

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL 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 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.

ORIGINAL PLAT WAS COUNTY APPROVED 7/21/21 AND RECORDED IN PB 11 PG 971.

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 UNADJUSTED. THE BEARINGS SHOWN ON THIS PLAT MAY DIFFER FROM THOSE SHOWN ON PREVIOUS PLATS EVEN THOUGH THE LINES ARE THE SAME.

eFiled & eRecorded
 DATE: 7/30/2021
 TIME: 4:11 PM
 PLAT BOOK: 00011
 PAGE: 00979
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 1519108864
 CLERK: Jackie Dalton
 Laurens County, GA

TYPE OF SURVEY: BOUNDARY SURVEY

EXISTING PARCEL DESCRIPTION:
 A PORTION OF TRACT #2, AS SHOWN ON PLAT FOUND IN DEED BOOK 391, PAGE 460.

EXISTING PARCEL TAX ID: 159 039

CURRENT OWNER:
 COUNTRY LOTS, LLC

5/8"RB'S AT DIVISION CORNERS

**SURVEY OF:
 FOUNTAIN FARMS
 SURVEY FOR:
 COUNTRY LOTS, LLC**

PROPERTY LINES

Course	Bearing	Distance
1	Rad: 674.00' Tan: 73.20' Chd.: N 42°32'23" E	Arc: 145.82' CA: 12°23'46" CA: 145.54'
2	Rad: 674.00' Tan: 37.56' Chd.: N 33°09'08" E	Arc: 75.04' CA: 6°22'44" CA: 75.00'
3	S 44°09'46" E	58.53'

N 37°24'32"E
 82.64'

Arc 121.37'
 Rad 84.87'
 N 03°33'46"W
 111.29'

PLAT REVISED: 30 JULY 2021
 TO ADD EMC EASEMENTS

PLAT REVISED: 20 JULY 2021
 TO DIVIDE INTO TRACTS

STATE OF GEORGIA
 LAURENS COUNTY
 LAND DISTRICT # 17
 LAND LOT #s 244

PLAT DATE: 26 APRIL 2021

FIELD DATE: 19 APRIL 2021

PLAT E.O.C. = 1' IN 739,023' +

ADJUSTMENT - LEAST SQUARES

EQUIPMENT USED

ELECTRONIC TOTAL STATION
 STONEX S10 GNSS GPS BASE AND ROVER

NOTE: THIS SURVEY WAS PERFORMED USING STONEX GNSS BASE AND ROVER. MAXIMUM HORIZONTAL TOLERANCE FOR SURVEY CONTROL 0.05' WHICH IS WITHIN 95% CONFIDENCE INTERVAL.

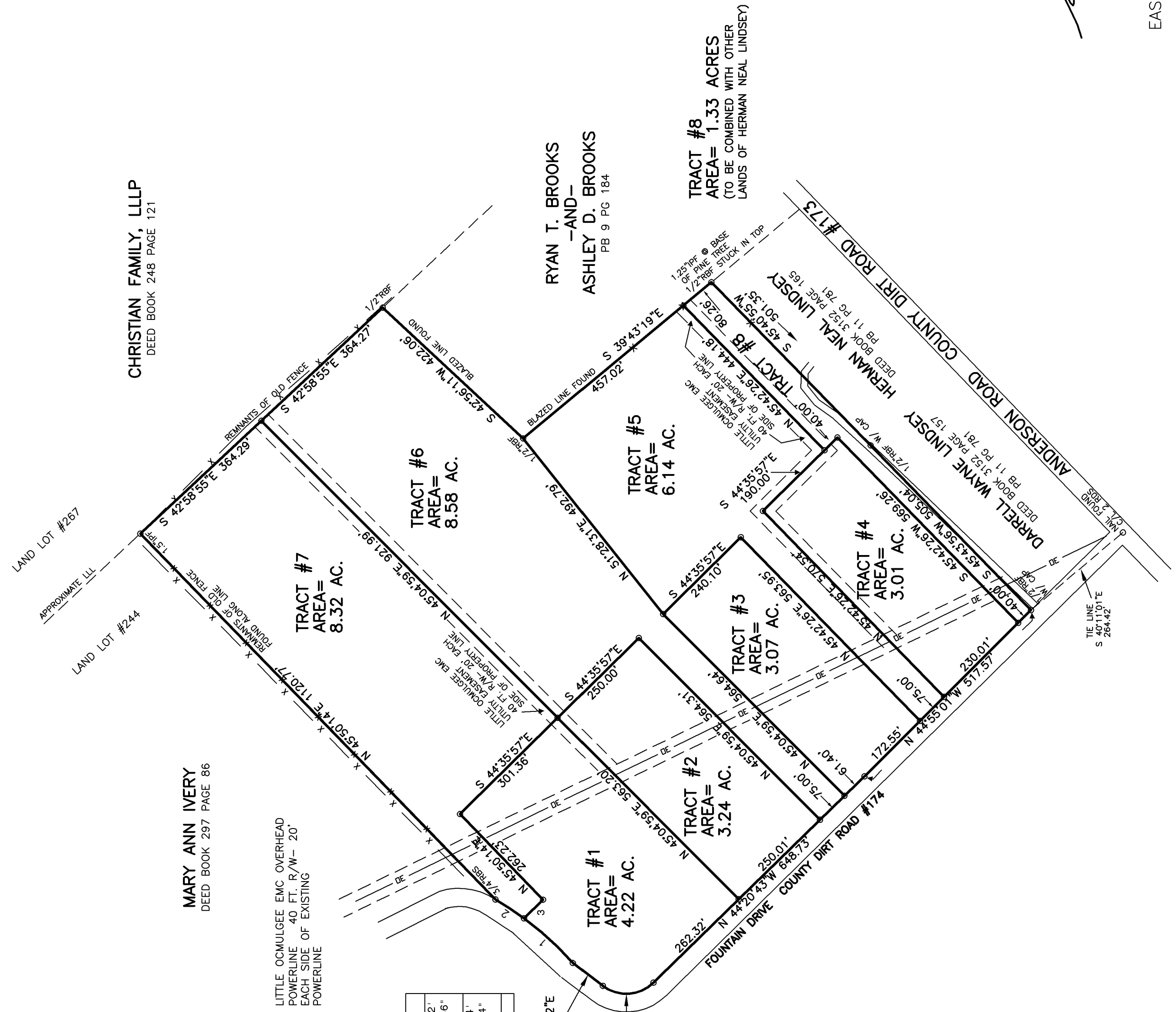
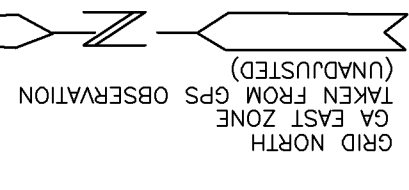
IPS= IRON PIN SET
 IPF= IRON PIN FOUND
 RBF= REBAR FOUND
 RBS= REBAR SET
 CMF= CONCRETE MONUMENT FOUND
 CMS= CONCRETE MONUMENT SET

SCALE - 1 INCH = 200 FEET



GRAPHIC SCALE
 FILE # 210402
 DRAWN BY: ADE

TOTAL AREA SURVEYED:
 37.91 ACRES



CHRISTIAN FAMILY, LLLP
 DEED BOOK 248 PAGE 121

MARY ANN IVERY
 DEED BOOK 297 PAGE 86

RYAN T. BROOKS
 -AND-
 ASHLEY D. BROOKS
 PB 9 PG 184

TRACT #8
 AREA= 1.33 ACRES
 (TO BE COMBINED WITH OTHER
 LANDS OF HERMAN NEAL LINDSEY)

TRACT #6
 AREA= 8.58 AC.

TRACT #7
 AREA= 8.32 AC.

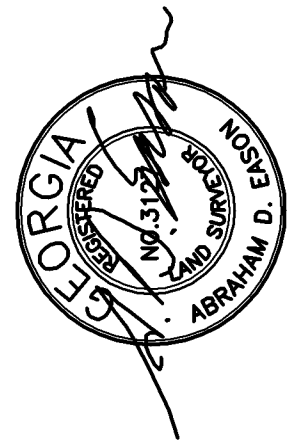
TRACT #5
 AREA= 6.14 AC.

TRACT #3
 AREA= 3.07 AC.

TRACT #4
 AREA= 3.01 AC.

TRACT #1
 AREA= 4.22 AC.

TRACT #2
 AREA= 3.24 AC.



EASON LAND SURVEYING
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