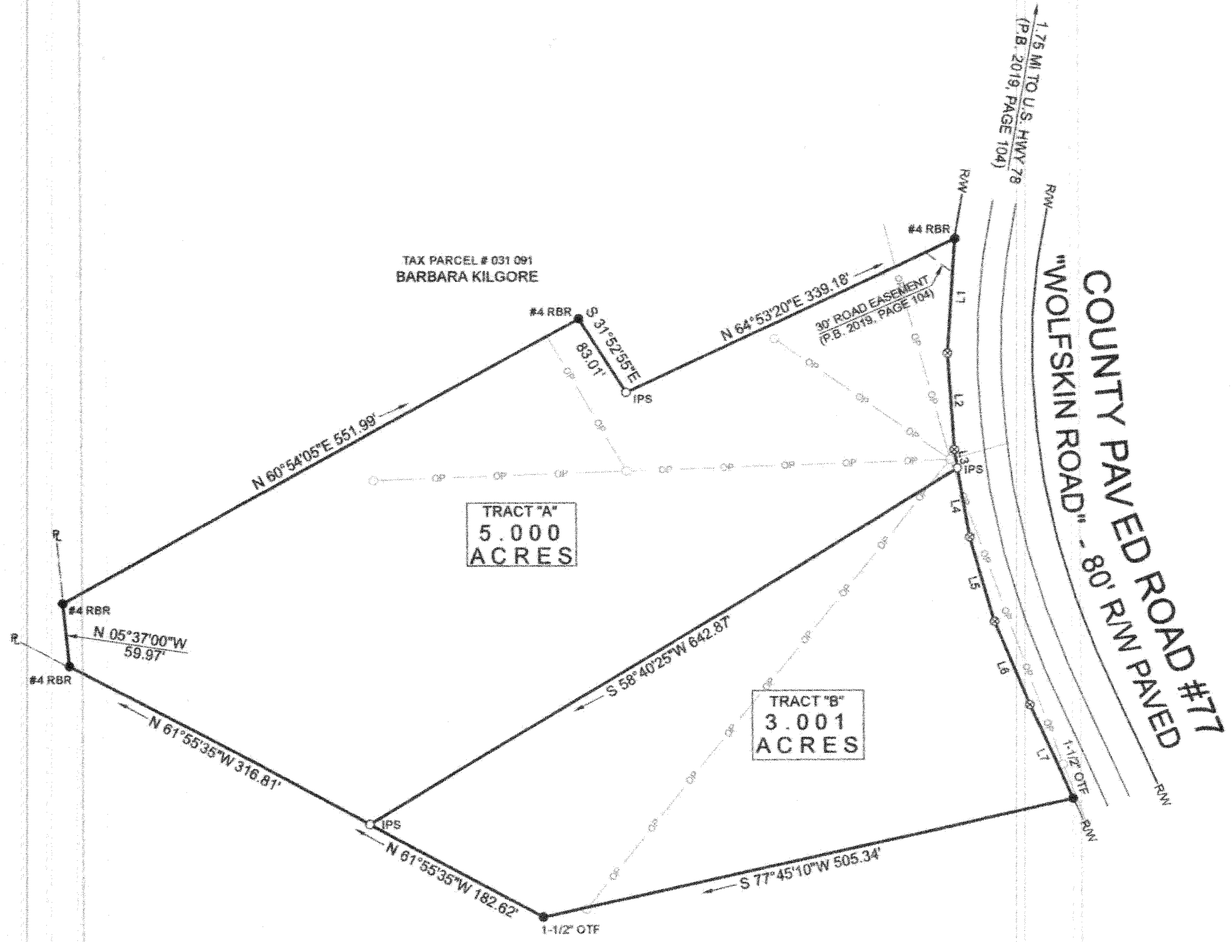
eFiled & eRecorded
DATE: 1/5/2021
TIME: 11:58 AM
PLAT BOOK: 02021
PAGE: 00001
RECORDING FEES: $10.00
PARTICIPANT ID: 0491969226
CLERK: Kelli Paradise Smith
Oglethorpe County, GA

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

OGLETHORPE COUNTY GEORGIA
PLANNING + ZONING APPROVAL
Signed: Ashley Peterson
Date: Dec 31 2020
MS - 253

LEGEND:
● = IPF
○ = IPS W/ CAP
⊗ = POINT ONLY
○ = UTILITY POLE
IPF = IRON PIN FOUND
IPS = IRON PIN SET W/ CAP
OTF = OPEN TOP PIPE FOUND
RBF = REBAR FOUND
R/W = RIGHT-OF-WAY
OHP = OVERHEAD POWERLINE
= FENCE
B.S. = PRIMARY BUILDING SETBACK

NOTES:
1) SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN BLUE INK.
2) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
4) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW.



SURVEYORS CERTIFICATION

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.

12/31/2020
AARON P. BLOMBERG — DATE
GA PLS #3100

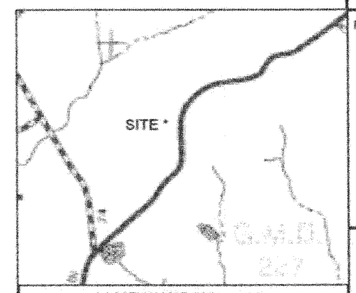
OGLETHORPE COUNTY PLANNING AND ZONING:

SURVEY DATA:
E.O.C. PLAT: 1/185,183 TRACT "A"
E.O.C. PLAT: 1/118,751 TRACT "B"
E.O.C. FIELD: 1/38,526
ANGULAR ERROR: 3 per angle
ADJUSTED BY: Least Sq.
EQUIPMENT USED:
TRIMBLE S7
ROBOTIC TOTAL STATION
TRIMBLE R12
TRIMBLE NETWORK

* * * CALLS ALONG R/W OF CO RD #77 * * *

Course	Bearing	Distance
L1	S 03°52'25" W	108.34'
L2	S 03°36'50" E	91.36'
L3	S 09°23'55" E	17.40'
L4	S 09°46'05" E	65.19'
L5	S 15°49'05" E	82.88'
L6	S 22°12'45" E	86.09'
L7	S 23°55'45" E	97.69'

REFERENCE:
-P.B. 2019, PAGE 104



LOCATION MAP (Not to scale)

SMITH PLANNING GROUP
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
1087 E. FRANKLIN ST., SUITE H
HARTWELL, GA 30643
(706) 436-4585
(706) 769-9515
C.O.A. LSF #001294
www.smithplanninggroup.com

GEORGIA REGISTERED LAND SURVEYOR AARON P. BLOMBERG

AARON P. BLOMBERG, RLS
GA. PLS #3100

0' 100' 200'
GRAPHIC SCALE: 1" = 100'

BOUNDARY SURVEY
PREPARED FOR:
SRE HOMES, LLC
STATE: GEORGIA
COUNTY: OGLETHORPE
G.M.D.: 227
TAX PARCEL: 031 091A

PROJECT NO.:	20-547
DRAWN BY:	LQC
SURVEYED BY:	BL/FZ
SURVEY DATE:	12/15/2020
CHECKED BY:	APB
SCALE:	1" = 100'
DATE:	12/18/2020

REVISIONS:

SHEET 1 OF 1