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6925354841
$10.00 Base Filing Fee

TRACT 4 WILL BE COMBINED WITH TRACT 1 TO FORM ONE TRACT WITH TOTAL AREA OF 2.99 ACRES

TRACT 5 WILL BE COMBINED WITH TRACT 3 TO FORM ONE TRACT WITH TOTAL AREA OF 1.95 ACRES

TRACT 6 WILL BE COMBINED WITH OTHER LANDS OF ROY WALTER (T.P. 092/059) TO FORM ONE TRACT

● IPF – IRON PIN FOUND
○ IPS – IRON PIN SET
⊘ – TRAVERSE POINT
□ CM – CONCRETE MONUMENT

MAGNETIC NORTH

100 0 100 200
SCALE 1" = 100'

LEXINGTON – CARLTON ROAD
PAVED – 80' R/W

FIRE HYDRANT

JOHN ARMOUR FARMS, INC
T.P. 092/063
ZONED AR

TRACT 1
2.65 ACRES
PORTION OF T.P. 092/062
ZONED R1

TRACT 2
3.00 ACRES
PORTION OF T.P. 092/062
ZONED R1

TRACT 3
DAVENPORT
1.61 ACRES
PORTION OF T.P. 092/061
ZONED AR

TRACT 4
0.34 ACRE
PORTION OF T.P. 092/061
ZONED R1

TRACT 5
0.34 ACRE
PORTION OF T.P. 092/062
ZONED AR

TRACT 6
0.13 ACRE
PORTION OF T.P. 092/062
ZONED AR

ROY WALTER
T.P. 092/059
ZONED AR

ROY WALTER
T.P. 092/060
ZONED AR

ROY WALTER
T.P. 092/060
ZONED AR

ROY WALTER
T.P. 092/060
ZONED AR

HOUSE

MOBILE HOME

WATER METER

N 51°54'40" E 1082.08
484.27
373.91
S 28°27'50" E 353.79
N 28°27'50" W 355.18
374.14
S 51°42'05" W 591.98
217.84
N 59°28'10" W 311.35
N 63°38'05" W 396.02
317.24
36.83
60.68
78.78
153.90
278.97
N 42°00'45" E
181.29
70.00
S 43°17'30" E
102.98
N 59°35'00" W
117.05
37.00
N 59°44'55" W 311.71
240.31
S 42°00'45" W 277.14

OGLETHORPE COUNTY GEORGIA
PLANNING + ZONING APPROVAL
Signed: Jeff Sharp
Date: Jun 03 2024
MS - 574

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 EVIDENCE BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY PURCHASE OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCELS. FURTHERMORE, THE 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. SECTION15-6-67

THOMAS R. PAUL GA. RLS#2474

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

PLANNING DEPARTMENT DATE

GEORGIA REGISTERED NO. 2474 PROFESSIONAL LAND SURVEYOR THOMAS R. PAUL

SURVEY FOR:
LEROY COLLINS

GMD:	COUNTY:		STATE:	DATE:
236	OGLETHORPE		GEORGIA	01-16-24
THEODOLITE:	DIST. EQUIP.:	CLOSURE:	ANGLE CLOSURE:	ADJUSTMENT:
TOPGUN	TOPGUN	1'/30,000'	2"/ANGLE	NONE

SURVEYED BY:
THOMAS R. PAUL
LAND SURVEYING, INC.
P.O. BOX 196
LEXINGTON, GA. 30648
706-433-1037

ADJ. CLOSURE: 1'/30,000'
DRAWN BY: T.PAUL
DRAWING NO.: 22298
FIELD BOOK: TDS DM