**BK:2018 PG:101-101**

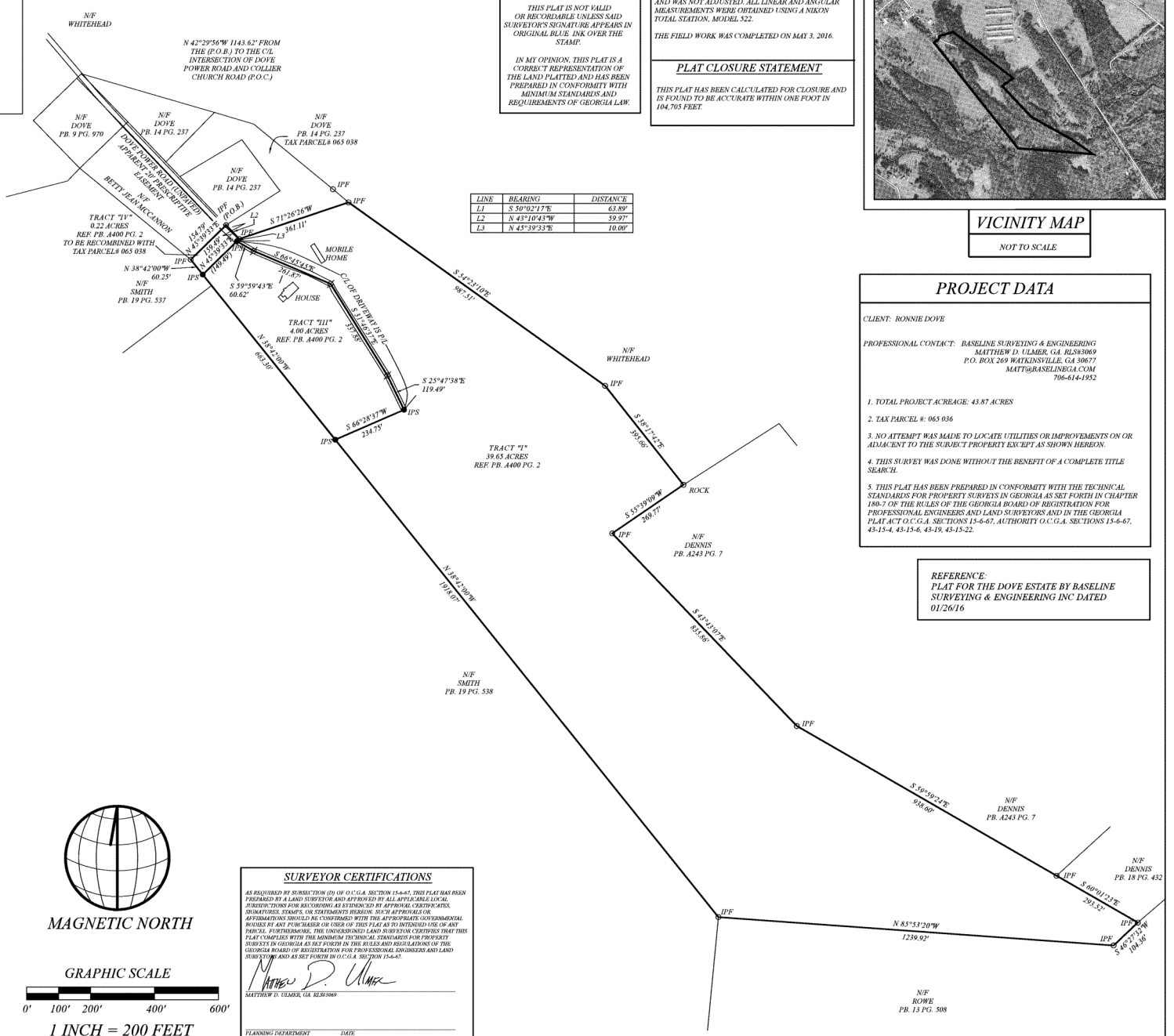
**P2018000101**

FILED IN OFFICE
CLERK OF COURT
09/25/2018 08:39 AM
KELLI PARADISE SMITH, CLERK
SUPERIOR COURT
OGLETHORPE COUNTY, GA

Kelli Paradise Smith

THIS BLOCK RESERVED FOR RECORDING INFORMATION

6925354841
PARTICIPANT ID




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 50°02'17"E | 63.89' |
| L2 | N 45°10'43"W | 59.97' |
| L3 | N 45°39'33"E | 10.00' |

MATTHEW D. ULMER
GEORGIA REGISTERED
LAND SURVEYOR #3069

P.O. BOX 269
WATKINSVILLE, GA 30677
706-614-1952

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.

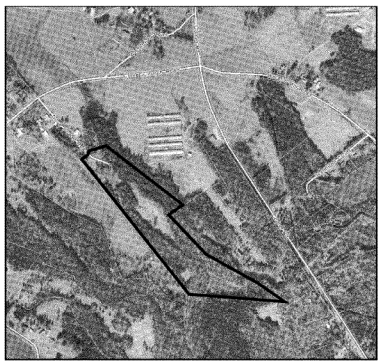
## FIELD SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19,800 FEET, AND AN ANGULAR ERROR OF 11 PER ANGLE POINT, AND WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A NIKON TOTAL STATION, MODEL 522.

THE FIELD WORK WAS COMPLETED ON MAY 3, 2016.

## PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 104,705 FEET.



## VICINITY MAP

NOT TO SCALE

OGLETHORPE COUNTY GEORGIA

PLANNING + ZONING APPROVAL

Signed: Amy Stone

Date: Sep 24 2018

MS - 084

## SYMBOL LEGEND

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

## 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 |

MAGNETIC NORTH

GRAPHIC SCALE

0' 100' 200' 400' 600'

1 INCH = 200 FEET

## SURVEYOR CERTIFICATIONS

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.

MATTHEW D. ULMER, GA. RLS#3069

PLANNING DEPARTMENT DATE

## PROJECT DATA

CLIENT: RONNIE DOVE

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
MATTHEW D. ULMER, GA. RLS#3069
P.O. BOX 269 WATKINSVILLE, GA 30677
MATT@BASELINEGA.COM
706-614-1952

1. TOTAL PROJECT ACREAGE: 43.87 ACRES

2. TAX PARCEL #: 065 036

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. THIS PLAT HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IN THE GEORGIA PLAT ACT O.C.G.A. SECTIONS 15-6-67, AUTHORITY O.C.G.A. SECTIONS 15-6-67, 43-15-4, 43-15-6, 43-19, 43-15-22.

REFERENCE:
PLAT FOR THE DOVE ESTATE BY BASELINE SURVEYING & ENGINEERING INC DATED 01/26/16


BASELINE
SURVEYING & ENGINEERING, INC.

P.O. BOX 269
WATKINSVILLE, GA 30677

WWW.BASELINEGA.COM

PHONE: 706-614-1952

MATT@BASELINEGA.COM


## PLAT FOR:

THE DOVE ESTATE

235TH GEORGIA MILITIA DISTRICT

OGLETHORPE COUNTY

PHYSICAL ADDRESS:

54 DOVE POWER ROAD
COMER, GEORGIA

| REVISIONS | DATE |
|---|---|
| | |
| | |
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| | |


THIS PLAT IS A INSTRUMENT OF BASELINE SURVEYING & ENGINEERING, INC. AND CANNOT BE ALTERED OR COPIED IN ANY FORM WITHOUT WRITTEN CONSENT OF BASELINE SURVEYING & ENGINEERING, INC.


DATE
05/04/18

PROJECT
16-492T

ADMINISTRATIVE RECOMBINATION/ SUBDIVISION PLAT

SHEET
1 OF 1

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

LSF#001108
EXPIRES 12-31-2018