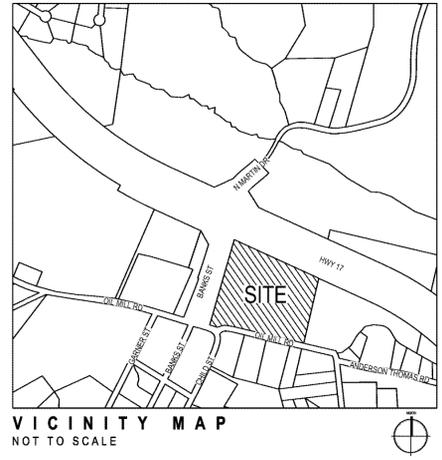


**BK:21 PG:452-452**  
**P2024000157**  
FILED IN OFFICE  
CLERK OF COURT  
08/20/2024 11:04 AM  
TIMOTHY QUICK, CLERK  
SUPERIOR COURT  
STEPHENS COUNTY, GA  
0491969236  
PARTICIPANT ID  
THIS BLOCK RESERVED FOR THE  
CLERK OF THE SUPERIOR COURT



LINE	BEARING	DISTANCE
L72	S 76°52'45" E	100.00
L73	N 13°07'12" E	433.55

**LEGEND:**

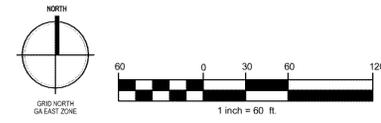
▲	ANGLE IRON	○	TRAVEL PK
■	ANCHOR	○	IPF
—	BACKLINE	○	POINT ONLY
—	BARB WIRE FENCE	■	CONCRETE MONUMENT
—	CONCRETE FOUND	○	BOLLARD
—	CORNER	○	ELECTRIC METER
—	CURB & GUTTER	○	FIRE HYDRANT
—	DOWN LINK FENCE	○	GAS METER
—	CONCRETE MONUMENT FOUND	○	GUY WIRE
—	COMPACT METAL PIPE	○	IRRIGATION CONTROL VALVE
—	CONCRETE MONUMENT	○	JUNCTION BOX
—	DRAINAGE EASEMENT	○	LIGHT POLE
—	DRAINAGE EASEMENT	○	SANITARY SEWER MANHOLE
—	DRAINAGE EASEMENT	○	SPIGOT
—	DRAINAGE EASEMENT	○	STORM MANHOLE
—	DRAINAGE EASEMENT	○	TELEPHONE MANHOLE
—	DRAINAGE EASEMENT	○	TELEPHONE PEDESTAL
—	DRAINAGE EASEMENT	○	UTILITY POLE
—	DRAINAGE EASEMENT	○	WATER METER
—	DRAINAGE EASEMENT	○	WATER VALVE
—	DRAINAGE EASEMENT	○	BUFFER / EASEMENT
—	DRAINAGE EASEMENT	○	CENTER LINE CREEK
—	DRAINAGE EASEMENT	○	FENCE LINE
—	DRAINAGE EASEMENT	○	GAS LINE
—	DRAINAGE EASEMENT	○	OVERHEAD POWER
—	DRAINAGE EASEMENT	○	PROPERTY LINE
—	DRAINAGE EASEMENT	○	SANITARY SEWER
—	DRAINAGE EASEMENT	○	STORM SEWER
—	DRAINAGE EASEMENT	○	UNDERGROUND POWER
—	DRAINAGE EASEMENT	○	WATER LINE

**FLOODPLAIN NOTE**  
FLOOD STATEMENT: NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GRAPHICAL INTERPRETATION OF 1:25000 FLOOD INSURANCE RATE MAP (FIRM) DATED 08/26/2006. THIS NOTE 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:**
- THIS IS A BOUNDARY SURVEY OF 821 N MARTIN DR, MARTIN, GEORGIA, REFERENCE PB 2, PG 60.
  - SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN BLUE INK.
  - 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.
  - 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.
  - THIS SURVEY COMPLETES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCSA) 15-6-67 AS AMENDED BY HB1004 (2019), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW.
  - 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 CLOSEST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WERE A CARLSON BRX7 BASE & ROVER SYSTEM USING THE GPS RTK NETWORK.
  - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 249,939 FEET.
  - IN ADDITION TO THOSE OTHERWISE REFERENCED HEREON, THE FOLLOWING DOCUMENTS WERE USED IN THE PREPARATION OF THIS PLAT: DB 410 PG 110.

**SURVEYORS 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, SIGNATURE STAMPS OR STATEMENTS FROM SUCH APPROVERS OR AFFIRMATIONS SHOULD BE COMPLETED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS INTENDED. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS 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.

*[Signature]* 08/28/2024  
AARON P. BLOMBERG - GA PLS #3100 DATED  
Declassified by: *[Signature]* 8/30/2024  
STEPHENS COUNTY PLANNING AND ZONING DATED



Seals:



Aaron P. Blomberg  
GA. PLS #3100

Project Info:  
**Caleb Musser**

Stephens County  
Georgia  
G.M.D. 1647

Sheet Data:  
Project No. 26-174A  
Drawn By: APB/CAK  
Surveyed By: WH  
Survey Date: 03/25/24  
Checked By: APB  
Scale: 1" = 60'  
Date: 06/17/24

REVISIONS:  
No. Date Description



SPG Land Surveyors  
236 W Franklin Street  
Hartwell, GA 30643  
706.436.4555  
C.O.A. LSF 4001294  
www.cnespg.com

Sheet Title:  
**Boundary Survey**

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