BK: 70 PG: 229-229
Filed and Recorded
05-01-2025 03:42 PM
DOC# P2025-000133
HEATHER BANKS MCNEAL
CLERK OF COURT
BULLOCH COUNTY

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT.

SURVEYORS CERTIFICATE

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 BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT:

APPROVING OFFICIAL

DATE: _____

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USEROF 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 STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND SET FORTH IN O.C.G.A. SECTION 15-6-67.

DONALD W. MARSH
GA. RLS #2371

DATE: FEBRUARY 21, 2025

GEORGIA REGISTERED NO. 2371 LAND SURVEYOR DONALD W. MARSH

NOTE:
THIS SURVEY IS A DIVISION OF TAX PARCEL #111 000016 000.

SURVEY OF 5 PARCELS OF LAND IN THE 1547th GMD OF BULLOCH COUNTY, GEORGIA

SURVEY FOR:

SHEA BUSINESS VENTURES, LLC

DONALD W. MARSH AND ASSOCIATES
9 SOUTH MULBERRY STREET
STATESBORO, GEORGIA 30458
764-2397

200 0 200 400 600

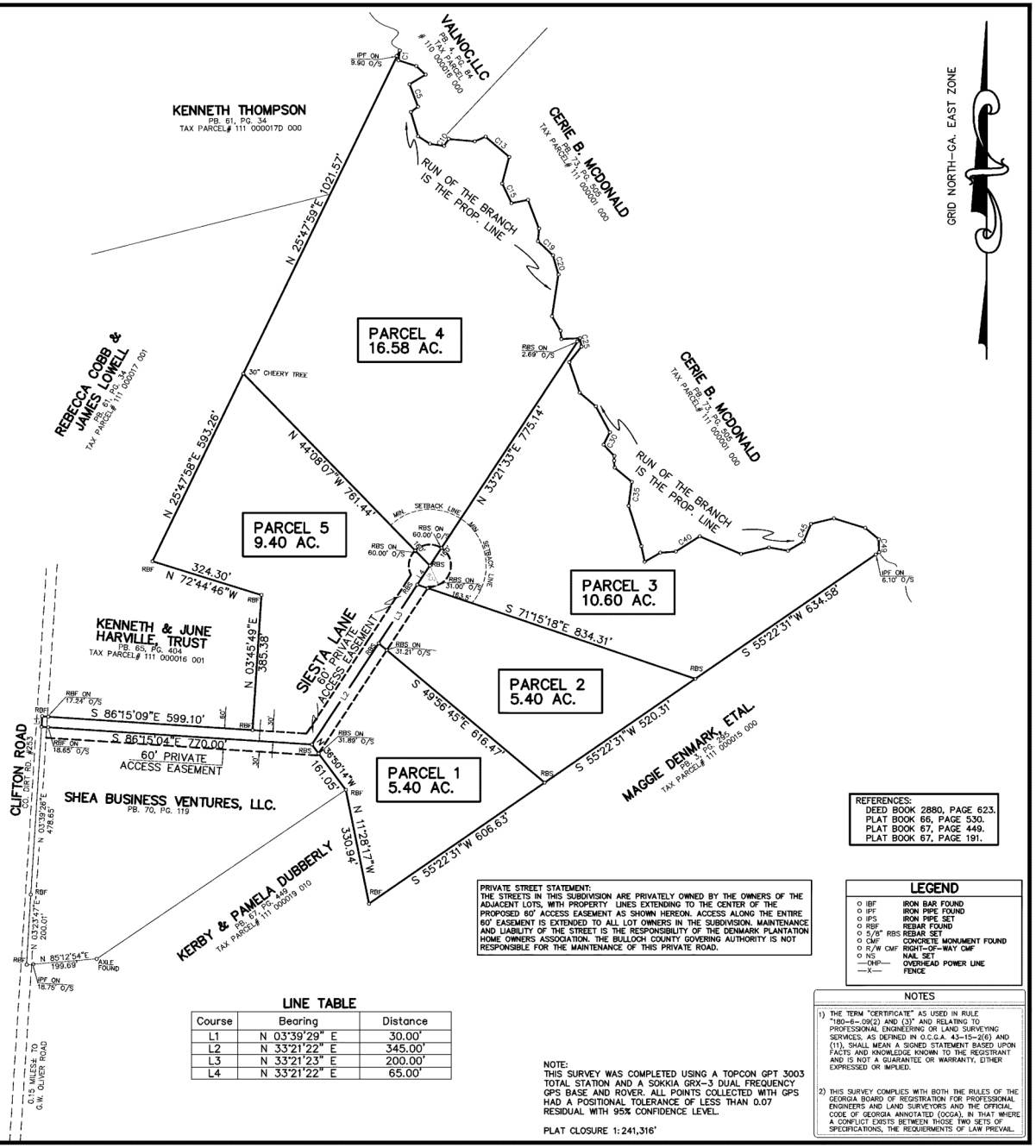
GRAPHIC SCALE – FEET

SURVEY DATE: FEBRUARY 17, 2025
PLAT DATE: APRIL 17, 2025
SCALE: 1" = 200'

FILE NO. 2502001

CREEK TRAVERSE

Course	Bearing	Distance
C1	S 07°20'24" W	27.76'
C2	S 72°06'57" E	52.78'
C3	S 47°25'25" E	36.34'
C4	S 58°47'02" W	53.37'
C5	S 20°38'25" E	67.98'
C6	S 53°34'27" W	25.01'
C7	S 16°21'44" E	72.35'
C8	S 57°19'05" E	39.88'
C9	S 81°33'39" E	40.52'
C10	N 34°35'37" E	23.96'
C11	S 84°51'15" E	74.28'
C12	N 67°12'29" E	33.33'
C13	S 49°34'39" E	88.12'
C14	S 14°42'10" W	78.55'
C15	S 25°34'22" E	61.79'
C16	N 78°31'01" E	47.48'
C17	S 20°53'57" E	87.61'
C18	S 04°02'36" W	36.29'
C19	S 46°25'30" E	58.23'
C20	S 15°58'56" E	56.96'
C21	S 08°40'09" W	119.81'
C22	S 29°55'31" E	47.65'
C23	S 06°55'49" E	23.86'
C24	N 87°26'02" E	52.44'
C25	S 10°55'35" E	24.18'
C26	S 38°06'10" W	56.49'
C27	S 18°52'28" E	91.76'
C28	S 49°39'16" E	59.81'
C29	S 28°24'03" E	84.08'
C30	S 26°24'54" W	39.63'
C31	S 43°22'43" E	44.46'
C32	S 03°15'22" W	13.49'
C33	S 05°43'19" E	19.61'
C34	S 50°03'19" E	63.16'
C35	S 07°27'30" W	68.80'
C36	S 17°31'28" E	120.66'
C37	S 11°50'39" E	45.24'
C38	N 59°50'34" E	51.26'
C39	N 85°26'16" E	44.38'
C40	N 57°31'34" E	80.56'
C41	S 66°41'54" E	127.71'
C42	N 76°39'03" E	81.82'
C43	S 79°59'52" E	54.37'
C44	N 59°38'36" E	51.78'
C45	N 22°43'19" E	54.45'
C46	N 76°17'55" E	66.93'
C47	S 72°52'22" E	93.02'
C48	S 50°21'54" E	50.31'
C49	S 01°07'22" E	36.91'



LINE TABLE

Course	Bearing	Distance
L1	N 03°39'29" E	30.00'
L2	N 33°21'22" E	345.00'
L3	N 33°21'23" E	200.00'
L4	N 33°21'22" E	65.00'

NOTE:
THIS SURVEY WAS COMPLETED USING A TOPCON GPT 3003 TOTAL STATION AND A SOKKIA GRX-3 DUAL FREQUENCY GPS BASE AND ROVER. ALL POINTS COLLECTED WITH GPS HAD A POSITIONAL TOLERANCE OF LESS THAN 0.07 RESIDUAL WITH 95% CONFIDENCE LEVEL.

PLAT CLOSURE 1:241,316'

PRIVATE STREET STATEMENT:
THE STREETS IN THIS SUBDIVISION ARE PRIVATELY OWNED BY THE OWNERS OF THE ADJACENT LOTS, WITH PROPERTY LINES EXTENDING TO THE CENTER OF THE PROPOSED 60' ACCESS EASEMENT AS SHOWN HEREON. ACCESS ALONG THE ENTIRE 60' EASEMENT IS EXTENDED TO ALL LOT OWNERS IN THE SUBDIVISION. MAINTENANCE AND LIABILITY OF THE STREET IS THE RESPONSIBILITY OF THE DENMARK PLANTATION HOME OWNERS ASSOCIATION. THE BULLOCH COUNTY GOVERING AUTHORITY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THIS PRIVATE ROAD.

REFERENCES:
DEED BOOK 2880, PAGE 623.
PLAT BOOK 66, PAGE 530.
PLAT BOOK 67, PAGE 449.
PLAT BOOK 67, PAGE 191.

LEGEND

O IBF	IRON BAR FOUND
O IPF	IRON PIPE FOUND
O IPS	IRON PIPE SET
O RBF	REBAR FOUND
O 5/8" RBS	REBAR SET
O CMF	CONCRETE MONUMENT FOUND
O R/W CMF	RIGHT-OF-WAY CMF
O NS	NAIL SET
—OHP—	OVERHEAD POWER LINE
—X—	FENCE

NOTES

1) THE TERM "CERTIFICATE" AS USED IN RULE "180-6-.09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

2) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIERMENTS OF LAW PREVAIL.

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