

Preliminary
Survey Subject
to Polk County
Approval

DATE OF FIELD WORK: JULY 2025
THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION COMPANY
CURRENT TAX RECORDS SHOW OWNER AS: SAMUEL L. GREENE, ESTATE
TAX PARCELS 017-030 & 017-022

A PART OF TRACTS 6 & 7 ARE IN FLOOD ZONE AE AS SHOWN ON FEMA
FLOOD MAP 13233C00410 DATED 9/26/2008 AS PLOTTED HEREON

PROPERTY IS ZONED A-1
SET BACKS ARE FRONT 40', REAR 40', SIDE 20'
REF DEEDS 577-148, 492-361, 311-656, 293-115, 185-368, 102-538
REF PLATS J-204, 462-361, V-180

190.882 ACRES DIVIDED INTO 14 TRACTS
30.605 ACRES WEST OF SANTA CLAUS ROAD
160.277 ACRES EAST OF SANTA CLAUS ROAD

LAND DIVISION SURVEY FOR
SAMUELL L. GREENE, ESTATE
BEING IN LAND LOTS 430, 434, 435, 436, 501 & 502
2nd DISTRICT 4th SECTION POLK COUNTY GEORGIA

SCALE 1" = 300' PLAT DATE: JULY 31, 2025



This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

NOTE:

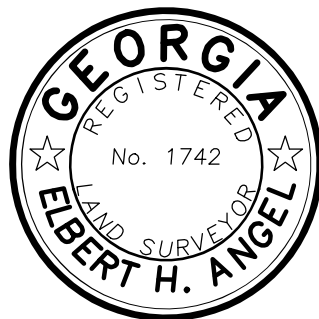
The field data upon which this plat is based was collected by GPS observations using a Carlson BRx7 dual frequency receiver/rover running Carlson SurveCE software. Relative positional accuracy: < 0.04' (95% confidence level)

This plat is subject to all easements, matters of title, rights-of-way and local government approval.

- = MONUMENT FOUND AS NOTED
- = CONCRETE MARKER FOUND
- = 1/2" REBAR SET
- △ = CALCULATED POINT

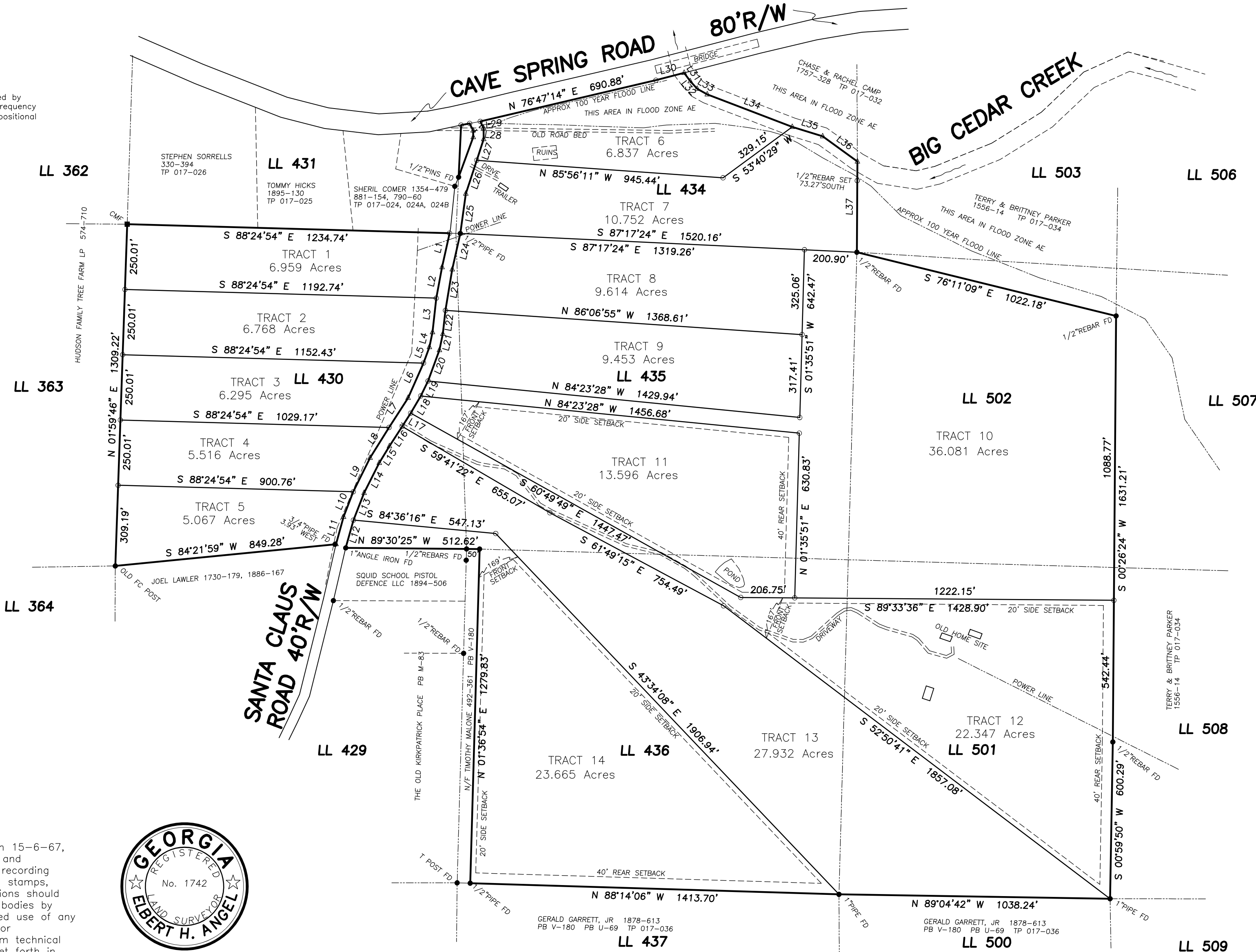
LINE	BEARING	DISTANCE
L1	S 12°32'28" W	133.43'
L2	S 10°23'16" W	120.42'
L3	S 06°20'36" W	131.37'
L4	S 12°01'27" W	58.37'
L5	S 20°04'53" W	65.04'
L6	S 23°50'22" W	145.86'
L7	S 32°50'40" W	134.53'
L8	S 31°58'38" W	136.89'
L9	S 26°22'52" W	145.32'
L10	S 21°15'53" W	102.86'
L11	S 15°18'27" W	108.72'
L12	N 15°31'45" E	110.54'
L13	N 21°15'53" E	111.61'
L14	N 26°52'26" E	129.07'
L15	N 31°20'18" E	74.84'
L16	N 32°46'06" E	89.98'
L17	N 32°46'06" E	60.12'
L18	N 30°19'29" E	76.32'
L19	N 26°11'18" E	64.09'
L20	N 20°04'53" E	126.18'
L21	N 12°01'27" E	63.17'
L22	N 06°20'36" E	90.51'
L23	N 09°20'00" E	159.36'
L24	N 12°40'43" E	140.77'
L25	N 07°50'42" E	153.63'
L26	N 18°10'48" E	134.66'
L27	N 18°10'48" E	85.77'
L28	N 00°40'17" W	42.45'
L29	N 26°57'00" W	27.98'
L30	N 75°28'54" E	111.31'
L31	S 36°21'00" E	39.85'
L32	S 42°32'46" E	39.21'
L33	S 60°54'24" E	44.28'
L34	S 69°06'53" E	348.38'
L35	S 72°42'33" E	121.80'
L36	S 53°58'38" E	164.28'
L37	S 00°19'12" W	347.18'

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 heron, 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 Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67. The approval signatures above were not in place when this survey was issued, and are to be properly obtained prior to recording.



ELBERT H. ANGEL
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Elbert H. Angel Georgia RLS #1742 DATE



JOB No. 25-050 / 017-022&017-030 / PLAT# P-25-053