = POINT ONLY
○ = IRON PIN SET
● = IRON PIN FOUND
IPS = 1/2" REBAR SET
IPF = IRON PIN FOUND
RBF = REBAR FOUND
CTF = CRIMP TOP PIPE FND.
OTF = OPEN TOP PIPE FND.
CMF = CONCRETE MONUMENT FND.
GMF = GRANITE MONUMENT FND.
AIF = ANGLE IRON FOUND
SPK = RAILROAD SPIKE SET
PKS = PK NAIL SET
O/S = OFFSET
℄ = PROPERTY LINE
℄ = CENTERLINE
---P--- = OVERHEAD POWERLINE
---S--- = SANITARY SEWER
---X--- = FENCE
P.O.B. = POINT OF BEGINNING
B.S. = BUILDING SETBACK

SURVEY CLOSURE STATEMENT:

1) THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WAS A CARLSON BRX7 MULTI-FREQUENCY BASE AND ROVER.
2) THE RELATIVE POSITIONAL ACCURACY DOES NOT EXCEED 0.10'.
3) THIS PLAT HAS BEEN CALCULATED FOR A CLOSURE AND IS FOUND TO BE ACCURATE WITHIN: 434,477

COURSES ALONG R/W OF 60' ESMT.

Course	Bearing	Distance
E1	S 32°00'55" W	121.17'
E2	S 32°51'05" W	58.89'
E3	S 34°47'25" W	44.24'
E4	S 37°28'25" W	42.88'
E5	S 49°54'50" W	73.03'
E6	S 60°37'20" W	50.45'
E7	S 62°27'55" W	84.01'
E8	S 64°08'15" W	79.40'
E9	S 25°27'50" E	60.00'
E10	N 64°08'15" E	80.65'
E11	N 62°33'00" E	86.46'
E12	N 59°32'00" E	61.94'
E13	N 49°53'55" E	79.74'
E14	N 37°36'50" E	49.53'
E15	N 34°42'45" E	47.86'
E16	N 32°51'05" E	60.34'
E17	N 31°59'25" E	121.77'

REFERENCE TABLE

REF #	TAX I.D. #	NAME	DEED BK/PG	PLAT BK/PG
REF#1	046 094	JOHN CARLOS BELL	1060 / 111	16 / 734
REF#2	046 053	CHRISTOPHER COBB	1228 / 130	16 / 723
REF#3	046 052	WM. MARK BURKE	1094 / 379	16 / 630
REF#4	046 051	WM. & CASSIDY MORGAN	1281 / 111	09 / 163
REF#5	046 093	DOUG CASH	1233 / 190	16 / 734
REF#6	055 037	LULA & MICHAEL HERRON	1124 / 403	02 / 18
REF#7	055 038	MARTHA SUE WHITE	219 / 221	-------
REF#8	055 112	JACOB R. BROWN	1322 / 116	16 / 765
REF#9	055 039	LAND HEADQUARTERS	1123 / 436	
REF#10	055 040	CHARLES SNYDER	8511 / 819	16 / 684
REF#11	055 042	RUSS HARPER	1324 / 495	
REF#12	055 042A	TROY McGHEE	949 / 47	17 / 917C

G.M.D.:	267(Wolf Pit)
COUNTY:	Stephens
CITY:	n/a

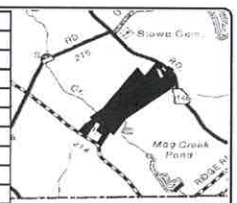
SURVEY FOR: ----------

GEORGIA REGISTERED PROFESSIONAL No. 2534 LAND SURVEYOR W. SLATE BAUKNIGHT

BAUKNIGHT
& ASSOCIATES, INC. LAND SURVEYING
W. SLATE BAUKNIGHT
GA RLS #2534 SC RLS #20471
C.O.A #LSO00602
109 N. Jackson Street Hartwell, GA 30643
706-376-5946 (office) 888-376-5946 (toll free)
www.lakehartwellsurveyors.com

ROMANS 5:8

STATE:	GEORGIA
PLAT DATE:	09/26/2023
FIELD DATE:	09//24/2023
SCALE:	1" = 300'
CRD FILE:	23260
DWG FILE:	23260
PARTY CHIEF:	Lance
DRAWN BY:	Slate
PLAT BK/PG:	16/397
DEED BK/PG:	487/65
TAX P.I.D.:	046 083



LOCATION MAP

SITE