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## 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.

GEORGIA No.2670 LAND SURVEYOR DAVID W. SHIRLEY

SURVEY NOTES:
1.) ALL DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.

2.) ALL DISTANCES ON SURVEY ARE SHOWN AS "GROUND" DISTANCES.

3.) ALL DISTANCES ON SURVEY ARE EXPRESSED IN U.S. SURVEY FEET

4.) ALL ANGULAR DIRECTIONS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS.

5.) IF INDICATED, STREAMS ORIGINATING OR FLOWING THROUGH THE MAPPED PROPERTY ARE CONSIDERED STATE WATERS AND ARE SUBJECT TO LOCAL GOVERNMENT BUFFER AND SETBACK REQUIREMENTS.

6.)THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY BOTH PUBLIC AND PRIVATE. ALL MATTERS OF TITLE ARE EXCEPTED.

7.)
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS ACQUIRED ON 08-05-25 AND 08-09-25 USING eGPS SOLUTIONS 20TL GNSS RECEIVERS, THE RELATIVE POSITION ACCURACY OF WHICH DOES NOT EXCEED 0.10 FOOT.

8.) FIELD WORK AND MAP PREPARED BY D.S.

9.) ALL PINS SET ARE FOUND ARE 1/2" DIAMETER REBARS UNLESS OTHERWISE NOTED.

10.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A LEGAL TITLE SEARCH, AND IS SUBJECT TO ANY AND ALL DISCLOSURES PRODUCED BY SAME INCLUDING EASEMENTS WHETHER OR NOT SHOWN ON THIS PLAT. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. EDITING OR REPRODUCTION WITHOUT THE CONSENT OF THE SURVEYOR IS PROHIBITED.

11.) TYPE OF SURVEY: RETRACEMENT AND LOT SPLIT

12.) OWNER AT TIME OF SURVEY: PEGGY ANNE RAY(ESTATE)

13.) SOURCE OF TLE INFORMATION:
DB. AA, PG 301
DB. DD, PGs 230-231

14.) THE BOUNDARY HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 194657 FEET

15.) THE TOTAL AREA : 6.00ACRES

16.) BASIS OF BEARINGS IS GRID NORTH(GA, WEST ZONE)

17.) TAX PARCEL 031 094

18.) THE ORIGINAL POINT OF COMMENCEMENT FOR THE REFERENCED DB dd, PG 230-231 IS A CONDITIONAL ROCK AT THE SOUTHEAST CORNER OF LAND LOT 160 WHICH WAS NOT FOUND BY THE SURVEYOR.

## LEGEND

| | |
|---|---|
| O | PROPERTY CORNER WITHOUT MONUMENT |
| ● | MONUMENTED PROPERTY CORNER |
| OTP | OPEN TOP PIPE |
| R/W | RIGHT OF WAY |
| DB | DEED BOOK |
| PB | PLAT BOOK |
| PG | PAGE |
| N/F | PRESENT OR FORMER |
| IPS | IRON PIN SET OWNER |
| IPF | IRON PIN FOUND |
| IPSF | IRON PIN SET FUTURE |
| L.L. | LAND LOT |
| L.L.L. | LAND LOT LINE |
| N.T.S. | NOT TO SCALE |
| P.O.B. | POINT OF BEGINNING |
| —x— | FENCE |
| Ø | POWER POLE |
| —T— | OVERHEAD POWER LINE |
| BL | BUILDING LINE |
| CL | CENTERLINE |

THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN ACCORDING TO F.E.M.A/ F.I.R.M. MAP# 13227C0151 C DATED 9-29-2010
THE APPROXIMATE 100 YEAR ZONE "A" FLOOD LINE SHOWN ON THIS MAP WAS GRAPHICALLY REPRODUCED FROM THE ABOVE REFERENCED MAP.

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


PREPARED BY:
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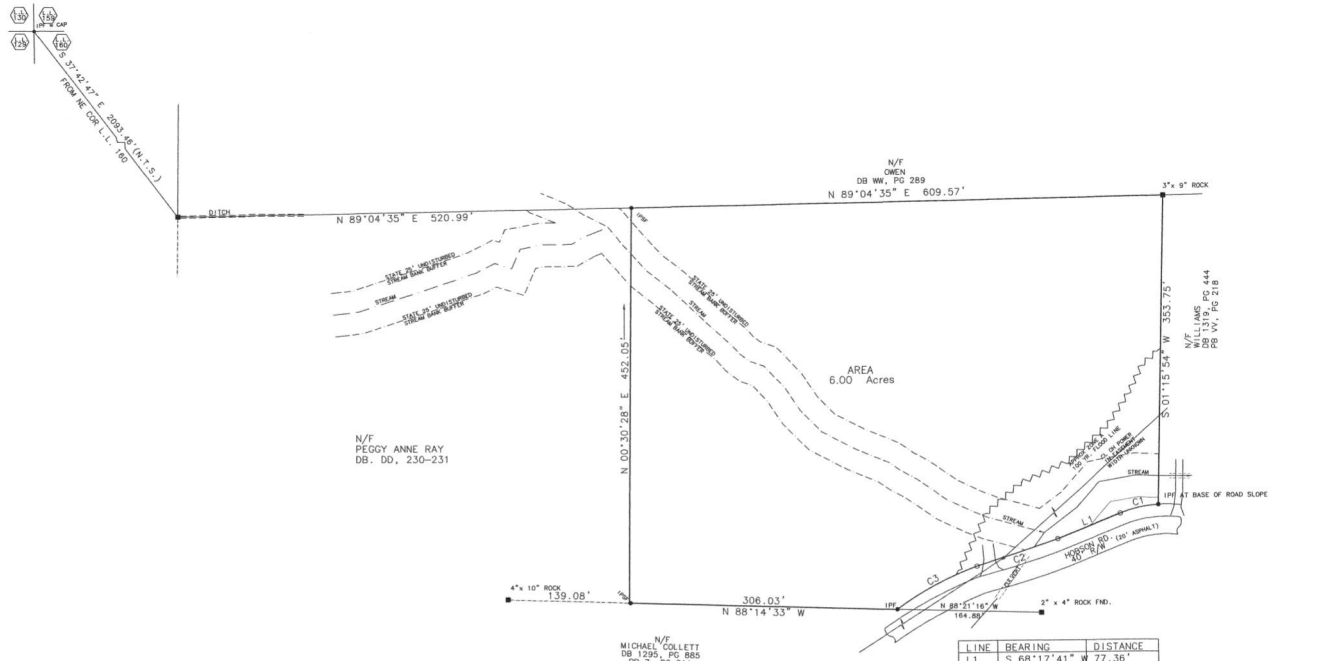


| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 68°17'41" W | 77.36' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 142.43' | 44.92' | 44.74' | S 77°26'37" W | 18°04'18" |
| C2 | 1949.58' | 97.42' | 97.41' | S 71°43'43" W | 2°51'47" |
| C3 | 369.71' | 104.21' | 103.87' | S 62°03'45" W | 16°09'00" |

PICKENS COUNTY - PLANNING & DEVELOPMENT
APPROVED/ DENIED / APPROVED WITH CONDITIONS
Date: 6/13/2025
By:
NOTE: APPROVAL OF THIS PLAT DOES NOT GUARANTEE A BUILDABLE LOT.

THE PURPOSE OF THIS PLAT IS TO SPLIT TAX PARCEL 031 094 INTO TWO TRACTS.

LOT SPLIT SURVEY FOR:

# PEGGY ANNE RAY

TAX PARCEL 031 094
LOCATED LAND LOT: 160, 12th DISTRICT, 2nd SECTION
PICKENS COUNTY, GEORGIA