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TIME: 8:08 AM
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PAGE: 00162
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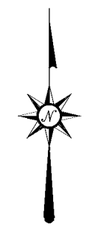
PARTICIPANT ID: 8802512712
CLERK: Katie Cross
Madison County, GA

SPACE RESERVED FOR CLERK OF COURT

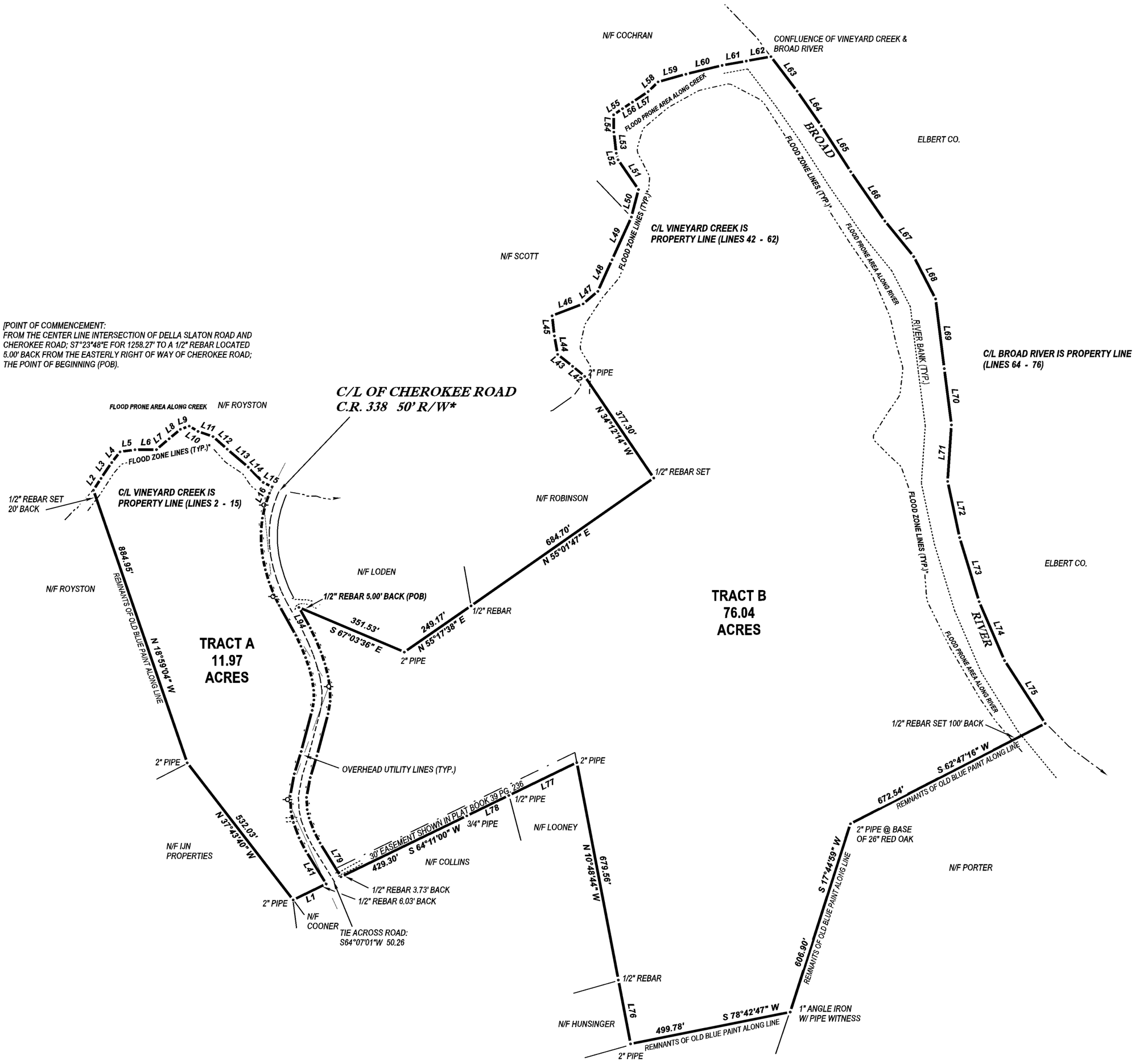
NOTICE

THIS SURVEY IS BASED UPON INFORMATION FOUND IN THE PUBLIC RECORD AND/OR INFORMATION PROVIDED BY THE CLIENT AND ALSO UPON EVIDENCE RECOVERED AT THE SITE; IT REPRESENTS A PROFESSIONAL OPINION, AND IS SUBJECT TO CHANGE WITH THE INTRODUCTION OF VALID NEW EVIDENCE OR INFORMATION.



LINE CHART

LINE	BEARING	HORIZ DIST									
L1	S64°12'27"W	112.59'	L25	S26°18'05"E	36.75'	L49	N24°19'48"E	143.88'	L73	S16°55'52"E	205.56'
L2	N32°34'04"E	43.18'	L26	S29°01'21"E	104.84'	L50	N14°29'46"E	87.35'	L74	S23°18'26"E	196.66'
L3	N34°05'54"E	58.64'	L27	S25°25'46"E	36.90'	L51	N34°35'13"W	110.59'	L75	S32°52'06"E	230.66'
L4	N37°58'32"E	41.60'	L28	S22°14'13"E	37.54'	L52	N15°15'51"W	21.03'	L76	N10°48'55"W	199.80'
L5	N81°55'06"E	46.22'	L29	S18°42'44"E	35.30'	L53	N6°35'48"W	65.24'	L77	S64°10'58"W	232.03'
L6	N89°37'10"E	66.11'	L30	S14°13'42"E	35.18'	L54	N0°44'39"W	53.13'	L78	S64°03'31"W	143.43'
L7	N49°17'57"E	51.11'	L31	S8°45'46"E	32.90'	L55	N55°03'29"E	33.13'	L79	N31°45'44"W	122.11'
L8	N50°18'38"E	45.19'	L32	S0°51'58"E	30.18'	L56	N57°04'12"E	36.62'	L80	N27°06'49"W	40.69'
L9	N69°41'35"E	28.83'	L33	S9°39'53"W	32.22'	L57	N56°08'31"E	58.28'	L81	N20°37'07"W	43.01'
L10	S59°02'09"E	31.53'	L34	S14°56'26"W	130.37'	L58	N45°36'12"E	42.38'	L82	N12°24'16"W	26.59'
L11	S70°53'49"E	48.67'	L35	S16°59'05"W	71.55'	L59	N74°26'23"E	88.78'	L83	N2°59'40"W	37.85'
L12	S48°17'13"E	58.27'	L36	S10°33'26"W	70.27'	L60	N76°23'40"E	114.34'	L84	N10°33'26"E	61.52'
L13	S49°35'32"E	85.11'	L37	S2°59'40"E	47.91'	L61	N79°48'10"E	75.17'	L85	N16°59'05"E	69.64'
L14	S44°30'53"E	65.54'	L38	S12°24'16"E	34.29'	L62	N79°48'10"E	77.05'	L86	N14°56'26"E	133.56'
L15	S63°03'56"E	30.36'	L39	S20°37'07"E	49.43'	L63	S37°12'29"E	133.12'	L87	N9°39'53"E	39.13'
L16	S22°33'32"W	20.70'	L40	S27°06'49"E	45.56'	L64	S34°47'15"E	130.41'	L88	N0°51'58"W	38.24'
L17	S19°16'07"W	39.13'	L41	S31°45'44"E	118.99'	L65	S32°45'24"E	166.43'	L89	N8°45'46"W	38.73'
L18	S12°50'30"W	40.80'	L42	N50°24'02"W	48.58'	L66	S34°39'26"E	184.28'	L90	N14°13'42"W	39.52'
L19	S5°45'33"W	40.81'	L43	N51°21'08"W	58.39'	L67	S39°05'28"E	140.50'	L91	N18°42'44"W	38.80'
L20	S1°08'26"E	42.96'	L44	N9°57'33"W	57.73'	L68	S27°19'11"E	146.64'	L92	N22°14'13"W	40.48'
L21	S6°57'56"E	38.59'	L45	N6°26'25"W	62.16'	L69	S7°05'09"E	215.39'	L93	N25°25'46"W	39.86'
L22	S12°06'25"E	37.56'	L46	N69°05'54"E	101.88'	L70	S7°16'15"E	174.19'	L94	N29°01'21"W	72.08'
L23	S16°51'40"E	39.53'	L47	N49°21'01"E	59.66'	L71	S3°50'49"W	173.99'			
L24	S20°52'02"E	41.93'	L48	N24°16'47"E	106.14'	L72	S12°03'31"E	176.19'			



NOTE:
**** FLOOD ZONE LINES SCALED FROM MADISON COUNTY GEOGRAPHIC INFORMATION SYSTEM***

**** R/W OF C.R. #338 SOURCE: PLAT BOOK 28 PAGE 582***

NOTE:
THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, AND COVENANTS OF RECORD.
THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE SEARCH.

TECHNICAL DATA:
INSTRUMENT:JAVAD GNSS: TRIUMPH3 & LS + (TRIMBLE VRS)
TRAVERSE CLOSURE: N/A
RELATIVE POSITIONAL ACCURACY: <,= 0.09'/PT.
CHECKED BY REDUNDANT MEASUREMENTS
PLAT CLOSURE: TRACT A: 1'/74,053'
TRACT B: 1/89,818'

0 250'

GEORGIA REGISTERED No. 3113 LAND SURVEYOR JACK E. NEWSOME

THIS PLAT REPRESENTS A BOUNDARY RETRACEMENT SURVEY OF TAX PARCEL 0102 073B (TOWNSEND)

SURVEY AUTHORIZED BY AGATHA CALVALSCHI
DATE OF FIELDWORK: 9/25-10/16 2024

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE REFERENCE THAT DESCRIBES THIS EXISTING PARCEL ARE STATED HEREON.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

FURTHERMORE; THE UNDERSIGNED SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA, AS SET FORTH IN THE RULES AND REGULATIONS FOR PROFESSIONAL ENGINEERS & LAND SURVEYORS (O.C.G.A. 15-6-67)

JACK E. NEWSOME GA RLS# 3113

A BOUNDARY SURVEY FOR THE

JOSANI LEGACY TRUST

1616th GMD MADISON COUNTY, GEORGIA
OCTOBER 16, 2024

SURVEYED BY

SOUTHEAST LAND SURVEYING

JACK E. NEWSOME, RLS
130 W. SHERATON DR.
PO BOX 1025
WASHINGTON, GEORGIA 30673
706-678-7926 706-361-2170
wilcosurveyor@gmail.com

Traverse PC