

COUNTY ZONING AND DEVELOPMENT REGULATIONS ALONG WITH GEORGIA STATE AMENDMENTS RELATED TO LAND CONSERVATION USE OR CONSERVATION EASEMENTS. IT IS THE RESPONSIBILITY OF THE CLIENT TO ADDRESS THESE ISSUES BEFORE REQUESTING THIS SURVEY OR RECORDING OF THIS PLAT.

L17	N 19°46'27" W	58.77'
L18	N 41°24'59" E	27.20'
L19	N 76°09'43" E	28.07'
L20	N 45°58'19" E	30.49'
L21	N 06°12'31" W	29.39'
L22	N 38°07'27" E	38.60'

L39	N 83°11'53" E	20.93'
L40	N 87°46'25" E	21.22'

DB. 241,

N/F
PETER S. SHOCKLEY
TMP. 24/14A
DB. 356, PG. 632
PB. 4, PG. 386

N/F
ROLADER FAMILY PARTNERSHIP I, LLP &
ROLADER FAMILY PARTNERSHIP II, LLP
TMP. 24/10

DB. 418, PG. 2
PB. 7, PG. 116

N/F
ROBERT E. WALLIN &
SHANDA C. WALLIN
TMP. 24/18D

DB. 457, PG. 422

P.O.B.
IPF
TO C/L ROAD
L39
WDF

BRANCH
C/L BRANCH IS P/L
BRANCH
L30 L34 L38
IPF
N 73°11'57" E
434.20'
IPF TO IPF
S 78°48'05" E
202.16'
IPF
S 31°35'55" E
179.00'
IPF

TRACT "A"
23.392 ACRES

A PORTION OF
TMP. 24/18

N 73°11'57" E 34.43'
FROM BRANCH ON LINE

S 72°35'00" W
2024.18'

TRACT "B"
23.393 ACRES

A PORTION OF
TMP. 24/18

N/F
MICHAEL GRADY BUFFINGTON &
SALLY PHILLIPS BUFFINGTON
TMP. 24/18B

DB. 445, PG. 765
PB. 40, PG. 72

N/F
VIVALDI PROPERTIES, LLC
TMP. 25/72

DB. 314, PG. 338
PB. 24, PG. 113

N/F
LARRY E. OGLESBY, JR.
& LISA K. OGLESBY
TMP. 24/18AA

DB. 445, PG. 758
PB. 40, PG. 72
PB. 40, PG. 170
PB. 42, PG. 6

This plat is not valid for recording purposes unless Surveyor's Signature appears in original black ink over the stamp.



N/F