

Appraiser!
 Dusty Tyson
 102 Gary Dr NE
 Milledgeville, GA
 31061



GRID NORTH - GEORGIA WEST ZONE

MAP T080, PARCEL 012
 TWIGGS RACK & SPUR LLC
 DEED BOOK 77, PAGE 217

MAP T098, PARCEL 023
 TRACT 5
 GOSHEN REAL ESTATE LLC
 DEED BOOK 10Z, PAGE 825
 PLAT BOOK 4, PAGE 274

TRACT 4
 5.21 ACRES

TRACT 3
 4.87 ACRES

For Sale

Keep

MAP T098, PARCEL 025
 TRACT 2B
 RICHARD W. SHREVE
 DEED BOOK 4E, PAGE 548
 PLAT BOOK 10, PAGE 323

TRACT 2A
 (REFERENCE)
 N 53°57'16" W 825.38'

(REFERENCE: POR to POB)
 N 38°59'53" E 250.80'

POB

POR

1/2" RBS
 150.28'
 P/L (REFERENCE)
 1/2" RBF
 106.53'
 P/L (REFERENCE)
 1-1/4" OTPF
 P/L

(CENTERLINE OF OLD MYRICKS MILL ROAD IS THE P/L)
 N 22°31'11" E 235.45'
 N 22°48'24" E 78.81'
 N 23°17'58" E 156.53'
 1/2" OTPF
 1" OTPF (DISTURBED)
 5/16" OTPF

53°57'16" E 957.37'
 54°03'25" E 1072.39'
 LL 50
 LL 49

HOUSE

DURHAM MILL ROAD (DIRT) - 60' R/W
 (R/W WIDTH - DEED BOOK 4E, PAGE 549)
 5/16" OTPF
 1/2" RBS
 S 37°21'48" W 228.85'
 S 35°38'59" W 231.21'

NEW HOPWELL CHURCH ROAD
 TO

GEORGIA SURVEYOR CERTIFICATION
 As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved for recording as evidenced by approval certificates, signature stamps, or statements hereon. Such approvals or affirmations 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.

SURVEYOR
 County Line Surveying, LLC
 Joseph D. Tyson, PLS NO. 3490
 102 Gary Drive NE
 Milledgeville, Ga. 31061
 Phone: 478-414-8149

MAP T098, PARCEL 024
DIVISION SURVEY PREPARED FOR
William Schulte
 TRACTS 3 & 4
 "East Macon Farms" SUBDIVISION
 LYING IN LAND LOTS 49 & 50
 26th LAND DISTRICT
 GMD 3285
 TWIGGS COUNTY, GEORGIA

REFERENCES
 DEED BOOK 4D, PAGES 492 - 494
 DEED BOOK 4E, PAGE 549 (R/W DEED)
 PLAT BOOK 4, PAGE 274

GEORGIA SURVEY DATA
 A. SURVEY DATE: SEPTEMBER 19 & 28, 2023
 B. PLAT DATE: OCTOBER 1, 2023
 C. EQUIPMENT USED: JAVAD TRIUMPH T3 & JAVAD LS+ DUAL FREQUENCY & RTK

SURVEY CLOSURE INFORMATION
 THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A POSITIONAL TOLERANCE OF 0.04 FEET. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS BOUND TO BE ACCURATE WITHIN ONE FOOT IN (TRACT 3 - 1,046,477) & (TRACT 4 - 599,814) FEET.

GENERAL NOTES
 1. LAND LOTS ARE APPROXIMATE.

LEGEND

- COMPUTED POINT
- RBF (UNLESS OTHERWISE NOTED)
- ⊙ RBS (UNLESS OTHERWISE NOTED)
- ⊠ CONCRETE R/W MARKER FOUND
- CONCRETE MONUMENT FOUND
- NAIL FOUND
- OTPF OPEN TOP PIPE FOUND
- BSL BUILDING SET BACK LINE
- POR POINT OF REFERENCE
- POB POINT OF BEGINNING
- FENCE LINE
- OVERHEAD POWER LINE
- REFERENCE LINE
- RBF REBAR FOUND
- RBS REBAR SET
- C/L CENTERLINE
- P/L PROPERTY LINE
- OHP
- LL LAND LOT LINE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- BOC BACK OF CURB

DISCLOSURE & NOTICE
 THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR OWNERSHIP TITLE EVIDENCE THAT MAY BE DISCLOSED BY A CURRENT AND ACCURATE TITLE SEARCH. THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING DRAINAGE AND/OR UTILITY EASEMENTS THAT MAY NOT BE SHOWN ON THIS PLAT NOR DOES THE SURVEYOR ASSUME ANY RESPONSIBILITY FOR ANY SUCH EASEMENTS THAT MAY AFFECT THIS PROPERTY.

SCALE: 1" = 100'
JOB NUMBER: 23190TW