Plat Doc: PLAT
Recorded 12/07/2018
04:28PM
Camie W. Thomas
Clerk Superior Court,
JACKSON County, Ga.
Bk 00071 Pg 0744

$0.00
$0.00

Participants: 6025354841

THIS BLOCK RESERVED FOR RECORDING INFORMATION

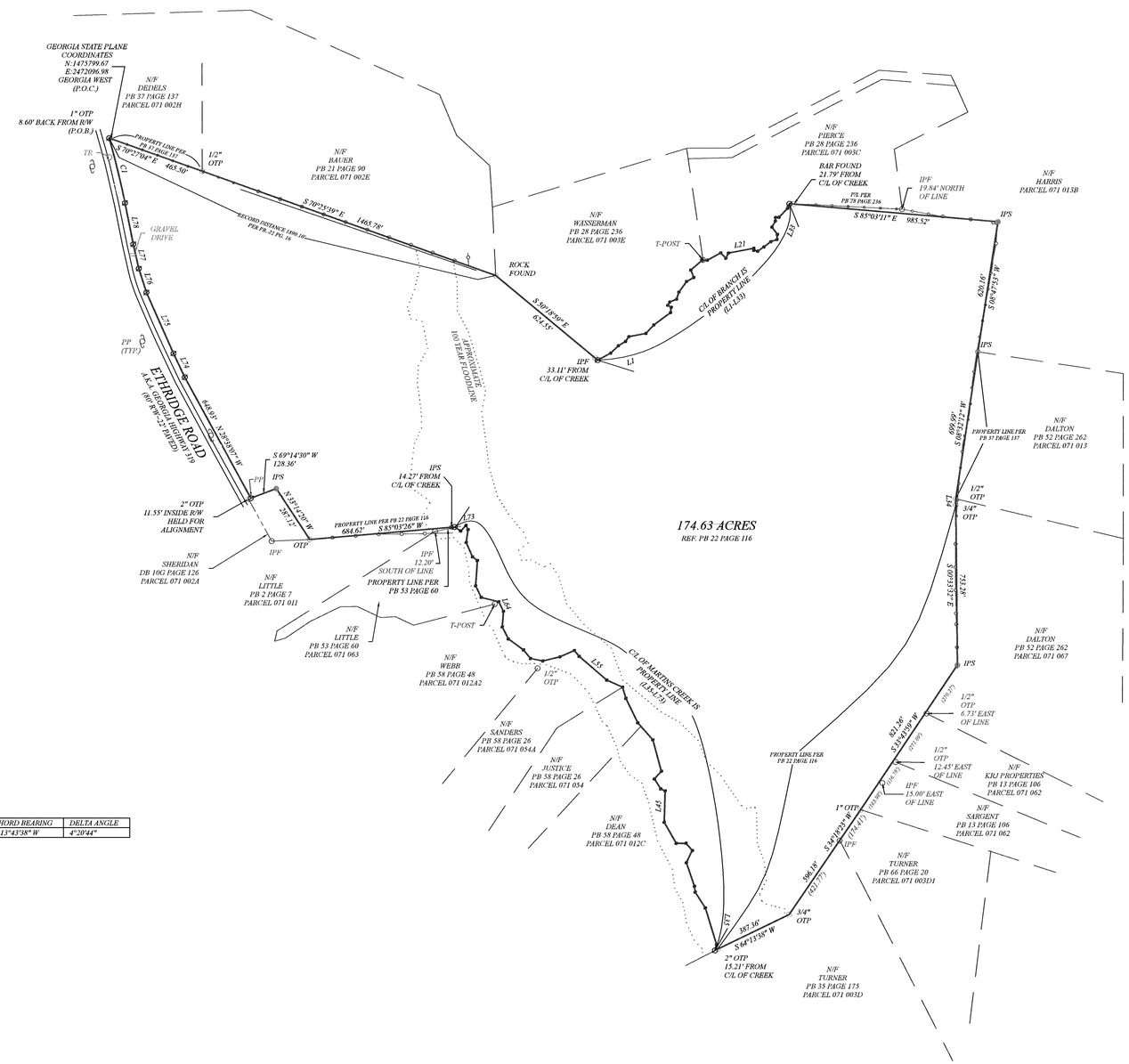
GRID NORTH

BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 GEORGIA STATE PLANE COORDINATE SYSTEM (WESTERN ZONE)

GRAPHIC SCALE

0' 150' 300' 600' 900'

1 INCH = 300 FEET



BRANCH CALL TABLE

LINE	BEARING	DISTANCE
L1	N 61°27'18" E	69.72'
L2	N 46°30'28" E	49.99'
L3	N 58°37'59" E	39.47'
L4	N 34°53'25" E	27.15'
L5	N 79°06'01" E	81.77'
L6	N 42°51'59" E	54.07'
L7	N 53°51'22" E	97.97'
L8	N 08°08'36" E	25.36'
L9	N 59°25'40" W	18.82'
L10	N 31°05'32" E	17.63'
L11	N 67°31'16" E	34.28'
L12	N 18°59'04" E	36.04'
L13	N 35°49'36" E	61.25'
L14	N 69°43'06" E	38.36'
L15	N 21°08'47" W	37.43'
L16	N 49°09'17" E	70.34'
L17	N 89°02'55" E	24.79'
L18	N 60°55'55" E	71.74'
L19	S 44°22'18" E	35.17'
L20	N 26°15'17" E	26.49'
L21	N 79°14'05" E	121.34'
L22	S 04°14'19" E	9.31'
L23	S 76°40'32" E	18.56'
L24	N 55°50'05" E	35.46'
L25	N 52°23'12" E	40.91'
L26	N 71°23'24" E	29.84'
L27	N 05°44'08" E	24.91'
L28	N 36°13'44" W	42.60'
L29	N 28°40'45" E	32.19'
L30	N 05°56'08" E	17.15'
L31	N 85°29'07" E	16.14'
L32	N 43°44'41" E	57.91'
L33	N 21°54'45" E	23.53'

L34	S 00°06'20" E	29.45'

MARTINS CREEK CALL TABLE

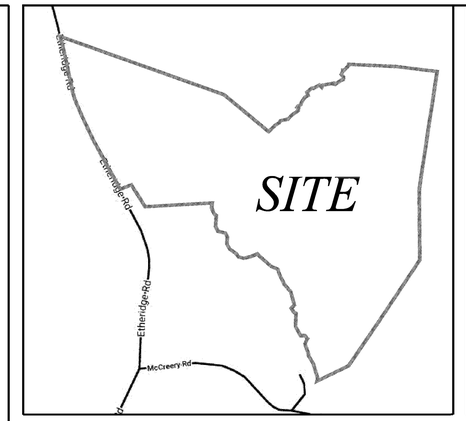
LINE	BEARING	DISTANCE
L35	N 13°00'32" E	28.46'
L36	N 17°02'27" W	180.11'
L37	N 32°42'31" W	88.67'
L38	N 07°10'00" W	27.76'
L39	N 18°55'34" W	117.75'
L40	N 23°28'39" E	48.55'
L41	N 30°03'39" E	14.89'
L42	N 40°45'12" W	46.08'
L43	S 89°09'43" W	45.80'
L44	N 29°46'49" W	114.61'
L45	N 01°55'04" E	147.81'
L46	N 66°07'49" W	23.19'
L47	N 32°15'42" W	55.69'
L48	N 42°49'44" E	27.35'
L49	N 42°14'08" E	21.40'
L50	N 15°18'23" W	153.01'
L51	N 41°18'57" W	107.20'
L52	N 25°59'07" W	127.98'
L53	N 16°11'13" W	34.93'
L54	N 65°53'36" W	81.73'
L55	N 49°21'16" W	171.61'
L56	N 39°14'42" W	35.49'
L57	S 66°16'58" W	73.93'
L58	S 76°24'48" W	83.06'
L59	N 78°55'38" W	58.97'
L60	N 38°53'39" W	52.40'
L61	N 54°11'04" W	88.39'
L62	N 26°42'41" W	63.19'
L63	N 04°13'58" E	73.79'
L64	N 26°15'38" W	50.22'
L65	N 76°08'13" W	84.87'
L66	N 23°45'50" W	60.67'
L67	N 04°02'34" E	119.18'
L68	N 52°34'46" W	29.26'
L69	N 23°36'30" W	73.95'
L70	N 08°11'48" E	60.90'
L71	N 26°03'04" W	21.96'
L72	S 42°57'59" W	36.13'
L73	N 56°39'41" W	34.60'

L74	N 25°19'45" W	123.49'
L75	N 23°58'03" W	314.89'
L76	N 17°39'01" W	117.90'
L77	N 12°43'19" W	117.55'
L78	N 11°23'01" W	198.39'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4144.79'	314.36'	314.28'	N 13°43'38" W	4°20'44"

SYMBOL LEGEND

- CALCULATED POINT
- IRON MARKER FOUND
- 1/2 " IRON PIN SET
- CONCRETE MONUMENT
- FENCE



VICINITY MAP

NOT TO SCALE

PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
MATTHEW D. ULMER, GA. RLS#3069
P.O. BOX 269 WATKINSVILLE, GA 30677
MATT@BASELINEGA.COM
706-769-6610

1. TOTAL PROJECT ACREAGE: 174.63 ACRES

2. TAX PARCEL #: 071 002

3. NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.

4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.

5. ZONED A2

6. THIS PLAT HAS BEEN 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 IN THE GEORGIA PLAT ACT O.C.G.A. SECTIONS 15-6-67. AUTHORITY O.C.G.A. SECTIONS 15-6-67, 43-15-4, 43-15-6, 43-19, 43-15-22.

SURVEYOR CERTIFICATIONS

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS 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 OR PARCELS 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.

MATTHEW D. ULMER, GA. RLS#3069

FIELD SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 7,600 FEET, AND AN ANGULAR ERROR OF 8" PER ANGLE POINT, AND WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON TOTAL STATION, MODEL GPT 3002.

THE FIELD WORK WAS COMPLETED ON DECEMBER 6, 2018.

PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,453,000 FEET.

A PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN.

FLOOD INSURANCE RATE MAP #
13157C0275C 12/17/2010

MATTHEW D. ULMER,
REGISTERED LAND SURVEYOR #3069

MATTHEW D. ULMER
GEORGIA REGISTERED
LAND SURVEYOR #3069

P.O. BOX 269
WATKINSVILLE, GA 30677
706-614-1952

THIS PLAT IS NOT VALID OR RECORDABLE UNLESS SAID SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLUE INK OVER THE STAMP.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.

BASELINE
SURVEYING & ENGINEERING, INC.

P.O. BOX 269
WATKINSVILLE, GA 30677

WWW.BASELINEGA.COM

PHONE: 706-769-6610

CERTIFY TO:

BUCKHORN ALLEY FARMS, LLC

242nd GEORGIA MILITIA DISTRICT

JACKSON COUNTY

PHYSICAL ADDRESS:

ETHRIDGE ROAD
JEFFERSON, GEORGIA
30549

REVISIONS	DATE

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DATE
12/07/18

PROJECT
18-1293S

RETRACEMENT BOUNDARY SURVEY

SHEET
1 OF 1

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR MATTHEW D. ULMER

LSF#001108
EXPIRES 12-31-2018