

THE MINIMUM LOT AREA REQUIRED FOR THE APPLICABLE ZONING DISTRICT IS OUTSIDE OF THE 100 YEAR FLOODPLAIN AS SPECIFIED IN SECTION 404-02 RATE MAP#13219C0135D DATED SEP. 2, 2009

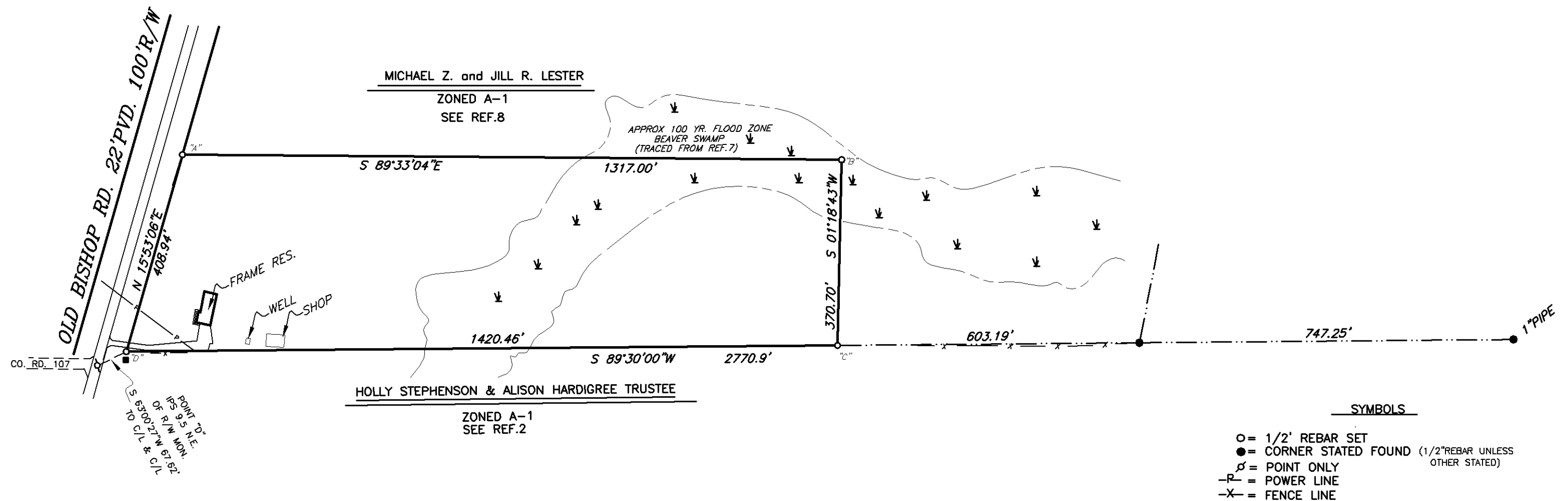
REGISTERED GEORGIA LAND SURVEYOR  
2407  
NUMBER

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIALS ARE CORRECTLY SHOWN; AND THAT ALL SURVEYING REQUIREMENTS OF THE UNIFIED DEVELOPEMENT CODE OF OCONEE COUNTY, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

REGISTERED GEORGIA LAND SURVEYOR  
2407  
NUMBER

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

OWNER OR AGENT  
DATE



#### SYMBOLS

- = 1/2" REBAR SET
- = CORNER STATED FOUND (1/2" REBAR UNLESS OTHER STATED)
- = POINT ONLY
- P- = POWER LINE
- X- = FENCE LINE

***TOTAL AREA = 12.000 ACRES***

#### REFERENCES

- DEED BOOK "W" PAGE 370 & 371
- PLAT BOOK 1 PAGE 131
- SURVEY FOR BERDA W. RICE BY BEN McLERROY DATED AUG. 17, 1971
- PLAT BOOK 32 PAGE 71
- PLAT BOOK 1 PAGE 282
- OUR SURVEY FOR THE ESTATE OF BERDA RICE DATED 12/24/02
- FIRM MAP 13219C0135D DATED 9/02/2009
- OUR SURVEY FOR MICHAEL Z. LESTER AND JILL R. LESTER DATED 7/09/2015

#### SURVEY NOTES:

- THIS SURVEY WAS PERFORMED AT THE REQUEST OF: THOMAS VERNER.
- BASED ON TAX RECORDS THE CURRENT OWNER OF THIS PROPERTY IS: FRANK W. WATKINS ETAL AND IS SHOWN AS TAX PARCEL B-07-029. ZONED A-1.
- THIS SURVEY IS A SUBDIVISION OF THE PROPERTY SHOWN ON REF. 6
- THE BEARING STRUCTURE ON WHICH THIS SURVEY IS BASED SHOULD BE ALIGNED WITH REF. 6
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS, RIGHT OF WAYS, TITLE RIGHTS OR ENCROACHMENTS ONE MIGHT REVEAL.
- ON 7/9/2015 WE SURVEYED THE LINES FROM "A"-"B"-"C" LINE "C"-"A" AND IMPROVEMENTS SHOWN ARE BASED ON REF. 6 NO NEW FIELD WORK WAS DONE

ADMINISTRATIVE SUBDIVISION PLAT CERTIFIED TO: <b>FRANK W. WATKINS, MARTHA GAIL GOMEZ, BARBARA W. GASAWAY and LORETTA W. YAMILKOSKI</b>			
CORNERSTONE LAND SURVEYING 1969 CRABAPPLE HOLLOW RD. HULL, GA. 30646 706-546-0504	G.M.D. 221	COUNTY: OCONEE	STATE: GEORGIA
SCALE: 1" = 200'			
DATE OF SURVEY: 7/9/2015		DATE OF DRAWING: 10/23/2015	TRAV. E.C.: 1"/35,521'
ANGLE CLOSURE: 1"/ANGLE PT		INST.: TOPCON GPT3005	
MAP CHECK: 1'/428,336'		ADJ.: ARBITRARY	
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE 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 O.C.G.A. 15-6-67			
CHECKED BY:		DRAWING NO.: 1262002"D"	