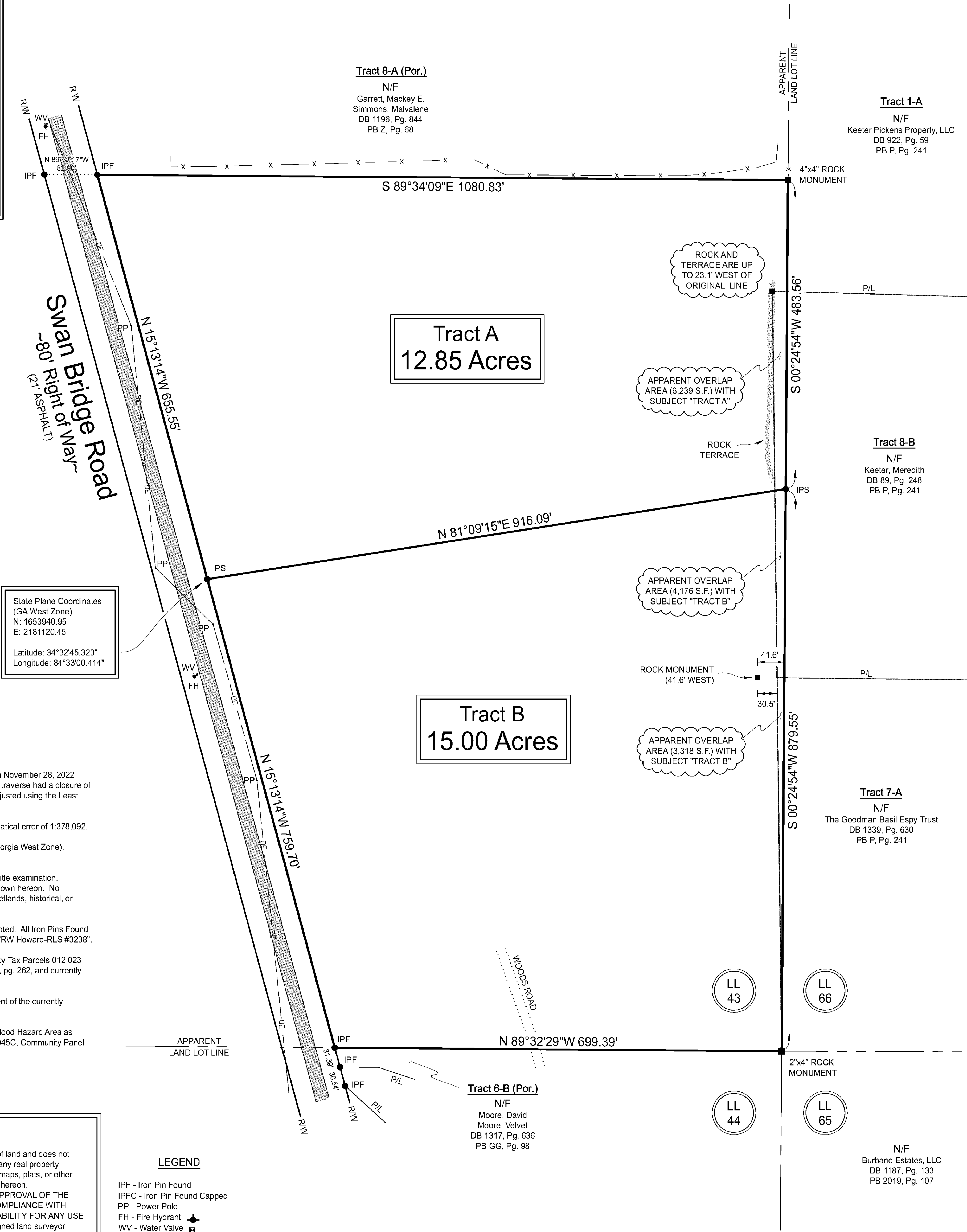
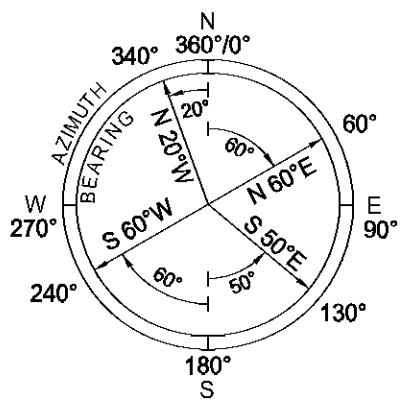


eFiled & eRecorded
DATE: 1/23/2023
TIME: 11:52 AM
PLAT BOOK: 02023
PAGE: 00019
RECORDING FEES: \$10.00
PARTICIPANT ID: 0285404322
CLERK: Jennifer Jordan
Pickens County, GA

THIS BOX FOR RECORDING PURPOSES ONLY



SURVEYOR'S NOTES:

- The field data upon which this plat is based was acquired on November 28, 2022 using a Geomax Zoom Series Robotic Total Station. The field traverse had a closure of 1:123,115 feet, an angular error of 13.0" per point, and was adjusted using the Least Squares Method.
- This plat has been calculated for closure and has a mathematical error of 1:378,092.
- The bearings shown hereon are based upon Grid North (Georgia West Zone). Elevations, if shown, are based upon NAVD88 datum.
- This plat was prepared without benefit of a comprehensive title examination. Easements or other encumbrances may exist which are not shown hereon. No provisions have been made to secure the delineation of any wetlands, historical, or cultural features that may exist on this property.
- All Iron Pins Found (IPF) are 1/2" rebar unless otherwise noted. All Iron Pins Found Capped (IPFC) are 1/2" capped rebar, bearing the inscription "RW Howard-RLS #3238".

TITLE INFORMATION: This survey represents Pickens County Tax Parcels 012 023 and 012 023 001 (per current tax digest), described in DB 388, pg. 262, and currently deeded to Gussie Foster Moore.

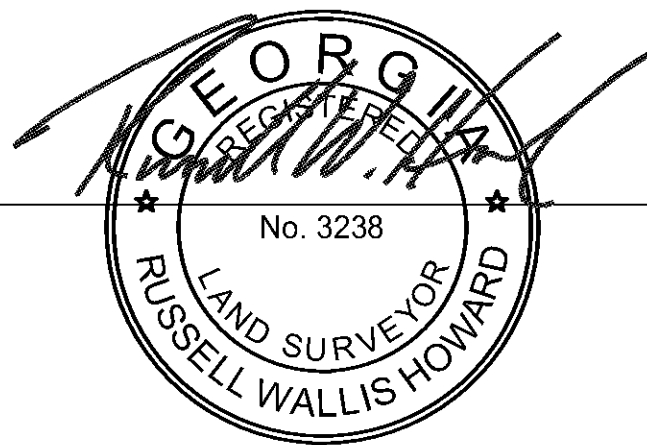
TYPE OF SURVEY: This is a boundary survey and retracement of the currently recognized tax digest.

FLOOD NOTE: This property is not located within a Special Flood Hazard Area as shown on FEMA Flood Insurance Rate Map (FIRM) 13227C0045C, Community Panel No. 130149, dated September 29, 2010.

CURRENT ZONING & SETBACKS: Agricultural (AG)
Front-25' Side-15' Rear-15'

SURVEYOR CERTIFICATION:

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 SURVEY DOES NOT IMPLY APPROVAL OF THE 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. 15-6-67.

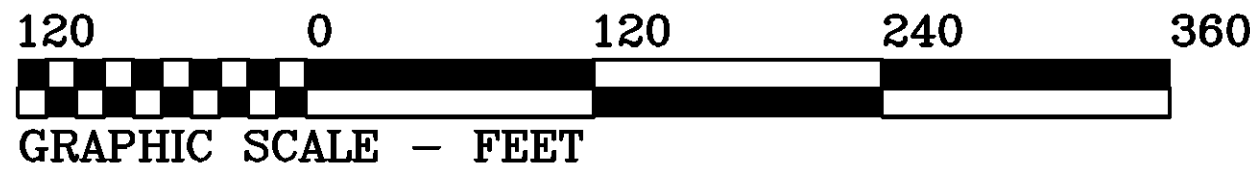


Russell Wallis Howard
GA RLS No. 3238

LEGEND

- IPF - Iron Pin Found
- IPFC - Iron Pin Found Capped
- PP - Power Pole
- FH - Fire Hydrant
- WV - Water Valve
- P/L - Property Line
- R/W - Right of Way
- N/F - Now or Formerly
- DB, pg - Deed Book and Page
- PB, pg - Plat Book and Page

- Boundary Line
- Lot Line
- Land Lot Line
- Overhead Electric
- Fence Line



THE SUBJECT TRACT AND ADJOINING PROPERTIES ARE DEPICTED ON A "COMPOSITE SKETCH" REFERENCED IN PLAT BOOK P, PAGE 241, BUT DO NOT FULLY FOLLOW THE PRINCIPLES OF SIMULTANEOUS CONVEYANCE. ALTHOUGH DEPICTED AND DESCRIBED ON THE AFOREMENTIONED SUBDIVISION PLAT, THE SUBJECT TRACT IS AFFORDED SENIOR RIGHTS WITH RESPECT TO THE DATE OF REFERENCED SURVEYS, AS WELL AS PARCEL INCEPTION.

R.W. Howard Surveying, Inc.

Georgia LSF License No. 1143

120 South Main Street
Jasper, Georgia 30143
(706) 253-6070 www.jaspersurveyor.com

**BOUNDARY SURVEY PREPARED FOR
CHARLES COBB**

**TRACT 5-B OF THE KEETER ESTATE
LOCATED IN LAND LOT 43
12th DISTRICT, 2nd SECTION
PICKENS COUNTY, GEORGIA**

DATE: 01/23/2023
SCALE: 1"=120'
DRAWING: 22580 B
COORD: 22580
SHEET #: 1 of 1