

P2023000118

FILED IN OFFICE
CLERK OF COURT
04/19/2023 08:28 AM
FRANCES B. YEARGAN, CLERK
SUPERIOR COURT
WAYNE COUNTY, GA

James B. Yeagan

2113730212
PARTICIPANT ID

This block reserved for the office of
the Clerk of the Superior Court

PLAT OF REMAINING LANDS

Current owner: Rhonella Carter Estate
Case Number: (Open to 12-6-59)
Best for Reference: Plat Book 61, Page 108

- REF:
1. Plat Book 61, Page 108
 2. Plat Book 61, Page 109

GENERAL NOTES:

1. This firm has not performed a complete site visit of the subject property. A complete site visit, soil analysis, vegetation, or other site-specific information, including but not limited to, topography, hydrology, and other site-specific information, may be required to complete the subject project.
2. Easements, in addition to any shown, may impact the subject property.
3. From a Plat Book 61, Page 108, the subject property was shown as a parcel from TEMA's report and should be considered as such.
4. This parcel determination has been made by this firm and is based on the information provided to us. It is not a determination of title and should not be relied upon for any legal or financial purposes.
5. Any natural line shown should be considered approximate and should not be considered a boundary line.

CURB & UTILITY NOTES:

- Iron Road Found (IRF) 0.5' unless noted
 - Concrete Measurement Found (CMF)
 - Iron Road Set (IRS) 0.5' unless noted
 - Pipe Found
 - Sewer Manhole Set (CMS)
 - Power
 - △ Reference Point (on points set or found)
- NOTE: Iron rods set or capped with cap stamped "200" unless otherwise noted. The sizes shown for found errors are approximate.

ADJUSTMENTS:

This plat is a restatement of an existing plat and does not schedule or create a new parcel or other use, change to any real property boundaries, involving adjustments of the dimensions, shape, field, or other information which remains the same as stated herein.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OR ANY OTHER JURISDICTION, AUTHORITY OR POWER OF THE LAND SURVEYOR OR ANY OTHER OFFICIAL OF THE STATE OF GEORGIA.

WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUSTAINABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Any and all easements, rights, or other interests in the land shown on this plat are shown as set forth in the records 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.

James B. Yeagan

4-11-23

Wayne County, Georgia



PREPARED FOR:

THE RHONELLA A. CARTER ESTATE

1.56144-ACRE TRACT, REMAINING PORTION OF A 4.45-ACRE TRACT

SCALE: 1" = 50'

DRAWN: April 11, 2023

ALTAIR LAND SURVEYING

Charles W. Johnson, Jr. G.A.S.L.S. No. 2998

P.O. Box 386, Kemp Georgia 31548

(706) 538-4480

