LEGEND

IRON PIN SET (5/8" REBAR)	⊙
IRON PIN RECOVERED (SEE NOTE 4)	●
TRAVERSE NAIL SET (FLUSH)	●
COMPUTED POINT (UNMONUMENTED)	○
CULVERT	
LINE KEY (SEE "LINE DATA")	9
CURVE KEY (SEE "CURVE DATA")	2
RIGHT OF WAY	R/W
CENTER LINE	℄
PROPERTY LINE	℄
LAND LOT	LL
LAND LOT LINE (SEE NOTE 3)	LLL
POWER UTILITY LINE (OVERHEAD)	—P—
TRANSMISSION LINE (OVERHEAD)	T
NATURAL GAS PIPELINE (BURIED)	—G—
TRANSMISSION LINE EASEMENT (EDGE)	
GAS LINE EASEMENT (EDGE)	
PERMANENT EASEMENT (EDGE)	
CONSTRUCTION EASEMENT (EDGE)	
TRAVERSE TIE-LINE	
BRANCH (℄)	
WIRE FENCE	—x—x—

LINE DATA

LINE	BEARING	DISTANCE
1	S 54°49' 40" E	195.20'
2	S 36°48' 30" W	90.47'
3	N 53°14' 30" W	192.69'
4	N 35°10' 10" E	85.10'
5	S 35°10' 20" W	83.28'
6	S 37°34' 10" W	126.83'
7	S 54°50' 00" E	47.80'
8	S 36°55' 10" W	181.72'
9	N 53°13' 20" W	50.72'
10	N 53°11' 20" W	401.45'
11	N 35°09' 10" W	173.80'
12	N 52°26' 00" W	325.54'
13	N 0°30' 20" W	377.43'
14	S 54°49' 40" E	515.57'
15	S 35°10' 20" W	60.00'
16	S 54°49' 40" E	45.00'
17	N 35°10' 20" E	60.00'
18	S 54°49' 40" E	563.50'
19	N 54°49' 40" W	835.76'
20	N 35°10' 20" E	65.00'
21	N 54°49' 40" W	28.00'
22	N 13°06' 10" E	279.92'
23	N 43°29' 40" E	252.65'
24	N 66°18' 20" E	128.91'
25	N 27°11' 00" E	115.30'
26	N 79°58' 50" E	113.08'
27	N 58°54' 30" E	199.43'
28	N 7°59' 40" E	166.39'
29	N 24°50' 00" E	250.92'
30	N 23°25' 10" E	194.44'
31	N 89°59' 00" E	142.83'
32	N 89°59' 00" E	343.24'
33	N 89°59' 00" E	201.81'
34	N 89°59' 00" E	201.81'
35	N 89°59' 00" E	201.81'
36	N 89°59' 00" E	302.71'
37	N 89°57' 20" E	255.02'
38	S 53°13' 20" W	34.22'
39	N 57°04' 40" W	528.87'
40	N 54°49' 40" W	68.46'

REFERENCE

MONROE COUNTY SUPERIOR COURT

DEED BOOK	FOLIO
45	343
53	578
66	175
91	699
105	36
120	184
158	27
246	143
256	320
257	171
263	145
320	182
398	44
490	114
509	156
582	95
612	329-335
616	284
658	68
660	108
672	221
779	317
897	145
919	332
926	238
989	132
989	133

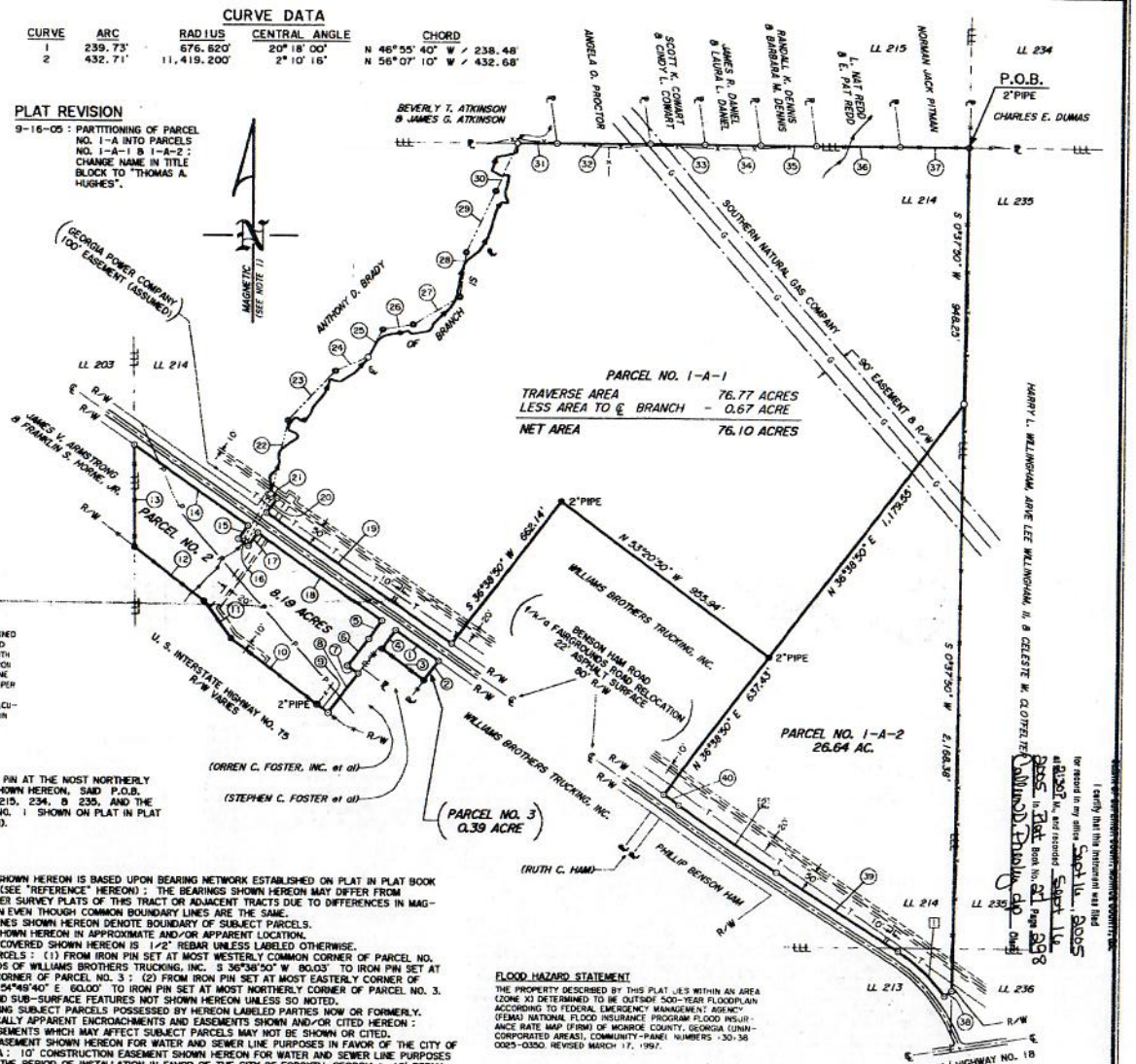
PLAT BOOK	FOLIO
1	341
6	99
10	162
12	55
14	102
14	120
15	99
15	178
17	19
18	247
18	248
18	249
21	185
22	223
23	288
24	24
25	83
26	69
26	135
26	144
27	32

CURVE DATA

CURVE	ARC	RADIUS	CENTRAL ANGLE	CHORD
1	239.73'	676.620'	20° 18' 00"	N 46°55' 40" W / 238.48'
2	432.71'	11,419.200'	2° 10' 16"	N 56°07' 10" W / 432.68'

PLAT REVISION

9-16-05 : PARTITIONING OF PARCEL NO. 1-A INTO PARCELS NO. 1-A-1 & 1-A-2 ; CHANGE NAME IN TITLE BLOCK TO "THOMAS A. HUGHES".



EQUIPMENT, CLOSURE PRECISION, AND ADJUSTMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY LINEAR MEASUREMENTS DERIVED WITH TOPCON GTS-3 AND TOPCON GTS-225, AND ANGULAR MEASUREMENTS TURNED WITH TOPCON GTS-3 AND TOPCON GTS-225. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,930 FEET AND AN ANGULAR ERROR OF 0°00'03" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THE BEARINGS AND DISTANCES ON THIS PLAT HAVE BEEN CALCULATED FOR CLOSURE AND ARE FOUND TO BE ACCURATE WITHIN ONE FOOT IN 94,783 FEET.

POINT OF REFERENCE

POINT OF BEGINNING (P.O.B.) MARKED BY AN IRON PIN AT THE MOST NORTHERLY NORTHEAST CORNER OF PARCEL NO. 1-A-1 AS SHOWN HEREON, SAID P.O.B. BEING THE COMMON CORNER OF LAND LOTS 214, 215, 234, & 235, AND THE MOST NORTHERLY NORTHEAST CORNER OF PARCEL NO. 1 SHOWN ON PLAT IN PLAT BOOK 15, PAGE 178 (SEE "REFERENCE" HEREON).

NOTES

1. NORTH MERIDIAN SHOWN HEREON IS BASED UPON BEARING NETWORK ESTABLISHED ON PLAT IN PLAT BOOK 15, PAGE 178 (SEE "REFERENCE" HEREON) : THE BEARINGS SHOWN HEREON MAY DIFFER FROM BEARINGS ON OTHER SURVEY PLATS OF THIS TRACT OR ADJACENT TRACTS DUE TO DIFFERENCES IN MAGNETIC DECLINATION EVEN THOUGH COMMON BOUNDARY LINES ARE THE SAME.
2. HEAVY PLATTED LINES SHOWN HEREON DENOTE BOUNDARY OF SUBJECT PARCELS.
3. LAND LOT LINES SHOWN HEREON IN APPROXIMATE AND/OR APPARENT LOCATION.
4. EACH IRON PIN RECOVERED SHOWN HEREON IS 1/2" REBAR UNLESS LABELED OTHERWISE.
5. TIES BETWEEN PARCELS : (1) FROM IRON PIN SET AT MOST WESTERLY COMMON CORNER OF PARCEL NO. 1-A-1 AND LANDS OF WILLIAMS BROTHERS TRUCKING, INC. S 36°38'50" W 80.03' TO IRON PIN SET AT MOST EASTERLY CORNER OF PARCEL NO. 3 ; (2) FROM IRON PIN SET AT MOST EASTERLY CORNER OF PARCEL NO. 2 S 54°49'40" E 60.00' TO IRON PIN SET AT MOST NORTHERLY CORNER OF PARCEL NO. 3.
6. IMPROVEMENTS AND SUB-SURFACE FEATURES NOT SHOWN HEREON UNLESS SO NOTED.
7. PROPERTY ADJOINING SUBJECT PARCELS POSSESSED BY HEREON LABELED PARTIES NOW OR FORMERLY.
8. PERTINENT PHYSICALLY APPARENT ENCROACHMENTS AND EASEMENTS SHOWN AND/OR CITED HEREON : HOWEVER, ALL EASEMENTS WHICH MAY AFFECT SUBJECT PARCELS MAY NOT BE SHOWN OR CITED.
9. 20' PERMANENT EASEMENT SHOWN HEREON FOR WATER AND SEWER LINE PURPOSES IN FAVOR OF THE CITY OF FORSYTH, GEORGIA : 10' CONSTRUCTION EASEMENT SHOWN HEREON FOR WATER AND SEWER LINE PURPOSES TO EXIST DURING THE PERIOD OF INSTALLATION IN FAVOR OF THE CITY OF FORSYTH, GEORGIA : 10' PERMANENT EASEMENT SHOWN HEREON FOR SEWER LINE PURPOSES IN FAVOR OF THE CITY OF FORSYTH, GEORGIA.
10. ALL MATTERS OF TITLE EXCEPTED.
11. SUBJECT PARCELS ARE PARCEL NO. 2, PARCEL NO. 3, AND PART OF PARCEL NO. 1 SHOWN ON PLAT IN PLAT BOOK 15, PAGE 178 (SEE "REFERENCE" HEREON) : SUBJECT PARCELS ALSO ARE PART OF PARCEL NO. 3 SHOWN ON PLAT IN PLAT BOOK 6, PAGE 99 (SEE "REFERENCE" HEREON).
12. SUBJECT TRACT IDENTIFIED ON MONROE COUNTY TAX ASSESSOR MAP 53 AS BEING PART OF TAX PARCEL 29.
13. REFERENCE IS HEREBY MADE TO THAT CERTAIN PLAT ENTITLED "A SURVEY FOR MRS. BERNICE AMOS FOSTER, RAYBURN JEROME FOSTER, & ORREN CLAY FOSTER", DATED NOVEMBER 21, 1988, BEING PLAT NO. 88-249 PREPARED BY THE HEREON SIGNED SURVEYOR.
14. THIS SURVEY/PLAT IS FOR THE EXCLUSIVE USE OF THOMAS A. HUGHES, HIS AGENTS, HEIRS, AND ASSIGNS, AND IS NOT INTENDED FOR ANY OTHER PARTY.
15. THIS SURVEY/PLAT IS THE PROPERTY OF MERCER LAND SURVEYING, INC. AND HUGH W. MERCER, JR. : ANY REPRODUCTION OR OTHER USE OF THIS PLAT WITHOUT EXPRESS WRITTEN PERMISSION OF SAID OWNERS IS PROHIBITED. (EXCEPTION : DOCUMENTS OF PUBLIC RECORD MAY BE REPRODUCED BUT NOT ALTERED.)

FLOOD HAZARD STATEMENT

THE PROPERTY DESCRIBED BY THIS PLAT LIES WITHIN AN AREA (ZONE X) DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) OF MONROE COUNTY, GEORGIA (UNINCORPORATED AREAS), COMMUNITY-PANEL NUMBERS 130158 0025-0350, REVISED MARCH 17, 1997.

PLAT CERTIFICATION

I CERTIFY THAT, IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.

GEORGIA REGISTERED No. 1890 LAND SURVEYOR HUGH W. MERCER, JR. 9-16-05

MEMBER : SAMSOG

TOTAL AREA : 111.32 ACRES

A BOUNDARY & PARTITIONING SURVEY FOR

THOMAS A. HUGHES

A PORTION OF SANDERS HOMEPLACE FARM
LAND LOTS 213 & 214, SIXTH LAND DISTRICT
480th (FORSYTH) GEORGIA MILITIA DISTRICT
MONROE COUNTY, GEORGIA

FIELD SURVEY : APR.1989, MAY 1989, OCT.2003, & NOV.2003
PLAT PREPARATION : OCTOBER 26, 2004 * PLAT REVISION : 9-16-05
SCALE : 1" = 300'

GRAPHIC SCALE (IN FEET)

0 100 200 300 600 900 1200

HUGH W. MERCER, JR. - GA. RLS NO. 1890

DR. BY : HWM/CADD

PLAT NO. 05-149

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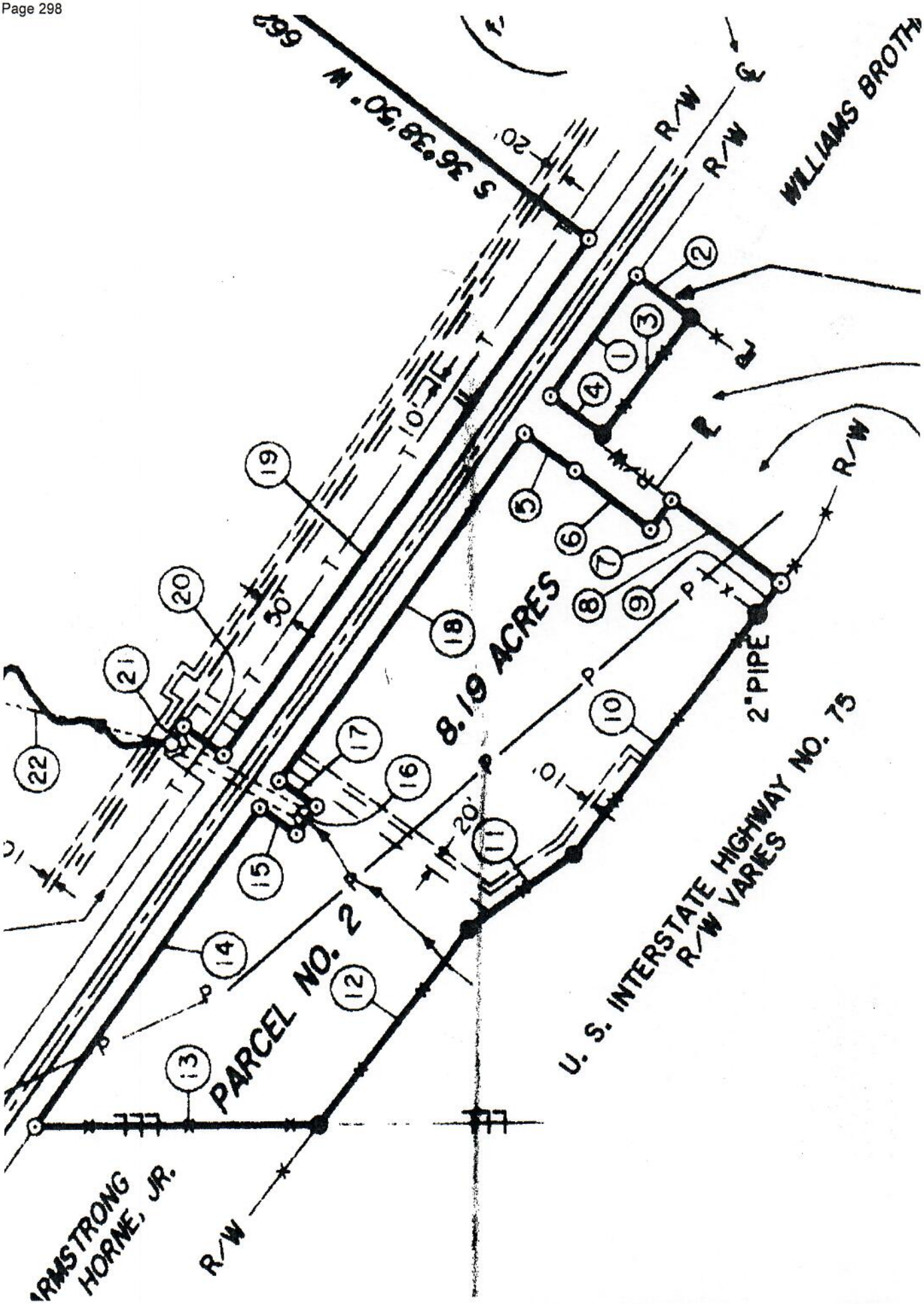
MERCER LAND SURVEYING, INC.
52 NORTH JACKSON STREET
P.O. BOX 336
FORSYTH, GEORGIA 31029
478-994-6695

I certify that this instrument was filed for record in my office at 8:30 AM, and recorded in Plat Book No. 27 Page 298 Clerk of Superior Court


S 36°38'50" W
WILLIAMS BROTH
R/W
R/W
R/W
R/W
8.19 ACRES
PARCEL NO. 2
U. S. INTERSTATE HIGHWAY NO. 75
R/W VARIES
2" PIPE
ARMSTRONG
HORNE, JR.
20'
10'
30'
10'
20'
10'