BK:21 PG:451-451

P2024000156

FILED IN OFFICE
CLERK OF COURT
08/29/2024 10:07 AM
TIMOTHY QUICK, CLERK
SUPERIOR COURT
STEPHENS COUNTY, GA

0491969226
PARTICIPANT ID

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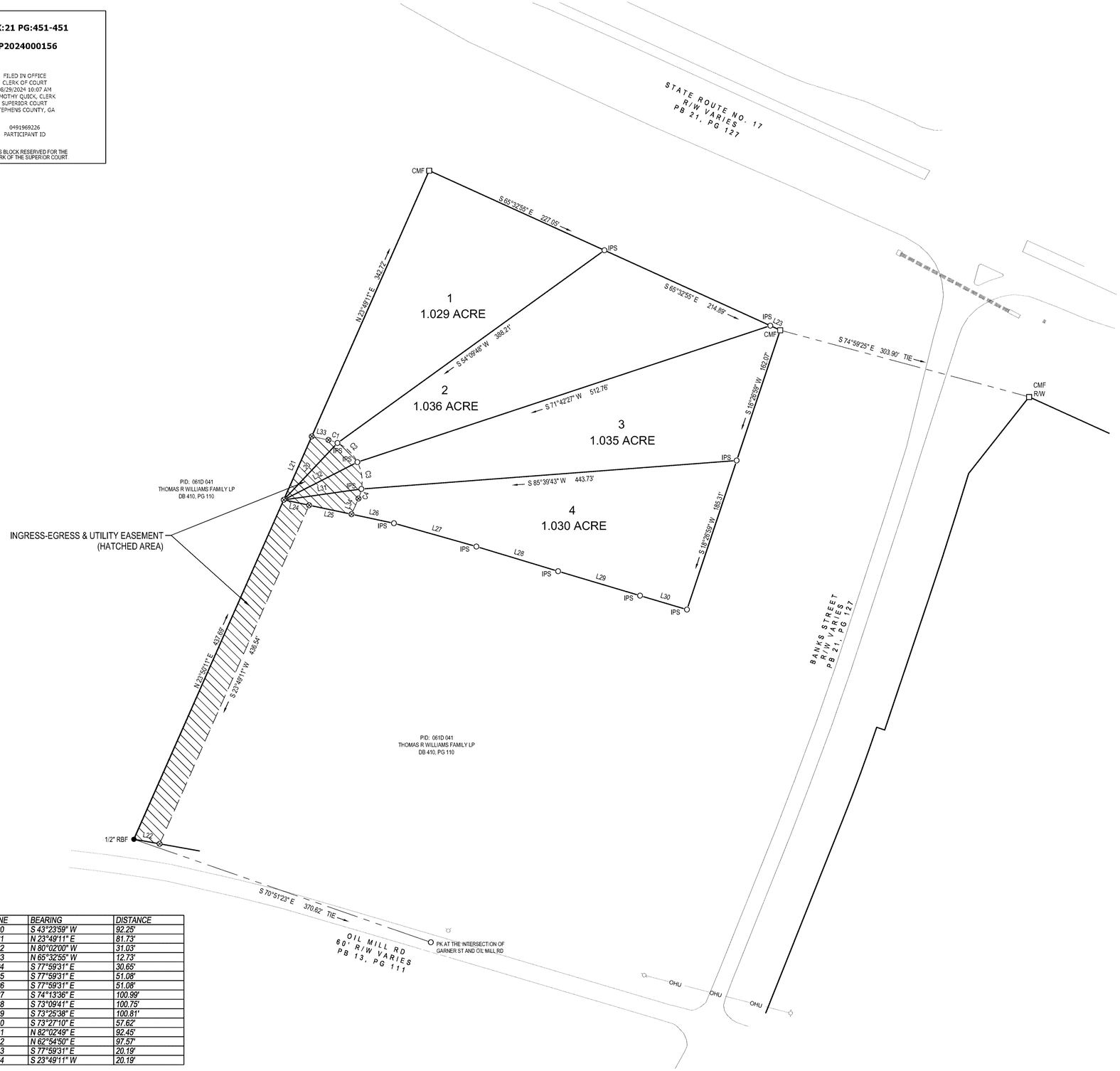
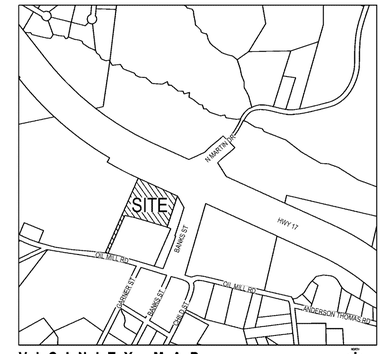


LINE	BEARING	DISTANCE
L20	S 43°23'59" W	92.25'
L21	N 23°49'11" E	81.73'
L22	N 80°02'00" W	31.03'
L23	N 65°32'55" W	12.73'
L24	S 77°59'31" E	30.65'
L25	S 77°59'31" E	51.08'
L26	S 77°59'31" E	51.08'
L27	S 74°13'36" E	100.99'
L28	S 73°09'41" E	100.75'
L29	S 73°25'38" E	100.81'
L30	S 73°27'10" E	57.62'
L31	N 82°02'49" E	92.45'
L32	N 62°54'50" E	97.57'
L33	S 77°59'31" E	20.19'
L34	S 23°49'11" W	20.19'



VICINITY MAP
NOT TO SCALE

LEGEND:

AI	AND E IRON
BFFE	BASEMENT FINISHED FLOOR ELEVATION
BM	BENCHMARK
BSL	BUILDING SETBACK LINE
BWF	BARBED WIRE FENCE
C	CURB INLET
CO	CLEANOUT
CG	CURB & GUTTER
CL	CENTERLINE
CLF	CHAINLINK FENCE
CME	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
CTP	CRIMP TOP PIPE
DB	DEED BOOK
DE	DRAINAGE EASEMENT
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DST	DISTURBED
DWCB	DOUBLE WING CATCH BASIN
E	EAST
EC	EDGE OF CONCRETE
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
EG	EDGE OF GRAVEL
EP	EDGE OF PAVEMENT
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FLAGPOLE
GM	GAS METER
GW	GUY WIRE
HW	HEADWALL
HWF	HOG WIRE FENCE
ICB	IRRIGATION CONTROL BOX
IM	IRRIGATION METER
IPF	IRON PIN FOUND
IPS	IRON PIN SET
ICV	IRRIGATION VALVE
JB	JUNCTION BOX
LC	LAND LOT CORNER
LL	LAND LOT LINE
MH	SANITARY SEWER MANHOLE
MW	MONITORING WELL
N	NORTH
NF	NOW OR FORMERLY
OTP	OPEN TOP PIPE FOUND
PB	PLAT BOOK
PBX	PLANTER BOX
PG	PAGE
PL	PROPERTY LINE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PPO	POINT OF ORIGIN
PVC	POLYVINYL CHLORIDE PIPE
RBF	REBAR FOUND
RCP	REINFORCED CONCRETE PIPE
ROD	ROUND IRON ROD
R/W	RIGHT OF WAY
S	SOUTH
SSE	SANITARY SEWER EASEMENT
SW	SIDEWALK
SWCB	SINGLE WING CATCH BASIN
TB	TELEPHONE BOX
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
TYP	TYPICAL
W	WEST
WE	WATER EASEMENT
WS	WATER SURFACE ELEVATION
WVT	WATER VAULT

- = IPF
- = IPS
- = POINT ONLY
- = CONCRETE MONUMENT
- = BOLLARD
- = ELECTRIC METER
- = FIRE HYDRANT
- = GAS METER
- = GUY WIRE
- = IRRIGATION CONTROL VALVE
- = JUNCTION BOX
- = LIGHT POLE
- = SANITARY SEWER MAN HOLE
- = SPIGOT
- = STORM MANHOLE
- = TELEPHONE MANHOLE
- = TELEPHONE PEDESTAL
- = UTILITY POLE
- = WATER METER
- = WATER VALVE
- = BUFFER / EASEMENT
- = CENTER LINE CREEK
- = FENCELINE
- = GAS LINE
- = OVERHEAD POWER
- = PROPERTY LINE
- = SANITARY SEWER
- = STORM SEWER
- = UNDERGROUND POWER
- = WATER LINE

FLOODPLAIN NOTE

FLOOD STATEMENT: NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GRAPHICAL INTERPRETATION OF 13257C0250D FLOOD INSURANCE RATE MAP (F.I.R.M.) 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. SMITH PLANNING GROUP ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

NOTES:

1. THIS IS A RETRACEMENT SURVEY OF 821 N MARTIN DR, MARTIN, GEORGIA. REFERENCE PB 21, PG 389.
2. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN BLUE INK.
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 AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1104 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW.
6. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.07 FEET + 50 PPM FOR THE SUBJECT PROPERTY. CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENT HEREIN WAS A CARLSON BRX7 BASE & ROVER SYSTEM USING THE EGPS RTK NETWORK.
7. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 249,939 FEET.
8. IN ADDITION TO THOSE OTHERWISE REFERENCED HEREON, THE FOLLOWING DOCUMENTS WERE USED IN THE PREPARATION OF THIS PLAT: DB 410 PG 110, PB 2 PG 60.

SURVEYORS CERTIFICATION

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.

08/29/24

AARON P. BLOMBERG, GA PLS #3100 — DATED

NORTH

GRID NORTH
GA EAST ZONE

60 0 30 60 120

1 inch = 60 ft.

spg

Seals:

GEORGIA PROFESSIONAL LAND SURVEYOR No. 3100 AARON P. BLOMBERG

Aaron P. Blomberg
GA. PLS #3100

Project Info:

Caleb Musser

Stephens County
Georgia
G.M.D. 1647

Sheet Data:

Project No.:	24-174A
Drawn By:	APB/CAK
Surveyed By:	WH
Survey Date:	03/25/24
Checked By:	APB
Scale:	1" = 60'
Date:	08/29/24

REVISIONS:

No.	Date	Description

Firm Info:

Land Surveyors

SPG Land Surveyors

236 W Franklin Street
Hartwell, GA 30643

706.436.4585
C.O.A. LSF #001294
www.onespg.com

Sheet Title:

Retracment Survey

Sheet No.

Page 1 of 1

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