

SIBLEY-MILLER SURVEYING & PLANNING INC.
 212 WEST CAMPBELL RD
 MCDONOUGH, GA. 30253
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 CIVIL ENGINEERING
 TOPOGRAPHICAL SURVEYS
 LAND DEVELOPMENT DESIGN
 CONSTRUCTION LAYOUT
 LAND PLANNING
 LAND SURVEYING

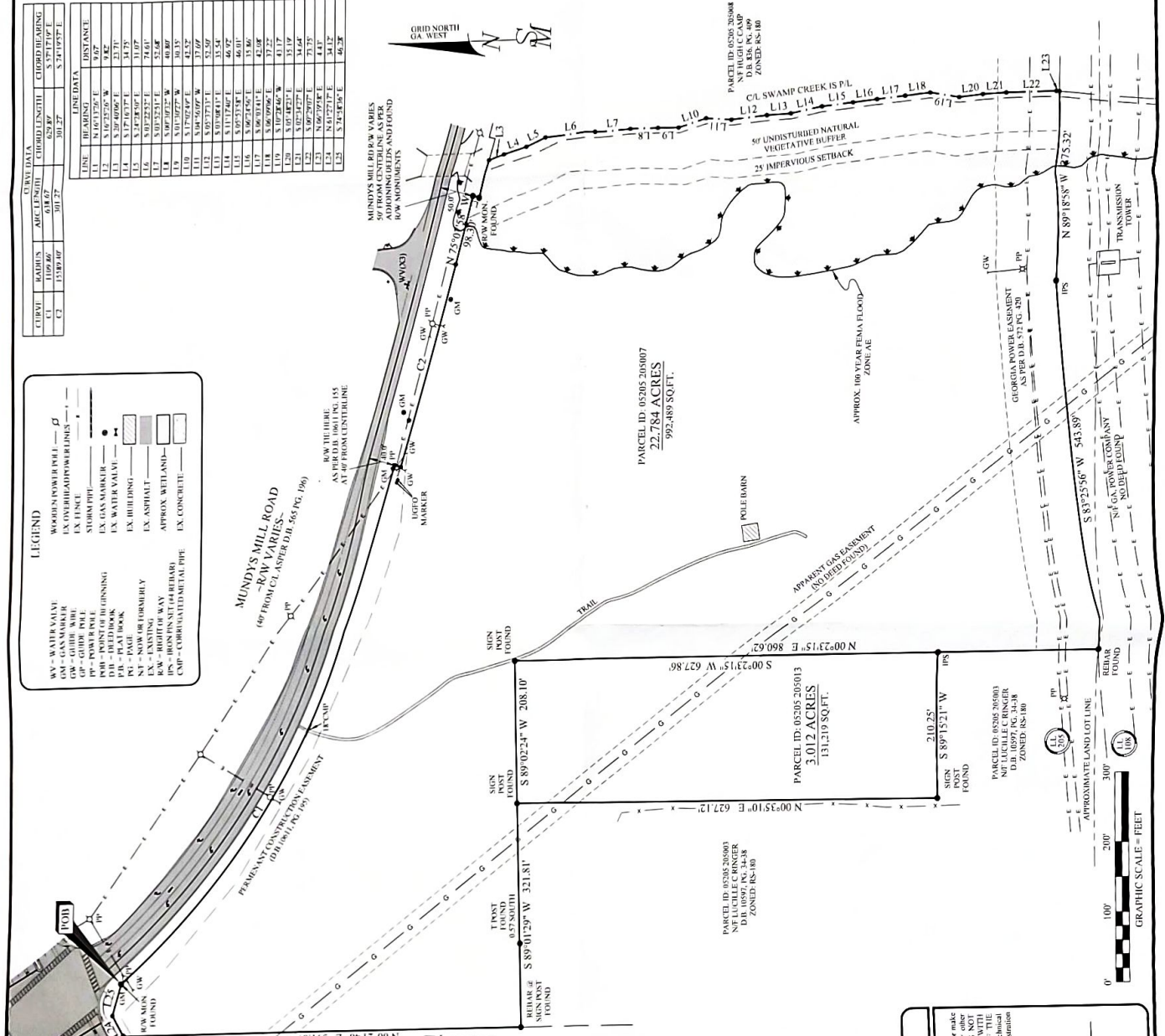
BOUNDARY SURVEY FOR:
PENNY HENDERSON
LAND LOT 205, 5th DISTRICT
CLAYTON COUNTY, GEORGIA
TOTAL AREA = 25.796 ACRES

PROJECT #: B24069
 BOUNDARY SURVEY
 DRAWN BY: PMF
 CHECKED BY: TLMKSB
 SCALE: 1" = 100'
 DATE: 12/09/2024
 SHEET: 1 OF 1

CURVE DATA			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	1109.66'	618.67'	S 57°17'0" E
C2	1519.40'	301.27'	S 74°19'57" E

LINE DATA			
LINE	BEARING	DISTANCE	
1	S 10°12'56" W	9.92'	
2	S 10°12'56" W	9.92'	
3	S 39°40'06" E	23.71'	
4	S 17°16'17" E	34.71'	
5	S 17°16'17" E	34.71'	
6	S 17°16'17" E	34.71'	
7	S 17°16'17" E	34.71'	
8	S 17°16'17" E	34.71'	
9	S 17°16'17" E	34.71'	
10	S 17°16'17" E	34.71'	
11	S 17°16'17" E	34.71'	
12	S 17°16'17" E	34.71'	
13	S 17°16'17" E	34.71'	
14	S 17°16'17" E	34.71'	
15	S 17°16'17" E	34.71'	
16	S 17°16'17" E	34.71'	
17	S 17°16'17" E	34.71'	
18	S 17°16'17" E	34.71'	
19	S 17°16'17" E	34.71'	
20	S 17°16'17" E	34.71'	
21	S 17°16'17" E	34.71'	
22	S 17°16'17" E	34.71'	
23	S 17°16'17" E	34.71'	
24	S 17°16'17" E	34.71'	
25	S 17°16'17" E	34.71'	

- LEGEND**
- WV - WATER VALVE
 - GW - GAS METER
 - GM - GAS METER
 - PP - POWER POLE
 - PP - POINT OF BEGINNING
 - DB - OLD DRAIN
 - PG - PAVEMENT
 - NT - NEW OR FORMERLY
 - EX - EXISTING
 - IP - IMPROVED
 - CMP - CORRUPTED METAL PIPE
 - WV - WATER VALVE
 - GM - GAS METER
 - PP - POWER POLE
 - PP - POINT OF BEGINNING
 - DB - OLD DRAIN
 - PG - PAVEMENT
 - NT - NEW OR FORMERLY
 - EX - EXISTING
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RESERVED FOR CLERK OF THE SUPERIOR COURT
 SURVEY ORDERED BY: PENNY HENDERSON
 FIELDWORK COMPLETED: 11-28-2024
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CLAYTON COUNTY BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND NONE WERE FOUND WITHIN 500' OF SITE.

GENERAL NOTES:
 OWNER: SARAH RUTHI FRANKLIN CAMP
 PARCEL ID: 05205 205007
 ADDRESS: 85 MUNDY'S MILL ROAD
 JONESBORO, GA. 30238
 AREA: 22.784 ACRES / 992,489 SQ. FT.
 REFERENCES: D.B. 5600 PG. 1154-17
 FILED/RECORDED: APRIL 11, 2002
 PARCEL ID: 05205 205013
 ADDRESS: MUNDY'S MILL ROAD
 JONESBORO, GA. 30238
 AREA: 3.012 ACRES / 131,210 SQ. FT.
 REFERENCES: D.B. 5600 PG. 1154-17
 FILED/RECORDED: APRIL 11, 2002
 ZONED: RS-180
 MINIMUM LOT AREA: 18000 SQ. FT.
 MINIMUM LOT WIDTH: 120' (3 STORIES)
 MINIMUM HEATED FLOOR AREA: 1300 SQ. FT. (1 STORY)
 FRONT SETBACK: 30' (ARTERIAL), 35' (COLLECTOR), 30' (LOCAL)
 REAR SETBACK: 25'
 SEWER AND WATER AS PER CLAYTON COUNTY

THIS PROPERTY IS SUBJECT TO ALL RIGHTS OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.
 THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT OF THE DATE OF SURVEY. ADDITIONAL SURVEYING INFORMATION MAY BE OBTAINED FROM THE CLAYTON COUNTY PLAT BOOKS. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THIS SURVEY WAS COMPLETED USING A LEICA S1100 TOTAL STATION. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS.

SURVEYORS CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CLAYTON COUNTY BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. I HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS. I HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS. I HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS.

SURVEYORS CERTIFICATION:
 This plat is a representation 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 information that are recorded in the public records of the State of Georgia, including the plat books, are hereby acknowledged and accepted by the surveyor. The surveyor has conducted a visual inspection of the property and has found no evidence of any encumbrances or easements. The surveyor has conducted a visual inspection of the property and has found no evidence of any encumbrances or easements. The surveyor has conducted a visual inspection of the property and has found no evidence of any encumbrances or easements.

PROFESSIONAL SEAL:
 T. L. MILLER
 NO. 3150
 12-09-2024
 DATE