

eFiled & eRecorded  
 DATE: 9/26/2018  
 TIME: 9:35 AM  
 PLAT BOOK: E2018  
 PAGE: 00046  
 RECORDING FEE: 8.00  
 PARTICIPANT ID: 1519108864  
 CLERK: Patricia Glover  
 Johnson County, GA

**SURVEY OF:  
 PLEASANT GROVE**

**SURVEY FOR:  
 COUNTRY LOTS, LLC**

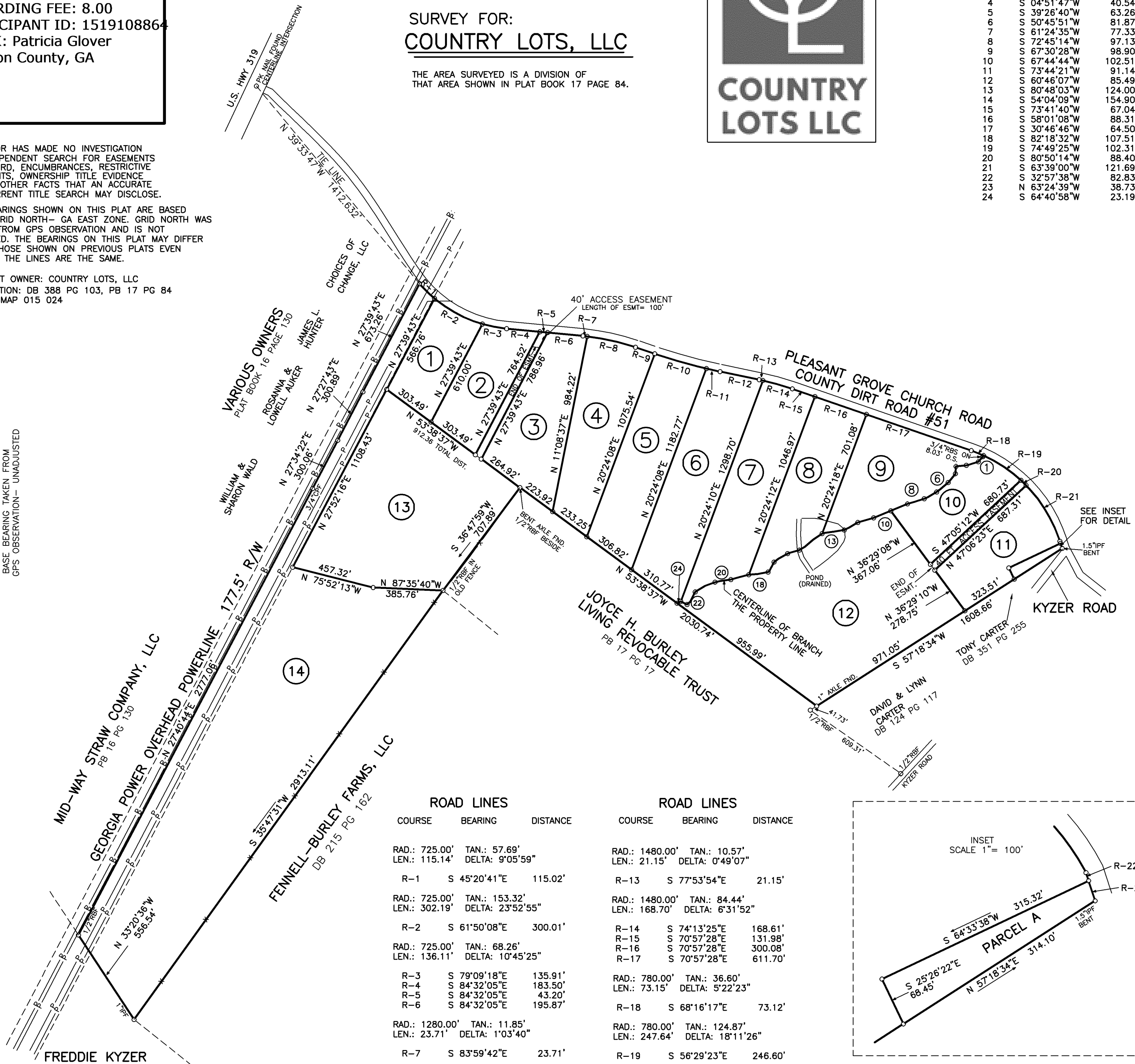
THE AREA SURVEYED IS A DIVISION OF  
 THAT AREA SHOWN IN PLAT BOOK 17 PAGE 84.



BRANCH LINES		
COURSE	BEARING	DISTANCE
1	S 40°03'15"W	45.24'
2	S 73°48'18"W	68.65'
3	S 83°54'53"W	57.42'
4	S 04°51'47"W	40.54'
5	S 39°26'40"W	63.26'
6	S 50°45'51"W	81.87'
7	S 61°24'35"W	77.33'
8	S 72°45'14"W	97.13'
9	S 67°30'28"W	98.90'
10	S 67°44'44"W	102.51'
11	S 73°44'21"W	91.14'
12	S 60°46'07"W	85.49'
13	S 80°48'03"W	124.00'
14	S 54°04'09"W	154.90'
15	S 73°41'40"W	67.04'
16	S 58°01'08"W	88.31'
17	S 30°46'46"W	64.50'
18	S 82°18'32"W	107.51'
19	S 74°49'25"W	102.31'
20	S 80°50'14"W	88.40'
21	S 63°39'00"W	121.69'
22	S 32°57'38"W	82.83'
23	N 63°24'39"W	38.73'
24	S 64°40'58"W	23.19'

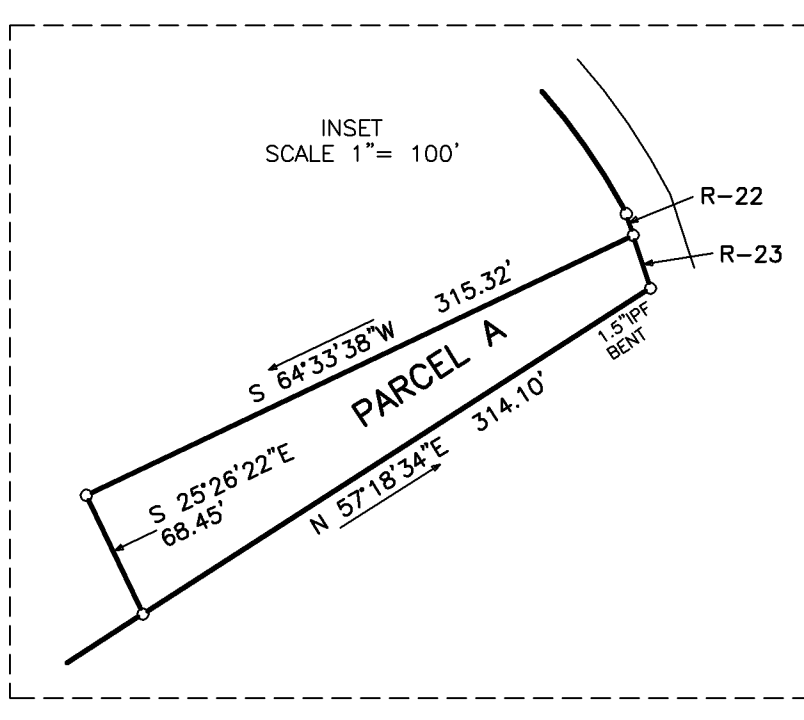
NOTES:  
 SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.  
 THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON GRID NORTH— GA EAST ZONE. GRID NORTH WAS TAKEN FROM GPS OBSERVATION AND IS NOT ADJUSTED. THE BEARINGS ON THIS PLAT MAY DIFFER FROM THOSE SHOWN ON PREVIOUS PLATS EVEN THOUGH THE LINES ARE THE SAME.

CURRENT OWNER: COUNTRY LOTS, LLC  
 DESCRIPTION: DB 388 PG 103, PB 17 PG 84  
 TAX ID: MAP 015 024



ROAD LINES		
COURSE	BEARING	DISTANCE
RAD.: 725.00' TAN.: 57.69' LEN.: 115.14' DELTA: 9°05'59"		
R-1	S 45°20'41"E	115.02'
RAD.: 725.00' TAN.: 153.32' LEN.: 302.19' DELTA: 23°52'55"		
R-2	S 61°50'08"E	300.01'
RAD.: 725.00' TAN.: 68.26' LEN.: 136.11' DELTA: 10°45'25"		
R-3	S 79°09'18"E	135.91'
R-4	S 84°32'05"E	183.50'
R-5	S 84°32'05"E	43.20'
R-6	S 84°32'05"E	195.87'
RAD.: 1280.00' TAN.: 11.85' LEN.: 23.71' DELTA: 1°03'40"		
R-7	S 83°59'42"E	23.71'
RAD.: 1280.00' TAN.: 137.31' LEN.: 273.57' DELTA: 12°14'45"		
R-8	S 77°21'05"E	273.05'
R-9	S 71°13'39"E	112.11'
RAD.: 3020.00' TAN.: 148.12' LEN.: 296.01' DELTA: 5°36'57"		
R-10	S 74°02'09"E	295.89'
RAD.: 3020.00' TAN.: 38.59' LEN.: 77.18' DELTA: 1°27'51"		
R-11	S 77°34'33"E	77.18'
R-12	S 78°18'28"E	220.18'

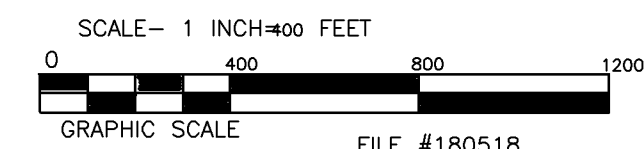
ROAD LINES		
COURSE	BEARING	DISTANCE
RAD.: 1480.00' TAN.: 10.57' LEN.: 21.15' DELTA: 0°49'07"		
R-13	S 77°53'54"E	21.15'
RAD.: 1480.00' TAN.: 84.44' LEN.: 168.70' DELTA: 6°31'52"		
R-14	S 74°13'25"E	168.61'
R-15	S 70°57'28"E	131.98'
R-16	S 70°57'28"E	300.08'
R-17	S 70°57'28"E	611.70'
RAD.: 780.00' TAN.: 36.60' LEN.: 73.15' DELTA: 5°22'23"		
R-18	S 68°16'17"E	73.12'
RAD.: 780.00' TAN.: 124.87' LEN.: 247.64' DELTA: 18°11'26"		
R-19	S 56°29'23"E	246.60'
RAD.: 780.00' TAN.: 20.03' LEN.: 40.06' DELTA: 2°56'33"		
R-20	S 45°55'23"E	40.06'
RAD.: 780.00' TAN.: 185.28' LEN.: 363.82' DELTA: 26°43'29"		
R-21	S 31°05'22"E	360.53'
R-22	S 18°03'44"E	11.77'
R-23	S 18°03'44"E	29.05'



STATE OF GEORGIA  
 JOHNSON COUNTY  
 1405th G.M.D.  
 PLAT DATE: 18 SEPTEMBER 2018  
 FIELD SURVEY: 13 SEPTEMBER 2018

THE MAJORITY OF THIS SURVEY WAS PERFORMED USING RTK SURVEYING METHODS. ALL SURVEY CONTROL COLLECTED WITH GPS HAD A MAXIMUM HORIZONTAL TOLERANCE OF 0.05' WITH A 95% CONFIDENCE LEVEL. ADJUSTMENT - LEAST SQUARES EQUIPMENT USED  
 ELECTRONIC TOTAL STATION  
 STONEX S10 GNSS BASE & ROVER

IPS= IRON PIN SET  
 IPF= IRON PIN FOUND  
 RBF= REBAR FOUND  
 RBS= REBAR SET  
 CMF= CONCRETE MONUMENT FOUND  
 CMS= CONCRETE MONUMENT SET



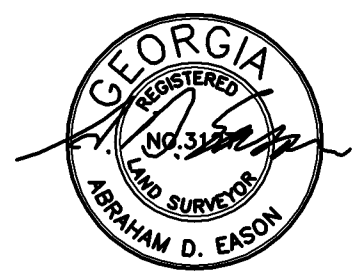
TRACT AREAS:

TRACT 1 AREA=	3.98 ACRES
TRACT 2 AREA=	4.70 ACRES
TRACT 3 AREA=	6.83 ACRES
TRACT 4 AREA=	7.18 ACRES
TRACT 5 AREA=	7.63 ACRES
TRACT 6 AREA=	9.04 ACRES
TRACT 7 AREA=	7.99 ACRES
TRACT 8 AREA=	6.15 ACRES
TRACT 9 AREA=	6.41 ACRES
TRACT 10 AREA=	4.18 ACRES
TRACT 11 AREA=	4.92 ACRES
TRACT 12 AREA=	20.55 ACRES
TRACT 13 AREA=	18.62 ACRES
TRACT 14 AREA=	44.99 ACRES
PARCEL A AREA=	0.35 ACRES

TRACT NO.	PLATE E.O.C. 1' IN (FT)
1	197,497
2	529,808
3	563,188
4	984,135
5	989,093
6	641,690
7	604,691
8	771,980
9	541,494
10	176,845
11	289,750
12	184,423
13	874,071
14	879,214
PARCEL A	143,556

TOTAL AREA SURVEYED= 153.17 ACRES

The property hereon lies completely within a jurisdiction which does not review nor approve maps or plats prior to recording. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Further, the undersigned land surveyor certifies that this map, plat, or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act OCGA 15-6-67.



EASON LAND SURVEYING  
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