6925354841
PARTICIPANT ID

P2023000150

BK:2023 PG:159-159

FILED IN OFFICE
CLERK OF COURT
11/14/2023 12:37 PM
ANGELA ELDER-JOHNSON, CLERK
SUPERIOR COURT
OCONEE COUNTY, GA

Angela Elder-Johnson

THIS BLOCK RESERVED FOR RECORDING INFORMATION

S 48°02'19" W 733.43'
FROM THE INTERSECTION OF THE
SOUTHEASTERLY RIGHT OF WAY OF GEORGIA HIGHWAY 207
AND THE SOUTHWESTERLY RIGHT OF WAY OF STONEBRIDGE PARKWAY (P.O.C.)

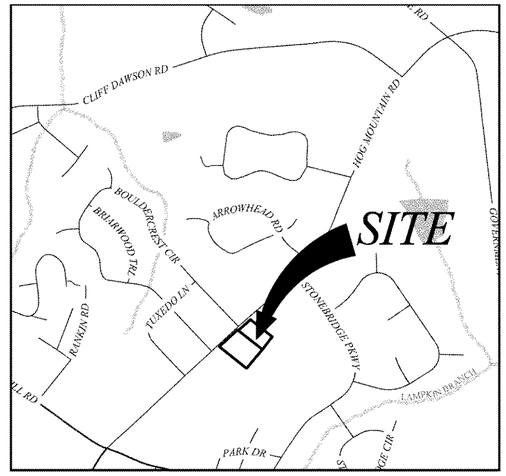
FIELD SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT WAS BASED WAS PERFORMED USING A DUAL FREQUENCY EGPS 20TL GNSS RECEIVER. THE DATA WAS COLLECTED USING A REAL TIME KINEMATIC APPLICATION AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.06 FEET AT THE 95% CONFIDENCE LEVEL AND WAS NOT ADJUSTED.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 7, 2022.

PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 102,800 FEET.



VICINITY MAP

NOT TO SCALE

SANITARY SEWER EASEMENT
(CALL TABLE L1-L6)

LINE	BEARING	DISTANCE
L1	S 52°04'07" E	13.80'
L2	S 37°38'49" W	328.18'
L3	S 42°06'23" W	172.28'
L4	N 51°03'54" W	14.64'
L5	N 39°16'42" E	303.00'
L6	N 39°16'42" E	196.89'

PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
MATTHEW D. ULMER, GA. RLS#3069
P.O. BOX 269 WATKINSVILLE, GA 30677
MATT@BASELINEGA.COM
706-769-6610

1. TOTAL PROJECT ACREAGE: EASEMENT AREA 0.14 ACRES
2. TAX PARCEL #: B 06 008 & C 06 007E
3. NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.
5. ZONED B-1 & B-2
6. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD, SHOWN OR NOT SHOWN

PLAT ABBREVIATIONS

IPF -	IRON PIN FOUND
IPS -	IRON PIN SET
GM -	GAS METER
CR -	CABLE RISER
R/W -	RIGHT OF WAY
C/L -	CENTERLINE
P.O.C. -	POINT OF COMMENCEMENT
P.O.B. -	POINT OF BEGINNING
SSMH -	SANITARY SEWER MANHOLE
WV -	WATER VALVE
WM -	WATER METER
FH -	FIRE HYDRANT
PP -	POWER POLE
N/F -	NOW OR FORMERLY
DB. -	DEED BOOK
PG -	PAGE
OHE -	OVERHEAD ELECTRIC
PB. -	PLAT BOOK
L.L. -	LAND LOT
GCB -	GATE CONTROL BOX
TR -	TELEPHONE RISER
DWCB -	DOUBLE WING CATCH BASIN
HW -	HEAD WALL
FES -	FLARED END SECTION
JB -	JUNCTION BOX
DI -	DROP INLET
TRAN -	TRANSFORMER
OTP -	OPEN TOP PIPE
EMH -	ELECTRIC MANHOLE
GEN -	GENERATOR
OCS -	OUTLET CONTROL STRUCTURE
P/L -	PROPERTY LINE
SS -	SANITARY SEWER
BSL -	BUILDING SETBACK LINE
FIRM -	FEDERAL INSURANCE RATE MAP
CO -	CLEAN OUT

SYMBOL LEGEND

- CALCULATED POINT
- IRON MARKER FOUND
- 1/2 " IRON PIN SET
- CONCRETE MONUMENT
- FENCE

SURVEYOR CERTIFICATIONS

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. 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.

Matthew D. Ulmer

MATTHEW D. ULMER, GA. RLS#3069

MATTHEW D. ULMER
GEORGIA REGISTERED
LAND SURVEYOR #3069

P.O. BOX 269
WATKINSVILLE, GA 30677
706-769-6610

THIS PLAT IS NOT VALID OR RECORDABLE UNLESS SAID SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLUE INK OVER THE STAMP.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.

GRID NORTH

BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 GEORGIA STATE PLANE COORDINATE SYSTEM (WESTERN ZONE)

GRAPHIC SCALE

0' 25' 50' 100' 150'

1 INCH = 50 FEET

BASELINE
SURVEYING & ENGINEERING, INC.

P.O. BOX 269
WATKINSVILLE, GA 30677

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PHONE: 706-769-6610

MATT@BASELINEGA.COM

PLAT FOR:

UAL HOLDINGS, LLC

221st GEORGIA MILITIA DISTRICT

OCONEE COUNTY

PHYSICAL ADDRESS:

1911
HOG MOUNTAIN ROAD
WATKINSVILLE, GA 30677

REVISIONS	DATE

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DATE
10/27/2023

PROJECT
22-2978S

EASEMENT PLAT

SHEET
1 OF 1

GEORGIA
REGISTERED
No. 3069
PROFESSIONAL
LAND SURVEYOR
MATTHEW D. ULMER

Matthew D. Ulmer

LSF#001108
EXPIRES 12-31-2023