

E-Filed By:
Banks County Clerks Office
Clerk of Courts Tim Harper
01/08/2026 09:16 AM
Plat Book: 00038
Page: 0147
\$10.00 Recording Fee

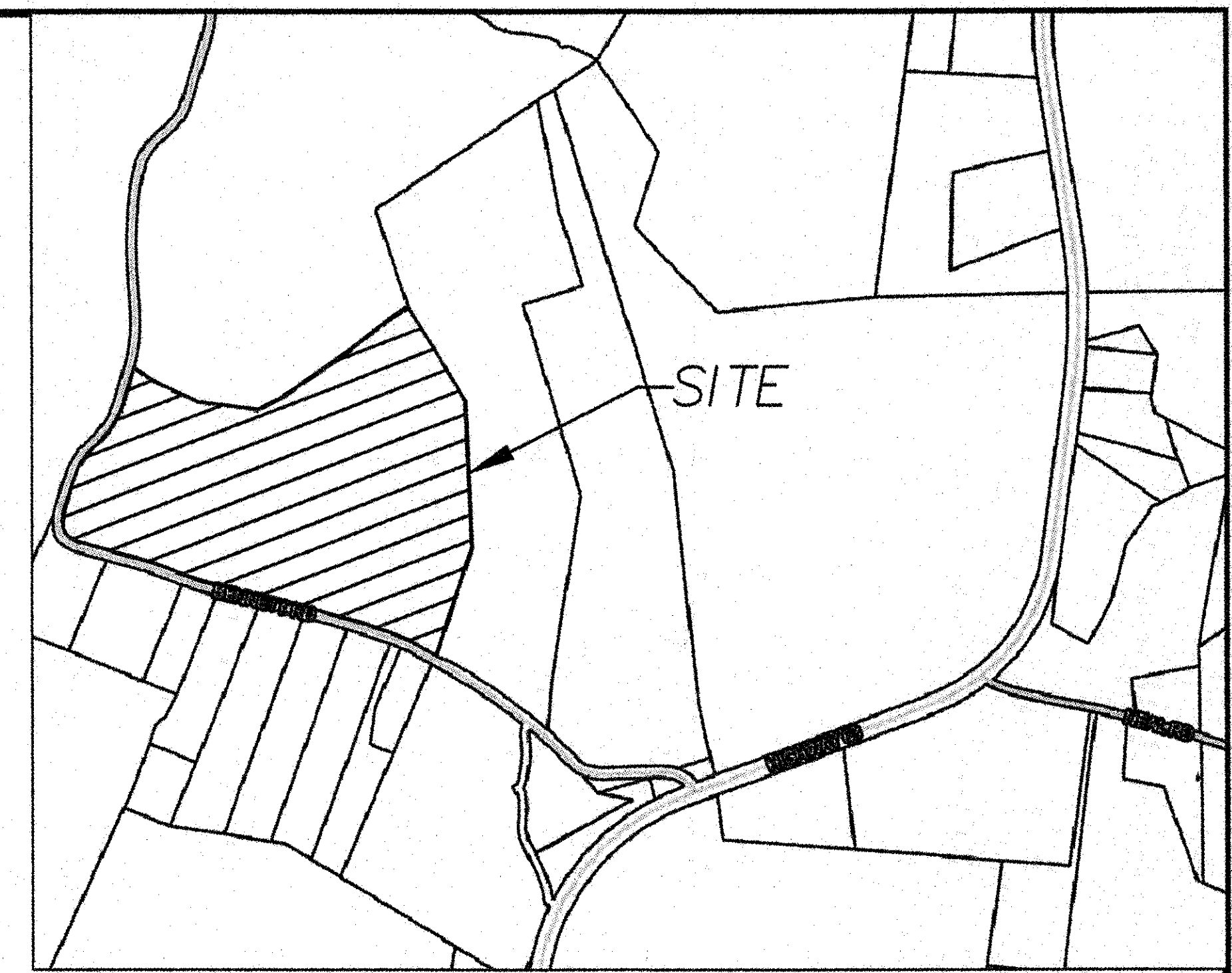
SURVEYOR'S CERTIFICATION:
"AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS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

R. Shane Carson 12/18/25
R. SHANE CARSON, R.L.S. #3141 DATE

SURVEYOR'S CERTIFICATION:
It is hereby certified that the plot is a true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future," and their location, size, type and material are correctly shown and that all engineering requirements of the Subdivision Resolution of Banks County, Georgia, have been fully complied with.

By: *R. Shane Carson* Date: 12/19/25
Registered Georgia Land Surveyor Number

- LEGEND**
- IRON PIN FOUND
 - 1/2" REBAR SET
 - OPEN TOP PIPE
 - DENOTES POINT ONLY
 - I.P.F. 1/2" REBAR UNLESS NOTED
 - I.P.S.
 - RIGHT OF WAY
 - PROPERTY LINE
 - GEORGIA MILITIA DISTRICT
 - VIEW OR FORMERLY
 - DEED BOOK
 - PLAT BOOK
 - PAGE
 - WATER METER
 - POWER POLE
 - FIRE HYDRANT
 - WATER VALVE
 - TELEPHONE PED
 - TV PEDESTAL
 - CLEAN OUT
 - LIGHT POLE

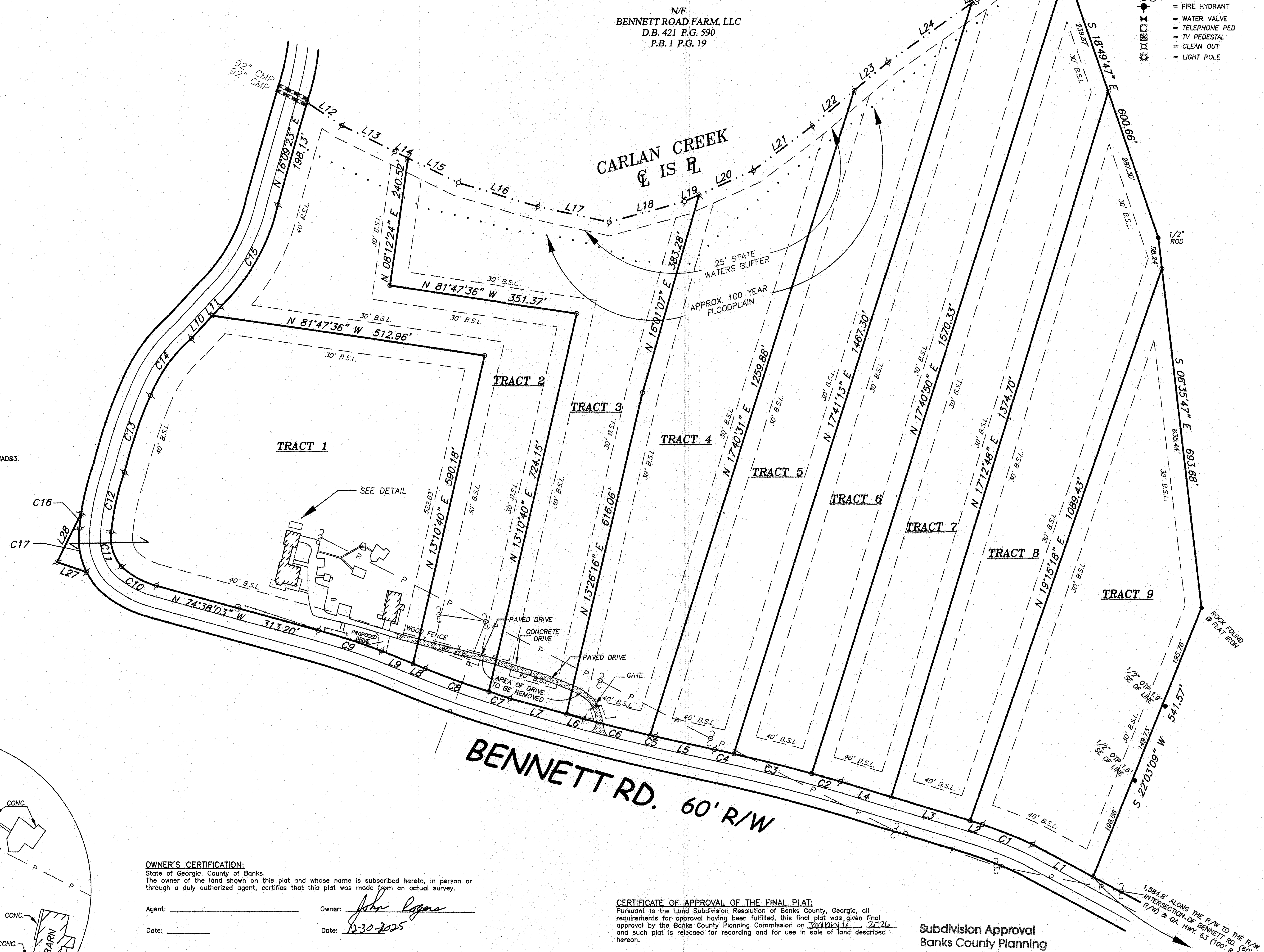


VICINITY MAP
(N.T.S.)

TRACT AREA:
TRACT 1: 7.290 AC.
TRACT 2: 5.003 AC.
TRACT 3: 5.011 AC.
TRACT 4: 5.019 AC.
TRACT 5: 5.000 AC.
TRACT 6: 5.368 AC.
TRACT 7: 5.000 AC.
TRACT 8: 5.000 AC.
TRACT 9: 5.000 AC.
TOTAL: 47.691 AC.
AREAS OF TRACTS 1-9 ARE CALCULATED TO CENTERLINE OF CARLAN CREEK.

N/F
MORGAN FAMILY TRUST
D.B. 484 P.G. 164
P.B. H P.G. 98

- PARCEL INFO:**
- TOTAL TRACT AREA: TRACT 1 AREA: 7.275 AC., TRACT 2 AREA: 5.003 AC., TRACT 3 AREA: 5.011 AC., TRACT 4 AREA: 5.019 AC., TRACT 5 AREA: 5.000 AC., TRACT 6 AREA: 5.368 AC., TRACT 7 AREA: 5.000 AC., TRACT 8 AREA: 5.000 AC., TRACT 9 AREA: 5.000 AC., TOTAL TRACT AREA: 47.691 AC.
 - CURRENT TAX PARCEL: B63 013
 - CURRENT ZONING: ARR
 - CURRENT OWNER: SUZANNE BASNAW LIFE ESTATE & JOHN ROGERS REMAINDERMAN
ADDRESS: 1789 BENNETT RD., HOMER, GA 30647
 - BUILDING SET BACKS: FRONT- 30', SIDE- 30', REAR- 30'
 - BANKS COUNTY WATER IS AVAILABLE.
 - BANKS COUNTY SANITARY SEWER IS NOT AVAILABLE.
 - COORDINATE SYSTEM USED WAS GA STATE PLANE WEST NAD83.



LINE	BEARING	DISTANCE
L1	N 61°45'41" W	128.84'
L2	N 72°55'36" W	230.82'
L3	N 72°55'36" W	153.74'
L4	N 72°55'36" W	98.21'
L5	N 77°23'41" W	112.82'
L6	N 74°37'50" W	33.91'
L7	N 74°37'50" W	108.86'
L8	N 68°18'06" W	24.15'
L9	N 68°18'06" W	63.97'
L10	N 42°41'52" E	53.63'
L11	N 42°41'52" E	23.80'
L12	S 56°37'51" E	77.94'
L13	S 63°51'51" E	109.69'
L14	S 64°10'51" E	27.25'
L15	S 64°10'51" E	104.30'
L16	S 73°44'51" E	153.65'
L17	S 77°43'51" E	135.98'
L18	N 74°33'09" E	145.65'
L19	N 65°54'09" E	29.56'
L20	N 65°54'09" E	110.48'
L21	N 53°10'09" E	137.92'
L22	N 49°53'09" E	102.22'
L23	N 49°53'09" E	82.15'
L24	N 54°57'09" E	150.86'
L25	N 54°57'09" E	12.50'
L26	N 49°02'09" E	188.84'
L27	N 71°17'47" W	58.12'
L28	N 26°37'13" E	101.01'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	388.95'	100.44'	100.39'	N 68°22'43" W
C2	3690.45'	55.75'	55.75'	N 74°12'11" W
C3	3690.45'	150.01'	150.00'	N 75°48'01" W
C4	3690.45'	36.93'	36.93'	N 77°15'05" W
C5	4583.04'	9.95'	9.95'	N 77°04'47" W
C6	4583.04'	126.76'	126.76'	N 76°13'30" W
C7	1676.60'	41.15'	41.15'	N 75°17'44" W
C8	1676.60'	125.89'	125.86'	N 70°26'30" W
C9	1323.66'	123.91'	123.87'	N 71°55'50" W
C10	149.52'	74.71'	73.94'	N 61°11'14" W
C11	82.73'	69.96'	67.89'	N 16°10'17" W
C12	466.35'	113.42'	113.14'	N 12°30'54" E
C13	906.88'	151.56'	151.38'	N 18°51'12" E
C14	271.27'	131.88'	130.55'	N 35°47'31" E
C15	370.62'	220.73'	217.48'	N 29°18'55" E
C16	526.35'	27.93'	27.93'	S 07°11'44" W
C17	142.73'	83.50'	82.32'	S 09°17'19" E

OWNER'S CERTIFICATION:
State of Georgia, County of Banks.
The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey.

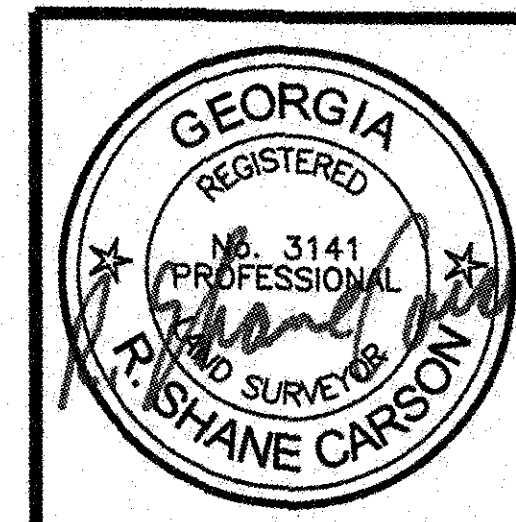
Agent: _____ Owner: *John Rogers*
Date: _____ Date: 12-30-2025

CERTIFICATE OF APPROVAL OF THE FINAL PLAT:
Pursuant to the Land Subdivision Resolution of Banks County, Georgia, all requirements for approval having been fulfilled, this final plat was given final approval by the Banks County Planning Commission on January 16, 2026, and such plat is released for recording and for use in sale of land described hereon.

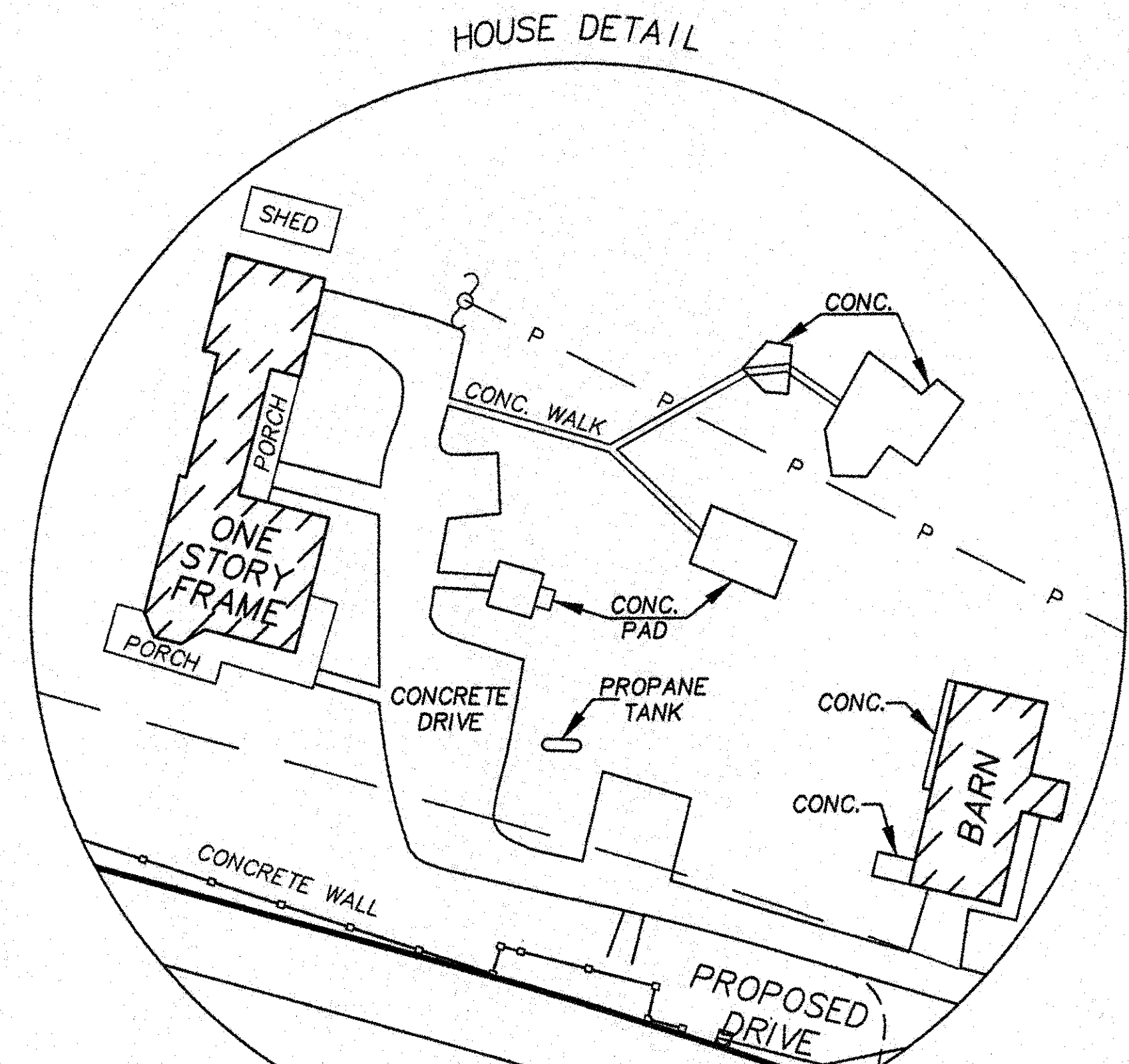
Date: 1/16/26
[Signature]
Chairman, Banks County Planning Commission
Director of Planning

Subdivision Approval
Banks County Planning
Commission Office
Date: 1/16/26
Subdivision Type: CLASS II

REFERENCES:
OUR PLAT FOR JOHNNY RODGERS,
DATED SEP. 10, 2025.



FINAL PLAT FOR:
JOHNNY RODGERS
1789 BENNETT RD.
208th G.M.D. BANKS COUNTY, GEORGIA
SCALE: 1" = 100' DATE: 12/18/25 FIELD WORK: 9/3/25
STRAIGHT LINE SURVEYING INC.
1121 TIMBER RIDGE RD.
WATKINSVILLE, GA. 30677
(706) 546-6622



NOTE: A PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 130110C135A DATED DEC. 17, 2010

