

E-Filed By:
Morgan County Clerks Office
Clerk of Courts JODY M. HIGDON
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Plat Book: 00050
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\$10.00 RECORDING FEE
PE260030.104 ME

FOR CLERK'S OFFICE USE

SUBJECT PROPERTY INFORMATION:

CURRENT OWNER: BARRS NATURAL RESOURCES, LLC
DEED RECORD: D.B. 749, p. 537; D.B. 456, p. 707
PLAT RECORD: PLAT BY ROBERT O. JORDAN, APRIL 7, 2025; P.B. 9, p. 225
TAX RECORD: PARCEL 051 065

THIS PLAT CLOSURE ACCURACY:

LOT 1: 1 FOOT IN 444,805 FEET
LOT 2: 1 FOOT IN 362,925 FEET
LOT 3: 1 FOOT IN 592,940 FEET
LOT 4: 1 FOOT IN 2,108,308 FEET

FIELD DATA WAS COLLECTED USING A TOPCON GM52 TOTAL STATION
AND A CHCNAV I89 ROVER WITH IBASE GNSS RECEIVERS REFERENCING
THE TRIMBLE VRS-NOW REAL-TIME NETWORK AND HAVING A RELATIVE
POSITIONAL ACCURACY OF LESS THAN 0.05 FEET.

THE FIELD SURVEY WAS COMPLETED IN FEBRUARY 2026.

PORTIONS OF THE PROPERTY AS SHOWN HEREON ARE LOCATED IN FEMA
ZONE A, AN AREA WITH INCREASED FLOOD HAZARD, AS DETERMINED
FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL
13211C 230B FOR MORGAN COUNTY, GEORGIA DATED 01-26-23.

EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN
HEREON AND MAY BE RECORDED OR UNRECORDED.

HORIZONTAL: STATE PLANE, WEST ZONE, NAD83(2011) IN US SURVEY
FEET.

SURVEYOR'S CERTIFICATION
As required by subsection (d) of O.C.G.A. 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers 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.

Robert O. Jordan
Robert O. Jordan, GA RLS 2902

APPROVED
By Abby Willetts at 8:35 am, Mar 09, 2026

PLAT IS APPROVED FOR RECORDING
Planning Director

APPROVED FOR RECORDING ONLY
MORGAN COUNTY
PLANNING AND DEVELOPMENT

LEGEND

○ OPEN-TOP PIPE FOUND	P.O.B. POINT OF BEGINNING
● SOLID ROD (REBAR) FOUND	P.O.R. POINT OF REFERENCE
⊗ CONCRETE MONUMENT FOUND	NOF NOW OR FORMERLY
○ 1/2" SOLID ROD (REBAR) SET	D.B. DEED BOOK
⊗ BEARING CHANGE (NO PIN SET)	P.B. PLAT BOOK
○ SURVEYOR'S PK NAIL SET	LL LAND LOT
○ POWER POLE	OTP OPEN-TOP PIPE
	CMF CONCRETE MON FND
	BSL BUILDING SETBACK LINE
---	SUBJECT PROPERTY BOUNDARY
---	ADJOINING PROPERTY BOUNDARY
---	EASEMENT
---	OVERHEAD POWER
---	CREEK OR SHORELINE
---	WIRE FENCE
---	APPROX. TREELINE
---	EDGE OF GRAVEL/DIRT
---	STRUCTURE
---	CONCRETE
---	SURFACE WATER
---	ASPHALT

