E-Filed By:
Oglethorpe County Clerks Office
Clerk of Courts Kelli Paradise Smith
05/31/2024 04:22 PM
Plat Book: 02024
Page: 0056
Participant IDs:
4837298572
$10.00 Base Filing Fee

COUNTY CLERK
RECORDING INFORMATION

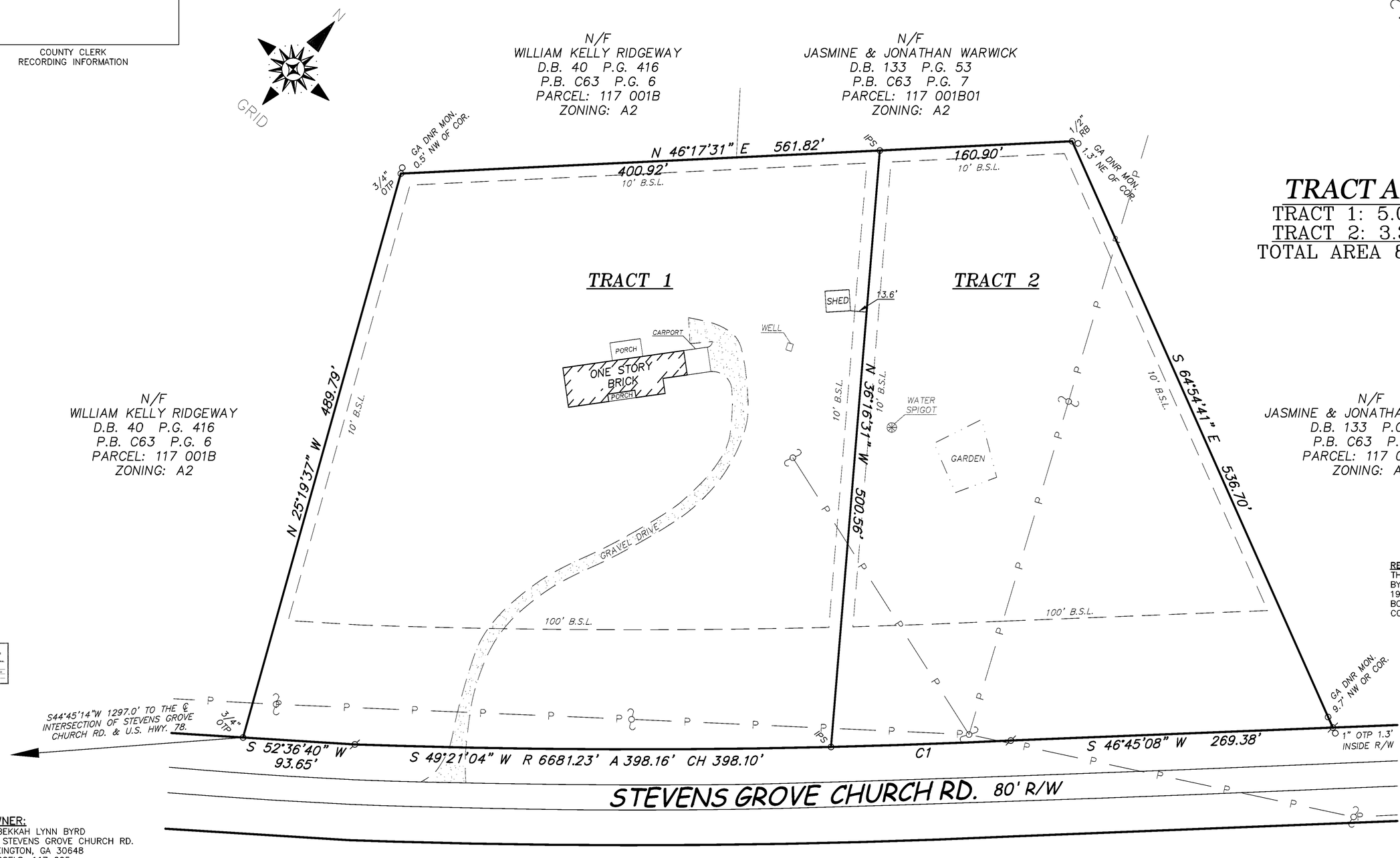
SURVEYOR CERTIFICATION:

"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."

R. SHANE CARSON, R.L.S. #3141 DATE

LEGEND

I.P.F.	= IRON PIN FOUND
I.P.S.	= 1/2" REBAR SET
O.T.P.	= OPEN TOP PIPE
R/W	= RIGHT OF WAY
P.L.	= PROPERTY LINE
G.M.D.	= GEORGIA MILITIA DISTRICT
N/F	= NOW OR FORMERLY
D.B.	= DEED BOOK
P.B.	= PLAT BOOK
PG.	= PAGE
(W)	= WATER METER
	= DENOTES POINT ONLY
	= POWER POLE
	= FIRE HYDRANT
	= WATER VALVE
	= TELEPHONE PED
	= TV PEDESTAL
	= CLEAN OUT
	= LIGHT POLE



TRACT AREA:

TRACT 1: 5.000 AC.
TRACT 2: 3.321 AC.
TOTAL AREA 8.321 AC.

REFERENCES:
THAT CERTAIN PLAT FOR S.E. HOGAN, BY T. LARRY RACHELS DATED DEC. 29, 1972, AND BEING RECORDED IN PLAT BOOK 8 PAGE 152A, OGLETHORPE COUNTY RECORDS.

OWNER:
REBEKKAH LYNN BYRD
55 STEVENS GROVE CHURCH RD.
LEXINGTON, GA 30648
PARCELS: 117 005
ZONING: R-1

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	6681.23'	150.41'	150.41'	S 46°59'56" W

SURVEY NOTES:
1. The equipment used to obtain the linear and angular measurements was a CARLSON BRx7 MULTI-FREQUENCY GPS SYSTEM with Leica SmartNet RTK network.
2. There is a positional tolerance of less than 0.1' per boundary point while obtaining field evidence for the production of this plat.
3. This plat has been calculated for closure and is found to be accurate within one foot in 362,491'.

PLAT NOTE:
1. THIS PROPERTY CANNOT BE SUBDIVIDED IN THE FUTURE.

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13221C0300B DATED DEC. 17, 2010.

60 0 60 120 180
SCALE: 1"= 60'

OGLETHORPE COUNTY GEORGIA
PLANNING + ZONING APPROVAL
Signed: Jeff Sharp
Date: May 22 2024
MS - 572

GEORGIA REGISTERED No. 3141 PROFESSIONAL LAND SURVEYOR R. SHANE CARSON

SURVEY FOR:
REBEKKAH BYRD
55 STEVENS GROVE CHURCH RD.
229th G.M.D. OGLETHORPE COUNTY, GEORGIA
SCALE: 1" = 60' DATE: 5/20/24 FIELD WORK: 5/15/24

STRAIGHT LINE SURVEYING INC.
1121 TIMBER RIDGE RD.
WATKINSVILLE, GA. 30677
(706) 202-4945

JOB NO. 24017-ADMIN