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REFERENCE DEEDS & PLATS

MONROE COUNTY CLERK OF SUPERIOR COURT

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LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°20'05" W	78.08'
L2	S 89°43'48" E	90.12'
L3	N 85°59'47" E	441.67'
L4	S 00°06'32" E	46.72'
L5	N 88°59'39" E	252.94'
L6	N 89°40'20" E	67.81'
L7	N 89°40'20" E	225.54'
L8	S 77°54'20" E	46.87'
L9	S 00°35'30" W	60.36'
L10	S 00°35'30" W	199.88'
L11	S 00°29'33" W	200.03'
L12	S 00°10'07" E	59.99'
L13	N 00°03'46" W	2.18'
L14	N 89°32'11" W	219.23'
L15	N 41°25'03" W	79.92'
L16	N 56°22'15" E	121.39'
L17	N 00°39'09" E	71.19'
L18	N 00°37'11" W	40.61'
L19	N 00°00'56" E	28.56'
L20	N 26°58'54" W	66.99'

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.

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.

03/06/2025

DAVID G. BENNETT GA RLS NO. 3122 DATE

LEGEND

PROPERTY LINE	
APPROX LAND LOT LINE	
CENTERLINE	
OVERHEAD POWER LINE	OHP
GRAVEL DRIVE	
FENCE	
ASPHALT	
IRON PIN FOUND (5/8" REBAR UNLESS NOTED)	●
IRON PIN SET (SEE NOTE 9)	○
CALCULATED POINT (UNMONUMENTED)	△
UTILITY POLE	
WELL	
DEED BOOK & PAGE	DB,PG
PLAT BOOK & PAGE	PB,PG
RIGHT-OF-WAY	R/W
NOW OR FORMERLY	N/F
POINT OF REFERENCE	P.O.R.
POINT OF BEGINNING	P.O.B.
LAND LOT NUMBER	28

NOTES

1. 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.
2. 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.
3. 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.
4. THE SUBJECT PROPERTY IS DESIGNATED AS MONROE COUNTY TAX PARCEL 015 027 AND IS CURRENTLY ZONED AS "A-R" (AGRICULTURAL-RURAL DISTRICT).
6. THE FOLLOWING MINIMUM BUILDING SETBACKS ARE REQUIRED FOR PRINCIPAL BUILDINGS AND STRUCTURES IN "A-R" DISTRICT:
FRONT (FROM STREET R/W) = 50'
REAR = 50'
SIDE (INTERIOR LOT LINE) = 30'
7. 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.
8. BY GRAPHICAL PLOTTING ONLY AND PER FEMA FIRM PANEL 13207C0100E FOR MONROE COUNTY, GA, DATED 6/7/2017, THE SUBJECT PROPERTY LIES WITHIN FLOOD HAZARD AREA "ZONE X" (AREAS OF MINIMAL FLOOD HAZARD).
9. UNLESS OTHERWISE NOTED HEREON, IRON PINS SET ARE 1/2" REBAR WITH RED CAPS ENTITLED "RLS 3122".
10. THE POINT OF REFERENCE IS AN AXLE FOUND AND BEING THE SOUTHEAST CORNER OF THE TRACT SHOWN ON THE PLAT RECORDED IN PLAT BOOK 19, PAGE 18, IN THE MONROE COUNTY CLERK OF SUPERIOR COURT RECORDS.

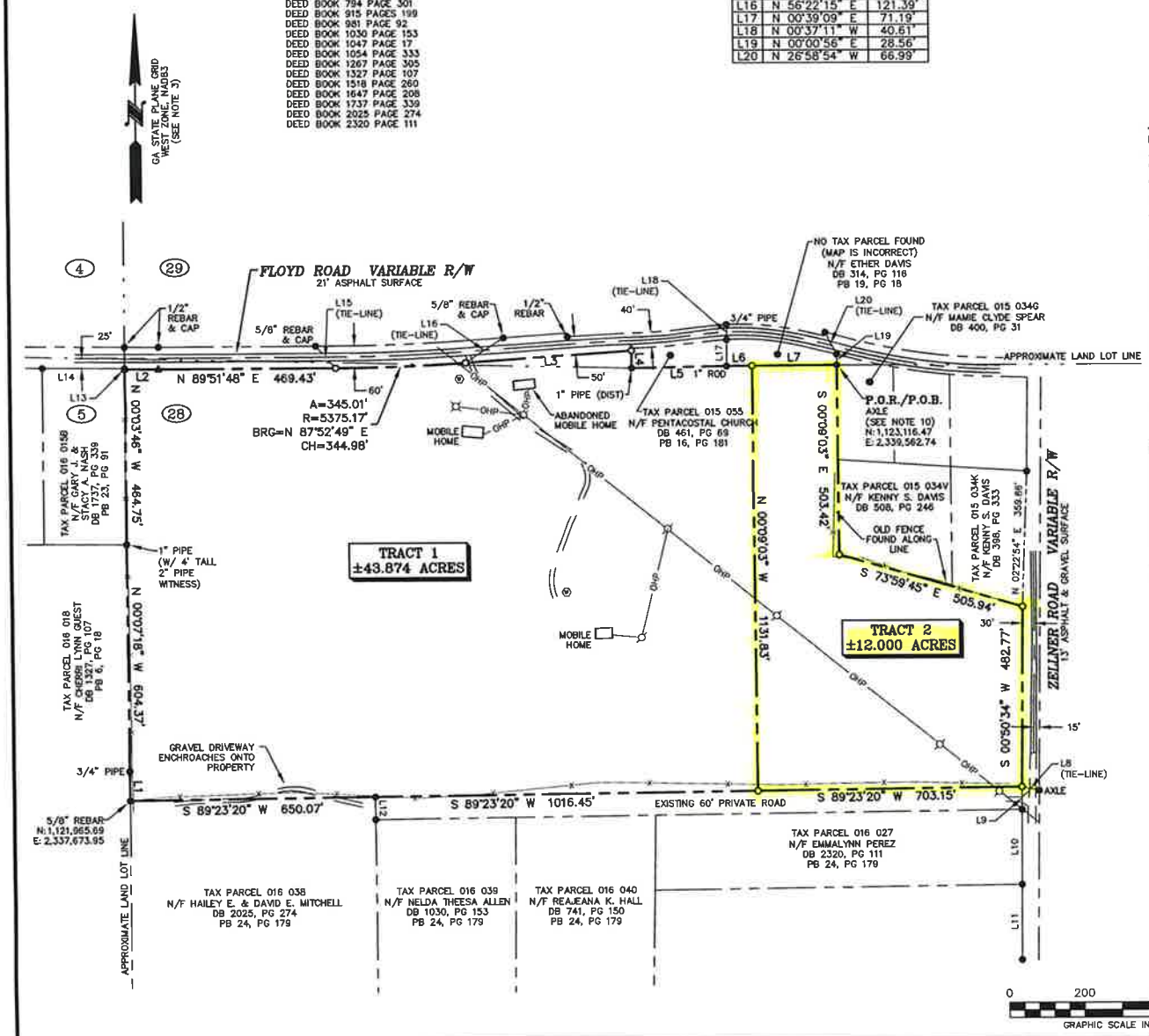
CLOSURE & EQUIPMENT STATEMENT

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE POSITIONAL ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 330,691 FEET.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING CARLSON BRX7 DUAL-FREQUENCY GPS RECEIVERS (BASE/ROVER).

FIELD WORK WAS COMPLETED ON 02/20/2025.



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
P.O. BOX 1284
FORSYTH, GA 31029
(478)365-8809
COA# LSF001283
referencepoint@landsurveying@gmail.com

GEORGIA REGISTERED No. 3122 LAND SURVEYOR DAVID G. BENNETT

BOUNDARY RETRACEMENT & SUBDIVISION SURVEY
FOR
CHARLES DAVIS, ETAL.
AND
JAMES HENNESSEY

6TH LAND DISTRICT GEORGIA
LAND LOT 28
MONROE COUNTY

REVISIONS

R.L.S. NO.	3122
DATE:	03/03/2025
CHKD:	DGB
DRWN:	RCB
PROJ. #:	HNSY 2025-1
DRAWING #:	2025-05-C
SCALE:	1" = 200'

SHEET 1 OF 1