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Plat Book: 00037
Page: 0171
\$10.00 RECORDING FEE

TAX PARCEL 043 001
N/F WHITE HORSE PARTNERS, LLP
& LOBLOLLY INVESTMENTS, LLP
DB 871, PG 65

GDOT APPROVAL
THE GEORGIA DEPARTMENT OF TRANSPORTATION
APPROVED THE PRIVATE ROAD SHOWN HEREON
AND SUBSEQUENT PLANS BY ROWLAND
ENGINEERING ON 1/15/2025.

COUNTY COMMISSIONERS APPROVAL
THIS PLAT WAS APPROVED BY THE MONROE COUNTY BOARD
OF COMMISSIONERS ON 2/4/2025.

REFERENCE DEEDS & PLATS
MONROE COUNTY CLERK OF SUPERIOR COURT

DEED BOOK 71 PAGE 478	PLAT BOOK 3 PAGE 127
DEED BOOK 77 PAGE 166	PLAT BOOK 6 PAGE 245
DEED BOOK 77 PAGE 433	PLAT BOOK 8 PAGE 273
DEED BOOK 89 PAGE 701	PLAT BOOK 28 PAGE 222
DEED BOOK 103 PAGE 233	PLAT BOOK 30 PAGE 167
DEED BOOK 390 PAGE 48	PLAT BOOK 35 PAGE 182
DEED BOOK 391 PAGE 45	PLAT BOOK 36 PAGE 60
DEED BOOK 701 PAGE 73	PLAT BOOK 36 PAGE 179
DEED BOOK 871 PAGE 56	
DEED BOOK 871 PAGE 65	
DEED BOOK 1098 PAGE 326	
DEED BOOK 1366 PAGE 103	
DEED BOOK 1528 PAGE 106	
DEED BOOK 1781 PAGE 266	
DEED BOOK 1782 PAGE 200	
DEED BOOK 2104 PAGE 230	
DEED BOOK 2139 PAGE 285	
DEED BOOK 2248 PAGE 244	
DEED BOOK 2248 PAGE 227	
DEED BOOK 2248 PAGE 229	
DEED BOOK 2343 PAGE 80	

SURVEYOR CERTIFICATION
AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION
15-6-67, THIS MAP OR PLAT HAS BEEN PREPARED
BY A REGISTERED LAND SURVEYOR AND HAS BEEN
APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS
FOR RECORDING. THE NAMES OF THE INDIVIDUALS
SIGNING OR APPROVING THIS MAP OR PLAT, THE
AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE
DATE OF APPROVAL IS SHOWN HEREON. SUCH
APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED
WITH THE APPROPRIATE GOVERNMENTAL BODIES BY
ANY PURCHASER OR USER OF THE SURVEY OR MAP
AS TO INTENDED USE OF ANY PARCEL.

Kelsey Fortner 2/05/2025
ZONING REVIEW OFFICER DATE

FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES
THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE
MINIMUM 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 OCGA 15-6-67.

DAVID G. BENNETT 02/05/2025
DAVID G. BENNETT GA RLS NO. 3122 DATE

LEGEND

PROPERTY LINE
APPROX LAND LOT LINE
OVERHEAD POWER LINE
CENTERLINE OF CREEK
ASPHALT
BARBED WIRE FENCE
BUILDING SETBACK LINE
IRON PIN FOUND (5/8" REBAR UNLESS NOTED)
IRON PIN TO BE SET (SEE NOTE 9)
CALCULATED POINT (UNMONUMENTED)
UTILITY POLE
OPEN TOP PIPE
DEED BOOK & PAGE
PLAT BOOK & PAGE
RIGHT-OF-WAY
NOW OR FORMERLY
POINT OF REFERENCE
POINT OF BEGINNING
LAND LOT NUMBER

119

NOTES

- REFERENCE POINT LAND SURVEYING, LLC AND THE LAND SURVEYOR
WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL
EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA
SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT
BEARS THE ORIGINAL SEAL AND SIGNATURE OF A GEORGIA
REGISTERED PROFESSIONAL SURVEYOR OF REFERENCE POINT LAND
SURVEYING, LLC.
- THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE GEORGIA
STATE PLANE GRID COORDINATE SYSTEM, WEST ZONE, NAD 83 DATUM
AND WERE ESTABLISHED BY STATIC GPS METHODS USING A CARLSON
BRX7 DUAL-FREQUENCY GNSS RECEIVER AND PROCESSED BY NGS
OPUS.
- THE SUBJECT PROPERTY IS DESIGNATED AS MONROE COUNTY TAX
PARCEL 043 007F AND IS CURRENTLY ZONED AS "A-R"
(AGRICULTURAL/RURAL DISTRICT).
- THE FOLLOWING MINIMUM BUILDING SETBACK REQUIREMENTS ARE
REQUIRED FOR PRINCIPAL BUILDINGS AND STRUCTURES:
FRONT (FROM STREET R/W) = 100'
REAR = 50'
SIDE (INTERIOR LOT LINE) = 30'
- THIS SURVEY IS BASED ON THE REFERENCE DOCUMENTS STATED
HEREON. NO TITLE ABSTRACT WAS PROVIDED TO REFERENCE POINT
LAND SURVEYING, LLC WHILE PERFORMING THIS SURVEY.
- BY GRAPHICAL PLOTTING ONLY AND PER FEMA FIRM PANEL
13207C0225E FOR MONROE COUNTY, GA, DATED 6/7/2017, THE
SUBJECT PROPERTY LIES WITHIN FLOOD HAZARD AREA "ZONE X"
(AREAS OF MINIMAL FLOOD HAZARD).
- UNLESS OTHERWISE NOTED HEREON, IRON PINS SET ARE 1/2"
REBAR WITH RED CAPS ENTITLED "RLS 3122".
- THE POINT OF REFERENCE IS A 5/8" REBAR FOUND AND BEING
THE NORTHEAST CORNER OF TRACT 1 SHOWN ON THE PLAT
RECORDED IN PLAT BOOK 35, PAGE 182 OF THE MONROE COUNTY
CLERK OF SUPERIOR COURT RECORDS.
- THE 60' PRIVATE ROAD IS TO BE USED AS ACCESS TO LOTS 1, 2,
4, 5, & 6. LOTS 1 & 2 DO NOT HAVE GDOT APPROVAL FOR
INDIVIDUAL DRIVEWAYS OR ACCESS TO GA HIGHWAY 42. THE PRIVATE
ROAD SHALL BE CONSTRUCTED BY THE CURRENT OWNER OR FUTURE
OWNERS OF SAID LOTS AND MAINTAINED BY SAID OWNERS WITH
ABSOLUTELY NO LIABILITY TO MONROE COUNTY. THE OWNERS OF SAID
LOTS SHALL HAVE EQUAL OWNERSHIP AND MAINTENANCE
RESPONSIBILITIES OF SAID ROADS.

LINE	BEARING	DISTANCE
L1	S 09°11'40" W	299.63'
L2	N 10°44'15" E	299.52'
L3	S 79°15'45" E	127.55'
L4	S 09°11'40" W	60.03'
L5	N 79°15'45" W	200.02'
L6	N 79°15'45" W	100.01'
L7	N 10°44'15" E	60.01'
L8	S 79°15'45" E	100.01'
L9	S 79°15'45" E	200.02'
L10	S 09°11'40" W	299.63'
L11	S 09°11'40" W	175.45'
L12	S 11°53'50" W	3.14'
L13	S 11°53'50" W	356.90'
L14	S 11°45'58" W	305.38'
L15	N 89°45'19" E	200.04'
L16	S 02°22'15" E	67.42'
L17	S 89°12'32" E	81.85'
L18	S 88°24'07" E	7.77'
L19	N 28°47'17" E	394.95'
L20	S 69°34'20" E	207.76'
L21	S 70°21'30" E	56.59'
L22	S 07°49'08" E	117.23'
L23	S 79°29'21" W	85.73'
L24	N 05°41'52" E	151.54'
L25	S 19°12'02" E	177.65'
L26	S 69°12'35" E	102.32'
L27	S 32°25'44" E	156.55'
L28	S 65°46'39" E	205.58'
L29	S 41°34'33" E	96.95'
L30	S 25°28'35" E	103.50'
L31	S 25°28'35" E	10.00'
L32	S 25°52'52" E	56.40'
L33	S 73°27'26" E	15.61'
L34	S 22°21'49" W	43.03'
L35	S 09°15'11" W	78.59'
L36	S 00°22'27" E	63.74'
L37	S 11°52'06" W	33.71'
L38	S 38°39'03" W	40.23'

TAX PARCEL 043 006A
N/F JEFFERY MICHAEL &
AMY NICOLE VAUGHN
DB 2248, PG 224
PB 35, PG 182

TAX PARCEL 043 006
N/F JOEY LEE VAUGHN
DB 2248, PG 227
PB 35, PG 182

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5978.87'	310.06'	S 10°22'09" W	310.05'
C2	5978.87'	66.92'	S 12°44'26" W	66.92'

CLOSURE & EQUIPMENT

STATEMENT

THE FIELD DATA UPON WHICH THIS MAP OR PLAT
IS BASED HAS AN AVERAGE RELATIVE POSITIONAL
ACCURACY OF 0.04 FEET AT THE 95% CONFIDENCE
LEVEL.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT
IN 225,828+ FEET.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN
ON THIS PLAT WERE OBTAINED BY USING A SOKKIA
IX-505 ROBOTIC TOTAL STATION AND CARLSON
BRX7 DUAL-FREQUENCY GNSS RECEIVERS
(BASE/ROVER).

FIELD WORK WAS COMPLETED ON 05/16/2024 &
03/23/2026.



THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN
THE PROPERTY OF REFERENCE POINT LAND SURVEYING, LLC
AND NO PART THEREOF MAY BE USED OR REPRODUCED IN
ANY FORM WITHOUT WRITTEN PERMISSION.

REFERENCE POINT
LAND SURVEYING, LLC
500 N. LEE STREET
FORSYTH, GA 31029
(478) 365-8809
COA# LS001263
referencepointlandsurveying@gmail.com



12TH LAND DISTRICT
GEORGIA

BOUNDARY AND SUBDIVISION SURVEY
FOR
WTF DISPOSITIONS, LLC

LAND LOTS 119 & 120
MONROE COUNTY

REVISIONS
03/25/2026-CHANGED DIVIDING LINE BETWEEN TRACTS 5 & 6

R.L.S. NO.	3122
DATE:	02/04/2025
CHKD:	DGB
DRWN:	DGB;RCB
PROJ. #:	WDFD 2024-1
DRAWING #:	2024-25-C
SCALE:	1" = 200'