

FILED IN OFFICE
CLERK OF COURT
06/06/2024 08:47 AM
TRACEY HERRINGTON, CLERK
SUPERIOR COURT
JENKINS COUNTY, GA

Tracey H. Herrington

8639368408
PARTICIPANT ID

THIS SPACE RESERVED FOR THE CLERK OF THE SUPERIOR COURT

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67,
THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT
THIS MAP, PLAT OR PLAN HAS BEEN APPROVED FOR FILING IN
WRITING BY ANY AND ALL APPLICABLE MUNICIPAL-COUNTY
PLANNING COMMISSION OR MUNICIPAL OR COUNTY GOVERNING
AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE
AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED
THIS MAP, PLAT OR PLAN FOR FILING:

ADMINISTRATOR

DATE: _____

TAX MAP 010,
PARCEL 118
BEVERLY STEWART
& KENNETH J.
STEWART
DEED BOOK 4A,
PAGE 550
PLAT BOOK 3,
PAGE 136

TAX MAP 010, PARCEL 131
NICHOLAS ALLEN JOHNSON
DEED BOOK 6V, PAGE 279

TAX MAP 010, PARCEL 131
NICHOLAS JOHNSON
DEED BOOK 6T, PAGE 807
PLAT BOOK 10, PAGE 221

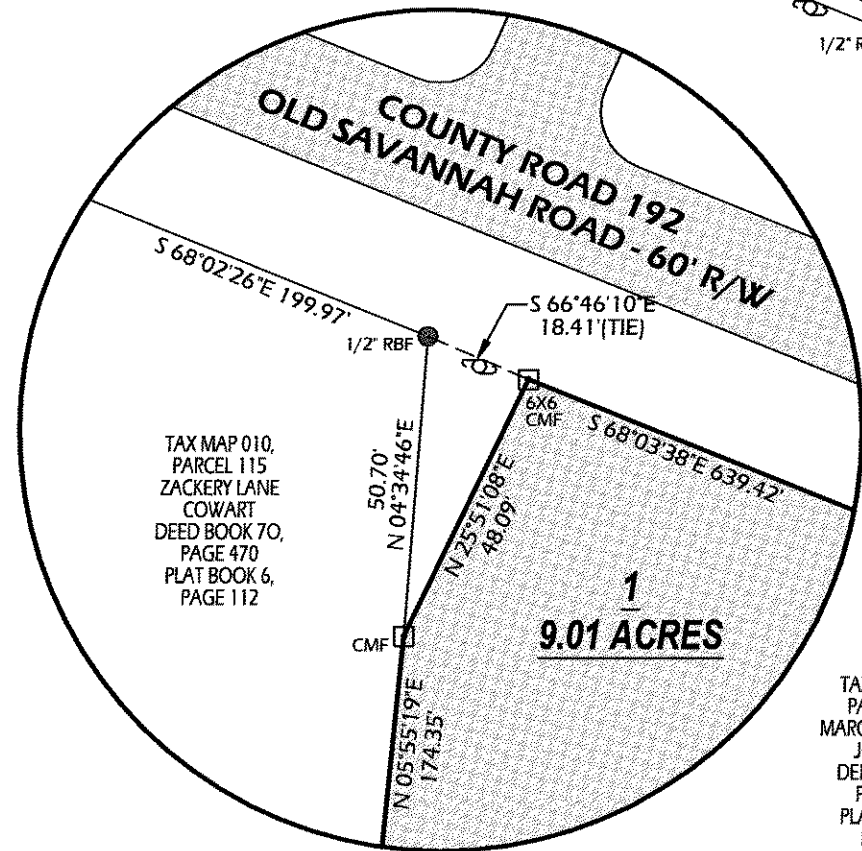
TAX MAP 010, PARCEL 133
THOMAS A. SMITH &
TERESA D. SMITH
DEED BOOK 11, PAGE 131
PLAT BOOK 14, PAGE 29

TAX MAP 010, PARCEL 134
J. SCOTT CLANTON & SUE S. CLANTON
DEED BOOK 7M, PAGE 651
PLAT BOOK 19, PAGE 206

TAX MAP 010, PARCEL 193
J. SCOTT CLANTON & SUE S. CLANTON
DEED BOOK 7B, PAGE 768
PLAT BOOK 13, PAGE 149

TAX MAP 010, PARCEL 146
GARY NELSON WILSON
DEED BOOK 4X, PAGE 111
PLAT BOOK 3A, PAGE 179

PLAT OF THREE PARCELS OF LAND
BEING A TOTAL OF 29.46 ACRES
LOCATED IN G.M.D. 1639,
JENKINS COUNTY, GEORGIA.
SURVEY DATE: MAY 29, 2024
PLAT DATE: MAY 29, 2024
SURVEYED FOR:
HASSAN AKHAVAN

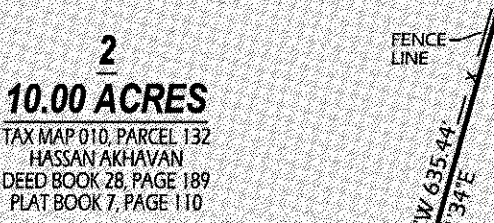
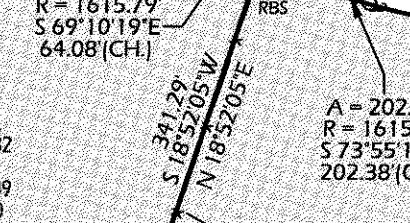
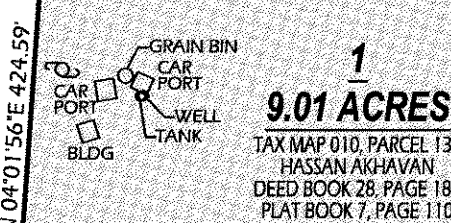


199.97'
S 68°02'26\"/>

S 66°46'10\"/>

TAX MAP 010,
PARCEL 115
ZACKERY LANE
COWART
DEED BOOK 70,
PAGE 470
PLAT BOOK 6,
PAGE 112

TAX MAP 010,
PARCEL 114
MARCUS RANDALL
JOHNSON
DEED BOOK 8,
PAGE 684
PLAT BOOK 4,
PAGE 73



TAX MAP 010, PARCEL 152
ZACKERY LANE COWART
DEED BOOK 70, PAGE 470
PLAT BOOK 7, PAGE 75



SITE



DONALDSON SURVEYS



616 West Moring St. - P.O. Box 1138
Swainsboro, GA 30401
478-237-7339 - Fax 478-237-3456
email: wdsurvey@pineland.net

SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT
SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES,
RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR
ANY OTHER FACTS THAT AN ACCURATE AND CURRENT
TITLE SEARCH MAY DISCLOSE.
- THE BEARINGS SHOWN ON THIS SURVEY WERE CALCULATED
FROM A TRAVERSE USING FIELD ANGLES AND A SINGLE BASE
BEARING. THE BEARINGS MAY DIFFER FROM PREVIOUS
SURVEYS DUE TO MAGNETIC DECLINATION EVEN THOUGH THE
PROPERTY LINES ARE THE SAME.

LEGEND

| | | | |
|-----------------------------------|--------------------------|------------|--------------------|
| CMF | CONC. MARKER FOUND | Q/S | OFFSET |
| CMS | CONC. MARKER SET | BRK | BROKEN |
| RBF | REBAR FOUND | FND | FOUND |
| RBS | REBAR SET | R/W | RIGHT OF WAY |
| IPF | IRON PIPE or PIN FOUND | C/L | CENTER LINE |
| | AS NOTED IN DRAWING | P/L | PROPERTY LINE |
| | POWER POLE or LIGHT POLE | PC | POINT OF CURVATURE |
| -X-X-X-X-X-X-X-X-X-X-X-X-X-X-X-X- | | FENCE LINE | FENCE LINE |
| -P-P-P-P-P-P-P-P-P-P-P-P-P-P-P-P- | | POWER LINE | POWER LINE |

FIELD EQUIPMENT

TOP CON GPT 3005
WITH DATA COLLECTOR
SOKIA GRX-II DUAL FREQUENCY
GPS BASED AND ROVER.

PRECISION DATA

THIS SURVEY WAS COMPLETED USING
A SOKIA GRX-II DUAL FREQUENCY GPS
BASE AND ROVER. ALL POINTS COLLECTED
WITH GPS HAD A POSITIONAL TOLERANCE
OF LESS THAN 0.03 RESIDUAL WITH 95%
CONFIDENCE LEVEL. PLAT E.O.C. 1: 307775

FLOOD ZONE STATEMENT

THIS PROPERTY IS NOT LOCATED IN A
FEDERALLY DESIGNATED FLOOD ZONE.
FLOOD PANEL: 13165C0150E
EFFECTIVE DATE: 8/5/2010

IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED. THIS
SURVEY WAS PREPARED IN CONFORMITY WITH THE 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 O.C.G.A. 15-6-67

George William Donaldson, II
GEORGE WILLIAM DONALDSON, II
GA. REG. LAND SURVEYOR # 3534
DATE: MAY 29, 2024

