

SURVEYOR'S CERTIFICATE

THIS PLAT IS EXEMPT FROM REVIEW BY THE GOVERNING AUTHORITY BECAUSE IT IS A RIGHT-OF-WAY SURVEY.

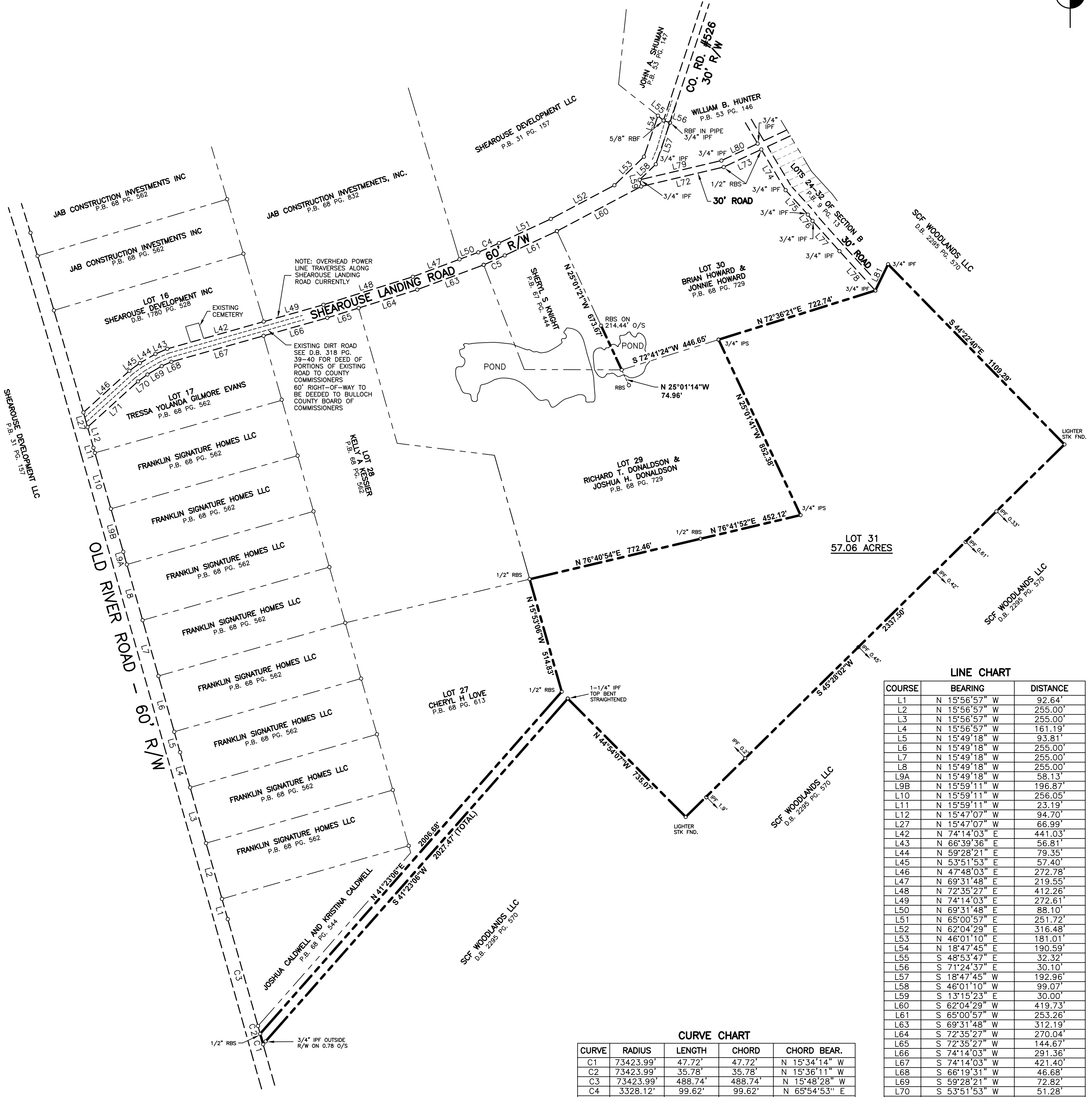
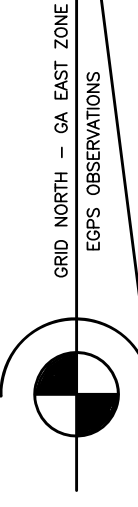
O.C.G.A. Section 15-6-67 (c)(3)(A)(iii)
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 10,305' MAX. & 1' IN 38,584' MIN.
2. PLAT E.O.C. - 1' IN 3,184,618'
3. ANGULAR ERROR - 1.6" PER POINT MIN. & 11.0" 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.



LINE CHART

COURSE	BEARING	DISTANCE
L1	N 15°56'57" W	92.64'
L2	N 15°56'57" W	255.00'
L3	N 15°56'57" W	255.00'
L4	N 15°56'57" W	161.19'
L5	N 15°49'18" W	93.81'
L6	N 15°49'18" W	255.00'
L7	N 15°49'18" W	255.00'
L8	N 15°49'18" W	255.00'
L9A	N 15°49'18" W	58.13'
L9B	N 15°59'11" W	196.87'
L10	N 15°59'11" W	256.05'
L11	N 15°59'11" W	23.19'
L12	N 15°47'07" W	94.70'
L27	N 15°47'07" W	66.99'
L42	N 74°14'03" E	441.03'
L43	N 66°39'36" E	56.81'
L44	N 59°28'21" E	79.35'
L45	N 53°51'53" E	57.40'
L46	N 47°48'03" E	272.78'
L47	N 69°31'48" E	219.55'
L48	N 72°35'27" E	412.26'
L49	N 74°14'03" E	272.61'
L50	N 69°31'48" E	88.10'
L51	N 65°00'57" E	251.72'
L52	N 62°04'29" E	316.48'
L53	N 46°01'10" E	181.01'
L54	N 18°47'45" E	190.59'
L55	S 48°53'47" E	32.32'
L56	S 71°24'37" E	30.10'
L57	S 18°47'45" W	192.96'
L58	S 46°01'10" W	99.07'
L59	S 13°15'23" E	30.00'
L60	S 62°04'29" W	419.73'
L61	S 65°00'57" W	253.26'
L63	S 69°31'48" W	312.19'
L64	S 72°35'27" W	270.04'
L65	S 72°35'27" W	144.67'
L66	S 74°14'03" W	291.36'
L67	S 74°14'03" W	421.40'
L68	S 66°19'31" W	46.68'
L69	S 59°28'21" W	72.82'
L70	S 53°51'53" W	51.28'
L71	S 47°48'03" W	299.41'
L72	N 76°44'37" E	372.89'
L73	N 64°55'59" E	182.77'
L74	S 30°49'07" E	208.80'
L75	S 42°19'17" E	145.58'
L76	S 36°30'25" E	34.19'
L77	S 41°40'51" E	178.32'
L78	S 42°18'11" E	234.42'
L79	N 76°44'37" E	369.79'
L80	N 64°55'59" E	175.80'
L81	N 25°52'03" E	128.49'

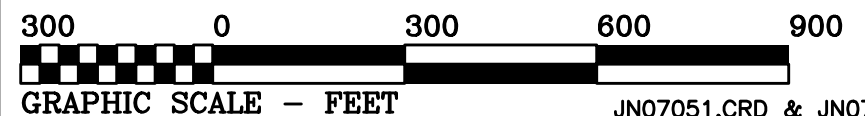
CURVE CHART

CURVE	RADIUS	LENGTH	CHORD	CHORD BEAR.
C1	73423.99'	47.72'	47.72'	N 15°34'14" W
C2	73423.99'	35.78'	35.78'	N 15°36'11" W
C3	73423.99'	488.74'	488.74'	N 15°48'28" W
C4	3328.12'	99.62'	99.62'	N 65°54'53" E
C5	3388.12'	101.42'	101.42'	S 65°52'24" W

DIVISION FROM A PARENT TRACT SURVEY FOR:

XXXXXXXXXXXXXXXXXXXX
 XXXXXXXXXXXXXXXXXXXX

LOT #31 OF SHEAROUSE ESTATES
 LOCATION: 1523RD. G.M.D. BULLOCH CO., GA.
 SURVEYED: JULY 13, 2018 - JUNE 30, 2021 - EXTERIOR BOUNDARY & SHEAROUSE LANDING ROAD RIGHT-OF-WAY
 MARCH 20, 2024 - LOT 31
 PLAT DATE: MARCH 20, 2024
 BY: JAMES M. ANDERSON-GA. R.L.S. 2113
 SCALE: 1" = 300'



GRAPHIC SCALE - FEET JN07051.CRD & JN07051C_LOT31.DWG

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