dotloop signature verification: dtlp.us/TapG-TKmx-riKs

AF 36659

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2003 DEC 16 PM 1:48

Geneva G Stamey

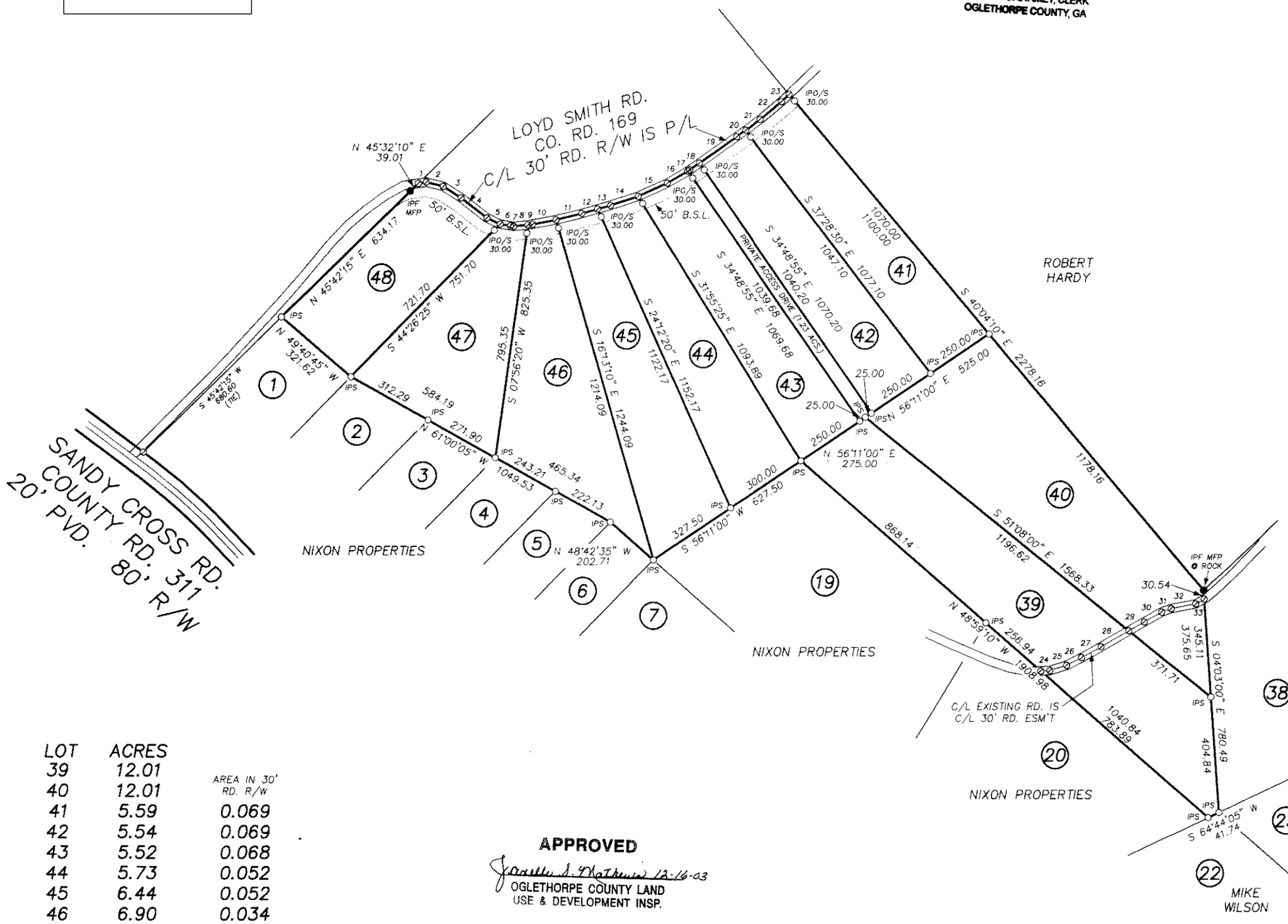
07/12/25
4:28 PM CDT
dotloop verified

07/12/25
4:25 PM CDT
dotloop verified

RECORDED
BOOK A 363 PAGE 16
DATE 12-16-03
GENEVA G. STAMEY, CLERK
OGLETHORPE COUNTY, GA

Exhibit "A"

MAGNETIC NORTH



LINE	BEARING	DISTANCE
1	N 80°59'25" E	28.64
2	S 76°01'20" E	61.71
3	S 57°47'50" E	74.33
4	S 52°22'15" E	115.68
5	S 66°01'35" E	51.56
6	S 80°44'05" E	36.38
7	S 82°30'30" E	11.73
8	N 84°30'00" E	51.33
9	N 84°30'00" E	15.84
10	N 78°47'40" E	83.66
11	N 75°56'50" E	93.74
12	N 74°18'25" E	58.40
13	N 74°18'25" E	46.87
14	N 72°00'50" E	103.13
15	N 66°08'05" E	113.19
16	N 59°03'55" E	83.85
17	N 59°03'55" E	7.76
18	N 54°56'20" E	42.24
19	N 54°56'20" E	161.02
20	N 54°10'15" E	38.98
21	N 54°10'15" E	65.79
22	N 50°16'55" E	96.95
23	N 46°29'50" E	37.26

C/L 30' ROAD ESM'T.

LINE	BEARING	DISTANCE
24	N 86°33'20" E	32.59
25	N 72°51'35" E	61.41
26	N 63°43'05" E	59.64
27	N 61°15'25" E	78.46
28	N 60°04'05" E	112.79
29	N 60°04'05" E	63.36
30	N 60°45'00" E	69.62
31	N 70°10'10" E	35.15
32	N 79°07'45" E	88.10
33	N 60°34'20" E	34.23

LOT	ACRES	AREA IN 30' RD. R/W
39	12.01	
40	12.01	
41	5.59	0.069
42	5.54	0.069
43	5.52	0.068
44	5.73	0.052
45	6.44	0.052
46	6.90	0.034
47	5.78	0.034
48	5.22	0.114
LOT TOTAL	70.74	
P.A. DRIVE	1.23	0.017 (JOINTLY OWNED BY LOTS 39 & 40)
TOTAL	71.97	0.509

APPROVED
Jacelle S. Mathews 12-16-03
OGLETHORPE COUNTY LAND USE & DEVELOPMENT INSP.

NOTE: THESE LOTS CAN NOT BE FURTHER SUBDIVIDED.

NOTE: THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIRM OFFICIAL FLOOD HAZARD MAPS.

NOTES:
PROPOSED USE OF PROPERTY – SINGLE FAMILY HOUSING
PROPOSED WATER SYSTEM – INDIVIDUAL WELLS
PROPOSED SEWERAGE SYSTEM – INDIVIDUAL SEPTIC TANK SYSTEMS
20' DRAINAGE EASEMENT ALONG ALL SIDE AND REAR LOT LINES
SIDE AND REAR BUILDING SETBACKS SHALL BE A MINUMUM OF 20'

3/4" O.D. GALV. PIPE
● IPF – IRON PIN FOUND
○ IPS – IRON PIN SET
⊘ – TRAVERSE POINT

300 0 300 600
SCALE: 1" = 300'

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

GEORGIA REGISTERED NO. 1530 PROFESSIONAL LAND SURVEYOR JAMES M. PAUL

SURVEY FOR: SCOTT NICHOLS

GMD: 233	COUNTY: OGLETHORPE	STATE: GEORGIA	DATE: 11-05-03
DRAWN BY: C WEAVER			
DRAWING NO.: N-45-B			
FIELD BOOK: 481,490			

SURVEYED BY:
JAMES M. PAUL
ENGINEERING & SURVEYING
CRAWFORD, GEORGIA 30630
783-5125 743-5125

THEODOLITE: NIKON DTM A20LG
DISTANCE EQUIP.: NIKON DTM A20LG
CLOSURE: 1/40,000
ANGLE CLOSURE: < 1"/ANGLE
ADJUSTMENT: ANGLES
ADJ. CLOSURE: 1/100,000+

LOCATION MAP: