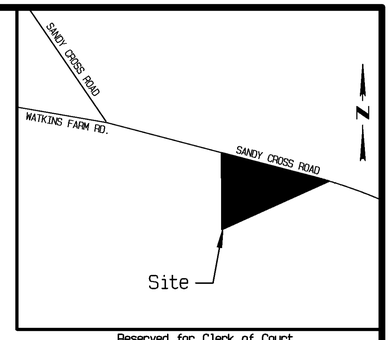
E-Filed By:
Oglethorpe County Clerks Office
Clerk of Courts Kelli Paradise Smith
12/08/2025 12:00 PM
Plat Book: 02025
Page: 0128
$10.00 Base Filing Fee

Reserved for Clerk of Court



Reserved for Clerk of Court

N 73°40'03" W 939.02' TO NAIL FOUND IN CENTERLINE INTERSECTION WITH WATKINS FARM ROAD

Point of Beginning
GEORGIA EAST ZONE
STATE PLANE COORDINATES
N=1433962.6450 E386514.8570

1/2" Pipe

Powerline

Telephone Pedestal

SANDY CROSS ROAD 80' R/W 20.5' PAVEMENT

Drain Pipe

Water Valve

Fire Hydrant Assembly

S 75°21'02" E 687.63'

Fence Meanders Along Property Line

Well

Well

Drain Pipe

Telephone Pedestal

S 74°09'28" E 89.59'
A=89.59' R=3388.00'

Nail Set @ Bent 1/2" Pipe

Powerline

Fence Outside Property Line

4.627 Acres

MARY ANN PAGANELLA &
STEPHEN PAGANELLA
Deed Book 182 Page 322
Plat Book 2018 Page 131
Tax Map 113 034

Fence Outside Property Line N 00°25'43" W 535.71'

670.01'

Fence Inside Property Line S 65°42'36" W 820.05'

Axle 0.90' South Of Property Line

MARION C. JOHNSON
Deed Book 9-F Page 104
Tax Map 113 036

150.04'

1/2" Pipe On Line

Double Sweetgum On Property Corner

S 46°00'49" W 89.17' (TIE)

Top of Rock

Georgia East Zone GRID NORTH

NOTES:
THIS PROPERTY REPRESENTS TAX MAP 113 035.
THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, COVENANTS, DEED RESTRICTIONS, BUFFERS, SETBACKS, AND RIGHT OF WAYS OF RECORD. SHOWN OR NOT SHOWN.
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.

REFERENCES:
PLAT BOOK 2018 PAGE 131
DEED BOOK 13-T PAGE 205
PLAT BOOK 3 PAGE 85

STREET ADDRESS:
SANDY CROSS ROAD

GRAPHIC SCALE 1"=60'

0 60 120 180

● IPF-Iron Pin Found ○ IPS-Iron Pin Set ⌀ Computed Point Only ⊠ Concrete Monument

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.
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.

Ray N. Woods 12-08-2025
GEORGIA REGISTERED LAND SURVEYOR NUMBER 2049 DATE

*FIELD SURVEY CLOSURE STATEMENT

ALL OF THE FIELD DATA UPON WHICH THIS PLAT IS BASED, WAS PERFORMED USING A DUAL FREQUENCY EGPS20TIL GNSS RECIEVER. ALL DATA WAS COLLECTED A RELATIVE POSITIONAL ACCURACY OF .013 FEET WITH 95% CONFIDENCE AND WAS NOT ADJUSTED.

THE FIELD WORK WAS COMPLETED ON NOV. 25, 2025.

*PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,435,892 FEET.

RAY N. WOODS
GEORGIA REGISTERED
LAND SURVEYOR #2049

THIS PLAT IS NOT VALID OR RECORDABLE UNLESS SAID SURVEYOR'S SIGNATURE APPEARS 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.

RETRACEMENT BOUNDARY SURVEY FOR
ROBERT C. JOHNSON, JR. & MELVIA JOYCE JOHNSON

GMD:	COUNTY	STATE	DATE	INSTRUMENT
236	OGLETHORPE	GEORGIA	12-01-2025	LEICA

DRAWN BY:	PLAT CLOSURE
MIKE W.	1/1,435,892
DWG NAME: Sandy Cross Rd	FIELD CLOSURE *See Statement
FIELD BOOK: D-151	ANGLE CLOSURE *See Statement

BASELINE SURVEYING & ENGINEERING, INC.
P.O. BOX 269
WATKINSVILLE, GEORGIA 30677
www.baselinega.com
(706)-769-6610
COA #1108

GEORGIA REGISTERED NO. 2049 PROFESSIONAL LAND SURVEYOR RAY N. WOODS

Job No. 25-4326S