

eFiled & eRecorded
DATE: 10/19/2020
TIME: 6:15 PM
PLAT BOOK: 00028
PAGE: 00075
RECORDING FEES: \$10.00
PARTICIPANT ID: 1519108864
CLERK: Jenny H. Grimes
Candler County, GA

STATE OF GEORGIA
CANDLER COUNTY
1736th G.M.D.
PLAT DATE: 28 AUGUST 2020
FIELD SURVEY: 27 AUGUST 2020

FIELD E.O.C. = 1' IN 23,424' +
ANGULAR ERROR = 05" PER < POINT
PLAT E.O.C. = 1' IN 604,088' + (BOUNDARY)
ADJUSTMENT - LEAST SQUARES

EQUIPMENT USED
ELECTRONIC TOTAL STATION

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

SCALE- 1 INCH= 300 FEET
0 300 600 900
GRAPHIC SCALE

FILE #200820
DRAWN BY: ADE

WOLFE CREEK LINES

COURSE	BEARING	DISTANCE
1	N 13°09'37"W	88.38'
2	N 28°19'22"E	118.36'
3	N 61°14'57"E	89.24'
4	N 30°47'08"E	65.17'
5	N 03°52'50"W	69.36'
6	N 21°39'02"E	112.95'
7	N 11°29'07"E	48.09'
8	N 29°20'17"E	74.27'
9	N 09°32'13"E	63.98'
10	N 23°11'39"E	83.25'
11	N 20°59'50"E	77.13'

LYNDA JONES
-AND-
PATSY LANDRY
PB 19 PG 549

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.

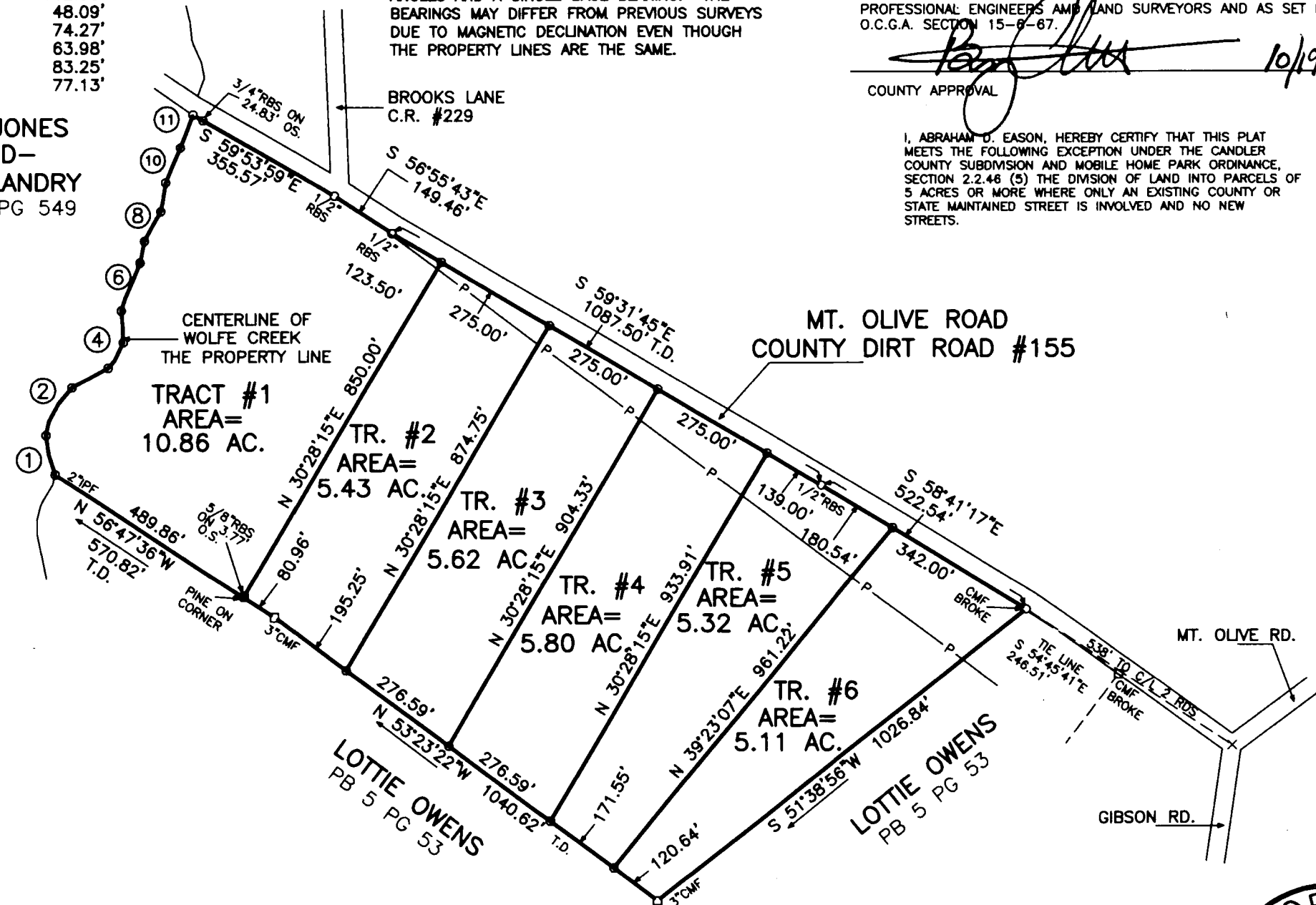
THE BEARINGS SHOWN ON THIS SURVEY WERE
CALCULATED FROM A TRAVERSE USING FIELD
ANGLES AND A SINGLE BASE BEARING. THE
BEARINGS MAY DIFFER FROM PREVIOUS SURVEYS
DUE TO MAGNETIC DECLINATION EVEN THOUGH
THE PROPERTY LINES ARE THE SAME.

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 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.

COUNTY APPROVAL

10/19/2020
DATE

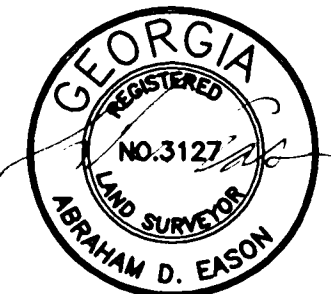
I, ABRAHAM D. EASON, HEREBY CERTIFY THAT THIS PLAT
MEETS THE FOLLOWING EXCEPTION UNDER THE CANDLER
COUNTY SUBDIVISION AND MOBILE HOME PARK ORDINANCE,
SECTION 2.2.46 (5) THE DIVISION OF LAND INTO PARCELS OF
5 ACRES OR MORE WHERE ONLY AN EXISTING COUNTY OR
STATE MAINTAINED STREET IS INVOLVED AND NO NEW
STREETS.



SURVEY FOR:
COUNTRY LOTS, LLC

CURRENT OWNER: COUNTRY LOTS, LLC
TAX PARCEL 020 041
DESCRIPTION: A DIVISION OF THAT
AREA SHOWN IN PB 28 PG 52.

EASON LAND SURVEYING
P.O. BOX 753
CLAXTON, GA. 30417
(912) 739-7143
LSF 000047



MAGNETIC NORTH
BASE BEARING TAKEN FROM
PLAT BOOK 5 PAGE 53

TOTAL AREA= 38.13 AC.