

0 100 200 300

GRAPHIC SCALE: 1" = 100'



RESERVED FOR CLERK OF COURT

SROA 902 W.
OGLETHORPE, GA. LLC.
DEED BK. 2035, PG. 343
TAX PARCEL: 058C142

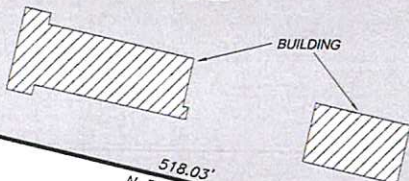
MARIANNE J.
OGLESBY
DEED BK. 527, PG. 240
TAX PARCEL: 058C147

STATE PLANE
COORDINATES
GA. EAST ZONE
X: 832670.30
Y: 662356.89

W. OGLETHORPE HIGHWAY
(100' R/W)

STATE PLANE
COORDINATES
GA. EAST ZONE
X: 832121.89
Y: 662278.14

2.374 ACRES



FLOWERS DRIVE
(60' R/W)

HOWARD
BULLARD
DEED BK. 1850, PG. 254
TAX PARCEL: 058C146

REFERENCE POINT:
NAIL IN THE ASPHALT AT THE
CENTERLINE INTERSECTION OF
FLOWERS DRIVE AND HINES
DRIVE...

HINES DRIVE

SURVEYOR'S NOTES:

- 1: Any certification expressed or implied herein applies only to the individual(s), association(s), agency(s), and/or corporation(s) explicitly listed.
- 2: M. Jerry Tomberlin, Jr. and the Land Surveyor whose seal is affixed hereto do not guarantee that all easements which may affect this property are shown.
- 3: A survey does not guarantee title. Names shown are as listed in Tax Assessor's records or as requested by client.
- 4: This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.
- 5: This survey has been performed without the benefit of a complete title examination. Lines shown are as painted out by client or as found in deed records.
- 6: Unless stated otherwise, no attempt to locate F.E.M.A. Zones or Wetland areas has been requested.

SURVEYOR'S 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. 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.

LAND SURVEYOR

SURVEY FOR:

CLARK BROTHERS PARTNERSHIP
2.374 ACRES



SURVEY DATE: 2/14/2023	LAND LOT N/A	LAND DIST: N/A	G.M.D. 1458TH	COUNTY: LIBERTY	CITY: HINESVILLE
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SURVEY BY:
M. JERRY TOMBERLIN, JR.
Georgia Registered
Surveyor #2942
2689 GOLDEN ISLES WEST
BAXLEY GEORGIA 31513
PH.(912)-367-6805 FAX (912)-367-0399
jtomberlin@bellsouth.net

EQUIPMENT USED: HIPER V DTM 322
FIELD WORK BY: M.C.
ERROR OF CLOSURE: 1" IN 100,000+
ADJUSTMENT: COMPASS
PLAT BY: T.B.
FIELD BOOK: MCG1-23
JOB REF. JT23046

- IRON PIN SET 1/2" REBAR
- IRON PIN FOUND 1/2" REBAR
- CONC. MARKER SET
- CONC. MARKER FOUND
- ▣ NO CORNER SET/FOUND