

DRAFT
DO NOT RECORD
7/8/25

RECORDING INFORMATION



LEGEND

- IPF IRON PIN FOUND
- IPF 5/8" IRON PIN SET WITH ID CAP
- L.L. LAND LOT CORNER
- L.L. LAND LOT CORNER WITH ID WASHER
- M.F. MAGNETIC NAIL FOUND
- M.F. MAGNETIC NAIL FOUND
- N/O NOW OR FORMERLY
- N/O NOW OR FORMERLY
- OPF OPEN TOP PIPE FOUND
- OPF OPEN TOP PIPE SET WITH ID CAP
- P.C. POINT OF COMMENCEMENT
- P.O.C. POINT OF COMMENCEMENT
- R/W RIGHT OF WAY
- S.P. STATE PLANE COORDINATES
- 5/8" IPF WITH HAND ID CAP
- MONUMENT FOUND
- MONUMENT FOUND SET AS NOTED
- CONCRETE MONUMENT
- CALCULATED POINT
- X—X—X— FENCE LINE
- LAND LOT LINE

SURVEY REFERENCES

- PLAT BOOK 4 PAGE 76
- PLAT BOOK 5 PAGE 372
- PLAT BOOK 5 PAGE 172
- PLAT BOOK 10 PAGE 172
- PLAT BOOK 11 SLIDE D-37 (STRANDERS)
- PLAT BOOK 11 SLIDE D-52 (SMITH)
- PLAT BOOK 11 SLIDE F-54E
- PLAT BOOK 2 SLIDE 6-69T
- PLAT BOOK 2 SLIDE H-60S
- PLAT BOOK 2 SLIDE H-69G

NOTES

- 1) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL PRECISION OF LESS THAN 0.07" AT THE 95% CONFIDENCE INTERVAL. THE FIELD DATA WAS COLLECTED USING A CHAN 483 (BASE) & 180 (ROVER) DUAL FREQUENCY RECEIVER UTILIZING REAL TIME KINEMATIC OBSERVATIONS. THIS PLAT HAS AN ERROR OF CLOSURE OF 1 FOOT IN XXXXXX.
- 2) THE BEARINGS ARE GRID BEARINGS, NORTH AMERICAN DATUM OF 1983. GEORGIA WEST ZONE. ESTABLISHED USING THE JAVAD DATA PROCESSING SERVICE (DPS) PROVIDED BY JAVAD GNS. STATE PLANE COORDINATES PUBLISHED HEREON ARE FOR AIDING IN THE RETRACEMENT OF THIS SURVEY BUT SHOULD NOT BE USED IN LIEU OF ORIGINAL MONUMENTATION FOUND UNDISTURBED.
- 3) A CURRENT TITLE SEARCH OR ABSTRACT OF MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED TO THE SURVEYOR. ENCUMBRANCES OR OTHER ENCUMBRANCES MAY EXIST BUT ARE NOT SHOWN HEREON. THE SURVEYOR HAS CONDUCTED A VISUAL SEARCH OF THE RECORDS OF THE ASSASSOR'S WEBSITE (OPUBLIC) AND NO TITLE SEARCH WAS PERFORMED TO CONFIRM CORRECTNESS OF SAID INFORMATION.
- 4) EXISTING STRUCTURES ARE NOT SHOWN.

HAND LAND
SURVEYING COMPANY

324 S. JEFFERSON STREET NASHVILLE, GA 37203
PH (615) 507-0031 FAX (615) 507-0031
GEORGIA REGISTERED LAND SURVEYOR NO. 2965
GEORGIA LAND SURVEY FIRM NO. 1230

PROJECT:

DIVISION SURVEY
LOCATED IN LAND LOT 510
OF THE 10TH LAND DISTRICT
BERRIEN COUNTY, GEORGIA

CLIENT:

COLE LIVINGSTON

1

OF

1

SURVEYOR CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-57, this plat has been prepared by a land surveyor and approved by an applicable local government official. The surveyor certifies that the information contained herein is true and correct to the best of his or her knowledge and belief. The surveyor further certifies that the information contained herein is true and correct to the best of his or her knowledge and belief. The surveyor further certifies that the information contained herein is true and correct to the best of his or her knowledge and belief.



WESTON JAMES HAND
GEORGIA LAND SURVEYING FIRM NO. 1230
DATE: 7/8/25

PROPERTY INFORMATION & SOURCE OF TITLE

- TRACTS 1-4 ARE A DIVISION OF PROPERTY DESCRIBED IN DEED BOOK 1149 PAGE 20 AND DEPICTED AS TRACTS 1, 2 & 3 ON A SURVEY RECORDED IN PLAT BOOK 11 SLIDE H-69G.

LINE	BEARING	DISTANCE
L1	S 81°19'25" W	104.26'
L2	N 81°19'25" E	108.73'
L3	S 78°25'54" W	38.66'
L4	S 35°37'22" W	26.85'
L5	S 82°33'37" W	73.95'
L6	S 15°49'09" E	150.09'
L7	N 82°49'17" E	133.21'
L8	S 15°49'09" E	159.59'
L9	S 15°49'09" E	159.59'
L10	S 15°49'09" E	159.59'
L11	S 15°49'09" E	159.59'
L12	N 07°46'33" W	220.72'
L13	N 07°46'33" W	161.23'
L14	N 07°46'33" W	161.23'
L15	N 07°46'33" W	233.14'
L16	S 08°24'04" E	177.72'
L17	S 08°24'04" E	177.72'
L18	S 08°24'04" E	177.72'
L19	S 08°24'04" E	177.72'
L20	N 08°24'04" W	168.15'
L21	N 08°24'04" W	177.72'
L22	N 08°24'04" W	177.72'
L23	N 08°24'04" W	177.72'
L24	S 82°33'37" W	160.02'
L25	S 82°33'37" W	215.47'
L26	N 81°29'25" E	164.84'
L27	N 81°29'25" E	160.00'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 87°33'44" E	123.11'	269.21'	123.04'
C2	S 08°10'39" E	407.87'	407.87'	83.07'
C3	S 08°07'54" E	407.87'	407.87'	83.07'