

SURVEYOR'S CERTIFICATE

THIS PLAT IS EXEMPT FROM APPROVAL BY THE GOVERNING AUTHORITY BECAUSE THE GOVERNING AUTHORITY DOES NOT REQUIRE REVIEW OF PLATS OF THIS TYPE.
 O.C.G.A. Section 15-6-67 (c)3(A)(ii)
 As required by subsection (d) of O.C.G.A. Section 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 or one or more of the applicable local jurisdictions do not require approval of 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 herein. 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 herein. 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.

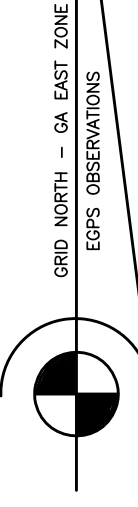


LAND SURVEYOR

DATE:

NOTES:

1. FIELD E.O.C. - 1' IN 7,104' MAX. & 1' IN 31,805' MIN.
2. PLAT E.O.C. - 1' IN 1,064,246'
3. ANGULAR ERROR - 01" PER POINT MIN. & 10.26" PER POINT MAX.
4. ADJUSTMENT METHOD - COMPASS RULE
5. EQUIPMENT USED : 10" THEODOLITE
100' STEEL TAPE
E.D.M. G.P.S.
6. NO N.G.S. MON. FND. WITHIN 500' OF THIS SURVEY.
7. CERTIFICATE OF AUTHORIZATION # - LSF000094
8. CURRENT OWNER IS SHEAROUSE DEVELOPMENT LLC
9. SUBJECT PROPERTY PLAT REFERENCE: P.B. 31 PG. 157, & D.B. 318 PAGES 39-40.
10. ALL CORNERS ARE 1/2" REBARS SET UNLESS SHOWN OTHERWISE.



WETLANDS STATEMENT

A PORTION OF THIS PROPERTY MAY BE CONSIDERED AS WETLANDS UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS. OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.



CURVE CHART

CURVE	RADIUS	LENGTH	CHORD	CHORD BEAR.
C1	47932.57'	11.91'	11.91'	S 16°43'23" E
C2	47932.57'	102.79'	102.79'	S 16°47'30" E

LINE CHART

COURSE	BEARING	DISTANCE
L1	S 30°09'41" E	56.28'
L2	N 31°13'33" W	279.92'
L3	N 31°12'17" W	284.89'
L4	N 30°39'27" W	285.04'
L5	S 15°41'56" E	256.96'

TIE-LINE CHART

COURSE	BEARING	DISTANCE
T1	N 59°50'19" E	1.23'
T2	S 30°09'41" E	178.33'

**DIVISION FROM A PARENT TRACT SURVEY FOR:
SHEAROUSE DEVELOPMENT LLC**

LOT 7 OF SHEAROUSE ESTATES
 LOCATION: 1523RD. G.M.D. BULLOCH CO., GA.
 SURVEYED: JULY 13, 2018 - JULY 20, 2023

PLAT DATE: JULY 20, 2023
 BY: JAMES M. ANDERSON-GA. R.L.S. 2113
 SCALE: 1" = 300'



GRAPHIC SCALE - FEET
 DRAWN BY: H.N. JN07051.CRD & JN07051C_LOT7.DWG

JAMES M. ANDERSON & ASSOCIATES, INC.
 REGISTERED LAND SURVEYORS
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